ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 | Mooresville Office (704) 660-3625 | PERMIT # AP 326466

SEPTIC: IMPROVEMENT PERMIT / AUTHORIZATION TO CONSTRUCT / OPERATION PERMIT / EXISTING SYSTEM

PIN # 4628 -- 89 -- 5817

APPLICANT/OWNER: Greg Peterson | APPLICANT ADDRESS: 831 Morrison Farm Rd, Troutman

SITE ADDRESS: 831 Morrison Farm Rd, Troutman 28166 | PHONE: 949-306-3053 | ALT. PHONE

SITE DIRECTIONS: Perth - State Park - Morrison Farm | SAP CONTROLLED: ☐ YES ☐ NO

SUBDIVISION: Morrison Point | SECTION: - | LOT # 15+16 | LOT AREA: | DESIGN FLOW: EX | L.T.A.R.: EX

Septic Tank	EX	(gal)	STB		Date		☐ New System	☐ Repair	☐ Expansion	System Type: I (II) III IV V VI	
Pump Tank		(gal)	PT		Date		System Description:	EXISTING			
Pump Make		Model			Serial #		Repair System Description:	EXISTING			
# Nitrification Fields	EX	# Lines	EX		Linear Ft	EX	Maintenance Agreement Required:	☐ YES	☒ NO		
Trench Width	EX	Trench Bottom Depth(Low side)	EX		Gravel Depth	EX	☒ GRAVITY	☐ PRESSURE			

☒ Residence	No. Bedrooms	5	**Water Supply**		
☐ Business	No. Persons	10	☒ Private		
☐ Other	No. Employees		☐ Public		
☐ Slab	☐ Crawl Space		☐ Community		
☒ Basement w/plumbing			☐ Basement w/o plumbing		

Comments / Conditions: Do not grade, park, drive, or store materials on septic system.

INITIAL SITE SKETCH

See attached approved by ICHD 3/21/22

AS BUILT SKETCH

FOR SEPTIC FINAL INSPECTION CALL: 704-664-3703 between 8am-9am the day the inspection is needed. Be sure to speak with an inspector to confirm your time.

Permit can be suspended or revoked if any false information is supplied toward securing the permit / any unauthorized changes are made to the site / any unauthorized changes are made in the installation of the system. **CONTACT A LOCATOR SERVICE PRIOR TO ANY EXCAVATION**

☐ **IMPROVEMENT PERMIT** *with plot valid without expiration* ☐ **IMPROVEMENT PERMIT** *with site plan valid for 60 mos.* ☐ **AUTHORIZATION TO CONSTRUCT** *valid for period equal to IMPROVEMENT PERMIT--not to exceed 60 mo.*

Owner / Applicant Signature: Greg Peterson | Date: 3/22/20 | Installed by:

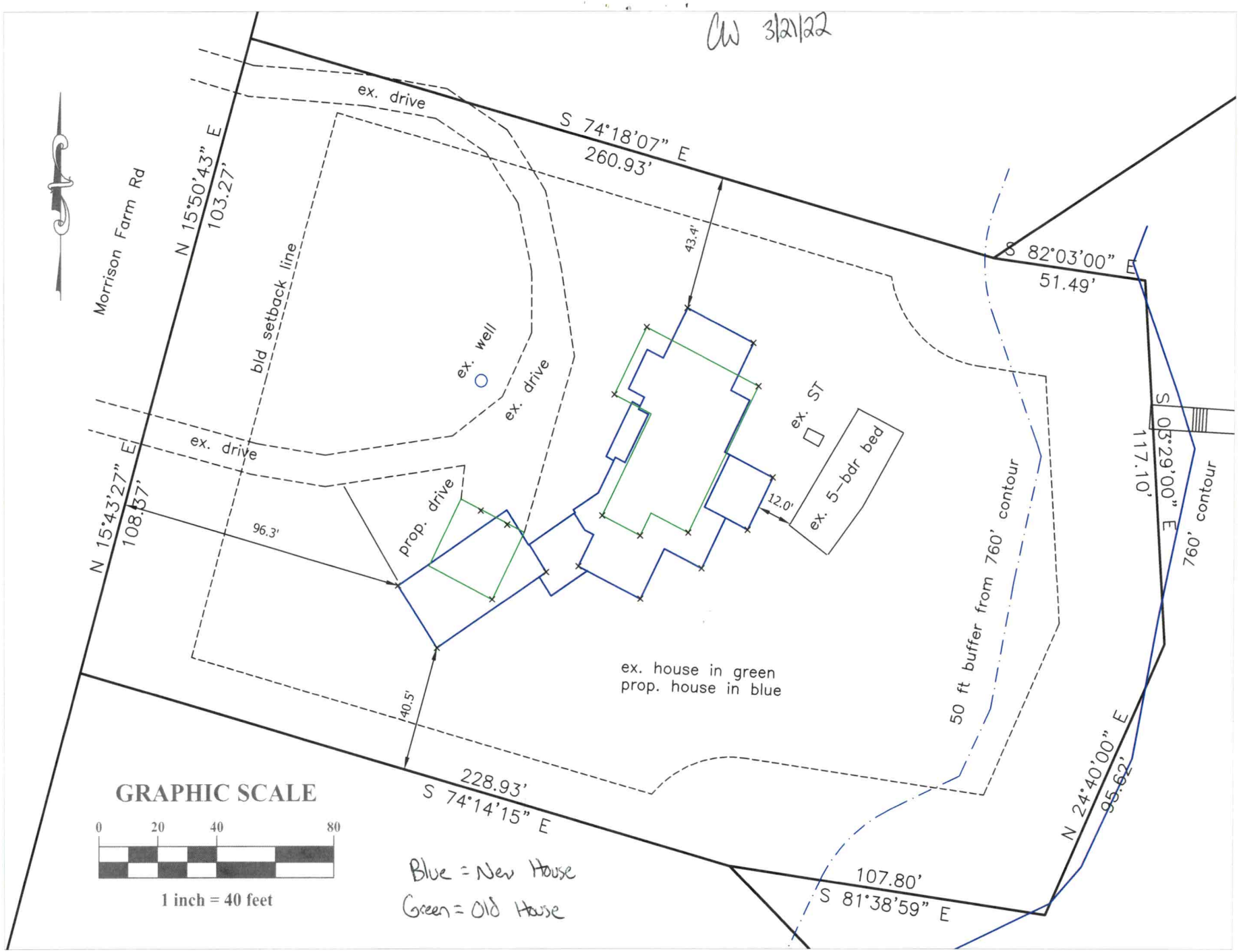
IMPROVEMENT PERMIT by: | Date: | OPERATION PERMIT by: | Date:

AUTHORIZATION TO CONSTRUCT by: | Date: | Existing System Inspected by: Cory Hill | Date: 3/21/22

FOR SEPTIC FINAL INSPECTION: CALL 704-664-3703 between 8am-9am the day the inspection is needed.

Item	Date	Initials
Drain Lines Checked		
Tanks Checked		
Pressure Manifold or Valve Box Checked		
Pressure Head Set		
Electrical Checked		
Floats Set		
Alarm Checked		
Maintenance Contract Needed? Y / N		
Comments:		

Repairs Only	
	State Code
Failing System Code	
Type of Distribution	G or P
Type of Failure/Malfunction	
Primary Cause of Failure/Malfunction	
Age of System? _____	
Initial or Repair? _____	



Greg Peterson – 831 Morrison Farm Rd Septic Site Plan – Existing System Inspection Request – 3.10.22
Base site plan from PDAPA. Surveyor located ex. septic system and well and staked proposed house pad.

call Paul Penninger for site visit 704.996.6330

CW

RECEIVED MAR 10 2022

IREDELL COUNTY DEPARTMENT of ENVIRONMENTAL HEALTH

APPLICATION FORM AP-326466 $250.00

Application For: ( ) New Well Permit ( ) Well Repair Permit ( ) Well Abandonment
( ) Septic Improvement Permit ( ) Authorization to Construct (X) Existing System Inspection ( ) Septic System Repair

THE ABOVE PERMIT DOCUMENTS WILL BECOME INVALID IF INFORMATION PROVIDED ON THIS APPLICATION IS FALSIFIED OR CHANGED, OR IF THE SITE IS ALTERED. THE IMPROVEMENT PERMIT IS VALID FOR EITHER 60 MONTHS OR WITHOUT EXPIRATION DEPENDING UPON DOCUMENTATION SUBMITTED. APPLICATION WITH SITE PLAN 60 MONTHS, APPLICATION WITH COMPLETE, SCALED PLAT WITHOUT EXPIRATION. SEE 15A NCAC 18A .1937(f) FOR DETAILS.

Page 2: *Site Plan Worksheet* form MUST accompany this application

The following optional attachments may also be submitted: ( ) Survey Plat, scaled no more than 1 inch = 60 feet
Place an (X) beside whichever is submitted if applicable (X) Custom Site Plan, scaled no more than 1 inch = 60 feet

Applicant Information: (PRINT CLEARLY)

Applicant Name: Greg Peterson/Peterson Fam. Tr. Address: 831 Morrison Farm Rd, Troutman, NC Zip: 28166

Applicant Email: 123greppeterson@gmail.com Phone: 949-306-3053 Alt. Phone: _____

Owner Name: same as above Address: _____ Zip: _____

Owner Email: _____ Phone: _____ Alt. Phone: _____

Property Information:

Street Address: 831 Morrision Farm Road, Troutman, NC

Subdivision Name: Morrison Point Section/Phase: _____ Lot Number: 15/16

Driving Directions: Perth Road, TR State Park Rd, TL Morrison Farm, toward end on left

Site Development Information: *(check or complete ALL that apply*

CHECK FOUNDATION TYPE

(X) New Single Family Residence — Maximum Number of Bedrooms: 5
( ) New Multi-Family Residence — Maximum Number of Occupants: 10
( ) Accessory Building — ( ) Swimming Pool
( ) Bedroom(s) Addition — ( ) Other Addition/Structure: _____
( ) Repair to failing septic system ___ Tank ___ Drain lines Describe Problem: _____

( ) Crawl Space Foundation
( ) Concrete Slab Foundation
(X) Basement with Plumbing
( ) Basement without Plumbing

Non-Residential Site Development: Type of Business: _____
Square Footage of Building: _____ Max. Number of Employees: _____ Max. Number of Seats/Beds/Other: _____

Water Supply: ( ) Replacement Well – Reason: _____
( ) Multi-connection Well Number of Houses: _____ Number of Persons: _____

( ) New Well (X) Existing Well ( ) Community Well ( ) City Water ( ) Other Public Water

Desired Septic System Type: (You may rank in order of preference) Year existing system installed: 1973
( ) No Preference ( ) Alternative ( ) Conventional ( ) Innovative ( ) Modified Conventional ( ) Other: _____

Please answer the following to the best of your ability:

( ) Yes (X) No Does the site contain any jurisdictional wetlands?
( ) Yes (X) No Is any non-domestic sewage (i.e. industrial) to be generated?
( ) Yes (X) No Is the site subject to approval by any other public agency?

I have read this application and certify that the information provided herein is true, complete, and correct. Authorized county and state officials are granted right of entry to conduct necessary inspections to determine compliance with applicable laws and rules. I understand that I am solely responsible for the proper identification and labeling of all property lines and corners and making the site accessible so that a complete site evaluation can be performed.

Signature: _____ 3.9.22
Property owner or owner's legal representative signature (SIGNATURE REQUIRED) DATE

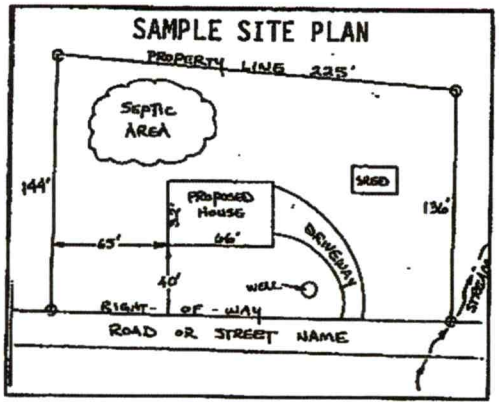
IREDELL COUNTY DEPARTMENT of ENVIRONMENTAL HEALTH

SITE PLAN WORKSHEET

SEE THE "SAMPLE SITE PLAN" BELOW. *INCOMPLETE SITE PLANS WILL BE RETURNED TO YOU FOR COMPLETION AND MAY RESULT IN A DELAY IN THE ISSUANCE OF YOUR SEPTIC SYSTEM OR WELL PERMIT!!!*

Place an (X) beside each item as you complete the site plan:

- (X) Property Line measurements are clearly identified
- (X) All proposed structures are indicated
- (X) Front and side setbacks from property line
- (X) Preferred driveway location
- ( ) Preferred well location
- ( ) Preferred septic system location
- (X) North arrow, or other sufficient indicator of direction



Circle N/A on the following if appropriate:

Location of septic systems and wells within 100' of your property	N/A
Location of easements and rights of ways on your property	N/A
Location of any designated wetlands on the property	N/A

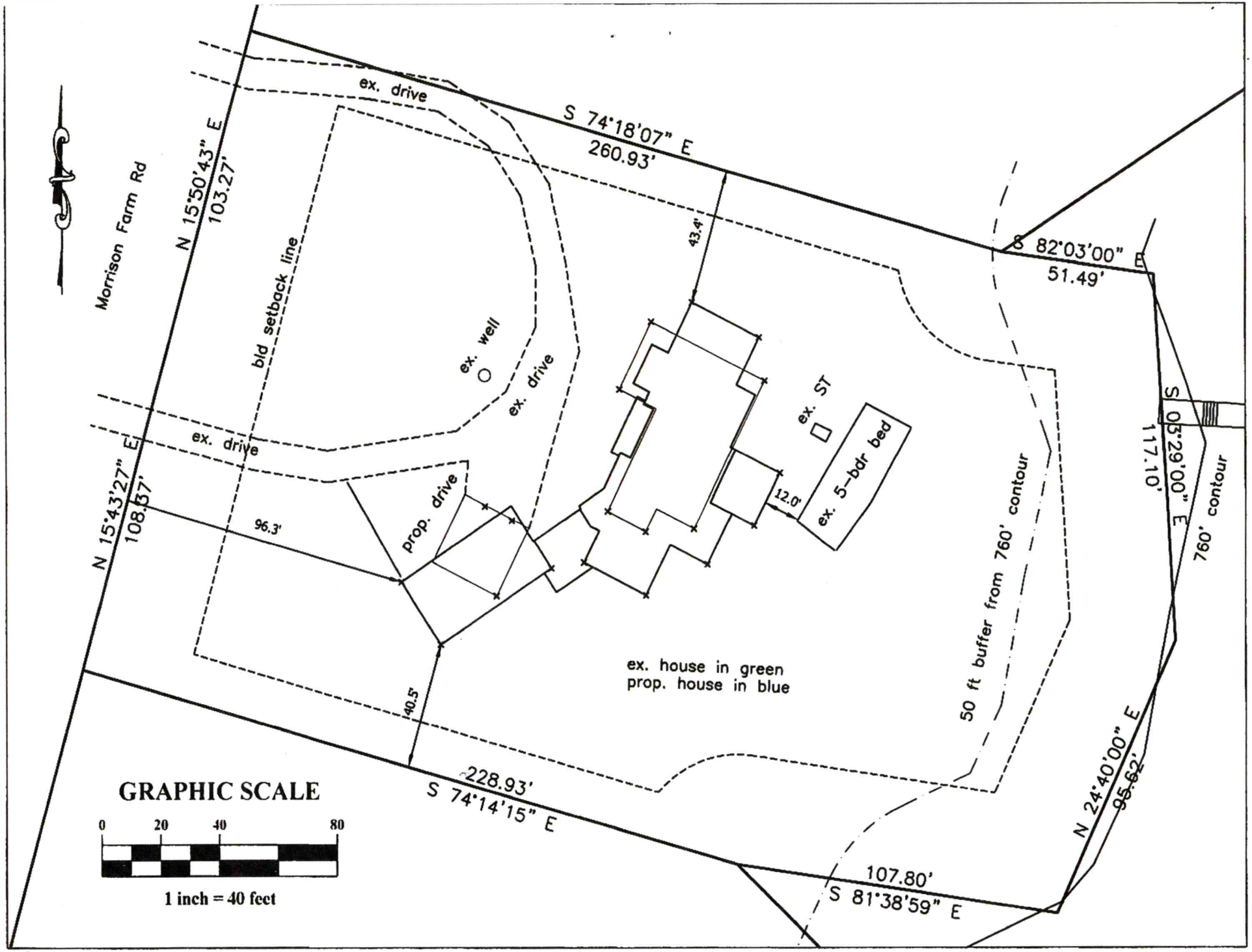
USE THIS SPACE TO DRAW YOUR SITE PLAN

Show: proposed house or business footprint, wells, water lines, patios, pools and decks, and any other item that will occupy space on the site

See attached site plan.

Signature: _____ 3.9.22

Property owner or owner's legal representative signature (SIGNATURE REQUIRED) **DATE**



Greg Peterson – 831 Morrison Farm Rd Septic Site Plan – Existing System Inspection Request – 3.10.22

Base site plan from PDAPA. Surveyor located ex. septic system and well and staked proposed house pad.

IREDELL COUNTY HEALTH DEPARTMENT

Statesville Phone TR 3-7271 Mooresville Phone No. 664-J

PERMIT TO INSTALL SEPTIC TANK

Permit No. 1-1 Permit Date 2-21 1973

Owner AVERY JONES Address STATESVILLE, N.C.

Installed By LACKEY BROS. Address Stony Point, N.C

Location of Property Frontage - Left on State Park Rd.

G.T. to Morrison Point.

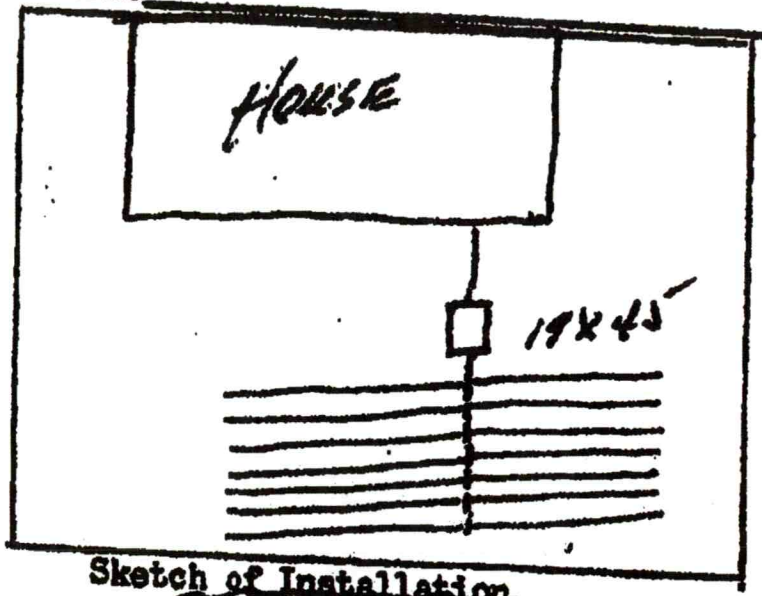
LOT 15-16

Tank		Capacity		Length of Lines		Fixtures	
Block	( )	1000		225'		No. of Baths	(4)
Precast	(✓)	1250	(✓)	250'	( )	Dishwasher	( )
		1500	( )	Other 325		Garbage Grdr.	( )
		Other				Other	

NOTIFY HEALTH DEPARTMENT AT LEAST EIGHT HOURS BEFORE TANK IS TO BE INSPECTED.

Final Inspection will 2-21 1973 Approved (✓) Disapproved ( )

Remarks



Sketch of Installation

Ellen J. H. Sanitarian

IREDELL COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH

DOCUMENTATION TO AUTHORIZE AN OWNER'S LEGAL REPRESENTATIVE

(Check and sign only ONE of the options below)

1. *** APPLICANT AND OWNER ARE THE SAME. *** *(Sign here)* _____

Applications for permits require the "signature of the owner or owner's legal representative" (15A NCAC 18A .1937). If the owner does not sign the application himself or herself, they can submit any one of the following documents to designate their legal representative: *Power of Attorney; Real Estate Contract; Estate executor; Bankruptcy trustee; Court ordered guardianship*
In the absence of the above documentation, the property owner may provide the local health department with documentation that designates a legal representative. A property owner may:
Complete this form to document his or her legal representative, or provide his or her own form that contains the information in this form. If there are multiple property owners, then all property owners must sign the form that designates a legal representative.
By signing a form that designates a legal representative for purposes of 15A NCAC 18A .1937, the property owner authorizes that representative to act on their behalf in matters pertaining to the application and permitting process, including signing or receiving any application, document or permit. The owner retains full responsibility to meet all permit conditions specified by the local health department.

2. I, Greg Peterson -PETERSON FAMILY TR, am the legal owner(s) of the property located at 831 Morrison Farm Road, identified as

PIN (Parcel Identification Number) 4628895817.000, located in Iredell County, North Carolina.

I do hereby authorize (print legal representative/company name) Paul Penninger/Penninger Soil Consulting Ron Carroll/Stonebridge Lux. Homes, to act as an agent on my behalf in applying for/signing/obtaining any of the documents described below.

- Application for Improvement Permit (IP) / Authorization to Construct (AC)
- Improvement Permit (IP) / Authorization to Construct (AC)
- Application for soil-site evaluation (new/repair)
- Application/permit for private drinking water well/well abandonment
- Application for Compliance Inspection

I agree to abide by all decisions and/or conditions between the legal representative acting on my behalf and the Iredell County Department of Public Health, Environmental Health Division.

_____ 3/4/2022

Signature of Owner(s) Date

Mooresville - Environmental Health
ronda.hart@co.iredell.nc.us
Fax: 704-662-3239
610 E. Center Avenue, Mooresville, NC 28115

Statesville - Environmental Health
adrienne.shea@co.iredell.nc.us
Fax: 704-871-3483
349 N. Center Street, Statesville, NC 28677

ENVIRONMENTAL HEALTH REQUIREMENTS for SEPTIC and WELL PERMITS

The following items must be completed *PRIOR* to the *SUBMITTAL* of any Environmental Health Application. Incomplete applications will be returned to the applicant and cannot be processed or placed on the work list.

*** Initial all lines below to indicate you have submitted each form and completed every site requirement ****

Complete all Environmental Health forms:
- Application
- Site Plan with dimensions of proposed structure, addition, pool etc.
- Documentation to Authorize Owner Agent (if the property owner is not the applicant)
- Copy of Zoning Permit when applicable
- Sign this sheet after you have completed all items

Lot must be cleared of heavy undergrowth. In order to evaluate the lot, the footprint of the proposed structure must be visible. Adequate area for the septic drain field and repair area must be sufficiently cleared of heavy undergrowth, with **50 feet of visibility** in all directions. Inspectors must be able to evaluate the property, shoot laser level elevations, layout the drain field, do soils work, etc. **If the lot is not cleared sufficiently, then a $100 site revisit fee will be charged and the evaluation will be put on HOLD until the requirement is met.**

Clearly mark all property corners by locating existing iron or concrete markers. Flag all property lines every 25 feet if adjacent corners are not visible when standing on any given corner. Property lines must be flagged by a licensed NC surveyor & easily identified **prior to application submittal** (exception may apply for septic repair evaluations only).
'Mow lines' and/or fence lines do NOT constitute marked lines. **If the property lines are not properly marked when the lot is ready to be evaluated, then the application will be put on HOLD and a $100 site re-visit fee charged.**

Stake or flag the footprint of the proposed structure, addition, pool etc. to match the site plan submitted. The proposed structure, etc. **must be staked** out on the property as per the site plan.

If an **Authorization to Construct (AC) is desired**, submit a recorded copy of the plat for newly created or subdivided lot(s) and a LEGIBLE copy of the basic floor plan no larger than 8 ½" x 14" for each floor of the structure including decks, porches, etc. **The overall dimensions must be clearly noted & the rooms labeled.**

Any site not meeting the above requirements when staff arrives for the evaluation will result in a $100 site revisit fee being charged and the request being placed on HOLD. This will delay the processing of the application.
Once work by Environmental Health staff begins, the up-front fees paid toward securing any health department permit are non-refundable. Refunds for work not started, due to a customer changing their mind or plans, are subject to an administrative fee of $50 to defray a portion of the costs of processing the refund.

Backhoe pits are required for all applications that require a soils evaluation.
DO NOT DIG PITS UNTIL THE EH SPECIALIST HAS AUTHORIZED AND SCHEDULED YOUR EVALUATION TIME.
- All utilities shall be marked before pits are dug. Call NC 811 for this service.
- **The applicant/agent is responsible for securing these services**
- **Backhoe pits are to be dug at the locations and depths determined by the Environmental Health Specialist or a NC Licensed Soil Scientist. A minimum of four pits must be dug.**
- **The EH specialist will contact you when your application is ready to be processed for pit scheduling.**
- **Your backhoe operator must be on site during the EH Specialist's evaluation to prevent your operator from having to return to the property for additional work.**

By signing below I am acknowledging the above specifications have been met and the site is READY to be evaluated AND I understand the backhoe pit requirement and will secure those services (if applicable).

Signature _____ **Date** 3.9.22

Questions? Contact the Environmental Health Offices below:

Statesville Office
349 North Center Street (2nd Floor Building Standards)
Statesville, NC 28677-4063
Phone: (704)878-5305 ext. 3456

Mooresville Office
610 East Center Avenue (2nd Floor Govt. Center South)
Mooresville, NC 28115-2548
Phone: (704)660-3625

IREDELL COUNTY · NC

IREDELL COUNTY
PO Box 788
349 North Center St.
Statesville, NC 28677

APPLICATION NUMBER

326466
Issue Date: 03/10/2022

Permit Type: ZONING

Parcel Number	Street Address	Jurisdiction
4628895817.000	831 MORRISON FARM RD	Iredell County

Owner Information	Applicant Information
Name: PETERSON FAMILY TR	Name: PAUL PENNINGER
Address:	Address: 595 J M PENNINGER RD
,	LEXINGTON, NC 27292
Phone:	Phone: (704)996-6330

Use Requested	Zone Code
Single Family Dwelling	R-20

Lot Acreage	F Setback	B Setback	L Setback	R Setback	Watershed	Flood Zone
0	35	50	15	15	WSIV-CA Catawba/Lake Norman	YES

Remarks

WILL DEMO OLD HSE AND BUILD NEW

Lake Lots: Must meet both the 50-foot setback from the 760' contour line and the 35-foot setback from the rear property line for any structure.

The applicant certifies that there are no deed restrictions, contractual agreements or governmental regulations of any kind that interfere with or prohibit the use of the property or the use for which this permit is requested. The applicant further acknowledges that enforcement of deed restrictions, plat conditions and other contractual agreements will not be undertaken by Iredell County and is the sole responsibility of the affected parties.

Date: 03/10/2022

Signature of Owner/Contractor

Permit Number	326466	TOTAL FEES:	$77.25

IREDELL COUNTY

2/5/2022 8:04:53 AM

PETERSON FAMILY TRUST

831 MORRISON FARM RD
80069246

Return/Appeal Notes:

Parcel: 4628-89-5817 .
000
PLAT: / UNIQ ID 384012
ID NO: 1503C08000A015

ALLCOUNTY FIRE (100), B & F FIRE (100), COUNTY (100), SOLID WASTE (1)

CARD NO. 1 of 1

Reval Year: 2019 Tax Year: 2021

L15-16 MORRISON FT PB 9-55-55A

1.0000 LT

SRC=

Appraised by 20 on 01/01/2019 15003 MORRISON FARM RD AREA

TW-15 CI-00 FR-50EX- AT-

LAST ACTION 20210127

CONSTRUCTION DETAIL

Foundation - 3 Continuous Footing	5.00
Sub Floor System - 4 Plywood	8.00
Exterior Walls - 17 Cedar or Redwood Siding	32.00
Roofing Structure - 03 Gable	7.00
Roofing Cover - 10 Composite SHG heavy	5.00
Interior Wall Construction - 5 Drywall/Sheetrock	20.00
Interior Floor Cover - 13 Parquet	8.00
Interior Floor Cover - 08 Sheet Vinyl/Laminate	0.00
Heating Fuel - 04 Electric	1.00
Heating Type - 10 Heat Pump/Geothermal	4.00
Air Conditioning Type - 03 Central	4.00
Bedrooms/Bathrooms/Half-Bathrooms 5/4/0	19.000
Bedrooms BAS - 3 FUS - 0 UL - 2	
Bathrooms BAS - 2 FUS - 0 UL - 2	
Half-Bathrooms BAS - 0 FUS - 0 UL - 0	
Office BAS - 0 FUS - 0 UL - 0	0
TOTAL POINT VALUE	113.000

BUILDING ADJUSTMENTS

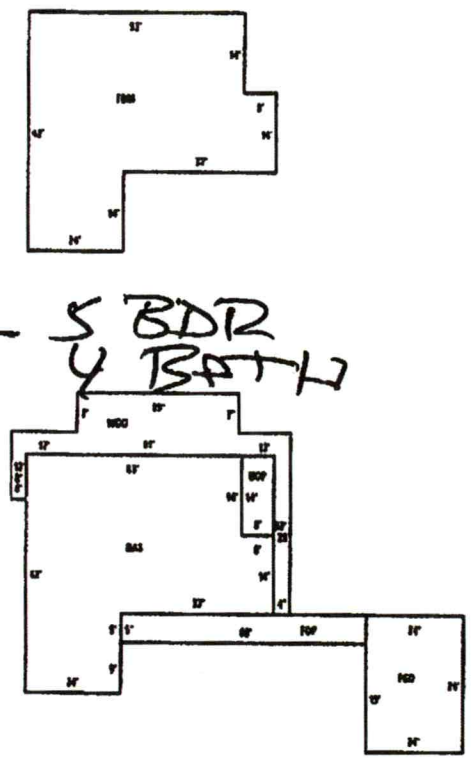
Market/Design	6	FACTOR 06	1.2000
Quality	4	ABOVE AVG	1.1000
Size	Size	Size	0.8700
TOTAL ADJUSTMENT FACTOR			1.150
TOTAL QUALITY INDEX			130

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
01	01	3,422	130	101.40	350072	1974	1974

TYPE: SINGLE FAMILY RESIDENTIAL

STYLE: 5 - Ranch w/ basement



Click on image to enlarge

DEPRECIATION

Standard 0.45000

% GOOD 55.0

SINGLE FAMILY RESIDENTIAL

CORRELATION OF VALUE

CREDENCE TO MARKET	
DEPR. BUILDING VALUE - CARD	192,540
DEPR. OB/XF VALUE - CARD	18,130
MARKET LAND VALUE - CARD	420,000
TOTAL MARKET VALUE - CARD	630,670
TOTAL APPRAISED VALUE - CARD	630,670
TOTAL APPRAISED VALUE - PARCEL	630,670
TOTAL PRESENT USE VALUE - PARCEL	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	630,670

PRIOR

BUILDING VALUE	201,350
OBXF VALUE	18,130
LAND VALUE	660,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	879,480

PERMIT

CODE	DATE	NOTE	NUMBER	AMOUNT

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
02678	0748	2	2020	WD*	A	I	1025000
2018E	1210	12	2018	WB	E	I	0
02490	0328	5	2017	WD	E	I	0
02411	0611	3	2016	WD*	E	I	0
02411	0593	3	2016	WD	E	I	0
02411	0590	3	2016	WD	E	I	0
01949	1871	6	2008	WD	F	I	0
01949	1868	6	2008	WD	F	I	0
0087E	0484	1	1987	WB	X	I	1
00455	0497	6	1968	WD	X	I	1

HEATED AREA 3,864

NOTES

PN 75036 CORR.MADE TO DATA,LOT CONDITION FACTOR ADJ.-MLS/SURROUNDING LOT VALUES, I
H '21.

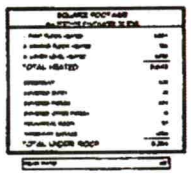
SUBAREA

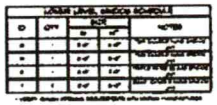
TYPE	GS AREA	%	RPL CS
BAS	1,932	100	195905
FBM	1,932	045	88117
FGD	576	045	26263
FOP	300	035	10647
PTO*	1,928	005	9734
UOP	112	020	2231
WDD	693	020	14095
FIREPLACE	4 - 2 Sty Single/1 Sty Double/2 Prefab		3,080
SUBAREA TOTALS	7,473		350,072

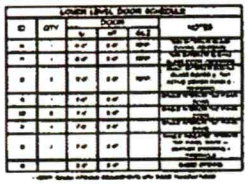
CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE
67	PIERS		0	0	400	15.00	100	_	1974	1999	S3		40	2400
C2	WALKWAY		24	4	96	16.00	100	_	1974	1999	S3		40	610
68	BOAT DOCK - FLOATING		20	30	600	24.00	100	_	1974	1999	S3		40	5760
C2	WALKWAY		10	3	30	16.00	100	_	1998	2000	S3		43	210
95	BOATSP/COV		30	20	600	25.00	100	_	1998	2000	S3		43	6450
09	ASP PAVING		0	0	3,000	3.00	100	_	1970	1999	S5		30	2700
TOTAL OB/XF VALUE														18,130

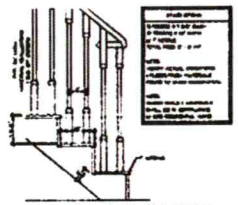
BUILDING DIMENSIONS BAS=W8N14W53S42E24N9N5E37N14Area:1932;UOP=E8N14W8S14Area:112;FOP=E60N5W60S5Area:300;FGD=S19E24N24W24S5Area:576;WDD=E4N32 2W13N7W39S7W17S12E4N8E61S28Area:693;FBM=N14W8N14W53S42E24N14E37Area:1932;PTO=Area:1928;TotalArea:7473

LAND INFORMATION

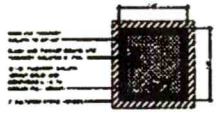




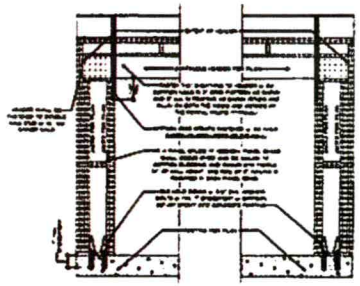




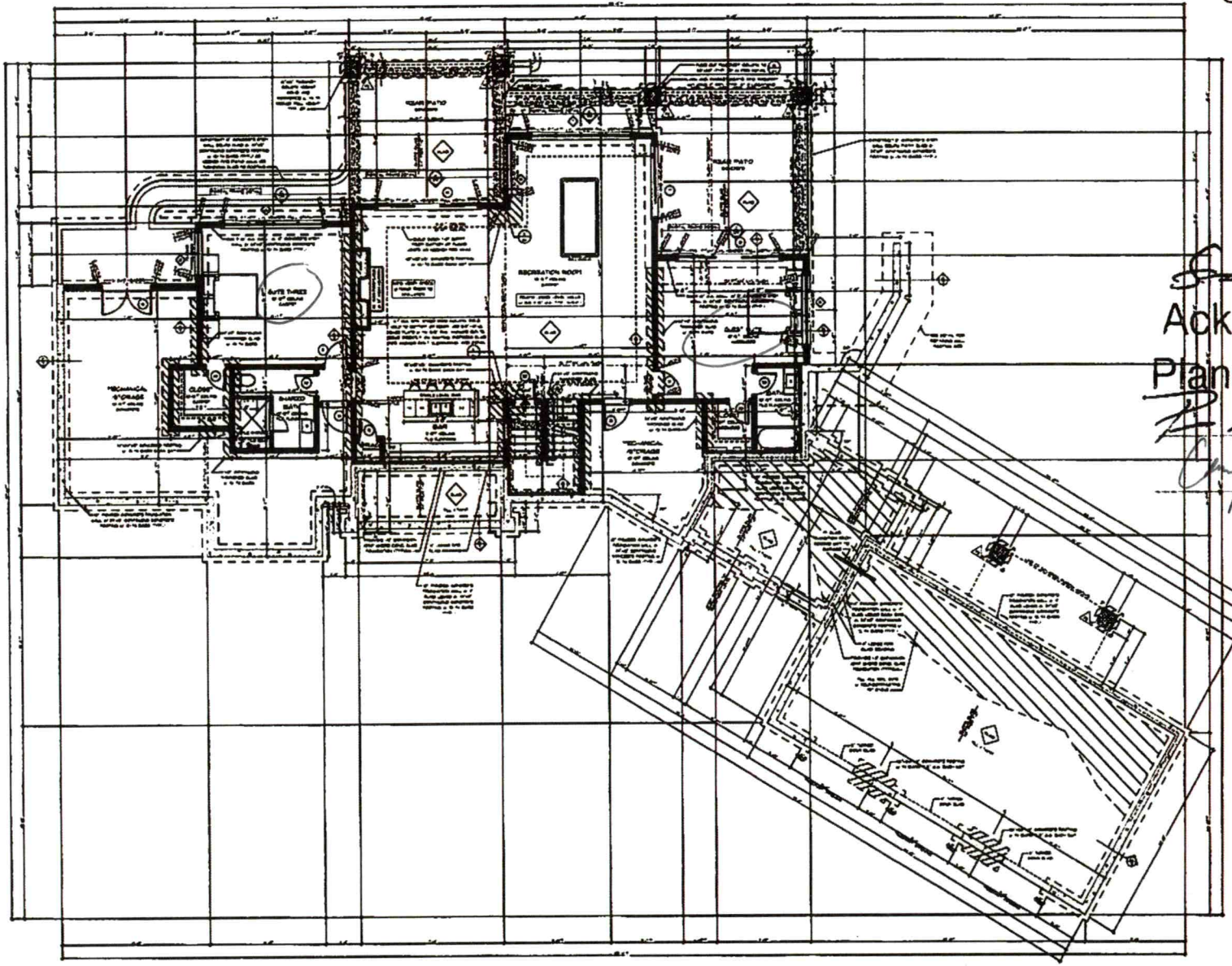
LOWER LEVEL TO FIRST FLOOR STAIR DETAIL

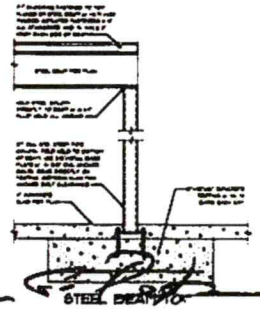


MASONRY COLUMN FURR-OUT DETAIL



PORTAL FRAME DETAIL





STEEL BEAM DETAIL

STEEL COLUMN DETAIL

Acknowledgement Of Plans Submittal ONLY

Date 3/21/22

Date 3/21/22



SCALE: 1/4" = 1'-0"

KH

GB ENGINEERING

A

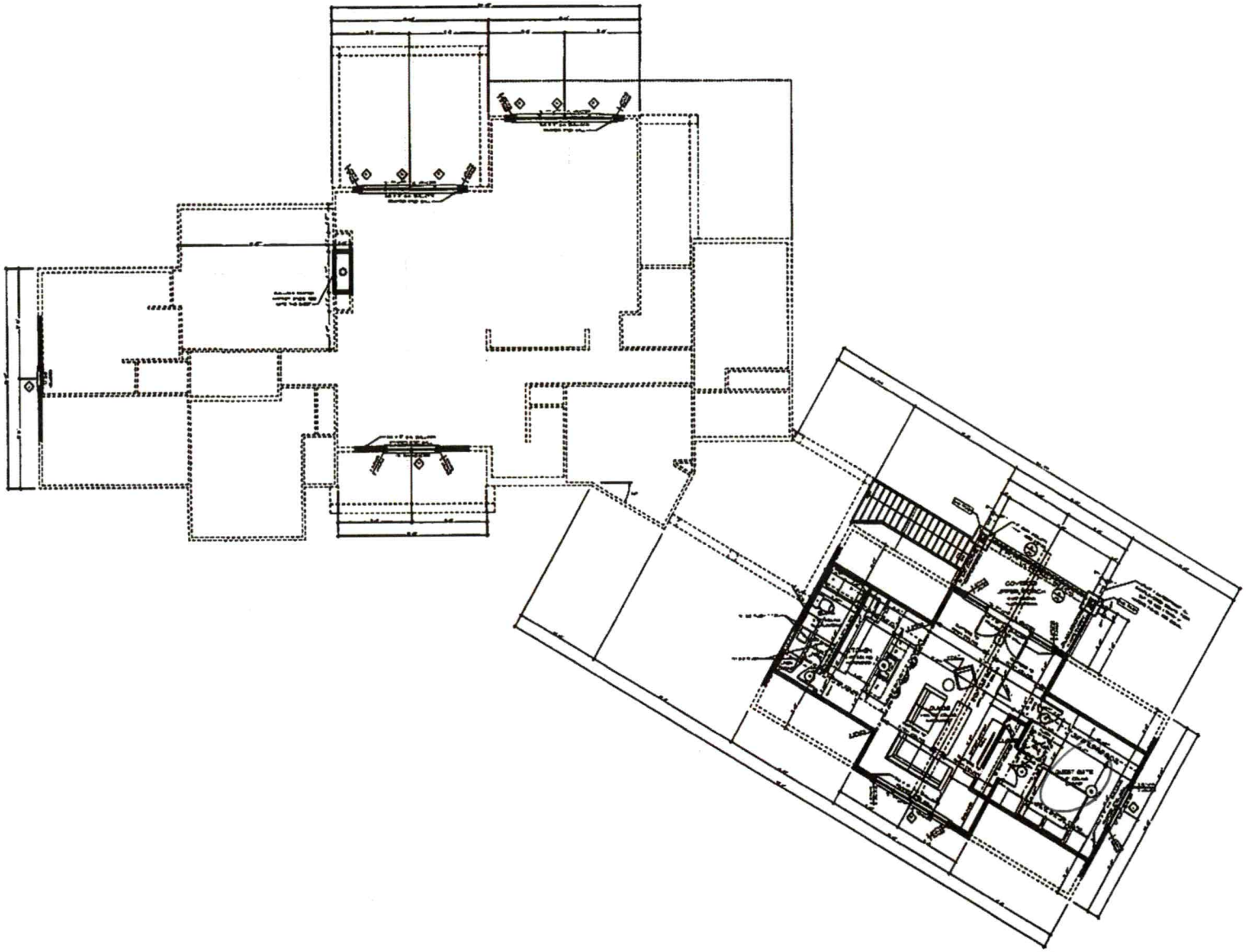
B

D

LOWER LEVEL FLOOR PLAN

04

Acknowledgement Of
~~Plans Submittal ONLY!~~
Date 3-10-22
Date 3/21/22



SCALE: 1/4" = 1'-0"

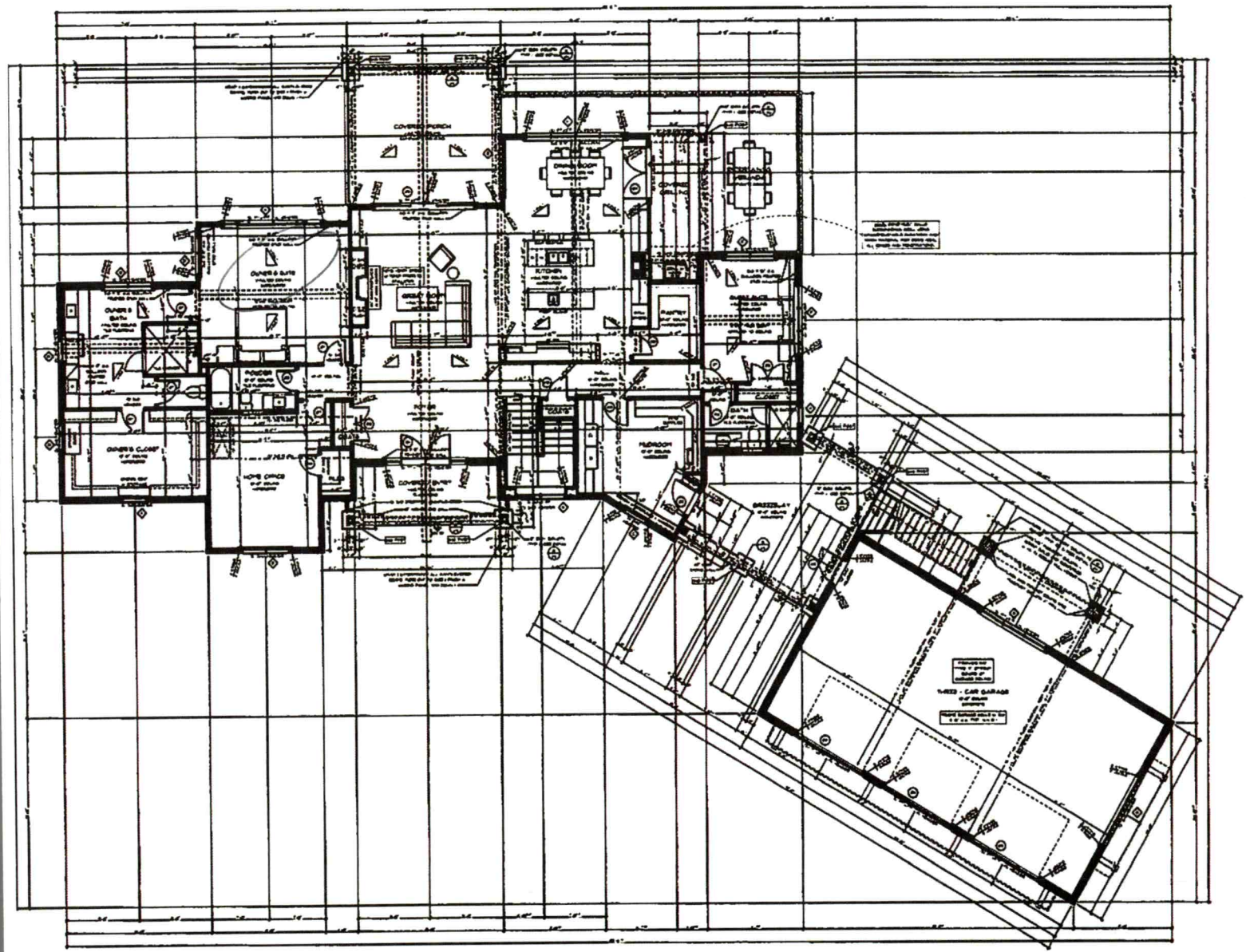
THE PETERSON RESIDENCE
SECOND FLOOR PLAN

08

Acknowledgement Of
Plans Submittal ONLY!
Date 3-
Date 3/21/22

FIRST FLOOR TO SECOND FLOOR STAIR DETAIL (A)

TYP. BOX COLUMN DETAIL (B)



THE PATTERSON RESIDENCE

FIRST FLOOR PLAN

06

SCALE: 1/4" = 1'-0"