ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 | SB | Mooresville Office (704) 660-3625 | (3)

BLDR-2024-58703

PERMIT # OSWP-2024-60265

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

PIN # 4706 -- 87 -- 2038

APPLICANT/OWNER: LEA GERACI | APPLICANT ADDRESS: 8600 SAM FURR ROAD, SUITE 110, HUNTERSVILLE, N.C. 28078

SITE ADDRESS: 176 FOREST CREEK DRIVE, STATESVILLE, N.C. 28625 | PHONE: 240-539-6266 | ALT. PHONE 704-495-0681

SITE DIRECTIONS: (N) ON 115, (L) ON SCOTTS CREEK, (R) ON FOREST CREEK, LOT @ END | SAP CONTROLLED: ☐ YES ☑ NO

SUBDIVISION: FOREST CREEK | SECTION: P2 | LOT # 18 | LOT AREA: 1.09 AC | DESIGN FLOW: 360 GPD | L.T.A.R.: 0.3

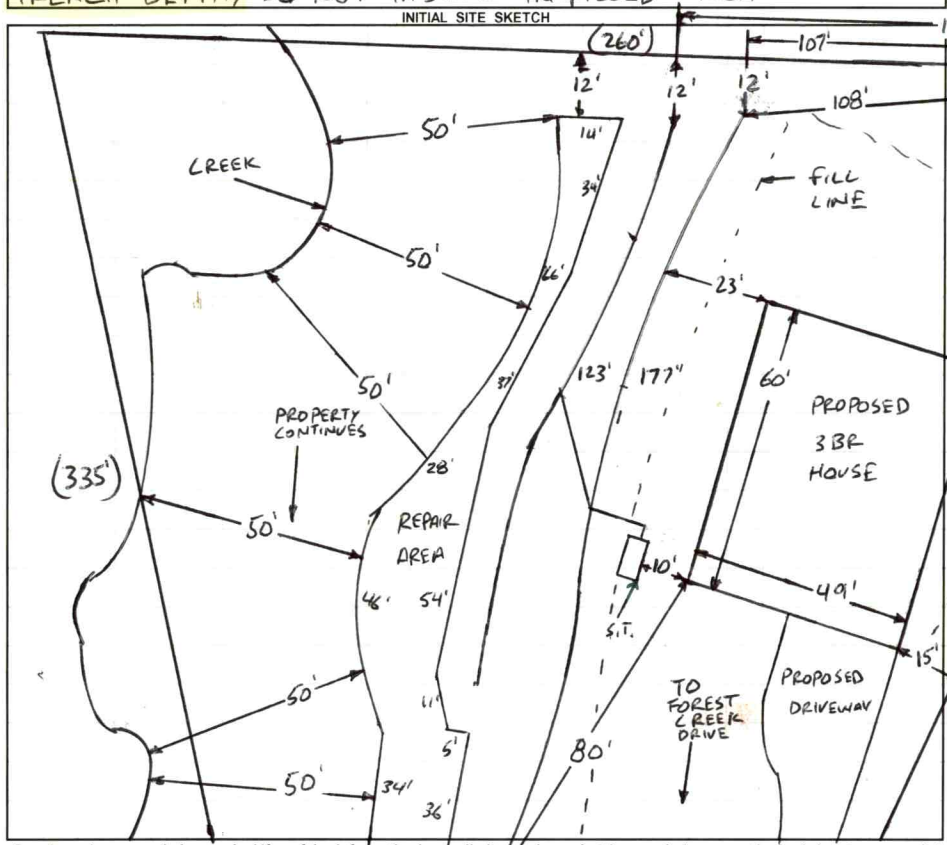
Septic Tank	1000	(gal)	STB 160'	Date		☑ New System ☐ Repair ☐ Expansion	System Type: I II (III) IV V VI	☑ Residence	No. Bedrooms 3
Pump Tank	—	(gal)	PT —	Date —		System Description:	25% REDUCTION	☐ Business	No. Persons 6
Pump Make	—	Model	—	Serial # —		Repair System Description:	50% REDUCTION	☐ Other	No. Employees —
# Nitrification Fields	1	# Lines	2	Linear Ft	300 FT	Maintenance Agreement Required:	☐ YES ☑ NO	☐ Slab	☑ Crawl Space
Trench Width	36 IN	Trench Bottom Depth(Low side)		24 IN	Gravel Depth —		☑ GRAVITY ☐ PRESSURE	☐ Basement w/plumbing	☐ Basement w/o plumbing

Water Supply: ☐ Private ☑ Public ☐ Community

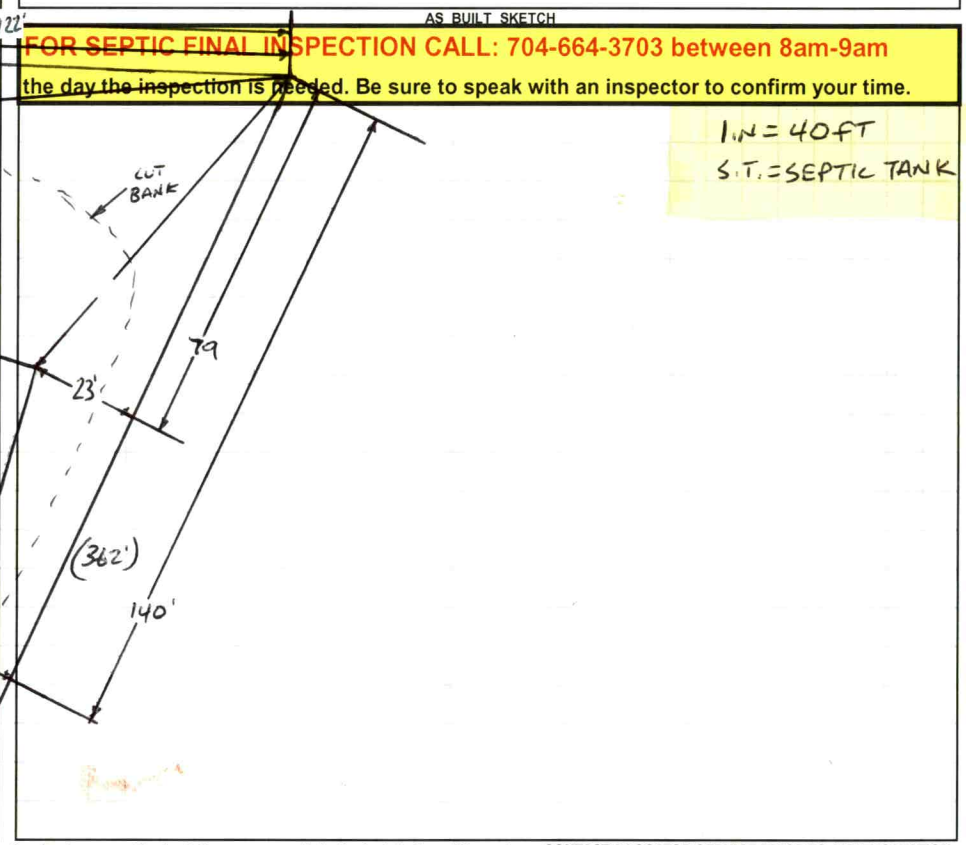
Comments / Conditions: INSTALL ON CONTOUR, INSTALL ON 9FT CENTERS, UTILIZE SERIAL DISTRIBUTION, DO NOT EXCEED A 36IN MAX TRENCH DEPTH, DO NOT INSTALL IN FILLED AREA

PROPERTY LINE AND CREEK BUFFER MUST BE MARKED AT INSTALL, SITE PLAN & FLOOR PLANS UPDATED 8-22-2024

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.

1 IN = 40 FT

S.T. = SEPTIC TANK

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 with(1) 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: RC Construction

IMPROVEMENT PERMIT by: Bryant C. White ✓ | Date: 5-22-2023 | OPERATION PERMIT by: Bryant C. White ✓ | Date: 11-27-2024

AUTHORIZATION TO CONSTRUCT by: Bryant C. White ✓ | Date: 8-22-2024 | 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		
Tanks Checked		
Pressure Manifold or Valve Box Checked		
Pressure Head Set		
Electrical Checked		
Floats Set		
Alarm Checked		
Maintenance Contract Needed? Y / N		
Comments:		

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? _____	

PROPERTY ID #: 4706-87-2038
COUNTY: IREDELL

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

OWNER: RENEE GAITHER
APPLICATION DATE 3-7-2023
ADDRESS: 8600 SAM FURR ROAD, SUITE 110, HUNTERSVILLE, N.C. 28078
DATE EVALUATED: 4-13-2023
PROPOSED FACILITY: 3BR
PROPOSED DESIGN FLOW (.1949): 360 GPD
PROPERTY SIZE: 1.094 AC
LOCATION OF SITE: 176 FOREST CREEK DRIVE, STATESVILLE, N.C. 28625
PROPERTY RECORDED: YES
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	LINEAR SIDE 11%	0-30	FILL	MIXED	SAP INC THRU OUT	38"+	NA	NA	U TILL FILL REMOVED
		30-38	C, SBK	FR, S, P, SEXP					
2	LINEAR SIDE 11%	0-20	FILL	MIXED	SAP INC THRU OUT	27"+	NA	NA	U TILL FILL REMOVED
		20-27	C, SBK	FR, S, P, SEXP					
3	LINEAR SIDE 12%	0-12	FILL	MIXED	SAP INC THRU OUT	49"+	NA	NA	PS .3
		12-16	SCL, SBK	FR, SS, P, SEXP					
		16-36	C, SBK	FR, SS, P, SEXP					
		36-49	CL, WSBK	FR, SS, SP, SEXP					
4	LINEAR SIDE 15%	0-5	FILL	MIXE	SAP INC THRU OUT	51"+	NA	NA	PS .3
		5-29	C, SBK	FR, S, P, SEXP					
		29-51	CL, WSBK	FR, SS, SP, SEXP					

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	PS	PS
System Type(s)	0.3	0.3
Site LTAR	25%	50%

OTHER FACTORS (.1946): PS
SITE CLASSIFICATION (.1948): PS
EVALUATED BY: Burnett C. Wilkie
OTHER(S) PRESENT:

COMMENTS:

LEGEND

use the following standard abbreviations

LANDSCAPE POSITION	GROUP	SOIL TEXTURE	CONVENTIONAL .1955 LTAR*	LPP .1957 LTAR*	MINERALOGY/ CONSISTENCE	STRUCTURE
CC (Concave Slope)	I	S (Sand)	1.2 - 0.8	0.6 - 0.4	SEXP (Slightly Expansive)	G (Single Grain)
CV (Convex Slope)		LS (Loamy Sand)			EXP (Expansive)	M (Massive)
D (Drainage Way)						CR (Crumb)
DS (Debris Slump)	II	SL (Sandy Loam)	0.8 - 0.6	0.4 - 0.3		GR (Granular)
FP (Flood Plain)		L (Loam)				SBK (Subangular Blocky)
FS (Foot Slope)						ABK (Angular Blocky)
H (Head Slope)	III	Si (Silt)	0.6 - 0.3	0.3 - 0.15		PL (Platy)
L (Linear Slope)		SiCL (Silty Clay Loam)				PR (Prismatic)
N (Nose Slope)		CL (Clay Loam)				
R (Ridge)		SCL (Sandy Clay Loam)			**MOIST**	**WET**
S (Shoulder Slope)		SiL (Silt Loam)				
T (Terrace)					VFR (Very Friable)	NS (Non-sticky)
	IV	SC (Sandy Clay)	0.4 - 0.1	0.2 - 0.05	FR (Friable)	SS (Slightly Sticky)
		SiC (Silty Clay)			FI (Firm)	S (Sticky)
		C (Clay)			VFI (Very Firm v. Very 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.

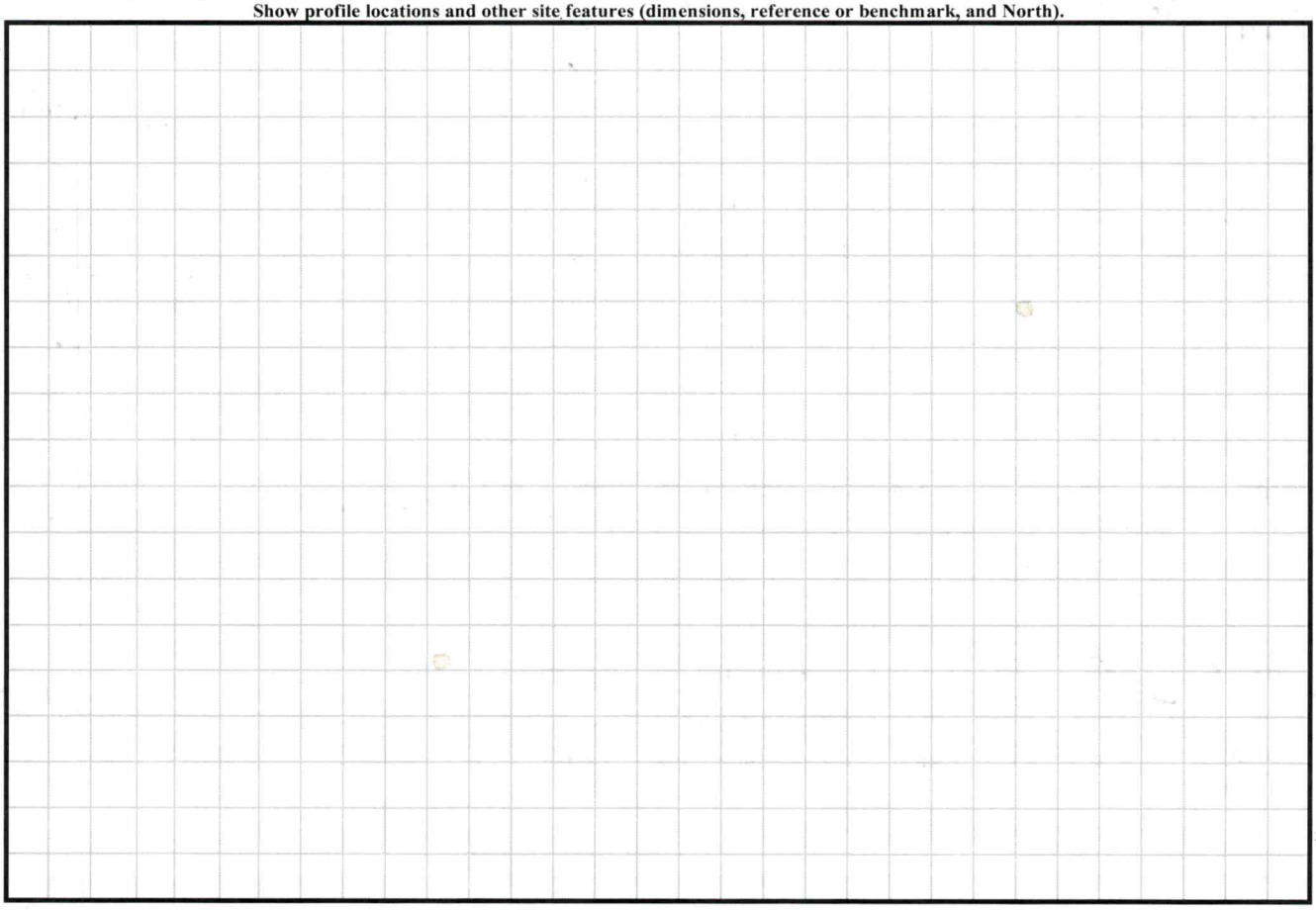
NOTES

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).



Updated February 2014

PROPERTY ID #: 4796-87-2838
COUNTY: IREDELL

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

OWNER: SEE PAGE 1 APPLICATION DATE
ADDRESS: DATE EVALUATED:
PROPOSED FACILITY: PROPOSED DESIGN FLOW (.1949): PROPERTY SIZE:
LOCATION OF SITE: PROPERTY RECORDED:
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
5 1	LINEAR SIDE 15%	0-36	FILL	MIXED	SAP INC THRU OUT	48"+	NA	NA	U TILL FILL REMOVED
		36-48	CL, SBK	FR, SS SP, SEXP					
6 2	LINEAR SIDE 17%	0-10	FILL	MIXED	SAP INC THRU OUT	55"+	NA	NA	PS .3
		10-32	C, SBK	FR, S, P, SEXP					
		32-55	CL/MSBK	FR, SS, SP, SEXP					
7 3	LINEAR SIDE 20%	0-8	SCL, SBK	FR SS SP, SEXP	SAP INC THRU OUT	58"+	NA	NA	PS .3
		8-40	C, SBK	FR, S, P, SEXP					
		40-58	CL/MSBK	FR SS, SP, SEXP					
4									

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)		
System Type(s)		
Site LTAR		

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

COMMENTS:

LEGEND

use the following standard abbreviations

LANDSCAPE POSITION	GROUP	SOIL TEXTURE	CONVENTIONAL .1955 LTAR*	LPP .1957 LTAR*	MINERALOGY/ CONSISTENCE	STRUCTURE
CC (Concave Slope)	I	S (Sand)	1.2 - 0.8	0.6 - 0.4	SEXP (Slightly Expansive)	G (Single Grain)
CV (Convex Slope)		LS (Loamy Sand)			EXP (Expansive)	M (Massive)
D (Drainage Way)						CR (Crumb)
DS (Debris Slump)	II	SL (Sandy Loam)	0.8 - 0.6	0.4 - 0.3		GR (Granular)
FP (Flood Plain)		L (Loam)				SBK (Subangular Blocky)
FS (Foot Slope)						ABK (Angular Blocky)
H (Head Slope)	III	Si (Silt)	0.6 - 0.3	0.3 - 0.15		PL (Platy)
L (Linear Slope)		SiCL (Silty Clay Loam)				PR (Prismatic)
N (Nose Slope)		CL (Clay Loam)				
R (Ridge)		SCL (Sandy Clay Loam)			**MOIST**	**WET**
S (Shoulder Slope)		SiL (Silt Loam)				
T (Terrace)					VFR (Very Friable)	NS (Non-sticky)
	IV	SC (Sandy Clay)	0.4 - 0.1	0.2 - 0.05	FR (Friable)	SS (Slightly Sticky)
		SiC (Silty Clay)			FI (Firm)	S (Sticky)
		C (Clay)			VFI (Very Firm v. Very 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.

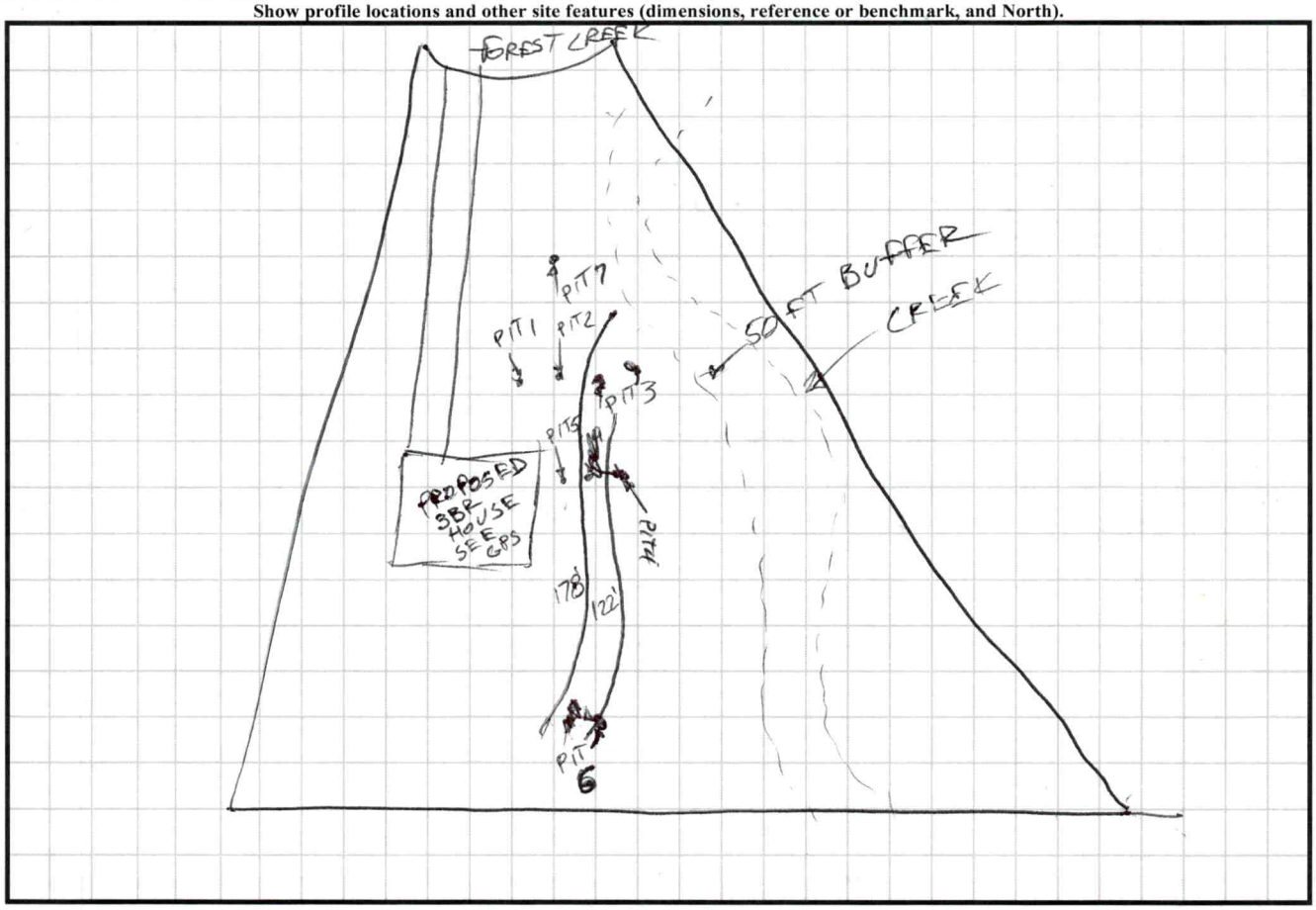
NOTES

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)

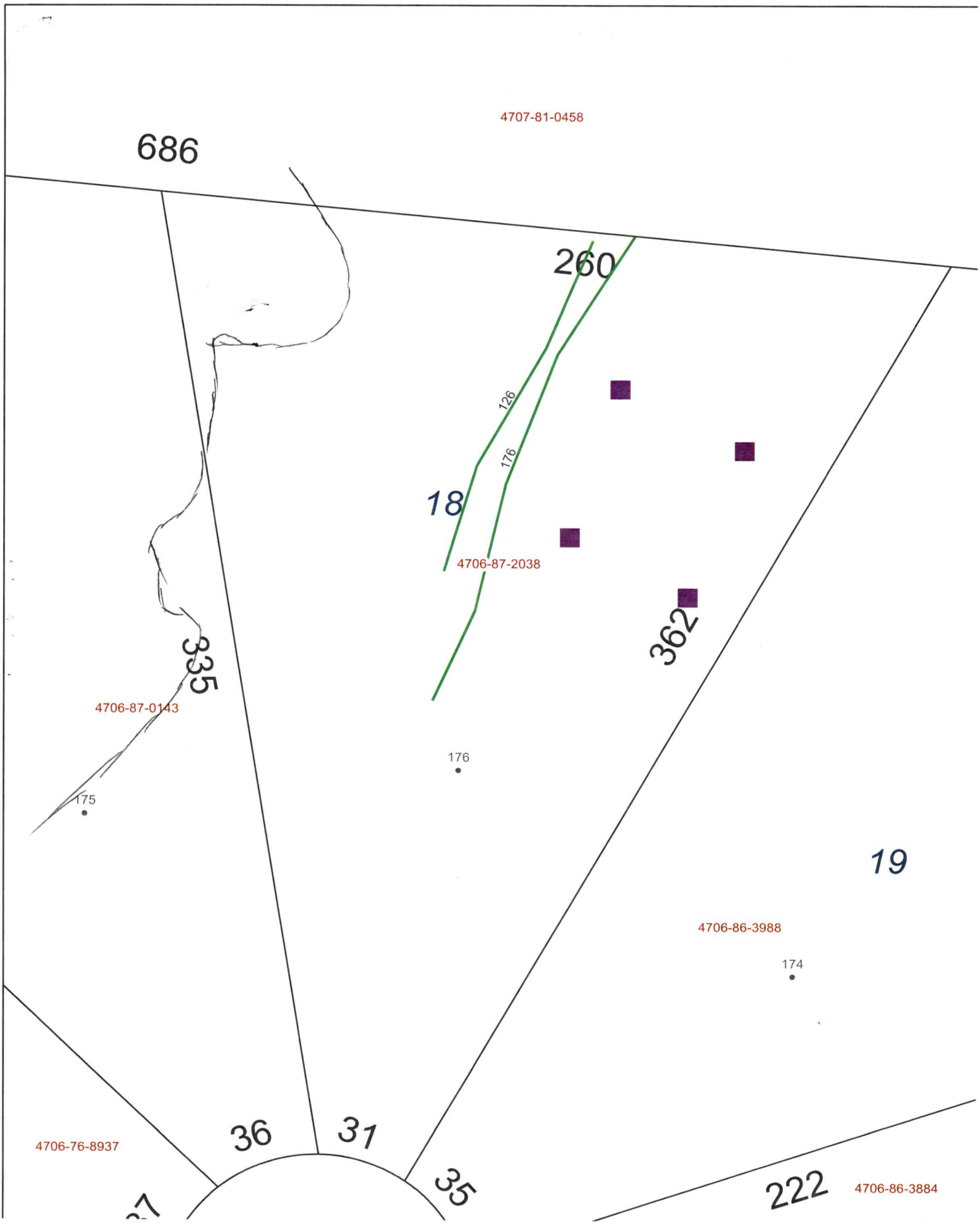
Evaluation of saprolite shall be by pits.

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

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



Updated February 2014


4707-81-0458
686
260
126
176
18
4706-87-2038
362
335
4706-87-0143
176
175
19
4706-86-3988
174
4706-76-8937
36
31
35
222
4706-86-3884

PERMIT SNAPSHOT REPORT OSWP-2023-18258 FOR IREDELL COUNTY

Permit Type: Environmental Health OSWP
Work Class: EH Septic Improvement Permit
Status: In Progress
Valuation: $0.00
Description: Perk Test- New Home Construction- Stick Built applying for IP/AC

Project:
District: Iredell County
Square Feet: 0.00
Assigned To: White, Bryant

App Date: 03/07/2023
Exp Date: NOT AVAILABLE
Completed: NOT COMPLETED
Approval Expire Date:

Parcel: 4706872038.000 Main

Address: 176 Forest Creek Dr Main
Statesville, NC 28625

Zone: R-20(Suburban Residential District)

Project Contact
Lea Geraci
Home: (240) 539-6266
Mobile: (240) 539-6266

Applicant/Authorized Agent
Lea Geraci
8600 Sam Furr Road, Suite 110
Huntersville, NC 28078
Home: (240) 539-6266
Business: (240) 539-6266
Mobile: (240) 539-6266

Property Owner
Renee Gaither
Home: (704) 495-0681
Mobile: (704) 495-0681

Permit Custom Fields

All proposed structure dimensions	50' x 50'	If other Addition/Structure, please explain		Maximum Number of Bedrooms	3
Number of Occupants	3	If other septic system type, please explain		Lot Acreage	1.09
Front Setback	35	Back Setback	35	Left Setback	15
Right Setback	15	Zoning Permit Issued Date	Mar 8 2023 12:00AM	Zoning Permit Expiration Date	Sep 4 2023 12:00AM
Additional Unique Setbacks Apply	No				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Lea_Geraci_3/7/2023.jpg	03/07/2023 11:32	Geraci, Lea		Uploaded via CSS
176 Forest Creek AA.pdf	03/08/2023 8:35	Nebel, Barbara	Available Online	AA Form
176 Forest Creek Site Plan.pdf	03/08/2023 8:35	Nebel, Barbara	Available Online	Site Plan
176 Forest Creek Soil Notes.pdf	03/08/2023 8:35	Nebel, Barbara	Available Online	Soil Notes

Inspection Number	Status	Inspection Type	Request Date	Scheduled Start Date	Scheduled End Date	Actual Start Date	Actual End Date
2023-73658	Passed - Permit	OSWP Septic/Well Preliminary Site Visit	03/21/2023			03/21/2023 12:09	03/21/2023 12:09

Inspectors: Bracken, Sarah (Primary)

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

Note	Created By	Date and Time Created
1. Spoke with applicant about buffer from creek not being marked. Applicant will mark buffer at a later date if needed for A/C.	Sarah Bracken	03/21/2023 12:06

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00010325	Iredell Zoning Permit Fee	$75.00	$75.00
	Iredell Zoning Tech Fee	$2.25	$2.25
	New Gravity System	$500.00	$500.00
	Total for Invoice INV-00010325	$577.25	$577.25
	Grand Total for Permit	**$577.25**	**$577.25**

SOIL & FORESTRY SERVICES OF THE CAROLINAS, PA.

P.O. Box 832, Mooresville, NC 28115 Phone: (704) 746-5046 Fax: (704) 278-0989

Ashley Rollans, *NC Licensed Soil Scientist, Certified Septic Installer, Certified Wastewater Operator & Certified Septic Inspector* **Contacts**: *704.746.5046*
Email: *rollans.ashley@yahoo.com*

Project Number: *21-0028*
Date: *4/2/21*

SHEKEBA GAITHER
Attn: *Shawn Eckles*
Email: shawn.eckles@exprealty.com

Re: On-Site Wastewater Evaluation for a 3 Bedroom Residence on a ±1.09 acre parcel at 176 Forest Creek Drive, Statesville, Iredell County, NC (PIN#: 4706872038).

Dear Ms. Gaither,

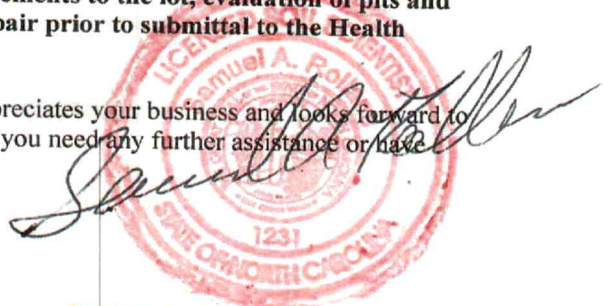
Soil & Forestry Services of the Carolinas, PA has performed a Preliminary Soil Evaluation on the above mentioned property in Iredell County, NC. The purpose of the evaluation was to determine available space requirement for a 3 bedroom onsite wastewater system. The evaluation was performed on April 2nd, 2021.

The findings from our evaluation are illustrated on the attached *Soil Map*. Additional documentation of the soil evaluation is detailed in the NCDENR for Soil Profile Descriptions. Soil boring locations were located on an Iredell County GIS map with parcel boundary, aerial photography and topography. This map was utilized to produce the attached *Soil Map*.

Soil/Site Suitability
Five soil borings (B1 – B5) were performed to determine the overall soil suitability for an onsite wastewater system installation. Of these five borings all were found to be provisionally suitable for Conventional, Modified Conventional and/or Accepted subsurface wastewater systems. Recommended LTAR is 0.3-0.35gpd/ft2. These soil profile descriptions are most similar to the Pacolet Soil Series' some of which are shallow to saprolite or weathered rock. Saprolite must be evaluated via backhoe pits for final suitability per NC Sewage Rules. The square footage requirement for a 3 bedroom Conventional or Accepted System (system and repair) is 7,000 – 12,000. **We feel there is sufficient available space to support a drainfield for a 3BR residence however we recommend having backhoe pits dug to evaluate the saprolite to confirm this. This is also pending house placement, and driveway is sited to preserve sufficient available space of usable soil. I would recommend staking proposed improvements to the lot, evaluation of pits 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
NC Certified Operator
NC Certified Septic Installer
NC Certified Septic Inspector



See Attached: *Soil Map*
Soil Profile Descriptions

CONNECTGIS WEB HOSTING

North Carolina **Iredell County**

Iredell
Printed March 29, 2021
See Below for Disclaimer



The maps prepared for this website are generated from recorded deeds, plats, and other public records. Users of these maps are hereby notified that the information provided herein should be verified. Iredell County assumes no legal responsibilities for any of the information contained on this site. Users are advised that the use of any of this information is at their own risk. All maps on this site were prepared using a 1000â€™ Grid based upon the North Carolina State Plane Coordinate System from the 1983 North American Datum. The delinquent real property tax overlay is updated monthly. The information presented is not intended to be used or relied upon as official notice of tax liens. For additional information regarding delinquent taxes, contact the Iredell County Tax Collector's Office.

◯ = Usable Soil Area ~..~ = Approx. Creek

= Soil Boring Locations

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

Sheet 1 of 2
PROPERTY ID #: 4706872038
COUNTY: Iredell

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

OWNER: Sheketa Gaither (Buyer) Shawn Eckles (Buyer Agent)
ADDRESS: 287 Olde Vineyard Ct, Winston Salem NC 27104
PROPOSED FACILITY: 3BR
LOCATION OF SITE: 176 Forest Creek Dr. Statesville NC 28625
APPLICATION DATE
DATE EVALUATED: 04/02/2021
PROPERTY SIZE: 1.09 AC
PROPERTY RECORDED: YES
PROPOSED DESIGN FLOW (.1949): 360 gpd

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
B 1	L/22%	0-7	BL Gr	Fr SS SP SEXP		28	–	–	PS .35-.4
		7-28	BRCL wfsbk	Fr SS SP					
		28-50	VAR. SL MASS	Fr SS SP					
B 2	L/20%	0-8	BSL Gr	Fr SS SP SEXP		42	–	–	PS .3-.35
		8-12	RBCL wfsbk	Fr SS SP					
		12-24	BRC wmsbk	Fr SS SP					
		24-42	RBSCL wfsbk	Fr SS SP	Few SAP Incl.				
		42-50	VAR. SL MASS	Fr SS SP					
B 3	L/20%	0-3	BSL Gr	Fr SS SP SEXP		37	–	–	PS .3-.35
		3-11	RBCL wfsbk	Fr SS SP					
		11-20	BRC wmsbk	Fr SS SP					
		20-37	RBCL wfsbk	Fr SS SP	C to Many SAP Inclusions				
		37-50	VAR SL MASS	Fr SS SP					
B 4	L/18%	0-10	RBSCL wfsbk	Fr SS SP SEXP		40	–	–	PS .3-.35
		10-14	BRC wmsbk	Fr SS SP					
		14-40	RBCL wfsbk	Fr SS SP	C to Many SAP				
		40-48	VAR. SL MASS	Fr SS SP					

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)		
System Type(s)		
Site LTAR	0.3-0.35	0.3-0.35

OTHER FACTORS (.1946):
SITE CLASSIFICATION (.1948):
EVALUATED BY: S. Ashley Rollans
OTHER(S) PRESENT: C. Wagner

COMMENTS:

SOIL/SITE EVALUATION

(Continuation Sheet-Complete all field in full)

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

PROPERTY ID #: 4706877038
DATE OF EVALUATION: 4/2/21
COUNTY: Iredell

PROFILE #	.1940 LANDSCAPE POSITION/ SLOPE %	HORIZ ON 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
B5	L/26%	0-8	BCL w/sbk	Fr SS SP SEXP					PS .35
		8-21	BRC w/msbk	Fr SS SP					
		21-39	RBCL w/sbk	Fr SS SP	~C to Many SAP	39	—	—	
		39-50	VAR L MASS	Fr SS SP					

PRELIMINARY FOR REVIEW ONLY

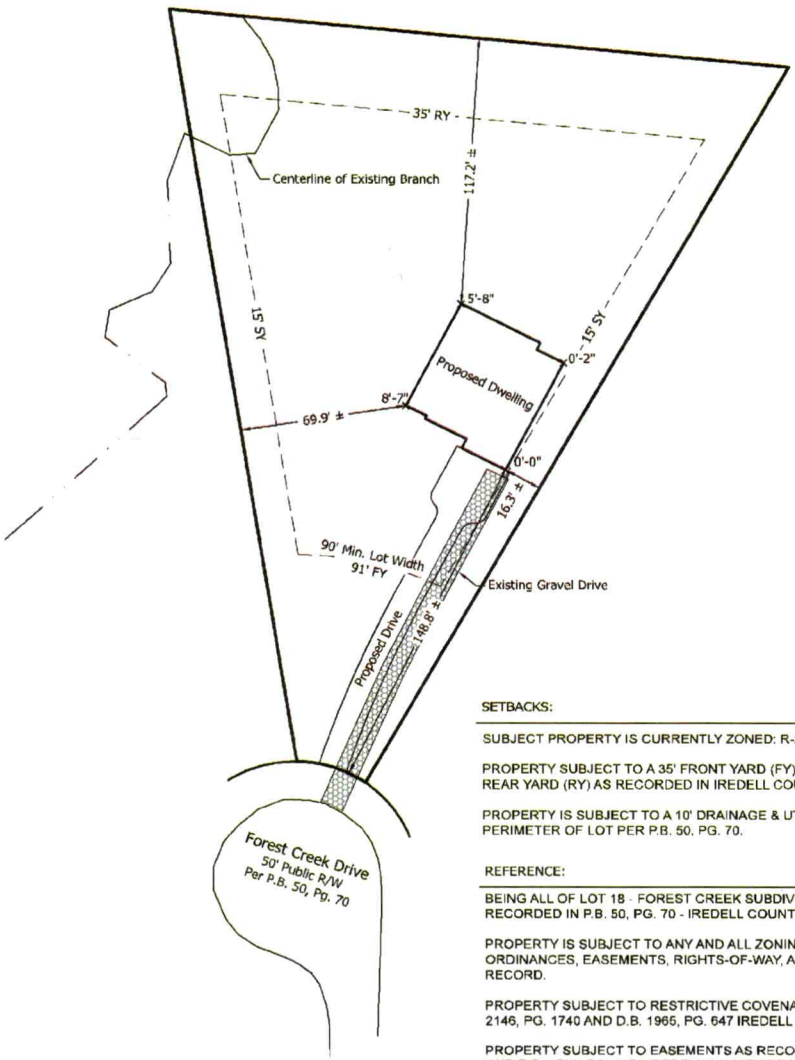
* NOT AN ACTUAL SURVEY *

THIS PLOT PLAN WAS DRAWN FROM EXISTING PLATS AND/OR DEEDS AND A FULL SURVEY WAS NOT PERFORMED AT THIS TIME. ACREAGES AND DISTANCES ARE SUBJECT TO AN ACTUAL SURVEY. A FULL TITLE SEARCH HAS NOT BEEN PERFORMED.

NAD83-2011

APPROXIMATE STRUCTURAL/IMPERVIOUS COVERAGE:

APPROXIMATE PROPERTY AREA: 47,473 SF, 1.090 AC
PROPOSED DWELLING AREA: 2,635 SF, 0.060 AC
PROPOSED DRIVE AREA: 2,149 SF, 0.049 AC
EXISTING GRAVEL DRIVE AREA: 1,458 SF, 0.033 AC
APPROXIMATE STRUCTURAL COVERAGE: 2, 635 SF, 0.060 AC, 5.55%
APPROXIMATE IMPERVIOUS COVERAGE: 6,242 SF, 0.142 AC, 13.15%



SETBACKS:

SUBJECT PROPERTY IS CURRENTLY ZONED: R-20 (ETJ : IREDELL COUNTY)

PROPERTY SUBJECT TO A 35' FRONT YARD (FY), 15' SIDE YARD (SY), & 35' REAR YARD (RY) AS RECORDED IN IREDELL COUNTY ZONING ORDINANCE.

PROPERTY IS SUBJECT TO A 10' DRAINAGE & UTILITY AROUND INSIDE PERIMETER OF LOT PER P.B. 50, PG. 70.

REFERENCE:

BEING ALL OF LOT 18 - FOREST CREEK SUBDIVISION - PHASE 2 - AS RECORDED IN P.B. 50, PG. 70 - IREDELL COUNTY REGISTRY.

PROPERTY IS SUBJECT TO ANY AND ALL ZONING AND PLANNING ORDINANCES, EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

PROPERTY SUBJECT TO RESTRICTIVE COVENANT AS RECORDED IN D.B. 2146, PG. 1740 AND D.B. 1965, PG. 647 IREDELL COUNTY REGISTRY.

PROPERTY SUBJECT TO EASEMENTS AS RECORDED IN D.B. 1855, PG. 1383 AND D.B. 1599, PG. 2078 IREDELL COUNTY REGISTRY.

0 50 100 150

THE SUBJECT PROPERTY IS NOT IN A "SPECIAL HAZARD AREA" AS SHOWN ON HUD/FIA FLOOD INSURANCE RATE MAP COMMUNITY PANNEL NUMBER 3710470600J EFFECTIVE DATE 3/18/2008.

LEGEND	
FY	FRONT YARD SETBACK
RY	REAR YARD SETBACK
SY	SIDE YARD SETBACK
R/W	RIGHT OF WAY
P.B.	PLAT BOOK
PG.	PAGE

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FIRM # P-1227

PLOT PLAN FOR:

Caruso Homes

DRAWN BY: RCV	CHECKED BY: MIG	SCALE: 1"=50'
PIN NO: 4706-87-2038		
DEED REF: 2805-264		
DATE OF MAP: 2-23-23	SURVEY DATE: 2-14-23	
REVISION:	DRAWING FILE: 20230210_2-23-23	

176 Forest Creek Dr, Statesville, NC 28625
Concord TWSP - Iredell County - North Carolina