BLDR-2023-39775

ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625 PERMIT # QSP-2023-2954

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

PIN # 4775 -- 91 -- 4558

APPLICANT/OWNER: Soil & Forestry Svcs APPLICANT ADDRESS: 126 Third Creek Rd, Statesville NC 28677

SITE ADDRESS: 120 Woodstone Ln, Statesville NC 28625 PHONE: 980-223-8352 ALT. PHONE

SITE DIRECTIONS: Mocksville → R Barny Oak → Woodstone SAP CONTROLLED: ☐ YES ☒ NO

SUBDIVISION: Woodstone Estates SECTION: LOT # 21&21A LOT AREA: 0.27 + 0.46 DESIGN FLOW: 360 L.T.A.R.: 0.25

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	1000 (gal)	PT	Date	System Description:	25% Reduction			☐ Business	No. Persons	6	☐ Private
Pump Make		Model	Serial #	Repair System Description:	DNP			☐ Other	No. Employees		☒ Public
# Nitrification Fields	1	# Lines	4	Linear Ft 360	Maintenance Agreement Required:	☐ YES	☒ NO	☒ Slab	☐ Crawl Space		☐ Community
Trench Width	36	Trench Bottom Depth(Low side)	30	Gravel Depth	N/A	☐ GRAVITY	☒ PRESSURE	☐ Basement w/plumbing		☐ Basement w/o plumbing	

Comments / Conditions: Do not pave, grade, drive, park, or bury utilities in drainfield. Install on contour.
Dose: 163.8 g Flow 27.31 gpm Drawdown: 7.8"

Pressure Manifold: 2" supply, 2' pressure head
① & ② - 3/4" SCH80, 1 tap ③ 1/2" SCH 40 tap
④ 3/4" SCH 80

INITIAL SITE SKETCH

Permit issued pursuant to
G.S. 130A-335(a2)

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.

floats
alarm SW 3/20/2024
electric
P.H. BCW 3-21-2024
P.M.

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: FRYE GRADING

IMPROVEMENT PERMIT by: Benjamin A Bass Date: 8/8/2023 OPERATION PERMIT by: Benjamin C White Date:

AUTHORIZATION TO CONSTRUCT by: Benjamin A Bass Date: 8/23/2023 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 #: OSWP-2023-29551

This Section for Local Health Department Use Only

Initial submittal received: 6/29/2023 (*Date*) by BB (*Initials*)

G.S. 130A-335(a3) states the following:

When an applicant for an Improvement Permit submits to a local health department an Improvement Permit application, the permit fee charged by the local health department, the common form developed by the Department, and a soil evaluation pursuant to subsection (a2) of this section, the local health department shall, within five business days of receiving the application, conduct a completeness review of the submittal. A determination of completeness means that the Improvement Permit includes all of the required components. If the local health department determines that the Improvement Permit is incomplete, the local health department shall notify the applicant of the components needed to complete the Improvement Permit. The applicant may submit additional information to the local health department to cure the deficiencies in the Improvement Permit. The local health department shall make a final determination as to whether the Improvement Permit is complete within five business days after the local health department receives the additional information from the applicant. If the local health department fails to act within any period set out in this subsection, the applicant may treat the failure to act as a determination of completeness. The Department shall develop a common form for use as the Improvement Permit.

The review for completeness of this Improvement Permit was conducted in accordance with G.S. 130A-335(a3). This Improvement Permit is determined to be:

☐ 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 Applicant on _____ (*Date*)

State Authorized Agent: _____ Date: _____

☑ Complete

State Authorized Agent: Benjamin A Botkins Date: 8/14/2023

This Improvement Permit is issued pursuant to G.S. 130A-335 (a2) and (a3) 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 permit is subject to revocation if the site plan, plat, or the intended use changes. 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 the conditions of this permit.

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: 8/14/2028

See attached site sketch

Lot 21

PERMIT SNAPSHOT REPORT OSWP-2023-29551 FOR IREDELL COUNTY

Permit Type:	OSWP - AOWE|Session Law|EOP|Expedited Review	**Project:**		**App Date:**	06/29/2023
Work Class:	OSWP - AOWE|Session Law|EOP|Expedited Review	**District:**	Iredell County	**Exp Date:**	NOT AVAILABLE
Status:	PRIORITY PERMIT	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Botkins, Ben	**Approval Expire Date:**	
Description:	PRIORITY PERMIT Session Law				

Parcel:	**Address:**	**Zone:**
4775914558.000 Main	120 Woodstone Ln Statesville, NC 28625 Main	RA(Residential Agricultural District)

Project Contact	Applicant	Soil Scientist	Property Owner
PECONIC BAY HOMES INC 127 Bluff Meadow Lane Mooresville, NC 28115 Business: (704) 235-8489	SOIL AND FORESTRY SERVICES 126 Third Creek Rd Statesville, NC 28677 Business: (980) 223-8352	SOIL AND FORESTRY SERVICES 126 Third Creek Rd Statesville, NC 28677 Business: (980) 223-8352	K+T PROPERTIES V LLC

Permit Custom Fields

EHExpeditedApplication/PermitType	Session Law	How is your site plan being submitted	Custom Site Plan	Does the site contain any jurisdictional wetlands	No
Non-domestic Sewage Generated	No	Other Public Agency	No	All proposed structure dimensions	50X48
What are the proposed structures	New Single Family Residence	New Single-Family Residence	Stick Built	If other Addition/Structure, please explain	
Maximum Number of Bedrooms	3	Number of Occupants	6	Foundation Type	Concrete Slab Foundation
Water Supply	Municipal Water	Desired Septic System Type	Other	If other septic system type, please explain	25% Reduction Pressure Manifold
Has this project been approved by TRC	No	Lot Acreage	0.16	Front Setback	18
Back Setback	18	Left Setback	8	Right Setback	8
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	Yes	Watershed	NOT IN A WATERSHED		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Randi_Williams_6/29/2023.jpg	06/29/2023 8:43	Williams, Randi		Uploaded via CSS
Agent_Form_21_v1.pdf	06/30/2023 12:17	Nebel, Barbara	Available Online	Authorize to Act as Agent
Easment_Lot_21_Session_Law_v1.pdf	06/30/2023 12:34	Williams, Deborah	Available Online	Site Plan

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00016748	Iredell Zoning Tech Fee	$2.25	$2.25
	Iredell Zoning Permit Fee	$75.00	$75.00
	New Pump System	$1,200.00	$1,200.00
	Total for Invoice INV-00016748	$1,277.25	$1,277.25
	Grand Total for Permit	**$1,277.25**	**$1,277.25**

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Completeness Check v.1		06/30/2023 12:17	06/30/2023 12:17
Confirm application complete v.1	Generic Action		06/30/2023 12:17
Fees v.1		07/05/2023 16:00	07/05/2023 16:00
Fees Paid v.1	Generic Action		07/05/2023 16:00

PERMIT SNAPSHOT REPORT (OSWP-2023-29551)

Issue Invoice v.1	Generic Action		07/05/2023 16:00
Lot Readiness Verification v.1			
OSWP Septic Preliminary Site Visit v.1	Inspection		
OSWP Site Evaluation v.1	Inspection		
Zoning Review v.1		06/30/2023 12:17	07/05/2023 11:26
~~Floodplain Admin Overview v.1~~	Task		06/30/2023 12:34
Iredell County Zoning Approval v.1	Task	06/30/2023 12:17	07/05/2023 11:26
~~Mooresville Zoning Approval v.1~~	Task		06/30/2023 12:34
~~Statesville Zoning Approval v.1~~	Task		06/30/2023 12:34
~~Troutman Zoning Approval v.1~~	Task		06/30/2023 12:34
Issue Invoice v.1	Generic Action		06/30/2023 12:34
Fees Paid v.1	Generic Action		07/05/2023 11:26
Issue 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		

SOIL & FORESTRY SERVICES
OF THE CAROLINAS, PA

www.soilandforestryservices.com

Project#: 21-0018
June 22, 2023

K + T Properties V, LLC
Attn: *Pete Denicola*
Email: pete@peconicbayhomes.com

RE: Soil& Site Evaluation for a 3 Bedroom Residence on Lot 21 Proposed (Septic Field Easement) Barry Oak Subdivision, 0.23 ac Parcel, PIN# 4775914558, Barry Oak Road, Statesville, NC 28625.

Mr.Denicola:

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 in a table 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 submittal to Iredell County Health Department.

Site Conditions

At the time of our evaluation land cover on the property wasmostly cleared. Topography within the evaluated area was gently sloped proposed drainfield area. Property lines and corners were marked at the time of the evaluation by Don Allen & Associates. The client provided an Autocad File of a survey as a basemap. The proposed septic layout was located by the surveyor and used to produce the attached *Site Plan*. The engineer (Piedmont Design & Associates) will be providing all information for the offsite innovative approval for design purposes to Iredell County Health Department.

Methodology

We evaluated soil areas through the use of backhoe pits.Soil morphological conditions including color, texture, structure, etc. were reviewed in the field with three backhoe pits on the property flagged and located via GPS. All three of the backhoe pits 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 pit. An on-ground layout of system and repair was performed using a laser level. Pin flag locations of the layout were located via GPS andtape measures. Detailed system & repair information is summarized in the following paragraph for this Easement.

Barry Oak Subdivision Lot 21 Septic Field Easement Proposed *(See Attached Design)*
The septic layout for this lot (9' centers) yielded a total of 471 linear feet of line. LTAR is 0.25. The primary system is proposed as 360 linear feet of Accepted (25% Reduction) drainfield with pressure manifold distribution. Trench depth (LOW SIDE) is specified at 30 inches. The repair system is proposed as ~5,600 SF (Drip Irrigation) drainfield with pressure distribution. Trench depth (LOW SIDE) is specified at 6 inches.

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 Kathryn Jennille Klink

Signature [signature] 06/28/23

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

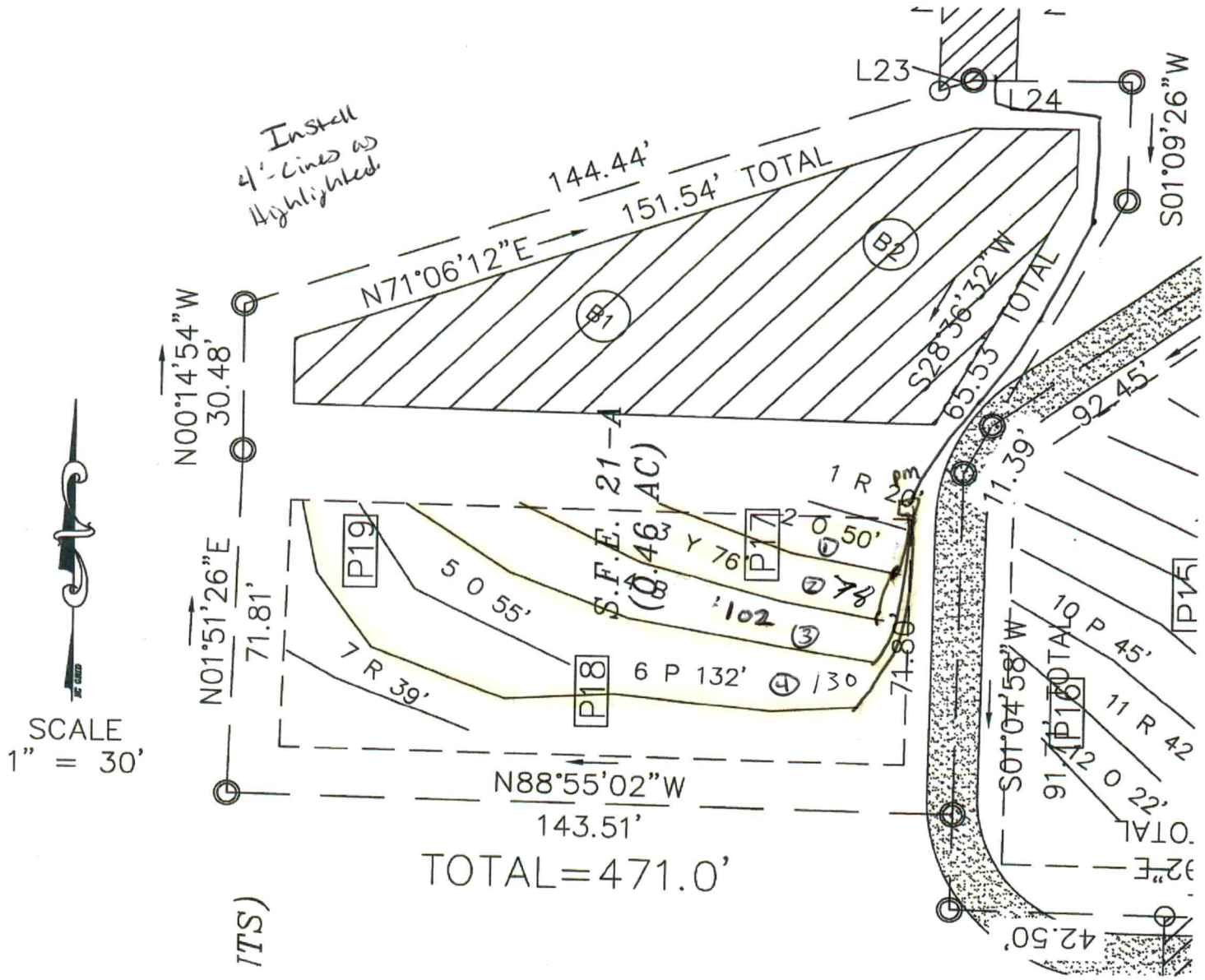
This report reflects the findings of S&FS, PA. *This LSS evaluation is being submitted pursuant to and meets the requirements of G.S. 130A-335(a2)."* Any site modifications that impact the proposed septic areas on Lot 21 of Septic Field Easement of Barry Oak Subdivision may nullify the permit. Authorization to Construct by local Health Department 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.

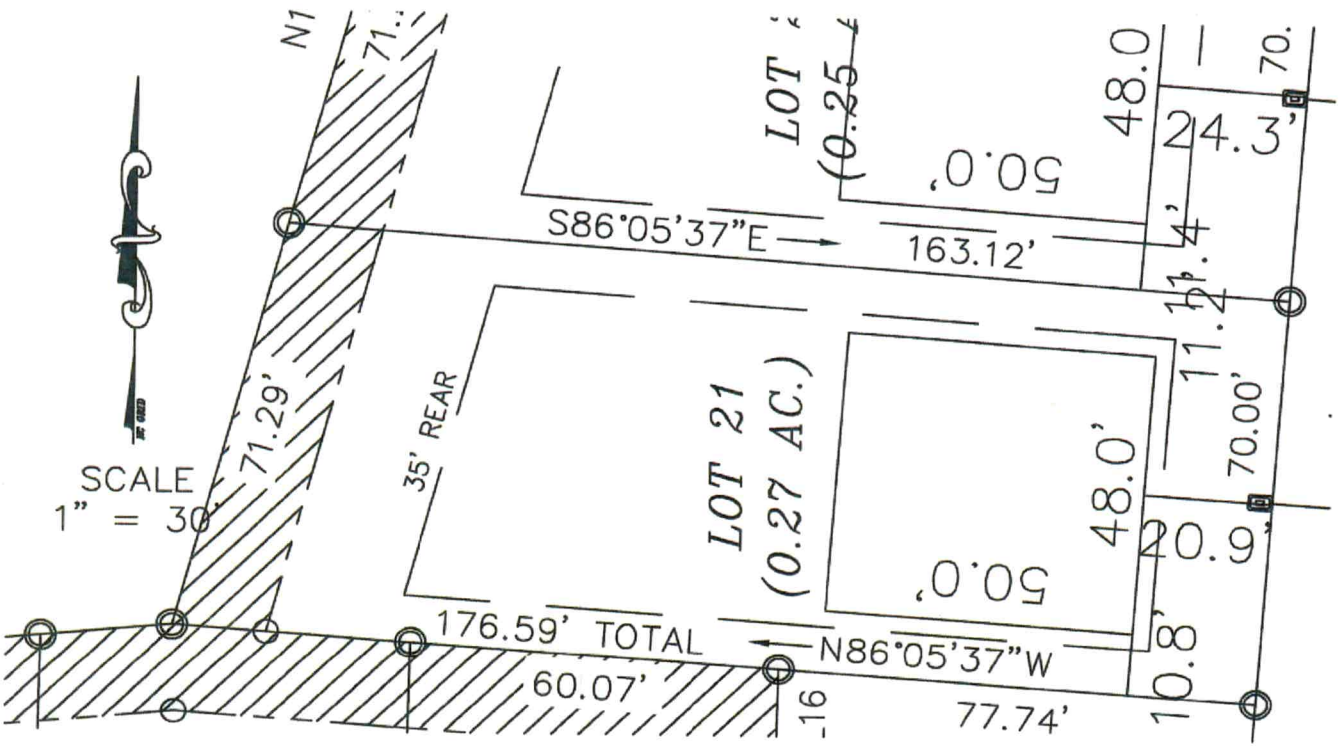
Sincerely,

LICENSED SOIL SCIENTIST SAMUEL ASHLEY ROLLANS STATE OF NORTH CAROLINA 1221

S. Ashley Rollans, LSS

Attachments: *Site Plans, Improvements Permit Form & Soil Evaluation Form*


Install
4'-Lines as
Highlighted.
144.44'
151.54' TOTAL
N71°06'12"E
B1
B2
L23
L24
S01°09'26"W
S28°36'32"W
63.53' TOTAL
92.45'
11.39'
N00°14'54"W
30.48'
N01°51'26"E
71.81'
P19
P17
P18
P15
P16
S.F.E. 21-A
(0.46 AC)
1 R 25'
2 O 50'
3 Y 76'
5 O 55'
6 P 132'
7 R 39'
71.80'
S01°04'58"W
91.71' TOTAL
10 P 45'
11 R 42'
12 O 22'
N88°55'02"W
143.51'
TOTAL=471.0'
42.50'
SCALE
1" = 30'


N1
71.
LOT
(0.25
50.0'
48.0
24.3'
70.
S86°05'37"E
163.12'
11.4'
11.2'
35' REAR
LOT 21
(0.27 AC.)
48.0'
50.0'
70.00'
20.9'
10.8'
SCALE
1" = 30'
71.29'
176.59' TOTAL
N86°05'37"W
60.07'
.16
77.74'

Sheet 1 of 1

PROPERTY ID #: 4775914558

COUNTY: Iredell

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

OWNER: K&T Properties

ADDRESS: 127 Bluff Meadow Ln Mooresville NC 28115

PROPOSED FACILITY: 3 BR Residence-360 gpd

LOCATION OF SITE: Barry Oak Subdivision off site septic easements- Lot 21

APPLICATION DATE:

DATE EVALUATED: 2021

PROPERTY SIZE: 0.23

PROPERTY RECORDED: yes

WATER SUPPLY: ☐ Private ☐ Well ☐ Spring ☑ Other County Water

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 SAPR CLASS	.1944 RESTR HORIZ	PROFILE CLASS & LTAR
17	L/8%	0-4	RBCLWMSBK	FRSSSP	CSAP CLITHO	48"			PS 0.25-0.3 DEPENDING ON DEPTH
		4-23	BRCWMSBK/ABK	FRSSS					
		23-48	RBCLWFSBK	FRSSSP					
		48-70	VARSL/FSLMASS						
18	L/12%	0-3	RBCLWFSBK	FRSSP	COMPACTED FSAP/LITHO COM LITHO	65"			PS 0.25-0.3
		3-11	RBCLWMSBK	FRSSP					
		11-26	BRCWMABK/SBK	FRSSP					
		26-65	RBCLWFSBK	FRSSSP					
19	L/15%	0-6	RBCLWMSBK	FRSSSP	FSAP/LITHO F-CSAP	46"			PS 0.25-0.275
		6-20	RBCWMSBK	FRSSP					
		20-46	RBCLWFSBK	FRSSP					
		46-64	VARSL/L						
B-1	L/14%	0-15	RBCWmsbk	FrSSP	-f fe -ffe -fsap	50			PS-0.25
		15-34	BRCWmsbk	" " "					
		34-50	RBCLwfsbk	" " SP					
B-2	L/10%	0-3	BCLwfsbk	FrSSP	-f fe, chr2sp	30			PS-26" 0.1
		3-15	BRCwmsbk	" " "					
		15-30	BRCwmsbk	" " "					
								N/A	
								N/A	
								N/A	
								N/A	

LICENSED SOIL SCIENTIST SAMUEL A. ROLLANS 1231 STATE OF NORTH CAROLINA

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	PS	PS
System Types(s)	25% reduction PM	Drip
Site LTAR	0.25	0.1

OTHER FACTORS (.1946):

SITE CLASSIFICATION (.1948): PS

EVALUATED BY: Ashley Rollans

OTHER(S) PRESENT: Chad Wagner & Mason Freeman

COMMENTS:

County: Iredell

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

PIN/Lot Identifier: 4775a14558

Issued To: K&T Properties LLC

Property Location: 120 Woodstone LN Statesville. NC 28625

Subdivision: Woodstone Lot #: 21 Block: _____ Section: _____

LSS Report Provided: Yes ☒ No ☐

If yes, name and license number of LSS: Samuel Ashley Rollins

New ☒ Repair ☐ Expansion ☐ System Relocation ☐

Proposed Structure: Single Family

Proposed Wastewater System Type: 25% reduction PM (Initial) Drip (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): 0.25 Proposed LTAR (Repair): 0.1

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:

See design

Licensed Soil Scientist Print Name: Samuel Ashley Rollins

Licensed Soil Scientist Signature: Samuel A Rollins Date: 6/23/23

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

See attached site sketch

Mani Bold - not used
- Wing Tags (pipes) on 3/4 sch 80.

4 Units 360 Chem Ft

3 Taps .25 LTAIL

Max 36 in
Low 30 in

Trench 3

16th panel
2.5Y 7/2 at 20+

Trench 2

Last Panel
2.5Y 6/2 at 22 in
10YR 7/2 at 0-24 in

7 panels from end
5Y 7/2 at 20 in

Trench 4

2.5Y 7/2 at 35 Last Panel
2.5Y 7/1 at 28 1 9th panel