SH

ICHD - ENVIRONMENTAL HEALTH DIVISION

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

PERMIT # OSWP-2023-24878

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

PIN # 4668-69-5072

APPLICANT / OWNER: Robert Villanueva | APPLICANT ADDRESS: 107 Woodridge Ln., Mooresville, NC 28115

SITE ADDRESS: 107 WOODRIDGE LN, MOORESVILLE, NC 28115 | PHONE: | ALT. PHONE:

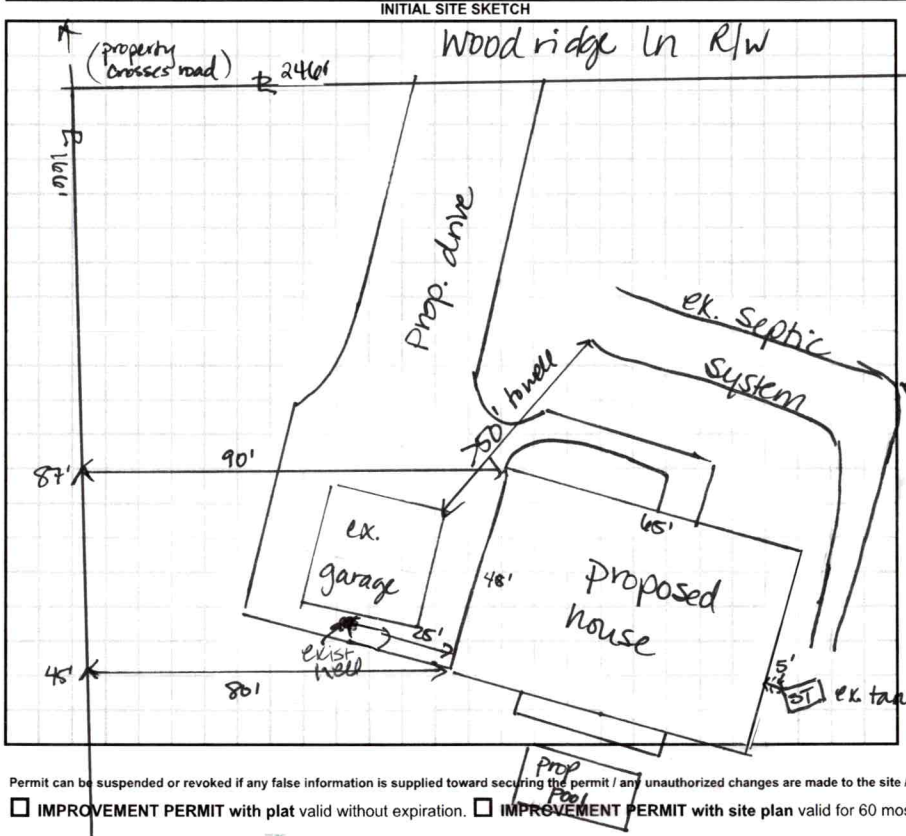
SITE DIRECTIONS: N NC 21 -> R Mazeppa -> L Woodridge -> lot on corner | SAP CONTROLLED: YES ☐ NO ☐

SUBDIVISION: Woodridge | SECTION: N/A | LOT #: 1 | LOT AREA: 1.5 | DESIGN FLOW: 240 | L.T.A.R.: EXISTING

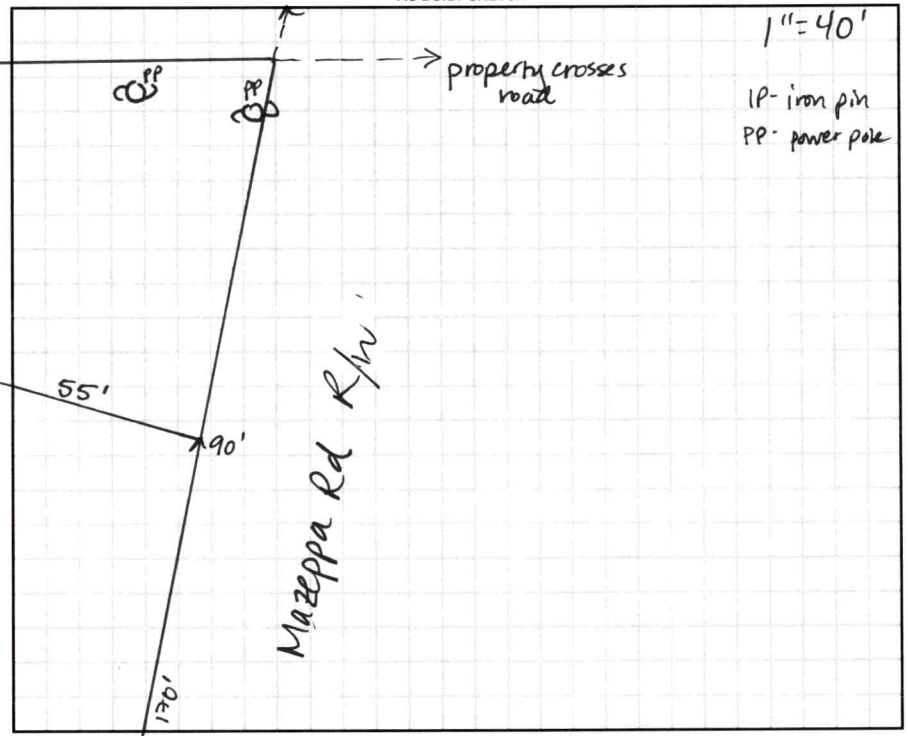
Septic Tank: (gal) EX	STB:	Date:	☐ New System ☐ Repair ☐ Expansion	System Type: II	☑ Residence	No. Bedrooms: 2	Water Supply: Existing Well
Pump Tank: (gal)	PT:	Date:	System Description: Existing Gravel		☐ Business	No. Persons: 4	
Pump Make:	Model:	Serial #:	Repair System Description: See Original permit		☐ Other	No. Employees:	
# Nitrification Fields: 1	# Lines: 2	Linear Ft.: EXISTING	Maintenance Agreement Required: ☐ YES ☑ NO		☐ Slab	☑ Crawl Space	
Trench Width: EXIST	Trench Bottom Depth (Low side): EXISTING		Gravel Depth: EXISTING	☑ GRAVITY ☐ PRESSURE	☐ Basement w/ Plumbing	☐ Basement w/o Plumbing	

Comments / Conditions: Must keep foundation 5' off of septic tank & lines. No foundation drains allowed on side or front of house. Do not drive or pave over septic system.

INITIAL SITE SKETCH



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

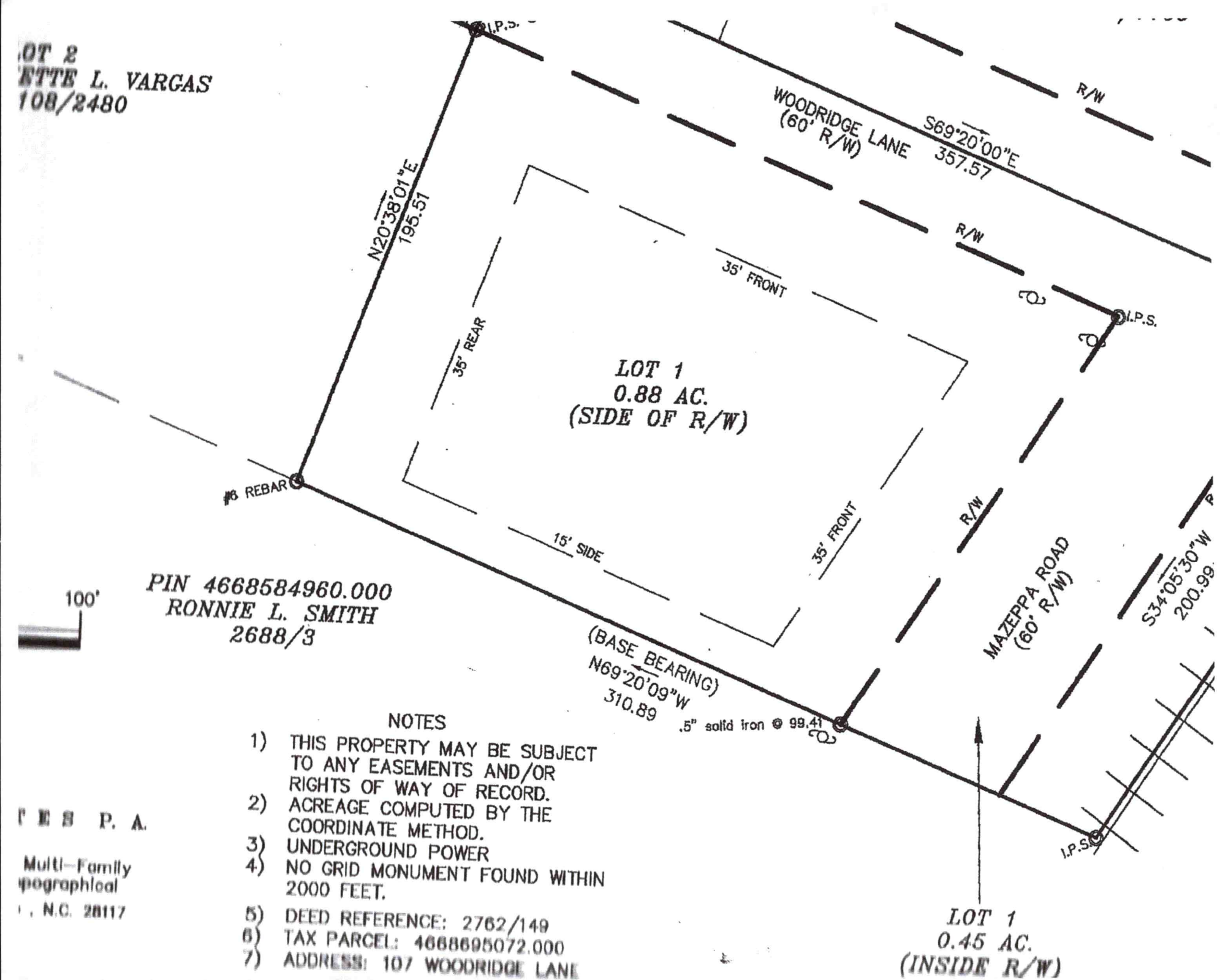
☐ **IMPROVEMENT PERMIT with plat** valid without expiration. ☐ **IMPROVEMENT PERMIT with site plan** valid for 60 mos. ☐ **AUTHORIZATION TO CONSTRUCT** valid for period equal to **IMPROVEMENT PERMIT**--not to exceed 60 mo.

Owner / Applicant Signature: ROBERT M. VILLANUEVA | Date: | Installed By:

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

AUTHORIZATION TO CONSTRUCT by: | Date: | Existing System Inspected By: D. McKeon | Date: 8/1/23

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



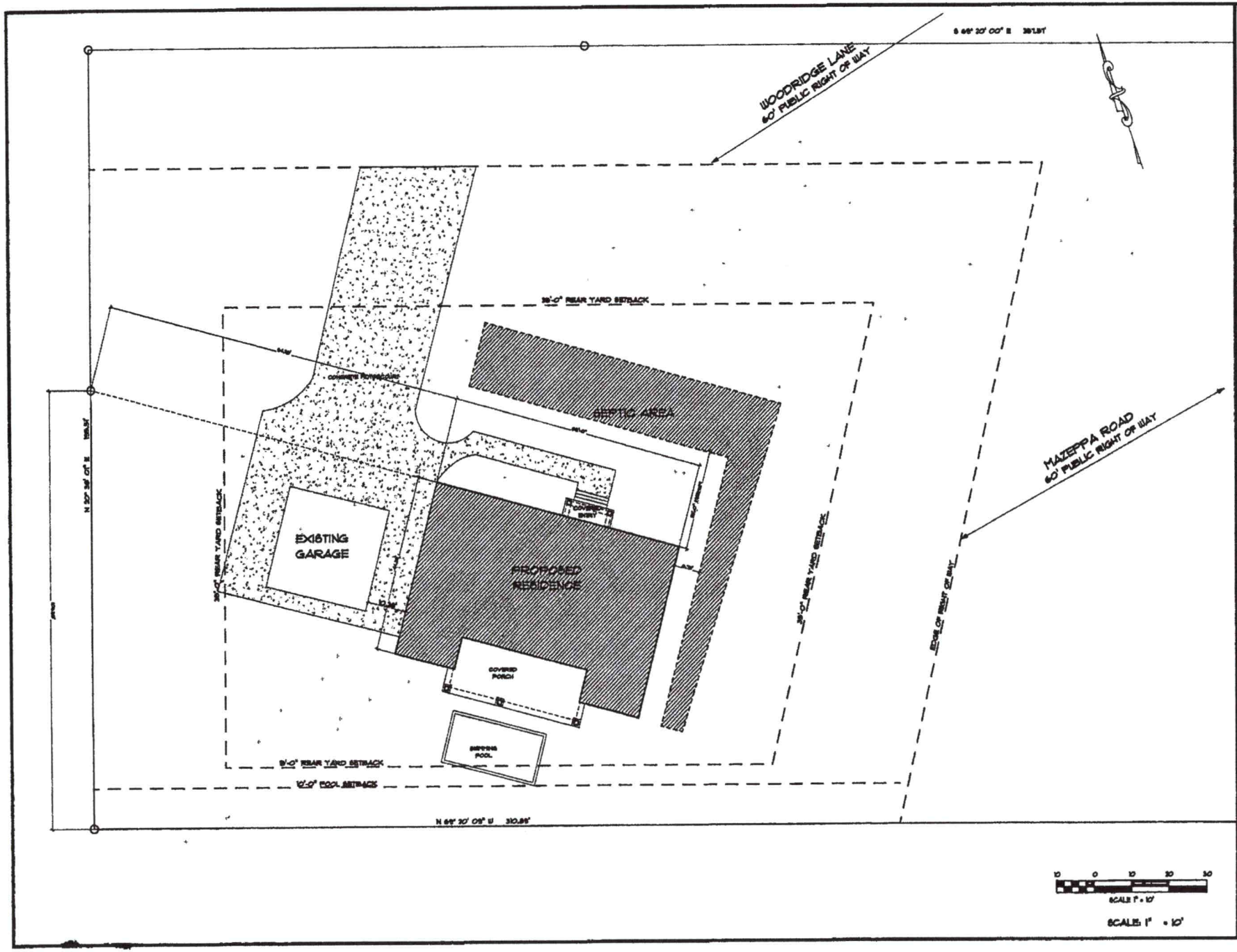
NOTES

1) THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.
2) ACREAGE COMPUTED BY THE COORDINATE METHOD.
3) UNDERGROUND POWER
4) NO GRID MONUMENT FOUND WITHIN 2000 FEET.
5) DEED REFERENCE: 2762/149
6) TAX PARCEL: 4668695072.000
7) ADDRESS: 107 WOODRIDGE LANE

E S P. A.

Multi-Family
pographical

, N.C. 28117



KDH DESIGN
RESIDENTIAL

KDHRESIDENTIALDESIGN.COM
704-728-0505
6644 W Catawba Avenue
Cornelius NC 28031

N·C·B·D·C

THE VILLANOVA RESIDENCE
LOT 3 WOODRIDGE LANE
MOORESVILLE, NORTH CAROLINA

MEMBER
A B D

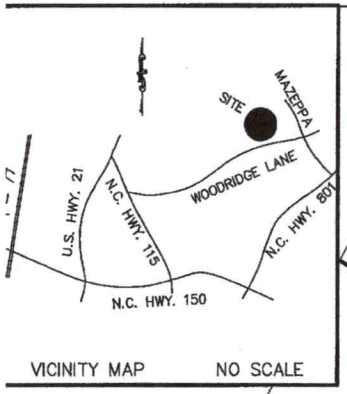
PROJECT NO: 2025-028
DATE: 5/6/2025

DRAWN BY: RJBANDA

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THIS ARCHITECTURAL DRAWING AUTHORIZING THIS PLAN TO BE BUILT WAS DRAWN BY THE ARCHITECT, PURCHASERS — SUPERVISORS OR OWNER OF THIS PLAN IS PROHIBITED

SHEET TITLE
SITE PLAN

02
SHEET 02 OF 17



VICINITY MAP NO SCALE

LOT PT20
JUAN LLAZA
2502/2275

LOT 21
BILLY F. &
SYLVIA M. LEMMOND
1719/1166

LOT 2
JEANNETTE L. VARGAS
2108/2480

PIN 4668584960.000
RONNIE L. SMITH
2688/3

150.84'

C.P.

I.P.S. @ 30'

WOODRIDGE LANE
(60' R/W)

S69°20'00"E
357.57

R/W

N20°38'01"E
195.51

35' FRONT

35' REAR

LOT 1
0.88 AC.
(SIDE OF R/W)

I.P.S.

#6 REBAR

15' SIDE

35' FRONT

R/W

MAZEPPA ROAD
(60' R/W)

S34°05'30"W
200.99

RAILROAD TRACKS

LOT 1
0.17 AC.
(OPPOSITE SIDE OF R/W)

I.P.S.

(BASE BEARING)
N69°20'09"W
310.89

.5" solid iron @ 99.41'

LOT 1
0.45 AC.
(INSIDE R/W)

LEGEND
P.P. = POWER POLE
I.P.S. = #4 REBAR SET
R/W = RIGHT-OF-WAY
CP = COMPUTED POINT

0' 25' 50' 100'
SCALE IN FEET

NOTES
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2) ACREAGE COMPUTED BY THE COORDINATE METHOD.
3) UNDERGROUND POWER
4) NO GRID MONUMENT FOUND WITHIN 2000 FEET.
5) DEED REFERENCE: 2762/149
6) TAX PARCEL: 4668695072.000
7) ADDRESS: 107 WOODRIDGE LANE

SURVEYORS CERTIFICATION

I, WILLIAM M. ALLEN CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 2762 PAGE 149; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND Ddepartures IS 1:10000, (THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK ____, PAGE ____); THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.

WITNESS MY HAND AND SEAL THIS 6 DAY OF Jan., A.D. 2022.

PROFESSIONAL LAND SURVEYOR

L-3499
REGISTRATION NUMBER

OFFICIAL SEAL

NORTH CAROLINA PROFESSIONAL SEAL L-3499 LAND SURVEYOR WILLIAM M. ALLEN

DAS
DON ALLEN & ASSOCIATES P.A.
"Since 1971"
Commercial * Residential * Mortgage Surveys * Multi-Family
Construction Staking * Subdivision Design * Topographical
131 Crosslake Park Drive - Suite 102 * Mooresville, N.C. 28117
(704) 664-7029 (704) 664-8041 Fax
donallensurvey@gmail.com

BOUNDARY SURVEY
OF
LOT 1, WOODRIDGE

PLAT BOOK 16, PG. 92
BARRINGER TWSP., IREDELL CO., NC

SCALE: 1" = 50' DATE: 1/6/22

OWNER: ROBERT VILLANUEVA

FILE NAME: WOODRIDGE 1

4668695072

IREDELL COUNTY HEALTH DEPARTMENT

14668

IMPROVEMENT PERMIT AND CERTIFICATE OF COMPLETION / OPERATIONS PERMIT

OWNER OR CONTRACTOR Lee Funk Jr. DATE May 28, '92 PERMIT NO. 4C4A1

PHONE: Business _____ Home _____

LOCATION 115 N. TR Maggpa Rd. TL Woodridge Lane 1st M.H. on left S.R. No. _____

SUBDIVISION NAME Woodridge LOT NO. 1 SECTION OR BLOCK NO. _____

House ☐ Ex. Mobile Home ☑ Business ☐ Other Detached garage addition

No. Bedrooms _____ No. Bathrooms _____

Garbage Disposal Unit Yes ☐ No ☐

Auto. Dishwasher Yes ☐ No ☐

Auto. Wash. Machine Yes ☐ No ☐

Lot Area _____

Soil Characteristics _____

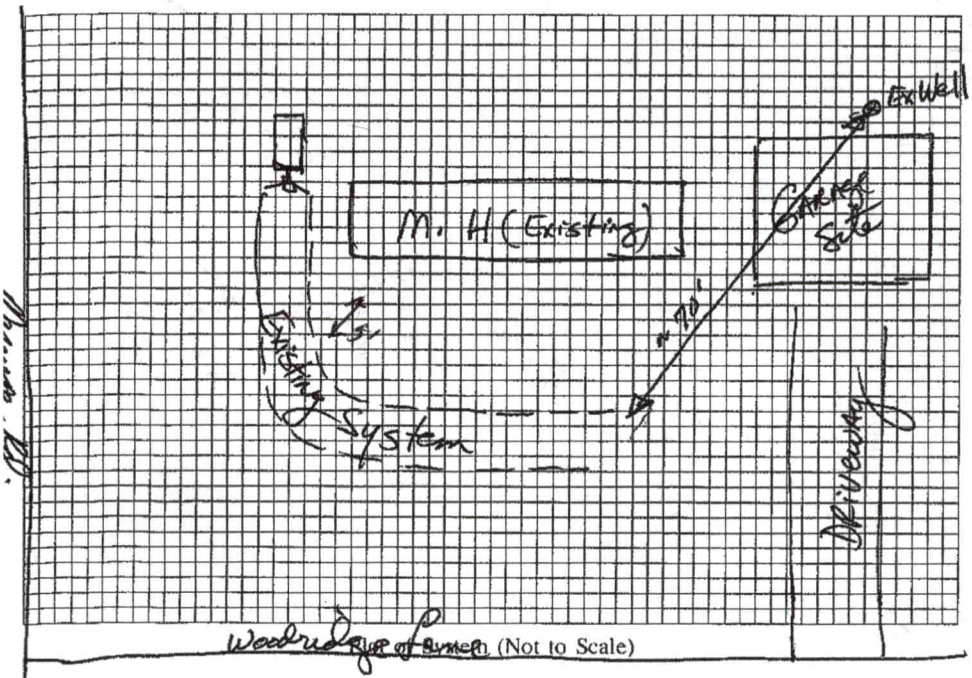
Application Rate _____

Topography _____

Depth to Water Table _____

Rock or other impervious formations _____

_____ Basement with Plumbing _____ Basement without Plumbing _____ No Basement _____ Crawl Space



Size of Tank Existing Gals.

Nitrification Field:

No. of Lines Existing

Sq. Ft. _____ Linear Ft. _____

Depth of Stone in Lines _____

Water Supply: Individual ☑ Public ☐

Installed by _____

I understand and agree to install a septic tank system as specified on this Improvement Permit.

Signed: _____

(IMPROVEMENT PERMIT IS VALID FOR 60 MONTHS FROM DATE OF ISSUE.)

IMPROVEMENT PERMIT BY _____

COMMENTS Existing system showing no sign of malfunction as of this date.

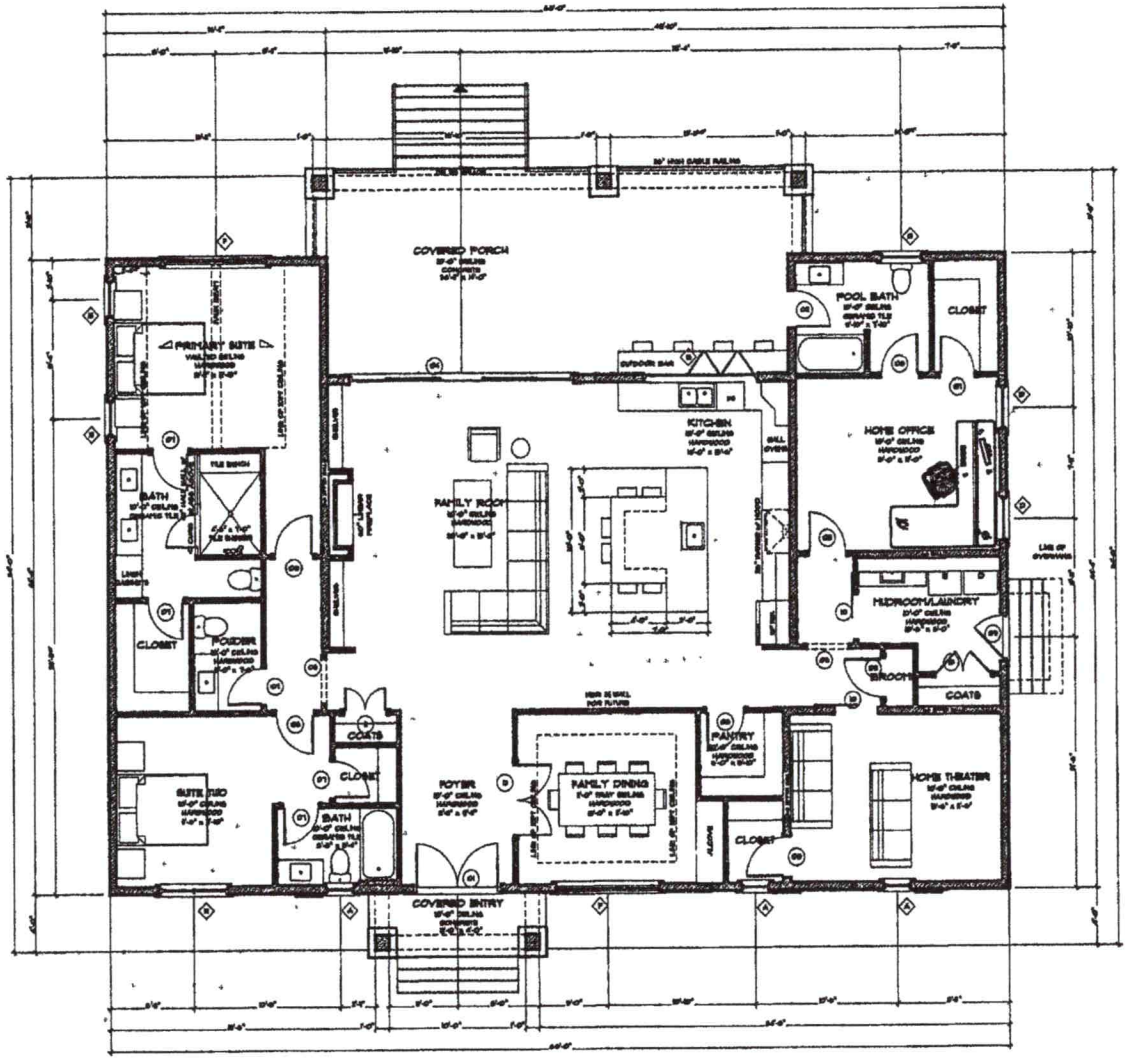
CERTIFICATE OF COMPLETION BY _____ DATE _____

EXISTING SYSTEM CHECKED BY R Hinson, RS DATE 5/28/92

CONSTRUCTION MUST COMPLY WITH ALL OTHER APPLICABLE STATE AND LOCAL REGULATIONS

Permit is VOID if any unauthorized changes are made in installation of system, and/or if any unapproved changes are made to the site, and/or if any false information is supplied toward securing Improvement Permit.

Health Dept. Copy: White Inspection Dept. Copy: Yellow Sanitarian's Copy: Pink Owner's Copy: Gold



FIRST FLOOR WINDOW SCHEDULE

ID	QTY	SIZE W	SIZE HT	NOTES
A	1	2'-0"	4'-0"	SINGLE DOUBLE HUNG WINDOW UNIT
B	1	2'-6"	4'-0"	SINGLE DOUBLE HUNG WINDOW UNIT
C	1	3'-0"	4'-0"	SINGLE DOUBLE HUNG WINDOW UNIT
D	3	3'-0"	4'-0"	SINGLE DOUBLE HUNG WINDOW UNIT
E	1	3'-6"	4'-0"	4'-0" DOUBLE HUNG WINDOW UNIT
F	3	4'-0"	4'-0"	TRIPLE DOUBLE HUNG WINDOW UNIT WITH 24" TRANSOM
G	1	6'-0"	4'-0"	SLIDING GLASS DOOR WINDOW UNIT

FIRST FLOOR DOOR SCHEDULE

ID	QTY	DOOR W	DOOR HT	DOOR SIZE	NOTES
01	1	6'-0"	8'-0"	TRIPLE	1/4" TEMPERED FULL GLASS WITH 6" BOTTOM PANEL - ENTRANCE
02	1	3'-0"	8'-0"	TRIPLE	SINGLE SIDELIGHT 3/4 GLASS DOOR - ENTRANCE
03	1	3'-0"	8'-0"	TRIPLE	SINGLE SIDELIGHT 3/4 GLASS DOOR - TEMPERED
04	1	3'-0"	8'-0"	TRIPLE	SLIDING SIDELIGHT GLASS DOOR - TEMPERED
05	3	2'-0"	6'-8"		CASED OPENING
06	4	2'-6"	6'-8"		SINGLE SIDELIGHT 1/2 PANEL DOORS
07	1	2'-8"	6'-8"		SINGLE SIDELIGHT 1/2 PANEL DOORS
08	1	2'-0"	6'-8"		1/2 SIDELIGHT 1/2 PANEL DOORS
09	1	2'-6"	6'-8"		1/2 SIDELIGHT 1/2 PANEL DOORS
10	1	4'-0"	6'-8"		1/2 SIDELIGHT 1/2 PANEL DOORS
11	1	6'-0"	6'-8"		1/2 SIDELIGHT 1/2 PANEL DOORS

SQUARE FOOTAGE
ALL FOOTAGES CALCULATED TO EXTS

1 FIRST FLOOR HEATED	3,044
TOTAL HEATED	3,044
COVERED ENTRY	48
COVERED PORCH	459
TOTAL UNDER ROOF	3,551

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

KDH DESIGN
RESIDENTIAL
KDHRESIDENTIAL@GMAIL.COM
704-728-0505
8644 W CATAWBA AVENUE
CORNELIUS, NC 28031
N·C·B·D·C

THE VILLANUEVA
A CRAFTSMAN INSPIRED FARMHOUSE
VANTAGE POINTE, CORNELIUS, NC

MEMBER A B D

PERMIT NO: 2025-018
DATE: 5/6/2025
REVISION

DRAWN BY: RJBANDA

COPYRIGHT
THIS RESIDENTIAL DESIGN AUTHORIZES THE PLAN TO BE BUILT ONE TIME BY THE OWNER. PURCHASER — PERMITTING OR BUILDING OF THIS PLAN IS PROHIBITED

SHEET TITLE
FIRST FLOOR PLAN

04
SHEET 04 OF 07

PERMIT SNAPSHOT REPORT OSWP-2023-24878 FOR IREDELL COUNTY

Permit Type: Environmental Health OSWP
Work Class: EH Septic Permit
Status: Called Ready
Valuation: $0.00

Project:
District: Iredell County
Square Feet: 0.00
Assigned To: Wieberg, Danielle

App Date: 05/10/2023
Exp Date: NOT AVAILABLE
Completed: NOT COMPLETED
Approval Expire Date:

Description: Existing septic system on property. **needs to resubmit site plan cannot read setbacks** NEW SITE PLAN WITH SET BACKS ATTACHED TO FILE
septic expansion **New site plan shows rear setbacks on all 4 sides. I emailed customer a zoning disclaimer.** According to new site plan they are using Woodridge Ln as side street. The setback from a side street is 25 feet.** House does not have to face Mazeppa Rd. in order for them to have a Mazeppa Rd. address the front setback is Mazeppa Rd. Per conversation with Matthew Todd**

Parcel: 4668695072.000 Main
Address: 107 Woodridge Ln Main
Mooresville, NC 28115
Zone: RA(Residential Agricultural District)

Property Owner	Applicant/Authorized Agent
Robert Villanueva	Robert Villanueva
107 Woodridge Ln.	107 Woodridge Ln.
Mooresville, NC 28115	Mooresville, NC 28115

Permit Custom Fields

How is your site plan being submitted	Custom Site Plan	Septic Application/Permit Type	Existing System Inspection	Does the site contain any jurisdictional wetlands	No
Non-domestic Sewage Generated	No	Other Public Agency	No	All proposed structure dimensions	44.4' X 66'
What are the proposed structures	New Single Family Residence, Swimming Pool	Type of New Single-Family Residence	Stick Built	Maximum Number of Bedrooms	2
If other Addition/Structure, please explain		Number of Occupants	2	Foundation Type	Crawl Space Foundation
Water Supply	Existing Well	Desired Septic System Type	No Preference	Has this project been approved by TRC	No
Lot Acreage	1.5	Front Setback	35	Back Setback	35
Left Setback	15	Right Setback	25	Zoning Permit Issued Date	Jul 17 2023 12:00AM
Zoning Permit Expiration Date	Jan 13 2024 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_Robert_Villanueva_5/10/2023.jpg	05/10/2023 16:24	Villanueva, Robert		Uploaded via CSS
Scan May 10, 2023 (2)_v1.pdf	05/10/2023 16:34	Hart, Ronda	Available Online	Site Plan
Scan May 10, 2023 (3)_v1.pdf	05/10/2023 16:34	Hart, Ronda	Available Online	Authorize to Act as Agent
STVEHSCANNER_20230510_163405_053970.pdf	05/10/2023 16:34	Hart, Ronda	Available Online	Septic records
107 WOODRIDGE LN SITE PLAN - NEW.pdf	06/05/2023 15:25	COMEAUX, DEBRA	Available Online	SITE PLAN WITH SET BACKS
scans.christyallen@gmail.com_20220107_085440 (1).pdf	06/13/2023 15:12	Sloan, Chrystal		Site plan with Woodridge Ln as side street
20230613152651003.tif	06/13/2023 16:05	Sloan, Chrystal		Woodridge Ln as side street option
Scan May 10, 2023 (1)_v1_v2.pdf	07/10/2023 12:13	Sloan, Chrystal	Available Online	Additional Supporting Information

Inspection Number	Status	Inspection Type	Request Date	Scheduled Start Date	Scheduled End Date	Actual Start Date	Actual End Date
2023-116013	Passed - Permit	OSWP Septic/Well Preliminary Site Visit	07/19/2023	07/19/2023 0:00	07/19/2023 0:00	07/19/2023 9:30	07/19/2023 9:30

Inspectors: Holland, Sydney (Primary)