File/Permit #: 2025-85473

BLDR-2025-85214

IREDELL COUNTY HEALTH DEPARTMENT
BRADY FREEMAN, MPA REHS
HEALTH DIRECTOR

Public Health
Prevent. Promote. Protect.
Iredell County Health Department

EXISTING SYSTEM APPROVAL

☑ Existing System Approval
- ☐ Site modification (e.g., storage shed) or footprint addition with no DDF or wastewater strength increase
- ☐ Reconnection when the proposed facility is in the same footprint as existing/previous facility

☑ Construction Authorization/Notice of Intent to Construct
[issued for reconnection when the proposed facility is not in the same footprint as existing/previous facility pursuant to Session Law 2023-77, Section 5.(c)]
[certified inspectors are not authorized to approve reconnections outside of footprint pursuant to Session Law 2023-77, Section 5.(c)]

Applicant: Pine Ridge Ventures
Mailing Address: 285 Eastpost Ln
City: Mooresville
State: NC Zip: 28115
Phone #: (704) 949-1488
Email:

Owner:
Mailing Address: SAME
City:
State: Zip:
Phone #:
Email:

PIN/Lot Identifier: 4744534850
Property Location/Address: 150 Silhouette Ln Statesville, NC 28625 Lot # 58-61 JC McDaniel

Facility Type: ☐ House/Modular ☒ Mobile/Manufactured Home ☐ Business ☐ Other:

Operation Permit/ATO #: 2025-85473 Design Daily Flow: 360 GPD
Number of Bedrooms: 3 Max # Occupants: 6 Other:
Wastewater Strength: ☒ Domestic ☐ High Strength ☐ Industrial Process Wastewater
Water Supply: ☐ Private well ☐ Public well ☐ Shared well ☒ Municipal Supply ☐ Spring ☐ Other:

Proposed Property Improvement: 48x26 Mobile Home

All the following must be checked for approval:
- ☒ No current or past uncorrected malfunction of the system as described in 15A NCAC 18E .1303(a)(2)
- ☒ DDF and wastewater strength for the proposed facility do not exceed that of the existing system
- ☒ Proposed facility meets the setbacks in Section .0600 of 15A NCAC 18E

Approval Conditions: Mobile Home must be placed 10ft off septic system. Do not drive, park or construct on septic area

Inspector's Printed Name: Matthew Wilkinson Inspector Certification #: 3061
Inspector's Signature: Matt Wil Date: 11/19/25

The existing system approval expires one year after the date of issuance.

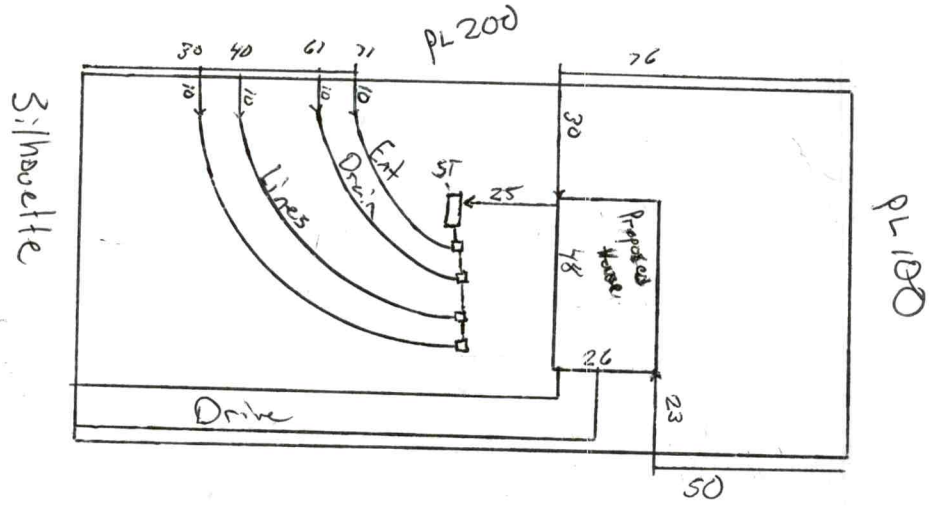
See attached site sketch

EXISTING SYSTEM APPROVAL
SITE SKETCH

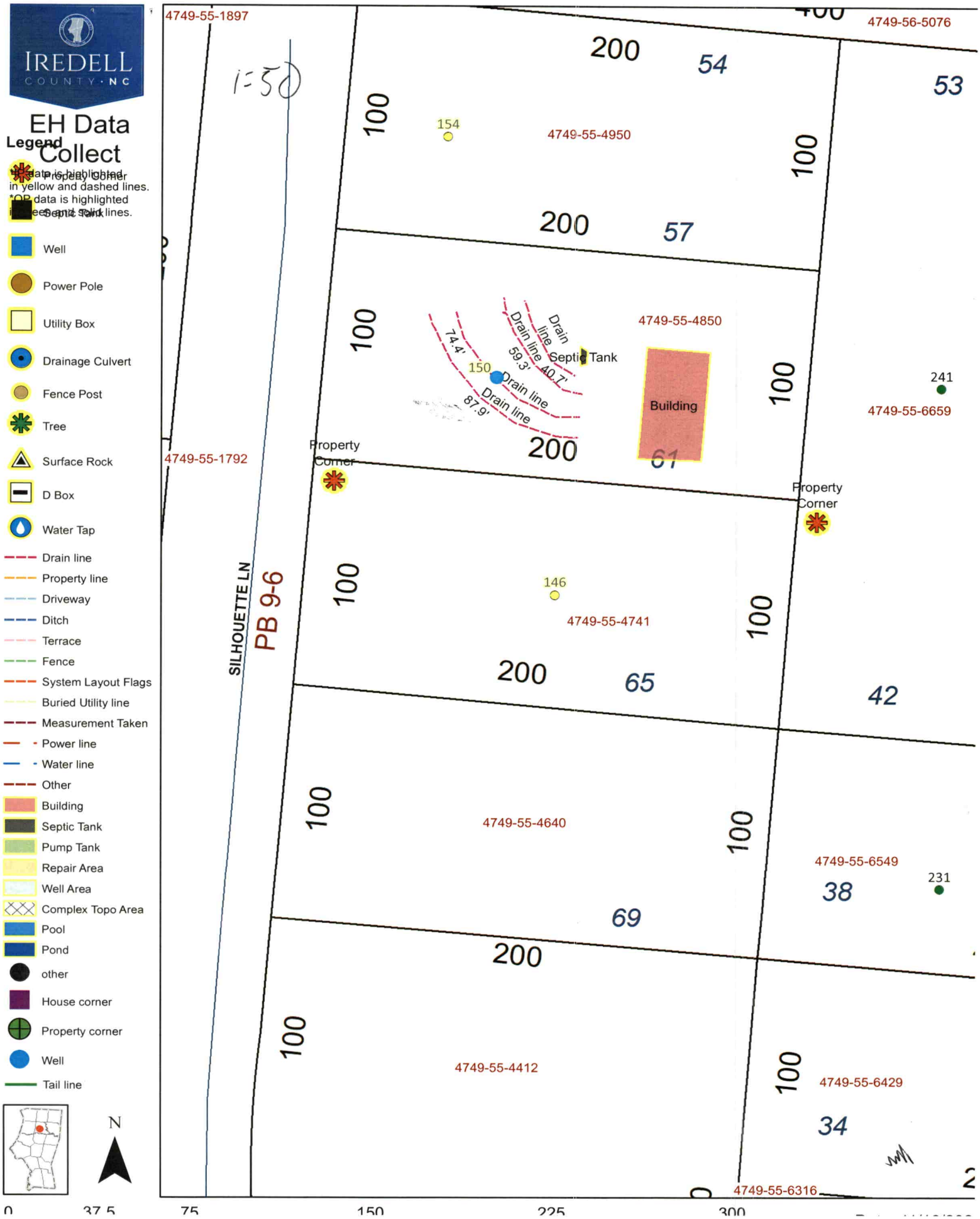
Operation Permit/ATO #: 2025-85473 PIN/Lot Identifier: 4749554650

Owner: McCray Park, LLC Property Location/Address: 150 Silhouette Ln

1=50



Include the existing and proposed structures and applicable setbacks.


IREDELL COUNTY · NC
EH Data Collect
Legend
*PR data is highlighted in yellow and dashed lines.
*OR data is highlighted in green and solid lines.
Property Corner
Septic Tank
Well
Power Pole
Utility Box
Drainage Culvert
Fence Post
Tree
Surface Rock
D Box
Water Tap
Drain line
Property line
Driveway
Ditch
Terrace
Fence
System Layout Flags
Buried Utility line
Measurement Taken
Power line
Water line
Other
Building
Septic Tank
Pump Tank
Repair Area
Well Area
Complex Topo Area
Pool
Pond
other
House corner
Property corner
Well
Tail line
N
0
37.5
75
150
225
300
1=50
4749-55-1897
4749-56-5076
4749-55-4950
4749-55-4850
4749-55-1792
4749-55-6659
4749-55-4741
4749-55-4640
4749-55-6549
4749-55-4412
4749-55-6429
4749-55-6316
SILHOUETTE LN
PB 9-6
200
100
54
53
57
61
65
42
69
38
34
154
150
146
241
231
74.4'
59.3'
40.7'
87.9'
Drain line
Drain line
Drain line
Septic Tank
Building
Property Corner
Property Corner

PERMIT SNAPSHOT REPORT OSWP-2025-85473 FOR IREDELL COUNTY

Permit Type	Environmental Health OSWP	**Project:**		**App Date:**	10/24/2025
Work Class:	EH Septic Permit	**District:**	Iredell County	**Exp Date:**	NOT AVAILABLE
Status:	In Progress	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Wilkinson, Matthew	**Approval Expire Date:**	

Description: Property has existing septic system and existing septic. APPLYING for Existing System Inspection.

Parcel: 4749554850.000 Main	**Address:** 150 Silhouette Ln Statesville, NC 28625 Main	**Zone:** RA(Residential Agricultural District)

Property Owner	Applicant/Authorized Agent	Applicant/Authorized Agent
McCray Park, LLC McCray Park, LLC Home: (914) 874-7286 Mobile: (914) 874-7286	Pine Ridge Ventures, LLC AKA Pine Ridge Home Builders Pine Ridge Property Maintenance - Management William D Schnars 285 Eastport Lane Mooresville, NC 28115 Home: (704) 999-1488 Business: (704) 999-1488 Mobile: (704) 999-1488	Pine Ridge Ventures, LLC AKA Pine Ridge Home Builders Pine Ridge Property Maintenance - Management William D Schnars 285 Eastport Lane Mooresville, NC 28115 Home: (704) 999-1488 Business: (704) 999-1488 Mobile: (704) 999-1488

Permit Custom Fields

How is your site plan being submitted	Custom Site Plan	Septic Application/Permit Type	Existing System Inspection	Does the site contain any jurisdictional wetlands	No
Non-domestic Sewage Generated	No	Other Public Agency	No	All proposed structure dimensions	26 x 48
What are the proposed structures	Manufactured Home	Type of New Single-Family Residence	Mobile Home	Maximum Number of Bedrooms	3
If other Addition/Structure, please explain		Number of Occupants	2	Foundation Type	Crawl Space Foundation
Residential/Business/Other	Residential	Water Supply	Municipal Water	Desired Septic System Type	Conventional (most common)
If other septic system type, please explain		Permit type(s)	Authorization to Construct, Improvement Permit with Site Plan	Has this project been approved by TRC	No
Lot Acreage	0.47	Front Setback	35	Back Setback	35
Left Setback	15	Right Setback	15	Zoning Permit Issued Date	Oct 27 2025 12:00AM
Zoning Permit Expiration Date	Apr 25 2026 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	Must meet requirement R9 of the LDC. Minimum size of main body is at least 22 feet by 40 feet; Must have standard residential shingles; Minimum of 3/12 roof pitch; Must have continuous masonry underpinning; Must have minimum roof eave and raker projections of 6 inches; Must have a 36 square foot deck or porch at all front entrances;		Exterior siding must consist of vinyl or aluminum lap siding, wood, or hardboard, comparable in composition, appearance and durability to residential siding; Must remove towing apparatus; Must face front property line and be no more than 20 degrees from parallel to the front property line. Original mobile home must

PERMIT SNAPSHOT REPORT (OSWP-2025-85473)

be removed before Certificate of Occupancy can be approved. backe setback can go 3' into the setback as long as the porch is not covered	Additional Unique Setbacks Apply	No	Watershed	NOT IN A WATERSHED

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_William_Schnars_10/24/2025.jpg	10/24/2025 10:52	Schnars, William		Uploaded via CSS
150 Silhouette - Site Plan_v1.pdf	10/24/2025 12:55	Schnars, William	Available Online	
150 Silhouette - Doc to Authorize an Owner.pdf	10/24/2025 14:20	Hart, Ronda	Available Online	AA
150 Silhouette Home Drawings - FHA PAC 052-2848-229 HRN.pdf	10/24/2025 14:20	Hart, Ronda	Available Online	Floor Plans
150 Silhouette Site Plan V2.pdf	11/05/2025 12:32	Williams, Debbie	Available Online	new site plan

Inspection Number	Status	Inspection Type	Request Date	Scheduled Start Date	Scheduled End Date	Actual Start Date	Actual End Date
2025-343347	Final Inspection Report	OSWP Septic/Well Preliminary Site Visit	10/29/2025			10/29/2025 15:05	10/29/2025 15:05

Inspectors: Bryant, Drew (Primary)

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

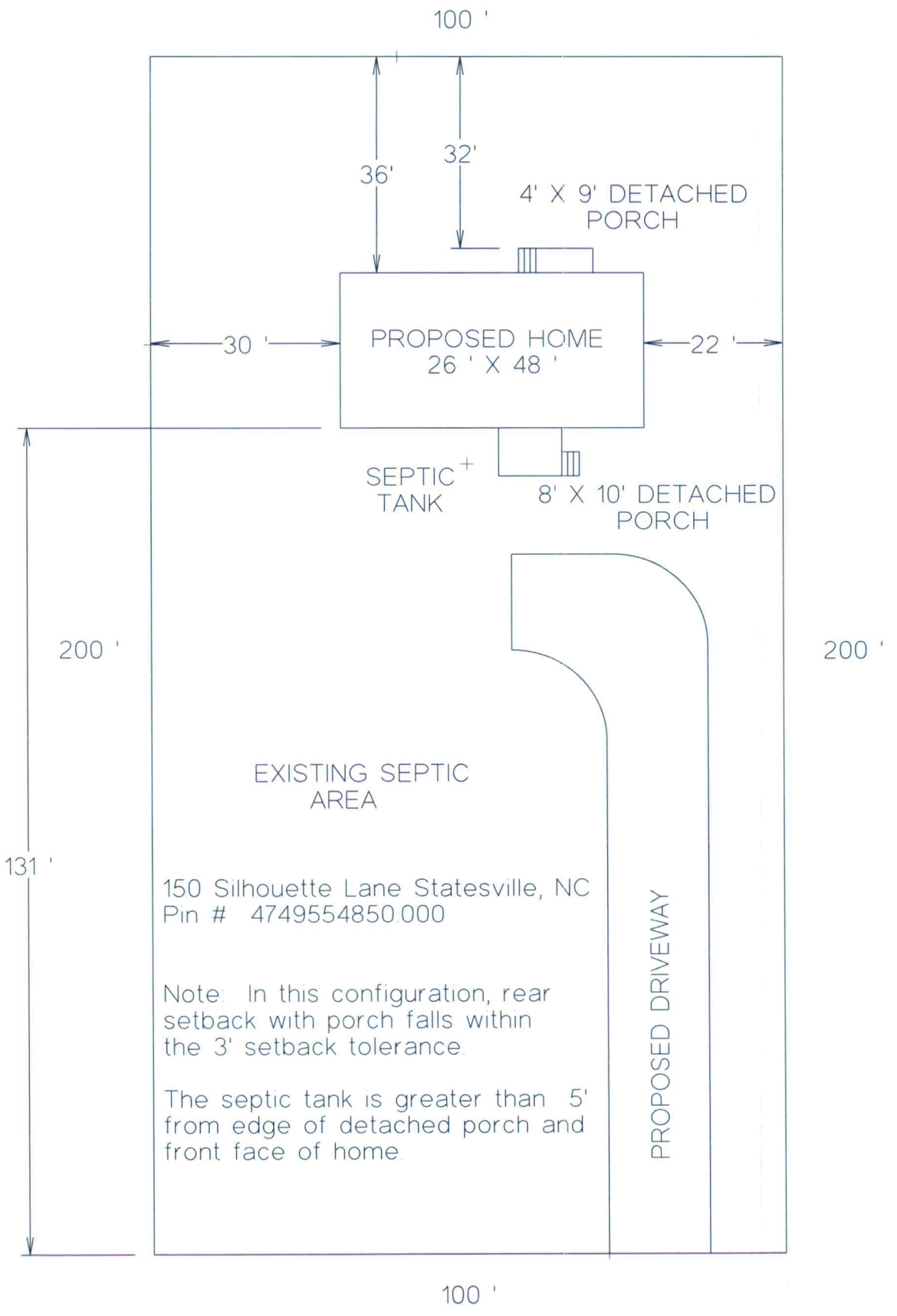
Note	Created By	Date and Time Created
1. Waiting for brush to be removed and house corners marked.	Matthew Wilkinson	11/04/2025 16:10

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00050862	Iredell Zoning Tech Fee	$2.25	$2.25
	Iredell Zoning Permit Fee	$75.00	$75.00
	Existing System Inspection	$250.00	$250.00
	Total for Invoice INV-00050862	$327.25	$327.25
	Grand Total for Permit	**$327.25**	**$327.25**

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Completeness Check v.1		10/24/2025 12:55	10/24/2025 12:55
Confirm application complete v.1	Generic Action		10/24/2025 12:55
Zoning Review v.1		10/24/2025 12:56	10/29/2025 8:31
~~Floodplain Admin Overview v.1~~	Task		10/24/2025 12:56
Iredell County Zoning Approval v.1	Task	10/24/2025 12:56	10/24/2025 12:56
Issue Invoice v.1	Generic Action		10/24/2025 12:56
Fees Paid v.1	Generic Action		10/29/2025 8:31
Fees v.1		10/24/2025 14:21	10/29/2025 8:31
Issue Invoice v.1	Generic Action		10/24/2025 14:21
Fees Paid v.1	Generic Action		10/29/2025 8:31
Lot Readiness Verification v.1		10/29/2025 15:05	
OSWP Septic Preliminary Site Visit v.1	Inspection	10/29/2025 15:05	10/29/2025 15:05
OSWP Site Evaluation v.1	Inspection		
Issue Improvement Permit v.1			
Issue Invoice v.1	Generic Action		
Fees Paid v.1	Generic Action		

PERMIT SNAPSHOT REPORT (OSWP-2025-85473)

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


100 '
36'
32'
4' X 9' DETACHED PORCH
30 '
PROPOSED HOME 26 ' X 48 '
22 '
SEPTIC TANK
8' X 10' DETACHED PORCH
200 '
200 '
EXISTING SEPTIC AREA
131 '
150 Silhouette Lane Statesville, NC
Pin # 4749554850.000
Note: In this configuration, rear setback with porch falls within the 3' setback tolerance.
The septic tank is greater than 5' from edge of detached porch and front face of home.
PROPOSED DRIVEWAY
100 '
SILHOUETTE LANE
Top
136.5976 in