Iredell County
Planning & Enforcement
349 N. Center St. PO Box 788
Statesville, NC 28687
704-878-3113

Grading Permit

Permit Number: 168588GR

Printed: 9/14/2011

Master #: 168588

Associated Permits:

168588ZO	Zoning
168588GR	Grading

Applicant

Name: Pinnacle Building Services
Address: 128-B Promenade Dr
Mooresville, NC 28117
Phone: 704-799-8641

Parcel

Parcel Number: 4730113988.000
Address: 115 Emerald Creek Dr.
TROUTMAN, NC 28166
Subdivision:
Zoning: RS
Township: 1500
Area: 2.68
Lot(s):

655/656
PHASE 6

Directions to Parcel: States park Rd to Morrison Farm Rd to Emerald Creek Dr on left

Owners

Name: Mary & Mike Koeppel
Address:

Contractors

Contractor Type: Building
Name: Pinnacle Building Services
Address: 128-B Promenade Dr
Mooresville, NC 28117
Phone: 704-799-8641

Fees and Receipts:

Number	Description	Amount
FEE-237797-07	Grading Permit - Single Family	$80.00
FEE-237798-07	Technology and Administrative Fee	$1.80

168588

TOWN OF TROUTMAN

400 Eastway Drive· Troutman, NC 28166·704-528-7600

Zoning Permit Application

APPROVED

Permit #9142011

1. Application Type

- ☐ Commercial Building
- ☐ Accessory Building
- ☐ Industrial
- ☐ Multi-Family
- ☐ Change of Use
- ☑ Other SFR-Dev

2. Project Information

Date of Application 9-14-2011 PIN 4730113908

Address 115 Emerald Creek Dr Zoning District RS

Overlay District(s) WS IV PA

Current Land Use Vacant Proposed Land Use SFR

Development Name and Lot Number Parkwood - Falls Cove

3. Contact Information

Pinnacle Building Services LLC	Mike & Mary Koeppel
Applicant	Property Owner
127 B Pinnacle Dr.	
Address	Address
Mooresville, Nc. 28117	
City, State Zip	City, State Zip
704-799-8641	
Telephone	Telephone
704-799-8645	
Fax	Fax
ryan3700@yahoo.com	
Email Address	Email Address

4. Attachment Requirement

In order to be considered complete, the following must accompany each application:

1. A fee in the amount of $45.00.
2. A scaled dimensional drawing which shows (a) the exact shape, dimensions and location of the parcel to be built upon, (b) the exact shape, dimensions, use and location of existing structures on the parcel, (c) all setback lines on the parcel once the proposed structure is completed; and (d) any other information that may be needed to insure that the proposed structure is in compliance with all applicable provisions of the Ordinance.
3. Elevations of the proposed structure(s).

5. Structure Requirement

A separate application is required for each structure

	Required	Proposed
Lot Area	✓	
Front Setback (measured from ROW)	25'	
Side Yard Setback– Left	10'	
Side Yard Setback– Right	10'	
Rear Yard Setback	25'	
Building Height		
Width at Building Line		

Accessory Structures

Square footage of principal structure ✓ Square footage of accessory structure(s) ✓

Utilities ✓

☐ Public Water ~~☐ Public Sewer~~ ☐ Private Well ☑ Septic System

☐ Other _____

6. Certifications

I hereby certify that all of the information provided for this application is, to the best of my knowledge, accurate and complete. I understand that this permit will expire and become invalid unless the work for which it was issued is started within six (6) months of the date of issue or is the work authorized is suspended or abandoned for a period of one (1) year.

Signature of Applicant

Date: 9/14/11

To the best of my knowledge, this application is accepted and deemed complete.

COMMENTS: Permit is for a new single family home. Garage is side loaded w/ 2 bay doors

Signature of Zoning Administrator
Erika C. Martin

Date: 9-14-11

Based on the information hereby furnished to me and my knowledge of the Town of Troutman Unified Development Ordinance, I hereby:

TOWN OF TROUTMAN ZONING OFFICE

APPROVE / DISAPPROVE this Zoning Permit.