ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 | Mooresville Office (704) 660-3625

BLDG-2023-28984

PERMIT # OSWP-2023-15234

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

PIN # 4636-46-3697

APPLICANT / OWNER: Penninger's Soil Consulting PLLC | APPLICANT ADDRESS: 595 JM Penninger Rd, Lexington, NC 27292

SITE ADDRESS: 131 STUTTS RD, MOORESVILLE, NC 28117 | PHONE: (704) 996-6330 | ALT. PHONE:

SITE DIRECTIONS: W Brawley School Rd -> L Stutts -> lot on L | SAP CONTROLLED: YES ☐ NO ☑

SUBDIVISION: N/A | SECTION: N/A | LOT #: N/A | LOT AREA: 1 | DESIGN FLOW: 100 | L.T.A.R.: 0.275

Septic Tank: 1000 (gal)	STB: 1000	Date: 10/19/23	☑ New System ☐ Repair ☐ Expansion	System Type: III	☐ Residence	No. Bedrooms: 0	Water Supply: New Well
Pump Tank: (gal)	PT:	Date:	System Description: VPPBPS		☑ Business	No. Persons: 4	Existing Well Salvaged
Pump Make:	Model:	Serial #:	Repair System Description: VPPBPS		☐ Other	No. Employees:	
# Nitrification Fields: 1	# Lines: 2	Linear Ft.: 62	Maintenance Agreement Required: ☐ YES ☑ NO		☑ Slab	☐ Crawl Space	
Trench Width: 24	Trench Bottom Depth (Low side): 42		Gravel Depth: 0	☑ GRAVITY ☐ PRESSURE	☐ Basement w/ Plumbing	☐ Basement w/o Plumbing	

Comments / Conditions: Do not pave, grade, drive, park, or bury utilities in drainfield area. Any cuts within 15' of system will cause permit to be revoked. Recommend fencing off drainfield area to prevent damage. Divert any drainage from drainfield, stay 10' off drainage ditch above drainfield. Fill on top of drainfield will cause permit to be revoked.

INITIAL SITE SKETCH

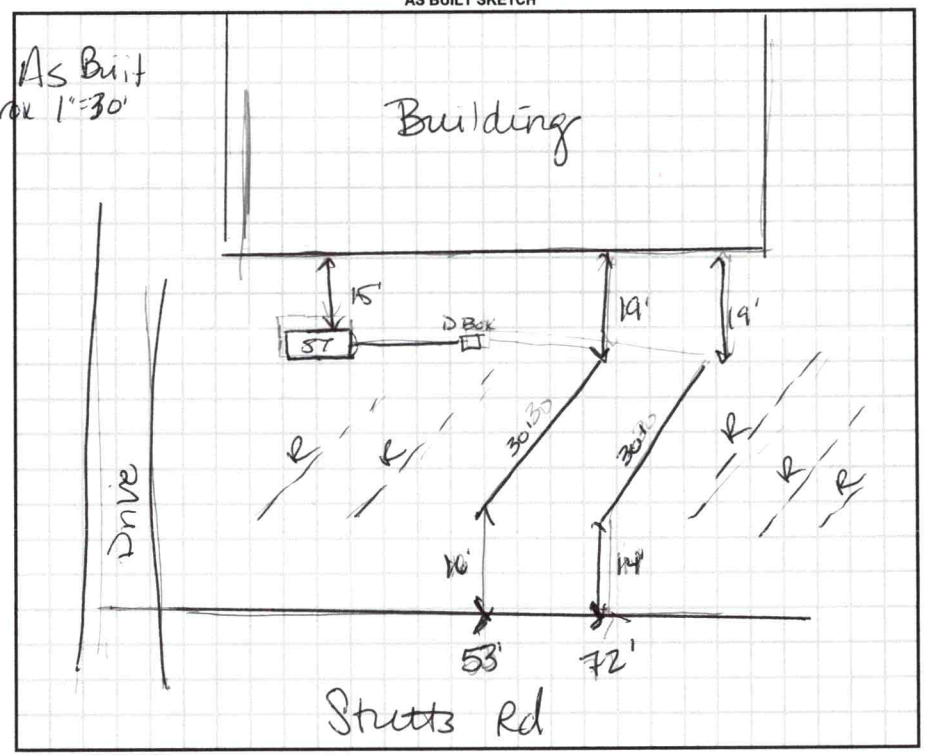
See attached

Site plan by Paul

Penninger - approved

3/23/23

AS BUILT SKETCH



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 plat 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: | Date:

IMPROVEMENT PERMIT by: P. Mieberg | Date: 3/23/23

AUTHORIZATION TO CONSTRUCT by: D. Mieberg | Date: 6/22/23

Installed By: Sipe Landscaping

OPERATION PERMIT by: D. Mieberg | Date: 12/7/23

Existing System Inspected By: | Date:

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

SEPTIC SITE PLAN FOR ICHD REVIEW 2.1.23. BASE SITE PLAN FROM THOMAS WILLIAMS AND LEE DOWELL.

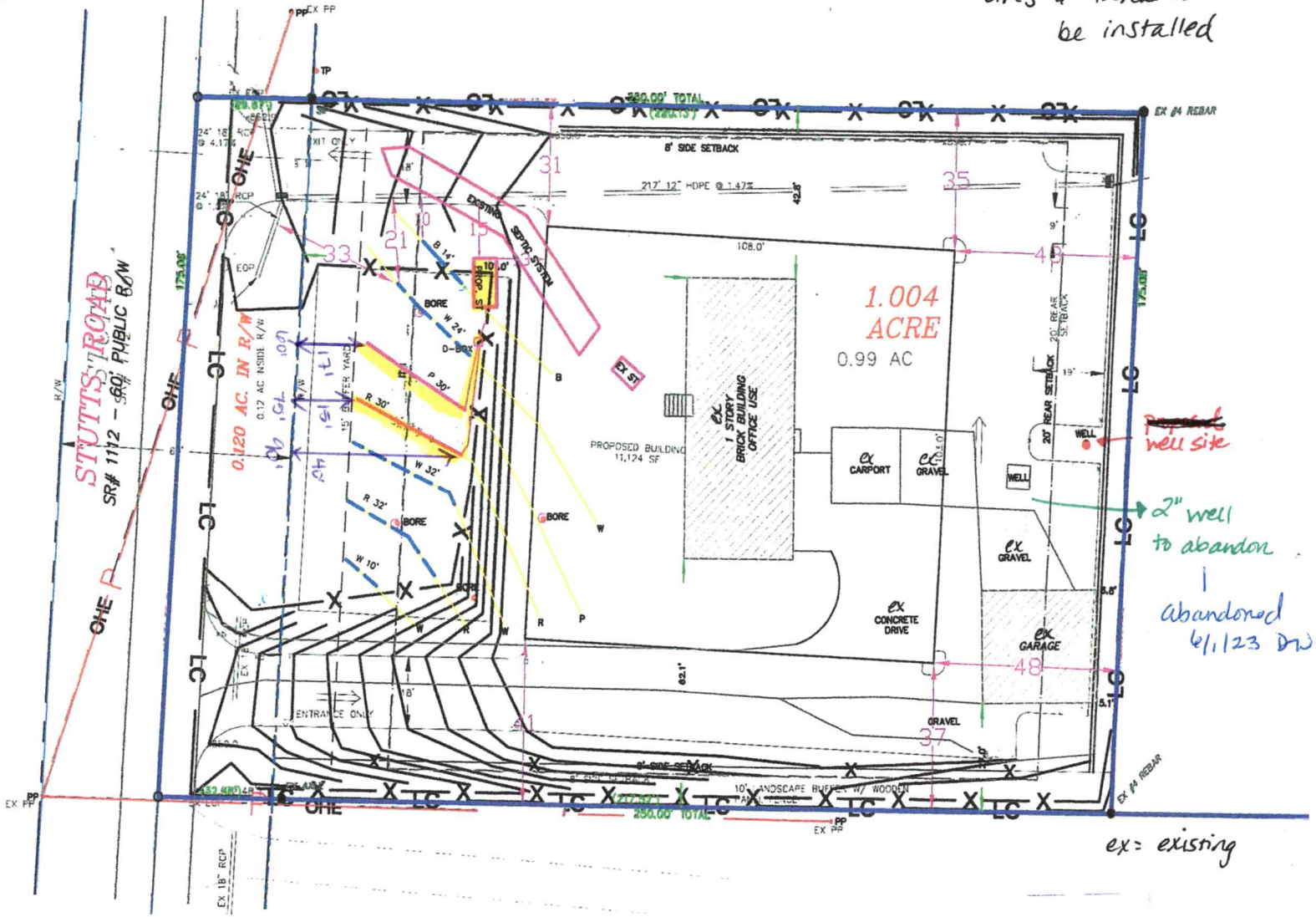
NO FILL CAN BE PLACED OVER PROPOSED SYSTEM AREA. NO CUT >12" WITHIN 15 FT OF ANY PART OF PROPOSED SYSTEM. LIMITED AREA RESERVED FOR PROPOSED SEPTIC SYSTEM. ANY DAMAGE TO SYSTEM AREA MAY RENDER SITE UNSUITABLE. SEPTIC TANK AND DRAINFIELD MUST BE AT LEAST 10 FT DOWNSLOPE OF PROPOSED STORM DRAIN PIPE. RELOCATE PIPE IF POSSIBLE FARTHER FROM SEPTIC SYSTEM.

PROPOSED SEPTIC AREA AND DESIGN FLOW MUST BE REVIEWED BY THE ICHD. SEPTIC SYSTEM AND SITE PLAN MUST BE APPROVED AND PERMITTED BY THE ICHD. AFTER PERMITTING, SYSTEM AREA SHALL BE FENCED OFF FOR PROTECTION FROM CONSTRUCTION TRAFFIC.

1" = 40'

131 Stutts Rd
Mooresville NC
28117

= highlighted → lines & tank to be installed



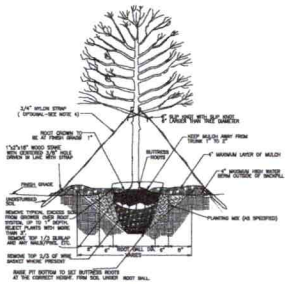
~~Proposed~~ well site

2" well to abandon
|
abandoned 6/1/23 DW

ex = existing



VICINITY MAP *** NO SCALE



LANDSCAPE NOTES:

1. ALL PLANTING BEDS SHALL BE MULCHED WITH A LAYER OF SHREDDED HARDWOOD BARK AT THE DEPTH SPECIFIED ON DETAIL.
2. ALL PLANTS SHALL BE GUARANTEED TO LIVE AT LEAST ONE FULL CALENDAR YEAR FROM DATE OF ACCEPTANCE.
3. FERTILIZER SHALL BE OF 10-10-10 NORTH CAROLINA CERTIFIED ANALYSTS APPLIED AT 3 LBS. PER SQUARE YARD.

TREE PLANT LIST:

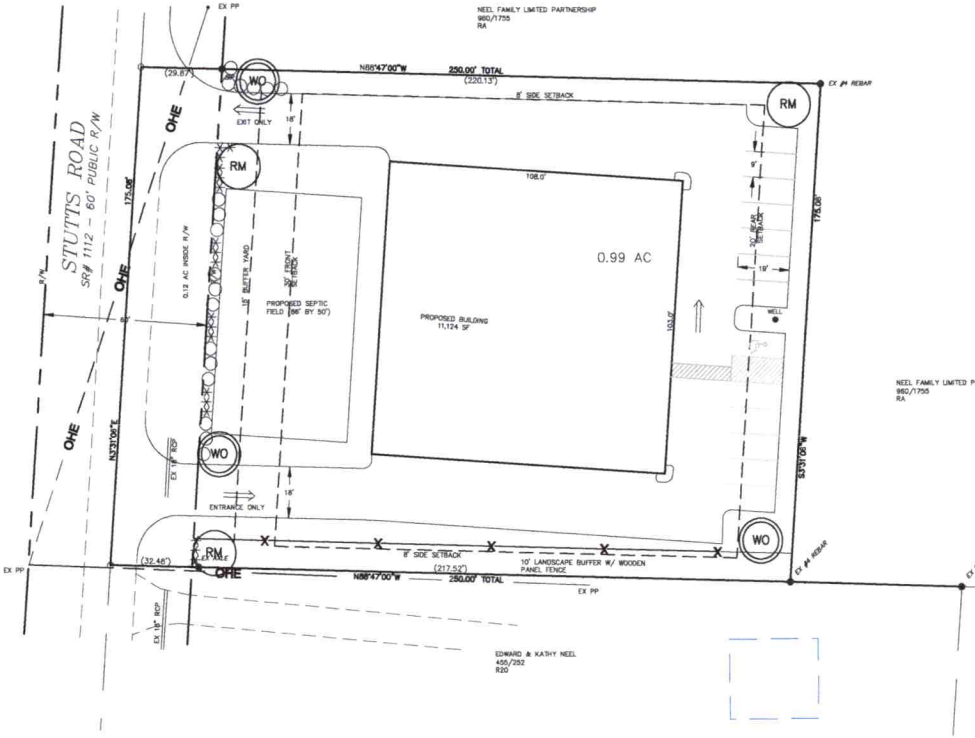
SYMBOL	EXISTING	NEW	COMMON NAME	SCIENTIFIC NAME	HEIGHT	CAL.	NOTES
⊕	3	3	WILLOW OAK	QUERCUS PHELLOS	6'	2"	CANOPY TREE
⊕	3	14	RED MAPLE	ACER RUBRUM	6'	1.25"	CANOPY TREE
○	16		YAUPON HOLLY	ILEX VOMITORIA	3'		LARGE SHRUB
✻	16		LORDPETALUM	LORDPETALUM CHINENSE	6'		LARGE SHRUB

NOTE: OR APPROVED EQUAL FROM IREDELL COUNTY PLANT LIST SCHEDULE

SITE LANDSCAPING CALCULATIONS:

CANOPY TREES 1 PER 12 PARKING SPACES
= 13 SPACES / 12 = 1.08 USE 2

LANDSCAPE ROADWAY YARD = 1 CANOPY TREE AND 10 SHRUBS PER 50 LINEAR FEET OF FRONTAGE
= 175 / 50 = 3.5
= 4 CANOPY TREES AND 35 SHRUBS



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

SURVEYORS NOTES

1) PROPERTY ZONED : GB
MINIMUM BUILDING SETBACKS: 30' FRONT
10' SIDE
20' REAR
2) THE PROPERTY IS LOCATED IN DAVIDSON TWSP. IREDELL CO., NC
3) DEED REF: 1937/1588
4) TAX PARCEL: 4635-46-3867
5) LOT SIZE = 1.00 AC. ± 43,736 SF
6) WATERSHED CALCULATIONS:
PROPERTY IS LOCATED IN THE WS-IV CRITICAL WATERSHED DISTRICT.
DISTURBED AREA TO BE LESS THAN ONE ACRE SO EXEMPT FROM WATERSHED
7) ADDRESS : 131 STUTTS ROAD
8) BUILDING TO BE FLEX WAREHOUSE.
9) SIGHT LIGHTING: BUILDING WILL HAVE WALL PACKS FRONT AND BACK. NO POLES.
10) PARKING SUMMARY:
OFFICE : 1 SPACE PER 300 SF WAREHOUSE 2 SPACES PER 3 EMPLOYEES
NEW BUILDING = 11,124 SF WAREHOUSE = 12 EMPLOYEES
REQUIRED PARKING = (12/3 * 2) = 8 SPACES
ACTUAL PARKING = 12 SPACES AND 1 HC SPACE
PARKING SPACES = 9' BY 19'
11) ALL DIMENSIONS, RELATIVE TO EDGE OF PAVEMENT,UNLESS OTHERWISE NOTED.
12) ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE " MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
13) ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND IREDELL COUNTY AND TOWN OF REGULATIONS.
14) NO LAND DISTURBING ACTIVITY IS TO TAKE PLACE ON THIS SITE UNTIL ALL PERMITS ARE IN PLACE INCLUDING BUT NOT LIMITED TO NCDOT DRIVEWAY PERMITS, IREDELL COUNTY EROSION CONTROL PERMITS AND IREDELL COUNTY APPROVED CONSTRUCTION PLANS.
15) DEVELOPER IS : 131 STUTTS PARTNERS
16) BUILDINGS WILL NOT BE SPRINKLED. BUILDING WILL BE PRE-ENGINEERED METAL FRAME CONSTRUCTION WITH STONE EXTERIOR.
17) STORM DRAINS ACCEPTING WATER FROM THE PRIVATE PARKING LOT ARE TO BE MAINTAINED PRIVATELY.
18) SOLID WASTE COLLECTION WILL BE PRIVATE.
19) BUILDING TO USE INDIVIDUAL CONTAINERS FOR SOLID WASTE COLLECTION.
20) ALL LOT LINES SHALL HAVE A 10' DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDES.
21) THE LOT LIES WITHIN THE WS-IV CRITICAL ARE OF CATAMBA/LAKE NORMAN WATERSHED
22) SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE FEMA FLOOD INSURANCE RATE MAPS.
SEE MAP NUMBER 3710474000J - EFFECTIVE DATE 3/18/2008.
23) LOT WILL BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEM.
24) APPROXIMATE COMPLETION DATE: DECEMBER 2022.
25) TOTAL AREA TO BE GRADED = 0.75 AC.
26) BUILDING WILL BE 24' IN HEIGHT.
27) THERE WILL BE NO SIGNAGE AT THIS TIME.

Douglas L. Dowell Jr
SEAL 16092
8-23-22
DLD
DRAWN BY:
5-5-22
DATE PREPARED
REVISIONS
NO. 1 IREDELL CO PLAN 8-23-22
NO. 2
NO. 3
NO. 4
SHEET 2 OF 2
JOB NUMBER 22-1336
SCALE Horiz:1" = 20' Vert:
SITE PLAN OF 131 STUTTS
DAVIDSON TWSP., IREDELL CO., NC
OWNER: 131 STUTTS PARTNERS
131 STUTTS ROAD
MOORESVILLE, NC 28117
DOWELL & CO., P.C.
Engineering • Surveying • Planning
344 Rolling Hill Road, Suite 103 • P.O. Box 1004 • Mooresville, N.C. 28115
(704) 799-4697 • FAX (704) 799-4698
EMAIL: leon7@bellsouth.com C - 2177
Computer File: 22336 SITE PLAN

DEPARTMENT OF HEALTH AND HUMAN SERVICES
DIVISION OF PUBLIC HEALTH, ENVIRONMENTAL HEALTH SECTION
ON-SITE WATER PROTECTION BRANCH

Sheet 1 of 1
PROPERTY ID #: 4636464697
COUNTY: Iredell

SOIL/SITE EVALUATION
***for* ON-SITE WASTEWATER SYSTEM**
(Complete all fields in full)

42" TB 3' well

OWNER: 131 Stutts Rd LLC APPLICATION DATE 2/1/23
ADDRESS: 131 Stutts Rd Mooresville 28117 DATE EVALUATED: 3/20/23
PROPOSED FACILITY: Temp office PROPOSED DESIGN FLOW (.1949): 100 gpd PROPERTY SIZE: 1.004ac
LOCATION OF SITE: 131 Stutts Mooresville NC 28117 PROPERTY RECORDED: Y

WATER SUPPLY: ☒ Private ☐ Public ☒ Well ☐ Spring ☐ Other _____
EVALUATION METHOD: ☐ Auger Boring ☒ Pit ☐ Cut TYPE OF WASTEWATER: ☐ Sewage ☐ Industrial Process ☐ Mixed

PROFILE #	.1940 LANDSCAPE POSITION/ SLOPE %	HORIZON DEPTH (IN.)	SOIL MORPHOLOGY (.1941) .1941 STRUCTURE/ TEXTURE	SOIL MORPHOLOGY (.1941) .1941 CONSISTENCE/ MINERALOGY	OTHER PROFILE FACTORS .1942 SOIL WETNESS/ COLOR	OTHER PROFILE FACTORS .1943 SOIL DEPTH	OTHER PROFILE FACTORS .1956 SAPRO CLASS	OTHER PROFILE FACTORS .1944 RESTR HORIZ	PROFILE CLASS & LTAR
1	PS 10%	0-4	SCL - WSBK		Minor YB	4-21	N/A	N/A	PS 0.275
		4-21	C - SBK/ABK	SP - FR - SEXP					
		21-48	CL - WSBK	SSSP - FR SEXP					
		48-64	L - WSBK	"					
2	PS 10%	0-5	SCL - WSBK	SSSP - FR SEXP	Minor YB throughout	5-20 Litho	N/A	N/A	PS 0.275
		5-20	C - ABK/SBK	SP - FR SEXP					
		20-47	CL - WSBK	SSSP - FR SEXP					
		47-58	L WSBK	"					
3	10-15	0-3	SL - WSBK	SSSP - FR SEXP	minor FB	Litho throughout	N/A	N/A	PS 0.275
		3-27	C - SBK/ABK	SP - FR - SEXP					
		27-60	CL - WSBK	SSSP - FR SEXP					
4									

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	62'	100'
System Type(s)	50% red	50% red
Site LTAR		

OTHER FACTORS (.1946): _____
SITE CLASSIFICATION (.1948): PS
EVALUATED BY: D. Wiebenga
OTHER(S) PRESENT: P. Penninger

COMMENTS: - Abandonment - Specs for pump, hour Floor Drain - need approval

Updated February 2014

ICHD - ENVIRONMENTAL HEALTH DIVISION

Public Health — Iredell County Health Department

INSPECTIONS (704) 664-3703 Statesville Office (704) 878-5305 x3456 Mooresville Office (704) 660-3625

PRIVATE DRINKING WELL WATER PERMIT # OSWP-2023-19410 PIN # 4636-46-3697 Type of Permit: EH Private Drinking Water Well Abandonment

APPLICANT / OWNER NAME: Penninger's Soil Consulting PLLC ADDRESS: 595 JM Penninger Rd, Lexington, NC 27292 PHONE: 704-996-6330

DIRECTIONS TO SITE: W Brawley School Rd -> L Stutts -> lot on L

SITE ADDRESS: 131 STUTTS RD, MOORESVILLE, NC 28117 SUBDIVISION: N/A SECTION/LOT: 1 N/A

INITIAL SITE SKETCH

See attached site plan by Paul Penninger & ICHD 3/21/23

GROUTING RESULTS

Total Depth _____

Depth of Casing _____

Yield _____

Notes:

2 in well

Well GPS Latitude _____

Longitude _____

Permit Conditions / Comments: Follow all NCAC 2C Well rules - chlorinate before filling completely with approved grout

3/21/23 WELL PERMIT ISSUED BY: Danielle Wieberg DATE: (Permit is valid for 5 years from date issued. This permit may be revoked if it is determined there has been a material change in any fact or circumstance upon which the permit is issued. Actions of the employees of the Iredell County Health Department shall in no way be taken as a guarantee that this well will produce water of any particular quantity or quality or for any amount of time. Employees of the Iredell County Health Department assume no liability for any damages, either direct or consequential which may be caused by this well.)

Well Contractor: Air Drilling CONTRACTOR CERT #: 2609A GROUT INSPECTION BY: [illegible] DATE: 6/1/23

OR CERTIFICATION OF GROUT NOT WITNESSED BY DEPT: _____ DATE: _____ WELL HEAD INSPECTION BY: _____ DATE: _____

WELL HEAD INSPECTION (check when completed): GROUT TO GROUND SURFACE ☐ WELL CONTRACTOR ID PLATE ☐ PUMP INSTALLER ID PLATE ☐ SAMPLE PORT ☐ ACCESS PORT / VENT ☐ WELL SEAL ☐ WELL HEAD 12 INCHES / PITLESS ADAPTOR 8 INCHES ABOVE GRADE ☐

CERTIFICATE OF COMPLETION BY: [signature] DATE: 6/12/23 WATER SAMPLES BY: _____ DATE: _____

Attachments: Form GW-1a (required except for abandonment) ☒ Form GW-30 ☐ Water Sample Results ☐ Plat ☐

CALL 704-664-3703 to schedule grout or well head inspections between 8-9am

PERMIT SNAPSHOT REPORT OSWP-2023-15234 FOR IREDELL COUNTY

Permit Type: Environmental Health OSWP
Work Class: EH Septic Improvement Permit
Status: In Progress
Valuation: $0.00
Project:
District: Iredell County
Square Feet: 0.00
Assigned To: Wieberg, Danielle
App Date: 02/01/2023
Exp Date: NOT AVAILABLE
Completed: NOT COMPLETED
Approval Expire Date:

Description: This will be a private storage building designed with 4 employees at 100 gpd. Also requesting IP/AC DONE AT THE SAME TIME. Paul Penninger will be contact for site visit. 704.996.6330

Parcel: 4636463697.000 Main
Address: 131 Stutts Rd Mooresville, NC 28117 Main
Zone: GB(General Business)

Property Owner
Wayne Horne
Home: (828) 773-5433
Business: (828) 773-5433
Mobile: (828) 773-5433

Applicant/Authorized Agent
Paul Penninger
595 JM Penninger Rd
Lexington, NC 27292
Mobile: (704) 996-6330

Permit Custom Fields

How is your site plan being submitted	Custom Site Plan	Does the site contain any jurisdictional wetlands	No	Non-domestic Sewage Generated	No
Other Public Agency	No	All proposed structure dimensions	103x108	If other Addition/Structure, please explain	Private storage building/office
Maximum Number of Bedrooms	0	Number of Occupants	4	Foundation Type	Concrete Slab Foundation
Water Supply	New Well	Desired Septic System Type	No Preference	If other septic system type, please explain	
Lot Acreage	1	Front Setback	30	Back Setback	20
Left Setback	10	Right Setback	10	Zoning Permit Issued Date	Feb 27 2023 12:00AM
Zoning Permit Expiration Date	Aug 26 2023 12:00AM	Is the structure or development in the floodplain	No	Zoning Notes/Addendums	The building permit will be on hold until a driveway permit is issued by NCDOT. All parking and landscaping must be installed prior to a zoning final inspection and CO. Any changes to the site plan must be approved.
Additional Unique Setbacks Apply	No				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Paul_Penninger_2/1/2023.jpg	02/01/2023 8:04	Penninger, Paul		Uploaded via CSS
221336 131 stutts rd LEE DOWELL PLAN rev1 county 6-23-22-grading ec 7-11-22_v1.pdf	02/01/2023 12:36	Nebel, Barbara	Available Online	Site Plan
Authorization for septic_v1.pdf	02/01/2023 12:36	Nebel, Barbara	Available Online	Authorize to Act as Agent
STUTT131 SEPTIC SITE PLAN FOR PERMITTING 2.1.23_v1.pdf	02/01/2023 12:36	Nebel, Barbara	Available Online	Site Plan

Note	Created By	Date and Time Created
1. ASSIGNED TO REBECCA FOR REVIEW, PROPERTY GENERAL BUSINESS	Julia Bailey	02/02/2023 8:47
2. 3/3/23	Sydney Holland	03/03/2023 8:33
3. Verifying with Paul that lot has been marked	Sydney Holland	03/03/2023 13:30

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00009792	Iredell Zoning Tech Fee	$2.25	$2.25