ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625 PERMIT # AP 324213

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

PIN # 4751 --33 --2013

APPLICANT/OWNER: Gerald Rimmer APPLICANT ADDRESS: 122 Big Bear Tr, Troutman 28166

SITE ADDRESS: 465 Ostwalt Amity Rd, Troutman 28166 PHONE: 704-902-1080 ALT. PHONE –

SITE DIRECTIONS: I77 - Exit 45 - Amity Hill - Pilch - Ostwalt Amity SAP CONTROLLED: ☐ YES ☒ NO

SUBDIVISION: – SECTION: – LOT # – LOT AREA: 5.005 acres DESIGN FLOW: 240 gpd L.T.A.R.: .3

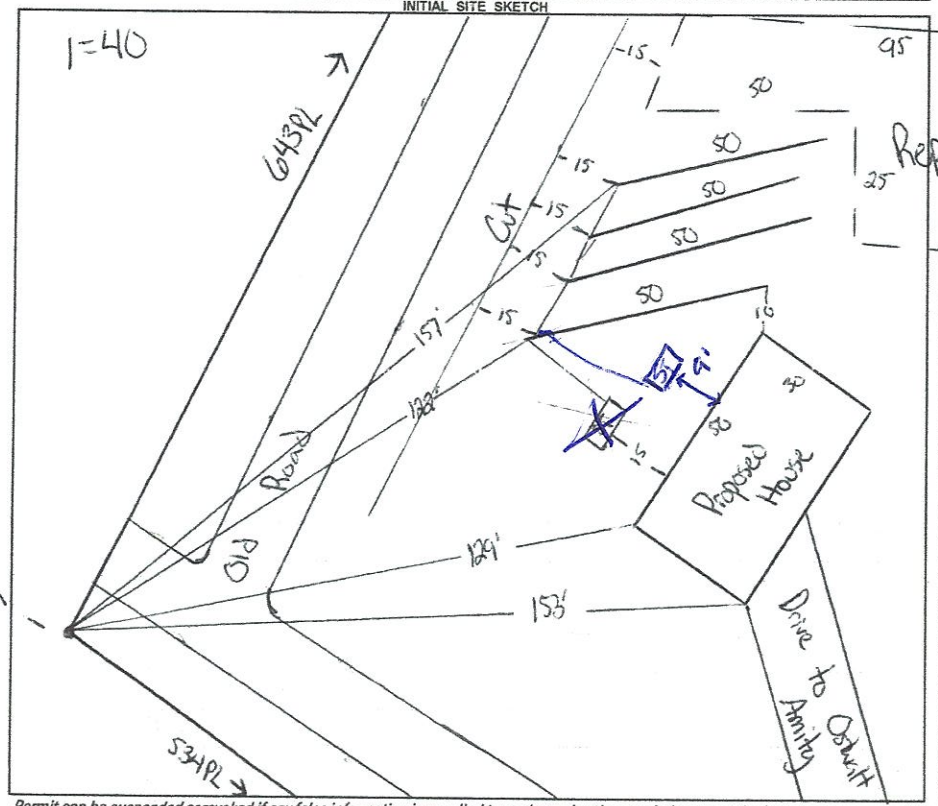
Septic Tank	1000	(gal)	STB	1012	Date	4/20/22	☒ New System	☐ Repair	☐ Expansion	System Type: I II (III) IV V VI	
Pump Tank		(gal)	PT		Date		System Description:	25% reduction			
Pump Make			Model		Serial #		Repair System Description:	25% reduction			
# Nitrification Fields	1		# Lines	4	Linear Ft	200'	Maintenance Agreement Required:	☐ YES	☒ NO		
Trench Width	36 in		Trench Bottom Depth ~~(Low Side)~~		36 in (max)	Gravel Depth –		☒ GRAVITY	☐ PRESSURE		

☒ Residence	No. Bedrooms	2	**Water Supply**	
☐ Business	No. Persons	4	☒ Private	
☐ Other	No. Employees		☐ Public	
☒ Slab	☐ Crawl Space		☐ Community	
☐ Basement w/plumbing			☐ Basement w/o plumbing	

Comments / Conditions: Install lines on contour of the land. Do not drive, park, or grade septic area. Utilize serial distribution

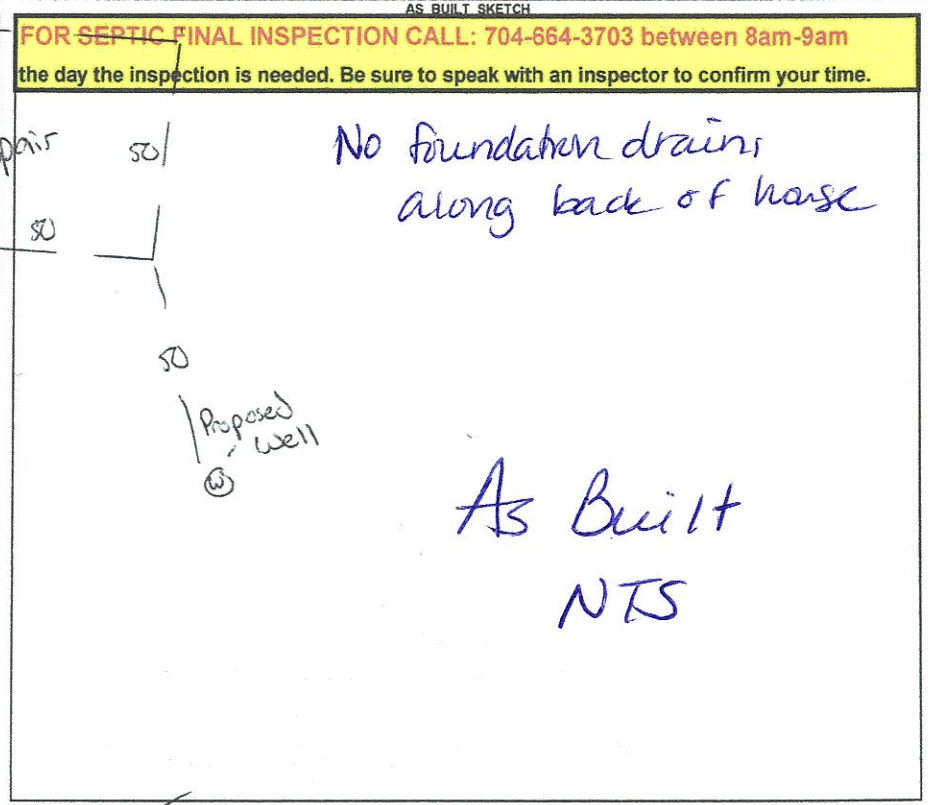
Property Recorded: BK76 PG12.

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.



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: Gerald Rimmer Date: 1-31-22 Installed by: Steve Jordan - Piedmont Backhoe

IMPROVEMENT PERMIT by: Cory Wilt Date: 1/25/22 OPERATION PERMIT by: Dmcbee Date:

AUTHORIZATION TO CONSTRUCT by: Brian Boger Date: 2/11/22 Existing System Inspected by: Date:

FOR SEPTIC FINAL INSPECTION: CALL 704-664-3703 between 8am-9am the day the inspection is needed.

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

Sheet 1 of 1
PROPERTY ID #: 475122995
COUNTY: Iredell

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

OWNER: Gerald Rimmer
ADDRESS: 122 Big Bear Tr, Troutman
PROPOSED FACILITY: 2 Bd/2 home
PROPOSED DESIGN FLOW (.1949): 240 gpd
LOCATION OF SITE: 465 Ostwalt Amity Rd, Troutman 28166
APPLICATION DATE: 12/28/21
DATE EVALUATED: 1/24/22
PROPERTY SIZE: 5.005
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	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	Linear 6%	0 - 9	SCL SBK	SS SP FR SE	—	48	≤	—	.3 PS
		9 - 30	C SBK	SS SP FR SE					
		30 - 48	CL SBK	SS SP FR SE					
2	Linear 8%	0 - 7	SCL SBK	SS SP FR SE	—	48	SAP inc in CL layer		.3 PS
		7 - 26	C SBK	SS SP FR SE					
		26 - 48	CL SBK	SS SP FR SE					
3	Linear 7%	0 - 8	SCL SBK	SS SP FR SE	—	48	—	—	.3 PS
		8 - 28	C SBK	SS SP FR SE					
		28 - 48	CL SBK	SS SP FR SE					
4	Linear 6%	0 - 22	C SBK	SS SP FR SE	—	48	SAP inc in CL layer		.3 PS
		22 - 48	CL SBK	SS SP FR SE					

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

OTHER FACTORS (.1946):
SITE CLASSIFICATION (.1948): PS
EVALUATED BY: Cory Whicker
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) CV (Convex Slope) D (Drainage Way) DS (Debris Slump) FP (Flood Plain) FS (Foot Slope) H (Head Slope) L (Linear Slope) N (Nose Slope) R (Ridge) S (Shoulder Slope) T (Terrace)	I	S (Sand) LS (Loamy Sand)	1.2 - 0.8	0.6 - 0.4	SEXP (Slightly Expansive) EXP (Expansive)	G (Single Grain) M (Massive) CR (Crumb) GR (Granular) SBK (Subangular Blocky) ABK (Angular Blocky) PL (Platy) PR (Prismatic)
	II	SL (Sandy Loam) L (Loam)	0.8 - 0.6	0.4 - 0.3		
	III	Si (Silt) SiCL (Silty Clay Loam) CL (Clay Loam) SCL (Sandy Clay Loam) SiL (Silt Loam)	0.6 - 0.3	0.3 - 0.15		
	IV	SC (Sandy Clay) SiC (Silty Clay) C (Clay)	0.4 - 0.1	0.2 - 0.05		
		O (Organic)	None	None		

MOIST	WET
VFR (Very Friable)	NS (Non-sticky)
FR (Friable)	SS (Slightly Sticky)
FI (Firm)	S (Sticky)
VFI (Very Firm v. Very Sticky)	VS (Very Sticky)
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.

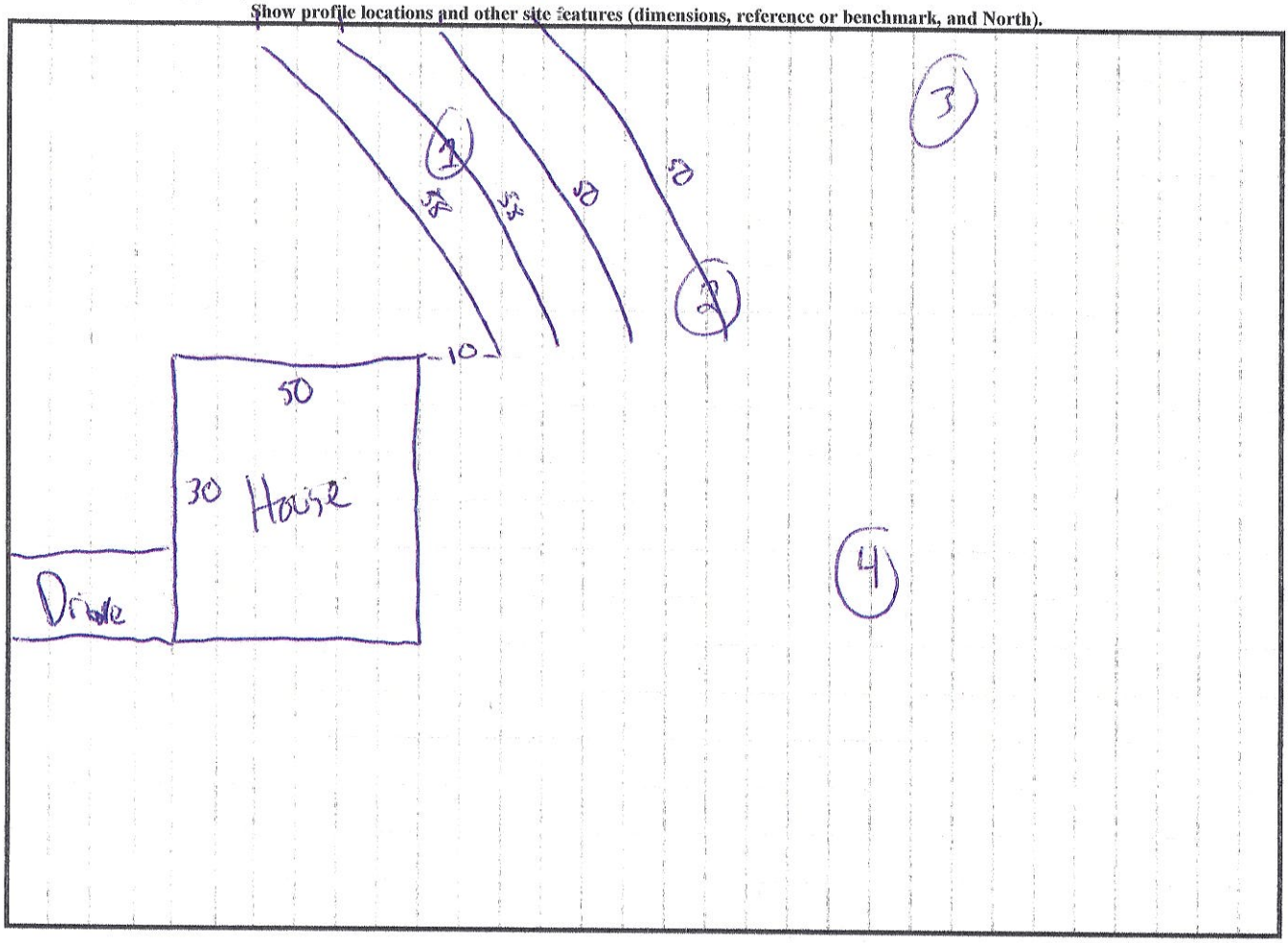
NOTES

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)

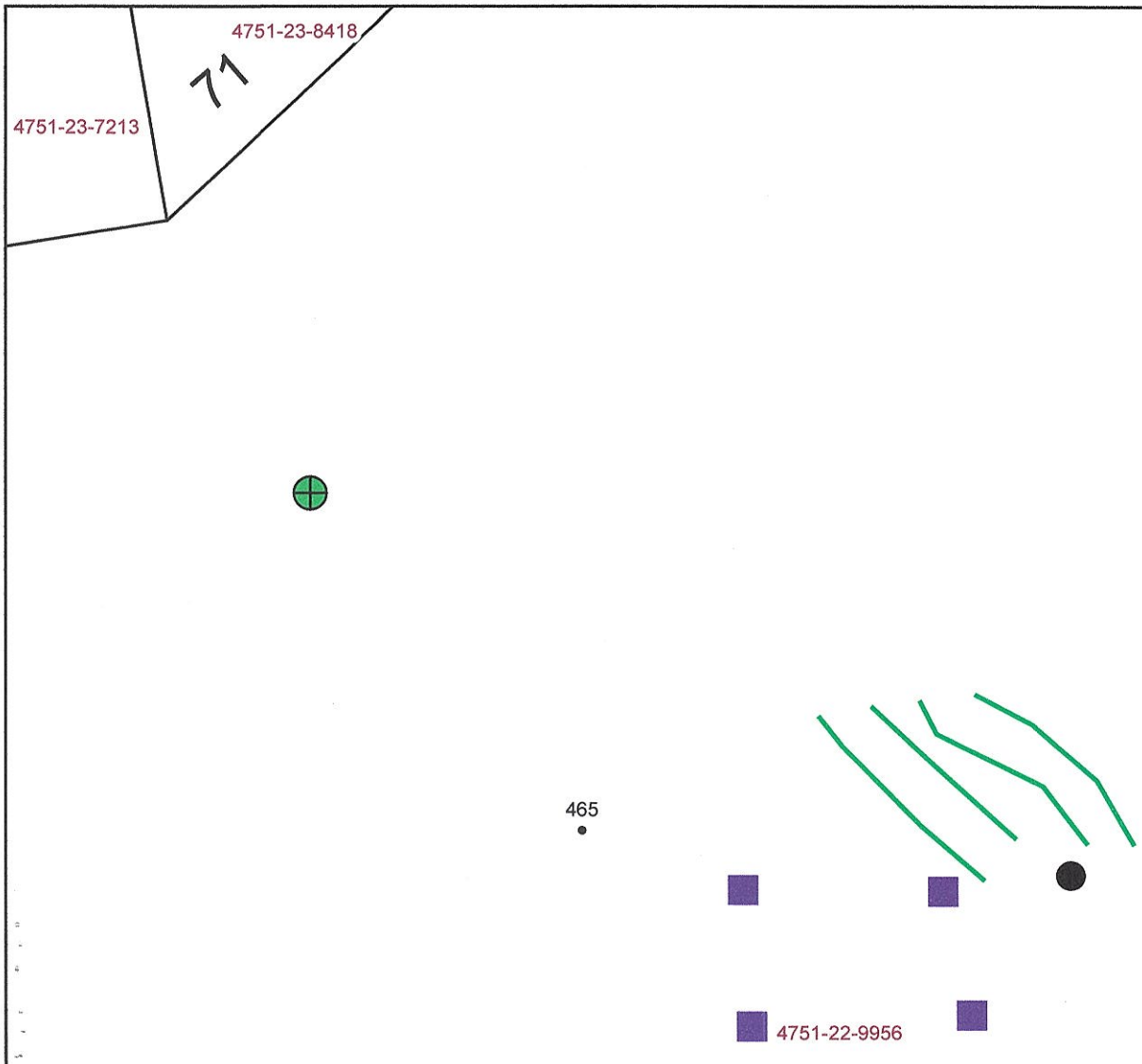
Evaluation of saprolite shall be by pits.

Long-term Acceptance Rate (LTAR): gal/day/ft² 15 15 15 15

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



Amity Hill Rd


4751-23-8418
71
4751-23-7213
465
4751-22-9956

RECEIVED DEC 2 8 2021

APPLICATION MUST BE FILLED OUT COMPLETELY & BE LEGIBLE
OR IT WILL NOT BE PROCESSED Paid $500.00

Iredell County Health Department – Environmental Health Division

PAGE 1: *APPLICATION FORM*

AP-324213

Application For:
(✓) New Well Permit ( ) Well Repair Permit ( ) Well Abandonment
(✓) Septic Improvement Permit (No floorplan submitted with App.) (✓) Authorization to Construct (Floorplan submitted with App.) ( ) Existing System Inspection ( ) Septic System Repair

THE ABOVE PERMIT DOCUMENTS WILL BECOME INVALID IF INFORMATION PROVIDED ON THIS APPLICATION IS FALSIFIED OR CHANGED, OR IF THE SITE IS ALTERED. THE IMPROVEMENT PERMIT IS VALID FOR EITHER 60 MONTHS OR WITHOUT EXPIRATION DEPENDING UPON DOCUMENTATION SUBMITTED. APPLICATION WITH SITE PLAN 60 MONTHS, APPLICATION WITH COMPLETE. SCALED PLAT WITHOUT EXPIRATION. SEE 15A NCAC 18A .1937(f) FOR DETAILS.

Page 2: *Site Plan Worksheet* form MUST accompany this application

The following optional attachments may also be submitted:
Place an (X) beside whichever is submitted if applicable
( ) Survey Plat, scaled no more than 1 inch = 60 feet
( ) Custom Site Plan, scaled no more than 1 inch = 60 feet

Applicant Information: (PRINT CLEARLY)

Applicant Name: Gerald Rimmer Address: 122 Big Bear Tr. Troutman Zip: 28166
Applicant Email: gerald9loe@bellsouth.net Phone: 704-902-1080 Alt. Phone: _____
Owner Name: Derek Fox Address: 449 Ostwalt Amity Troutman Zip: 28166
Owner Email: _____ Phone: 704-582-2130 Alt. Phone: _____

Property Information:

Street Address: 465 Ostwalt-Amity Rd Troutman, NC 28166
Subdivision Name: _____ Section/Phase: _____ Lot Number: _____
Driving Directions: I-77 South to Ex 45. Left on Amity Hill, Right on Pitch, Left on Ostwalt-Amity. House on left. (corner)

Site Development Information: *(check or complete ALL that apply*

(✓) New Single Family Residence
( ) New Multi-Family Residence
(✓) Accessory Building
( ) Bedroom(s) Addition
( ) Repair to failing septic system ___ Tank ___ Drain lines Describe Problem: _____
Maximum Number of Bedrooms: 2
Maximum Number of Occupants: 2
( ) Swimming Pool
( ) Other Addition/Structure: _____

CHECK FOUNDATION TYPE
( ) Crawl Space Foundation
(✓) Concrete Slab Foundation
( ) Basement with Plumbing
( ) Basement without Plumbing

Non-Residential Site Development: Type of Business: _____
Square Footage of Building: 288 Max. Number of Employees: _____ Max. Number of Seats/Beds/Other: _____

Water Supply: ( ) Replacement Well – Reason: _____
( ) Multi-connection Well Number of Houses: _____ Number of Persons: _____

(✓) New Well ( ) Existing Well ( ) Community Well ( ) City Water ( ) Other Public Water

Desired Septic System Type: *(you may rank in order of preference)* Year existing system installed: _____
( ) No Preference ( ) Alternative (✓) Conventional ( ) Innovative ( ) Modified Conventional ( ) Other: _____

Please answer the following to the best of your ability:
( ) Yes (✓) No Does the site contain any jurisdictional wetlands?
( ) Yes (✓) No Is any non-domestic sewage (i.e. industrial) to be generated?
( ) Yes (✓) No Is the site subject to approval by any other public agency?

I have read this application and certify that the information provided herein is true, complete, and correct. Authorized county and state officials are granted right of entry to conduct necessary inspections to determine compliance with applicable laws and rules. I understand that I am solely responsible for the proper identification and labeling of all property lines and corners and making the site accessible so that a complete site evaluation can be performed.

Signature: Gerald Rimmer
Property owner or owner's legal representative signature (SIGNATURE REQUIRED)

11-23-2021
DATE

IREDELL COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH

DOCUMENTATION TO AUTHORIZE AN OWNER'S LEGAL REPRESENTATIVE

(Check and sign only ONE of the options below)

☐ 1. *** APPLICANT AND OWNER ARE THE SAME. *** (*Sign here*) Derek Dye

Applications for permits require the "signature of the owner or owner's legal representative" (15A NCAC 18A .1937). If the owner does not sign the application himself or herself, they can submit any one of the following documents to designate their legal representative: *Power of Attorney; Real Estate Contract; Estate executor; Bankruptcy trustee; Court ordered guardianship* In the absence of the above documentation, the property owner may provide the local health department with documentation that designates a legal representative. A property owner may:
Complete this form to document his or her legal representative, or provide his or her own form that contains the information in this form. If there are multiple property owners, then all property owners must sign the form that designates a legal representative.
By signing a form that designates a legal representative for purposes of 15A NCAC 18A .1937, the property owner authorizes that representative to act on their behalf in matters pertaining to the application and permitting process, including signing or receiving any application, document or permit. The owner retains full responsibility to meet all permit conditions specified by the local health department.

☐ 2. I, Derek Dye, am the legal owner(s) of the property located at 449 Ostwalt Amity Rd Statesville, identified as PIN (Parcel Identification Number) 4751 22 9956, located in Iredell County, North Carolina.

I do hereby authorize (**print legal representative/company name**) Gerald Rimmer, Gerald Rimmer Constr. Inc., to act as an agent on my behalf in applying for/signing/obtaining any of the documents described below.

- Application for Improvement Permit (IP) / Authorization to Construct (AC)
- Improvement Permit (IP) / Authorization to Construct (AC)
- Application for soil-site evaluation (new/repair)
- Application/permit for private drinking water well/well abandonment
- Application for Compliance Inspection

I agree to abide by all decisions and/or conditions between the legal representative acting on my behalf and the Iredell County Department of Public Health, Environmental Health Division.

Derek Dye
Signature of Owner(s)

11-03-2021
Date

Mooresville - Environmental Health
barbara.nebel@co.iredell.nc.us
Fax: 704-662-3239
610 E. Center Avenue, Mooresville, NC 28115

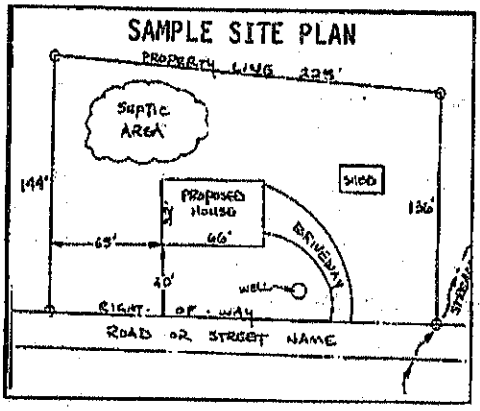
Statesville - Environmental Health
ronda.hart@co.iredell.nc.us
Fax: 704-871-3483
349 N. Center Street, Statesville, NC 28677

IREDELL COUNTY HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH DIVISION

PAGE 2: *SITE PLAN WORKSHEET*

SEE THE "SAMPLE SITE PLAN" BELOW. *INCOMPLETE SITE PLANS WILL BE RETURNED TO YOU FOR COMPLETION AND MAY RESULT IN A DELAY IN THE ISSUANCE OF YOUR SEPTIC SYSTEM PERMIT!!!*



Place an (X) beside each item as you complete the site plan:

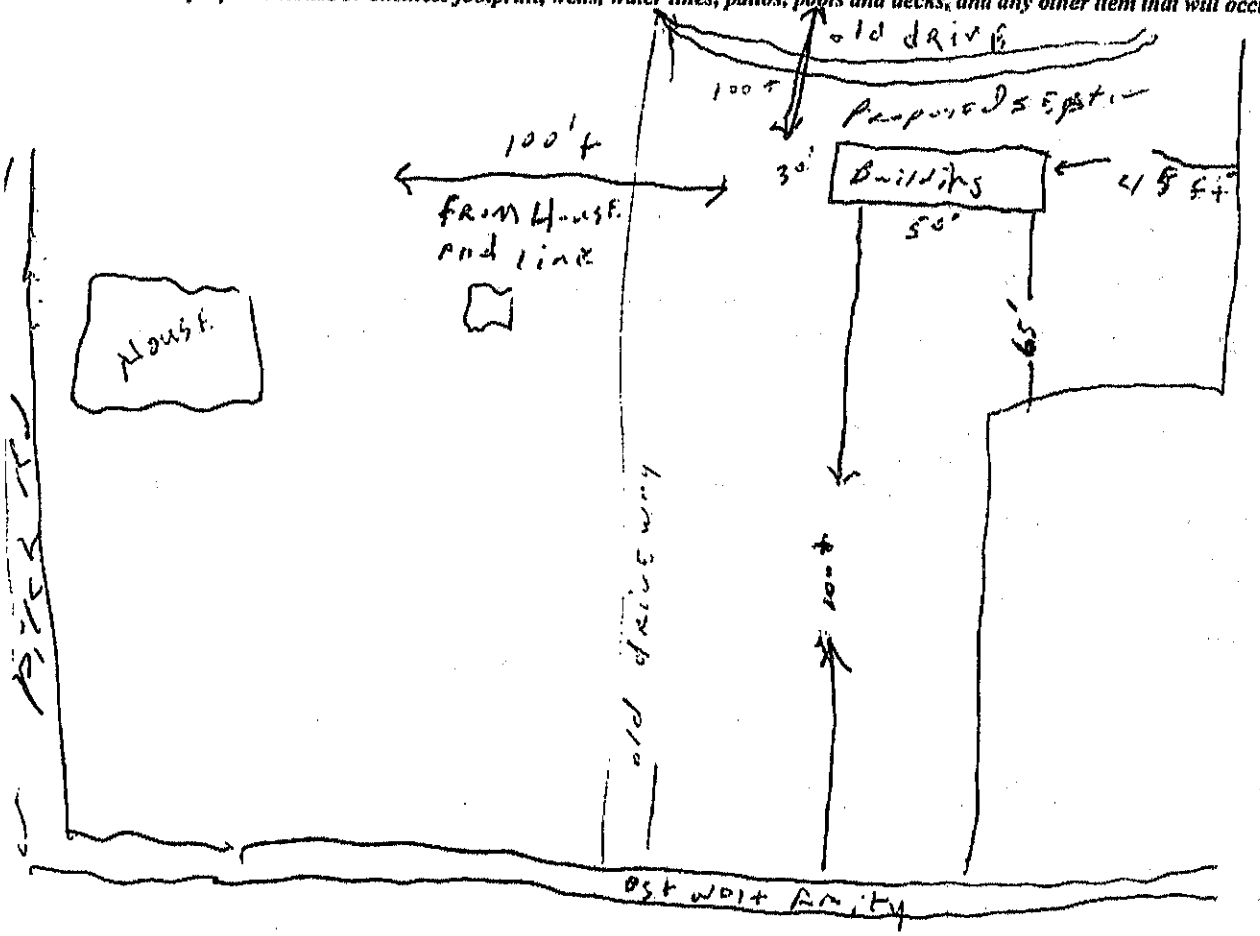
- ( ) Property Line measurements are clearly identified
- ( ) All proposed structures are indicated
- ( ) Front and side setbacks from property line
- ( ) Preferred driveway location and well location
- ( ) Area you prefer your septic system to be placed
- ( ) North arrow, or other sufficient indicator of direction

Circle N/A on the following if appropriate:

Location of septic systems and wells within 100' of your property	N/A
Location of easements and rights of ways on your property	N/A
Location of any designated wetlands on the property	N/A

USE THIS SPACE TO DRAW YOUR SITE PLAN

Show: proposed house or business footprint, wells, water lines, patios, pools and decks, and any other item that will occupy space on the site

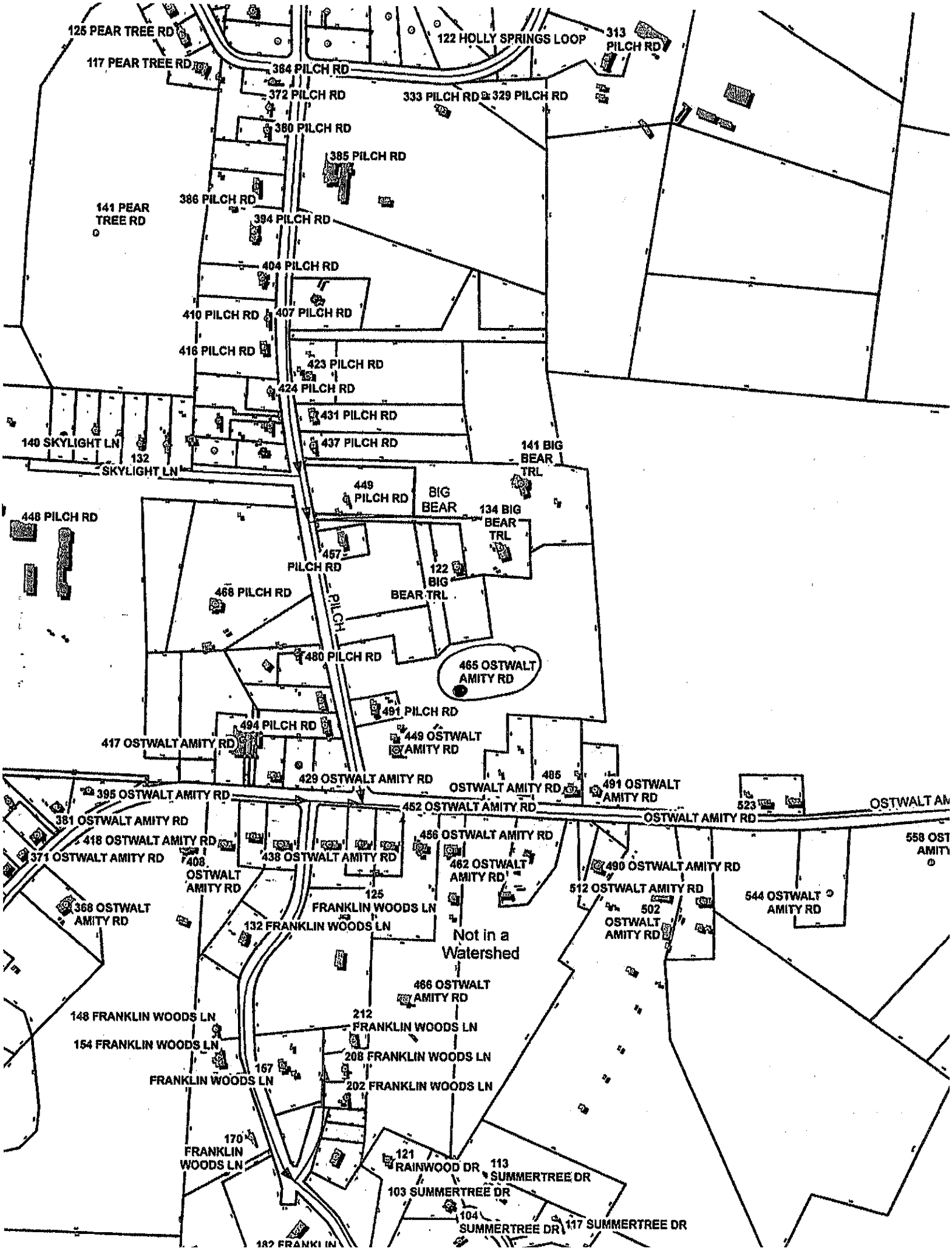


Signature: _____

Property owner or owner's legal representative signature (SIGNATURE REQUIRED)

11-3-2021

DATE


125 PEAR TREE RD
117 PEAR TREE RD
364 PILCH RD
122 HOLLY SPRINGS LOOP
313 PILCH RD
372 PILCH RD
333 PILCH RD
329 PILCH RD
380 PILCH RD
385 PILCH RD
386 PILCH RD
141 PEAR TREE RD
394 PILCH RD
404 PILCH RD
410 PILCH RD
407 PILCH RD
416 PILCH RD
423 PILCH RD
424 PILCH RD
431 PILCH RD
140 SKYLIGHT LN
132 SKYLIGHT LN
437 PILCH RD
141 BIG BEAR TRL
449 PILCH RD
BIG BEAR
134 BIG BEAR TRL
448 PILCH RD
457 PILCH RD
122 BIG BEAR TRL
468 PILCH RD
PILCH
480 PILCH RD
465 OSTWALT AMITY RD
491 PILCH RD
494 PILCH RD
417 OSTWALT AMITY RD
449 OSTWALT AMITY RD
429 OSTWALT AMITY RD
485 OSTWALT AMITY RD
491 OSTWALT AMITY RD
523
OSTWALT AMITY RD
395 OSTWALT AMITY RD
452 OSTWALT AMITY RD
381 OSTWALT AMITY RD
418 OSTWALT AMITY RD
456 OSTWALT AMITY RD
371 OSTWALT AMITY RD
408 OSTWALT AMITY RD
438 OSTWALT AMITY RD
462 OSTWALT AMITY RD
490 OSTWALT AMITY RD
512 OSTWALT AMITY RD
544 OSTWALT AMITY RD
502 OSTWALT AMITY RD
368 OSTWALT AMITY RD
125 FRANKLIN WOODS LN
132 FRANKLIN WOODS LN
Not in a Watershed
466 OSTWALT AMITY RD
148 FRANKLIN WOODS LN
212 FRANKLIN WOODS LN
154 FRANKLIN WOODS LN
208 FRANKLIN WOODS LN
167 FRANKLIN WOODS LN
202 FRANKLIN WOODS LN
170 FRANKLIN WOODS LN
121 RAINWOOD DR
113 SUMMERTREE DR
103 SUMMERTREE DR
104 SUMMERTREE DR
117 SUMMERTREE DR

Book: 76 Page: 12 Page 1 of 1

Minor Subdivision of:

Derek A. Fox Property

449 Ostwalt Amity Road, Troutman, NC 28166
Barringer Township, Iredell County, North Carolina
Current Owner: Derek A. Fox
Deed Book: 2124 Page 738 PIN: 4751229956
Date of Survey: 12/11/21
Date of Plat: 12/17/21
Scale: 1" = 50'

Private Water/Sewer Statement
As of the date of this recording, the lots represented on this plat have not been inspected or approved by the Iredell County Health Department. Until inspected, there is no assurance that a building permit will be issued.

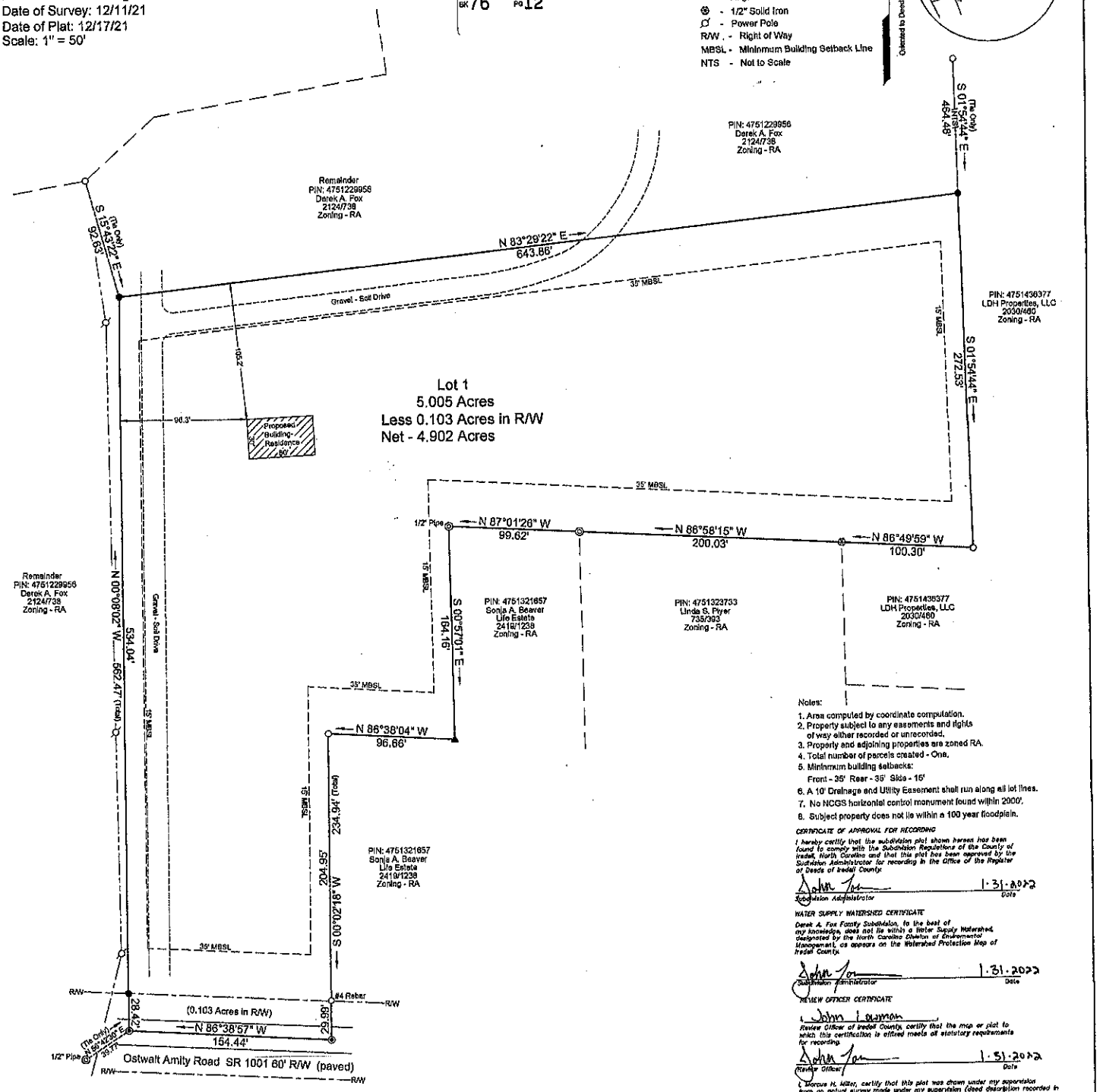
Doc ID: 017039710001 Type: ORP
Recorded: 02/01/2022 at 02:06:09 PM
Fee Amt: $21.00 Page 1 of 1
Iredell County, NC
Maureen P. Purcell Register of Deeds
BK 76 PG 12

0 50 100

Legend
- ● - #4 Rebar Set
- ○ - Existing #5 Rebar
- ◎ - Existing 3/4" Pipe
- ◉ - Point
- ▲ - Angle Iron
- ⊕ - 1/2" Solid Iron
- ⌀ - Power Pole
- R/W - Right of Way
- MBSL - Minimum Building Setback Line
- NTS - Not to Scale

Oriented to Deed Book 2124 Page 738

Vicinity Map
No Scale
"Site"
Ostwalt Amity Rd
Troutman
SR 1001
NTS



Notes:
1. Area computed by coordinate computation.
2. Property subject to any easements and rights of way either recorded or unrecorded.
3. Property and adjoining properties are zoned RA.
4. Total number of parcels created - One.
5. Minimum building setbacks:
   Front - 35' Rear - 35' Side - 15'
6. A 10' Drainage and Utility Easement shall run along all lot lines.
7. No NCGS horizontal control monument found within 2000'.
8. Subject property does not lie within a 100 year floodplain.

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of the County of Iredell, North Carolina and that this plat has been approved by the Subdivision Administrator for recording in the Office of the Register of Deeds of Iredell County.

John Lawson — 1.31.2022
Subdivision Administrator — Date

WATER SUPPLY WATERSHED CERTIFICATE
Derek A. Fox Family Subdivision, to the best of my knowledge, does not lie within a Water Supply Watershed, designated by the North Carolina Division of Environmental Management, as appears on the Watershed Protection Map of Iredell County.

John Lawson — 1.31.2022
Subdivision Administrator — Date

REVIEW OFFICER CERTIFICATE
I, John Lawson, Review Officer of Iredell County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

John Lawson — 1.31.2022
Review Officer — Date

I, Marcus H. Miller, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 2124, Page 738), or other reference sources (AS NOTED); that the boundaries not surveyed are shown as broken lines drawn from information found in adjoining deeds and plats as noted; that the ratio of precision is 1 : 10,000+; and that this plat was prepared in accordance with G.S. 47-30 as amended and meets the requirements of The Standards of Practice for Land Surveying in North Carolina according to North Carolina Administrative Code Title 21, Chapter 56, Section 1600.

This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
Marcus H. Miller, NCPLS 3481
Witness my original signature, registration number and seal this 21st day of January, A.D., 2022.

Marcus H. Miller

NORTH CAROLINA PROFESSIONAL SEAL L-3481 LAND SURVEYOR MARCUS H. MILLER

Marcus H. Miller, PLS-3481
522 Virginia Ave.
Statesville, NC 28677
704 609-0512
mmlandsurveying@gmail.com
File Name: oelva449

OWNER CERTIFICATION
I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the County of Iredell and that I hereby adopt this plan of subdivision with my free consent and establish minimum building setbacks as noted.

I further certify that,
a. there are no deed restrictions which will be violated by the requested subdivision and
b. there are no governmental regulations of any kind, other than those for which a variance has been applied for under the Iredell County Subdivision Ordinance regulations which will be violated by the requested subdivision; and
c. I understand that enforcement of deed restrictions and any other contractual agreements is not the responsibility of Iredell County, will not be undertaken by Iredell County and is the sole responsibility of the parties affected by violations of such deed restrictions and contractual agreements.

Derek A. Fox — Date
Derek A. Fox (owner)

Catawba — North Carolina

I, Ashley Young, a Notary Public for said County and State, do hereby certify that *name of owner* (owner) personally appeared before me this day, and acknowledged the execution of the foregoing instrument. Witness my hand and official seal.

This 27 day of January, 2022.

Ashley Young
Notary Public

My Commission Expires: November 20, 2023

ASHLEY YOUNG NOTARY PUBLIC CATAWBA COUNTY, NC My Commission Expires November 20, 2023

Family Subdivision of:

Derek A. Fox Property

449 Ostwalt Amity Road, Troutman, NC 28166
Barringer Township, Iredell County, North Carolina
Current Owner: Derek A. Fox
Deed Book: 2124 Page 738 PIN: 4751229956
Date of Survey: 12/11/21
Date of Plat: 12/17/21
Scale: 1" = 50'

Private Water/Sewer Statement
As of the date of this recording, the lots represented on this plat have not been inspected or approved by the Iredell County Health Department. Until inspected, there is no assurance that a building permit will be issued.

0 50 100

Legend
- ● - #4 Rebar Set
- ○ - Existing #3 Rebar
- ⊙ - Existing 3/4" Pipe
- ■ - Point
- ▲ - Angle Iron
- ⊗ - 1/2" Solid Iron
- Ø - Power Pole
- R/W - Right of Way
- MBSL - Minimum Building Setback Line
- NTS - Not to Scale

Oriented to Deed Book 2124 Page 738

Vicinity Map
No Scale

"Site"
Ostwalt Amity Rd

PIN: 4751229956
Derek A. Fox
2124/738
Zoning - RA

PIN: 4751229866
Derek A. Fox
2124/738
Zoning - RA

PIN: 4751436377
LDH Properties, LLC
2030/460
Zoning - RA

PIN: 4751321657
Sonja A. Beaver
Life Estate
2419/1238
Zoning - RA

PIN: 4751323733
Linda S. Plyler
715/328
Zoning - RA

S 01°54'44" E
484.48'
(To Orig)

N 85°29'22" E
643.88'

S 01°54'44" E
272.53'

N 87°01'26" W
99.62'

N 86°58'18" W
200.03'

N 86°40'59" W
100.30'

S 00°57'01" E
184.16'

N 86°38'04" W
96.56'

S 00°02'16" W
234.94' (Calc)
234.95'

N 00°08'02" W
562.47' (Calc)
534.04'

S 15°43'32" E
62.63'
(To Orig)

N 86°38'57" W
154.44'

28.42'
23.98'

5.005 Acres

Proposed Building Footprint

Gravel - Soil Drive

32' MBSL

15' MBSL

R/W

Ostwalt Amity Road SR 1001 60' R/W (paved)

1/2" Pipe

Notes:
1. Area computed by coordinate computation.
2. Property subject to any easements and rights of way either recorded or unrecorded.
3. Property and adjoining properties are zoned RA.
4. Total number of parcels created - One.
5. Minimum building setbacks:
Front - 35' Rear - 35' Side - 15'
6. A 10' Drainage and Utility Easement shall run along all lot lines.
7. No NCGS horizontal control monument found within 2000'.
8. Subject property does not lie within a 100 year floodplain.

Preliminary Zoning Approval

Regarding the property identified above, related to current PIN 4751220956 , it is permissable to issue the Zoning Permit and start the Environmental Health Permit to allow for the septic approval to be applied for, yet a hold shall be placed on the Building Permit until the final plat is recorded.

Jake Lowman, Senior Planner
Iredell County Planning & Development
12.23.2021

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision and street herein has been found to comply with the Subdivision Regulations of the County of Iredell, North Carolina and that this plat has been approved by the Subdivision Administrator for recording in the Office of the Register of Deeds of Iredell County.

Subdivision Administrator — Date

WATER SUPPLY WATERSHED CERTIFICATE

Derek A. Fox Family Subdivision, to the best of my knowledge, does or does not lie within a Water Supply Watershed, Critical Area, designated by the North Carolina Division of Environmental Management, or adjacent to the Watershed Protection Map of Iredell County.

Subdivision Administrator — Date

REVIEW OFFICER CERTIFICATE

I, _____, Review Officer of Iredell County certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer — Date

I, Marcus H. Miller, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 2124, Page 738), or other sources, source (As noted); that the boundaries not surveyed are shown as broken lines drawn from information found in adjoining areas and plats as noted; that the ratio of precision is 1 / 10,000+; and that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this _____ day of _____, A.D., 2021.

This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Marcus H. Miller, NCPLS 3481

Marcus H. Miller, PLS-3481
322 Virginia Ave.
Statesville, NC 28677
704 609-0512
mvslandsurveying@gmail.com
File Name: oshw449

OWNER CERTIFICATION

I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the County of Iredell and that I hereby adopt this plan of subdivision with my free consent and establish minimum building setback as noted.

I further certify that:

a. there are no deed restrictions which will be violated by the proposed subdivision and
b. there are no governmental regulations of any kind, other than those for which a variance has been applied for under the Iredell County Subdivision Ordinance regulations which will be violated by the proposed subdivision and
c. I understand that enforcement of deed restrictions and any other contractual agreements is not the responsibility of Iredell County, will not be undertaken by Iredell County and is the sole responsibility of the parties affected by violations of such deed restrictions and contractual agreements.

Derek A. Fox (owner) — Date

_____ North Carolina

I, _____, a Notary Public for said County and State, do hereby certify that Derek A. Fox (owner) personally appeared before me this day, and acknowledged the execution of the foregoing instrument. Witness my hand and official seal.

this _____ day of _____, 2021.

Notary Public

My Commission Expires: _____

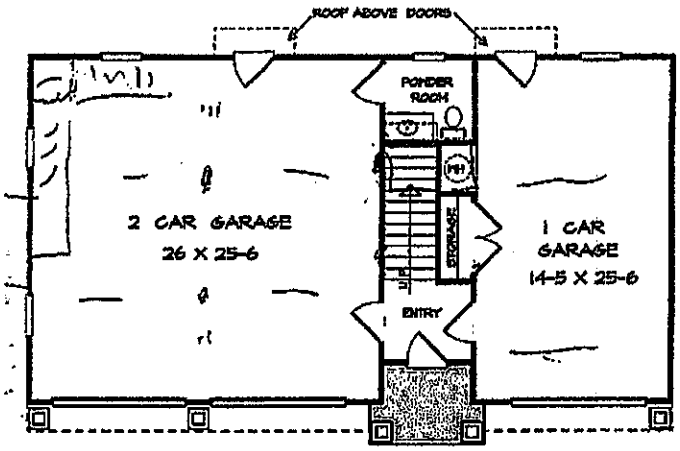
NORTH CAROLINA PROFESSIONAL SEAL L-3481 LAND SURVEYOR MARCUS H. MILLER

About This Plan

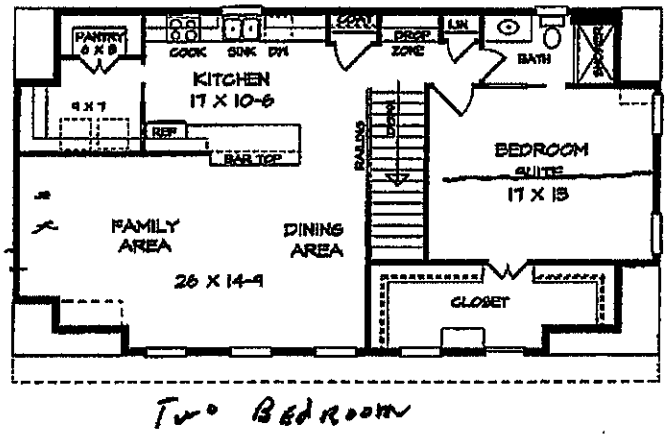
- This garage apartment / carriage house plan gives you parking for the vehicles in a split parking arrangement that allows for stairs to be placed off-center between the two-car side on the left and the one-car side on the right. Each garage door is 10' by 8'.
- Each side has a covered door accessing the back and the left side has a half bath.
- Upstairs you have everything needed for comfortable living in a space that gets great natural light thanks to the windows in the front. The left side has an open layout with a bar top separating the kitchen from the family room instead of a wall. A barn door separates the pantry and laundry/storage room from the kitchen.
- The right side gives you a comfortable bedroom suite with a large walk-in closet and a bathroom with shower.

Floor Plans

Main Level



2nd Floor



Two Bedroom

Acknowledgement Of
Plans Submittal ONLY!

Harold Ramos Date 12-28-2021

Date 2/11/22

IREDELL COUNTY
PO Box 788
349 North Center St.
Statesville, NC 28677

APPLICATION NUMBER
324213 Issue Date: 12/28/2021

Permit Type: ZONING

Parcel Number	Street Address	Jurisdiction
~~4751229956.000~~ 4751-33-2013	~~449~~ OSTWALT AMITY RD 465	Iredell County

Owner Information	Applicant Information
Name: FOX DEREK A	Name: GERALD RIMMER CONSTRUCTION INC
Address: 457 OSTWALT AMITY RD	Address: PO BOX 582
TROUTMAN, NC 28166	TROUTMAN, NC 28166
Phone:	Phone: (704)528-5724

Use Requested	Zone Code
Single Family Dwelling	RA

Lot Acreage	F Setback	B Setback	L Setback	R Setback	Watershed	Flood Zone
0	35	35	15	15	N/A	NO

Remarks
465 OSTWLT AMITY RD SEE NOTES** NO BLDG UNTIL PLAT RECORDED*

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. The applicant further acknowledges that 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.

Date: 12/28/2021

Signature of Owner/Contractor

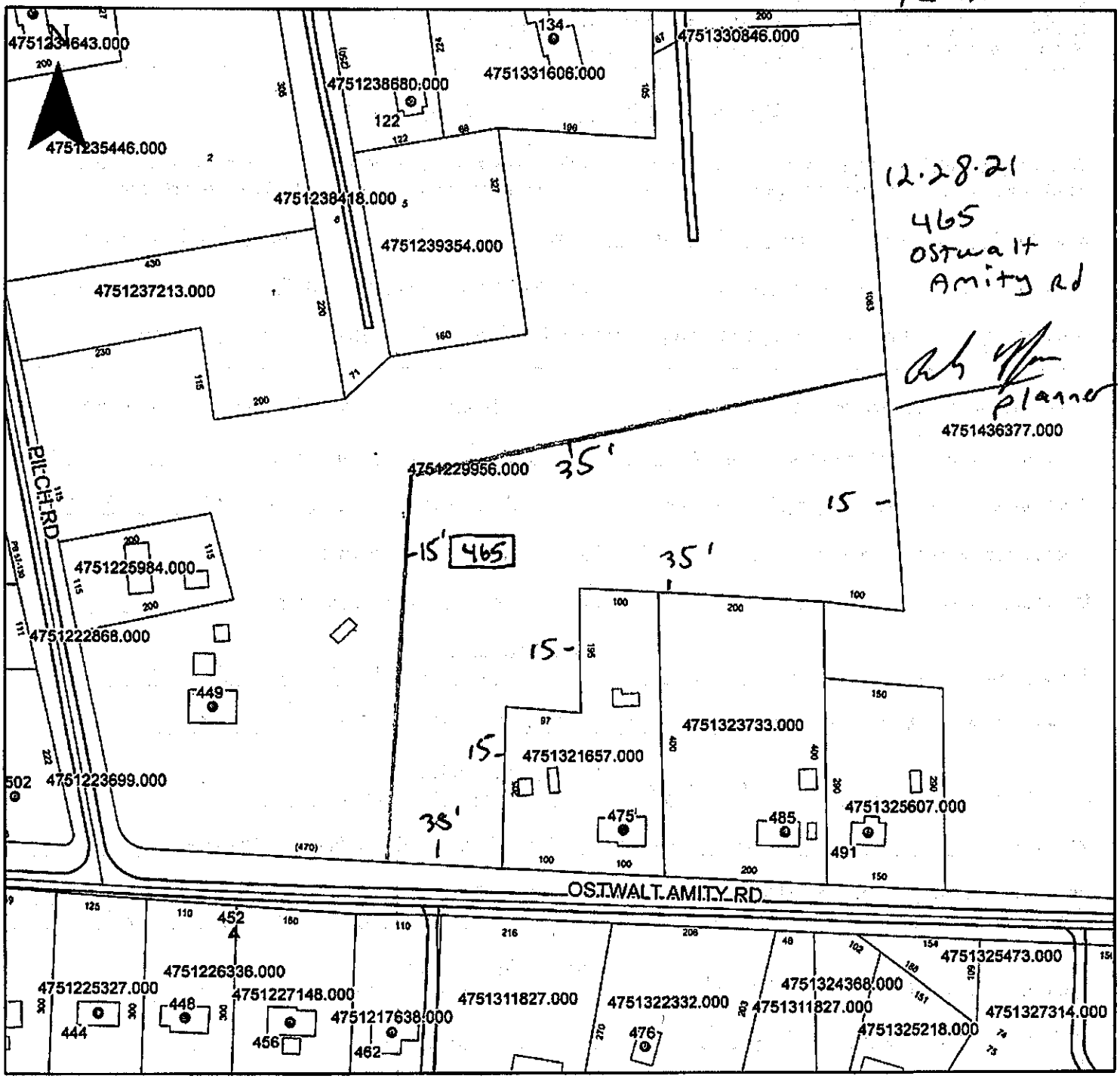
Permit Number	324213

TOTAL FEES:	$77.25

324213

KH
WS - NO
FL - NO

ZONING DISCLAIMER



Property Address: 465 Ostwalt Amity 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

12-28-2021
Date