# ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 | Mooresville Office (704) 660-3625 | PERMIT # AP 2023-14095

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

PIN # 4659 -- 89 -- 2712

APPLICANT/OWNER: Key Builders Inc. | APPLICANT ADDRESS: 1459 N Aspen St. Lincolnton NC 28092

SITE ADDRESS: 529 Shepherd Rd Troutman NC 28166 | PHONE: 704 735 0040 | ALT. PHONE 704 305 3099

SITE DIRECTIONS: 21/115 - (L) S Main St. (R) Houston Rd. - (R) Shepherd Rd. - Site on (R) | SAP CONTROLLED: ☐ YES ☒ NO

SUBDIVISION: Ella Gibson | SECTION: - | LOT # 2 | LOT AREA: 0.83 AC | DESIGN FLOW: 360 | L.T.A.R.: 0.3

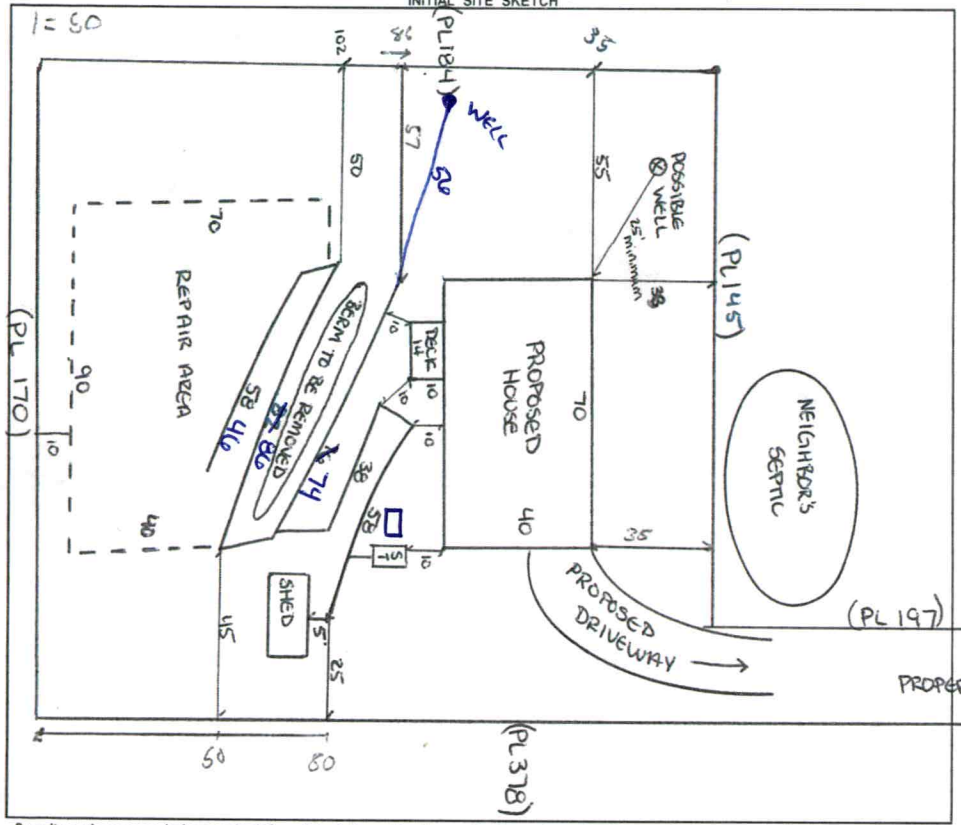
| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Septic Tank | 1000 (gal) | STB | 821 | Date | 8/14/2023 | ☒ New System ☐ Repair ☐ Expansion | System Type: I II (III) IV V VI | ☒ Residence | No. Bedrooms 3 |
| Pump Tank | (gal) | PT | | Date | | System Description: | Gravity 25% Reduction | ☐ Business | No. Persons 6 |
| Pump Make | | Model | | Serial # | | Repair System Description: | Gravity 25% Reduction | ☐ Other | No. Employees |
| # Nitrification Fields | 1 | # Lines | 5 | Linear Ft | 300 | Maintenance Agreement Required: | ☐ YES ☒ NO | ☐ Slab | ☒ Crawl Space |
| Trench Width | 36" | Trench Bottom Depth (~~Low side~~) | 30 in max | Gravity Depth | N/A | ☒ GRAVITY | ☐ PRESSURE | ☐ Basement w/plumbing | ☐ Basement w/o plumbing |

**Water Supply:** ☒ Private ☐ Public ☐ Community

Comments / Conditions: Install on contour with land. Utilize Serial distribution Do not drive, park, grade, or construct in septic area. Berm to be removed prior to septic installation. 30 in max

trench bottom to avoid SAP Controlled.

INITIAL SITE SKETCH




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.

Installed as drawn. see modified line lengths & tank location.

*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: Online Signature | Date: | Installed by: Dennis Willis Septic Service

IMPROVEMENT PERMIT by: Mark Wilson | Date: 2/2/23 | OPERATION PERMIT by: Mark Williams | Date: 9/26/2023

AUTHORIZATION TO CONSTRUCT by: Mark Wilson | Date: 2/2/23 | Existing System Inspected by: | Date:

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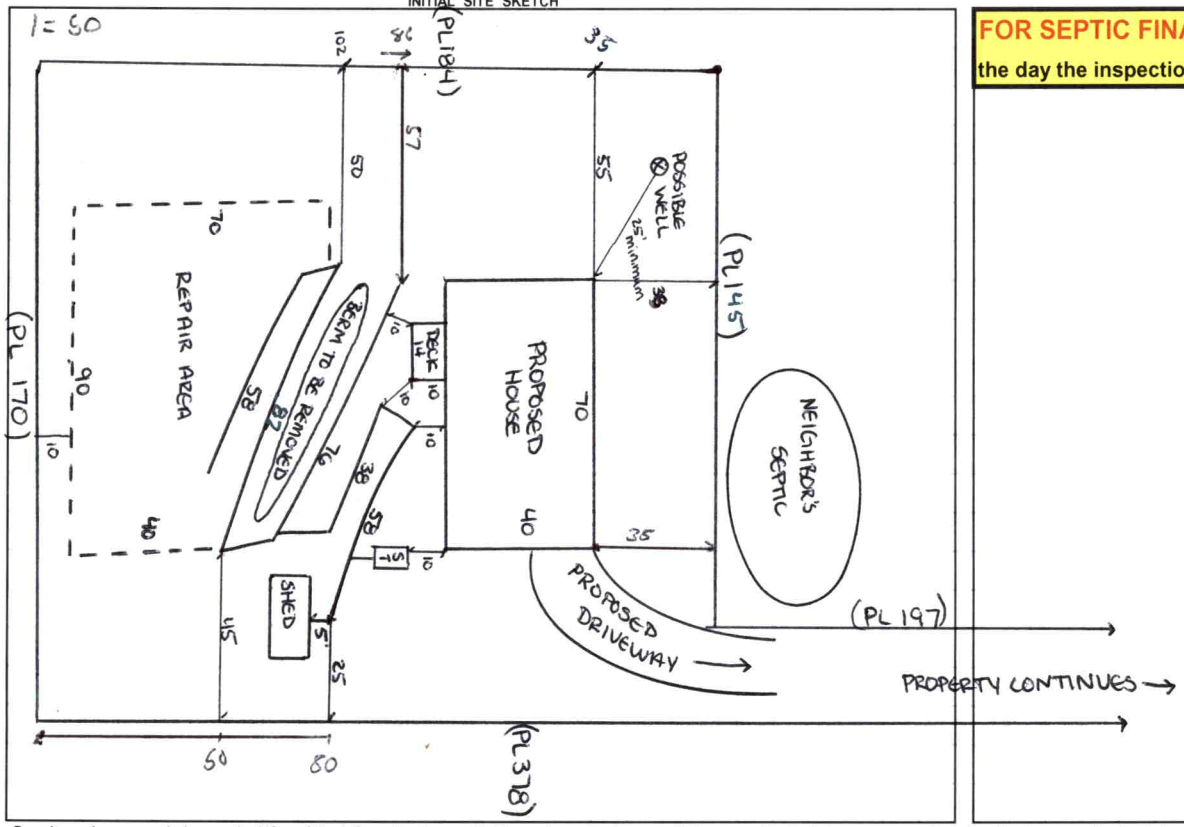
| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
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| Pump Make | | Model | Serial # | Repair System Description: | Gravity 25% Reduction | | | ☐ Other | No. Employees |
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Owner / Applicant Signature: Online Signature | Date: | Installed by:

IMPROVEMENT PERMIT by: Matt Wilson | Date: 2/2/23 | OPERATION PERMIT by: | Date:

AUTHORIZATION TO CONSTRUCT by: Matt Wilson | Date: 2/2/23 | Existing System Inspected by: | Date:

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

## Notice

* Property subject to any easements and right of way on record, and all NCDOT easements and rights of way.

* This survey is subject to any facts that may be disclosed by a full and accurate title search.

* This survey plat does not show any unrecorded, written or unwritten easements, dedications or other encumbrances. Such burdens could exist on this property and not appear on this plat. Accordingly, users of this plat are warned to remain alert for the existence of such unrecorded burdens not shown hereon.

* Area determined by coordinate computations.

* No NGS or NCGS Horiz. Control Monument found within 2,000 feet of site.

* There is a 10' Drainage and Utility easement along all lot lines.

* Lots to be served by individual Water and Sewer Systems.

* Total number of Lots 2

* The Global Navigation Satellite System (GNSS) was used to perform to geospatial positioning accuracy standards, part 2 standards for geodetic networks at the 95% confidence accuracy classification (95% confidence) using real time kinematic. The following information was used:

Class of Survey: CLASS AA
Positional Accuracy: 0.05
Type of GPS Field Procedure: RTK
Dates of Survey: 03/10/2022
Datum/Epoch: NAD83 (2011)
Published/Fixed-Control Use: VRS
GEOID Model: 2018
Combined Grid Factor: 0.99986623
Units: US Survey Feet

That this plat was prepared in accordance with G.S. 47-30 as amended. That this plats meets the requirement of G.S. 47-30. I further certify that this survey creates a subdivision of land within the area of a county or municipality that has ordinance that regulates parcels of land.

Witness this my original signature, registration number and seal this 12th day of April, 2022 A.D.

Ted M. Benbow NC PLS L-3175
Firm License # C-1588

NORTH CAROLINA PROFESSIONAL SEAL L-3175 LAND SURVEYOR TED M. BENBOW

Unless otherwise indicated, all distances shown are horizontal ground distances. To convert to grid distance, multiply the ground distance by the combined factor.

## Certificate of Approval for Recording:

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

Subdivision Administrator — Date: 4-14-22

## Farmland Buffer

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

## Flood Hazard Area Certificate

According to mapping provided by the Federal Emergency Management Agency and shown on the Digital Flood Insurance Rate Map (DFIRM) Panel 4659, Iredell County, North Carolina, effective date: 3/18/2008, the property shown hereon is not located within a special flood hazard area. The property is entirely within an area designated "Zone X – other areas". Areas determined to be outside the 0.2% annual chance floodplain: areas outside future conditions 1% annual chance floodplain.

## Legend

CAPS ON MONUMENTS SET CONTAIN THE SURVEYORS NAME AND LICENSE NUMBER.

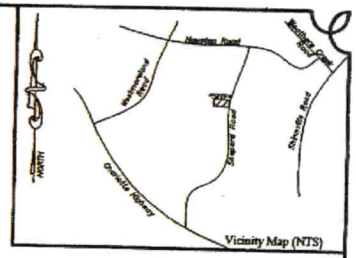
- ○ 1/2" IRON ROD SET WITH YELLOW CAP
- ● EXISTING MONUMENT FOUND AS INDICATED
- X COMPUTED POINT
- EIP ..... EXISTING IRON PIPE AS SHOWN
- EIR ..... EXISTING IRON ROD AS SHOWN
- PIN ..... PARCEL IDENTIFICATION NUMBER
- EP ..... EDGE OF PAVEMENT
- R/W ..... RIGHT OF WAY
- WOB ..... WOODEN OUTBUILDING
- LINE SURVEYED
- TIE LINE SURVEYED
- LINE NOT SURVEYED
- RIGHT-OF-WAY LINE
- WIRE FENCELINE
- GRAVEL

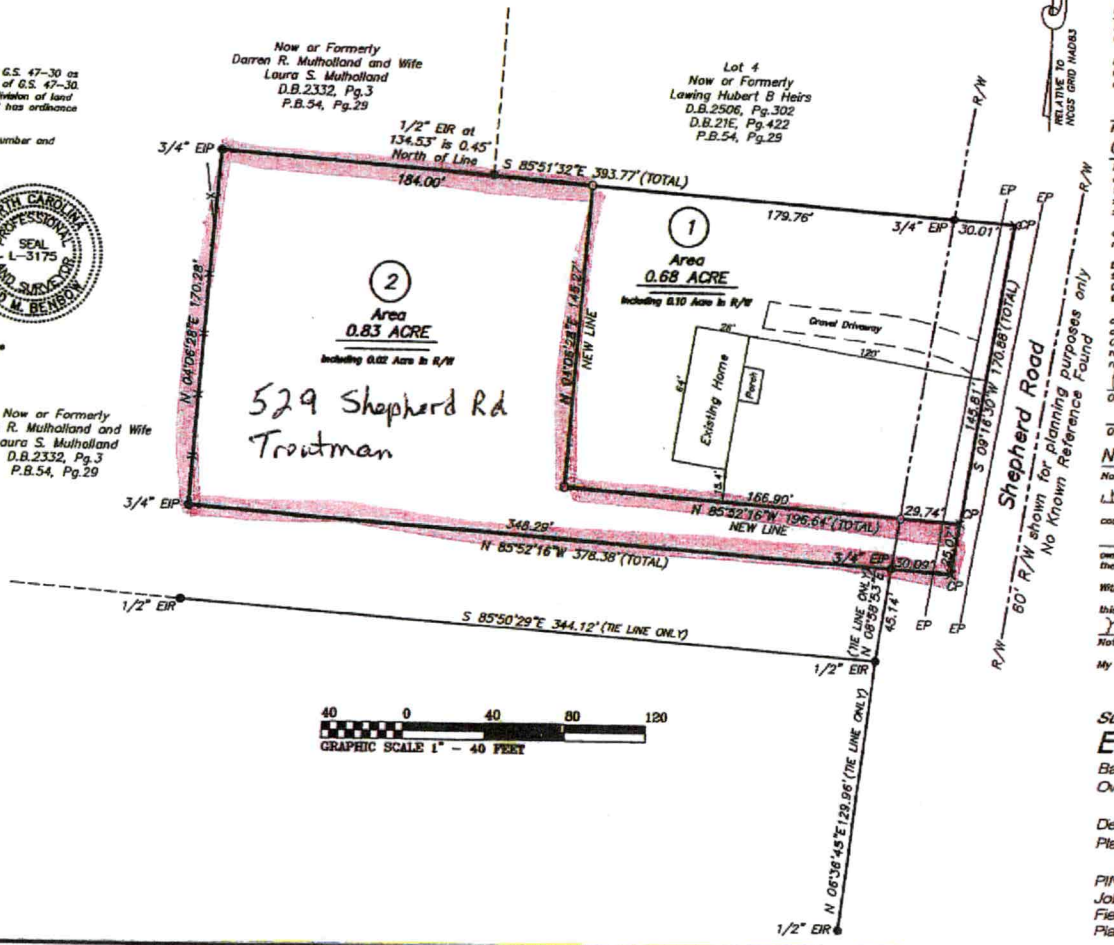
## Zoning

ZONING: RA (Iredell County)
Building Setback

Front – 35 Feet
Side – 15'
Rear – 35'

Doc ID: 018040890001 Type: CRP
Recorded: 04/14/2022 at 03:02:58 PM
Fee Amt: $21.00 Page 1 of 1
Iredell County, NC
Maureen P. Purcell Register of Deeds
BK 76 PG 111




## Water Supply Watershed Certificate:

To the best of my knowledge this plat does not lie within a water supply watershed designated by the North Carolina Division of Environmental Management as appears on the Watershed Protection Map of Iredell County, North Carolina.

Subdivision Administrator — Date: 4-14-22

## Review Officer Certificate

State of North Carolina
County of Iredell

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

Review Officer — Date: 4-14-22

## Certificate of Ownership & Dedication

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 as noted.

a. there are no deed restrictions which will be violated by the requested subdivision;

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: Cheryl Miller — Date: 4-14-2022

Owner: — Date:

## Notary

North Carolina, Iredell County

I, Melanie J Machette, a Notary Public for said county and state do hereby certify that Cheryl Miller owner(s) personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal,

this the 14th day of April, 2022.

Melanie J Machette
Notary Public

My commission expires: July 10, 2023

NOTARY SEAL PRESENT
BUT NOT REPRODUCIBLE

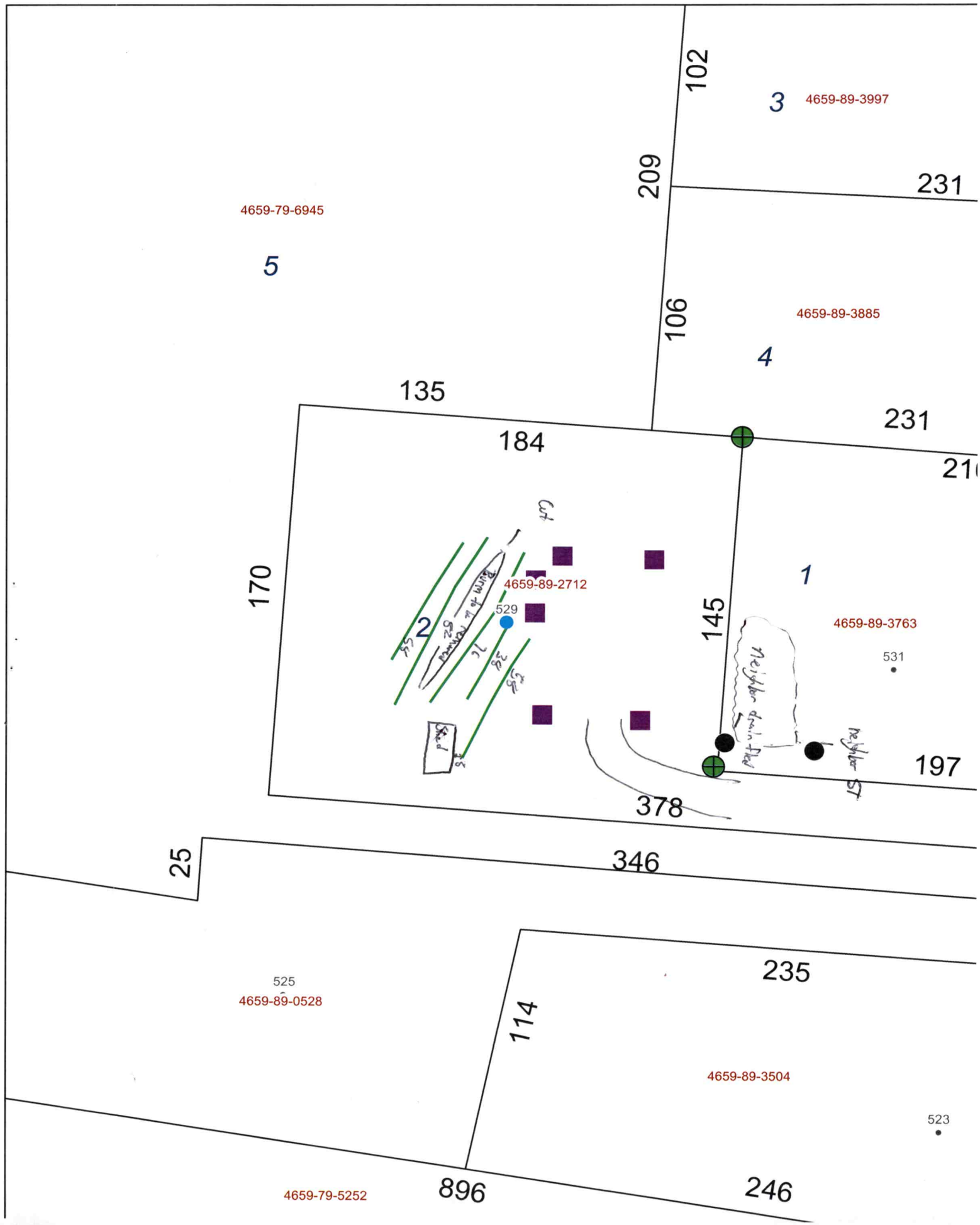
NOTARY PUBLIC IREDELL COUNTY

**TED BENBOW Land Surveying**
Proudly Surveying Iredell County Since 1989
630 SIGNAL HILL DRIVE EXT., STATESVILLE, NC 28625
PHONE (704) 878-9861
www.boundarydevelopment.com

## Subdivision Plat For:

# Ella Gibson

Barringer Township, Iredell County, NC
Owners of Record: Robert A. Miller and Wife Cheryl A. Miller
Deed Reference: D.B.927, Pg.1284
Plat Reference: P.B.54, Pg.29
P.B.781, Pg.242
PIN: 4659-89-2659
Job Number:220366.DWG (220366.CRD)
Field work: 03/10/2022
Plat date: 04/12/2022


102
3
4659-89-3997
209
231
4659-79-6945
5
106
4659-89-3885
4
135
231
184
170
4659-89-2712
529
2
1
145
4659-89-3763
531
197
378
25
346
525
4659-89-0528
235
114
4659-89-3504
523
4659-79-5252
896
246

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

Sheet 1 of 1
PROPERTY ID #: 4659927R
COUNTY: Iredell

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

OWNER: Rex Builders Inc
ADDRESS: 529 Shepherd Rd Treatmen
PROPOSED FACILITY: SFR
PROPOSED DESIGN FLOW (.1949): 360
LOCATION OF SITE: 529 Shepherd Rd
WATER SUPPLY: Private Public (Well) Spring Other
EVALUATION METHOD: Auger Boring (Pit) Cut
TYPE OF WASTEWATER: (Sewage) Industrial Process Mixed

APPLICATION DATE
DATE EVALUATED: 1/31/23
PROPERTY SIZE:
PROPERTY RECORDED:

| 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 | LS 15% | 0-21 | CL SBK | SS sp fr SE | - | 52 | Sap inclusions throughout CL heavy 40+ | | PS .35 |
| | | 21-52 | CL/SBK | SS sp fr SE | | | | | |
| 2 | LS 12% | 0-20 | C/SBK | SS sp fr SE | - | 42 | Sap throughout CL | | PS .3 |
| | | 20-42 | CL/SBK | SS sp fr SE | | | | | |
| | | 42-52 | LSAP | | | | | | |
| 3 | LS 11% | 0-21 | C/SBK | SS sp fr SE | - | 50 | Sap inclusions begin cut 34 | - | PS .3 |
| | | 21-50 | CL/SBK | SS sp fr SE | | | | | |
| 4 | LS 8% | 0-20 | C/SBK | SS sp fr SE | - | 44 | Sap inclusions begin cut 44 | | PS .3 |
| | | 20-44 | CL/SBK | SS sp fr SE | | | | | |
| | | 44-50 | LSAP | | | | | | |

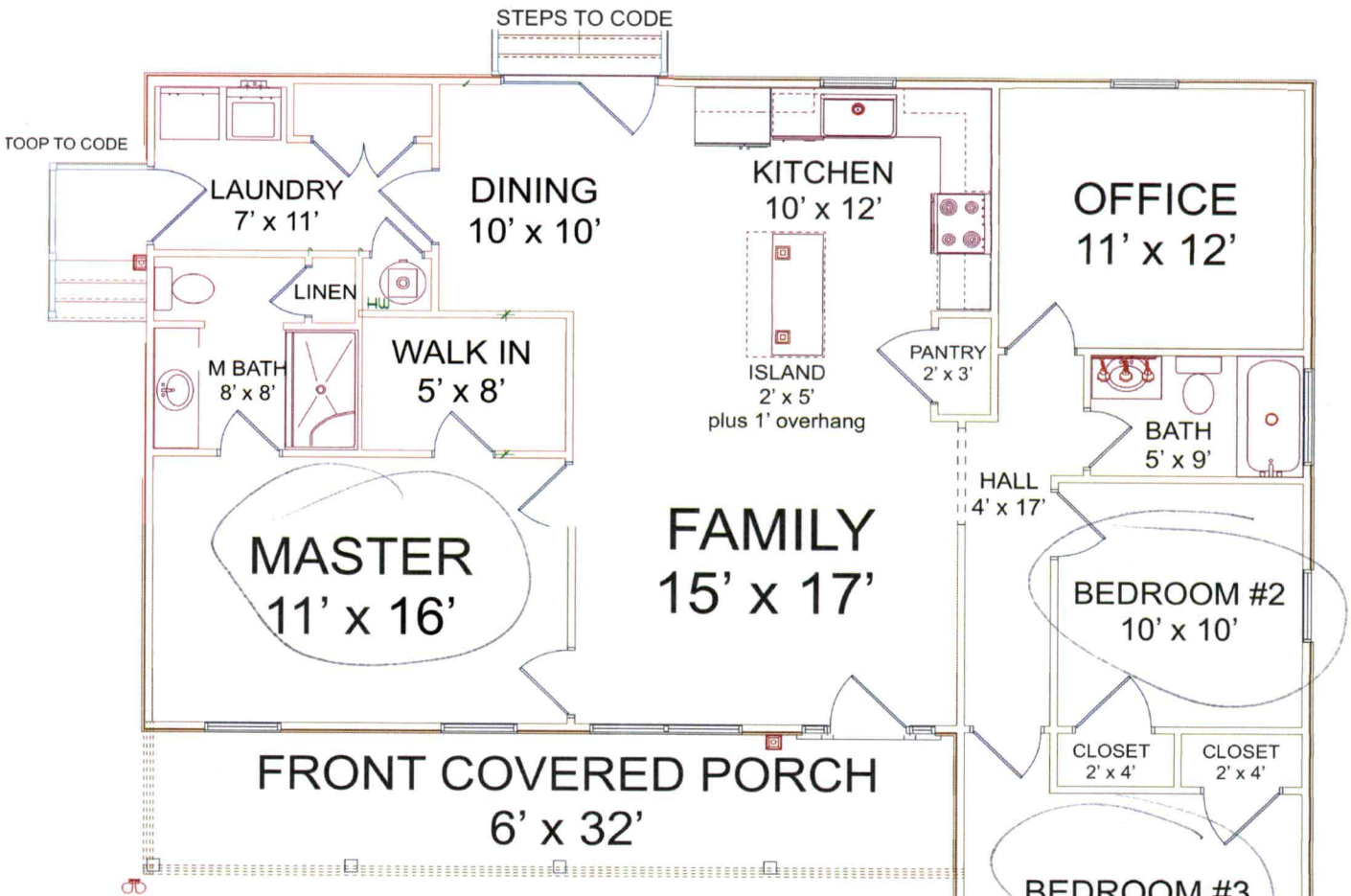
| DESCRIPTION | INITIAL SYSTEM | REPAIR SYSTEM |
|---|---|---|
| Available Space (.1945) | 360 | 360 |
| System Type(s) | 25% | 25% |
| Site LTAR | .3 | .3 |

OTHER FACTORS (.1946):
SITE CLASSIFICATION (.1948): PS
EVALUATED BY: Matthew W
OTHER(S) PRESENT:

COMMENTS:

# Springdale 1, 1419 Sq Ft +/-, 3 bedroom 2 bath, office, 192 Sq Ft +/- covered porches, 191 Sq Ft +/- covered porch

***Images and renderings may vary from base pricing.
***Land improvements such as septic, well, driveway, and sidewalk are not included in standard pricing.
***Cabinet pantry and black hardware are upgrades.




Acknowledgement Of
Plans Submittal ONLY!

Matt Winn Date 2/2/23

_____ Date _____

| NAME | SIZE |
|---|---|
| MAIN FLOOR | 1419 Sq Ft +/- |
| COVERED PORCH | 192 Sq Ft +/- |
| HOUSE DIMENSIONS | 46' x 40' |

Room dimensions are approximate.
Precise room dimensions provided by a draft for construction.

# PERMIT SNAPSHOT REPORT OSWP-2023-14095 FOR IREDELL COUNTY

| | | | | | |
|---|---|---|---|---|---|
| **Permit Type** | Environmental Health OSWP | **Project:** | | **App Date:** | 01/19/2023 |
| **Work Class:** | EH Septic Improvement Permit | **District:** | Iredell County | **Exp Date:** | NOT AVAILABLE |
| **Status:** | In Progress | **Square Feet:** | 0.00 | **Completed:** | NOT COMPLETED |
| **Valuation:** | $0.00 | **Assigned To:** | Wilkinson, Matthew | **Approval Expire Date:** | |
| **Description:** | Single Family Dwelling APPLING FOR IP / AC Floorplans have been submitted | | | | |

| | | |
|---|---|---|
| **Parcel:** 4659892712.000 Main | **Address:** 529 Shepherd Rd Troutman, NC 28166 Main | **Zone:** RA(Residential Agricultural District) |

Applicant/Authorized Agent
KEY BUILDERS INC
1459 N Aspen St 1459 N Aspen St
Lincolnton, NC 28092
Business: (704) 735-0040

Property Owner
Ella Gibson
Home: (704) 305-3099

**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 | 40X70 single family home 10x14 back deck | What are the proposed structures | New Single Family Residence |
| If other Addition/Structure, please explain | | Maximum Number of Bedrooms | 3 | Number of Occupants | 6 |
| Foundation Type | Crawl Space Foundation | Water Supply | New Well | Desired Septic System Type | No Preference |
| If other septic system type, please explain | | Lot Acreage | 0.83 | Front Setback | 35 |
| Back Setback | 35 | Left Setback | 15 | Right Setback | 15 |
| Zoning Permit Issued Date | Jan 19 2023 12:00AM | Zoning Permit Expiration Date | Jul 18 2023 12:00AM | Is the structure or development in the floodplain | No |
| Is the property in a local historic district? | No | Is the property located downtown? | No | Additional Unique Setbacks Apply | No |
| Watershed | NOT IN A WATERSHED | | | | |

| Attachment File Name | Added On | Added By | Attachment Group | Notes |
|---|---|---|---|---|
| Signature_Mandi_Holliday_1/19/2023.jpg | 01/19/2023 9:11 | Holliday, Mandi | | Uploaded via CSS |
| ELLA GIBSON - AUTHORIZATION_v1.pdf | 01/19/2023 10:40 | Nebel, Barbara | Available Online | Authorize to Act as Agent |
| ELLA GIBSON - SEPTIC & WELL APPLICATION_v1.pdf | 01/19/2023 10:40 | Nebel, Barbara | Available Online | Additional Supporting Information |
| ELLA GIBSON - SITE PLAN_v1.pdf | 01/19/2023 10:40 | Nebel, Barbara | Available Online | Site Plan |

| Inspection Number | Status | Inspection Type | Request Date | Scheduled Start Date | Scheduled End Date | Actual Start Date | Actual End Date |
|---|---|---|---|---|---|---|---|
| 2023-54852 | Passed - Permit | OSWP Septic/Well Preliminary Site Visit | 01/20/2023 | | | 01/20/2023 8:59 | 01/20/2023 8:59 |

**Inspectors:** Kobuck, Teanna (Primary)

| Checklist Item | Description | Passed | Comments |
|---|---|---|---|
| General Comments | Checklist item used to track general comments, not specific to any other checklist item | No | |

# PERMIT SNAPSHOT REPORT (OSWP-2023-14095)

| Invoice No. | Fee | | Fee Amount | Amount Paid |
|---|---|---|---|---|
| INV-00007802 | Iredell Zoning Permit Fee | | $75.00 | $75.00 |
| | Iredell Zoning Tech Fee | | $2.25 | $2.25 |
| | | Total for Invoice INV-00007802 | $77.25 | $77.25 |
| INV-00007823 | New Gravity System | | $500.00 | $500.00 |
| | | Total for Invoice INV-00007823 | $500.00 | $500.00 |
| | | **Grand Total for Permit** | **$577.25** | **$577.25** |

| Workflow Step / Action Name | Action Type | Start Date | End Date |
|---|---|---|---|
| **Application Completeness Check v.1** | | 01/19/2023 10:41 | 01/19/2023 10:42 |
| Confirm application complete v.1 | Generic Action | | 01/19/2023 10:42 |
| **Zoning Review v.1** | | 01/19/2023 10:41 | 01/19/2023 16:47 |
| Iredell County Zoning Approval v.1 | Task | 01/19/2023 10:41 | 01/19/2023 16:47 |
| Issue Invoice v.1 | Generic Action | | 01/19/2023 12:40 |
| Fees Paid v.1 | Generic Action | | 01/19/2023 16:47 |
| **Fees v.1** | | 01/19/2023 16:47 | 01/19/2023 16:47 |
| Issue Invoice v.1 | Generic Action | | 01/19/2023 16:47 |
| Fees Paid v.1 | Generic Action | | 01/19/2023 16:47 |
| **Lot Readiness Verification v.1** | | 01/23/2023 8:59 | |
| OSWP Septic Preliminary Site Visit v.1 | Inspection | 01/23/2023 8:59 | 01/23/2023 8:59 |
| OSWP Site Evaluation v.1 | Inspection | | |
| Issue Improvement Permit v.1 | | | |
| Issue Invoice v.1 | Generic Action | | |
| Fees Paid v.1 | Generic Action | | |
| Issue Permit v.1 | Generic Action | | |
| Permit Completion Process v.1 | | | |
| Authorization to Construct Permit v.1 | Create Sub Permit | | |
| Issue Authorization to Construct v.1 | Generic Action | | |