ICHD - ENVIRONMENTAL HEALTH DIVISION

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

PERMIT # OSWP-2023-38600

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

PIN # 4685-20-8360

APPLICANT / OWNER: Canipe Construction Inc. APPLICANT ADDRESS: 1600 Cox Mill Rd, Concord, NC 28027

SITE ADDRESS: 125 RUSTIC RD, MOORESVILLE, NC 28115 PHONE: (704) 902-4283 ALT. PHONE: (704) 902-4283

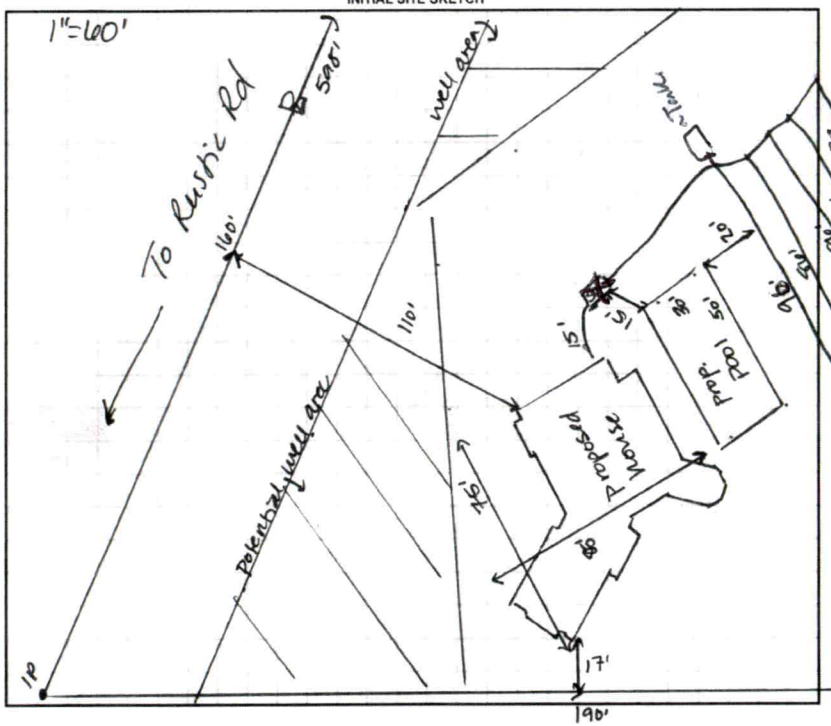
SITE DIRECTIONS: S NC 3 -> L Patterson Farm -> R Rustic -> lot behind 123 SAP CONTROLLED: YES ☐ NO ☑

SUBDIVISION: William & Alice Oehler SECTION: N/A LOT #: 5A LOT AREA: 4.497 DESIGN FLOW: 480 L.T.A.R.: 0.3

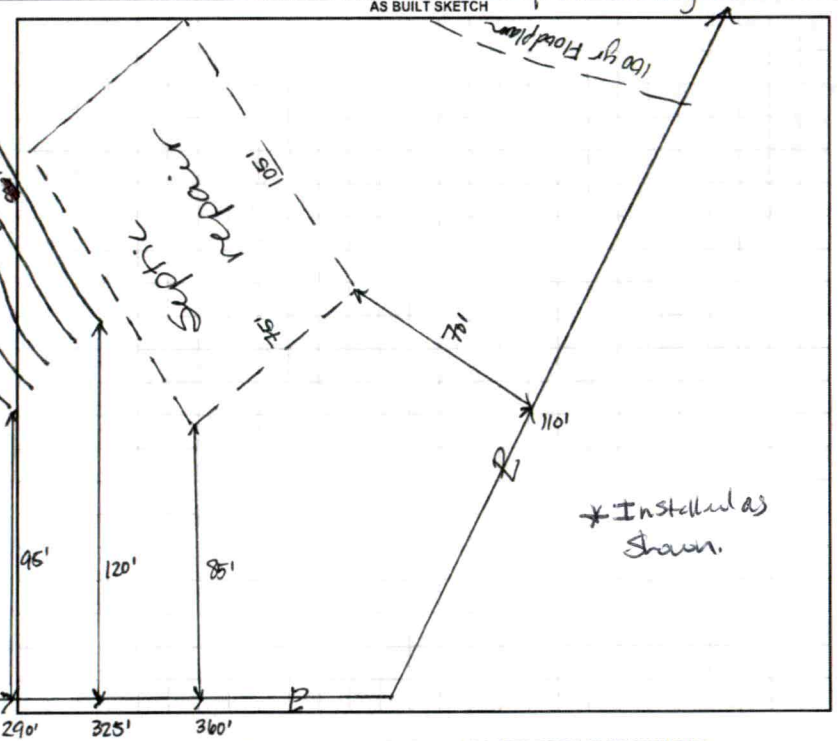
Septic Tank: 1000 (gal)	STB: 760	Date: 2-18-24.	☑ New System ☐ Repair ☐ Expansion	System Type: III	☑ Residence	No. Bedrooms: 4	Water Supply: New Well
Pump Tank: (gal)	PT:	Date:	System Description: 25% Reduction		☐ Business	No. Persons: 8	
Pump Make:	Model:	Serial #:	Repair System Description: 25% Reduction		☐ Other	No. Employees:	
# Nitrification Fields: 1	# Lines: 5	Linear Ft.: 434	Maintenance Agreement Required: ☐ YES ☑ NO		☐ Slab	☐ Crawl Space	
Trench Width: 36	Trench Bottom Depth (Low side): 28		Gravel Depth: 0	☑ GRAVITY ☐ PRESSURE	☑ Basement w/ Plumbing	☐ Basement w/o Plumbing	

Comments / Conditions: Do not pave, grade, park, drive, or bury utilities in drain field area. Install on contour, divert all drainage from drain field areas. Stake pool during install

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: Date:

IMPROVEMENT PERMIT by: D.Meben Date: 11/1/23

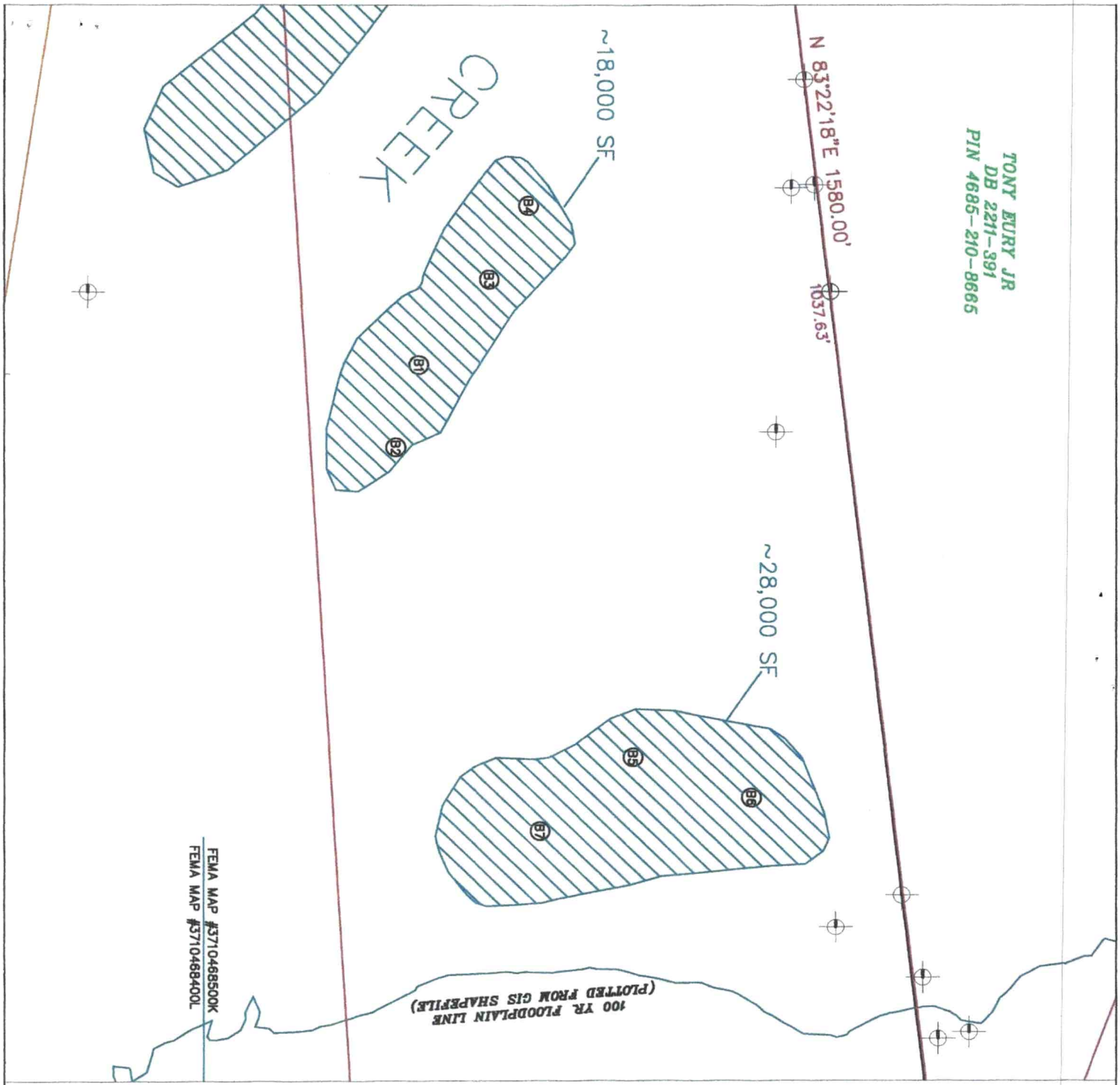
AUTHORIZATION TO CONSTRUCT by: D.Meben Date: 11/1/23

Installed By: BW Christenbury

OPERATION PERMIT by: Brian A Bell Date: 4/18/2024.

Existing System Inspected By: Date:

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



LEGEND

Areas contain at least 36 inches of usable material and have potential for accepted, modified conventiona and conventional septic systems.

Not evaluated

(B2) Boring Locations.

GRAPHIC SCALE
1" = 100'

100 0 100 200

FOR PRELIMINARY PLANNING PURPOSES ONLY. ALL LOTS WILL REQUIRE FINAL APPROVAL BY THE COUNTY HEALTH DEPARTMENT ON A LOT BY LOT BASIS. THIS MAP SHOULD BY USED AS A GENERAL GUIDE, SOME ADJUSTMENTS WILL BE NECESSARY IN THE FIELD DUE TO SOIL VARIABILITY AND COMPLEX TOPOGRAPHIC FEATURES.
THIS MAP ONLY REFLECTS EXISTING SOIL SUITABILITY FOR ON-SITE SEPTIC TANK SYSTEMS.

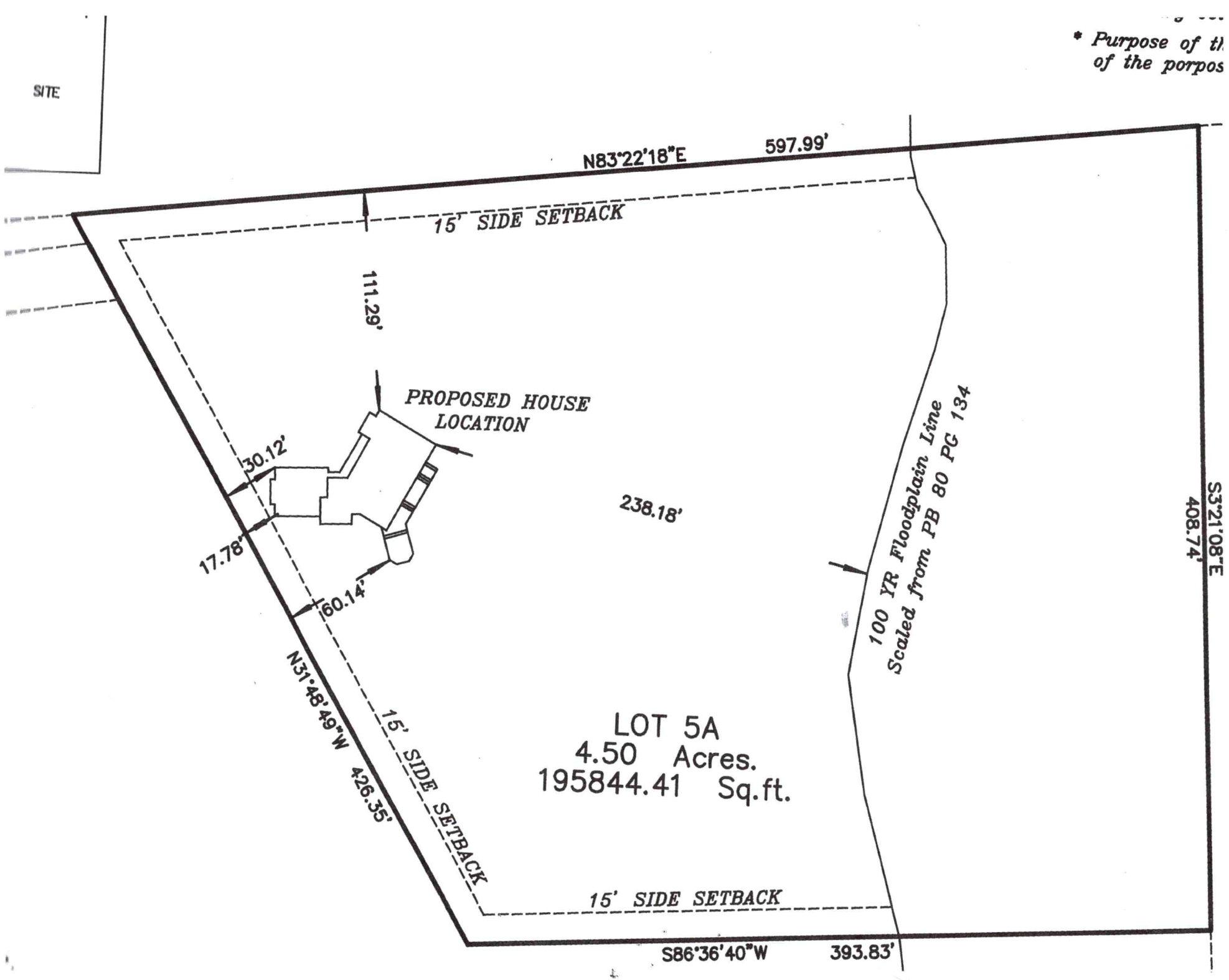
SOIL & FORESTRY SERVICES OF THE CAROLINAS, PA.
P.O. BOX 832
MOORESVILLE, NC 28115
PHONE: (704) 746 - 5046
ASHLEY ROLLANS, NC LICENSED SOIL SCIENTIST
MOBILE: (704) 746 - 5046
EMAIL: ASHLEYROLLANS@GMAIL.COM

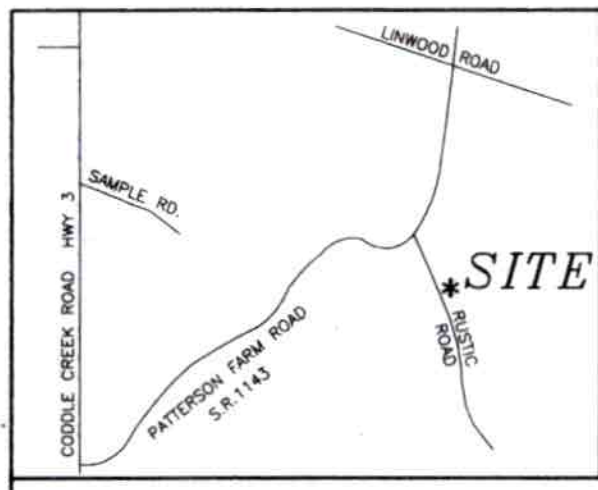
MAP TITLE: PRELIMINARY SOIL EVALUATION

PROJECT NAME: ALICE & MICHAEL GEHLER / RUSTIC ROAD LOT 5

LOCATION/DATE: RUSTIC ROAD LOT 5 SOILS
IREDELL COUNTY, NORTH CAROLINA
FEBRUARY 2022

JOB # :	22-0010
FILE:	C:\JOBS\2-0010
PROJECT MGR.:	S.A.R.
FIELD WORK:	S.A.R.
DRAWN BY:	S.A.R.


* Purpose of th
of the porpos
SITE
N83°22'18"E
597.99'
15' SIDE SETBACK
111.29'
PROPOSED HOUSE
LOCATION
30.12'
17.78'
60.14'
238.18'
100 YR Floodplain Line
Scaled from PB 80 PG 134
S3°21'08"E
408.74'
N31°48'49"W
426.35'
15' SIDE SETBACK
LOT 5A
4.50 Acres.
195844.41 Sq.ft.
15' SIDE SETBACK
S86°36'40"W
393.83'



VICINITY MAP
NO SCALE

HEALTH DISCLAIMER (REGARDING SOIL TESTING)

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.

All lots within, Oehler–Patterson subdivision, to the best of my knowledge, lie within the WS–II Balance of Watershed of Coddle Creek, as designated by the Environmental Management Commission and as appears on the Watershed Protection Map of Iredell County.

Rich A. Hoffman — SUBDIVISION ADMINISTRATOR — 8-21-23 DATE

NORTH CAROLINA
Iredell COUNTY

I, ______, A Notary Public of the county and state aforesaid certify that ______ personally appeared before me this day and acknowledged the execution of the foregoing instrument.
Witness my hand and official seal this ____ day of ______.

Notary Public
My commission expires

OWNER'S CERTIFICATE

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 and establish minimum building setbacks 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 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.

DATE	OWNER
8-15-2023	William M. Oehler
8-15-2023	Alice T. Oehler
8-15-2023	[signature]
8-15-2023	Holly V. Oehler

NORTH CAROLINA
Mecklenburg COUNTY

I, Robin Clauss, A Notary Public of the county and state aforesaid certify that William Oehler Alice T Oehler Jason R Oehler Holly V Oehler personally appeared before me this day and acknowledged the execution of the foregoing instrument.
Witness my hand and official seal this 15 day of August 2023.

Robin E. Clauss
Notary Public
My commission expires

ROBIN ELIZABETH CLAUSS
Notary Public
Mecklenburg County
My Comm. Exp.
NORTH CAROLINA

I, RUFUS JACKSON LOVE , certify that this plat was drawn under my supervision from an actual survey made under my supervision, Deed description recorded in Map Book 80, page 64 ; that the boundaries not surveyed are clearly indicated as drawn from information found in Book as shown, page as shown; that the ratio of precision as calculated is 1:10,000+; that this plat was prepared in accordance with GS 47-30 as amended.

This survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision.

Witness my original signature and seal this 15th day of August 2023

N.C.R.L.S. L-2844 — Rufus Jackson Love
LICENSE NO. — PROFESSIONAL LAND SURVEYOR

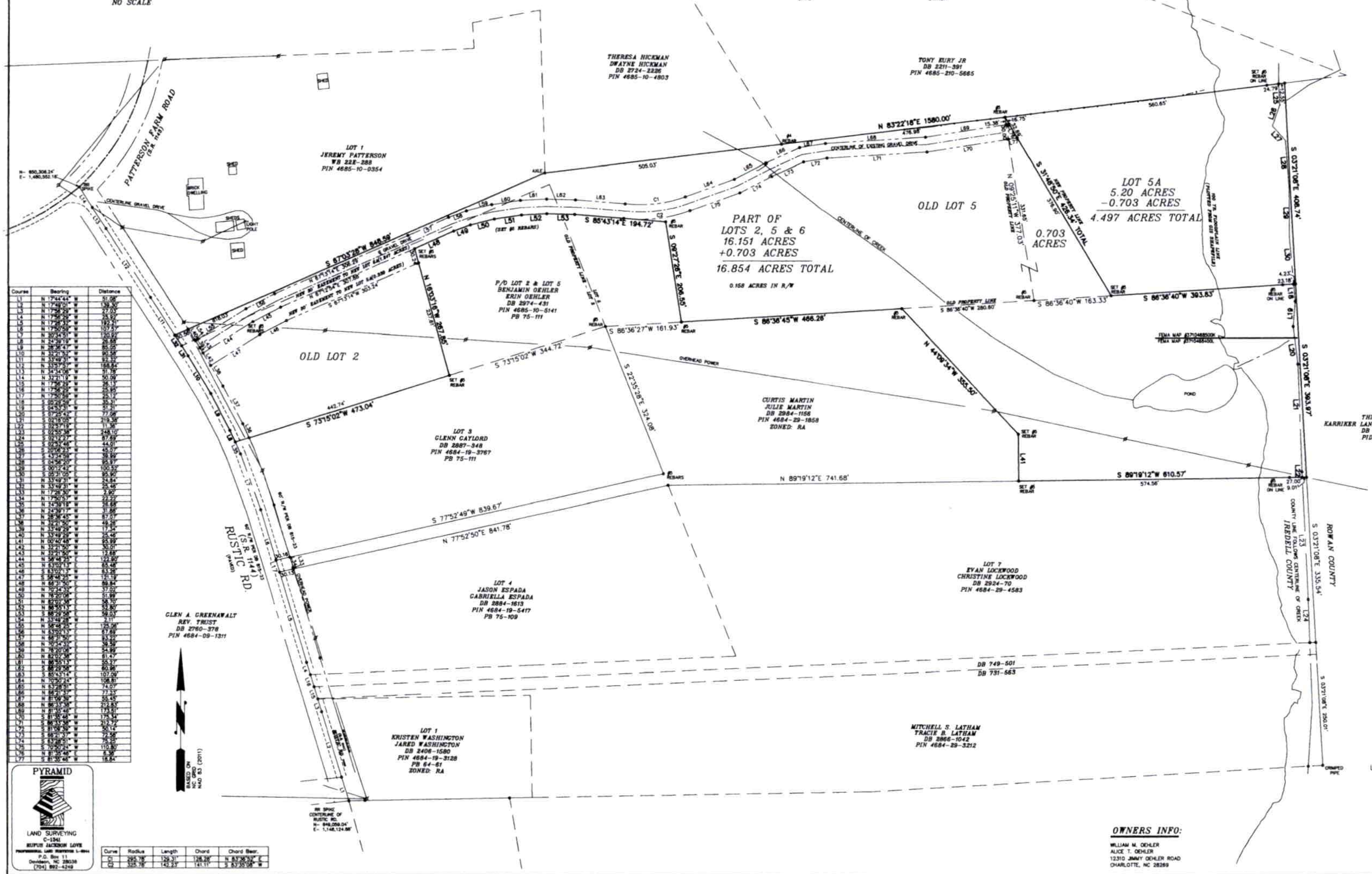
NORTH CAROLINA
PROFESSIONAL
SEAL
L-2844
LAND SURVEYOR
RUFUS JACKSON LOVE

I, hereby certify that this plat for recordation is an exception to the Subdivision Ordinance of Iredell County, North Carolina.

Rich A. Hoffman — 8-21-23
Subdivision Administrator — DATE

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

Rich A. Hoffman — 8-21-23
Review Officer — Date



Course	Bearing	Distance
L1	N 17°44'44" W	51.08'
L2	N 17°49'01" W	139.30'
L3	N 17°56'29" W	27.03'
L4	N 17°56'29" W	25.92'
L5	N 17°26'32" W	192.21'
L6	N 17°50'59" W	107.57'
L7	N 20°34'51" W	120.92'
L8	N 24°39'19" W	28.68'
L9	N 28°36'47" W	85.05'
L10	N 32°21'52" W	90.58'
L11	N 33°49'31" W	92.32'
L12	N 33°57'57" W	168.84'
L13	N 34°34'06" W	51.78'
L14	N 32°21'19" W	50.09'
L15	N 17°56'29" W	26.13'
L16	N 17°56'29" W	25.95'
L17	N 17°50'59" W	25.12'
L18	S 05°29'58" E	35.31'
L19	S 04°53'31" W	51.21'
L20	S 07°25'42" E	77.08'
L21	S 02°18'05" E	219.38'
L22	S 02°57'19" E	11.38'
L23	S 02°35'38" E	248.10'
L24	S 02°12'27" E	87.69'
L25	S 02°52'46" E	44.01'
L26	S 20°06'23" W	45.07'
L27	S 43°34'58" E	39.99'
L28	S 04°56'20" E	95.97'
L29	S 00°12'42" E	100.52'
L30	S 05°31'05" E	95.90'
L31	N 33°49'31" W	24.84'
L32	N 33°49'31" W	25.46'
L33	N 17°26'30" W	2.90'
L34	N 17°50'57" W	22.22'
L35	N 24°39'19" W	28.68'
L36	N 24°39'17" W	31.88'
L37	N 28°36'45" W	87.07'
L38	N 32°21'50" W	49.28'
L39	N 33°49'29" W	17.34'
L40	N 33°49'29" W	25.46'
L41	N 00°40'45" W	95.99'
L42	N 32°21'50" W	30.01'
L43	N 32°21'50" W	12.68'
L44	N 58°46'25" E	122.90'
L45	N 63°02'13" E	65.48'
L46	S 63°02'13" W	63.28'
L47	S 58°46'25" W	121.19'
L48	N 66°31'50" E	89.84'
L49	N 70°34'32" E	37.02'
L50	N 76°20'08" E	51.99'
L51	N 82°02'38" E	58.70'
L52	N 86°55'13" E	52.80'
L53	S 88°29'58" E	59.03'
L54	N 33°49'28" W	2.11'
L55	N 58°46'25" E	125.06'
L56	N 63°02'13" E	67.69'
L57	N 66°31'50" E	93.22'
L58	N 70°34'32" E	39.59'
L59	N 76°20'08" E	54.99'
L60	N 82°02'38" E	61.47'
L61	N 86°55'13" E	55.27'
L62	S 88°29'58" E	60.98'
L63	S 85°43'14" E	107.09'
L64	N 70°50'24" E	108.81'
L65	N 63°28'51" E	74.07'
L66	N 68°21'37" E	77.23'
L67	N 81°09'39" E	55.45'
L68	N 86°33'38" E	212.83'
L69	N 81°35'46" E	173.51'
L70	S 81°35'46" W	175.34'
L71	S 86°33'38" W	212.72'
L72	S 81°09'39" W	50.14'
L73	S 68°21'37" W	72.58'
L74	S 63°28'51" W	75.25'
L75	S 70°50'24" W	110.80'
L76	N 81°35'46" E	6.38'
L77	S 81°35'46" W	18.84'

Curve	Radius	Length	Chord	Chord Bear.
C1	295.78'	129.31'	128.28'	N 83°36'52" E
C2	325.78'	142.23'	141.11'	S 83°35'08" W

NOTES:

1. THIS PROPERTY IS LOCATED IN A DESIGNATED FLOOD ZONE PER FEMA MAP# 3710468400L & 3710468500K, DATED JUNE 16, 2009.
2. AREA DETERMINED BY COORDINATE COMPUTATION.
3. CP DENOTES COMPUTED POINT, NO MONUMENT FOUND OR SET.
4. UNDERGROUND UTILITIES NOT LOCATED AS OF THIS DATE.
5. NO NCGS GRID MONUMENTS ARE WITHIN 2000' OF SUBJECT PROPERTY.
6. ALL MONUMENTS ARE EXISTING UNLESS OTHERWISE NOTED.
7. ALL LOTS SHALL HAVE A 10' DRAINAGE & UTILITY EASEMENT ALONG ALL SIDES.
8. THIS PROPERTY AND ALL ADJOINING PROPERTIES ARE ZONED RA. SETBACKS FOR RA ZONING ARE: FRONT - 35' SIDE - 15' REAR - 35'
9. PROPERTY MAY BE SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY OF RECORD.
10. PROPERTY SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
11. THIS PROPERTY LIES IN THE WS-II BALANCE OF WATERSHED.
12. SET #5 REBARS AT THE ROAD RIGHT OF WAY OF ALL NEW PROPERTY LINES.

LEGEND:

PROPERTY LINE
TIE LINE
UNSURVEYED LINE
EDGE OF PAVEMENT
SETBACK LINE
CP COMPUTED POINT
PP POWER POLE

Doc ID: 018572840001 Type: CRP
Recorded: 08/21/2023 at 12:07:39 PM
Fee Amt: $21.00 Page 1 of 1
Iredell County, NC
Renee L. Holland Register of Deeds
BK 80 PG 134

RECOMBINATION SURVEY

PROPERTY OF
WILLIAM M. OEHLER
& ALICE T. OEHLER,
JASON R. OEHLER
& HOLLY V. OEHLER,
123 & 125 RUSTIC ROAD
LOTS 2, 5, 5A & PART OF LOT 6, MAP BOOK 80-64
DEED BOOKS 2974-429 & 3003-279
PINS 4685-10-9271 & 4685-20-8239
CODDLE CREEK TOWNSHIP, IREDELL COUNTY
NORTH CAROLINA
JULY 28, 2023

OWNERS INFO:

WILLIAM M. OEHLER
ALICE T. OEHLER
12310 JIMMY OEHLER ROAD
CHARLOTTE, NC 28269

GRAPHIC SCALE - FEET 100 0 100 200 300 1" = 100'

PYRAMID
LAND SURVEYING
C-1341
RUFUS JACKSON LOVE
PROFESSIONAL LAND SURVEYOR L-2844
P.O. Box 11
Davidson, NC 28036
(704) 892-4249

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

Sheet 1 of 1
PROPERTY ID #: 4685208360
COUNTY: Iredell

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

OWNER: Jason & Holly Oehler
APPLICATION DATE: 10/10
ADDRESS: 12305 Jimmy Oehler Rd Charlotte NC
DATE EVALUATED: 10/25/23
PROPOSED FACILITY: 4BR
PROPOSED DESIGN FLOW (.1949): 480 gpd
PROPERTY SIZE: 4.497
LOCATION OF SITE: 125 Rush Rd, Mooresville
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	LS 10	0-6	SCL - SBK			47"	N/A	N/A	PS
		6-38	C - SBK/MAS	SP-FR/FI-SMP	Minor Mng				
		38-47	CL - WSBK	SSSP-FR SMP					
					minor Sap incl				0.275
2	LS 12	0-7	SCL - SBK	SSSP-FR SMP		(54")	N/A	N/A	PS
		7-42	C - SBK	SP-FR SMP	Mn & Mn Staining				
		42-54	CL SBK	SSSP-FR SMP	minor sap incl				0.3
3	LS 13%	0-7	SCL SBK	SSSP-FR-SMP			N/A	N/A	PS
		7-40	C - SBK	↓	Mn/Mn Staining common				
		40-54	CL - WSBK	↓	Sap. minor				0.275
4	LS 10%	0-10	SCL SBK	SSSP-FR SMP		52	N/A	N/A	PS
		10-42	C - SBK	↓	Mn Staining Mn deposits common				
		42-52	CL WSBK	↓					0.275

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	434	434
System Type(s)	25%	25%
Site LTAR	0.275	0.275

OTHER FACTORS (.1946):
SITE CLASSIFICATION (.1948): PS
EVALUATED BY: D. Weberg
OTHER(S) PRESENT: S. Canipe

COMMENTS:

SOIL & FORESTRY SERVICES
OF THE CAROLINAS, PA

www.soilandforestryservices.com

Project Number: *22-0010*
Date: *2/28/22*

MIKE & ALICE OEHLER
Attn: *Mike & Alice Oehler*
Email: aoehler@bellsouth.net

Re: On-Site Wastewater Evaluation for two Residences on Lot 5 off Rustic Road, Mooresville, North Carolina, Iredell County.

Dear Mike & Alice,

Soil & Forestry Services of the Carolinas, PA has performed a Preliminary Soil Evaluation on the above mentioned properties in Iredell County, NC. The purpose of the evaluation was to determine usable soil areas for a two onsite wastewater systems on Lot 5. The evaluation was performed on February 10th, 2022.

The findings from our evaluation are illustrated on the attached Site Plan. Soil boring locations, and usable soil boundary were located via GPS. This data was imported into the survey provided by Rufus Love, Pyramid Land Surveying and utilized to produce the Soil Map.

Soil/Site Suitability
Seven soil borings (B1 – B7) were performed to determine the overall soil suitability for an onsite wastewater system installation. Of these seven borings all were found to be provisionally suitable for Conventional, Modified Conventional and/or Accepted subsurface wastewater systems. These soil profile descriptions are most similar to the Cecil/Pacolet Soil Series'. Recommended LTAR is 0.25 - 0.3gpd/ft2. The square footage requirement for a 3-4 bedroom Conventional, Modified Conventional or Accepted System (system and repair) is 9,000 – 16,000. **We have determined that there is sufficient available space to support a drainfield for the two proposed residences. This is pending house placements, driveways and wells are sited to preserve sufficient available space of usable soil. I would recommend staking proposed improvements to the lot and performing an on-ground layout of system and repair prior to submittal to the Health Department for the permit.**

Soil & Forestry Services of the Carolinas, PA has appreciates your business and looks forward to working with you in the future. Please let us know if you need any further assistance or have questions in regards to this project.

Thank you
S. Ashley Rollans
NC Licensed Soil Scientist #1231

See Attached: *Soil Map*

PERMIT SNAPSHOT REPORT OSWP-2023-38600 FOR IREDELL COUNTY

Permit Type: Environmental Health OSWP
Work Class: EH Septic Permit
Status: In Progress
Valuation: $0.00

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

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

Description: 4 bedroom septic system for new home WELL PERMIT IS ON OSWP-2023-38601 10/10 Sent email. GM 10/11 Skip emailed site ready. Site visit, site ready 4.5 acres. GM

Parcel: 4685208360.000 Main

Address: 125 Rustic Rd Main
Mooresville, NC 28115

Zone: RA(Residential Agricultural District)

Property Owner
Jason Oehler
Home: (704) 363-7784
Mobile: (704) 363-7784

Applicant/Authorized Agent
Canipe Construction Inc.
1600 Cox Mill Rd
Concord, NC 28027
Business: (704) 902-4283
Mobile: (704) 902-4283

Permit Custom Fields

How is your site plan being submitted	Survey Plat	Septic Application/Permit Type	Authorization to Construct, Improvement Permit	Does the site contain any jurisdictional wetlands	No
Non-domestic Sewage Generated	No	Other Public Agency	No	All proposed structure dimensions	85x75 House envelope with a 30 x 50 pool envelope behind house
What are the proposed structures	New Single-Family Residence - Stick Built, Swimming Pool	Type of New Single-Family Residence	Stick Built	Maximum Number of Bedrooms	4
If other Addition/Structure, please explain	Pool	Number of Occupants	4	Foundation Type	Basement with Plumbing
Residential/Business/Other	Residential	Water Supply	New Well	Desired Septic System Type	Conventional (most common)
Lot Acreage	4.497	Front Setback	35	Back Setback	35
Left Setback	15	Lake/Stream Setback	50	Right Setback	15
Zoning Permit Issued Date	Oct 10 2023 12:00AM	Zoning Permit Expiration Date	Apr 7 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	Zoning Notes/Addendums	Lots with a perennial stream: Must meet both the 50-foot setback from the streambank and the 35-foot setback from the rear property line for any structure.
Additional Unique Setbacks Apply	Yes	Watershed	WSII BOW CODDLE CREEK		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_skip_canipe_10/10/2023.jpg	10/10/2023 7:49	canipe, skip		Uploaded via CSS
125 Rustic Signed Authorization form_v1.pdf	10/10/2023 8:48	Nebel, Barbara	Available Online	Authorize to Act as Agent
125 Rustic rd Site plan20231009_15430792_v1.pdf	10/10/2023 10:08	Bailey, Julia	Available Online	Site Plan

Inspection Number	Status	Inspection Type	Request Date	Scheduled Start Date	Scheduled End Date	Actual Start Date	Actual End Date
2023-149868	Passed - Permit	OSWP Septic/Well Preliminary Site Visit	10/11/2023	10/11/2023 0:00	10/11/2023 0:00	10/11/2023 10:19	10/11/2023 10:19

Inspectors: McLeod, Grace (Primary)

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