SW BIDR-2025-68663

ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625 PERMIT # OSWP-2023-38011

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

PIN # 4724 -- 07 -- 1783

APPLICANT/OWNER: American Home Place of Statesville APPLICANT ADDRESS: 2144 Hilton Dr, Gainesville, Ga 30501

SITE ADDRESS: 519 Island Ford Rd. Statesville, NC 28625 PHONE: (704) 402-0804 ALT. PHONE (704) 657-0840

SITE DIRECTIONS: Old Mountain to Island Ford SAP CONTROLLED: ☐ YES ☑ NO

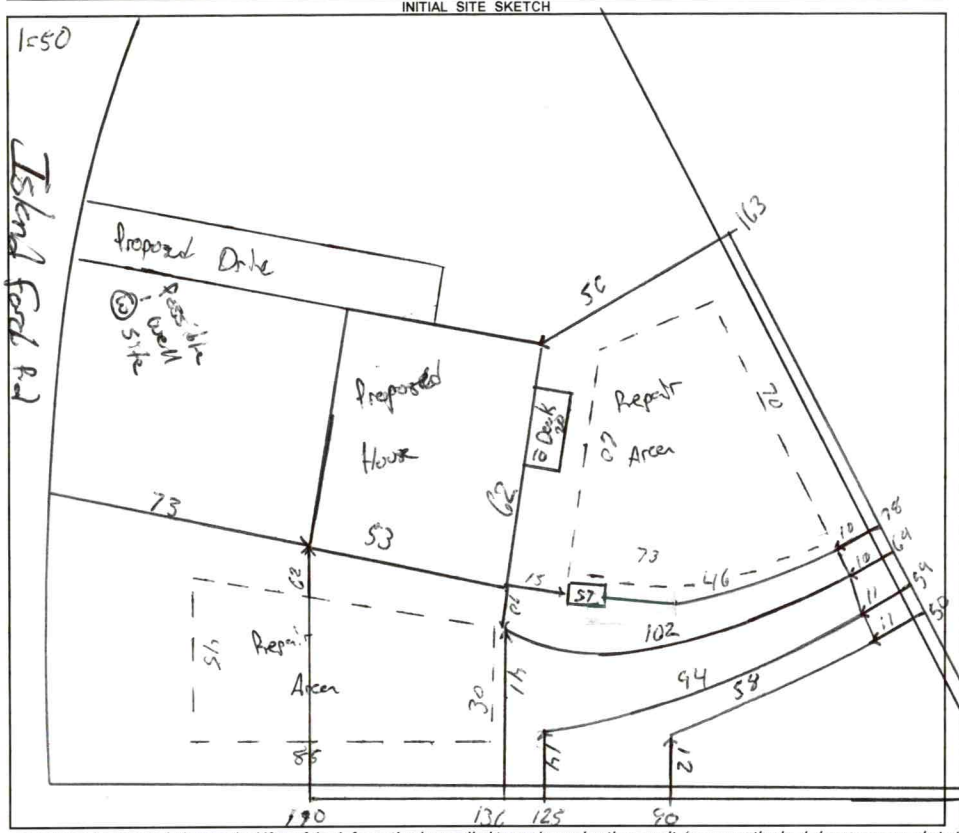
SUBDIVISION: Dirt Creek Management SECTION: - LOT # 4 LOT AREA: 1.1 Ac DESIGN FLOW: 360 L.T.A.R.: .3

Septic Tank	1000 (gal)	STB	760	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 - Serial		☐ Business	No. Persons 6
Pump Make		Model		Serial #		Repair System Description: 25% Reduction - Serial		☐ Other	No. Employees
# Nitrification Fields	1	# Lines	4	Linear Ft	300ft	Maintenance Agreement Required: ☐ YES ☑ NO		☐ Slab	☑ Crawl Space
Trench Width	36 in	Trench Bottom Depth(Low side)	24 in	Gravel Depth	N/A	☑ GRAVITY ☐ PRESSURE		☐ Basement w/plumbing	☐ Basement w/o plumbing

Water Supply: ☑ Private ☐ Public ☐ Community

Comments / Conditions: Install on contour with 4ft centers. Do not drive, build or construct on septic area.

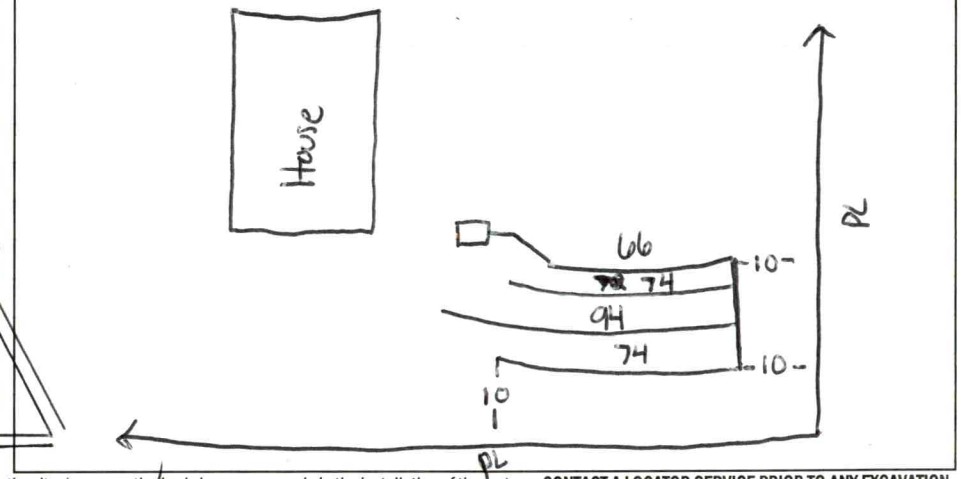
INITIAL SITE SKETCH



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.

16
18
23
16



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: GroundBreakers

IMPROVEMENT PERMIT by: Matt Wilkie Date: 11/13/23 OPERATION PERMIT by: Amy Whit Date: 4/2/25

AUTHORIZATION TO CONSTRUCT by: Matt Wilkie Date: 11/20/23 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? _____	

PERMIT SNAPSHOT REPORT OSWP-2023-38011 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: Wilkinson, Matthew
App Date: 10/02/2023
Exp Date: NOT AVAILABLE
Completed: NOT COMPLETED
Approval Expire Date:

Description: Conventional System - 10/25 Sent email GM 10/26 Called Len he is checking w/project manager. He will have someone contact me. Danny McHargue stated site ready GM 10/27 SIte ready GM

Parcel: 4724071783.000 Main

Address: 519 Island Ford Rd Main
Statesville, NC 28625

Zone: RA(Residential Agricultural District)

Applicant/Authorized Agent
Danny McHargue
Home: (704) 902-0804
Mobile: (704) 902-0804

Applicant/Authorized Agent
Americas Home Place of Statesville, LLC
2144 Hilton Dr.
Gainesville, GA 30501
Mobile: (704) 657-0840

Applicant/Authorized Agent
Americas Home Place of Statesville, LLC
2144 Hilton Dr.
Gainesville, GA 30501
Mobile: (704) 657-0840

Property Owner
LARRY E JR MORRISON

Permit Custom Fields

How is your site plan being submitted	Custom Site Plan	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	62' 4" x 53' 4"
What are the proposed structures	New Single-Family Residence - Stick Built	Type of New Single-Family Residence	Stick Built	Maximum Number of Bedrooms	3
If other Addition/Structure, please explain		Number of Occupants	4	Foundation Type	Crawl Space Foundation
Residential/Business/Other	Residential	Number of Employees	0	Water Supply	New Well
Desired Septic System Type	Conventional (most common)	Lot Acreage	1.1	Front Setback	35
Back Setback	35	Left Setback	15	Right Setback	15
Zoning Permit Issued Date	Oct 24 2023 12:00AM	Zoning Permit Expiration Date	Apr 21 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_Lynn_Barker_10/2/2023.jpg	10/02/2023 12:14	Barker, Lynn		Uploaded via CSS
Legal Rep-L. Morrison house_v1.pdf	10/04/2023 10:22	Nebel, Barbara	Available Online	Authorize to Act as Agent
Morrison Site Map2_v2.pdf	10/13/2023 11:14	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
2023-156645	Passed - Permit	OSWP Septic/Well Preliminary Site Visit	10/27/2023	10/27/2023 0:00	10/27/2023 0:00	10/27/2023 16:02	10/27/2023 16:02

Inspectors: McLeod, Grace (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. 10/25 Sent email GM 10/26 Called Len he is checking w/project manager. He will have someone contact me. Danny McHargue stated site ready GM	Grace McLeod	10/25/2023 9:38

PERMIT SNAPSHOT REPORT (OSWP-2023-38011)

2. 10/27 Site ready GM	Grace McLeod	10/27/2023 16:01	

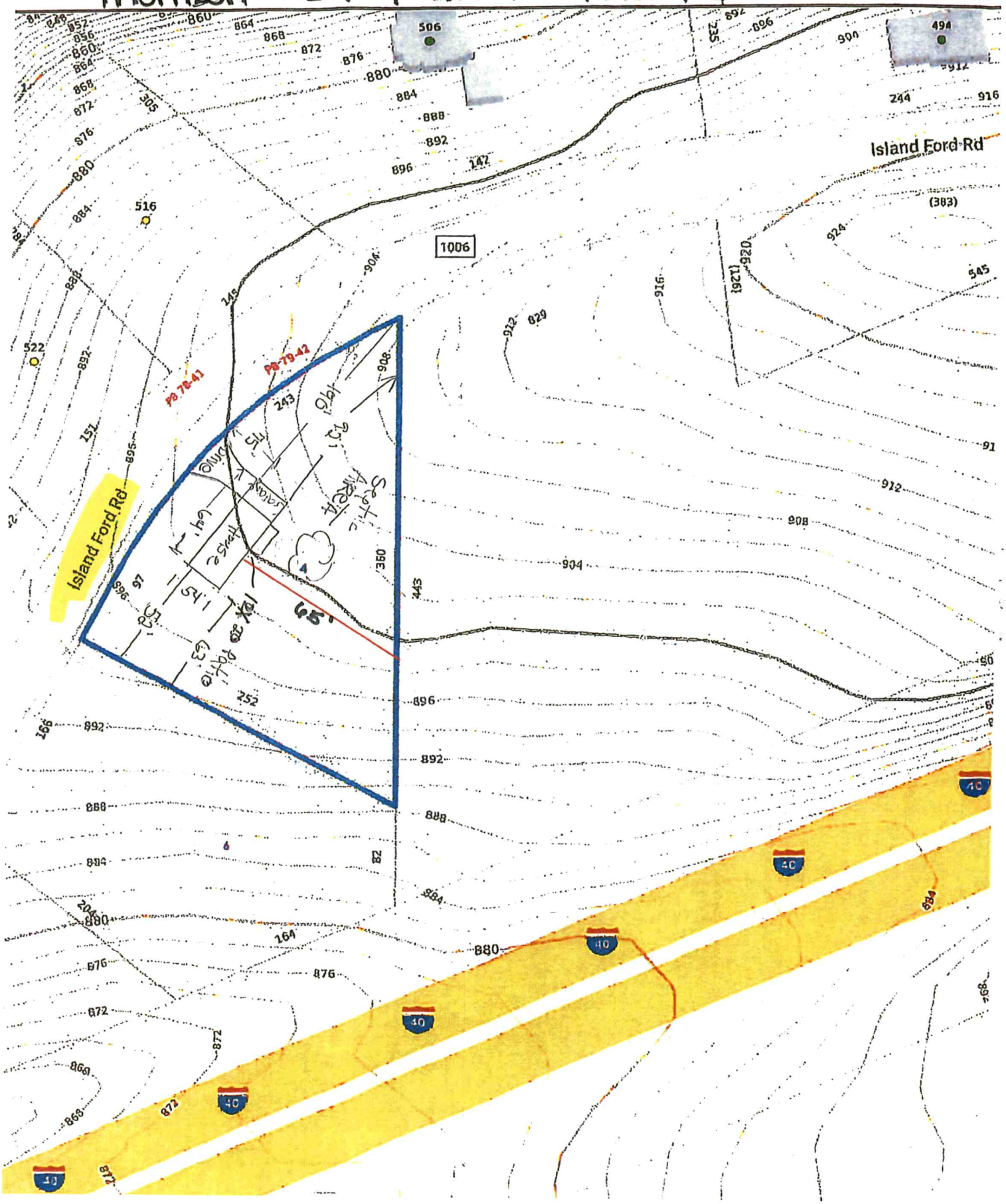
Invoice No.	Fee	Fee Amount	Amount Paid
INV-00022050	Iredell Zoning Permit Fee	$75.00	$75.00
	New Gravity System	$500.00	$500.00
	Iredell Zoning Tech Fee	$2.25	$2.25
	Total for Invoice INV-00022050	$577.25	$577.25
	Grand Total for Permit	**$577.25**	**$577.25**

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Completeness Check v.1		10/12/2023 12:27	10/12/2023 12:27
Confirm application complete v.1	Generic Action		10/04/2023 10:27
Fees v.1		10/24/2023 16:19	10/24/2023 16:19
Issue Invoice v.1	Generic Action		10/04/2023 12:40
Fees Paid v.1	Generic Action		10/24/2023 16:19
Lot Readiness Verification v.1		10/27/2023 16:02	
OSWP Septic Preliminary Site Visit v.1	Inspection	10/27/2023 16:02	10/27/2023 16:03
OSWP Site Evaluation v.1	Inspection		
~~**Zoning Review v.1**~~		10/24/2023 16:24	10/24/2023 16:30
~~Floodplain Admin Overview v.1~~	Task		10/24/2023 16:20
~~Floodplain Admin Overview v.1~~	Task		10/04/2023 12:39
~~Iredell County Zoning Approval v.1~~	Task		10/04/2023 12:39
Iredell County Zoning Approval v.1	Task	10/24/2023 16:24	
Issue Invoice v.1	Generic Action		10/24/2023 16:25
~~Issue Invoice v.1~~	Generic Action		10/04/2023 12:39
~~Fees Paid v.1~~	Generic Action		10/04/2023 12:39
Fees Paid v.1	Generic Action		10/24/2023 16:25
Zoning Review v.2		10/04/2023 12:42	10/24/2023 16:30
~~Floodplain Admin Overview v.1~~	Task	10/04/2023 12:42	10/24/2023 16:29
~~Floodplain Admin Overview v.1~~	Task	10/12/2023 12:28	10/24/2023 16:19
~~Floodplain Admin Overview v.1~~	Task	10/12/2023 12:28	10/13/2023 11:17
~~Iredell County Zoning Approval v.1~~	Task	10/12/2023 12:28	10/24/2023 16:19
Iredell County Zoning Approval v.1	Task	10/24/2023 16:29	10/24/2023 16:30
Iredell County Zoning Approval v.1	Task	10/13/2023 11:17	10/24/2023 16:19
Issue Invoice v.1	Generic Action	10/12/2023 12:28	10/24/2023 16:19
~~Issue Invoice v.1~~	Generic Action	10/12/2023 12:28	10/24/2023 16:19
Issue Invoice v.1	Generic Action	10/04/2023 12:42	10/24/2023 16:29
Fees Paid v.1	Generic Action	10/04/2023 12:42	10/24/2023 16:29
~~Fees Paid v.1~~	Generic Action	10/12/2023 12:28	10/24/2023 16:19
Fees Paid v.1	Generic Action	10/12/2023 12:28	10/24/2023 16:19
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		
Environment Health Inspections v.1			
Operation Permit Inspection v.1	Inspection		

PERMIT SNAPSHOT REPORT (OSWP-2023-38011)

OSWP Alarm Checked v.1	Inspection
OSWP Drain Lines Checked v.1	Inspection
OSWP Electrical Checked v.1	Inspection
OSWP Floats Checked v.1	Inspection
OSWP Maintenance Contract v.1	Inspection
OSWP Pressure Head Checked v.1	Inspection
OSWP Pressure Manifold Checked v.1	Inspection
OSWP Tanks Checked v.1	Inspection

Morrison Lot 4 Island Ford Rd



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

Sheet 1 of 1
PROPERTY ID #: 4124071783
COUNTY: Iredell

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

OWNER: American Home Plans
APPLICATION DATE 10/2/23
ADDRESS: 2144 Hilton Dr, Gainesville, Ga 30501
DATE EVALUATED: 11/9/23
PROPOSED FACILITY: SFR
PROPOSED DESIGN FLOW (.1949): 360
PROPERTY SIZE: 1.1 Ac
LOCATION OF SITE: 519 Island Ford Rd
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	.1943 SOIL DEPTH	.1956 SAPRO CLASS	.1944 RESTR HORIZ	PROFILE CLASS & LTAR
1	LS 15%	0-26	CL/SBK	SS sp fr SE	-	51	Sap inclusions in CL	Litho + Rock inclusions throughout profile	PS .3
		26-51	CL/SBK	SS sp fr SE					
2	LS 7%	0-30	CL/SBK	SS sp fr SE	-	49	Sap inclusions in 34+ with Litho	-	PS .3
		30-49	CL/ABK	SS sp fr SE					
3	LS 7%	0-27	CL/SBK	SS sp fi SE	-	52	Rock layer at 25-27	Litho throughout CL	PS .275*
		27-52	CL/SBK	SS sp fr SE					
4	LS 10%	0-32	CL/SBK	SS sp fr SE	-	53	Sap + Litho inclusions in CL	-	PS .3
		32-53	CL/SBK	SS sp fi SE					

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	360	360
System Type(s)	25%	25%
Site LTAR	.3	.275

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

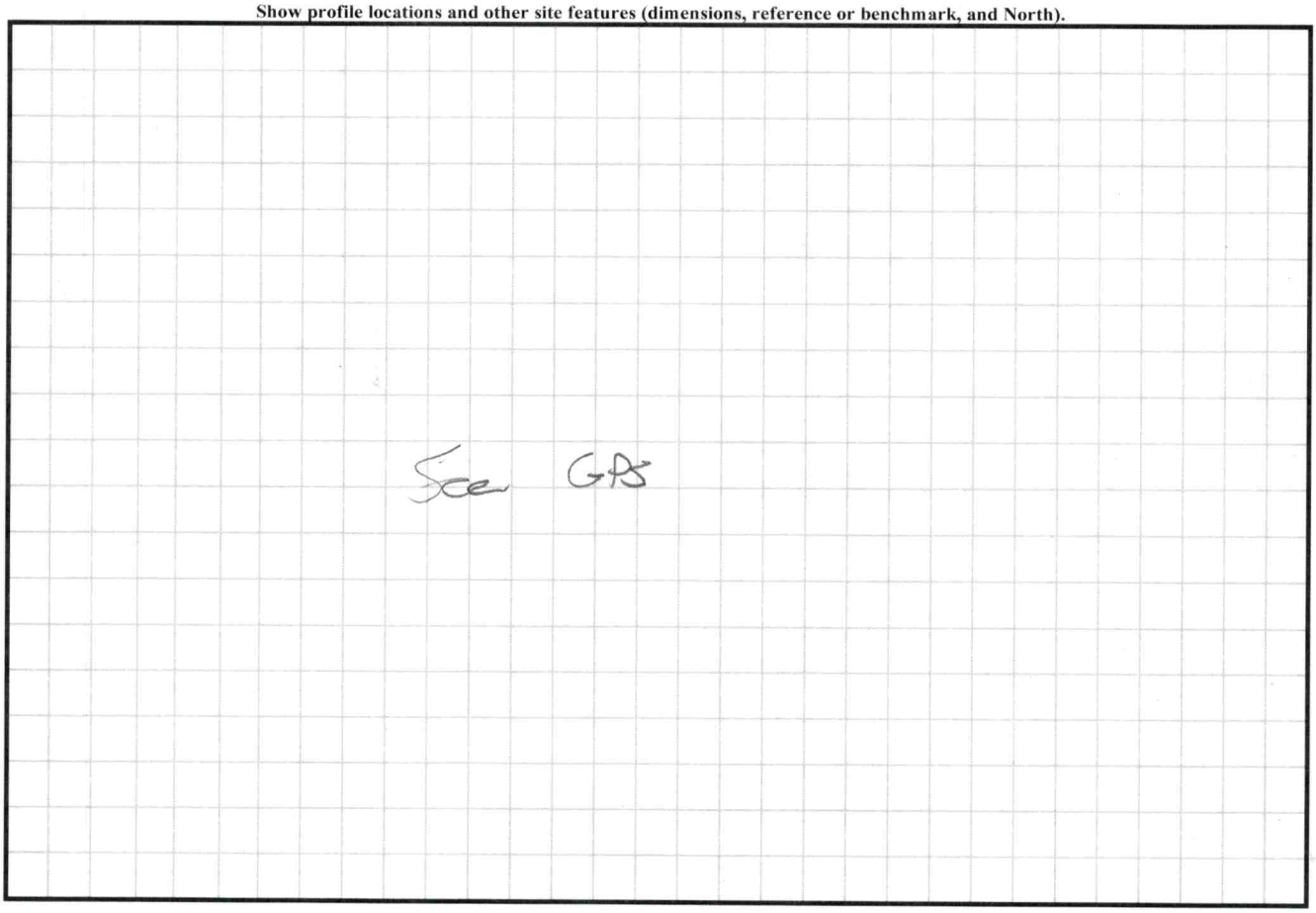
NOTES

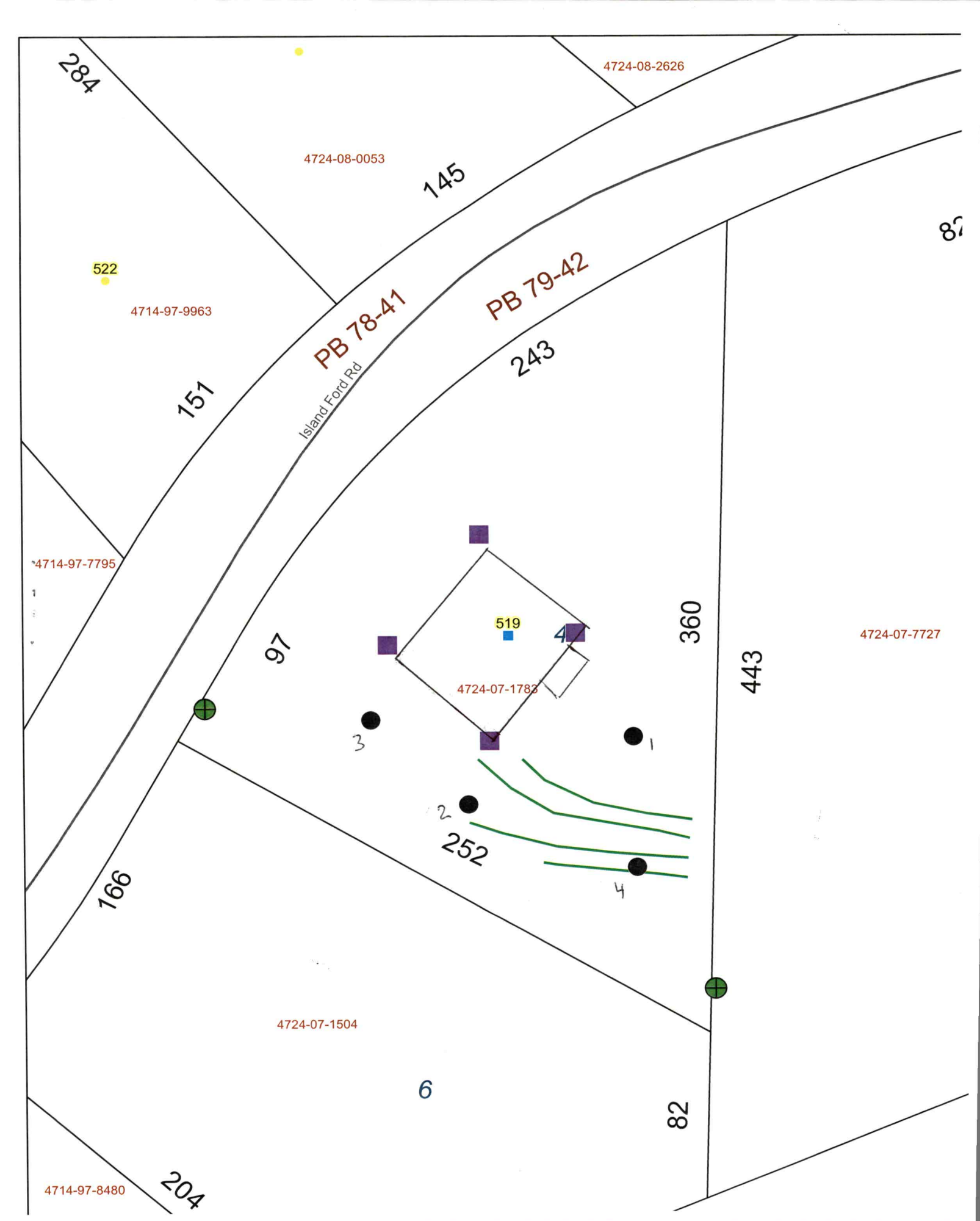
HORIZON DEPTH	In inches below natural soil surface
DEPTH OF FILL	In inches from land surface
RESTRICTIVE HORIZON	Thickness and depth from land surface
SAPROLITE	S(suitable) or U(unsuitable)
SOIL WETNESS	Inches from land surface to free water or inches from land surface to soil colors with chroma 2 or less - record Munsell color chip designation
CLASSIFICATION	S (Suitable), PS (Provisionally Suitable), or U (Unsuitable)

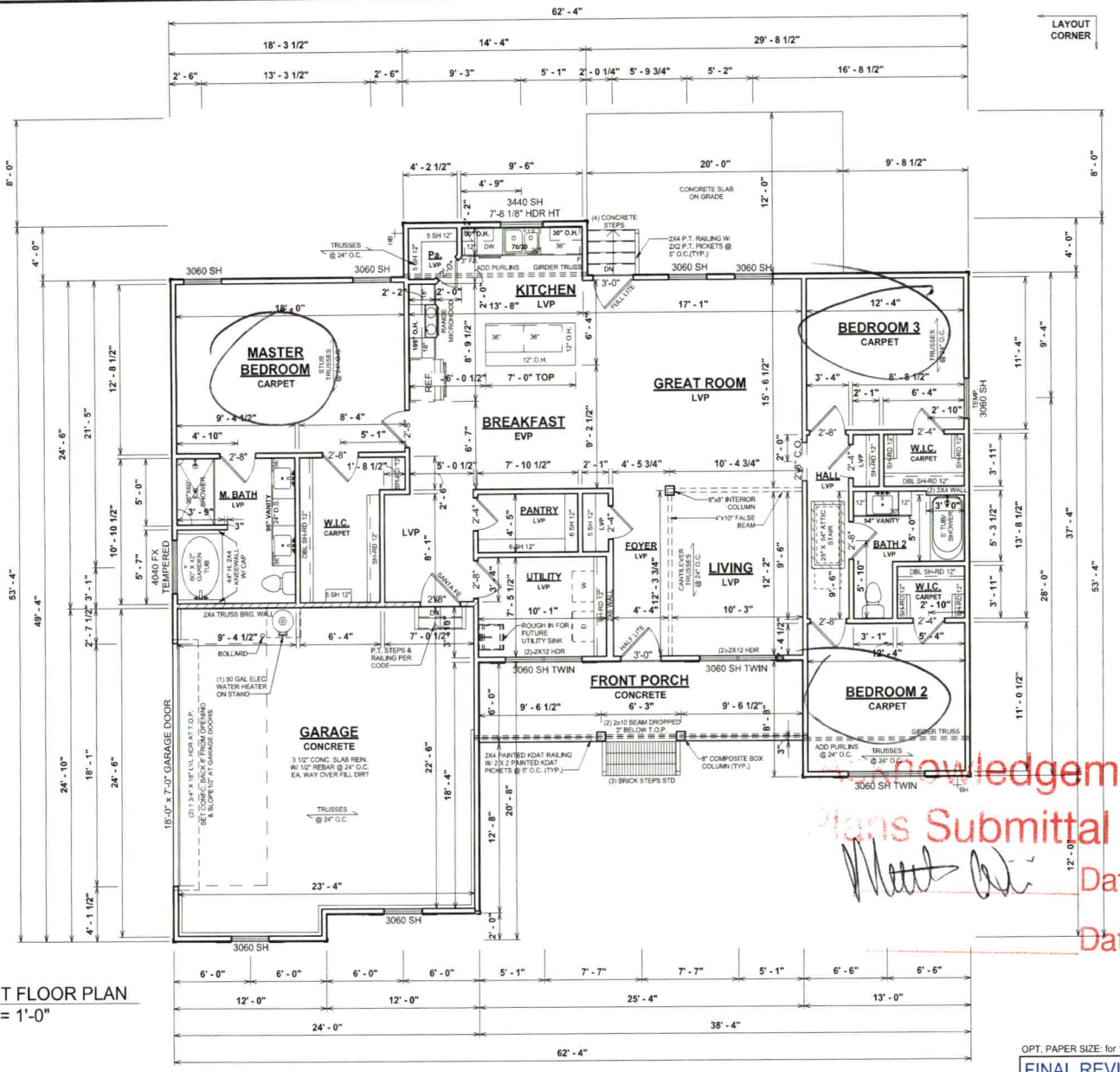
Evaluation of saprolite shall be by pits.

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

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




284
4724-08-2626
4724-08-0053
145
522
4714-97-9963
PB 78-41
PB 79-42
Island Ford Rd
243
151
4714-97-7795
519
4
97
360
443
4724-07-7727
4724-07-1783
3
1
2
252
4
166
4724-07-1504
6
82
204
4714-97-8480



1 FIRST FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES

- MIN 9'-1 1/8" CEILING HEIGHT ON FIRST FLOOR
- ALL LOAD BEARING WALLS & EXT. OPENINGS TO HAVE (2) 2X10 HEADERS UNLESS OTHERWISE NOTED
- STANDARD FIRST FLOOR WINDOW HEADERS TO BE FRAMED DOWN 2'-2" FROM T.O.P. EXCEPT AS NOTED
- 7/16" O.S.B. AND HOUSEWRAP REQUIRED
- DIMENSIONS ARE TO SHEATHING EXTERIOR; SUBTRACT 1/2" FROM DIMENSIONS FOR EXTERIOR WINDOW AND DOOR FRAMING LOCATION IF OPENINGS ARE FRAMED BEFORE SHEATHING INSTALLATION
- ALL INTERIOR DOORS ARE EITHER CENTERED ON WALLS OR R.O. STARTED MIN OF 4" FROM ADJOINING WALL UNLESS OTHERWISE DIMENSIONED
- NUMBER OF EXTERIOR OR GARAGE STAIR TREADS & RISERS MAY VARY AS A RESULT OF LOCAL BUILDING CODES, STANDARDS AND FINAL GRADE
- CLOSET SHELF HEIGHT OFF FLOOR:
  SINGLE - 68"
  DOUBLE - 42" & 84"
- ALL PLUMBING FIXTURES SHOWN ARE A REPRESENTATION OF SIZE AND LOCATION ONLY. ACTUAL STYLE AND BRAND OF FIXTURES MAY VARY PER OFFICE LOCATION
- ALL TUBS/SHOWERS ARE TO HAVE NAILERS AT FLANGE
- INSTALL A 24" WIDE WALKWAY FROM ATTIC ACCESS TO FURNACE PLATFORM
- RAILINGS ARE A FORCED OPTION WHEN PORCH IS OVER 30" HIGH

SPECIAL NOTES

- LEATHERED GRANITE IN KITCHEN
- INTERIOR DOOR STYLE - SANTA FE

Acknowledgement Of
Plans Submittal ONLY!
Date 11/21/23
Date

OPT. PAPER SIZE: for 1/4" = 1'-0" on 24" x 36" PAPER SIZE ENLARGE PRINTS TO 200%

FINAL REVIEW CONSTRUCTION PLANS

REVISION SCHEDULE		
REV #	DESCRIPTION	DATE

AREAS:		
FIRST FLOOR HEATED	1,858 SF	
	1,858 SF	
FRONT PORCH	152 SF	
GARAGE	571 SF	
	723 SF	
TOTAL UNDER ROOF	2,581 SF	
CONCRETE PAD	240 SF	
TOTAL UNCOVERED	240 SF	

THE: AUBURN 'B'
FOR: MORRISON, ANGELA & LARRY
ISLAND FORD ROAD LOT#4 STATESVILLE NC 28625
OFFICE: STATESVILLE
SOLD BY: J. SCHOOLEY

JOB #: 87-23-046
2x4 EXTERIOR WALLS
FOUNDATION TYPE: CRAWL SPACE

DRAWN BY: M. A. / E.A.
CHECKED BY: JS
PRINTED: 10/25/2023 9:36:39 AM

PROPERTY OF:
© COPYRIGHT - 2023

SHEET # F-2
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
PAPER SIZE: 11" x 17"

TO REPORT COPYRIGHT VIOLATIONS CALL (770) 532-1128 THE USE OF THIS PLAN BY ANYONE OTHER THAN AN AGENT OF "AMERICA'S HOME PLACE, INC." IS IN VIOLATION OF THE FEDERAL COPYRIGHT VIOLATION ACT. $1000 REWARD FOR RECOVERING AN ACTUAL COPYRIGHT INFRINGEMENT.
© COPYRIGHT-ALL RIGHTS RESERVED NOTE:VIOLATORS OF THE COPYRIGHT WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. THIS WORK IS THE INTELLECTUAL PROPERTY OF AMERICA'S HOME PLACE AND SHALL NOT BE REPRODUCED WITHOUT PERMISSION.