Manf-2025-71276 CW

ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 x3456 Mooresville Office (704) 660-3625

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

PERMIT : OSWP-2024-51679

PIN # 4821 -- 41 -- 2391

APPLICANT/OWNER: RONALD R. JOHNSON

APPLICANT ADDRESS: 130 STAMPEDE DRIVE, STATESVILLE, N.C. 28625

SITE ADDRESS: 106 STAMPEDE DRIVE, STATESVILLE, N.C. 28625

PHONE: 732-778-3091

ALT. PHONE —

SITE DIRECTIONS: (N) ON 115, (R) ON BRUCE FARM, (R) ON STAMPEDE, LOT ON (R)

SAP CONTROLLED: ☐ YES ☑ NO

SUBDIVISION: RONALD R JOHNSON

SECTION: —

LOT # 1

LOT AREA: 1.792 AC

DESIGN FLOW: 360 GPD

L.T.A.R.(Initial): 0.3

L.T.A.R (Repair): 0.3

Septic Tank	1000	(gal)	STB	854	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:	25% REDUCTION	☐ Business	No. Persons	6	☑ Private (SHARED)
Pump Make	—	Model	—		Serial #	—	Repair System Description:	25% REDUCTION - PUMP	☐ Other	No. Employees	—	☐ Public
# Nitrification Fields	1	# Lines	4		Linear Ft	300 FT	Maintenance Agreement Required:	☐ YES ☑ NO	☐ Slab	☑ Crawl Space		☐ Community
Trench Width	36 IN	*Max. Trench Depth(Initial)	27 IN		*Max. Trench Depth(Repair)	27 IN	Gravel Depth	—	☑ GRAVITY ☐ PRESSURE	☐ Basement w/plumbing	☐ Basement w/o plumbing	

* Measured on the downhill side of the trench

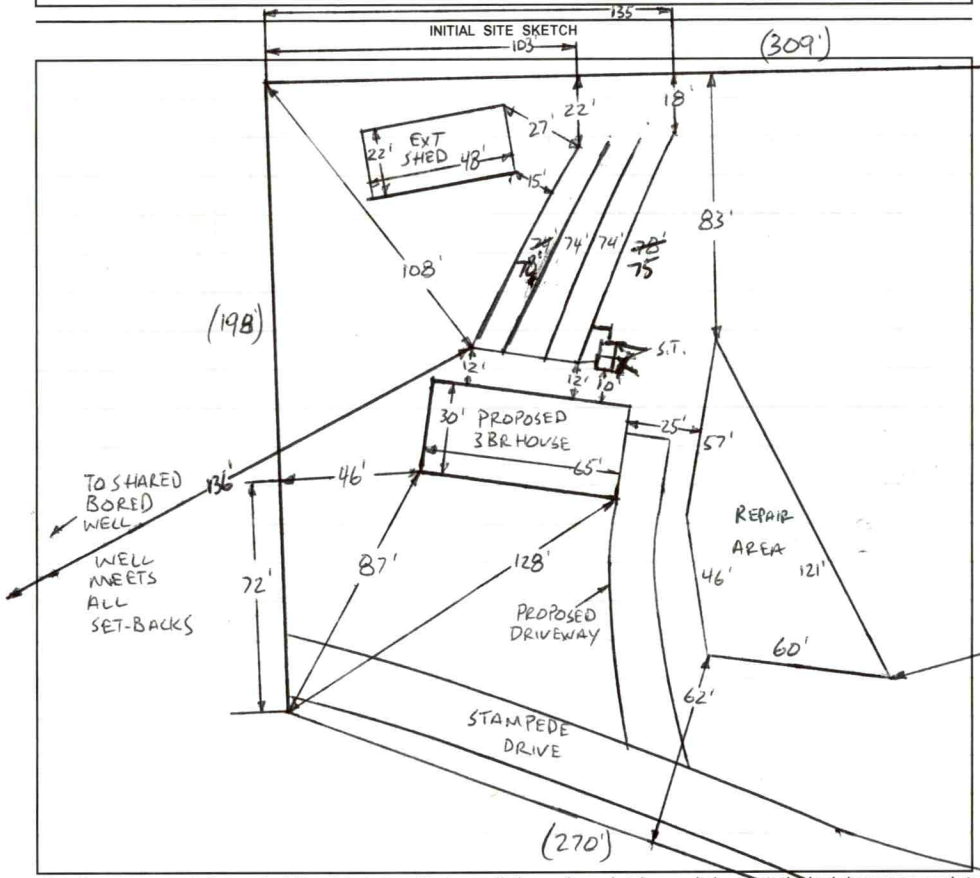
Effluent Standard: ☑ DSE ☐ HSE ☐ TS-I ☐ TS-II ☐ RCW ☐ NSF/ANSI 40

Usable Depth to LC (Initial): 53 IN

Usable Depth to LC (Repair): 51.5 IN *Limiting Condition*

Comments / Conditions: INSTALL ON CONTOUR, INSTALL ON 9FT CENTERS, UTILIZE SERIAL DISTRIBUTION, DO NOT EXCEED A 35 IN MAX TRENCH DEPTH (HIGH SIDE)

INITIAL SITE SKETCH



AS BUILT SKETCH

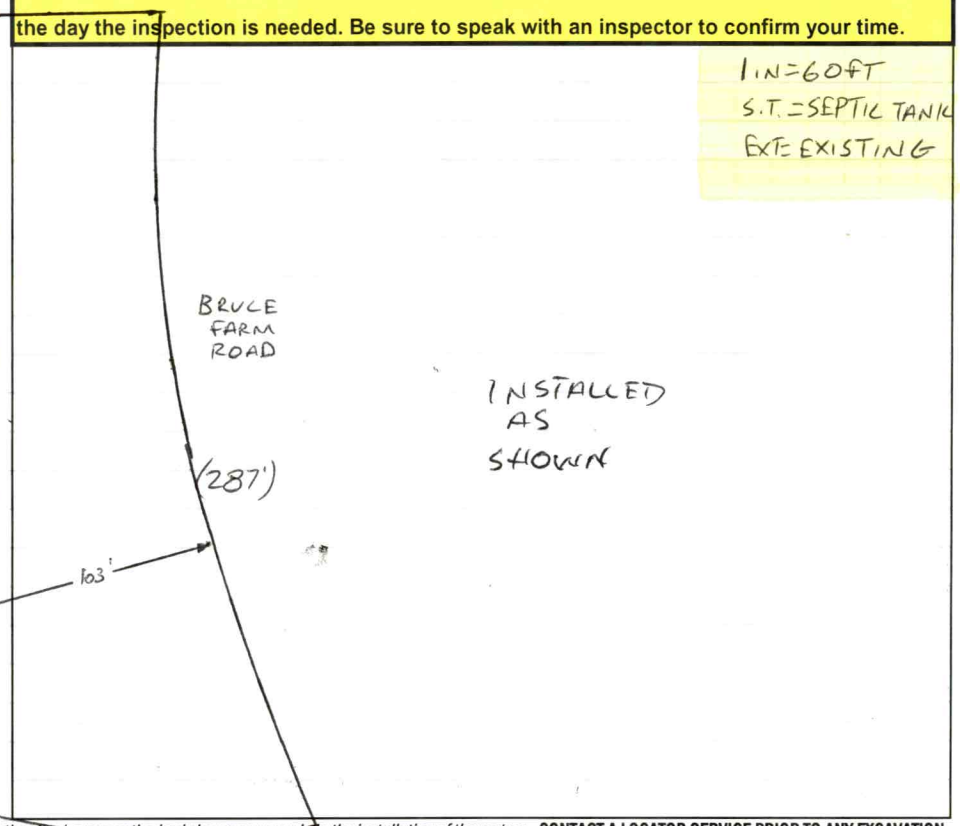
FOR SEPTIC FINAL INSPECTION CALL: 704-664-3703 between 8am-9am

the day the inspection is needed. Be sure to speak with an inspector to confirm your time.

1 IN = 60 FT

S.T. = SEPTIC TANK

EXT = EXISTING



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 to 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: ONLINE SIGNATURE Date: — Installed by: A-1 BACKHOE

IMPROVEMENT PERMIT by: Bryant C. White Date: 6-20-2024 OPERATION PERMIT by: (88') Bryant C. White Date: 8-19-2025

AUTHORIZATION TO CONSTRUCT by: Bryant C. White Date: 6-20-2024 Existing System Inspected by: Date:

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? _____	

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

PROPERTY ID #: _____
COUNTY: _____

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

OWNER: RON JOHNSON DATE EVALUATED: 6-4-2024
ADDRESS: 130 STAMPEDE DRIVE, STATESVILLE, N.C. 28625
PROPOSED FACILITY: 3BR PROPOSED DESIGN FLOW (.0400): 360GPD PROPERTY SIZE: _____
LOCATION OF SITE: 106 STAMPEDE DRIVE, STATESVILLE, N.C. 28625 PROPERTY RECORDED: _____
WATER SUPPLY: Public Single Family Well ~~Shared Well~~ Spring Other _____ WATER SUPPLY SETBACK: ~~50FT~~
EVALUATION METHOD: Auger Boring ✓Pit Cut TYPE OF WASTEWATER: ✓Domestic High Strength IPWW

PROFILE #	.0502 LANDSCAPE POSITION/ SLOPE %	HORIZON DEPTH (IN.)	SOIL MORPHOLOGY .0503 STRUCTURE/ TEXTURE	SOIL MORPHOLOGY .0503 CONSISTENCE/ MINERALOGY	OTHER PROFILE FACTORS .0504 SOIL WETNESS/ COLOR	.0505 SOIL DEPTH	.0506 SAPRO CLASS	.0507 RESTR HORIZ	.0509 PROFILE CLASS & LTAR*	.0503 SLOPE CORRECTION
1	NOSE 15%	0-8	SCL, GR	~~FR, SS, SP, SEXP~~	SAP INC THRU OUT R/B MATRIX	53"	II SL PS	N/A	PS .3	6"
		8-30	C, SBK	~~FR, S, P, SEXP~~						
		30-53	CL, WABK	~~FR, SS, SP, SEXP~~						
		53-63	SAP, MAS	~~VFR, NS, NP, SEXP~~						
2	LINEAR SIDE 13%	0-8	SCL, GR	~~FR, SS, SP, SEXP~~	SAP INC THRU OUT R/B MATRIX	51"	PS II SL	N/A	PS .3	5"
		8-32	C, SBK	~~FR, S, P, SEXP~~						
		32-51	CL, WABK	~~FR, SS, SP, SEXP~~						
		51-55	SAP, MAS	~~VFR, NS, NP, SEXP~~						
3	LINEAR SIDE 8%	0-9	SCL, GR	~~FR, SS, SP, SEXP~~	SAP INC THRU OUT R/B MATRIX	50"	PS II SL	N/A	PS .3	3.5"
		9-33	C, SBK	~~FR, S, P, SEXP~~						
		33-50	CL, WABK	~~FR, SS, SP, SEXP~~						
		50-58	SAP, MAS	~~FR-FI, NS, NP, SEXP~~						
4	LINEAR SIDE 10%	0-10	SCL, GR	~~FR, SS, SP, SEXP~~	SAP INC THRU OUT R/B MATRIX	47"+	PS II SL	N/A	PS .3	4"
		10-31	C, SBK	~~FR, S, P, SEXP~~						
		31-47	CL, WABK	~~FR, SS, SP, SEXP~~						
		47-56	SAP, MAS	~~FR-FI, NS, NP, SEXP~~						

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.0508)	PS	PS
System Type(s)	25%	50%
Site LTAR	0.3	0.3
Maximum Trench Depth	30"	31"

SITE CLASSIFICATION (.0509): PS
EVALUATED BY: Bryant C. Wheeler
OTHER(S) PRESENT: _____

Comments: _____

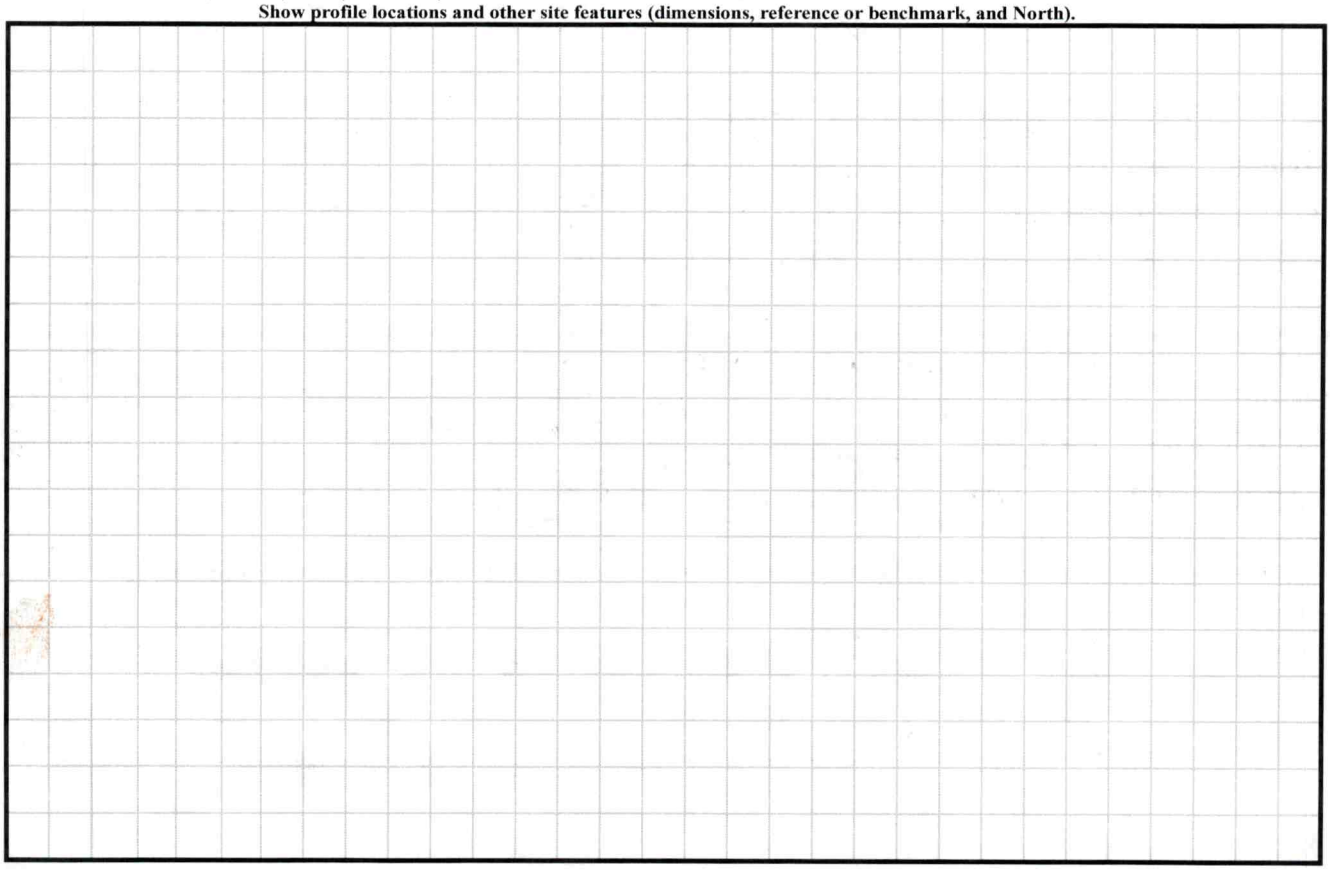
LEGEND

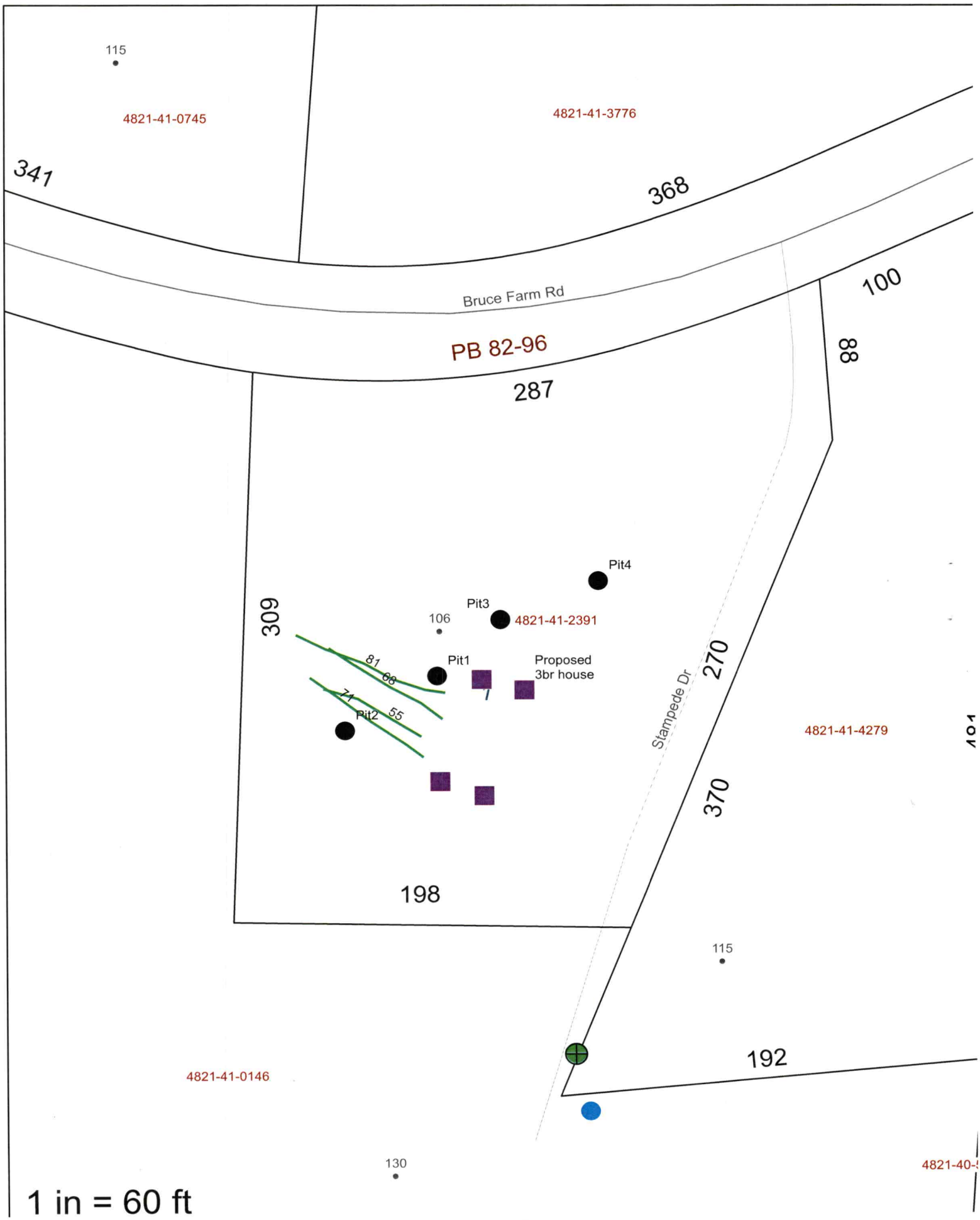
LANDSCAPE POSITION	SOIL GROUP	SOIL TEXTURE	CONVENTIONAL LTAR (gpd/ft²)	SAPROLITE LTAR (gpd/ft²)	LPP LTAR (gpd/ft²)	MINERALOGY/ CONSISTENCE		STRUCTURE
CC (Concave slope)	I	S (Sand)	0.8 - 1.2	0.6 - 0.8	0.4 -0.6	MOIST	WET	SG (Single grain)
CV (Convex Slope)		LS (Loamy sand)		0.5 -0.7		Lo (Loose)	NS (Non-sticky)	M (Massive)
D (Drainage way)	II	SL (Sandy loam)	0.6 - 0.8	0.4 -0.6	0.3 - 0.4	VFR (Very friable)	SS (Slightly sticky)	GR (Granular)
FP (Flood plain)		L (Loam)		0.2 - 0.4		FR (Friable)	S (Sticky)	SBK (Subangular blocky)
FS (Foot slope)	III	SiL (Silt loam)	0.3 - 0.6	0.1 - 0.3	0.15 - 0.3	FI (Firm)	VS (Very sticky)	ABK (Angular blocky)
H (Head slope)		SCL (Sandy clay loam)		0.05 - 0.15**		VFI (Very firm)	NP (Non-plastic)	PR (Prismatic)
L (Linear Slope)		CL (Clay loam)		None		EFI (Extremely firm)	SP (Slightly plastic)	PL (Platy)
N (Nose slope)		SiCL (Silty clay loam)					P (Plastic)	
R (Ridge/summit)		Si (Silt)					VP (Very plastic)	
S (Shoulder slope)	IV	SC (Sandy clay)	0.1 - 0.4		0.05 - 0.2	SEXP (Slightly expansive)		
T (Terrace)		SiC (Silty clay)				EXP (Expansive)		
TS (Toe Slope)		C (Clay)						
		O (Organic)	None					

* Adjust LTAR due to depth, consistence, structure, soil wetness, landscape, position, wastewater flow and quality.
**Sandy clay loam saprolite can only be used with advanced pretreatment in accordance with 15A NCAC 18E .1200.

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); Evaluation of saprolite shall be by pits.
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) or U (Unsuitable)

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




115
4821-41-0745
4821-41-3776
341
368
Bruce Farm Rd
PB 82-96
287
100
88
309
Pit4
Pit3
106
4821-41-2391
Pit1
Proposed
3br house
81
68
74
55
Pit2
Stampede Dr
270
370
4821-41-4279
198
115
192
4821-41-0146
130
1 in = 60 ft

PERMIT SNAPSHOT REPORT OSWP-2024-51679 FOR IREDELL COUNTY

Permit Type	Environmental Health OSWP	**Project:**		**App Date:**	04/18/2024
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:**	White, Bryant	**Approval Expire Date:**	

Description: SEE INTERNAL NOTES - Pending left side line marked, will call back. Septic for 3-Bedroom 2-Bath Mobile Home; left vm 5/9 DW

Parcel: 4821412391.000 Main	**Address:** 106 Stampede Dr Statesville, NC 28625 Main	**Zone:** RA(Residential Agricultural District)

Property Owner	Applicant/Authorized Agent
Ronald R Johnson	Ronald R Johnson
130 Stampede Dr	130 Stampede Dr
Statesville, NC 28625	Statesville, NC 28625
Mobile: (732) 778-3091	Mobile: (732) 778-3091

Permit Custom Fields

How is your site plan being submitted	Survey Plat	Septic Application/Permit Type	Authorization to Construct, Improvement Permit	Does the site contain any jurisdictional wetlands	No
Non-domestic Sewage Generated	No	Other Public Agency	No	All proposed structure dimensions	52 x 28 3- Bedroom 2- Bath
What are the proposed structures	New Single-Family Residence - Mobile Home	Type of New Single-Family Residence	Mobile Home	Maximum Number of Bedrooms	3
If other Addition/Structure, please explain		Number of Occupants	5	Foundation Type	Crawl Space Foundation
Residential/Business/Other	Residential	Water Supply	Existing Well	Desired Septic System Type	Conventional (most common)
Has this project been approved by TRC	No	Lot Acreage	1.79	Front Setback	35
Back Setback	35	Left Setback	15	Right Setback	15
Zoning Permit Issued Date	May 7 2024 12:00AM	Zoning Permit Expiration Date	Nov 3 2024 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	REQUIREMENTS FOR AL SINGLEWIDE MOBILE HOMES Must meet requirement R10 of the LDC. Must remove the towing apparatus, if it cannot be removed, it shall be screened; Must have a continuous underpinning; Must have 36 square foot front porch constructed within 12 inches of the floor elevation; Must have approved steps at all other secondary entrances and exits; Must face front property line and be no more than 20 degrees from parallel to the front property line.

PERMIT SNAPSHOT REPORT (OSWP-2024-51679)

Original home must be removed before Certificate of Occupancy can be approved.	Additional Unique Setbacks Apply	No	Watershed	NOT IN A WATERSHED

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Ronald_Johnson_4/18/2024.jpg	04/18/2024 16:20	Johnson, Ronald		Uploaded via CSS
IREDELL COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH_v1.pdf	04/23/2024 16:29	Johnson, Ronald	Available Online	
Site Plan Septic_v1.pdf	05/06/2024 10:29	Johnson, Ronald	Available Online	
106 stampede dr deed.pdf	05/06/2024 10:42	Williams, Deborah		
PB82Pg96.pdf	05/13/2024 9:13	Wieberg, Danielle	Available Online	survey

Inspection Number	Status	Inspection Type	Request Date	Scheduled Start Date	Scheduled End Date	Actual Start Date	Actual End Date
2024-213532	Passed - Permit	OSWP Septic/Well Preliminary Site Visit	05/13/2024			05/13/2024 9:12	05/13/2024 9:12

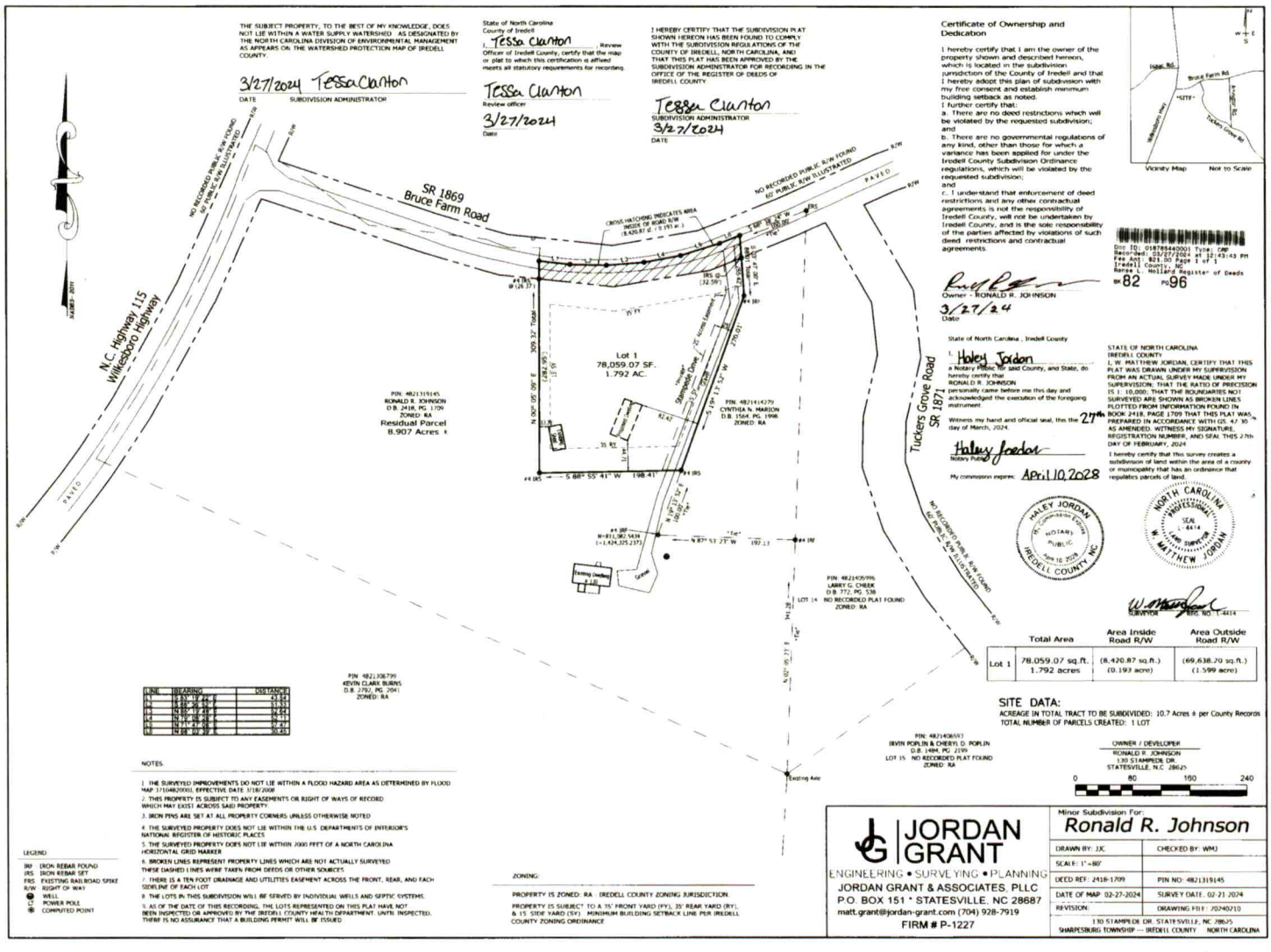
Inspectors: Wieberg, Danielle (Primary)

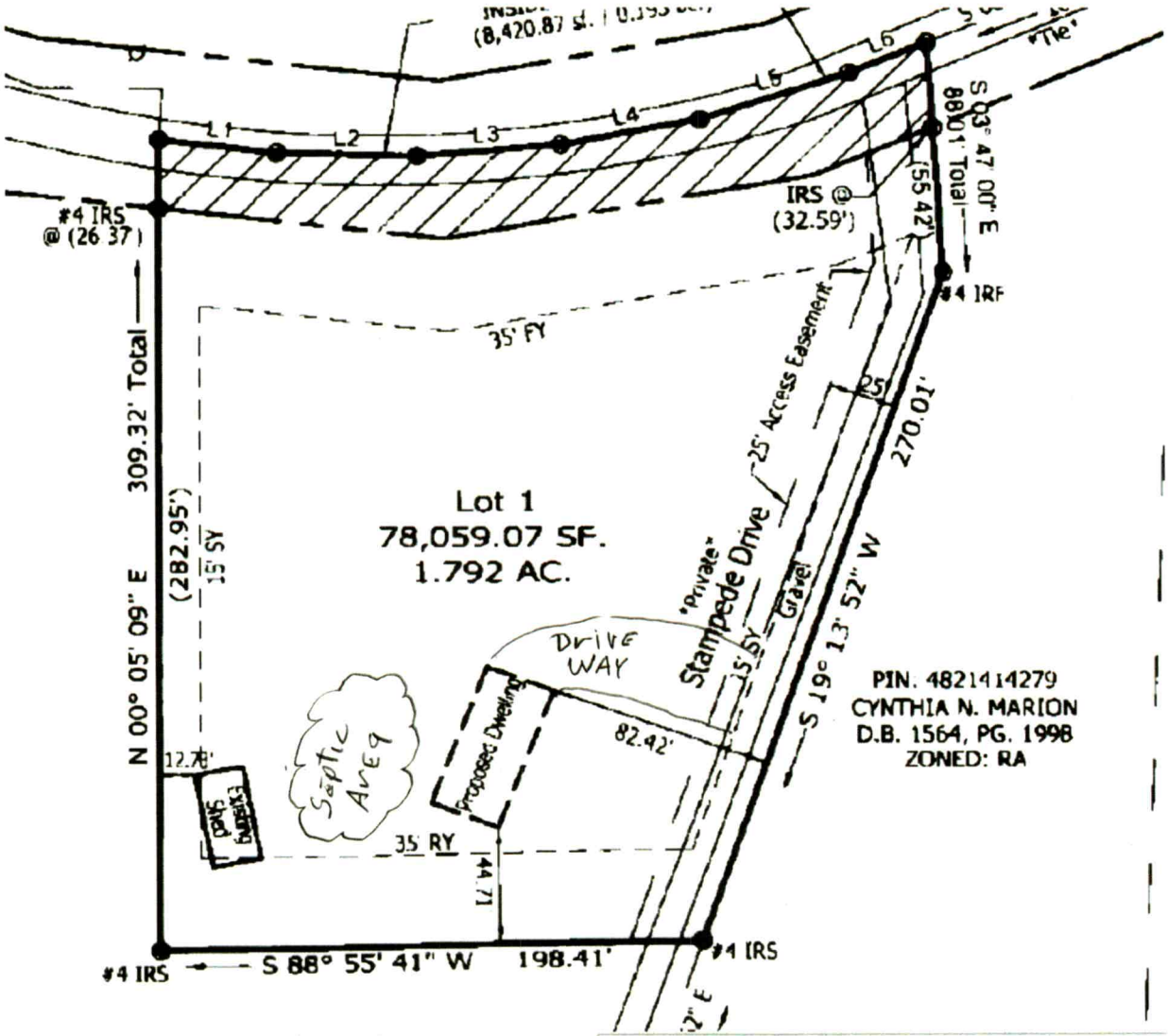
Checklist Item	Description	Passed	Comments
General Comments	Checklist item used to track general comments, not specific to any other checklist item	No	

Note	Created By	Date and Time Created
1. can see down side line & front, string pulled between corners on left line. Back line is wooded & cannot see between corners, but should not come into play for septic. See attached survey - existing shed is very near the line.	Danielle Wieberg	05/13/2024 9:11

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00030495	New Gravity System	$500.00	$500.00
	Iredell Zoning Tech Fee	$2.25	$2.25
	Iredell Zoning Permit Fee	$75.00	$75.00
	Total for Invoice INV-00030495	$577.25	$577.25
	Grand Total for Permit	**$577.25**	**$577.25**

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Completeness Check v.1		04/23/2024 16:28	04/23/2024 16:29
Confirm application complete v.1	Generic Action		04/23/2024 16:29
Fees v.1		05/06/2024 10:45	05/07/2024 10:08
Issue Invoice v.1	Generic Action		05/06/2024 10:45
Fees Paid v.1	Generic Action		05/07/2024 10:08
Zoning Review v.1		05/06/2024 10:46	05/07/2024 11:29
~~Floodplain Admin Overview v.1~~	Task		05/06/2024 10:46
Iredell County Zoning Approval v.1	Task	05/06/2024 10:46	05/07/2024 11:29
Iredell County Zoning Approval v.1	Task	05/06/2024 10:46	05/07/2024 11:29
Issue Invoice v.1	Generic Action		05/06/2024 10:47
Fees Paid v.1	Generic Action		05/07/2024 10:09
Lot Readiness Verification v.1		05/13/2024 9:12	
OSWP Septic Preliminary Site Visit v.1	Inspection	05/13/2024 9:12	05/13/2024 9:13
OSWP Site Evaluation v.1	Inspection		
Issue Improvement Permit v.1			
Issue Invoice v.1	Generic Action		
Fees Paid v.1	Generic Action		
Issue Permit v.1	Generic Action		


THE SUBJECT PROPERTY, TO THE BEST OF MY KNOWLEDGE, DOES NOT LIE WITHIN A WATER SUPPLY WATERSHED AS DESIGNATED BY THE NORTH CAROLINA DIVISION OF ENVIRONMENTAL MANAGEMENT AS APPEARS ON THE WATERSHED PROTECTION MAP OF IREDELL COUNTY.
3/27/2024 Tessa Clanton
DATE SUBDIVISION ADMINISTRATOR
State of North Carolina
County of Iredell
I, Tessa Clanton, Review Officer of Iredell County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Tessa Clanton
Review officer
3/27/2024
Date
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
Tessa Clanton
SUBDIVISION ADMINISTRATOR
3/27/2024
DATE
Certificate of Ownership and Dedication
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 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.
Owner - RONALD R. JOHNSON
3/27/24
Date
Vicinity Map Not to Scale
Doc ID: 018785640001 Type: CRP
Recorded: 03/27/2024 at 12:43:43 PM
Fee Amt: $21.00 Page 1 of 1
Iredell County, NC
Renee L. Holland Register of Deeds
BK 82 PG 96
State of North Carolina, Iredell County
I, Haley Jordan a Notary Public for said County, and State, do hereby certify that RONALD R. JOHNSON personally came before me this day and acknowledged the execution of the foregoing instrument
Witness my hand and official seal, this the 27th day of March, 2024.
Haley Jordan
Notary Public
My commission expires: April 10, 2028
HALEY JORDAN NOTARY PUBLIC IREDELL COUNTY, NC Jan 10, 2028
STATE OF NORTH CAROLINA IREDELL COUNTY
I, W. MATTHEW JORDAN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE RATIO OF PRECISION IS 1: 10,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK 2418, PAGE 1709 THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS. 47-30 AS AMENDED. WITNESS MY SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 27th DAY OF FEBRUARY, 2024
I hereby certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
NORTH CAROLINA PROFESSIONAL SEAL L-4414 LAND SURVEYOR W. MATTHEW JORDAN
SURVEYOR REG. NO. L-4414
SR 1869 Bruce Farm Road
N.C. Highway 115 Wilkesboro Highway
Tuckers Grove Road SR 1871
Lot 1 78,059.07 SF. 1.792 AC.
PIN: 4821319145 RONALD R. JOHNSON D.B. 2418, PG. 1709 ZONED: RA Residual Parcel 8.907 Acres ±
PIN: 4821414279 CYNTHIA N. HARDIN D.B. 1564, PG. 1998 ZONED: RA
PIN: 4821308799 KEVIN CLARK BURNS D.B. 2783, PG. 2041 ZONED: RA
PIN: 4821405996 LARRY G. CHEEK D.B. 772, PG. 538 NO RECORDED PLAT FOUND ZONED: RA
PIN: 4821406593 IRVIN POPLIN & CHERYL D. POPLIN D.B. 1484, PG. 2199 LOT 15 NO RECORDED PLAT FOUND ZONED: RA
LOT 14
Existing Dwelling
Garage
Existing Pole
Existing Axle
CROSS-HATCHING INDICATES AREA INSIDE OF ROAD R/W (8,420.87 sf. / 0.193 ac.)
NO RECORDED PUBLIC R/W FOUND 60' PUBLIC R/W IS ILLUSTRATED
PAVED
S 88° 55' 41" W 198.41
N 87° 53' 23" W 197.13
N 00° 05' 01" E 1,284.95
309.32' Total
275.01'
Shamrock Drive
25' Access Easement
Total Area
Area Inside Road R/W
Area Outside Road R/W
Lot 1 78,059.07 sq.ft. 1.792 acres (8,420.87 sq.ft.) (0.193 acre) (69,638.70 sq.ft.) (1.599 acre)
SITE DATA:
ACREAGE IN TOTAL TRACT TO BE SUBDIVIDED: 10.7 Acres ± per County Records
TOTAL NUMBER OF PARCELS CREATED: 1 LOT
OWNER / DEVELOPER
RONALD R. JOHNSON
130 STAMPEDE DR.
STATESVILLE, N.C. 28625
0 80 160 240
LINE BEARING DISTANCE
L1 S 87° 17' 44" E 43.84
L2 S 88° 55' 41" E 43.84
L3 N 88° 17' 48" E 74.64
L4 N 79° 08' 28" E 97.11
L5 N 79° 17' 41" E 97.47
L6 N 88° 07' 39" E 30.49
NOTES
1. THE SURVEYED IMPROVEMENTS DO NOT LIE WITHIN A FLOOD HAZARD AREA AS DETERMINED BY FLOOD MAP 3710482000J, EFFECTIVE DATE 3/18/2008
2. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD WHICH MAY EXIST ACROSS SAID PROPERTY
3. IRON PINS ARE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED
4. THE SURVEYED PROPERTY DOES NOT LIE WITHIN THE U.S. DEPARTMENTS OF INTERIOR'S NATIONAL REGISTER OF HISTORIC PLACES
5. THE SURVEYED PROPERTY DOES NOT LIE WITHIN 2000 FEET OF A NORTH CAROLINA HORIZONTAL GRID MARKER
6. BROKEN LINES REPRESENT PROPERTY LINES WHICH ARE NOT ACTUALLY SURVEYED THESE DASHED LINES WERE TAKEN FROM DEEDS OR OTHER SOURCES
7. THERE IS A TEN FOOT DRAINAGE AND UTILITIES EASEMENT ACROSS THE FRONT, REAR, AND EACH SIDELINE OF EACH LOT
8. THE LOTS IN THIS SUBDIVISION WILL BE SERVED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
9. 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
LEGEND
IRF IRON REBAR FOUND
IRS IRON REBAR SET
FRS EXISTING RAILROAD SPIKE
R/W RIGHT OF WAY
WELL
PP POWER POLE
CP COMPUTED POINT
ZONING:
PROPERTY IS ZONED: RA - IREDELL COUNTY ZONING JURISDICTION.
PROPERTY IS SUBJECT TO A 35' FRONT YARD (FY), 35' REAR YARD (RY), & 15' SIDE YARD (SY) - MINIMUM BUILDING SETBACK LINE PER IREDELL COUNTY ZONING ORDINANCE
JORDAN GRANT
ENGINEERING • SURVEYING • PLANNING
JORDAN GRANT & ASSOCIATES, PLLC
P.O. BOX 151 * STATESVILLE, NC 28687
matt.grant@jordan-grant.com (704) 928-7919
FIRM # P-1227
Minor Subdivision For:
Ronald R. Johnson
DRAWN BY: JK CHECKED BY: WMJ
SCALE: 1"=80'
DEED REF: 2418-1709 PIN NO: 4821319145
DATE OF MAP: 02-27-2024 SURVEY DATE: 02-21-2024
REVISION: DRAWING FILE: 20240210
130 STAMPEDE DR. STATESVILLE, NC 28625
SHARPESBURG TOWNSHIP --- IREDELL COUNTY NORTH CAROLINA


(8,420.87 Sf. / 0.193 Ac.)
L1
L2
L3
L4
L5
L6
#4 IRS
@ (26.37')
IRS @
(32.59')
S 03° 47' 00" E
880.1' Total
(55.42')
#4 IRF
35' FY
25' Access Easement
25'
270.01'
N 00° 05' 09" E
309.32' Total
(282.95')
15' SY
Lot 1
78,059.07 SF.
1.792 AC.
"Private"
Stampede Drive
15' SY Gravel
DRIVE
WAY
S 19° 13' 52" W
PIN. 4821414279
CYNTHIA N. MARION
D.B. 1564, PG. 1998
ZONED: RA
12.78'
Septic
Area
Proposed Dwelling
82.42'
35' RY
44.71'
#4 IRS
S 88° 55' 41" W
198.41'
#4 IRS