BLDR-2022-7532

ICHD–ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625 PERMIT # OSWP2022-2477

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

PIN # 4741777212.

APPLICANT/OWNER: Tar North Homes APPLICANT ADDRESS: 631-300 Brawleys Chapel Rd Mooresville NC 28117.

SITE ADDRESS: 451 Hoover Road Troutman NC 28166 PHONE: 704 363-2845 ALT. PHONE —

SITE DIRECTIONS: Amity Hill to Murdock to Hoover Site on Left

SUBDIVISION: SECTION: - LOT # 1 LOT AREA: .74Ac SAP CONTROLLED: ☐ YES ☒ NO

DESIGN FLOW: 360 L.T.A.R.: .275

Septic Tank 1000 (gal)	STB	Date	☒ New System ☐ Repair ☐ Expansion System Type: I II (III) IV V VI			☒ Residence	No. Bedrooms 3	Water Supply
Pump Tank (gal)	PT	Date	System Description: Gravity - 25% Reduction.			☐ Business	No. Persons 6	☒ Private
Pump Make	Model	Serial #	Repair System Description: LPP-PPBPS-50% Reductio			☐ Other	No. Employees	☐ Public
# Nitrification Fields 1	# Lines 4	Linear Ft 328	Maintenance Agreement Required: ☐ YES ☒ NO			☒ Slab	☐ Crawl Space	☐ Community
Trench Width 36in.	Trench Bottom Depth(Low side) 24in.	Gravel Depth —	☒ GRAVITY ☐ PRESSURE			☐ Basement w/plumbing		☐ Basement w/o plumbing

Comments / Conditions:

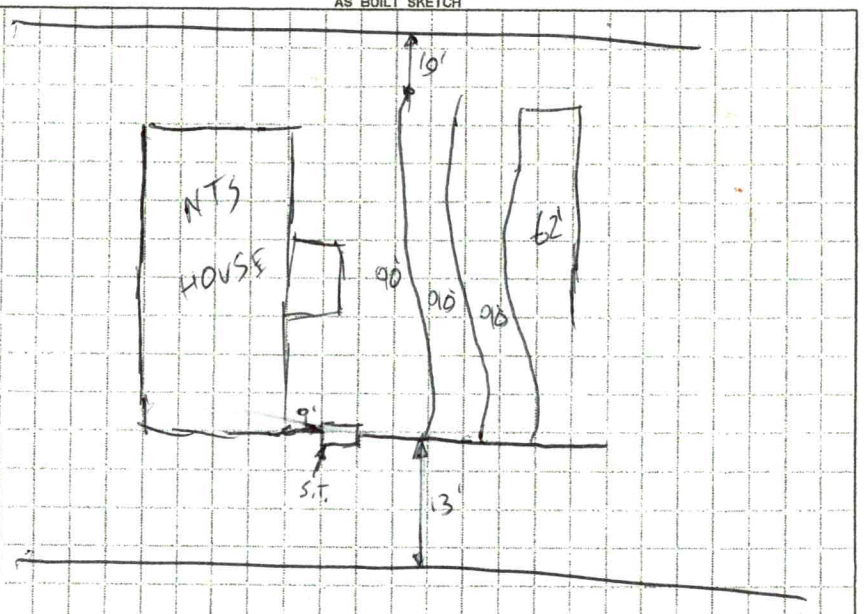
INITIAL SITE SKETCH

This permit is issued pursuant to G.S. 130A-335(a2), (a3) & (a4) using the signed and sealed LSS/LG Evaluation attached here, from:

Soil + Forestry Services of the Carolinas. PA

LSS# 1231

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: Installed by: RUSSELL WILLIAMS

IMPROVEMENT PERMIT by: Benjamin A. Butler Date: 9-15-22 OPERATION PERMIT by: Bryant C. White Date: 12-28-2022

AUTHORIZATION TO CONSTRUCT by: Benjamin A. Butler Date: 9-15-22 Existing System Inspected by: Date:

FOR SEPTIC FINAL INSPECTION: CALL 704-664-3703 between 8am-9am the day the inspection is needed. Be sure to speak with an inpsector to confirm your inspection time.

County: Iredell

This Section for Local Health Department Use Only

Initial submittal received: 9-6-22 (Date) by BB (Initials)

Permit Number: OSWP 2022-2477

G.S. 130A-335(a4) states the following: *'If a local health department fails to act on an application for an improvement permit submitted pursuant to subsection (a3) of the section within 10 business days of receipt of a complete application, the local health department shall issue the improvement permit.'*

In accordance with G.S. 130A-335(a3) the improvement permit application is:

☐ Incomplete (If box is checked, information in this section is required.)

The following items are missing:

_____

_____

Copies of this were sent to the LSS and the Owner on _____ (Date)

State Authorized Agent: _____ Date: _____

☐ Denied (See attached report.)

Copies of this were sent to the LSS and the Owner on _____ (Date)

State Authorized Agent: _____ Date: _____

☑ Complete

State Authorized Agent: Benjamin A Botts Date of Issuance: 9-15-22.

This Improvement Permit is issued pursuant to G.S. 130A-335 (a2), (a3), and (a4) using the signed and sealed LSS/LG evaluation(s) attached here. The issuance of this permit by the Health Department in no way guarantees the issuance of other permits. The permit holder is responsible for checking with appropriate governing bodies in meeting their requirements. This site is subject to revocation if the site plan, plat, or the intended use changes, or if information submitted in the application was falsified, inaccurate or misleading. The Improvement Permit shall not be affected by a change in ownership of the site. This permit is subject to compliance with the provisions of the Laws and Rules for Sewage Treatment and Disposal and to conditions of this permit. The location and identification of all property lines, easements, water lines, and other appropriate utilities shall be the responsibility of the owner.

The Department, the Department's authorized agents, and the local health departments shall be discharged and released from any liabilities, duties, and responsibilities imposed by statute or in common law from any claim arising out of or attributed to evaluations, submittals, or actions from a licensed soil scientist or licensed geologist pursuant to GS 130A-335(a2).

Improvement Permit Expiration Date: 9-15-2027

See attached site sketch

County: Iredell

IMPROVEMENT PERMIT FOR G.S. 130A-335(a2)/SL2022-11

PIN/Lot Identifier: 4741778000

Issued To: Tru North Homes

Property Location: Hoover Road, Troutman NC 28166

Subdivision: Brothers Brook Lot #: 1 Block: N/A Section: N/A

LSS Report Provided: Yes ☑ No ☐

If yes, name and license number of LSS: 1231

New ☑ Repair ☐ Expansion ☐ System Relocation ☐

Proposed Structure: 3 BR Residence

Proposed Wastewater System Type: Accepted - Gravity (Initial) Mod. Conv (PPBPS) LP (Repair)

Fill System: ☐ Yes ☑ No If yes, specify: ☐ New ☐ Existing (when adding more than 6 inches of fill to system area please provide a fill plan)

Proposed Design Daily Flow: 360 GPD Proposed LTAR (Initial): 0.275 Proposed LTAR (Repair): 0.275

Design Wastewater Strength: ☑ domestic ☐ high strength ☐ industrial process

Number of bedrooms: 3 Number of Occupants: 6 Other:

Pump Required: ☐ Yes ☑ No ☐ May be required based upon final location and elevations of facilities

Artificial Drainage Required: ☐ Yes ☑ No If yes, please specify details:

Type of Water Supply: ☑ Private well ☐ Public well ☐ Municipal Supply ☐ Spring ☐ Other:

Drainfield location meets requirements of Rule .1945: Yes ☑ No ☐

Drainfield location meets requirements of Rule .1950: Yes ☑ No ☐

Permit valid for: ☑ Five years [site plan submitted pursuant to GS 130A-334(13a)] ☐ No expiration [plat submitted pursuant to GS 130A-334(7a)]

Permit conditions:

Licensed Soil Scientist Print Name: Samuel Ashley Rollans

Licensed Soil Scientist Signature: Samuel A Rollans Date: 8/19/22

The LSS evaluation is being submitted pursuant to and meets the requirements of G.S. 130A-335(a2).

See attached site sketch

SOIL & FORESTRY SERVICES
OF THE CAROLINAS, PA

www.soilandforestryservices.com

Project#: 22-0009
August 9, 2022

TRUNORTH HOMES, LLC
Attn: *Garrison Davis*
Email: garrison@trunorthhomes.com

RE: Soil& Site Evaluation for a 3 Bedroom ResidenceatHoover Rd, Lot 1, PIN# 4741778000, Troutman, NC 28166, Iredell County, NC.

Mr.Davis:

At your request Soil & Forestry Services of the Carolinas (S&FS) has performed soil/site evaluations on parcel noted above.The Lot size is noted on the attached survey map & soil evaluation form. The purpose of our work was to identify soil areas with potential to support subsurface wastewater disposal systems and provide design details for Session Law submittals to Iredell County Health Department.

Site Conditions

At the time of our evaluation land cover on the property was mostly cleared of the property. Topography within the evaluated area was gentle slopenear the house site with gentle percentage of slope in the proposed drainfield area. Property lines and corners weremarked at the time of the evaluation by Bateman Civil Surveyors. The Surveyor provided an Autocad File of the survey as a basemap. The proposed septic layout was located via GPS and tape measures which were used to produce the attached *Site Plan*. The house envelope was staked by the surveyor in the field during our evaluation.

Methodology

We evaluated soil areas through the use of auger borings .Soil morphological conditions including color, texture, structure, etc. were reviewed in the field with four auger boring locations on the property flagged and located via GPS. Three auger borings are located in or adjacent to the proposed septic layout. Soil suitability was determined by referencing 15A NCAC 18A.1900 "Laws and Rules for Sewage Treatment and Disposal Systems" .*Soil & Site Evaluation Forms* were utilized to record the soil morphological data for each boring. An on-ground layout of system and repair was performed using a laser level. Pin flag locations of the layout were also located by GPS and tape measure. Detailed system & repair information is summarized in the following paragraph for this Lot.

Hoover Rd Lot 1PIN #4741778000(*See Attached Design*)
The septic layout for this lot (9' centers) yielded a total of 568 linear feet of line. The primary system is proposed as 328' of Accepted (25% Reduction) drainfield with gravity distribution. Trench depth (LOW SIDE) is specified at 24 inches. The repair system is proposed as 219' of Modified Conventional (50% Reduction) drainfield with low pressure distribution. Trench depth (LOW SIDE) is specified at 32 inches. There is 240 linear feet available for repair.

Session Law Requirements

All information needed to issue the IP must be submitted with the application. The application shall include all information described in 15A NCAC 18A .1937(d) and be accompanied by a signed and dated statement from the applicant (owner or owner's legal representative) that reads as follows:

"The LSS/LG evaluation(s) attached to this application is to be used to issue an Improvement Permit in accordance with G.S. 130A-335(a2) and (a3)."

Owner

Date

Print Name Garrison Davis

Signature

9-12-22

The LSS evaluation shall include a statement bearing the LSS seal and signature that reads as follows:

"The LSS evaluation is being submitted pursuant to and meets the requirements of G.S. 130A-335(a2)."

Disclaimer

This report reflects the findings of S&FS, PA. *ThisLSS evaluation is being submitted pursuant to and meets the requirements of G.S. 130A-335(a2)."*Any site modifications that impact the proposed septic areas on the site may nullify this design for Hoover Rd Lot 1. System design requirements and site requirements shall be adhered to for installation and Operations Permits to be issued by the local Health Department. If you have questions regarding these requirements a Pre-Construction meeting should be scheduled to discuss.Please contact S&FS if you have any questions regarding this report or the attached information. S&FS also offers septic system inspection, wetland delineation and forestry services.

Sincerely,

LICENSED SOIL SCIENTIST
Samuel A. Rollans
1231
STATE OF NORTH CAROLINA

S. Ashley Rollans, LSS
Attachment: *Septic Design*

SOIL & FORESTRY SERVICES
OF THE CAROLINAS, PA

www.soilandforestryservices.com

Attached is a proposed design for an Accepted Septic System with gravity dist. for a 3 bedroom single family residence at Hoover Rd, Lot 1, PIN#(4741778000) Troutman 28166, Iredell County, NC.

Contents:

	Page
Information for the Installer	1
Design Information	
Design Specifications	2-3
Layout Specifications	4
Site Plan/System Plan	5
Calculations	6
Profile Descriptions	7-8
Septic Application	ONLINE
Zoning Permit	ONLINE
Agent Authorization	9
Green Sheet	ONLINE
Survey	10

LICENSED SOIL SCIENTIST
Samuel A. Rollins
1231
STATE OF NORTH CAROLINA

July 21, 2022
Project #: 22-0009
Design By: Soil & Forestry Services of the Carolinas, PA

INFORMATION FOR THE INSTALLER:

The permit should be read very carefully prior to bidding. The following are details that must be considered along with all other considerations.

- Tanks shall be approved by NC DHHS, and certification supplied by the manufacturer.
- Tanks shall be water tested prior to installation.
- The installer shall be responsible to the owner for placement of the tanks and to insure that final grades are returned to the original natural grade, with exception of added structural features.
- The supply trench shall be compacted to eliminate cavities left during initial fill placement.
- Installation of the system shall be during dry conditions in order to protect the soil structure.
- All fittings shall be pressure rated fittings.
- All joints shall be cleaned with PVC pipe cleaner and a heavy bodied glue applied to weld all joints.
- Where required by the county health department, post installation inspections by the designer must be scheduled 5 week days in advance.
- Trenches shall be carefully excavated so the bottom is within 2" from the highest to . the lowest points of elevation within the trench. If the bottom elevation needs adjusting after it has been trenched, it will be done by removing high points rather than filling low points. It is extremely important to insure that trenches are not over excavated during initial trenching. All fine grading within the trench will be hand done with a shovel. No loose material will be left in the trench
- All pipe openings in the tanks shall be properly grouted. This also applies to the joints around the riser.
- All tanks shall be properly back filled and compacted to prevent slump at a later date.
- Earth dams, constructed of relatively impervious material, shall be installed at the beginning and end of each lateral.
- No heavy equipment shall be used on the field during or after installation. The use of a small loader (i.e. Bobcat) or a trencher (i.e. Ditch Witch 2300/2310) may be used for installation.
- Elevations at pinflag locations should be checked by the installer prior to beginning trenches.
- Septic tank riser shall be a minimum of 6" above finished grade.
- System is specified as a gravity 25% reduction (Accepted) installation.
- Repair is specified as a low pressure 50% reduction Modified Conv. PPBPS installation.

GRAVITY ACCEPTED SYSTEM FOR WASTEWATER TREATMENT

Owner/Applicant: TruNorth Homes, LLC

Address: 631-300 Brawley School Rd
Mooresville, NC 28117

Phone: 704.363.2845

County: Iredell

Location: Hoover Rd- Lot 1
Troutman, NC 28166

Source of Wastewater Flow: 3 Bedroom Single Family Residence

Estimated Gallons Per Day Flow: 360

System Flow: N/A

Design Specifications

Drainfield Size: 360

Loading Rate (gpd/ft.^{2}): 0.275

Depth of Gravel in Trench: N/A

Gravel Size: N/A

Trench Depth (LOW SIDE): 24 in. Repair Trench Bottom 32 in.

Trench Width: 36 in.

Septic Tank Size: 1000

Estimated Supply Line Length: 27

Supply Line Diameter: 4 in. SCH 40 PVC

Supply Line Volume: 17.63

Dosing Volume: N/A

Supply Manifold: N/A

Supply Manifold Length: N/A

Supply Manifold Volume: N/A

Recommended Float Controls: N/A

Recommended Control Panel: N/A

Pressure Head: N/A

Friction Head: N/A

Elevation Head: N/A

Total Dynamic Head: N/A

Threaded Union: N/A

Gate Valves: N/A

Check Valves: N/A

Anti-Siphon Hole: N/A

Additional Comments: Soil suitability was performed by Soil & Forestry Services of the Carolinas, PA

Hoover Rd- Lot 1

ACCEPTED SYSTEM

DESIGN FLOW (gpd):	360
SOIL APPLICATION RATE (gpd/ft.^{2}):	0.275
TOTAL AREA TRENCH BOTTOM:	984
TOTAL LATERAL LENGTH:	328
NUMBER OF FIELDS:	1
LATERAL LENGTH REQUIRED PER FIELD:	327.2727273
SUPPLY LINE LENGTH:	27
TOTAL DYNAMIC HEAD:	N/A
MANIFOLD SIZE:	N/A
DOSING VOLUME:	N/A
PUMP TANK DRAW DOWN*:	N/A
SEPTIC TANK SIZE:	1000

Layout Specifications - Hoover Rd- Lot 1

Project #: 22-0009

LAYOUT FOR 3 BEDROOM HOME

July 21, 2022

LINE #	FLAG COLOR	BS	HI	FS	ELEVATION	FLAGGED LINE LENGTH	DESIGN LINE LENGTH
TBM							
INSTR. 1							
1	***BLUE***					***91***	***88***
2	***RED***					***91***	***88***
3	***ORANGE***					***95***	***92***
4	***YELLOW***					***90***	***60***
5	BLUE					62	62
6	PINK					53	53
7	RED					54	54
8	ORANGE					32	32
					Total	568	529

	LINE LENGTH	LTAR GPD/FT2	SYSTEM TYPE	SOIL LTAR GPD/FT2	TRENCH SYSTEM	DISTRIBUTION
** System*	*328*	*0.275*	*ACCEPT.*	*0.275*	*25% RED*	*GRAVITY*
Repair	240	0.275	MOD. CONV.	0.275	PPBPS	LOW PRESSURE

Notes:

**All measures in feet

**Nitrification lines are demonstrated on contour via colored pin flags

**Nitrification lines were located by tape measures & GPS.

**Property lines, corners & house were located by a Professional Land Surveyor.

HOOVER ROAD
SCALE
1" = 40'
NORTH
FIELD STAKES OF HOUSE ARE BEYOND ACTUAL FOOTPRINT
HOUSE
GARAGE
517
520
519
518
ST
LOT 1
HOUSE
516
515
514
LOT 2
146
1 B 91'(88')
2 R 91'(88')
3 O 95'(92')
4 Y 90' (60')
5 B 62'
6 P 53'
7 R 54'
8 O 32'
1 Y 76'
2 R 77' (76')
3 B 40'
4 O 77' (76')
5 Y 77' (76')
6 P 76'
7 R 76'
8 O 76'
9 B 35'

CALCULATIONS

Location	Hoover Rd Troutman, NC 28166	
Project Number	22-0009	
Lot No:	1	
No. of Bedrooms	3	
Design Flow	360	$^{gal}/_{day}$
LTAR	0.275	$^{gal}/_{ft^2\ day}$
PPBPS? (YES OR NO)	NO	
Supply Line Length	27	ft.
Supply Line Volume	17.631	gal.
Required Feet of Line	327.2727	ft.
Amount of Line from Layout	328	ft.
Gallons per Minute	N/A	$^{gal}/_{min}$
Required Septic Tank Capacity	1000	gal.
Septic Tank Size	1000	gal.
Panel Volume	N/A	gal.
# of Panels	N/A	
Dosing Volume	N/A	gal.

FRICTION FACTOR INTERPOLATER
2" SCH 40 PVC

GPM	*f*
20	0.84
	-0.88
25	1.27
	-1.28
30	1.78
	-1.76
35	2.37
	-2.25
40	3.03
43.07	3.48
45	3.77
48.14	4.28
50	4.58
57.11	5.89
60	6.42

Tank Draw Down	N/A	
Pump Run Time		
Elevation Head	N/A	ft.
Pressure Head	N/A	ft.
Friction Factor	N/A	ft./100 ft. *(From the interpolater.)*
Friction Head	N/A	ft.
Total Dynamic Head (+15%)	N/A	ft.

IREDELL COUNTY PLANNING & DEVELOPMENT
PO BOX 788, STATESVILLE NC 28687-0788
349 N. Center Street / Building Standards Center
(704) 878-3118 / FAX (704)878-3171

Williamsm
Plan

Residential Zoning Permit Application

What are you building?(Please check) ***No building or addition shall be used for commercial, business, or other non-residential use unless appropriate permits and approval are obtained from Iredell County for commercial use.**

Stick built ✓ Modular ___ Duplex ___ Singlewide ___ Doublewide ___ Pier ___ Addition ___ Bedroom addition ___

Accessory dwelling (ie: M-I-L Suite, guest house) ___ Accessory building (ie: garage, shed) ___ Swimming pool ___

Are there any other structures currently on the property such as dwellings, sheds, garages? (Please list type below)
NO

Is there a septic tank on the property? Yes (No) If residence how many bedrooms? 3 and stories? 1

Please describe project (Details, Purpose, or Use): new residential construction

Please list square footage of project (Pier, Addition, Accessory Dwelling, Accessory Building only): _____

Does the property have community water? Yes (No) If yes, please list who provides it: _____

Does the property have community sewer? Yes (No) If yes, please list who provides it: _____

Owner Information

Property Owner's Name Koehler Homes Phone # _____
Paul H. Bona & Patricia D. Bona
Owner's Current Address 167 Mapleview Pr Troutman, NC 28166

Property Information

Property Address 451 Hoover Rd Parcel # _____

Subdivision: Brothers Brook Lot: 1 Zoning: R/A Watershed: Y (N) Flood Plain: Y / (N) Township: Iredell

Directions to property (from a MAIN ROAD) _____

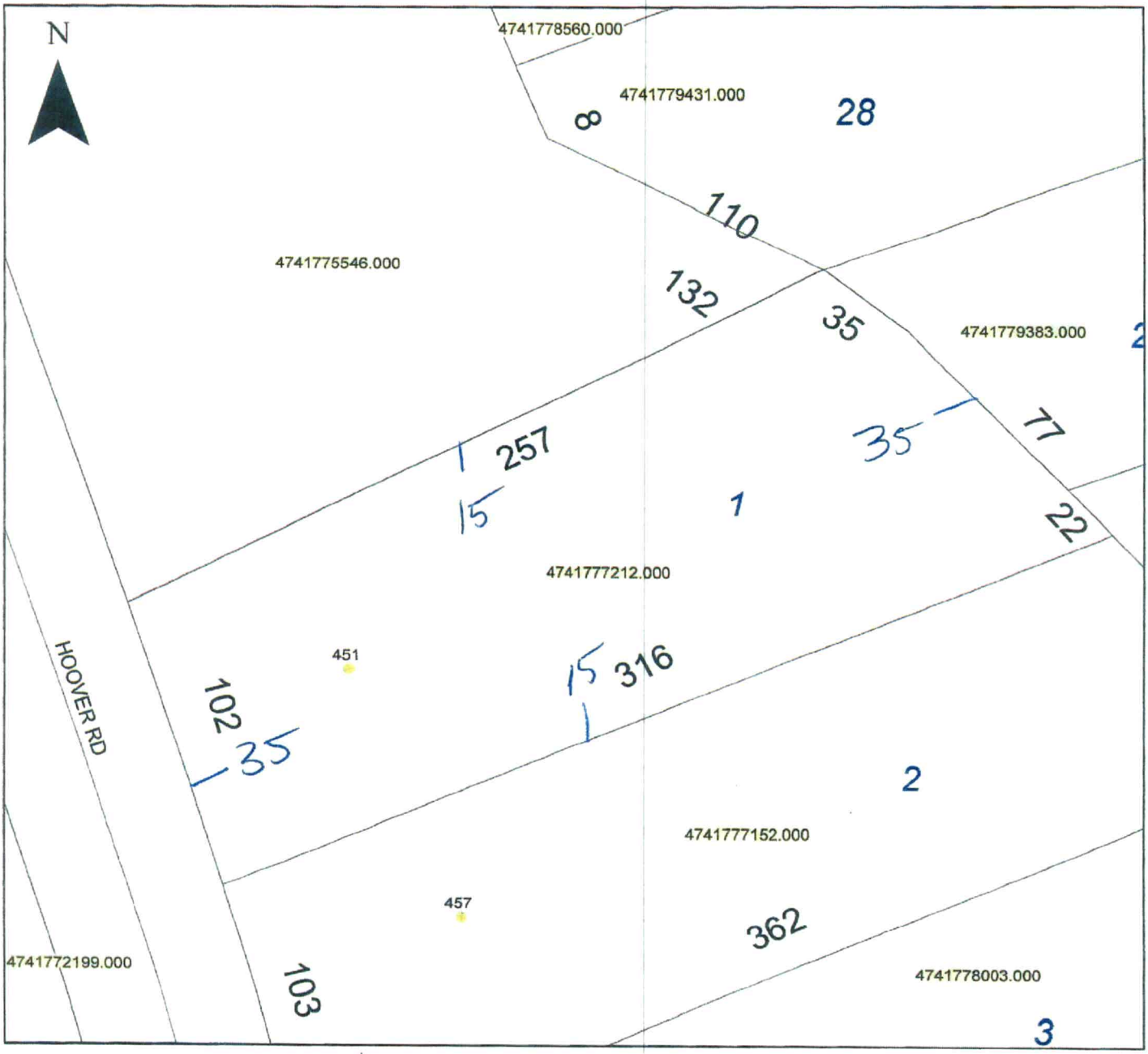
Application Information

Applicant's Name or Company TruNorth Homes Applicant's Phone # (704) 363-2845
Applicant's Address 631-300 Brawley School Rd PMB217
Mooresville NC 28117
If Company, Representative's Name and Title Garrison Davis, President

IN APPLYING FOR A ZONING PERMIT I CERTIFY THAT ALL INFORMATION ON THIS APPLICATION IS CORRECT AND THAT ALL WORK WILL COMPLY WITH IREDELL COUNTY ZONING REGULATIONS. THE IREDELL COUNTY PLANNING & DEVELOPMENT DEPARTMENT WILL BE NOTIFIED OF ANY CHANGES THAT ARE MADE TO THIS PROJECT. I AM AWARE THAT THIS IS AN APPLICATION ONLY - NOT A PERMIT - AND DOES NOT CONSTITUTE APPROVAL OF THIS PROJECT. HOWEVER, IF THIS PROJECT IS APPROVED, THIS SIGNATURE IS VALID FOR MY PERMIT.

SIGNATURE OF APPLICANT _____ DATE 7/21/22

ZONING DISCLAIMER



Property Address 461 Hoover Rd.

The applicant certifies that there are no deed restrictions, contractual agreements or governmental regulations of any kind that interfere with or prohibit the use of the property or the use for which this permit is requested. Applicant further acknowledges that the enforcement of deed restrictions, plat conditions, and other contractual agreements will not be undertaken by Iredell County and is the sole responsibility of the affected parties.

Applicant

Date

Sheet 1 of 1
PROPERTY ID #: 474/778aa
COUNTY: Iredell

SOIL/SITE EVALUATION
for ON-SITE WASTEWATER SYSTEM

OWNER: Koehler Homes Inc
ADDRESS: 167 Maplevieu Dr., Troutman NC 28166
PROPOSED FACILITY: 3BR
LOCATION OF SITE: Lot 1 Hoover Rd, Troutman NC 28166
PROPOSED DESIGN FLOW (.1949): 360gpd
APPLICATION DATE
DATE EVALUATED: 1/21/22
PROPERTY SIZE: 0.74 Ac
PROPERTY RECORDED: No
WATER SUPPLY: ☒ Private ☐ Public ☒ Well ☐ Spring ☐ Other
EVALUATION METHOD: ☒ Auger Boring ☐ Pit ☐ Cut
TYPE OF WASTEWATER: ☒ Sewage ☐ Industrial Process ☐ Mixed

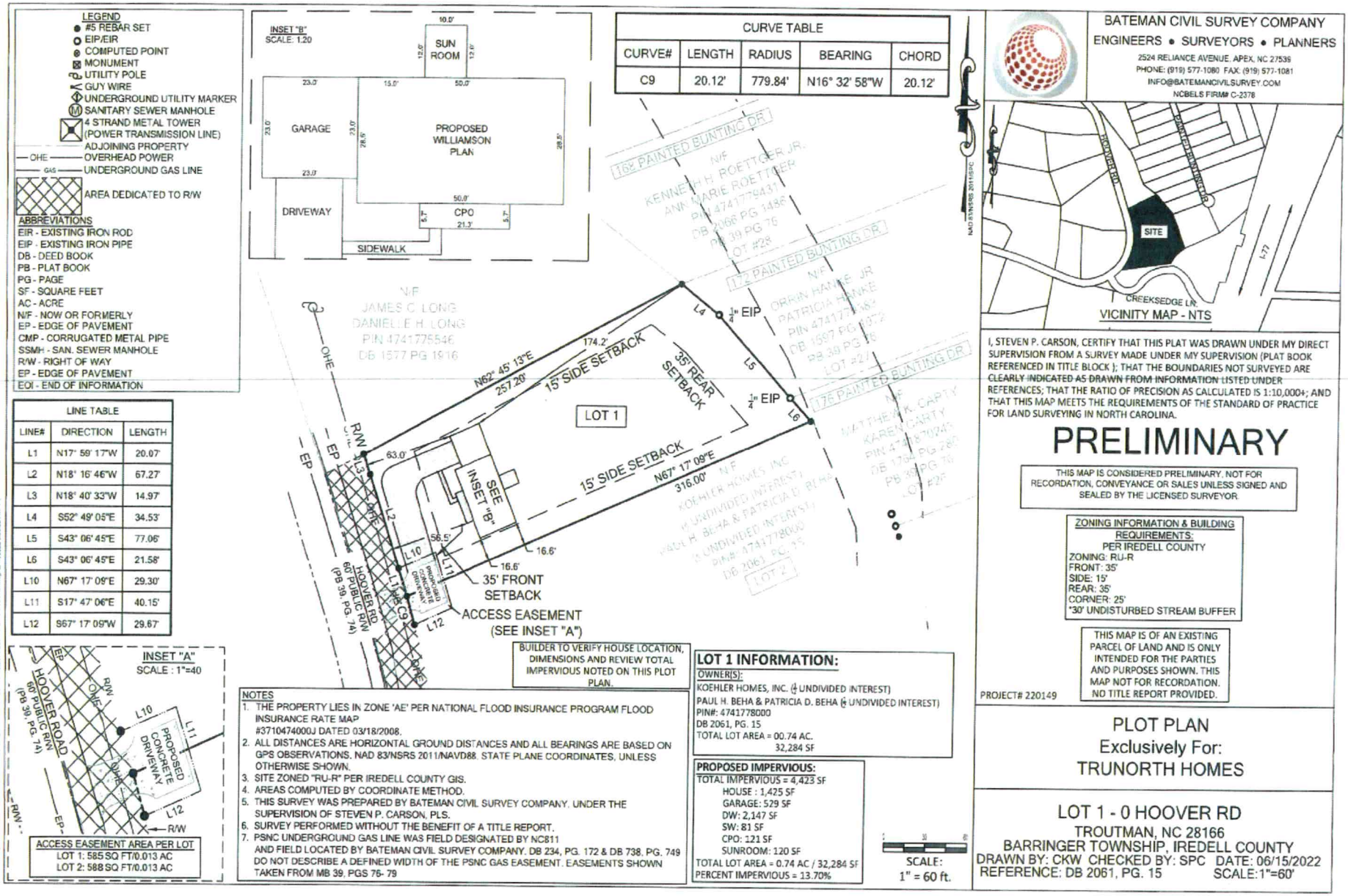
PROFILE #	.1940 LANDSCAPE POSITION/ SLOPE %	HORIZON DEPTH (IN.)	SOIL MORPHOLOGY (.1941) .1941 STRUCTURE/ TEXTURE	.1941 CONSISTENCE/ MINERALOGY	OTHER PROFILE FACTORS .1942 SOIL WETNESS/ COLOR	.1943 SOIL DEPTH	.1956 SAPRO CLASS	.1944 RESTR HORIZ	PROFILE CLASS & LTAR
B7 [redacted]		0-40	Fill						UN
B13 [redacted]	5/5/22 L/12%	0-17	BClwfsbk	Frsssps exp					
		17-47	Brcumsbk	" "					
		47-50	RBClwmsbk	" "	-FSCP Increase	50	—	—	PS 0.3
B14 [redacted]	L/13%	0-3	Fill						
		3-14	RBClwfsbk	Frsssps exp					
		14-50	Brcumsbk	" "		50	—	—	PS 0.275-0.3
B15 [redacted]	L/16%	0-16	RBClwfsbk	sssps exp					
		16-39	RBClscumsbk	sssps exp f					
		39-50	Brcumsbk	sssps exp		50	—	—	PS 0.275

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	PS	PS
System Type(s)	Accepted (25%) Red	PPPBS (50%) Low Pressure
Site LTAR	0.275	0.275

COMMENTS:

OTHER FACTORS (.1946):
SITE CLASSIFICATION (.1948): PS
EVALUATED BY: S. Ashley Rollans
OTHER(S) PRESENT: Chad Wagner, Chris Wagner

LICENSED SOIL SCIENTIST Samuel Ashley Rollans 1231 STATE OF NORTH CAROLINA


LEGEND
#5 REBAR SET
EIP/EIR
COMPUTED POINT
MONUMENT
UTILITY POLE
GUY WIRE
UNDERGROUND UTILITY MARKER
SANITARY SEWER MANHOLE
4 STRAND METAL TOWER (POWER TRANSMISSION LINE)
ADJOINING PROPERTY
OHE OVERHEAD POWER
GAS UNDERGROUND GAS LINE
AREA DEDICATED TO R/W
ABBREVIATIONS
EIR - EXISTING IRON ROD
EIP - EXISTING IRON PIPE
DB - DEED BOOK
PB - PLAT BOOK
PG - PAGE
SF - SQUARE FEET
AC - ACRE
N/F - NOW OR FORMERLY
EP - EDGE OF PAVEMENT
CMP - CORRUGATED METAL PIPE
SSMH - SAN. SEWER MANHOLE
R/W - RIGHT OF WAY
EP - EDGE OF PAVEMENT
EOI - END OF INFORMATION
INSET "B"
SCALE: 1:20
SUN ROOM
GARAGE
PROPOSED WILLIAMSON PLAN
DRIVEWAY
CPO
SIDEWALK
CURVE TABLE
CURVE# LENGTH RADIUS BEARING CHORD
C9 20.12' 779.84' N16° 32' 58"W 20.12'
16± PAINTED BUNTING DR
N/F KENNETH H. ROETTGER JR. ANN MARIE ROETTGER PIN 4741779431 DB 2066 PG 1486 PB 39 PG 76 LOT #28
N/F JAMES C. LONG DANIELLE H. LONG PIN 4741775546 DB 1577 PG 1916
N/F ORRIN HANKE JR. PATRICIA HANKE PIN 4741778452 DB 1597 PG 1372 PB 39 PG 76 LOT #27
N/F MATTHEW K. CARTY KAREN CARTY PIN 4741779045 DB 1704 PG 280 PB 39 PG 76 LOT #25
N/F KOEHLER HOMES, INC. (½ UNDIVIDED INTEREST) & PAUL H. BEHA & PATRICIA D. BEHA (½ UNDIVIDED INTEREST) PIN#: 4741778000 DB 2061, PG. 15 LOT 1
N/F JAMES C. LONG DANIELLE H. LONG PIN 4741775546 DB 1577 PG 1916 LOT 2
OHE
EP
R/W
HOOVER RD (PB 39, PG. 74) 60' PUBLIC R/W
PROPOSED CONCRETE DRIVEWAY
N62° 45' 13"E 257.20'
174.2'
15' SIDE SETBACK
35' REAR SETBACK
LOT 1
15' SIDE SETBACK
N67° 17' 09"E 316.00'
63.0'
56.5'
16.6'
16.6'
35' FRONT SETBACK
ACCESS EASEMENT (SEE INSET "A")
SEE INSET "B"
¼" EIP
¼" EIP
L1 L2 L3 L4 L5 L6 L10 L11 L12 C9
LINE TABLE
LINE# DIRECTION LENGTH
L1 N17° 59' 17"W 20.07'
L2 N18° 16' 46"W 67.27'
L3 N18° 40' 33"W 14.97'
L4 S52° 49' 05"E 34.53'
L5 S43° 06' 45"E 77.06'
L6 S43° 06' 45"E 21.58'
L10 N67° 17' 09"E 29.30'
L11 S17° 47' 06"E 40.15'
L12 S67° 17' 09"W 29.67'
INSET "A"
SCALE : 1"=40
ACCESS EASEMENT AREA PER LOT
LOT 1: 585 SQ FT/0.013 AC
LOT 2: 588 SQ FT/0.013 AC
BUILDER TO VERIFY HOUSE LOCATION, DIMENSIONS AND REVIEW TOTAL IMPERVIOUS NOTED ON THIS PLOT PLAN.
NOTES
1. THE PROPERTY LIES IN ZONE 'AE' PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP #3710474000J DATED 03/18/2008.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE BASED ON GPS OBSERVATIONS. NAD 83/NSRS 2011/NAVD88. STATE PLANE COORDINATES, UNLESS OTHERWISE SHOWN.
3. SITE ZONED "RU-R" PER IREDELL COUNTY GIS.
4. AREAS COMPUTED BY COORDINATE METHOD.
5. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY, UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
6. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
7. PSNC UNDERGROUND GAS LINE WAS FIELD DESIGNATED BY NC811 AND FIELD LOCATED BY BATEMAN CIVIL SURVEY COMPANY, DB 234, PG. 172 & DB 738, PG. 749 DO NOT DESCRIBE A DEFINED WIDTH OF THE PSNC GAS EASEMENT. EASEMENTS SHOWN TAKEN FROM MB 39, PGS 76- 79
LOT 1 INFORMATION:
OWNER(S):
KOEHLER HOMES, INC. (½ UNDIVIDED INTEREST)
PAUL H. BEHA & PATRICIA D. BEHA (½ UNDIVIDED INTEREST)
PIN#: 4741778000
DB 2061, PG. 15
TOTAL LOT AREA = 00.74 AC.
32,284 SF
PROPOSED IMPERVIOUS:
TOTAL IMPERVIOUS = 4,423 SF
HOUSE : 1,425 SF
GARAGE: 529 SF
DW: 2,147 SF
SW: 81 SF
CPO: 121 SF
SUNROOM: 120 SF
TOTAL LOT AREA = 0.74 AC / 32,284 SF
PERCENT IMPERVIOUS = 13.70%
SCALE: 1" = 60 ft.
NAD 83/NSRS 2011/GPC
BATEMAN CIVIL SURVEY COMPANY
ENGINEERS • SURVEYORS • PLANNERS
2524 RELIANCE AVENUE, APEX, NC 27539
PHONE: (919) 577-1080 FAX: (919) 577-1081
INFO@BATEMANCIVILSURVEY.COM
NCBELS FIRM# C-2378
HOOVER RD
PAINTED BUNTING DR
SITE
L77
CREEKSEDGE LN
VICINITY MAP - NTS
I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK REFERENCED IN TITLE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION LISTED UNDER REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA.
PRELIMINARY
THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCE OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.
ZONING INFORMATION & BUILDING REQUIREMENTS:
PER IREDELL COUNTY
ZONING: RU-R
FRONT: 35'
SIDE: 15'
REAR: 35'
CORNER: 25'
*30' UNDISTURBED STREAM BUFFER
THIS MAP IS OF AN EXISTING PARCEL OF LAND AND IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP NOT FOR RECORDATION. NO TITLE REPORT PROVIDED.
PROJECT# 220149
PLOT PLAN
Exclusively For:
TRUNORTH HOMES
LOT 1 - 0 HOOVER RD
TROUTMAN, NC 28166
BARRINGER TOWNSHIP, IREDELL COUNTY
DRAWN BY: CKW CHECKED BY: SPC DATE: 06/15/2022
REFERENCE: DB 2061, PG. 15 SCALE: 1"=60'

