ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625 PERMIT # AP 319380

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

PIN # 4654 -- 78 -- 0931

APPLICANT/OWNER: Oak Springs, LLC
APPLICANT ADDRESS: PO Box 5350 Mooresville NC 28117
SITE ADDRESS: 144 Raleigh Dar Place
PHONE: 704-799-8609 ALT. PHONE –
SITE DIRECTIONS: Mecklenburg Hwy @ Presbyterian Raleigh Dar on Left
SAP CONTROLLED: ☐ YES ☒ NO
SUBDIVISION: Davidson Pond
SECTION: – LOT # 15 LOT AREA: 1.07 Ac
DESIGN FLOW: 480 L.T.A.R.: .30

Septic Tank	1000 (gal)	STB	760	Date	4/20/22	☒ New System	☐ Repair	☐ Expansion	System Type: I II III IV V VI	☒ Residence	No. Bedrooms 4
Pump Tank	1000 (gal)	PT	363	Date	4/27/22	System Description:			PM 50% Reduction-Vertical	☐ Business	No. Persons 8
Pump Make		Model		Serial #		Repair System Description:			LPP 50% Reduction Vertical	☐ Other	No. Employees
# Nitrification Fields	1	# Lines	6	Linear Ft	270	Maintenance Agreement Required:		☒ YES	☐ NO	☐ Slab	☒ Crawl Space
Trench Width	24 in	Trench Bottom Depth	36 in max	Gravel Depth	–			☐ GRAVITY	☒ PRESSURE	☐ Basement w/ plumbing	☐ Basement w/o plumbing

Water Supply: ☒ Private ☐ Public ☐ Community

Comments / Conditions: Install Septic Drainlines at the Contour of the Land - Utilize CUB Pod Distribution. Locate Drive, Park, Play, grade or Utilities in Drainfield Area * Prior to A/C Stormwater Encroachment Needed *

Stormwater encroachment on plat
Install Drainage in easement → Drainage must be diverted
Per discussion w/ Paul 6/24/22 equity can remain

INITIAL SITE SKETCH

223 gallon dose. (6) 1/2 inch SCH 80 Tap = 32.99 gpm.
6.7 min pump Runtime 10.6 in Drawdown.

See attached Site Plan by Paul Perninger GSS + ICHD
Rev. 8-3-21

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.

As Built Attached - see Permit back for notes

NO Maintenance agreement needed

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: [signature] Date: 10/20/2021
Installed by: Alternative Grading
IMPROVEMENT PERMIT by: [signature] Date: Oct-4-2021
OPERATION PERMIT by: [signature] Date: 8/23/22
AUTHORIZATION TO CONSTRUCT by: [signature] D. Moberg Date: 12/23/21
Existing System Inspected by: Date:

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

Item	Date	Initials
Drain Lines Checked	6/24/22	DW
Tanks Checked	6/24/22	DW
Pressure Manifold or Valve Box Checked	6/24/22	DW
Pressure Head Set	8/22/22	MW
Electrical Checked	8/22/22	MW
Floats Set	8/22/22	MW
Alarm Checked	8/22/22	MW
Maintenance Contract Needed? Y / (N)		
Comments:		
Drainage Swale thru drainage easement		

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? _____	

ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625 PERMIT # AP 319380

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

PIN # 4654 -- 78 -- 0931

APPLICANT/OWNER: Oak Springs, LLC APPLICANT ADDRESS: PO Box 5350 Mooresville NC 28117

SITE ADDRESS: 144 Ryleigh Dar Place PHONE: 704-799-8609 ALT. PHONE —

SITE DIRECTIONS: Mecklenburg Hwy @ Presbyterian Ryleigh Dar on Left SAP CONTROLLED: ☐ YES ☒ NO

SUBDIVISION: Davidson Pond SECTION: — LOT # 15 LOT AREA: 1.07 Ac DESIGN FLOW: 480 L.T.A.R.: .30

Septic Tank	1000	(gal)	STB	760	Date	4/20/22	☒ New System	☐ Repair	☐ Expansion	System Type: I II III IV V VI	
Pump Tank	1000	(gal)	PT	363	Date	4/27/22	System Description:			50% Reduction-Vertical	
Pump Make			Model			Serial #	Repair System Description:			LR-50% Reduction Vertical	
# Nitrification Fields	1	# Lines	6	Linear Ft	270		Maintenance Agreement Required:	☒ YES	☐ NO		
Trench Width	24 in	Trench Bottom Depth	[redacted]	36 in max		Gravel Depth	—	☐ GRAVITY	☒ PRESSURE		

☒ Residence	No. Bedrooms	4	Water Supply
☐ Business	No. Persons	8	☒ Private
☐ Other	No. Employees		☐ Public
☐ Slab	☒ Crawl Space		☐ Community
☐ Basement w/plumbing			☐ Basement w/o plumbing

Comments / Conditions: Install Septic Boundaries at the Contour of the Land-Utilize CUB Per Distribution. Do not Drive, Park, Place, grade or bury utilities in boundary

* Prior to A/C Stormwater Encroachment Needed *

Stormwater encroachment on plat

Install Drainage in easement → Drainage must be diverted

* Per discussion w/ Paul 6/24/22 equity can remain *

INITIAL SITE SKETCH

223 gallon dose. (6) 1/2 inch 80 Tap = 32.49 gpm.

G.T min pump Runtime 10.6 in Drawdown.

See attached Site Plan by Paul Pennington LSS & ICHD

Rev. 8-3-21

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.

As Built Attached - see permit back for notes

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: [signature] Date: 10/20/2021 Installed by: Abernathy Grading

IMPROVEMENT PERMIT by: [signature] Date: Oct-4-2021 OPERATION PERMIT by: Date:

AUTHORIZATION TO CONSTRUCT by: D. Moberg Date: 12/23/21 Existing System Inspected by: Date:

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

Item	Date	Initials
Drain Lines Checked	6/24/22	DW
Tanks Checked	6/24/22	DW
Pressure Manifold or Valve Box Checked	6/24/22	DW
Pressure Head Set		
Electrical Checked		
Floats Set		
Alarm Checked		
Maintenance Contract Needed? Y / (N)		
Comments:		
Drainage Swale thru drainage easement		

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? _____	

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

Sheet 1 of 1
PROPERTY ID #:
COUNTY: Iredell

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

L.+15

OWNER: Outspring LLC
ADDRESS: ~~PO~~ PO Box 5580 MRC
PROPOSED FACILITY: 4BR PROPOSED DESIGN FLOW (.1949): 480
LOCATION OF SITE: 144 Rayleigh Dr. Mocksville
WATER SUPPLY: ☐ Private ☐ Public ☐ Well ☐ Spring ☐ Other
EVALUATION METHOD: ☐ Auger Boring ☑ Pit ☐ Cut

APPLICATION DATE 7-21
DATE EVALUATED: 8-21
PROPERTY SIZE: 1.07AC
PROPERTY RECORDED: NO

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	.1943 SOIL DEPTH	.1956 SAPRO CLASS	.1944 RESTR HORIZ	PROFILE CLASS & LTAR
1	Side Slope 10-15%	0-5	SCL	SS SP FR SBK	2.5YR 4/6	58.	—	—	PS .30
		5-38	C SBK	SS SP FR					
		38-58	CL WSBK	SS SP FR					
		58-64	SL SAPM	NSNP FR					
2	Side Slope 10-12%	0-8	SCL		2.5YR 4/4	61	—	—	PS .30
		8-34	C SBK	SS SP FR SBK					
		34-51	CL WSBK	SS SP FR					
		51-61	SL SAPM	NSNP VFR					
3	Side Slope 10/12%	0-12	SCL		2.5YR 4/8.	57	—	—	PS .30
		12-27	C SBK	SS SP FR SBK					
		27-57	CL WSBK	SS SP FR					
4	Side Slope 10-12%	0-12	SCL		2.5YR 4/8	62	—	—	PS .30
		12-36	C SBK	SS SP FR SBK					
		36-62.	CL WSBK	SS SP FR					

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	270	270
System Type(s)	IV 50% V	II 50% V
Site LTAR	.30	.30

OTHER FACTORS (.1946): Stormwater Encroachment
SITE CLASSIFICATION (.1948):
EVALUATED BY: Batchis / Pennington
OTHER(S) PRESENT:

COMMENTS: See Site Plan for Pits

LEGEND

use the following standard abbreviations

LANDSCAPE POSITION	GROUP	SOIL TEXTURE	CONVENTIONAL .1955 LTAR*	LPP .1957 LTAR*	MINERALOGY/ CONSISTENCE	STRUCTURE
CC (Concave Slope) CV (Convex Slope) D (Drainage Way) DS (Debris Slump) FP (Flood Plain) FS (Foot Slope) H (Head Slope) L (Linear Slope) N (Nose Slope) R (Ridge) S (Shoulder Slope) T (Terrace)	I	S (Sand) LS (Loamy Sand)	1.2 - 0.8	0.6 - 0.4	SEXP (Slightly Expansive) EXP (Expansive)	G (Single Grain) M (Massive) CR (Crumb) GR (Granular) SBK (Subangular Blocky) ABK (Angular Blocky) PL (Platy) PR (Prismatic)
	II	SL (Sandy Loam) L (Loam)	0.8 - 0.6	0.4 - 0.3		
	III	Si (Silt) SiCL (Silty Clay Loam) CL (Clay Loam) SCL (Sandy Clay Loam) SiL (Silt Loam)	0.6 - 0.3	0.3 - 0.15		
					MOIST	**WET**
	IV	SC (Sandy Clay) SiC (Silty Clay) C (Clay)	0.4 - 0.1	0.2 - 0.05	VFR (Very Friable) FR (Friable) FI (Firm) VFI (Very Firm v. Very Sticky)	NS (Non-sticky) SS (Slightly Sticky) S (Sticky) VS (Very Sticky)
		O (Organic)	None	None	EFI (Extremely Firm)	NP (Non-plastic) SP (Slightly Plastic) P (Plastic) VP (Very Plastic)

*Adjust LTAR due to depth, consistence, structure, soil wetness, landscape, position, wastewater flow and quality.

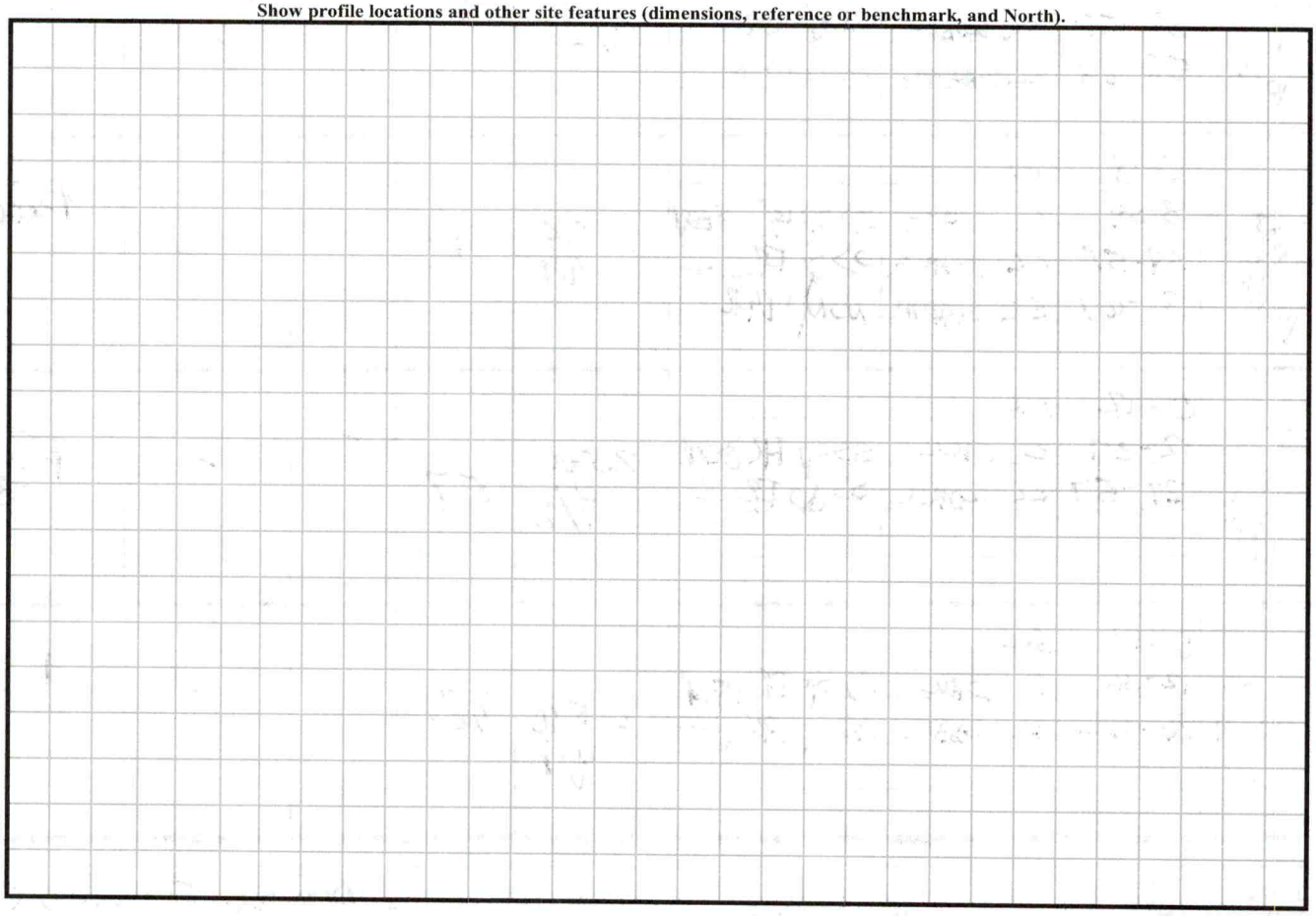
NOTES

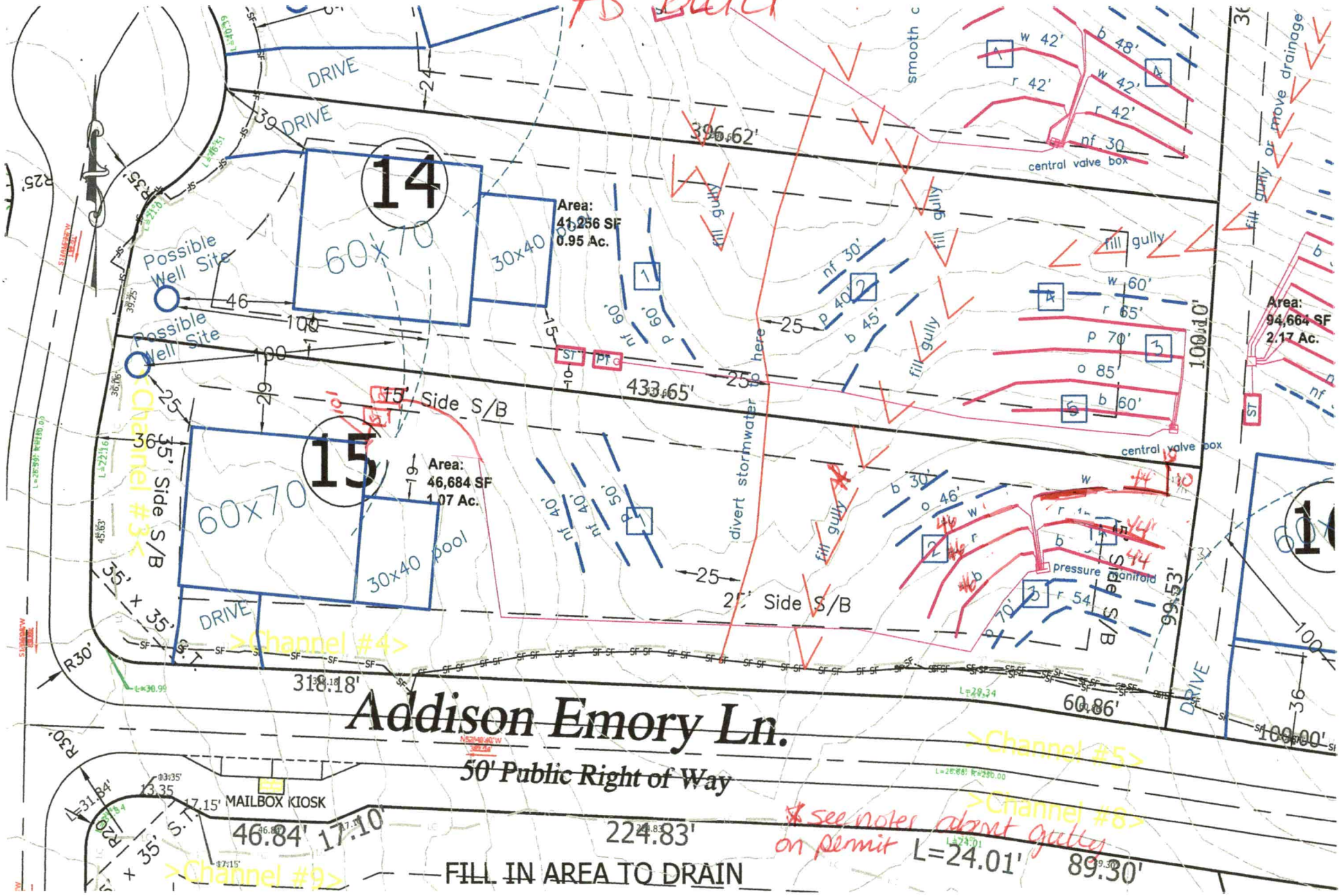
HORIZON DEPTH	In inches below natural soil surface
DEPTH OF FILL	In inches from land surface
RESTRICTIVE HORIZON	Thickness and depth from land surface
SAPROLITE	S(suitable) or U(unsuitable)
SOIL WETNESS	Inches from land surface to free water or inches from land surface to soil colors with chroma 2 or less - record Munsell color chip designation
CLASSIFICATION	S (Suitable), PS (Provisionally Suitable), or U (Unsuitable)

Evaluation of saprolite shall be by pits.

Long-term Acceptance Rate (LTAR): gal/day/ft^2

Show profile locations and other site features (dimensions, reference or benchmark, and North).





Oaksprings, LLC – Davidson Pond Subdivision – Lot 15 Septic Site Plan 7.13.21 rev. 8.3.21

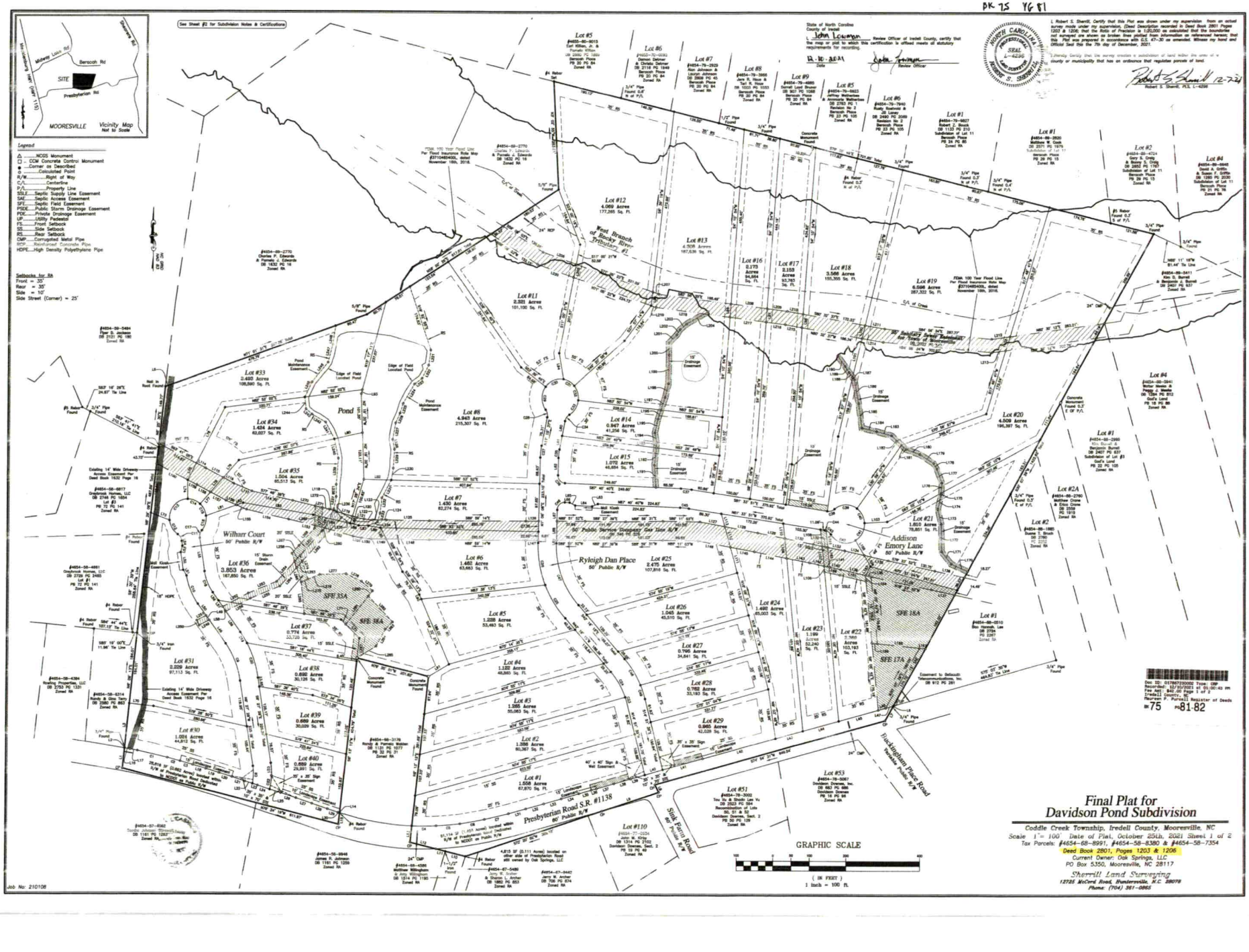
GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

Base site plan from PDAPA. House pad and lot lines staked by PDAPA. Approx. proposed septic lines sketched on site plan by Penninger Soil Consulting. Refer to flags in field. Any proposed well or septic system must be approved and permitted by the ICHD. Refer to ICHD permit for system type and specifications.

BK 75 PG 81



State of North Carolina
County of Iredell

I, John Lowman, Review Officer of Iredell County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

R-10-2021
Date

John Lowman
Review Officer

SEAL L-4296

I, Robert S. Sherrill, Certify that this Plat was drawn under my supervision from an actual survey made under my supervision (Deed Description recorded in Deed Book 2801 Pages 1203 & 1206) that the ratio of precision as calculated is 1:20,000 as calculated that the boundaries not surveyed are clearly indicated as drawn from information found in Book and Page; that this Plat was prepared in accordance with G.S. 47-30 as amended. Witness my hand and Official Seal this the 7th day of December, 2021.

I, Hereby Certify that the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Robert S. Sherrill, PLS, L-4296

Doc ID: 017067220002 Type: CRP
Recorded: 12/10/2021 at 01:00:43 pm
Fee Amt: $42.00 Page 1 of 2
Iredell County, NC
Maureen P. Purnell Register of Deeds
BK 75 PG 81-82

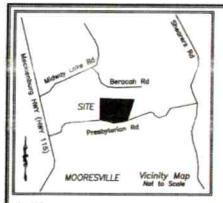
Final Plat for Davidson Pond Subdivision

Coddle Creek Township, Iredell County, Mooresville, NC
Scale 1" = 100 Date of Plat, October 25th, 2021 Sheet 1 of 2
Tax Parcels: #4654-58-8991, #4654-58-8390 & #4654-58-7354
Deed Book 2801, Pages 1203 & 1206
Current Owner: Oak Springs, LLC
PO Box 5350, Mooresville, NC 28117

Sherrill Land Surveying
13725 McCord Road, Huntersville, N.C. 28078
Phone: (704) 361-0865

Job No: 210108

BK 75 PG 82



Vicinity Map
Not to Scale

This property, or portions thereof, is located within an half (1/2) mile of a designated Farmland Preservation District. This program has been developed to inform all purchasers of rural property that certain agricultural activities, including, but not limited to pesticide spraying, manure spreading, machinery and truck operations, livestock operations, existing and similar activities may take place in these districts at any time during the day or night.

As of the Date of this recording, the Lots on this Plat have not been inspected by the Iredell County Health Department. Until inspected, there is no assurance that a Building Permit will be issued.

The Davidson Pond Subdivision, to the best of my knowledge, does not lie within a Water Supply Watershed as designated by the Environmental Management Commission as appears on the Watershed Protection Map of Iredell County.

12-10-2021
Date

Subdivision Administrator

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of the County of Iredell, North Carolina and that this plat has been approved by the Subdivision Administrator for recording in the Office of the Register of Deeds of Iredell County.

12-10-2021
Date

Subdivision Administrator

State of North Carolina
County of Iredell

I, John Lewman, Review Officer of Iredell County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

12-10-2021
Date

Review Officer

I, Robert S. Sherrill, Certify that this Plat was drawn under my supervision from an actual survey made under my supervision, (Deed Description recorded in Deed Book 2801 Pages 1203 & 1206; that the Ratio of Precision is 1:20,000 as calculated that the boundaries not surveyed are shown as broken lines plotted from information as referenced hereon; that this Plat was prepared in accordance with G.S. 47-30 as amended. Witness my hand and Official Seal this the 7th day of December, 2021.

I hereby certify that the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

12-7-21
Robert S. Sherrill, PLS L-4296

Legend

- △ .....NCGS Monument
- □ .. CCM Concrete Control Monument
- ● ...Corner as Described
- ○ .....Calculated Point
- R/W.....Right of Way
- C/L.....Centerline
- P/L.....Property Line
- SSLE....Septic Supply Line Easement
- SAE.....Septic Access Easement
- SFE.....Septic Field Easement
- PSDE....Public Storm Drainage Easement
- PDE.....Private Drainage Easement
- UP.....Utility Pedestal
- FS.....Front Setback
- SS.....Side Setback
- RS.....Rear Setback
- CMP....Corrugated Metal Pipe
- RCP....Reinforced Concrete Pipe
- HDPE....High Density Polyethylene Pipe

- * Area computed by coordinate method.
- * Property subject to any valid enforceable easements, restrictions and rights-of-ways of record.
- * All corners identified are #4 Rebars unless otherwise shown.
- * A portion of this property does lie within a regulated Floodplain per FEMA Panel #3710465400L, dated November 16th, 2018.
- * Site Zoning: RA
- * Tax Parcels = #4654-68-8991, #4654-58-8380 & #4654-58-7354
- * Total Site Acreage being Subdivided = 79.959 Acres (3,483,017 SF)
- * Total Number of Buildable Lots = 37
- * No Common Open Space Lots are created on this plat.
- * 2,630 Linear Feet of New Roads created on this plat
- * Minimum Setbacks: (See Lot #1 for Typical)
  - Front = 35'
  - Rear = 35'
  - Side = 15'
  - Side Street (Corner) = 25'
- * Smallest Lot Created is Lot #40 (29,991 Sq. Ft.)
- * All Lots in this subdivision will be served by individual well and septic systems.
- * A 10' Utility/Drainage Easement Exists along all Common Side Lot Lines, A 10' Utility/Storm Drainage Easement Exists along all Rear Lot Lines, A 10' Utility/Storm Drainage Easement Exists along all Front Lot Lines (Road Right of Ways) in this Subdivision.
- * The Building requirements and/or setback lines as set forth hereon neither create nor impose private restrictions, but instead reflect zoning and/or subdivision regulations of the County of Iredell.
- * Lots #7 #8, #22, #34 & #35 are subject to a Pond Maintenance as shown. The maintenance easement will also serve as the rear setback for these lots.
- * Lots #17 & #18 have offsite septic field easements. These easements are located on Lot #22. Lots #35 & #36 have offsite septic field easements located on Lot #36.
- * Lots #13, #14, #15, #17, #19, #20, #21 & #35 are granted an encroachment to install the PVC septic supply lines, as permitted by the Iredell County Environmental Health Department, across the drainage easements shown on the plat.
- * Lots #17, #18, #35 & #36 are granted easements to install the septic supply lines and septic system drain fields across the septic supply line easements and septic easements shown on the attached plat. The developer shall obtain any additional encroachment agreements from Dominion and NCDOT required for the septic supply lines.
- * The septic easements/encroachments are appurtenant to the described property and run with the land and are not affected by change of ownership or control.
- * The septic easements/encroachments are valid for as long as the wastewater systems are required for the facilities that they are designed to serve and the uses granted shall include ingress and egress, system installation, operation, maintenance, monitoring, and repairs.
- * The septic access easement from Septic Easement 15A to Presbyterian Road is only for ingress and egress to install, maintain, and repair the septic system, and is not for the installation of any septic supply line or drainfield.
- * Residential lots shall have no direct access to Presbyterian Road.

I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the County of Iredell, and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate all roads, alleys, walks, parks, and other sites and easements to public or private use as noted.

I further certify that:

A. there are no Deed Restrictions which will be violated by the requested subdivision and;
B. there are no Governmental regulations of any kind, other than those for which a variance has been applied for under the Iredell County Subdivision Ordinance regulations, which will be violated by the requested subdivision and;
C. I understand that enforcement of Deed Restrictions and any other contractual agreements are not the responsibility of Iredell County, will not be undertaken by Iredell County, and is the sole responsibility of the parties affected by violations of such deed restrictions and contractual agreements.

12/8/21
Date

Jay Feldman - Oak Springs, LLC

All roads in this Subdivision are hereby declared Public. The maintenance of all streets and roads in this subdivision shall be the responsibility of Oak Springs, LLC and it shall be their responsibility to bring such streets up to the standards of the North Carolina Department of Transportation before any streets on this plat are added into the North Carolina State Highway System.

12/8/21
Date

Jay Feldman - Oak Springs, LLC

State of North Carolina
County of Iredell

I, Judy J. Cashion, a Notary Public of the County and State Aforesaid, Certify that Jay Feldman of Oak Springs, LLC., did Personally appear before me this Day and Acknowledged the Execution of the Foregoing Instrument. Witness my Hand and Official Stamp and Seal,

This 8 Day of December, 2021.

Notary Public: Judy J. Cashion

My Commission Expires: 03/30/2026

JUDY J. CASHION NOTARY Public IREDELL COUNTY, NC

Line Table		
Line	Direction	Length
L1	N6° 09' 13"E	53.43'
L2	N6° 09' 13"E	1.15'
L3	N6° 09' 13"E	115.78'
L4	N8° 25' 30"E	9.42'
L5	N71° 01' 31"E	14.88'
L6	S30° 07' 29"W	1.59'
L7	S30° 07' 29"W	42.88'
L8	S28° 13' 12"E	22.36'
L9	S7° 20' 02"W	166.35'
L10	N76° 36' 21"W	56.25'
L11	N76° 36' 21"W	27.11'
L12	N76° 36' 21"W	72.81'
L13	N6° 13' 12"E	43.05'
L14	S6° 13' 12"W	0.43'
L15	S6° 13' 12"W	29.64'
L16	S80° 00' 06"E	15.39'
L17	S80° 00' 06"E	20.61'
L18	S73° 52' 14"E	36.39'
L19	S73° 58' 36"E	37.77'
L20	S73° 40' 58"E	37.16'
L21	S72° 57' 02"E	37.63'
L22	S73° 31' 36"E	21.93'
L23	S73° 31' 36"E	14.54'
L24	S72° 22' 16"E	35.66'
L25	S72° 59' 32"E	30.49'
L26	S72° 37' 23"E	44.29'
L27	S72° 13' 12"E	46.47'
L28	S71° 56' 22"E	45.14'
L29	S72° 37' 04"E	30.93'
L30	S75° 52' 28"E	4.51'
L31	N74° 47' 54"E	49.35'
L32	N75° 01' 41"E	50.89'
L33	N74° 50' 53"E	49.79'
L34	N74° 29' 24"E	50.49'
L35	N75° 14' 48"E	34.85'
L36	N75° 14' 48"E	14.85'
L37	N74° 36' 08"E	49.91'
L38	N74° 26' 48"E	48.93'
L39	N74° 39' 52"E	39.88'
L40	N74° 08' 37"E	50.01'
L41	N75° 01' 43"E	113.02'
L42	N75° 01' 43"E	205.62'
L43	N75° 01' 43"E	77.77'
L44	N74° 56' 21"E	101.24'
L45	N74° 52' 24"E	111.38'
L46	N74° 52' 24"E	21.13'
L47	N74° 52' 24"E	21.21'
L48	S36° 27' 44"E	75.70'
L49	S36° 27' 44"E	15.21'
L50	S36° 27' 44"E	37.50'
L51	S32° 59' 47"E	17.18'
L52	S8° 49' 43"E	46.84'
L53	S15° 16' 06"W	17.15'
L54	S8° 49' 43"E	13.15'
L55	S8° 49' 43"E	87.81'
L56	S36° 27' 44"E	26.06'
L57	S36° 27' 44"E	19.89'
L58	S36° 27' 44"E	15.21'
L59	S36° 27' 44"E	67.24'
L60	S11° 15' 37"W	39.25'

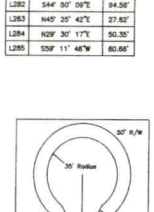
Line Table		
Line	Direction	Length
L61	S11° 15' 37"W	36.06'
L62	S1° 06' 08"W	45.62'
L63	S68° 09' 16"W	17.10'
L64	N87° 40' 40"W	46.84'
L65	N63° 34' 52"W	17.15'
L66	N87° 40' 40"W	13.35'
L67	S1° 06' 08"W	79.54'
L68	S1° 06' 08"W	50.01'
L69	S1° 06' 08"W	7.89'
L70	S84° 06' 35"E	67.43'
L71	S45° 58' 10"E	17.71'
L72	S45° 58' 10"E	51.75'
L73	S69° 30' 13"E	54.60'
L74	S0° 20' 50"E	49.54'
L75	S27° 41' 55"W	50.01'
L76	S27° 41' 55"W	164.17'
L77	S42° 10' 36"W	41.68'
L78	S42° 10' 36"W	51.71'
L79	S42° 10' 36"W	62.44'
L80	S78° 00' 07"W	78.73'
L81	N71° 29' 41"E	87.82'
L82	N71° 29' 41"E	19.29'
L83	S80° 57' 15"E	194.91'
L84	S77° 53' 33"E	104.70'
L85	N17° 28' 34"E	19.69'
L86	N77° 07' 00"W	23.31'
L87	N80° 24' 35"W	28.50'
L88	S81° 07' 20"E	33.84'
L89	N28° 09' 54"W	33.48'
L90	N24° 32' 31"W	12.82'
L91	S80° 00' 39"W	84.00'
L92	N88° 33' 52"W	74.93'
L93	N15° 17' 11"E	10.90'
L94	N10° 09' 34"W	68.84'
L95	S6° 39' 19"W	35.82'
L96	S4° 10' 54"W	35.04'
L97	S4° 10' 54"W	20.04'
L98	S4° 10' 54"W	35.15'
L100	N13° 57' 02"E	35.11'
L101	N13° 57' 02"E	104.54'
L102	N17° 48' 41"E	38.72'
L103	S87° 04' 34"W	62.38'
L104	N31° 12' 08"W	33.79'
L105	N31° 12' 08"W	45.42'
L106	N6° 05' 42"W	15.87'
L107	N6° 05' 42"W	52.25'
L108	N6° 05' 42"W	43.56'
L109	N6° 05' 42"W	52.27'
L110	N6° 05' 42"W	39.09'
L111	S16° 09' 31"E	69.58'
L112	S16° 09' 31"E	55.80'
L113	S16° 09' 31"E	35.01'
L114	S63° 41' 05"E	27.99'
L115	S82° 36' 08"E	54.66'
L116	S82° 36' 08"E	32.00'
L117	S67° 59' 43"E	54.53'
L118	S74° 29' 39"E	17.92'
L119	S74° 29' 39"E	48.43'
L120	S74° 29' 39"E	13.57'
L121	S78° 42' 22"E	18.95'

Line Table		
Line	Direction	Length
L122	S84° 40' 56"E	22.65'
L123	S89° 58' 28"E	15.90'
L124	S89° 58' 28"E	22.74'
L125	S89° 15' 49"E	117.67'
L126	N89° 51' 52"E	35.44'
L127	S79° 47' 41"E	68.42'
L128	S79° 47' 41"E	90.00'
L129	S79° 09' 53"E	75.58'
L130	S79° 09' 53"E	79.23'
L131	S79° 14' 03"E	25.29'
L132	S79° 14' 03"E	15.67'
L133	S79° 14' 03"E	47.11'
L134	S77° 36' 53"E	54.29'
L135	S77° 36' 53"E	67.59'
L136	S78° 28' 52"E	84.04'
L137	S78° 28' 52"E	67.21'
L138	S77° 26' 03"E	15.82'
L139	S77° 36' 53"E	68.63'
L140	S79° 14' 03"E	31.25'
L141	S79° 14' 03"E	15.67'
L142	S79° 14' 03"E	40.47'
L143	S79° 09' 53"E	64.05'
L144	S79° 09' 53"E	90.53'
L145	S79° 47' 41"E	66.96'
L146	S79° 47' 41"E	89.10'
L147	N89° 51' 52"E	34.43'
L148	S89° 15' 49"E	117.67'
L149	S89° 58' 28"E	40.65'
L150	S84° 40' 56"E	27.57'
L151	S78° 42' 22"E	23.40'
L152	S74° 29' 39"E	80.49'
L153	S77° 24' 33"E	101.71'
L154	S77° 46' 38"E	118.82'
L155	S67° 59' 43"E	29.76'
L156	S67° 59' 43"E	31.40'
L157	S62° 36' 08"E	47.55'
L158	S62° 36' 08"E	40.99'
L159	S63° 41' 05"E	28.73'
L160	S63° 41' 05"E	95.63'
L161	N6° 05' 42"W	43.81'
L162	N6° 05' 42"W	52.25'
L163	N30° 17' 58"E	26.82'
L164	N6° 05' 42"W	15.82'
L165	N77° 36' 53"W	73.43'
L166	N79° 14' 03"W	42.17'
L167	S84° 17' 39"E	16.47'
L168	S84° 17' 39"E	114.69'
L169	S84° 17' 39"E	15.32'
L170	N67° 32' 49"W	50.20'
L171	N39° 16' 57"W	41.55'
L172	N1° 06' 32"W	71.59'
L173	N14° 00' 24"W	40.09'
L174	N13° 18' 39"E	39.09'
L175	N7° 55' 21"E	4.71'
L176	N7° 55' 21"E	25.91'
L177	N21° 38' 02"W	39.43'
L178	N31° 23' 47"W	17.86'
L179	N59° 08' 09"W	45.16'
L180	N70° 34' 57"W	40.10'
L181	N48° 14' 08"W	16.23'

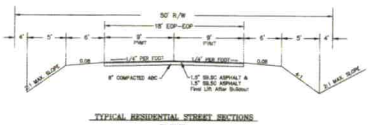
Line Table		
Line	Direction	Length
L182	N48° 14' 08"W	36.21'
L183	N75° 24' 46"W	42.56'
L184	N77° 22' 38"W	41.14'
L185	N8° 03' 01"W	84.26'
L186	N11° 07' 42"W	62.91'
L187	N36° 14' 09"W	8.66'
L188	N36° 14' 09"W	15.30'
L189	N35° 40' 56"W	19.58'
L190	N36° 58' 41"W	34.23'
L191	N4° 27' 51"W	57.56'
L192	N5° 28' 59"E	46.64'
L193	N5° 28' 59"E	11.00'
L194	N10° 32' 29"W	28.12'
L195	N12° 52' 32"E	36.88'
L196	N18° 57' 13"E	24.89'
L197	N18° 57' 13"E	34.17'
L198	N13° 51' 25"E	37.18'
L199	N0° 27' 43"E	74.54'
L200	N1° 05' 12"W	31.80'
L201	N45° 24' 44"E	30.67'
L202	N32° 43' 41"E	16.31'
L203	N51° 03' 45"E	23.43'
L204	N60° 50' 31"E	65.25'
L205	N11° 00' 21"E	35.34'
L206	N71° 05' 22"W	96.67'
L207	N71° 05' 22"W	18.22'
L208	N82° 56' 35"W	100.15'
L209	N82° 56' 35"W	58.14'
L210	N80° 32' 37"W	44.12'
L211	N80° 32' 37"W	54.29'
L212	S82° 30' 12"W	50.99'
L213	S82° 30' 12"W	36.29'
L214	N80° 32' 37"W	56.39'
L215	N80° 32' 37"W	46.62'
L216	N82° 56' 35"W	53.85'
L217	N82° 56' 35"W	100.13'
L218	N82° 56' 35"W	203.89'
L219	N71° 05' 22"W	14.25'
L220	N71° 05' 22"W	105.19'
L221	S7° 58' 33"W	40.45'
L222	S27° 09' 19"W	38.66'
L223	S54° 18' 38"W	25.69'
L224	S31° 07' 34"W	59.57'
L225	S17° 42' 20"W	26.55'
L226	S24° 40' 53"W	28.05'
L227	S10° 36' 36"W	43.71'
L228	S11° 31' 23"E	25.92'
L229	S3° 00' 11"W	49.10'
L230	S9° 48' 47"W	32.17'
L231	S28° 13' 22"W	52.73'
L232	S8° 54' 10"W	40.22'
L233	S16° 37' 43"W	23.69'
L234	S68° 01' 36"W	27.17'
L235	S57° 33' 31"E	28.54'
L236	N45° 01' 34"W	30.58'
L237	N11° 12' 25"E	33.42'
L238	N2° 14' 50"W	31.84'
L239	N4° 09' 19"E	69.44'
L240	N12° 59' 39"W	51.10'
L241	N29° 07' 25"W	48.74'

Line Table		
Line	Direction	Length
L242	N81° 06' 08"W	43.11'
L243	N51° 23' 16"W	21.23'
L244	N8° 49' 59"W	31.06'
L245	N28° 19' 29"E	44.56'
L246	N40° 12' 58"E	67.52'
L247	N14° 59' 29"E	48.94'
L248	S8° 49' 59"E	48.84'
L249	N63° 08' 08"E	30.20'
L250	N28° 51' 51"W	15.00'
L251	N63° 08' 08"E	27.86'
L252	N63° 08' 08"E	78.57'
L253	N68° 23' 40"E	84.02'
L254	N43° 05' 19"E	70.63'
L255	N68° 23' 40"E	86.70'
L256	N63° 08' 08"E	75.35'
L257	S8° 13' 12"W	52.01'
L258	N43° 05' 19"E	22.60'
L259	N43° 05' 19"E	85.96'
L260	N43° 05' 19"E	11.96'
L261	N28° 32' 27"E	54.69'
L262	N43° 05' 19"E	157.23'
L263	N43° 05' 19"E	22.60'
L264	N43° 05' 19"E	66.11'
L265	N8° 10' 29"W	83.56'
L266	S19° 10' 02"E	78.97'
L267	N42° 56' 28"E	27.75'
L268	N42° 22' 30"E	92.39'
L269	S1° 06' 48"W	57.90'
L270	S77° 24' 33"E	63.20'
L271	S77° 24' 33"E	20.41'
L272	S77° 24' 33"E	19.53'
L273	S1° 06' 48"W	61.57'
L274	S19° 10' 02"E	85.84'
L275	N88° 29' 27"E	20.02'
L276	N88° 29' 27"E	35.08'
L277	N88° 38' 52"E	72.54'
L278	S65° 17' 17"E	40.43'
L279	S51° 05' 25"E	39.70'
L280	N39° 43' 32"E	18.03'
L281	N39° 43' 32"E	96.03'
L282	S44° 50' 09"E	94.56'
L283	N45° 25' 42"E	27.82'
L284	N29° 30' 17"E	50.35'
L285	S59° 11' 48"W	60.66'

Curve Table				
Curve	Length	Radius	Chord Direction	Chord Length
C1	84.67'	2882.18'	N77° 13' 10"W	84.66'
C2	36.19'	3667.82'	N75° 18' 51"W	36.19'
C3	36.22'	3667.82'	N74° 44' 31"W	36.22'
C4	66.85'	1023.70'	N89° 39' 18"E	66.84'
C5	65.38'	1179.79'	N85° 02' 13"E	65.37'
C6	67.89'	1721.09'	N80° 04' 18"E	67.89'
C7	68.04'	5242.34'	N77° 07' 15"E	68.04'
C8	45.22'	125.00'	N6° 54' 19"E	44.97'
C9	106.03'	225.00'	N22° 57' 35"W	105.07'
C10	80.90'	175.00'	S23° 13' 08"E	80.18'
C11	21.02'	25.00'	N32° 51' 24"W	20.41'
C12	44.57'	50.00'	S31° 28' 52"E	43.11'
C13	83.42'	50.00'	S41° 51' 15"W	74.08'
C14	37.11'	50.00'	N69° 05' 07"W	36.26'
C15	35.31'	50.00'	N27° 35' 37"W	34.58'
C16	40.78'	50.00'	N15° 59' 55"E	39.65'
C17	21.02'	25.00'	S15° 15' 58"W	20.41'
C18	86.29'	125.00'	S22° 38' 47"E	59.70'
C19	34.30'	275.00'	N32° 53' 21"W	34.28'
C20	95.31'	275.00'	N19° 27' 12"W	94.84'
C21	32.89'	175.00'	N6° 02' 26"W	32.94'
C22	35.58'	175.00'	N7° 10' 08"E	35.52'
C23	18.20'	200.00'	N17° 28' 04"W	18.19'
C24	77.48'	200.00'	N31° 10' 22"W	77.00'
C25	163.43'	275.00'	S33° 02' 56"E	102.82'
C26	112.20'	275.00'	S10° 35' 09"E	111.42'
C27	31.02'	175.00'	S6° 10' 57"W	30.98'
C28	21.02'	25.00'	N13° 50' 03"W	20.41'
C29	63.94'	50.00'	S0° 17' 46"E	59.67'
C30	55.19'	50.00'	S67° 57' 26"W	52.43'
C31	25.16'	50.00'	N60° 19' 41"W	24.44'
C32	40.39'	50.00'	N16° 59' 27"W	39.30'
C33	46.51'	50.00'	N32° 48' 02"E	44.85'
C34	21.03'	25.00'	S39° 21' 18"W	20.41'
C35	22.16'	125.00'	S6° 10' 57"W	22.13'
C36	30.99'	20.00'	S43° 17' 16"E	27.98'
C37	25.34'	275.00'	N84° 37' 16"W	29.33'
C38	21.03'	25.00'	N74° 20' 31"E	20.41'
C39	66.09'	50.00'	S88° 06' 57"W	61.39'
C40	44.59'	50.00'	N28° 28' 10"W	43.12'
C41	53.86'	50.00'	N27° 56' 17"E	51.30'
C42	76.64'	50.00'	S77° 17' 18"E	69.36'
C43	16.46'	25.00'	N52° 13' 56"W	16.16'
C44	4.57'	25.00'	N76° 18' 38"W	4.56'
C45	24.01'	225.00'	N84° 37' 16"W	24.00'
C46	31.84'	20.00'	S46° 42' 44"W	28.58'
C47	177.07'	225.00'	S21° 26' 33"E	172.53'
C48	81.09'	250.00'	N32° 18' 43"W	80.74'
C49	36.21'	225.00'	N18° 16' 37"W	36.17'



TYPICAL CUL-DE-SAC DETAIL
NOT TO SCALE



TYPICAL RESIDENTIAL STREET SECTIONS
NO SCALE

Department of Transportation - Division of Highways
Proposed Subdivision Road Construction Standard Certificate
12-9-21
Date

Approved

Final Plat for Davidson Pond Subdivision

Coddle Creek Township, Iredell County, Mooresville, NC
Scale 1" = 100' Date of Plat, October 25th, 2021 Sheet 2 of 2
Tax Parcels: #4654-68-8991, #4654-58-8380 & #4654-58-7354
Deed Book 2801, Pages 1203 & 1206
Current Owner: Oak Springs, LLC
PO Box 5350, Mooresville, NC 28117

Sherrill Land Surveying
13725 McCord Road, Huntersville, N.C. 28078
Phone: (704) 361-0865

Job No: 210108

RECEIVED JUL 16 2021

call Paul Penninger for site visit 704.996.6330

IREDELL COUNTY DEPARTMENT of ENVIRONMENTAL HEALTH

APPLICATION FORM AP-319380 Paid: $500.00

Application For: ( ) New Well Permit ( ) Well Repair Permit ( ) Well Abandonment
(X) Septic Improvement Permit ( ) Authorization to Construct ( ) 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: Oaksprings, LLC **Address:** PO Box 5350 Mooresville, NC **Zip:** 28117

Applicant Email: lakemisthomes@yahoo.com> **Phone:** 704-799-7609 **Alt. Phone:** _____

Owner Name: same as applicant **Address:** _____ **Zip:** _____

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

Property Information:

Street Address: 144 Ryleigh Dan Place

Subdivision Name: Davidson Pond **Section/Phase:** _____ **Lot Number:** 15

Driving Directions: South on Mecklenburg Highway, TL Presbyterian Rd, Ryleigh Dan Place on Left

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

CHECK FOUNDATION TYPE

(X) New Single Family Residence — **Maximum Number of Bedrooms:** 4 — (X) Crawl Space Foundation
( ) New Multi-Family Residence — **Maximum Number of Occupants:** 8 — ( ) Concrete Slab Foundation
( ) Accessory Building — ( ) Swimming Pool — ( ) Basement with Plumbing
( ) Bedroom(s) Addition — ( ) Other Addition/Structure: _____ — ( ) Basement without Plumbing
( ) Repair to failing septic system ___ Tank ___ Drain lines **Describe Problem:** _____
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:** _____

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

Desired Septic System Type: ***(you may rank in order of preference)*** **Year existing system installed:** _____
(X) 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: _____ 7-14-21
Property owner or owner's legal representative signature (SIGNATURE REQUIRED) **DATE**

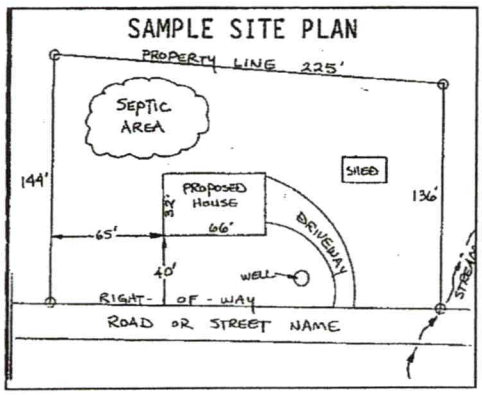
IREDELL COUNTY DEPARTMENT of ENVIRONMENTAL HEALTH

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**
- (X) **Preferred well location**
- (X) **Preferred septic system location**
- ( ) **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: _____

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

7-14-21

DATE

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, Oaksprings, LLC / Aaron Feldman, am the legal owner(s) of the property located at Lots 1-40 Davidson Pond Subdivision, identified as

PIN (Parcel Identification Number) 4654688991.000, located in Iredell County, North Carolina.

I do hereby authorize (**print legal representative/company name**) Paul Penninger/Penninger Soil Consulting _____, 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.

_____ 5-7-21

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

IREDELL COUNTY · NC

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

APPLICATION NUMBER
319380 Issue Date:

Permit Type: ZONING

Parcel Number	Street Address	Jurisdiction
	144 RYLEIGH DAN PL	Iredell County

Owner Information	Applicant Information
Name: HBHC LLC	Name: Oaksprings LLC
Address:	Address: PO Box 5350
	Mooresville, NC 28117
Phone:	Phone: (919)389-4500

Use Requested	Zone Code
Single Family Dwelling	RA

Lot Acreage	F Setback	B Setback	L Setback	R Setback	Watershed	Flood Zone
1.37	35	35	15	25	N/A	YES

Remarks
SFD

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: 07/02/2021

Signature of Owner/Contractor

Permit Number	319380	TOTAL FEES:	$77.25