IREDELL COUNTY HEALTH DEPARTMENT

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625 PERMIT # 217002

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

PIN # 4639-72-3938 ✓.162

APPLICANT: BCSC APPLICANT ADDRESS: 2524 Reliance Ave. Apex

SITE ADDRESS: 319 S. San Agustine DR, Mooresville PHONE: 704-658-8616 ALT. PHONE:

SITE DIRECTIONS: Perth, TL Bells, TL S. San Agustine, on L, 2nd S

SUBDIVISION: Bells Crossing SECTION: 4 LOT # 162 + 162S LOT AREA: 1.1AC DESIGN FLOW: 480 L.T.A.R.: .3

Septic Tank	1500 1250	(gal)	STB	9764	Date	2-29	☒ New System	☐ Repair	☐ Expansion	System Type: I II III IV V VI	☒ Residence	No. Bedrooms	4	Water Supply
Pump Tank	1250	(gal)	PT	3066	Date	4-29	System Description: PM- 25% Reduction				☐ Business	No. Persons	8	☐ Private
Pump Make		Model			Serial #		Repair System Description: Panel Block				☐ Other	No. Employees		☐ Public
# Nitrification Fields	1	# Lines	4		Linear Ft:	400'	Maintenance Agreement Required:	☐ YES	☒ NO		☐ Slab	☐ Crawl Space		☒ Community
Trench Width	36"	Max. Trench Bottom Depth	24" Lowside		Gravel Depth	—		☐ GRAVITY	☒ PRESSURE		☒ Basement w/plumbing			☐ Basement w/o plumbing

Comments / Conditions: Recommend pumping septic tank every 3-5 years
ST & PT Plate Been Engineered To Be Larger To Accomodate Larger Pumps

12/14/16: Strongly recommend waiting for pumpline (engineered) to receive operations permit prior to beginning construction on house. -SF
6/1/17 Set 2ft pressure.

INITIAL SITE SKETCH

See Plan From BCSC

See Also Supply Line Plan Approved By Trish Angoli, PE

AS BUILT SKETCH

PM Tap Sizes

4-12-17 Checked Lines, Tanks JF

Use ½" Sch. 80

Off site septic system on lot 162S

4649-03-5336

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 mos.

Owner / Applicant Signature: [signature] Date: 11-23-16 Installed by: CPC

IMPROVEMENT PERMIT by: [signature] Date: 11-9-16 OPERATION PERMIT by: [signature] Date: 6/1/17

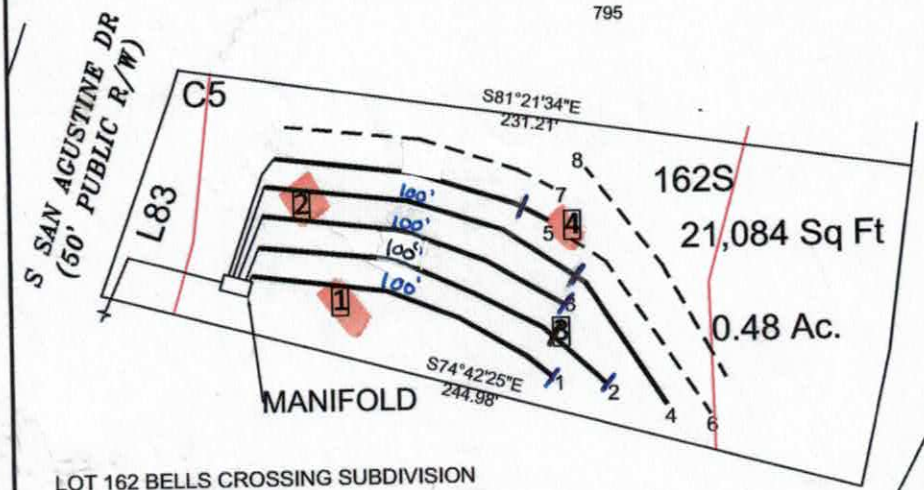
AUTHORIZATION TO CONSTRUCT by: [signature] Date: 12/14/16 Existing System Inspected by: Date:

Health Dept. Copy - WHITE Applicant (Final Approval) - YELLOW Applicant (Conditional Approval) - PINK

LINE SCHEDULE

LINE NUMBER	COLOR	FIELD ELEVATION	LENGTH (FT)
1	PINK	1.3	101 100'
2	ORANGE	2.4	120 100'
3	YELLOW	4.4	100 100'
4	BLUE	5.9	152 100'
5	PINK	7.0	88
6	RED	8.4	70
7	BLUE	8.9	84
8	PINK	9.2	80
			795

APPROVED NOV 09 2016



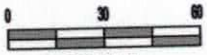
LOT 162 BELLS CROSSING SUBDIVISION

4-BEDROOM PRESSURE MANIFOLD SYSTEM
LINES 1-5 TOTAL 561 LINEAR FEET(USE 400'
EZFLOW OR CHAMBER
24" MAX TRENCH DEPTH
LTAR 0.3
25% REDUCTION

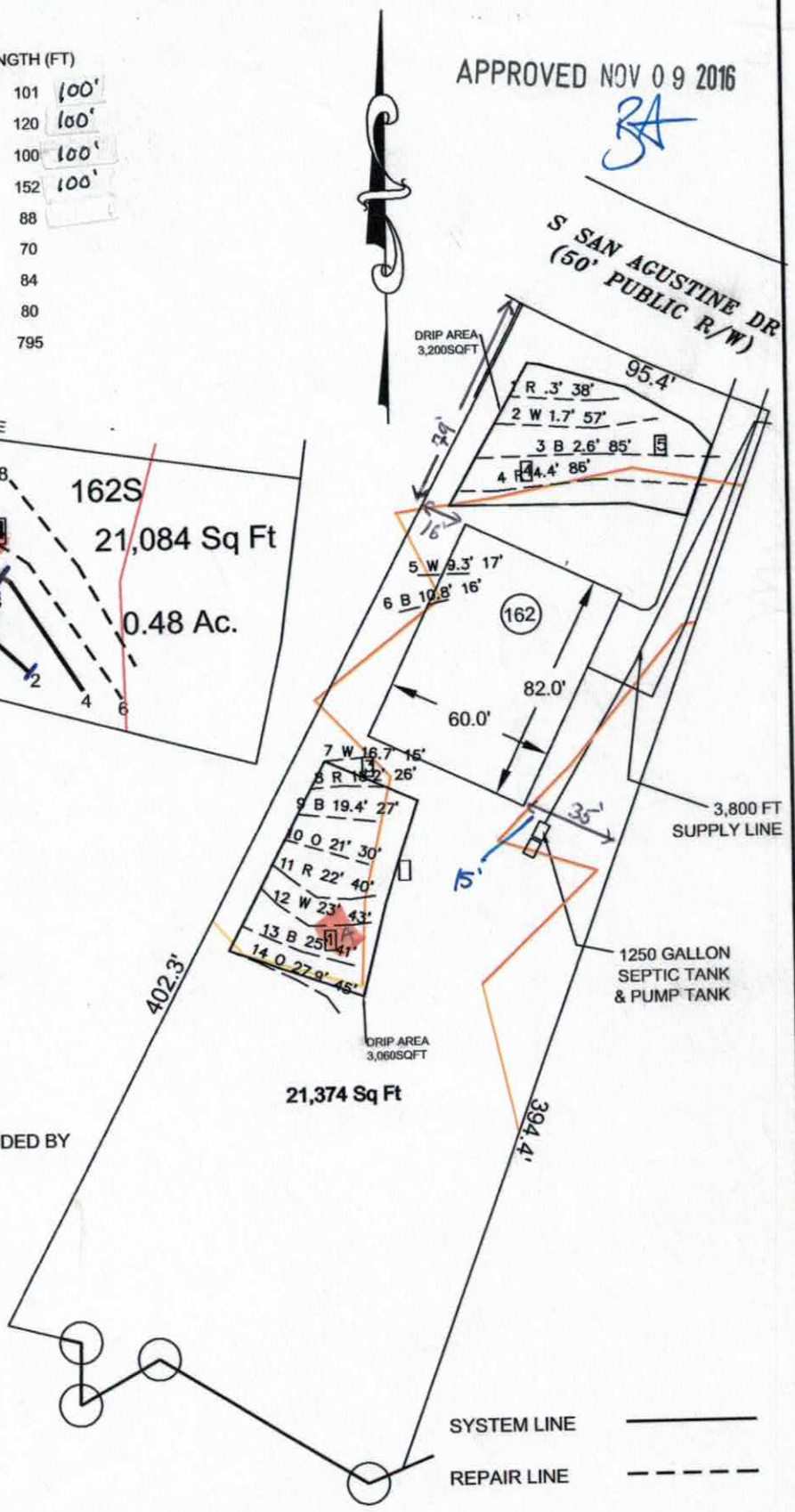
PPBPS
4 8 EDROOM ~~PRETREATED DRIP REPAIR~~
~~6,000 SQFT~~
~~LTAR 0.1~~ .3
50% REDUCTION

FOR GENERAL USE NOT A SURVEY
PRELIMINARY NOT FOR CONSTRUCTION

SOIL ANALYSIS AND APPLICATION RATES PROVIDED BY
IREDELL COUNTY HEALTH DEPARTMENT



SCALE:
1" = 60 ft.

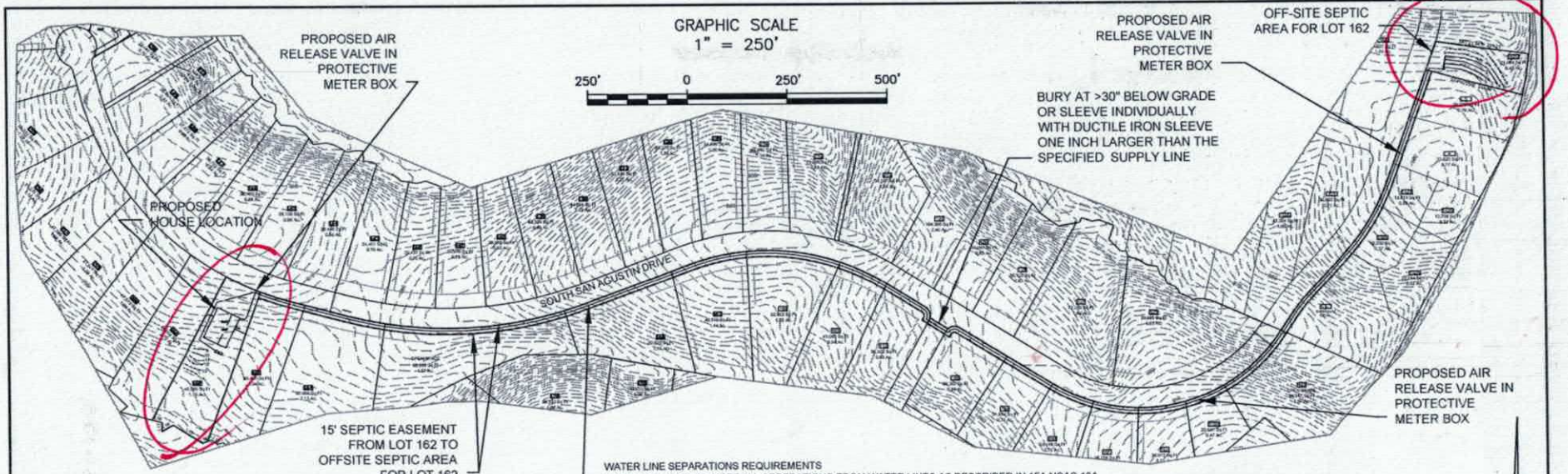


Bateman Civil Survey Company
Engineers • Surveyors • Planners
200 N. Main Street, Holly Springs, NC 27540 Ph: 919.577.1080 Fax: 919.577.1081
www.batemancivilsurvey.com info@batemancivilsurvey.com
NCBELS Firm No. C-2378

MeritageHomes

LOT 162
BELLS CROSSING SUBDIVISION
MOORESVILLE, NC
IREDELL COUNTY

DATE: 5/4/16 DRAWN BY: MDB CHECKED BY: TMB



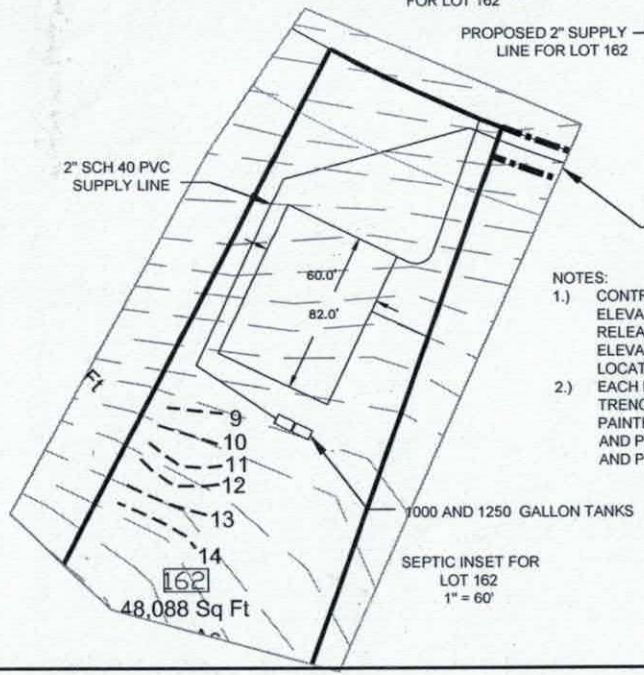
WATER LINE SEPARATIONS REQUIREMENTS
CONTRACTOR SHALL MEET ALL SEPERATIONS FROM WATER LINES AS DESCRIBED IN 15A NCAC 18A .1950 (a)(14) AND (f)

HORIZONTAL SEPARATION
Any water line 10'

VERTICAL SEPARATION
SEWER LINES MAY CROSS A WATER LINE IF 18 INCHES CLEAR SEPARATION DISTANCE IS MAINTAINED, WITH THE SEWER LINE PASSING UNDER THE WATER LINE. WHEN CONDITIONS PREVENT AN 18-INCH CLEAR SEPARATION FROM BEING MAINTAINED OR WHENEVER IT IS NECESSARY FOR THE WATER LINE TO CROSS UNDER THE SEWER, THE SEWER LINE SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE OR ITS EQUIVALENT AND THE WATER LINE SHALL BE CONSTRUCTED OF FERROUS MATERIALS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF AT LEAST TEN FEET ON EACH SIDE OF THE POINT OF CROSSING, WITH FULL SECTIONS OF PIPE CENTERED AT THE POINT OF CROSSING.

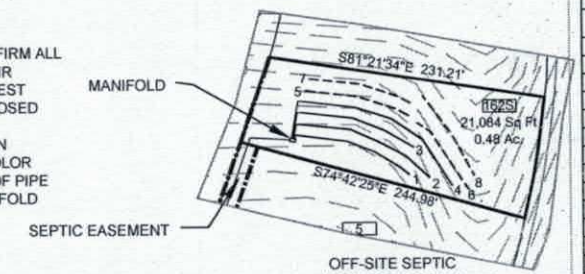
LOT 162 BELLS CROSSING
4 BEDROOM PRESSURE MANIFOLD SYSTEM
LINES 1-4 (400')
LTAR 0.3
EZFLOW OR CHAMBER

4 BEDROOM PRESSURE MANIFOLD REPAIR
LINES 5-14
LTAR 0.3
EZFLOW OR CHAMBER



SEPTIC INSET FOR LOT 162
1" = 60'

NOTES:
1.) CONTRACTOR SHALL CONFIRM ALL ELEVATIONS AND PLACE AIR RELEASE VALVES AT HIGHEST ELEVATION IN EACH PROPOSED LOCATION.
2.) EACH LINE IN THE COMMON TRENCH SHALL HAVE A COLOR PAINTED ON EACH JOINT OF PIPE AND PAINTED IN THE MANIFOLD AND PUMP TANK.



OFF-SITE SEPTIC INSET FOR LOT 162
1" = 100'

LINE SCHEDULE SYSTEM

FIELD LAYOUT LINE NUMBER	COLOR	FIELD ELEVATION	LENGTH	DESIGN LENGTH
1	PINK	918.0	131	100
2	ORANGE	916.9	120	100
3	YELLOW	914.9	100	100
4	BLUE	913.4	152	100
5	PINK	912.3	88	
6	RED	910.9	70	
7	BLUE	910.4	84	
8	PINK	910.1	80	
9	BLUE	790.0	27	
10	ORANGE	788.4	30	
11	RED	787.4	40	
12	WHITE	786.4	43	
13	BLUE	784.8	41	
14	ORANGE	781.5	45	
TANKS		791.0		

Central Carolina Soil Consulting, PLLC
1900 South Main Street, Suite 110
Wake Forest, North Carolina 27587
Phone (919)569-6704 Fax (919)569-6703

Septic System Design
Bells Crossing Lot 162
Mooresville, Iredell County, North Carolina

Job# : 162
Drawn By : TMB
Date : 08/15/2016
Revision : 09/06/2016

Bells Crossing PH 4 S/D Lot 162

Contact Information

Client:	Meritage Homes
Attn:	Robert Price
Street Address:	11605 North Community House Road Charlotte, NC 28277
Phone:	(704) 944-8939
Fax:	na

Engineer:	Bateman Civil Survey Company, PC
Attn:	Brain Kraynak, PE
Street Address:	2524 Reliance Ave. Apex, North Carolina 27539
Phone:	919-577-1080
Fax:	919-577-1081

Designer:	Central Carolina Soil Consulting, PLLC
Attn:	Matt Burdette
Street Address:	1900 South Main Street Wake Forest, North Carolina 27587
Phone:	919-569-6704
Fax:	919-569-6703

Bells Crossing PH 4 S/D Lot 162

Layout/Design Specifications

Facility Type:	Single Family Home
# of Bedrooms:	4
Daily Flow:	480 gal/day
L.T.A.R.:	0.300 gal/day/sq.ft
Trench Depth:	24-30 in
Trench Width:	36 in
Stone Depth:	accepted in
Manifold Length:	42 in
Manifold Diameter:	4 in sch 80pvc
Supply Line Length:	3850 ft
Supply Line Diameter:	2 in sch 40pvc
Supply Line Volume:	669.90 gallons
Friction Loss + Fitting Loss:	48.61 ft(supply line length +25% for fittings)
Design Head:	2 ft
Elevation Head:	142.40 ft
Total Head:	193.01 ft
Dose Volume:	195.24 gals
% of Pipe Vol.	.75
Drawdown:	8.96 in @ 21.8 gal/in
Pump Run Time:	8.91 Minutes
Control Panel:	SJE Rhombus Model112 control panel (or approved equivalent)
Pump:	Zoeller5034-0011 High Flow (or approved equivalent)
Septic Tank Effluent Filter:	Zoeller 170-0144 residential effluent filter (or approved equivalent)
Septic Tank:	1250 ~~1000~~ gallon Shoaf
Pump Tank:	1250 gallon Shoaf

Bells Crossing PH 4 S/D Lot 162

SYSTEM TAP CHART

Bench Mark: 0 = 100.00 Manifold elev: 919.00
Pump tank elevation: 791.00 Pump elev: 785.60

line	color	rod read	elevation	length	hole size	flow/tap	gal/day	trench area	LINE LTAR
1	Pink	1.30	918.00	100	1/2in SCH 80	5.48	120.00	300	0.4000
2	Orange	2.40	916.90	100	1/2in SCH 80	5.48	120.00	300	0.4000
3	Yellow	4.40	914.90	100	1/2in SCH 80	5.48	120.00	300	0.4000
4	Blue	5.90	913.40	100	1/2in SCH 80	5.48	120.00	300	0.4000
	P-TANK		791.00						
		total	feet =	400	gal/min =	21.92		LTAR =	0.300
				Des. Flow	480			(ltar + 5%)	0.32
				24 Hour Pump Run=	21.90			(ltar W/ INOV)	0.40
								(ltar + 5%)	0.42

Comments:

SOIL/SITE EVALUATION

(Continuation Sheet-Complete all field in full)

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

PROPERTY ID #: 4639-72-3938
DATE OF EVALUATION:
COUNTY: IREDELL

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
	162 Z	0-29	CMABK	SS					.3
		29-40	CMSBK	SS					
		40-60	CLMSBK	SS					
	162 1	0-40	CMABK	SS					.3
		40-60	CLMSBK	SS					
	162 3	YELLOW JACKETS!							—
	162 4	1-25	CMSBK	SS					.3
		25-60	CLMSBK	SS					
	162 1A	0-6	CMABK	SS					.35
		6-50	SCLWSBK	NS					

COMMENTS:

Public Health
HEALTH AND HUMAN SERVICES

RICHARD O. BRAJER
Secretary

DANIEL STALEY
Director, Division of Public Health

September 14, 2016

Mr. Thomas Shuck
Iredell County Health Department
610 East Center St
Mooresville, NC 28115

Subject: Approval of Supply Line Designs for Bells Crossing Lots 132, 143, 144, 151, 152, and 162
Iredell County, NC

Dear Mr. Shuck:

We have reviewed revised plans and specifications for the supply lines serving Bells Crossing Lots 132, 143, 144, 151, 152, and 162 received from Brian Kraynak, PE, Bateman Civil Survey Company, PA.

The revised supply line designs are approved for the above listed lots.

A registered professional engineer must certify that the systems have been installed in accordance with the approved plans and specifications. This certification is based upon periodic observations of construction and a final inspection for design compliance by the certifying engineer or his representative. Record drawings must be provided by the engineer unless the installation is completed without alteration to the approved plans. The installation must be approved by the health department prior to the issuance of an operation permit.

Please contact us if you have any questions pertaining to this letter or if we may be of further assistance with this project. I can be contacted at 919-707-5878 or by email at trish.angoli@dhhs.nc.gov.

Sincerely,

Tricia Angoli, PE
On-Site Wastewater Engineering

cc: Brian Kraynak, PE, Bateman Civil Survey Company, PA

IREDELL COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
Application for IMPROVEMENT PERMIT , AUTHORIZATION TO CONSTRUCT, or EXISTING SYSTEM INSPECTION

(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)

1. APPLICATION FOR: ☐ Improvement Permit ☑ Authorization To Construct ☐ BOTH ☐ Existing System Inspection

2. Page 2: *Site Plan Worksheet* Form MUST Accompany This Application
The following optional attachments may also be submitted: ☑ Survey Plat, Scaled no more than 1 Inch = 60 Feet ☑ Custom Site Plan, Scaled no more than 1 Inch = 60 Feet
Place check ( ) beside whichever is submitted if applicable

3. Applicant Information:

Applicant Name	Mailing Address	Home Phone #	Alternate Phone #
Meritage Homes of the Carolinas, Inc	11605 North Community House Road Suite 250 Charlotte, NC 28277	704.944.8918	
Owner Name	**Mailing Address**	**Home Phone #**	**Alternate Phone #**
Meritage Homes of the Carolinas, Inc	same		

4. Property Information:

Street Address	Subdivision Name	Section/Phase and Lot Number
319 S. San Agustin Dr.	Bells Crossing	phase 4 Lot 162

Driving Directions: 150 W - Right on Perth Road - Left into Bells Crossing

5. RESIDENTIAL Site Development Information: *(Check or Complete ALL that apply)*

☑ New, Single Family Residence
( ) New, Multi-Family Residence
☐ Expansion of Existing Septic System
( ) Repair To Failing Septic System
( ) Other

Maximum Number of Bedrooms 4
Maximum Number of Occupants 8
If Expansion, Current Number of Bedrooms ___

☐ Crawl Space Foundation?
☐ Concrete Slab Foundation?
☐ Basement w/Plumbing?
☑ Basement w/out Plumbing?

IF Non- Residential Site Development: Type of Business ___
Square Footage of Building ___
Maximum Number of Employees ___
Maximum Number of Seats ___

6. Proposed Water Supply:

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

7. Desired Septic System Type: *(You may rank in order of preference, if any)*

☐) Alternative ☑) Conventional ☐) Innovative ( ) Modified Conventional ( ) Other_Excepted__ ( ) No Preference

8. 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. industry) 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.

9. Signature: _____ Robert Ruthenberg
Property owner or owner's legal representative signature (SIGNATURE REQUIRED)

12/5/16
DATE

RECEIVED MAY 4 2016 OK

IREDELL COUNTY HEALTH DEPARTMENT *ENVIRONMENTAL HEALTH DIVISION*

(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) Paid $500.00

1. APPLICATION FOR: /Improvement Permit ___Authorization To Construct ___ Existing System Inspection

217002

2. Page 2: *Site Plan Worksheet* Form MUST Accompany This Application
The following optional attachments may also be submitted: /Survey Plat, Scaled no more than 1 Inch = 60 Feet
Place check ( ) beside whichever is submitted if applicable /Custom Site Plan, Scaled no more than 1 Inch = 60 Feet

3. Applicant Information:

BCSC	2524 Reliance Ave Apex NC 27539		704 658 8616
Applicant Name	Mailing Address	Home Phone #	Alternate Phone #
Meritage Homes	11605 N Community House Rd #250 Charlotte NC 28277		
Owner Name	Mailing Address	Home Phone #	Alternate Phone #

4. Property Information:

319 S San Agustine	Bells Crossing	4 162
Street Address	Subdivision Name	Section/Phase and Lot Number

Driving Directions: 150 W, R onto Perth, L into Bells Crossing, L onto S San Agustine
Pass Ph 3 (Abbeville CT) 13th Lot on the left

5. RESIDENTIAL Site Development Information: *(Check or Complete ALL that apply)*

(/) New, Single Family Residence
( ) New, Multi-Family Residence
( ) Expansion of Existing Septic System
( ) Repair To Failing Septic System due to _____
( ) Other _____

Maximum Number of Bedrooms ~~5~~ 4 MB 11-10-16
Maximum Number of Occupants ~~10~~ 8
If Expansion, Current Number of Bedrooms ___

( ) Crawl Space Foundation?
( ) Concrete Slab Foundation?
(/) Basement w/Plumbing?
( ) Basement w/out Plumbing?

IF Non- Residential Site Development:
Type of Business _____
Square Footage of Building _____
Maximum Number of Employees _____
Maximum Number of Seats _____

6. Proposed Water Supply:

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

7. Desired Septic System Type: *(You may rank in order of preference, if any)* ( ) EXISTING SYSTEM installed _____ *Year*

( ) Alternative ( ) Conventional ( ) Innovative ( ) Modified Conventional (/) Other _____

8. Please Answer The Following ( ) Yes (/) No Does the site contain any jurisdictional wetlands?
To The Best of Your Ability: ( ) Yes (/) No Is any non-domestic sewage (i.e. industry) 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.

9. Signature: _____ 3-29-16
Property owner or owner's legal representative signature (SIGNATURE REQUIRED) DATE

AUTHORIZATION TO ACT AS AGENT FOR OWNER

Any application/document/permit requiring a signature must be signed by the property owner or their authorized agent. This form shall be provided by the owner to allow specified individuals to act as agents for the owner. This form allows the specified individuals to sign or receive any application/document/permit on behalf of the owner. This form allows the authorized agent to make decisions on behalf of the owner pertaining to modifications of permits in the field. It is the responsibility of the owner to assure that any/all permit conditions specified on permits issued by this Division are followed.

I, Robert Price (Meritage Homes), am the legal owner of the property located at Bells Crossing, identified as PIN(Parcel Identification Number) Lot 162, located in Iredell County, North Carolina.

I do hereby authorize (print authorized agent/company name) Bateman Civil Survey Company, Michael Benfield, Matt Burdette, _____, _____, to act as an agent on my behalf in applying for/signing/obtaining any of the documents described below.

1. Improvement Permit (IP)/ Authorization to Construct (AC).
2. Application for soil-site evaluation (new/repair).
3. Application/permit for water well/well abandonment.
4. Application for existing system.
5. Application for Improvement Permit (IP)/ Authorization to Construct (AC).

I agree to abide by any and all decisions and/or conditions between the agent acting on my behalf and the Iredell County Department of Public Health, Environmental Health Division. This form must be fully executed before the individual's specified above will be recognized as the authorized agent.

Signature of Owner — Date: 3/10/15

Signature of Witness — Date: 3/10/15

IREDELL COUNTY HEATLH 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:

- x — Property Line measurements are clearly identified...
- x — All proposed structures are indicated...
  SHOW: proposed house or business footprint, wells, water lines, patios, pools and decks, and any other item that will occupy space on the site
- x — Front and side setbacks from property line...
- x — Preferred driveway location and configuration, preferred well location...
- x — Area you prefer your septic system to be placed...
- x — North arrow, or other sufficient indicator of direction...

Circle N/A on the following if appropriate:

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

Signature: Rob Rothey
REQUIRED property owner or owner's legal representative signature.

12/5/16
DATE

USE THIS SPACE TO DRAW YOUR SITE PLAN

Please See Attached Plot Plan and IP Documents Attached

IREDELL COUNTY HEALTH DEPARTMENT

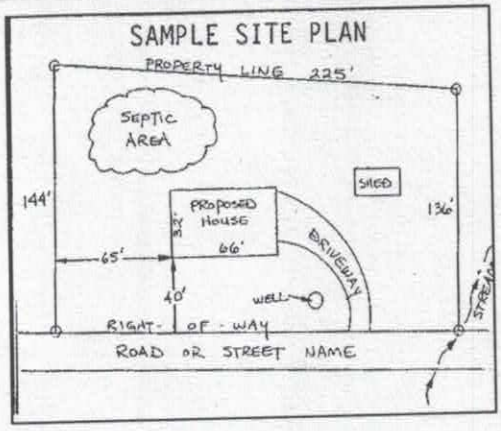
ENVIRONMENTAL HEALTH DIVISION

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

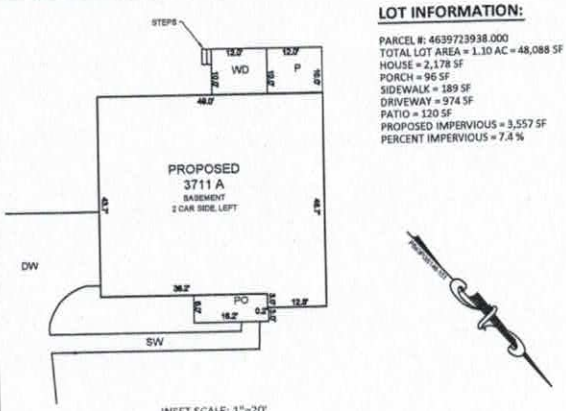
USE THIS SPACE TO DRAW YOUR SITE PLAN

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

See Attached

Signature: _____ 3-27-16

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



INSET SCALE: 1"=20'

LOT INFORMATION:

PARCEL #: 4639723938.000
TOTAL LOT AREA = 1.10 AC = 48,088 SF
HOUSE = 2,178 SF
PORCH = 96 SF
SIDEWALK = 189 SF
DRIVEWAY = 974 SF
PATIO = 120 SF
PROPOSED IMPERVIOUS = 3,557 SF
PERCENT IMPERVIOUS = 7.4 %

NOTES:

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT
4. VERTICAL DATUM IS ASSUMED. THE LATITUDE, LONGITUDE AND STATE PLANE COORDINATES, IF SHOWN, ARE GIVEN IN NORTH AMERICAN DATUM OF 1983 (NAD83).
5. FIELD EQUIPMENT USED: NIKON TOTAL STATION, EPOCH 35.
6. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
7. THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
8. THE PROPERTY LIES IN ZONES "X" PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 3710463900J & 3710464900J, DATED MARCH 18, 2008.
9. ZONING IS RA.
10. ALL LOT LINES HAVE A 10' UTILITY/STORM EASEMENT ALONG LOT LINES.
11. PROPERTY OWNER: MERITAGE HOMES OF THE CAROLINAS INC.
    11605 NORTH COMMUNITY HOUSE ROAD
    CALHOUN BUILDING, STE. 250
    CHARLOTTE, NC 28277

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C46	94.39'	735.00'	S65°24'25"E	94.29'

NOTE:

ALL DIMENSIONS, LOCATIONS AND FEATURES SHOWN ON THIS PLOT PLAN ARE APPROXIMATE AND ARE ONLY AN ARTIST'S RENDITION. EXACT LOCATION OF ALL FEATURES ARE SUBJECT TO CHANGE AND MAY NOT BE INSTALLED EXACTLY AS SHOWN ON PLANS AND/OR IN MODELS. PLACEMENT OF HOME, DRIVEWAY, SIDEWALKS AND EXTERIOR FEATURES ARE SUBJECT TO MODIFICATION AS DEEMED NECESSARY BY FIELD PERSONNEL.

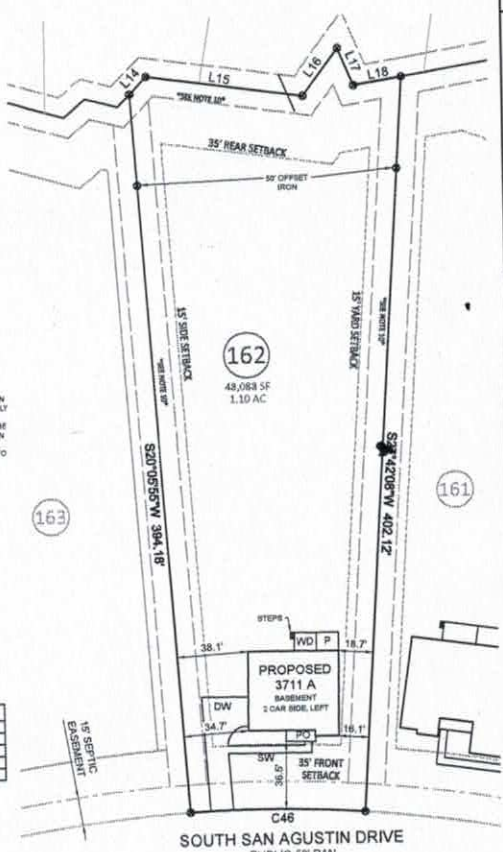
CUSTOMER _____ DATE _____

CUSTOMER _____ DATE _____

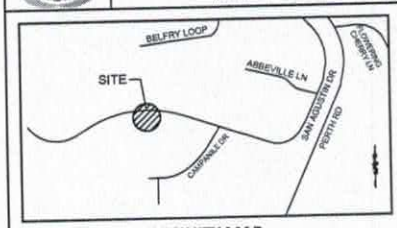
MERITAGE REPRESENTATIVE _____ DATE _____

LINE TABLE		
L14	S87°47'23"W	12.90'
L15	N58°00'39"W	65.54'
L16	S60°46'46"W	31.93'
L17	N01°10'51"E	21.06'
L18	N75°26'28"W	26.10'

SCALE:
1" = 50 ft.



Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081
www.batemancivilsurvey.com info@batemancivilsurvey.com
NCBELS Firm No. C-2378



VICINITY MAP

(Not to Scale)

LEGEND

PO = PORCH
CP = COVERED PORCH
P = CONCRETE PATIO
WD = WOOD DECK
SW = SIDEWALK
DW = CONC DRIVEWAY
⊕ = COMPUTED POINT
○ = IRON PIPE FOUND
● = IRON PIPE SET
● = DRILL HOLE FOUND
WM = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER
◯ = SEWER MANHOLE
▭ = ELECTRIC BOX
▭ = CABLE BOX
▭ = TELEPHONE PEDESTAL
CI = CURB INLET
SP = SCREENED PORCH
☼ = LIGHT POLE

BUILDING SETBACKS:

FRONT = 35 ft
SIDE = 15 ft
REAR = 35 ft
SIDE STREET = 25 ft
LAKE BUFFER = 50ft

I hereby certify that this map is correct and that the building lies wholly on the lot and that there are no visible encroachments on said lot.

PRELIMINARY

Steven P. Carson, PLS 4752
Date

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.

APPROVAL FOR STAKING:

THIS PLOT PLAN AS PREPARED BY BATEMAN CIVIL SURVEY CO., IS CORRECT AND IS HEREBY APPROVED FOR STAKING ON THE DATE AS SHOWN BELOW.

MERITAGE HOMES REPRESENTATIVE _____ DATE _____

PRELIMINARY PLOT PLAN

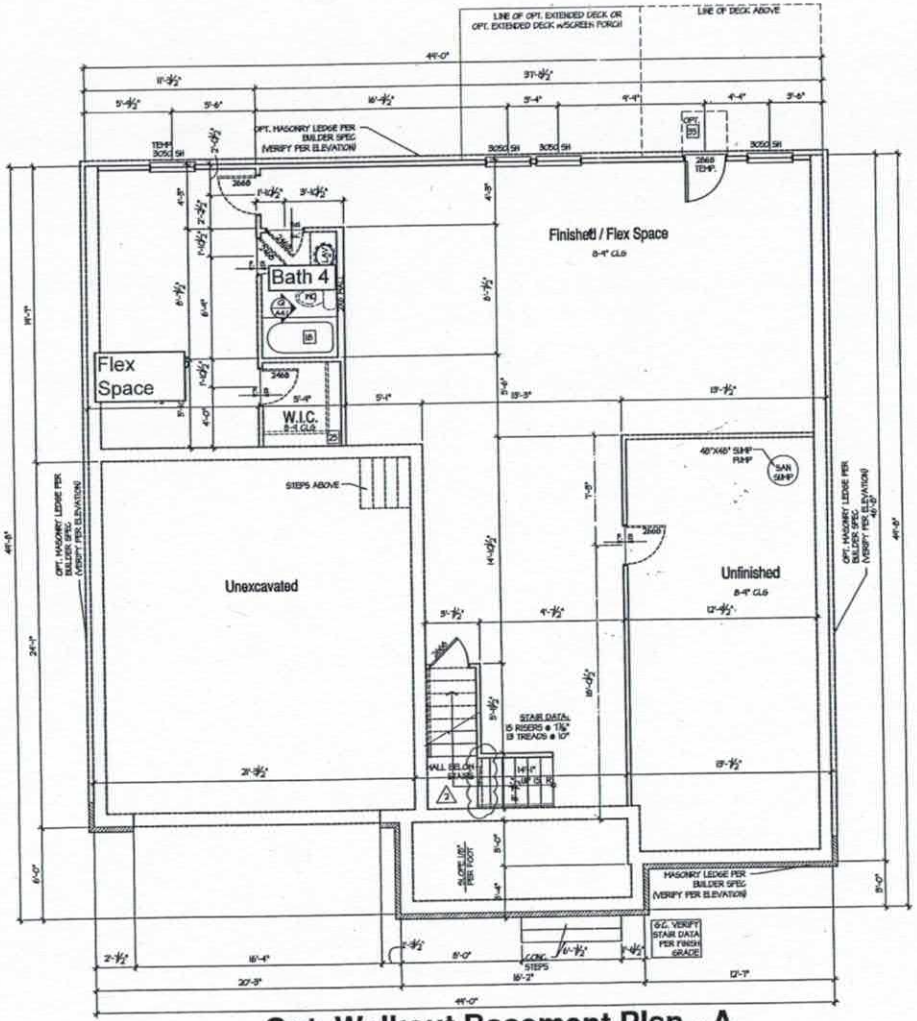
FOR

MeritageHomes

BELLS CROSSING - PHASE FOUR - LOT 162
319 SOUTH SAN AGUSTIN DRIVE, MOORESVILLE, NC
DAVIDSON TOWNSHIP, IREDELL COUNTY

DATE: 12/2/16 DRAWN BY: DMH CHECKED BY: SPC

REF: PB 63, PGS 146-151 BCS# 120314 SCALE: 1" = 50'



Opt. Walkout Basement Plan - A

0 2' 4' 8'

FLOOR PLAN NOTES:

NOTE FLOOR

THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS.

1. 8' RAILING / GUARDRAIL IS PROVIDED. ALL RAILING / GUARDRAIL BALUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALUSTERS. RAILING/HANDRAILS ARE TO BE AT A 34" MINIMUM TO 36" MAXIMUM HEIGHT A.F.F. FOR STAIRS AND 36" MINIMUM ON HORIZONTAL SURFACE GUARDS.
2. LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION.
3. SLOPE GARAGE FLOOR 1/8" PER FOOT TOWARD OVERHEAD GARAGE DOOR OPENING.
4. FIREPLACE, AS SPECIFIED BY BUILDER. INSTALL PER MANUFACTURERS SPECIFICATIONS. ALL FACTORY BUILT FIREPLACES SHALL COMPLY WITH LOCAL CODES
5. SINK W/ GARBAGE DISPOSAL
6. DISHWASHER
7. RANGE
8. COOK TOP
9. OVEN
10. REFRIGERATOR SPACE.
11. PANTRY
12. PEDESTAL SINK
13. SHOWER (SIZE AS NOTED)
14. W/A
15. 42" X 60" TUB
16. 60" X 60" CORNER TUB
17. W/A
18. 32" X 60" SHOWER
19. LINEN SHELVING PER BUILDER SPECS.)
20. WASHER SPACE
21. DRYER, VENT
22. OPTIONAL LAUNDRY SINK.
23. PROVIDE NON-COMBUSTIBLE PLATFORM ELEVATED 18" ABOVE GARAGE FLOOR FOR WATER HEATER.
24. 5 SHELVES
25. ROD AND SHELF PER BUILDER SPECS.
26. ATTIC ACCESS (22"x30" U.N.O.).
27. ATTIC ACCESS W/ STAIRS (25 1/2"x54 1/2").
28. GYPSUM BOARD SOFFITS @ 8'-0" AT MAIN FLOOR & 7'-0" AT UPPER FLOOR U.N.O.
29. GYPSUM BOARD ARCH @ 1'-2" TO 8'-0".
30. GYPSUM BOARD LOH WALL 36" A.F.F. (U.N.O.) W/ HDF CAP.
31. SOFFIT, REFER TO EXTERIOR ELEVATIONS FOR HEIGHTS & ARCHITECTURAL DETAILS FOR FINISH.
32. PLANT SHELF, SEE EXTERIOR ELEVATIONS.
33. HALF WALL W/ HOOD CAP OR OPTIONAL LOH WALL WITH RAILING ABOVE.
34. PORCH RAIL, SEE ELEVATION.
35. 36"x36" CONCRETE STOOP.
36. 6x8 BEAM.
37. OPTIONAL UPPER CABINETS.
38. OPTIONAL CABINETS.
39. OPTIONAL COFFERED CEILING @ 8'-6" PER BUILDER SPEC.
40. LINE OF FRAMING ABOVE.
41. LINE OF FRAMING WALL BELOW.
42. 2x4 LOH WALL 42" A.F.F.
43. 2x8 LOH WALL 42" A.F.F.
44. ART NICHE
45. HORIZONTAL LAUNDRY CHUTE
46. LOH WALL 42" A.F.F.
47. GYPSUM BOARD ARCH @ 8'-0" TO 8'-6"
48. LOH WALL 33½" A.F.F.

TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYPICAL ROOF CONSTRUCTION. ASPHALT ROOF SHINGLES

B. TYPICAL FRAME FLOOR CONSTRUCTION. FINISH FLOORING ON 3/4" TONGUE & GROOVE FLOOR SHEATHING ON FLOOR TRUSSES OR FLOOR JOISTS AS NOTED ON STRUCTURAL DRAWINGS.

C. SLAB ON GRADE FLOOR CONSTRUCTION. 4" CONCRETE SLAB, EXCEPT AS SPECIFIED BY SOIL REPORT, AND STRUCTURAL ENGINEER. INCLUDE VAPOR BARRIER PER SECTION IV, C, 3, a.

D. WINDOWS.
- A. ALL WINDOWS SHALL COMPLY WITH MINIMUM STANDARDS OUTLINED IN APPLICABLE RES. CHECKS.
- B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH, SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR.
- C. TYPICAL WINDOW HEAD HEIGHT: 7'-0" A.F.F. @ 8'-1 1/8" PLATE HEIGHT (U.N.O.) 8'-0" A.F.F. @ 9'-1 1/8" PLATE HEIGHT (U.N.O.)

E. ELECTRICAL. ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS; CONTRACTOR TO VERIFY.

F. HVAC. PROVIDE BACK DRAFT DAMPERS @ DRYER VENT, HOOD VENT, & EXHAUST FANS.

G. STONE SILLS. INSTALL PER LOCAL CODE.

H. DIMENSIONS ARE TO THE FACE OF STUD, U.N.O.

I. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.

M. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

N. BRICK SILLS. INSTALL PER LOCAL CODE.

FOUNDATION NOTES

NOTE FOUNDATION

1. STRUCTURAL FOUNDATION PLANS SHALL BE BY OTHERS. SEE STRUCTURAL FOUNDATION AND FRAMING PLANS FOR STEEL, COLUMN, SIZES, BEAM, HOOD POST SIZES, AND DIMENSIONS.
2. DROP TOP OF FOUNDATION AT GARAGE DOOR.
3. EMERGENCY EGRESS: WINDOWS SHALL COMPLY WITH GOVERNING FIRE & BUILDING CODES. MAXIMUM SILL HEIGHT OF EGRESS WINDOW SHALL NOT BE MORE THAN 44" A.F.F.
4. WINDOW WELL AS SPECIFIED BY BUILDER. CLEAR DIMENSIONS OF WELL SHALL BE 36"x36" MINIMUM W/ LADDER AT EGRESS WINDOWS.
5. DROP TOP OF FOUNDATION AT PORCH STOOP.
6. LINE OF FRAMING ABOVE.
7. LINE OF STOOP ABOVE.
8. HANDRAIL.
9. SUMP PIT LOCATION AS REQUIRED BY SOILS ENGINEER.
10. 30"x30" CRAWL SPACE ACCESS PANEL, AS REQUIRED BY CODE.
11. APPLY 10 MIL. POLYVINYL GROUND COVER OVER FINISH GRADE OF CRAWL SPACE, OR PER BUILDERS SPECIFICATIONS. INSULATE PER RES. CHECK REQUIREMENTS.
12. MECHANICAL CRAWL SPACE VENTILATION PER LOCAL CODE.

Acknowledgement of Plans Submittal ONLY!

Date 12/2/16

Date 12/14/16

ISSUE DATE: 01/17/2014

REVISIONS

5400 Trinity Road
Suite 107
Raleigh,
North Carolina 27607
919-322-2285 Phone

Meritage Homes

Meritage Homes

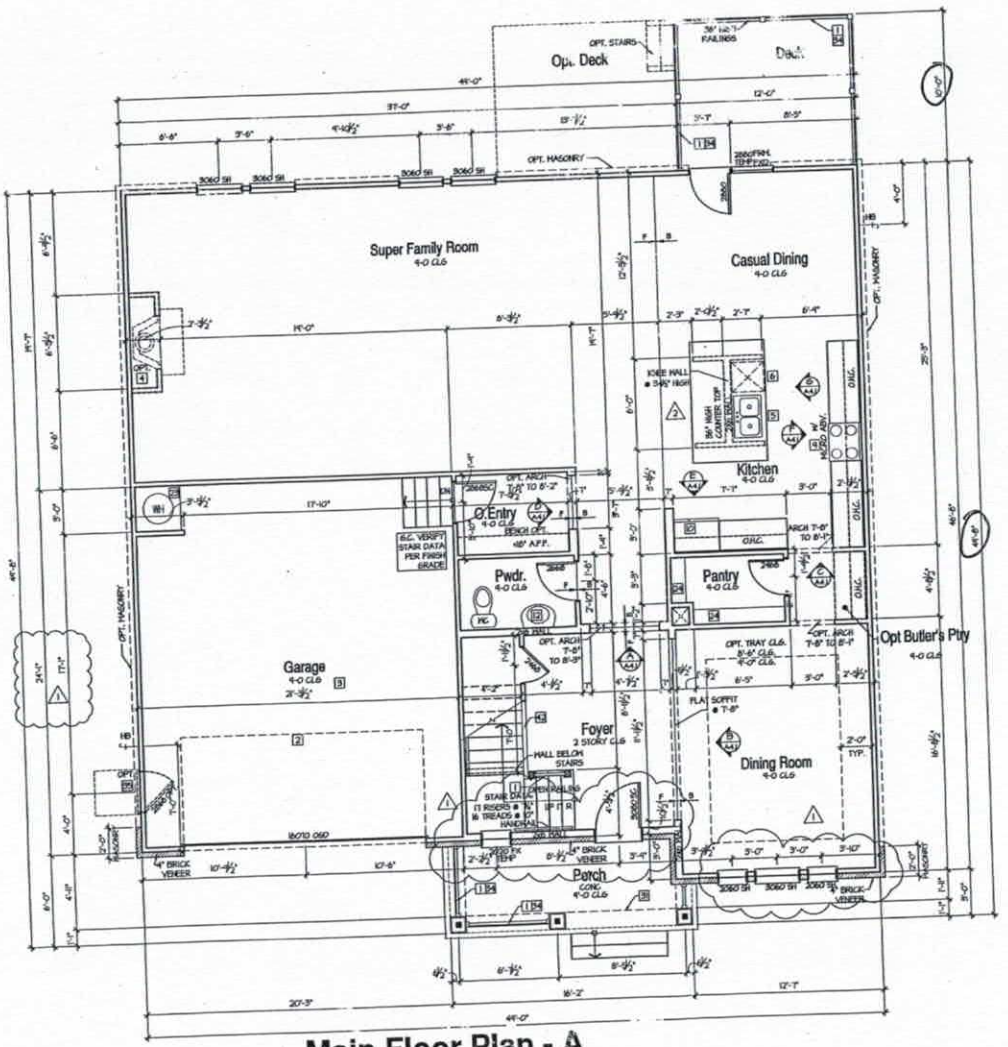
BSB DESIGN
www.bsbdesign.com
4601 Mountain Parkway, Suite 208
West Des Moines, Iowa 50266
515 273 3000

JOB NO: 5511604 PROJ MGR: JF
DRAWN: BT CHECKED: JF

WALKOUT BASEMENT PLAN - A

PLAN 249 - 3711

A0.1A



Main Floor Plan - A

0 2' 4' 8'

ASSEMBLIES:

A. TYPICAL ROOF CONSTRUCTION.
ASPHALT ROOF SHINGLES

B. TYPICAL FRAME FLOOR CONSTRUCTION.
FINISH FLOORING ON 3/4" TONGUE & GROOVE FLOOR SHEATHING ON FLOOR TRUSSES OR FLOOR JOISTS AS NOTED ON STRUCTURAL DRAWINGS.

C. SLAB ON GRADE FLOOR CONSTRUCTION.
4" CONCRETE SLAB, EXCEPT AS SPECIFIED BY SOIL REPORT, AND STRUCTURAL ENGINEER. INCLUDE VAPOR BARRIER PER SECTION N, G, 3, a.

D. WINDOWS.
A. ALL WINDOWS SHALL COMPLY WITH MINIMUM STANDARDS OUTLINED IN APPLICABLE RES. CHECKS.
B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH, SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR.
C. TYPICAL WINDOW HEAD HEIGHT:
T-0" A.F.F. @ 6'-1 1/8" PLATE HEIGHT (U.N.O.)
8'-0" A.F.F. @ 9'-1 1/8" PLATE HEIGHT (U.N.O.)

E. ELECTRICAL.
ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.

F. HVAC.
PROVIDE BACK DRAFT DAMPERS @ DRYER VENT, HOOD VENT, & EXHAUST FANS.

G. STONE SIDING.
INSTALL PER LOCAL CODE.

H. DIMENSIONS ARE TO THE FACE OF STUD, U.N.O.

I. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.

M. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

N. BRICK SIDING.
INSTALL PER LOCAL CODE.

THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:

1. IF RAILING / GUARDRAIL IS PROVIDED, ALL RAILING / GUARDRAIL BALUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALUSTERS. RAILING/HANDRAILS ARE TO BE AT A 34" MINIMUM TO 36" MAXIMUM HEIGHT A.F.F. FOR STAIRS AND 36" MINIMUM OR HORIZONTAL SURFACE GUARDS.
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5. SINK W/ GARBAGE DISPOSAL
6. DISHWASHER
7. RANGE
8. COOK TOP
9. OVEN
10. REFRIGERATOR SPACE.
11. PANTRY
12. PEDESTAL SINK
13. SHOWER (SIZE AS NOTED)
14. N/A
15. 42" X 60" TUB
16. 60" X 60" CORNER TUB
17. N/A
18. 32" X 60" TUB/SHOWER
19. LINEN SHELVING PER BUILDER SPECS.)
20. WASHER SPACE
21. DRYER VENT
22. OPTIONAL LAUNDRY SINK.
23. PROVIDE NON-COMBUSTIBLE PLATFORM ELEVATED 18" ABOVE GARAGE FLOOR FOR WATER HEATER.
24. 5 SHELVES
25. ROD AND SHELF PER BUILDER SPECS.
26. ATTIC ACCESS (22"x30" U.N.O.).
27. ATTIC ACCESS W/ STAIRS (25 1/2"x54 1/2").
28. GYPSUM BOARD OPENING @ 8'-0" AT MAIN FLOOR & T-0" AT UPPER FLOOR U.N.O.
29. GYPSUM BOARD ARCH @ T-2" TO 8'-0".
30. GYPSUM BOARD LOW WALL, 36" A.F.F. (U.N.O.) W/ HDF CAP.
31. SOFFIT, REFER TO EXTERIOR ELEVATIONS FOR HEIGHTS & ARCHITECTURAL DETAILS FOR FINISH.
32. PLANT SHELF, SEE EXTERIOR ELEVATIONS.
33. HALF WALL W/ WOOD CAP OR OPTIONAL LOW WALL WITH RAILING ABOVE.
34. PORCH RAIL, SEE ELEVATION.
35. 36"x36" CONCRETE STOOP.
36. 8x8 BEAM.
37. OPTIONAL UPPER CABINETS.
38. OPTIONAL CABINETS.
39. OPTIONAL COFFERED CEILING @ 8'-6" PER BUILDER SPEC.
40. LINE OF FRAMING ABOVE.
41. LINE OF FRAMING WALL BELOW.
42. 2X4 LOW WALL 42" A.F.F.
43. 2X6 LOW WALL 42" A.F.F.
44. ART NICHE
45. HORIZONTAL LAUNDRY CHUTE
46. LOW WALL 34" A.F.F.
47. GYPSUM BOARD ARCH @ 8'-0" TO 8'-4"
48. LOW WALL 33½" A.F.F.

Acknowledgement of Plans Submittal ONLY!

Date 12/2/16

Date 12/14/16

SQUARE FOOTAGES	
A	
MAIN FLOOR	1645
UPPER FLOOR	1996
SUBTOTAL	3641
GARAGE	513
PORCH	94
DECK	120
TOTAL	4278
OPT 3 CAR GARAGE	+208
OPT EXTENDED DECK	+120
OPT SCREENED PORCH	+120

ISSUE DATE: 01/17/2014

REVISIONS

5400 Trinity Road
Suite 107
Raleigh,
North Carolina 27607
919-322-2285 Phone

Meritage Homes

Meritage Homes

BSB DESIGN
www.bsbdesign.com
4901 Westown Parkway, Suite 208
West Des Moines, Iowa 50266
515 273 3020

JOB NO. 151130A PROJ MGR: JF
DRAWN BY: CHECKED: JF

MAIN FLOOR PLAN - A

PLAN 249 - 3711

A2.1A

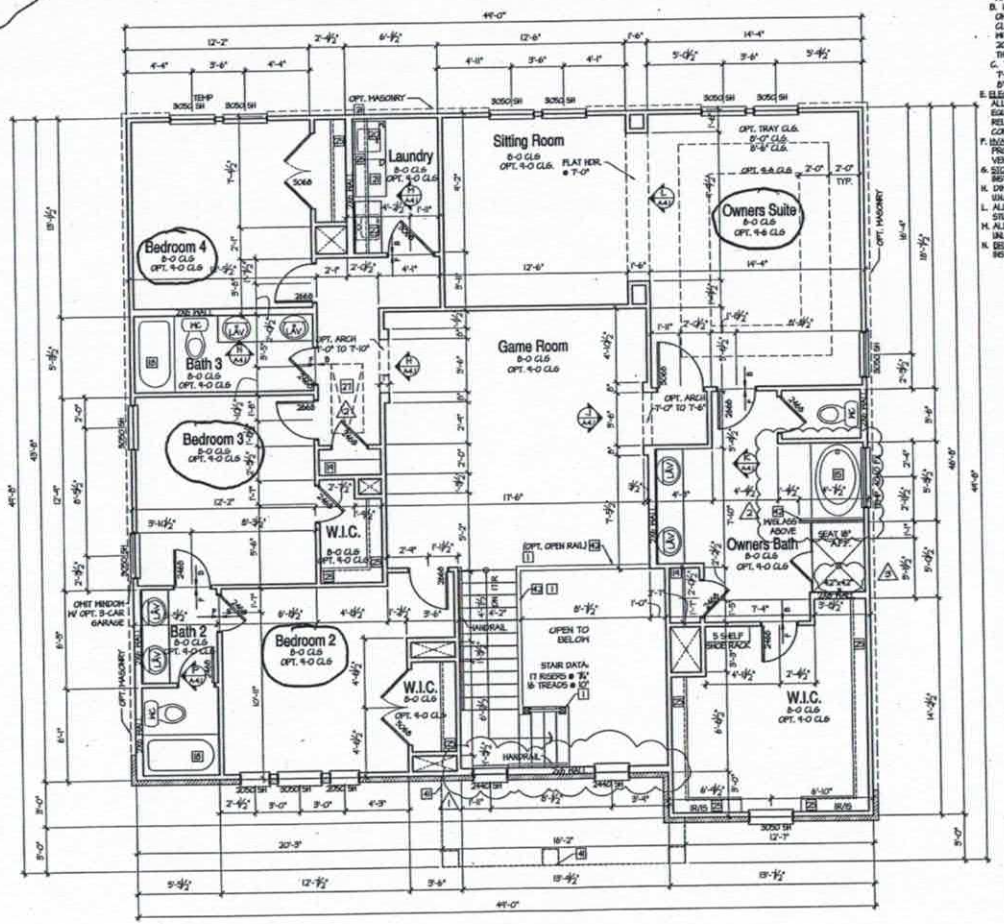
Acknowledgement of
Plans Submittal ONLY!

Date 12/2/16

Date 12/14/16



Opt. Bedroom 5



Upper Floor Plan - A

TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYPICAL ROOF CONSTRUCTION:
ASPHALT ROOF SHINGLES

B. TYPICAL FRAME FLOOR CONSTRUCTION:
FINISH FLOORING ON 3/4" TONGUE & GROOVE FLOOR SHEATHING ON FLOOR TRUSSES OR FLOOR JOISTS AS NOTED ON STRUCTURAL DRAWINGS.

C. SLAB ON GRADE FLOOR CONSTRUCTION:
4" CONCRETE SLAB, EXCEPT AS SPECIFIED BY SOIL REPORT, AND STRUCTURAL ENGINEER. INCLUDE VAPOR BARRIER PER SECTION IV, C, 3, a.

D. HEADERS:
A. ALL WINDOWS SHALL COMPLY WITH MINIMUM STANDARDS OUTLINED IN APPLICABLE RES. CHECKS.
B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH, SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR.
C. TYPICAL WINDOW HEAD HEIGHT:
7'-0" A.F.F. @ 8'-1 1/8" PLATE HEIGHT (U.N.O.)
8'-0" A.F.F. @ 9'-1 1/8" PLATE HEIGHT (U.N.O.)

E. ELECTRICAL:
ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS; CONTRACTOR TO VERIFY.

F. MVAC:
PROVIDE BACK DRAFT DAMPERS @ DRYER VENT, HOOD VENT, & EXHAUST FANS.

G. STONE SILLS:
INSTALL PER LOCAL CODE.

H. DIMENSIONS ARE TO THE FACE OF STUD, U.N.O.

I. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.

H. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

N. BRICK SILLS:
INSTALL PER LOCAL CODE.

FLOOR PLAN NOTES:
[NOTE: FLOOR]

1. THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS.

1. IF RAILING / GUARDRAIL IS PROVIDED, ALL RAILING / GUARDRAIL BALUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALUSTERS. RAILING/MATERIALS ARE TO BE AT A 34" MINIMUM TO 36" MAXIMUM HEIGHT A.F.F. FOR STAIRS AND 36" MINIMUM ON HORIZONTAL SURFACE GUARDS.
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18. 32" X 60" TUB/SHOWER
19. LINEN SHELVING PER BUILDER SPECS.)
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30. GYPSUM BOARD LOW WALL, 36" A.F.F. (U.N.O.) W/ CAP.
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34. PORCH RAIL, SEE ELEVATION.
35. 36"x36" CONCRETE STOOP.
36. 6x6 BEAM.
37. OPTIONAL UPPER CABINETS.
38. OPTIONAL CABINETS.
39. OPTIONAL COFFERED CEILING @ 8'-6" PER BUILDER SPEC.
40. LINE OF FRAMING ABOVE.
41. LINE OF FRAMING WALL BELOW.
42. 2X4 LOW WALL 42" A.F.F.
43. 2X6 LOW WALL 42" A.F.F.
44. ART NICHE
45. HORIZONTAL LAUNDRY CHUTE
46. LOW WALL +24" A.F.F.
47. GYPSUM BOARD ARCH @ 8'-0" TO 8'-6"
48. LOW WALL 32" A.F.F.

SQUARE FOOTAGES

	A
MAIN FLOOR	1668
UPPER FLOOR	1776
SUBTOTAL	3444
GARAGE	523
PORCH	84
DECK	120
TOTAL	4171
OPT 3-CAR GARAGE	528
OPT EXTENDED DECK	120
OPT SCREENED PORCH	420

ISSUE DATE: 01/17/2014

REVISIONS

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Suite 107
Raleigh,
North Carolina 27607
919-322-2285 Phone

Meritage Homes

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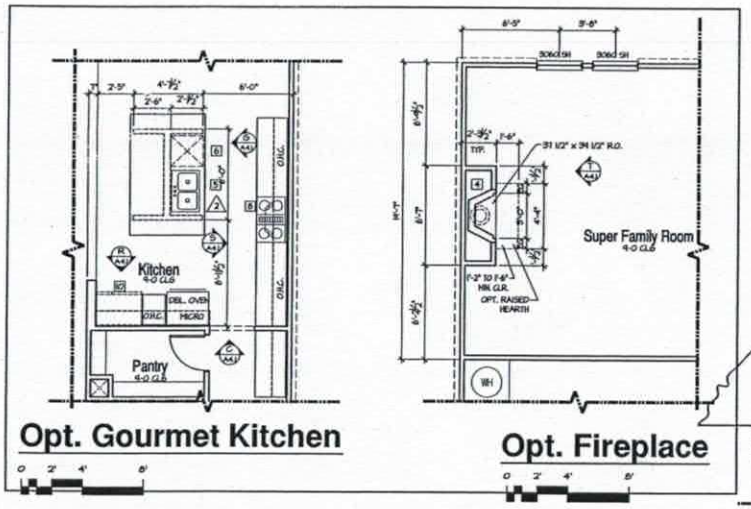
BSB DESIGN
www.bsbdesign.com
4901 Westown Parkway, Suite 208
West Des Moines, Iowa 50266
515.273.3520

JOB NO: SU1206 PROJ MGR: JF
DRAWN: BT CHECKED: JF

UPPER FLOOR PLAN - A

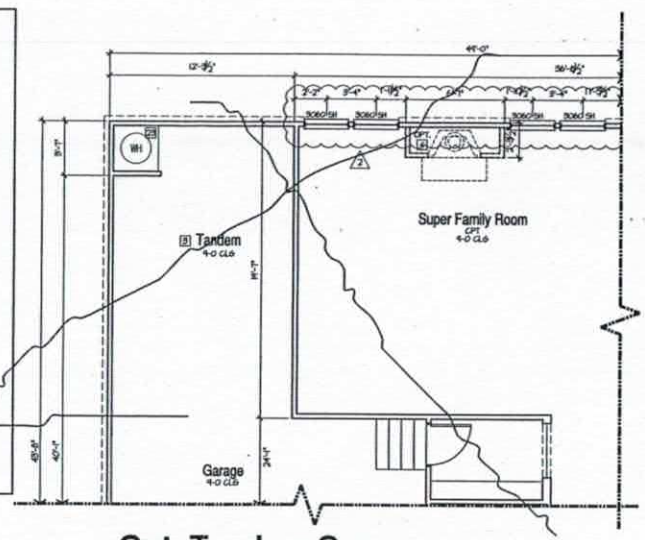
PLAN 249 - 3711

A2.2A

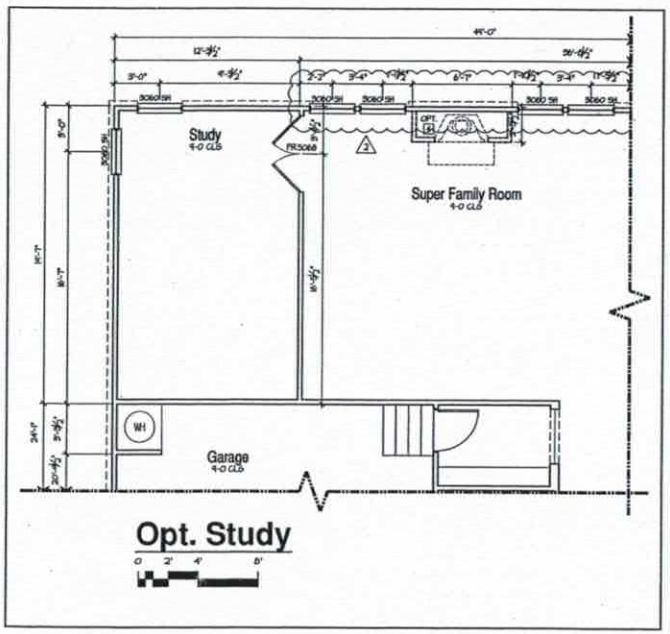


Opt. Gourmet Kitchen

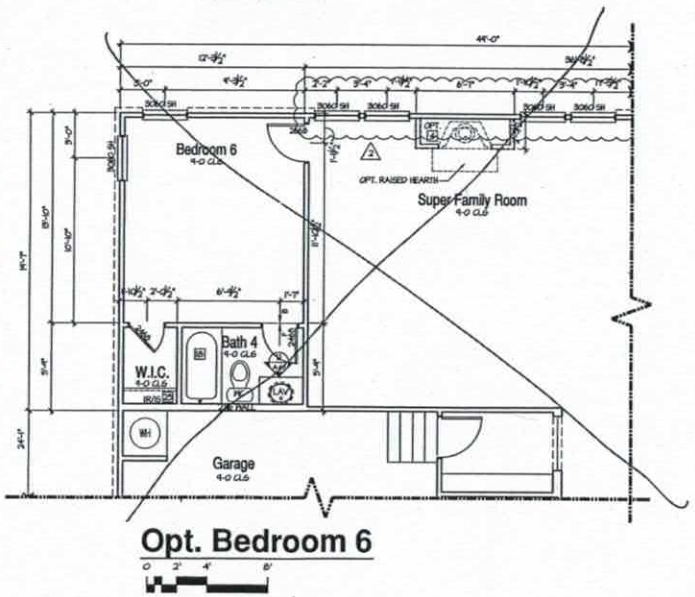
Opt. Fireplace



Opt. Tandem Garage



Opt. Study



Opt. Bedroom 6

TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYPICAL ROOF CONSTRUCTION.
ASPHALT ROOF SHINGLES

B. TYPICAL FRAME FLOOR CONSTRUCTION.
FINISH FLOORING ON 3/4" TONGUE & GROOVE FLOOR SHEATHING ON FLOOR TRUSSES OR FLOOR JOISTS AS NOTED ON STRUCTURAL DRAWINGS.

C. SLAB ON GRADE FLOOR CONSTRUCTION.
4" CONCRETE SLAB, EXCEPT AS SPECIFIED BY SOIL REPORT, AND STRUCTURAL ENGINEER. INCLUDE VAPOR BARRIER PER SECTION IV, C, 3, a.

D. WINDOWS.
A. ALL WINDOWS SHALL COMPLY WITH MINIMUM STANDARDS OUTLINED IN APPLICABLE RES. CHECKS.
B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH. SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR.
C. TYPICAL WINDOW HEAD HEIGHT:
7'-0" A.F.F. @ 8'-1 1/8" PLATE HEIGHT (U.N.O.)
8'-0" A.F.F. @ 9'-1 1/8" PLATE HEIGHT (U.N.O.)

E. ELECTRICAL.
ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.

F. HVAC.
PROVIDE BACK DRAFT DAMPERS @ DRYER VENT, HOOD VENT, & EXHAUST FANS.

G. STONE SIDING.
INSTALL PER LOCAL CODE.

H. DIMENSIONS ARE TO THE FACE OF STUD, U.N.O.

I. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.

H. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

H. BRICK SIDING.
INSTALL PER LOCAL CODE.

FLOOR PLAN NOTES:
(MAIN_FLOOR)

4 THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS.

1. IF RAILING / GUARDRAIL IS PROVIDED, ALL RAILING / GUARDRAIL BALUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALUSTERS. RAILING/HANDRAILS ARE TO BE AT A 34" MINIMUM TO 38" MAXIMUM HEIGHT A.F.F. FOR STAIRS AND 36" MINIMUM ON HORIZONTAL SURFACE GUARDS.
2. LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION.
3. SLOPE GARAGE FLOOR 1/8" PER FOOT TOWARD OVERHEAD GARAGE DOOR OPENING.
4. FIREPLACE, AS SPECIFIED BY BUILDER. INSTALL PER MANUFACTURERS SPECIFICATIONS. ALL FACTORY BUILT FIREPLACES SHALL COMPLY WITH LOCAL CODES.
5. SINK W/ GARBAGE DISPOSAL
6. DISHWASHER
7. RANGE
8. COOK TOP
9. OVEN
10. REFRIGERATOR SPACE.
11. PANTRY
12. PEDESTAL SINK.
13. SHOWER (SIZE AS NOTED)
14. W/A
15. 42" X 60" TUB
16. 60" X 60" CORNER TUB
17. W/A
18. 32" X 60" SURSHOWER
19. LINEN SHELVING PER BUILDER SPECS.)
20. WASHER SPACE
21. DRYER, VENT
22. OPTIONAL LAUNDRY SINK.
23. PROVIDE NON-COMBUSTIBLE PLATFORM ELEVATED 18" ABOVE GARAGE FLOOR FOR WATER HEATER.
24. 5 SHELVES
25. ROD AND SHELF PER BUILDER SPECS.
26. ATTIC ACCESS (22"x30" U.N.O.).
27. ATTIC ACCESS W/ STAIRS (25 1/2"x54 1/2").
28. GYPSUM BOARD OPENING @ 8'-0" AT MAIN FLOOR & 7'-0" AT UPPER FLOOR U.N.O.
29. GYPSUM BOARD ARCH @ 7'-2" TO 8'-0".
30. GYPSUM BOARD LOW WALL 36" A.F.F. (U.N.O.) W/ MDF CAP.
31. SOFFIT, REFER TO EXTERIOR ELEVATIONS FOR HEIGHTS & ARCHITECTURAL DETAILS FOR FINISH.
32. PLANT SHELF, SEE EXTERIOR ELEVATIONS.
33. HALF WALL W/ WOOD CAP OR OPTIONAL LOW WALL WITH RAILING ABOVE.
34. PORCH RAIL, SEE ELEVATION.
35. 36"x36" CONCRETE STOOP.
36. 6x8 BEAM.
37. OPTIONAL UPPER CABINETS.
38. OPTIONAL CABINETS.
39. OPTIONAL COFFERED CEILING @ 8'-6" PER BUILDER SPEC.
40. LINE OF FRAMING ABOVE.
41. LINE OF FRAMING WALL BELOW.
42. 2X4 LOW WALL 42" A.F.F.
43. 2X6 LOW WALL 42" A.F.F.
44. ART NICHE
45. HORIZONTAL LAUNDRY CHUTE
46. LOW WALL +24" A.F.F.
47. GYPSUM BOARD ARCH @ 8'-0" TO 8'-6"
48. LOW WALL 32½" A.F.F.

REFER TO MAIN PLANS FOR ALL TYPICAL NOTES AND DIMENSIONS NOT SHOWN

Acknowledgement of Plans Submittal ONLY!

Date 12/14/16

Tom Shud Date 12/14/16

ISSUE DATE: 01/17/2014
REVISIONS

5400 Trinity Road
Suite 107
Raleigh,
North Carolina 27607
919-322-2285 Phone

Meritage Homes

Meritage Homes

BSB DESIGN
www.bsbdesign.com
4901 Westown Parkway, Suite 208
West Des Moines, Iowa 50266
515 273 3020

JOB NO: 0212004 PROJ MGR: JF
DRAWN BY CHECKED: JF

MAIN FLOOR OPTIONS

PLAN 249 - 3711

A2.3

IREDELL COUNTY

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

Lot 162

APPLICATION NUMBER
217002
Issue Date: 03/02/2016

ZONING PERMIT

Parcel Number	Street Address	Jurisdiction
4639723938.000	319 SAN AGUSTIN DRIVE, MOORESVILLE, NC	IREDELL COUNTY

Owner Information	Applicant Information
Owner: MERITAGE HOMES	Applicant: MERITAGE HOMES
Address: 11605 N COMMUNITY HOUSE RD. #250 CHARLOTTE, NC 28277	Address: 11605 N COMMUNITY HOUSE RD. #250 CHARLOTTE, NC 28277
Phone: 704-944-8933	Phone: 704-944-8933

Use Requested	Zone Code
SFD	RA

Lot Acreage	F Setback	B Setback	L Setback	R Setback	Watershed	Flood Zone
1.100	35.00	35.00	15.00	15.00	CACL	X

Remarks:

PAID
V1050995 77.25
V1050997 500.00
3-4-16

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.

Applicant: _____ Date: _____

Permit Number	61655	TOTAL FEES:	$ 77.25