ICHD - ENVIRONMENTAL HEALTH DIVISION

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

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

PERMIT # AP 2022-1605

PIN # 4654 -78 -4503

APPLICANT/OWNER: Dicksen-ggs LLC

APPLICANT ADDRESS: PO Box 5350 Mooresville

SITE ADDRESS: 124 Address Emory Ln

PHONE: 704-799-7607

ALT. PHONE: —

SITE DIRECTIONS: S on Mecklenburg Hwy · L on Presbyterian Rd · L on Rockleigh Dr PI

SUBDIVISION: Dicksen Pond

SECTION: - LOT # 24

LOT AREA: 1.74 Ac

SAP CONTROLLED: ☐ YES ☒ NO

DESIGN FLOW: 480 L.T.A.R. .3

Septic Tank	1800	(gal)	STB	760	Date	2/16/23	☑ New System ☐ Repair ☐ Expansion	System Type: I II III IV V VI	☑ Residence	No. Bedrooms	4	Water Supply
Pump Tank	1660	(gal)	PT	363	Date	2/17/23	System Description:	25% reduction Gravel	☐ Business	No. Persons	8	☑ Private
Pump Make			Model		Serial #		Repair System Description:		☐ Other	No. Employees		☐ Public
# Nitrification Fields	1		# Lines	5	Linear Ft	400 Ft	Maintenance Agreement Required:	☐ YES ☑ NO	☐ Slab	☑ Crawl Space		☐ Community
Trench Width	36 in		Trench Bottom Depth (Max)	36 in	Gravel Depth	-		☐ GRAVITY ☑ PRESSURE	☐ Basement w/ plumbing		☐ Basement w/o plumbing	

Comments / Conditions: Install lines on contour. Do not exceed 36". TB. Do not push, drive, or grade septic area. Lines 1+2 must be fed together

INITIAL SITE SKETCH

1:60

Dose Vol: 182 Drawdown: 847 Tops: (4) 1/2 sq 80
Flow rate: .214 Time: 83
Feed Lines 1+2 together

Adjacent shallow cuts

Elev 847

Gas Line Easement

Proposed House

Perc 35 Perc 36

DRIVE

Repair Area

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.

Tanks OW
Lines 4/13/23
Check Filter

7/28/23 MW Electrical
7/25/23 Pressure Head
7/28/23 Pressure Manifold
7/28/23 Floats
7/28/23 Alarm

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

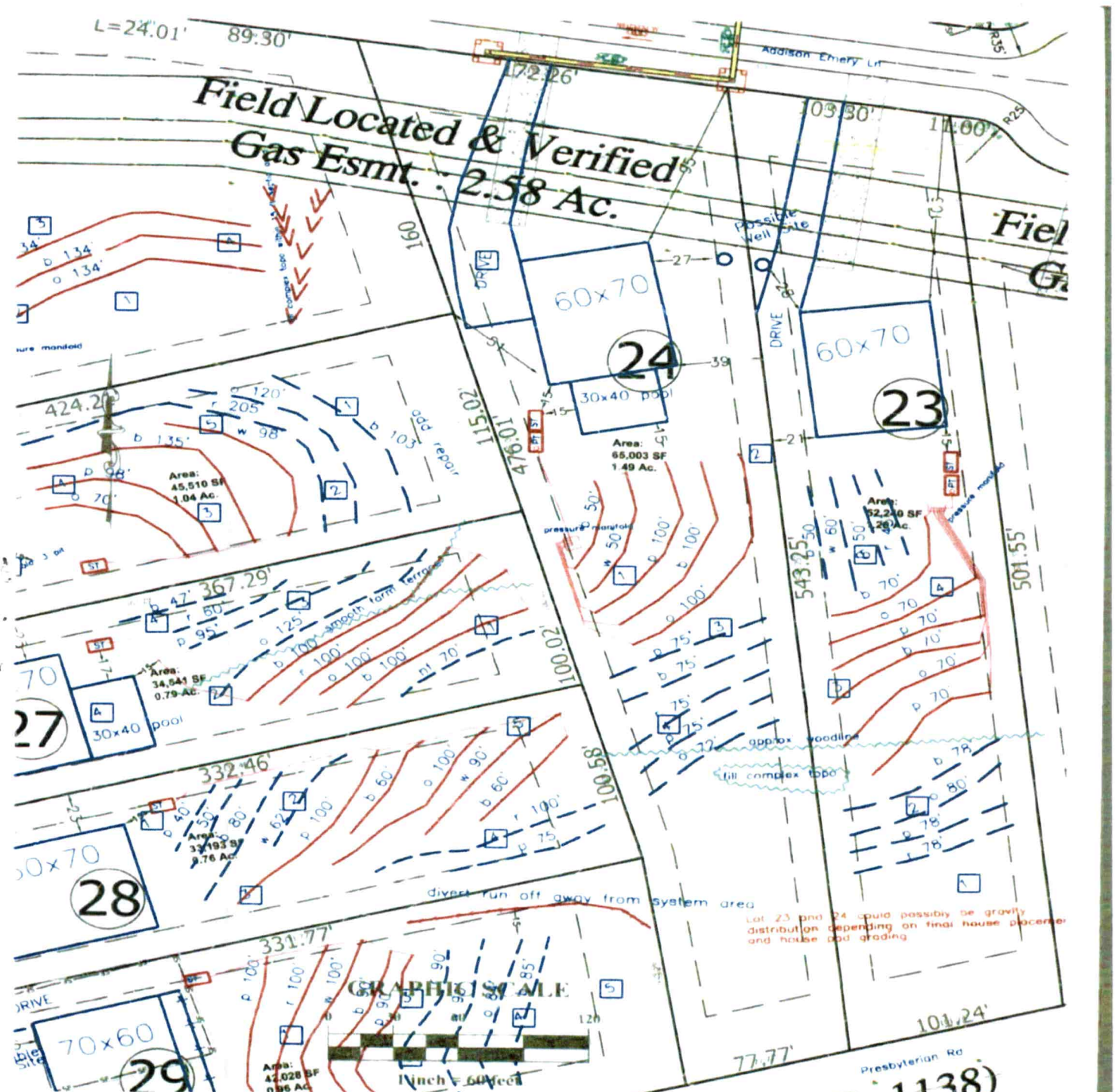
☐ IMPROVEMENT PERMIT with plat valid without expiration ☑ IMPROVEMENT PERMIT with site plan valid for 60 mos ☐ AUTHORIZATION TO CONSTRUCT valid for period equal to IMPROVEMENT PERMIT - not to exceed 60 mos

Owner Applicant Signature: _____ Date: _____ Installed by: Abernathy

IMPROVEMENT PERMIT by: [signature] Date: 1/7/22 OPERATION PERMIT by: [signature] Date: 7/28/23

AUTHORIZATION TO CONSTRUCT by: [signature] Date: 1/7/2022 Existing System Inspected by: _____ Date: _____

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



Oaksprings, LLC – Davidson Pond Subdivision – Lot 24 Septic Site Plan 7.2.21

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.

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

L-124

Sheet 1 of 1
PROPERTY ID #:
COUNTY: Iredell

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

pond

OWNER: Oakspring LLC
ADDRESS: PO Box 5350, Mooresville
PROPOSED FACILITY: 4 bdr Home
LOCATION OF SITE: 128 Addison Emery Ln

APPLICATION DATE 5/10/21
DATE EVALUATED: June 2021
PROPERTY SIZE: 1.49 acres
PROPERTY RECORDED: NO

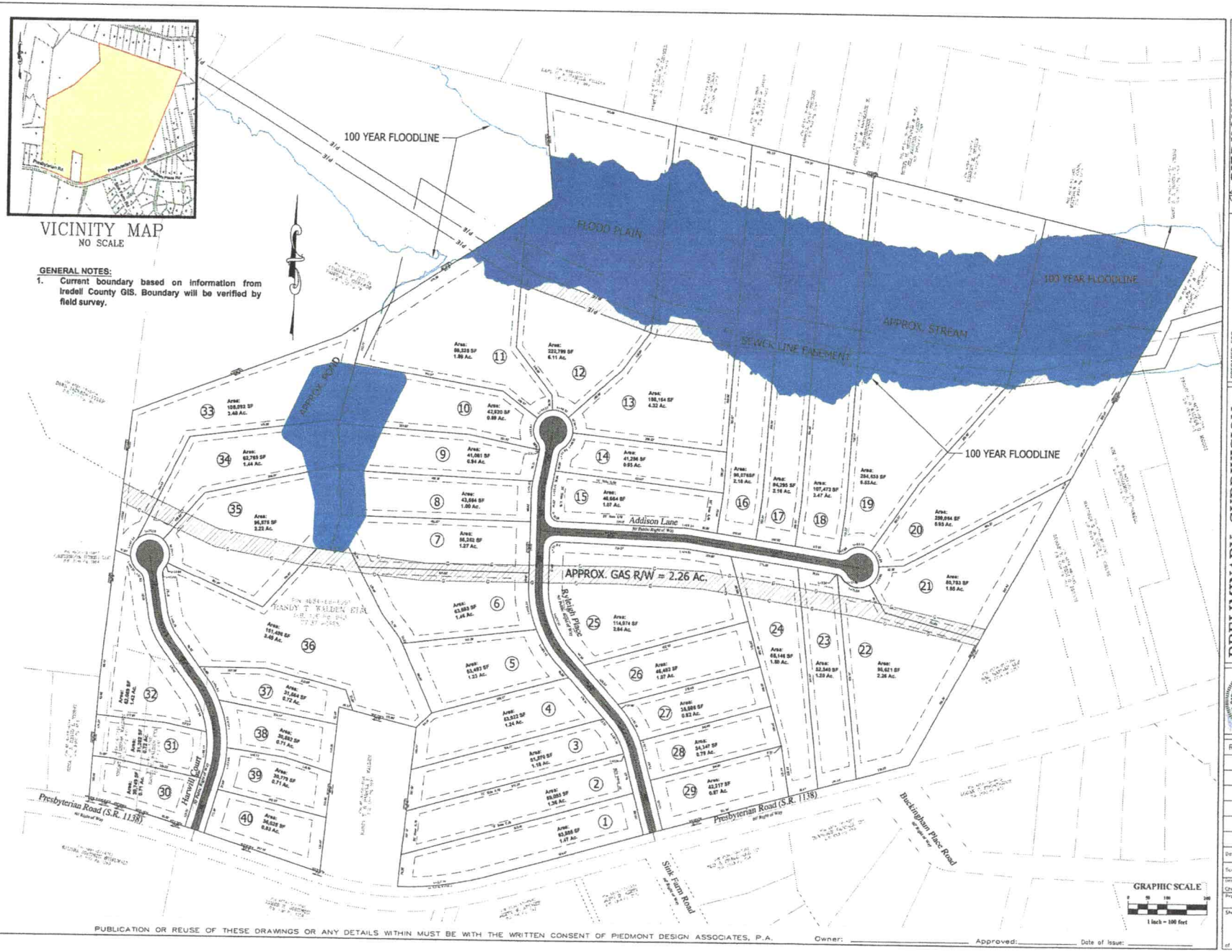
WATER SUPPLY: ☐ Private ☐ Public ☒ Well ☐ Spring ☐ Other
EVALUATION METHOD: ☐ Auger Boring ☒ Pit ☐ Cut
TYPE OF WASTEWATER: ☒ Sewage ☐ Industrial Process ☐ Mixed

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	.1943 SOIL DEPTH	.1956 SAPRO CLASS	.1944 RESTR HORIZ	PROFILE CLASS & LTAR
1	Side	0-4	CL SBK	SS SP FR SEAP	2.5YR 4/6	61	—	N/A	.3
		4-31	C SBK	SS SP FR					
		31-61	CL ABK	SS SP FR					
2		0-8	SCL SBK	SS SP FR SEAP	Sap inc	58	—	N/A	.3
		8-30	C ABK	SS SP FR					
		30-58	CL ABK	SS SP FR					
3	Side	0-7	SCL SBK	SS SP FR SEAP	Sap inc	60	—	N/A	.3
		7-33	C ABK	SS SP FR					
		33-60	CL SBK	SS SP FR					
4	Side	0-11	SCL SBK	SS SP FR SEAP	2.5YR 4/6	60	—	N/A Mica	.3
		11-29	C ABK	SS SP FR					
		29-60	CL SBK	SS SP FR					

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	PS	PS
System Type(s)	25% red	25% red
Site LTAR	0.30	0.30

OTHER FACTORS (.1946):
SITE CLASSIFICATION (.1948): PS
EVALUATED BY: Cory Whicker, Ben Bottkins, Paul Penninger
OTHER(S) PRESENT:

COMMENTS:



PREPARED FOR:
OAKSPRINGS, LLC
PO BOX 5350
MOORESVILLE, NC 28117
(919) 389-4500

PIEDMONT DESIGN ASSOCIATES, P.A.

PRELIMINARY SUBDIVISION
DAVIDSON POND SUBDIVISION
PRESBYTERIAN ROAD - CODDLE CREEK TWNSP
Mooresville, Iredell Co., North Carolina

REVISIONS	BY

Date: 12/03/20
Scale: 1"=100 FT
Drawn: CLF
Checked: DLM
Project: 2021-01-08
Job:
Sheet: P-1
of 2 Sheets

PUBLICATION OR REUSE OF THESE DRAWINGS OR ANY DETAILS WITHIN MUST BE WITH THE WRITTEN CONSENT OF PIEDMONT DESIGN ASSOCIATES, P.A.

Location: Owner: Approved: Date of Issue:

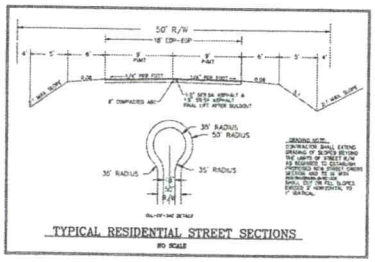
PARCEL NOTES:
* PARCEL TAX ID: 4654-68-8931
* PARCEL SIZE: 78.57 ACRES (CEDDLE CREEK TWP.
* PARCEL ZONING: RA (ADJOINING LOTS ARE ZONED RA.)
* PARCEL OWNER: WARD F. WALDEN ETAL. DEED 726/843
* A PORTION OF THE NORTHERN END OF THIS PARCEL LIES IN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON EFIRM 3710465400L PANEL 4654 DATED 11-16-2005
* THERE ARE PERENNIAL WATERS ON THIS PARCEL.

ZONING NOTES FOR RA DISTRICT (SEE LOT 2 & 15 FOR TYPICAL SETBACKS):
* MINIMUM LOT SIZE: 30,000 SF
* MINIMUM LOT WIDTH: 100'
* FRONT SETBACK: 35'
* SIDE YARD SETBACK: 15' (25' STREET SIDE YARD SETBACK)
* REAR YARD SETBACK: 35'
* MAXIMUM BUILDING HEIGHT: 35'
* ALL CORNER LOTS MUST PROVIDE AN EXTRA 10' OF STREET SIDE YARD SETBACK.

SUBDIVISION DESIGN NOTES:
* ALL LOTS MUST HAVE A MINIMUM 25' FRONTAGE ON A PUBLIC R/W.
* SIDE LOT LINES SHALL BE SUBSTANTIALLY AT RIGHT ANGLES OR RADIAL TO ROAD RIGHT OF WAY LINES.
* DOUBLE FRONTAGE LOTS WHERE UNAVOIDABLE SHALL FRONT INWARD TO THE PROJECT.
* PANHANDLE LOT ACCESS STRIPS SHALL NOT EXCEED 200', AND SHALL NOT BE INCLUDED IN DETERMINING LOT SIZE, WIDTH OR SETBACK LINES.
* A UTILITY EASEMENT OF NO LESS THAN 10' SHALL BE PROVIDED ALONG ALL SIDE AND REAR LOT LINES WHICH SHALL BE A TOTAL OF 20' ALONG THIS PROPERTY'S LINES.
* A UTILITY EASEMENT OF NO LESS THAN 10' SHALL BE PROVIDED ALONG ALL FRONT PROPERTY LINES.
* ALL ROADS MUST MEET NCDOT STANDARDS.
* ALL LOTS TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEMS.

DEVELOPMENT NOTES:
* SITE SIZE: 78.57 ACRES
* TOTAL LOTS: 40 RES. LOTS
* SMALLEST LOT: LOT 32 35,749 SF
* AVG LOT SIZE: 41,989 SF
* LOTS PER ACRE: 1.96 PER ACRE
* TOTAL LF OF STREETS TO BE DEDICATED TO THE NCDOT SYSTEM: 2,681 LF
* AS OF THE DATE OF THIS RECORDING, THE LOTS REPRESENTED ON THIS PLAT HAVE NOT BEEN INSPECTED OR APPROVED BY THE IREDELL CO. HEALTH DEPT. UNTIL INSPECTED, THERE IS NO ASSURANCE THAT A BUILDING PERMIT WILL BE ISSUED. THE SITE AND THIS PRELIM PLAN HAVE BEEN EVALUATED IN TERMS OF SOILS AND SEPTIC SYSTEM LOCATIONS BY A PRIVATE SOILS CONSULTANT.
* AN EROSION CONTROL PLAN WILL BE SUBMITTED TO IREDELL COUNTY FOR PERMITTING UPON APPROVAL OF THE PRELIM PLAN. A COPY OF THE EC PLAN WILL BE PROVIDED PRIOR TO FINAL PLAT.
* LOTS WITHIN THIS SUBDIVISION WILL NOT BE AVAILABLE FOR FURTHER SUBDIVISION.

NOTE: FULL CERTIFICATIONS PER IREDELL CO SUBDIVISION ORDINANCE WILL BE DISPLAYED ON ON THE FINAL PLAT.



TYPICAL RESIDENTIAL STREET SECTIONS
NO SCALE

Review Officer Certificate

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

_____ _____
Review Officer Date

* THIS PARCEL, TO THE BEST OF MY KNOWLEDGE, DOES NOT LIE IN A WATERSHED, AS DESIGNATED BY THE NORTH CAROLINA DIVISION OF ENVIRONMENTAL MANAGEMENT AND AS APPEARS ON THE WATERSHED PROTECTION MAP OF IREDELL COUNTY.

_____ _____
SUBDIVISION ADMINISTRATOR Date

Appendix B Certificates & Statements for Preliminary Plats

1. Certificate of Ownership & Dedication

On the face of the Final Plat, there shall appear a certificate of ownership and dedication acknowledged before an officer authorized to take acknowledgements and executed by the person making the acknowledgement. The certificate shall include a statement of ownership of the property shown on the plat, of its location within the County's subdivision jurisdiction, and of the free consent with which this Ordinance's requirements are met as to setbacks and dedications. If sanitary sewers, storm sewers, and water lines are to be included in the subdivision, the certificate shall also include a statement of their dedication to the County or a public utility designated by the County. The certificate shall state:

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.

Furthermore, I hereby (certify that no sanitary sewers, storm sewers, or water lines are to be included in the subdivision) (dedicate all sanitary sewer to _____, all storm sewer system to _____ and all water lines to _____).

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 is 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.

_____
Owner

North Carolina
_____ County

I, a Notary Public for said County and State, do hereby certify that _____, owner(s) personally appeared before me this day, and acknowledged the execution of the foregoing instrument. Witness my hand and official seal, this ____ day of _____, 20___.

_____
Notary Public

My Commission Expires: _____."

2. Certificate of Survey and Accuracy

In Accordance With North Carolina General Statutes Chapter 40, Section 30, as amended and With the Standards of Practice for Land Surveying in North Carolina:

There shall appear on each plat a certificate by the person under whose supervision the survey or plat was made, stating the origin of the information shown on the plat, including recorded deed and plat references shown thereon. The ratio of precision before any adjustments must be shown. Any lines on the plat that were NOT actually surveyed must be clearly indicated and a statement included revealing the source of information. Where a plat consists of more than one sheet, only one sheet must contain the certification and all other sheets must be signed and sealed.

The certificate required above shall include the source of information for the survey and data indicating the ratio of precision of the survey before adjustments and shall be in substantially the following form:

I, _____, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book ____, page ____, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book ____, page ____; that the ratio of precision as calculated is 1:_____; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this _____day of _____, A.D., 20___.

Seal or Stamp

_____
Surveyor

_____
Registration Number

3. Water Supply Watershed Certificate

All subdivisions of land shall have a statement signed by the Subdivision Administrator indicating whether or not a subdivision lies within a designated Water Supply Watershed. Said statement shall take one of the following forms, as appropriate:

(a) The [name of subdivision] Subdivision, to the best of my knowledge, does not lie within a Water Supply Watershed designated by the Environmental Management Commission as appears on the Watershed Protection Map of Iredell County.

_____ _____
Date Subdivision Administrator

(b) Lots [fill in appropriate lot numbers] of the [name of subdivision] Subdivision, to the best of my knowledge, lie within the [classification of watershed] of the [name of body of water], as designated by the Environmental Management Commission as appears on the Watershed Protection Map of Iredell County. Lots [fill in appropriate lot numbers] of the [name of subdivision] do not lie within a water supply watershed.

_____ _____
Date Subdivision Administrator

(c) All lots within The Woodlands at Fern Hill, to the best of my knowledge, lie within both the WSIV-CA & PA of the Lake Norman/Catawba Watershed as designated by the Environmental Management Commission and as appears on the Watershed Protection Map of Iredell County.

_____ _____
Date Subdivision Administrator

4. Certificate of Approval for Preliminary Plat

If the Subdivision Administrator approves the Preliminary Plat or if the plat is approved on appeal to the Planning Board or to the Board of Commissioners, such approval shall be shown on each copy of the plat by the following signed certificate:

I hereby certify that the preliminary 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.

_____ _____
Date Subdivision Administrator

5. Private Water/Sewer Statement

As of the date of this recording, the lots represented on this plat have not been inspected or approved by the Iredell County Health Department. Until inspected, there is no assurance that a building permit will be issued.

PIEDMONT DESIGN ASSOCIATES
Land Planning • Civil Engineering • Surveying
Associates, P.A.
Suite 100 Woodfield Corner - 125 East Plaza Drive
Mooresville, NC 28115
Phone (704) 664-7330 Fax (704) 664-7331 www.pdpa.com
NC BELS #1 License #: C-1007

PREPARED FOR:
OAKSPRINGS, LLC
PO BOX 5350
MOORESVILLE, NC 28117
(919) 389-4500

PRELIMINARY SUBDIVISION
DAVIDSON POND SUBDIVISION
PRESBYTERIAN ROAD - COBBLE CREEK TWNSP
Mooresville, Iredell Co., North Carolina

REVISIONS	BY

Date: 12/03/20
Scale: 1"=100 FT
1"
Drawn: CLF
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Project: 2021-01-05
Job:
Sheet: P-2
of 2 Sheets

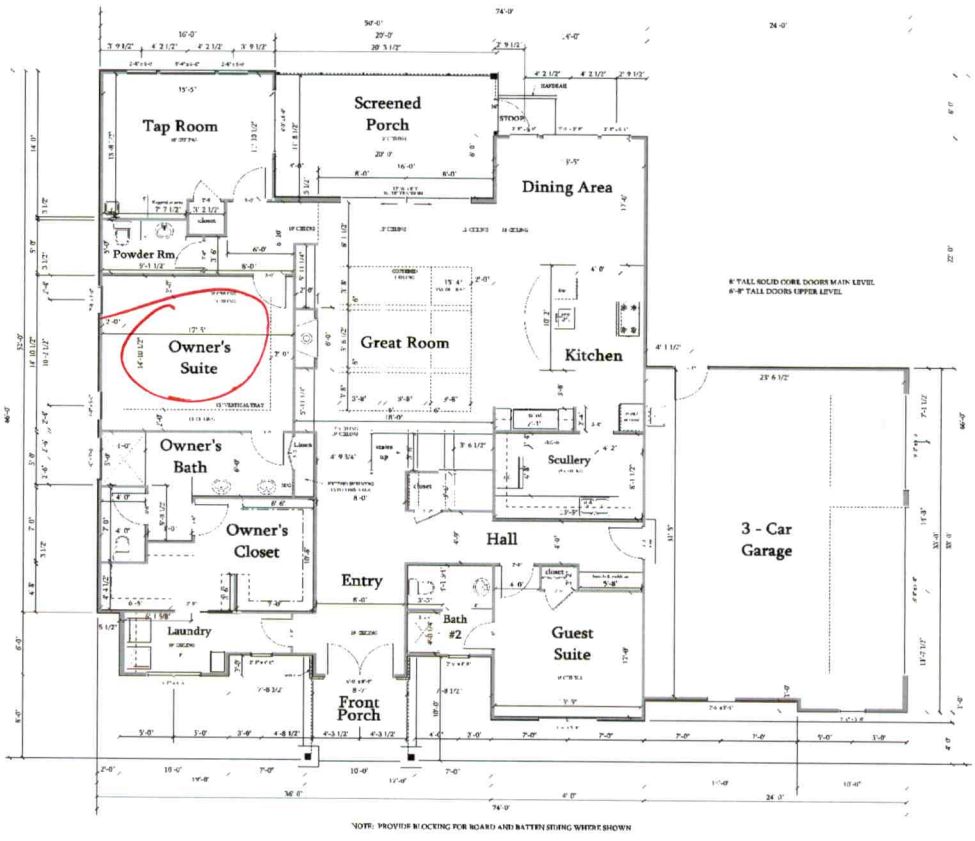
Location:

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Owner: _____ Approved: _____ Date of Issue: _____

128 Addison Emory

WARRANTY AND LIABILITY



AREA CALCULATIONS

1 / A-1 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

9-8-22

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Acknowledgement Of
Plans Submittal ONLY!
Date 11/21/22
Date

U.S. HOME DESIGNS, INC.
7005 Hazelwood Dr., Statesville, NC 28625 Phone: 704-309-0767
Fax: 704-872-4740
www.ushomedesigns.com

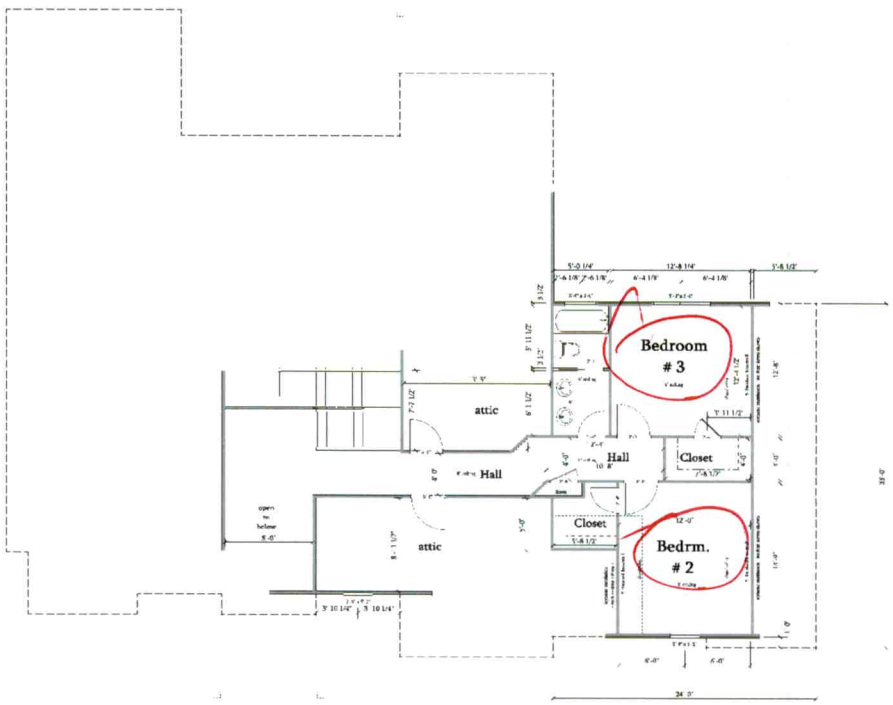
New home plans for:
Mr. and Mrs. Butera

MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

SHEET No. A-1

WARRANTY AND LIABILITY

THERE ARE NO WARRANTIES MADE BY U.S. HOME DESIGNS INC. EITHER EXPRESS OR IMPLIED [illegible]



1 / A-2 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

9-8-22

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U.S. HOME DESIGNS, INC.
1305 Hazelwood Dr., Summerville, SC 29485 Phone: 854-580-0850
Designer: Stephen W Turley
www.ushomedesigns.com

New home plans for:
Mr. and Mrs. Butera

UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

SHEET No. A-2