IREDELL COUNTY HEALTH DEPARTMENT

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625 PERMIT # 152545 / 20 9206

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

PIN # 4639733945

APPLICANT: MERITAGE HOMES APPLICANT ADDRESS: 11605 N COMMUNITY RD CHARLOTTE NC

SITE ADDRESS: 256 BELLS CROSSING ~~RD~~ Dr. Mocksville PHONE: ALT. PHONE:

SITE DIRECTIONS: PERTH (N) - TL BELLS XING - AT END IN CUL-DE-SAC

SUBDIVISION: BELLS CROSSING SECTION: 1 LOT # 80 LOT AREA: .87AC DESIGN FLOW: 480 L.T.A.R.: .3

Septic Tank	1000	(gal)	SIB	Plastic tanks	Date		☑ New System	☐ Repair	☐ Expansion	System Type: I II III IV V VI		☐ Residence	No. Bedrooms	4	Water Supply				
Pump Tank	1000	(gal)	PT	Infiltrator	Date		System Description:	Pump 25% Reduction				☐ Business	No. Persons	8	☐ Private				
Pump Make	Zoeller	Model	M65		Serial #	409	Repair System Description:	LP Panel				☐ Other	No. Employees		☐ Public				
# Nitrification Fields	1	# Lines	6		Linear Ft:	~~400~~	Maintenance Agreement Required:	☐ YES	☑ NO			☐ Slab	☐ Crawl Space		☑ Community				
Trench Width	36"	Max. Trench Bottom Depth	36"		Gravel Depth	N/A		☐ GRAVITY	☑ PRESSURE			☑ Basement w/plumbing			☐ Basement w/o plumbing				

Comments / Conditions: FILL CUT TO 15' FROM END OF SEPTIC LINES & REPAIR.
PT-2071
ST-2071

8/22/17 Checked tanks & lines

INITIAL SITE SKETCH

SEE BATEMAN CIVIL SURVEYOR'S DESIGN

2-27-17: Though house is not located from a set property line, it is strongly recommended that careful coordination is made between the builder + surveyor to ensure that the house does not encroach upon the septic areas when constructed. Also recommend pumping septic tank every 3-5 years.

AS BUILT SKETCH

	Date	Initials
Drain Lines Checked	8/22/17	MD
Tanks Checked	8/22/17	MD
Pressure Manifold or Valve Box Checked	9/1/17	MD
Pressure Head Set	9/1/17	MD
Electrical Checked	9/1/17	MD
Floats Set	9/1/17	MD
Alarm Checked	9/1/17	MD
Maintenance Contract Y / N	not required	
Comments:		

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: 4-6-15 Installed by: Caroline Pipe

IMPROVEMENT PERMIT by: Date: 4/21/15 OPERATION PERMIT by: Mark Dotson Date: 9/1/17

AUTHORIZATION TO CONSTRUCT by: Tom Shuck Date: 2/27/17 Existing System Inspected by: Date:

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

LINE SCHEDULE

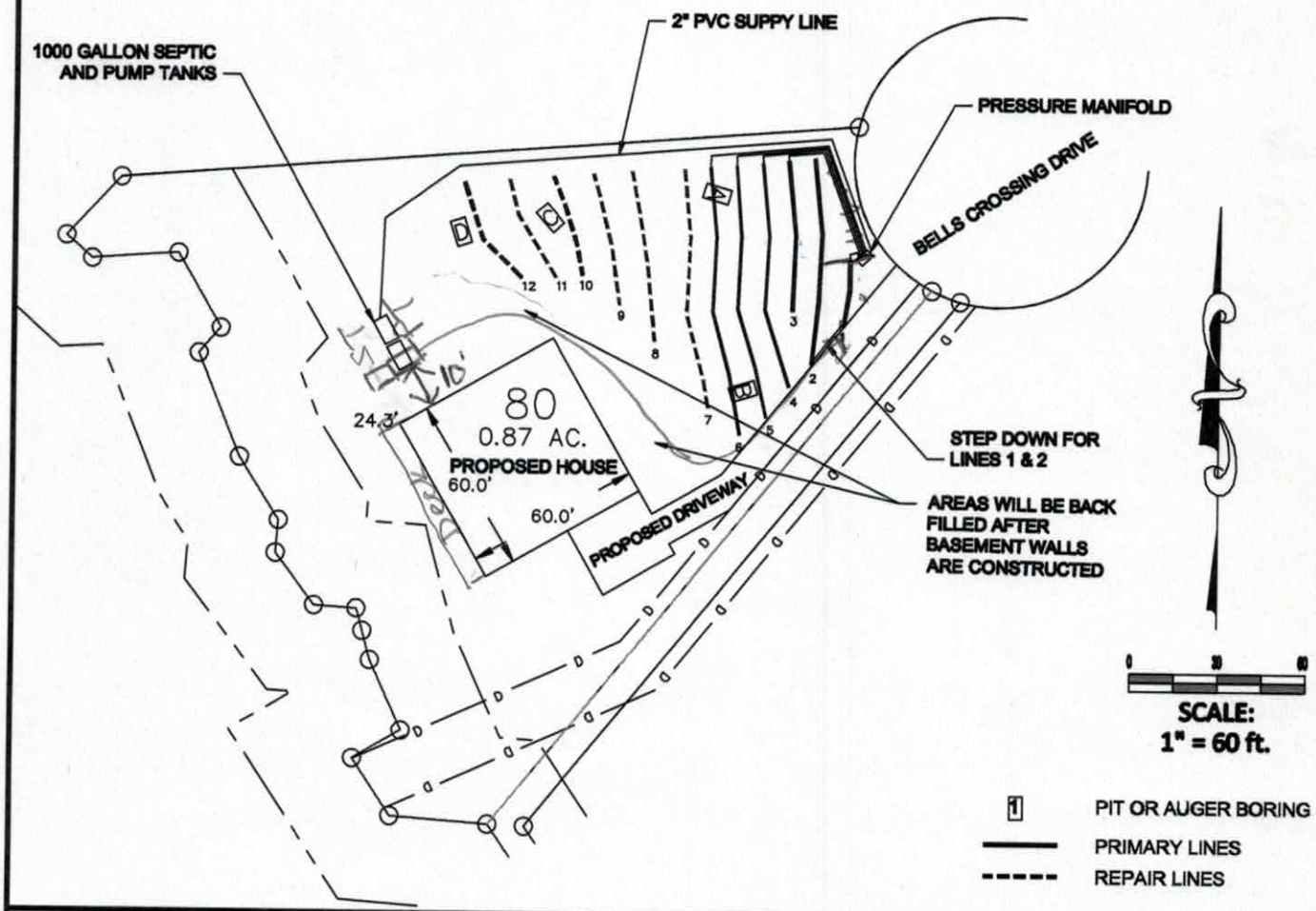
LINE NUMBER	COLOR	ROD READING	FIELD LENGTH (FT)	DESIGN LENGTH (FT)
1	PINK	3.2	20	~~20~~ 34
2	RED	4.0	70	~~70~~ 67
3	YELLOW	4.9	52	~~52~~ 54
4	ORANGE	5.4	77	~~77~~ 78
5	BLUE	6.0	90	~~90~~ 86
6	YELLOW	6.9	92	~~92~~ 90
7	PINK	8.0	84	84
8	RED	9.0	50	50
9	ORANGE	9.9	45	45
10	BLUE	11.4	35	35
11	PINK	12.4	37	37
12	RED	13.2	40	40
	PUMP TANK	24.3		

LOT 80 BELLS CROSSING SUBDIVISION

4-BEDROOM ACCEPTED STATUS PRESSURE MANIFOLD SYSTEM
LINES 1-6 TOTAL 401 LINEAR FEET
EZFLOW OR CHAMBER
LTAR 0.3
25%REDUCTION
24" TRENCH DEPTH

4-BEDROOM LPP FED PANEL BLOCK REPAIR
LINES 7-12 TOTAL 291 LINEAR FEET
LTAR 0.275
50% REDUCTION
TRENCH DEPTH 28"

FOR GENERAL USE NOT A SURVEY
PRELIMINARY NOT FOR CONSTRUCTION



Bateman Civil Survey Company
Engineers • Surveyors • Planners

MeritageHomes

LOT 80
BELLS CROSSING SUBDIVISION
MOORESVILLE, NC
IREDELL COUNTY
REVISED 03/31/15
DATE: 03/13/15 DRAWN BY MB CHECKED BY: TMB

Pressure Manifold
Septic System Design

for

Bells Crossing S/D Lot 80
Mooresville, North Carolina

Designed by:

Matt Burdette
Bateman Civil Survey Company
Holly Springs, North Carolina
BCSC Project #: 120342

MARCH 2015

Bells Crossing S/D Lot 80

Table of Contents

Contact Information ---------- 1
Specifications (system) ---------- 2
Site Plan ---------- 4
Control Panel Specifications ---------- 5
Pump Specifications ---------- 7
Effuent Filter Specifications ---------- 9
Supply Line Hydraulic Profile ---------- 11

Attachments

Septic and Pumptank Details	Figure	1
Pressure Mainfold and Trench Details	Figure	2

Bells Crossing S/D Lot 80

Layout/Design Specifications

Facility Type:	Single Family Home	
# of Bedrooms:	4	
Daily Flow:	480	**gal/day**
L.T.A.R.:	0.30	**gal/day/sq.ft**
Trench Depth:	24	**in**
Trench Width:	36	**in**
Stone Depth:	chamber	**in**
Manifold Length:	48	**in**
Manifold Diameter:	4	**in sch 80pvc**
Supply Line Length:	235	**ft**
Supply Line Diameter:	2	**in sch 40pvc**
Supply Line Volume:	40.89	**gallons**
Friction Loss + Fitting Loss:	10.55	**ft(supply line length + 70' for fittings in pump tank)**
Design Head:	2	**ft**
Elevation Head:	27.50	**ft**
Total Head:	40.05	**ft**
Dose Volume:	234.87	**gals**
% of Pipe Vol.	.90	
Drawdown:	11.65	**in @ 20.16 gal/in**
Pump Run Time:	5.48	**minutes**
Control Panel:	SJE Rhombus Model112 control panel (or approved equivalent)	
Pump:	Zoeller M163 Flow-Mate (or approved equivalent)	
Septic Tank Effluent Filter:	Zoeller 170-0144 residential effluent filter (or approved equivalent)	
Septic Tank:	1000	**gallon**
Pump Tank:	1000	**gallon**

Bells Crossing S/D Lot 80
SYSTEM TAP CHART

	Bench Mark:	0	= 100.00		**Manifold elev:**	97.80				
	Pump tank elevation:	75.70			**Pump elev:**	70.30				
line	**color**	**rod read**	**elevation**	**length**	**hole size**	**flow/tap**	**gal/day**	**trench area**	**LINE LTAR**	
1 & 2	Pink & Red	3.20	96.80	90	3/4in SCH 40	12.5	109.67	270	0.406	
3	Yellow	4.90	95.10	52	1/2in SCH 40	7.11	62.38	156	0.400	
4	Orange	5.40	94.60	77	3/4in SCH 80	10.1	88.61	231	0.384	
5	Blue	6.00	94.00	90	3/4in SCH 40	12.5	109.67	270	0.406	
6	Yellow	6.90	93.10	92	3/4in SCH 40	12.5	109.67	276	0.397	
	P-TANK	24.30	75.70							
		total	**feet =**	**401**	**gal/min =**	**54.71**		**LTAR =**	**0.300**	
				Des. Flow	480			(ltar + 5%)	0.32	
				24 Hour Pump Run=	8.77			(ltar W/ INO	0.40	
								(ltar + 5%)	0.42	

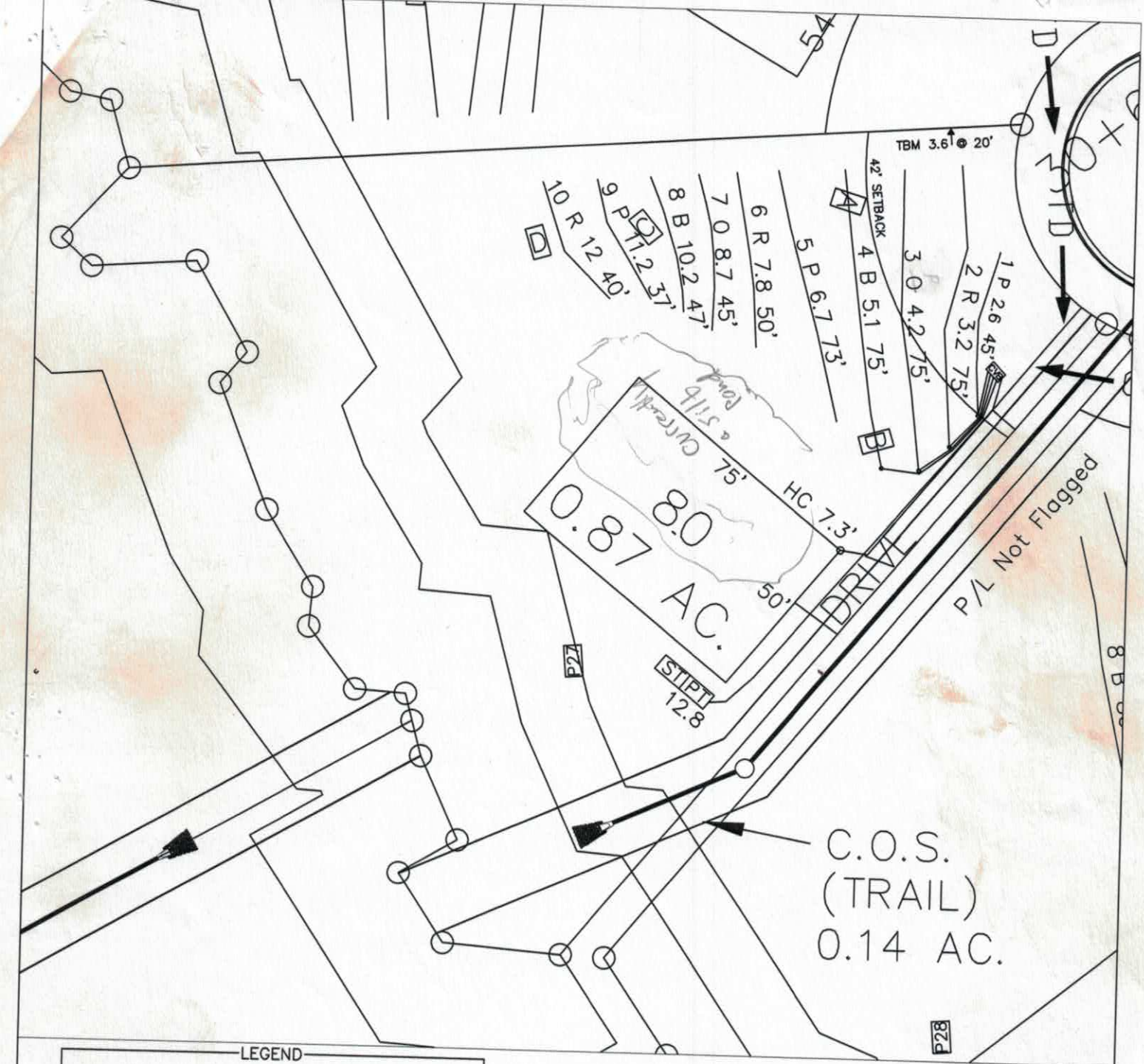
Comments: Lines 1 & 2 use a flow divider

Bells Crossing S/D Lot 80

Contact Information

Client: Meritage Homes
Attn: Robert Price
Street Address: 11605 North Community House Road
Suite 103
Charlotte, NC 28277
Phone: (704) 944-8903
Fax: (704) 944-8910

Designer: Bateman Civil Survey Company, PC
Attn: Matt Burdette
Street Address: 200 North Main Street
Holly Springs, NC 27540
Phone: 919-577-1080
Fax: 919-577-1081



LEGEND

House Box.

System lines.

Repair lines.

GRAPHIC SCALE
1" = 40'

40 0 40 80

FOR PRELIMINARY PLANNING PURPOSES ONLY. ALL LOTS WILL REQUIRE FINAL APPROVAL BY THE COUNTY HEALTH DEPARTMENT ON A LOT BY LOT BASIS. THIS MAP SHOULD BY USED AS A GENERAL GUIDE. SOME ADJUSTMENTS WILL BE NECESSARY IN THE FIELD DUE TO SOIL VARIABILITY AND COMPLEX TOPOGRAPHIC FEATURES. THIS MAP ONLY REFLECTS EXISTING SOIL SUITABILITY FOR ON-SITE SEPTIC TANK SYSTEMS.

PLEASE REFER TO ATTACHED SOIL REPORT FOR ADDITIONAL SITE SPECIFIC INFORMATION

ROLLANS SOIL & ENVIRONMENTAL SERVICES
470 NORTH BROAD STREET SUITE D
MOORESVILLE, NC 28115
PHONE: (704) 658-1723
FAX: (704) 658-1724

BRADY FREEMAN, R.S.
MOBILE: (704) 746 - 6497
EMAIL: BFREE2398@YAHOO.COM

ASHLEY ROLLANS, NC LICENSED SOIL SCIENTIST
MOBILE: (704) 741 - 5061
EMAIL: ROLLANS@WINDSTREAM.NET

MAP TITLE: SITE PLAN & DRAINFIELD AREAS

PROJECT NAME: BELLS CROSSING, LLC / BELLS CROSSING

LOCATION/DATE: PERTH RD IREDELL COUNTY, NORTH CAROLINA SEP 2006

JOB # : 01-1429
FILE: C:\JOBS\01-1429
PROJECT MGR.: C.B.F.
FIELD WORK: C.B.F., A.L.P. & M.D.B.
DRAWN BY: C.B.F. & M.D.B.

SOIL/SITE EVALUATION

(Continuation Sheet)

Sheet ___ of ___

DEPARTMENT OF ENVIRONMENT
AND NATURAL RESOURCES
DIVISION OF ENVIRONMENTAL HEALTH

Bells C Lot 80

PROPERTY ID #:
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
PA	LSS 5-10%	0-12	BSCL CL	fr SSSP SmP	— common SAP	62	—	—	3
		12-28	RC MFSCL	fr SSSP SmP					
		28-62	RCL WSCL	fr SSSP SmP					
PB	SS 5-10%	0-4	BSCL WL	fr SSSP SmP	—	58	—	—	3
		4-30	RC MFSCL	fr SSSP SmP					
		30-58	RCL WSBK	fr SSSP SmP					
PC	SS 0-5%	0-25	RC MFSCL	fr SSSP SmP	—	52	—	—	3
		25-52	RCL WSCL	fr SSSP SmP					
PB	SS 0-5%	0-18	B SCL VFSBK	SS SP, fr SEXP	— common organics few YS	54	—	—	PS .275 x0 YS
		18-49	RB SC WFSBK	SS SP, FrFr SEXP					
		49-54	RY SC LFSBK	SS, SP, fr SEXP					

COMMENTS: Rollans Soil and Environment

DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
DIVISION OF ENVIRONMENTAL HEALTH
ON-SITE WASTEWATER SECTION

Sheet ___ of ___
PROPERTY ID #: _____
COUNTY: _____

SOIL/SITE EVALUATION
for ON-SITE WASTEWATER SYSTEM

OWNER: _____ APPLICATION DATE _____
ADDRESS: _____ DATE EVALUATED: 9/18/08
PROPOSED FACILITY: _____ PROPOSED DESIGN FLOW (.1949): _____ PROPERTY SIZE: _____
LOCATION OF SITE: Rt 15 Crossing Lot 80 PROPERTY RECORDED: _____
WATER SUPPLY: ☐ Private ☐ Public ☐ Well ☐ Spring ☐ Other _____
EVALUATION METHOD: ☐ Auger Boring ☐ Pit ☐ Cut TYPE OF WASTEWATER: ☐ Sewage ☐ Industrial Process ☐ Mixed

PROFILE NUMBER	.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	OTHER PROFILE FACTORS .1943 SOIL DEPTH	OTHER PROFILE FACTORS .1956 SAPRO CLASS	OTHER PROFILE FACTORS .1944 RESTR HORIZ	PROFILE CLASS & LTAR
B 1	L 3-5%	0-32	msbkC	Prfi sssp	few sap many sap				PS .3
		32-55	w sbk CL	Pr sssp					
P 2	SS 0-5%	0-18	B Scl w sbk	Prss sp	few reds + YB				PS .275-.25
		18-48	RB Sc w Abk	Pr sssp					
		48-54	RY Sc w sbk	Pr sssp					
3		The other Pits were full of water 2 days after a big rain							
4									

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)		
System Type(s)		
Site LTAR		

OTHER FACTORS (.1946): _____
SITE CLASSIFICATION (.1948): _____
EVALUATED BY: Anthony Coker Jr. 9/18/08
OTHER(S) PRESENT: _____

Rec'd 2-24-17

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
Place check ( ) beside whichever is submitted if applicable ☑ Custom Site Plan, Scaled no more than 1 Inch = 60 Feet

3. Applicant Information:

Meritage Homes of the Carolinas, Inc	13925 Ballantyne Corporate place #300	704.944.8918	
Applicant Name	Mailing Address	Home Phone #	Alternate Phone #
Meritage Homes of the Carolinas, Inc	same		
Owner Name	Mailing Address	Home Phone #	Alternate Phone #

4. Property Information:

256 Bells Crossing Dr.	Bells Crossing	Lot 80
Street Address	Subdivision Name	Section/Phase and Lot Number

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)

2/23/17
DATE

RECEIVED MAR 2 3 2015

Re-draw

IREDELL COUNTY HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH DIVISION

PAGE 1: *APPLICATION FORM*

Paid $225.00 Int. Relay. #209206

Application For:

( ) New Well Permit ( ) Well Repair Permit ( ) Well Abandonment

(/) Septic Improvement Permit ( ) Authorization to Construct ( ) 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: ( ) Survey Plat, scaled no more than 1 inch = 60 feet

Place an (X) beside whichever is submitted if applicable ( ) Custom Site Plan, scaled no more than 1 inch = 60 feet

Applicant Information:

Applicant Name: Meritage Homes Address: 11605 N Community Rd #250 Charlotte NC 28217 Phone: 7046588611

Owner Name: // Address: // Phone:

Property Information:

Street Address: 256 Bells Crossing Dr

Subdivision Name: Bells Crossing Section/Phase: 1 Lot Number: 80

Driving Directions: 150 W, R onto Penth Rd, L into Bells Crossing 2nd Lot on Right, At end of Culdesac

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

(/) New Single Family Residence
( ) New Multi-Family Residence
( ) Accessory Building
( ) Bedroom(s) Addition

Maximum Number of Bedrooms: 4
Maximum Number of Occupants: 8
( ) Swimming Pool
( ) Other Addition/Structure:

(X) Crawl Space Foundation
( ) Concrete Slab Foundation
( ) Basement with Plumbing
(/) Basement without Plumbing

MDB 3-31-15

Non-Residential Site Development:

Type of Business:
Square Footage of Building:
Maximum Number of Employee:
Maximum Number of Seats/Beds/Other:

Water Supply:

( ) 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: Will Bell

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

3-23-15

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 80, 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:

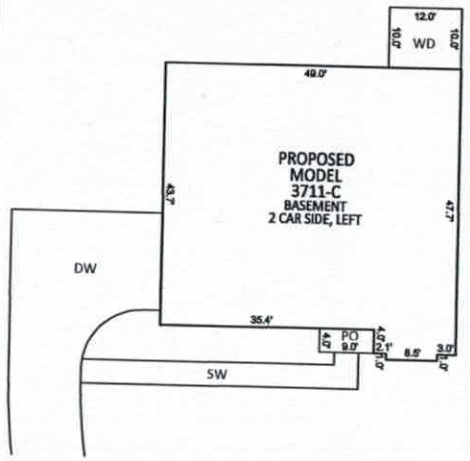
- x — Location of septic systems and wells within 100' of your property... N/A
- x — Location of easements and rights of ways on your property... N/A
- x — Location of any designated wetlands on the property... N/A

Signature: Rob Rothwell — 2/23/17

REQUIRED property owner or owner's legal representative signature. — DATE

USE THIS SPACE TO DRAW YOUR SITE PLAN

Please See Attached Plot Plan and IP Documents Attached



INSET SCALE: 1"=20'

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" & "AE" PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 3710463900J, DATED MARCH 18, 2008.
9. ZONING IS RA.
10. PROPERTY OWNER: MERITAGE HOMES OF NC, INC.
    13925 BALLANTYNE CORPORATE PLACE, SUITE 300
    CHARLOTTE, NC 28277

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHD BEARING	CHD LENGTH
C147	66.42'	50.00'	S24°13'43"E	61.64'

SCALE:
1" = 40 ft.

LOT INFORMATION:

PIN: 4639733945.000
TOTAL LOT AREA = 0.87 AC = 37,994 SF
HOUSE = 2,203 SF
DRIVEWAY = 1,977 SF
SIDEWALK = 192 SF
PORCH = 36 SF
PROPOSED IMPERVIOUS = 4,408 SF
PERCENT IMPERVIOUS = 11.6 %

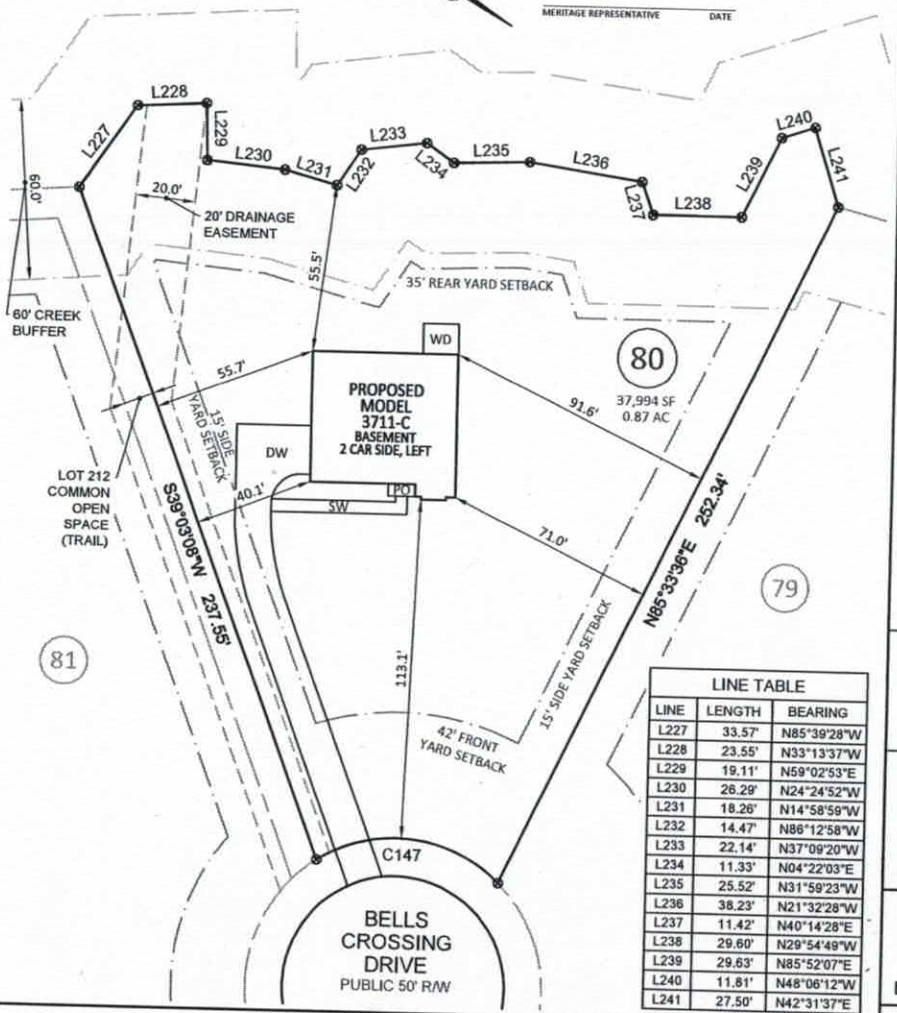
NOTE:

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 _____

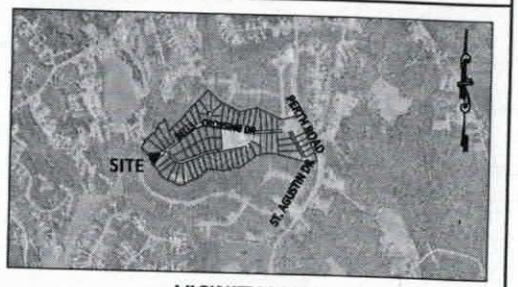
CUSTOMER _____ DATE _____

MERITAGE REPRESENTATIVE _____ DATE _____



LINE TABLE		
LINE	LENGTH	BEARING
L227	33.57'	N85°39'28"W
L228	23.55'	N33°13'37"W
L229	19.11'	N59°02'53"E
L230	26.29'	N24°24'52"W
L231	18.26'	N14°58'59"W
L232	14.47'	N86°12'58"W
L233	22.14'	N37°09'20"W
L234	11.33'	N04°22'03"E
L235	25.52'	N31°59'23"W
L236	38.23'	N21°32'28"W
L237	11.42'	N40°14'28"E
L238	29.60'	N29°54'49"W
L239	29.63'	N85°52'07"E
L240	11.81'	N48°06'12"W
L241	27.50'	N42°31'37"E

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
EB = ELECTRIC BOX
▣ = CABLE BOX
T = TELEPHONE PEDESTAL
CI = CURB INLET
TUA = TRANSITIONAL USE AREA
☼ = LIGHT POLE

BUILDING SETBACKS:

FRONT = 35 ft
REAR = 35 ft
SIDE = 15 ft
CORNER = 25 ft

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 ONE - LOT 80
256 BELLS CROSSING DRIVE, MOORESVILLE, NC
DAVIDSON TOWNSHIP, IREDELL COUNTY

DATE: 2/23/17 DRAWN BY: NMW CHECKED BY: SPC

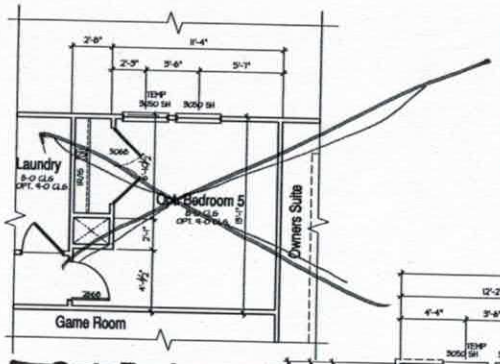
REFERENCE: BM 54, PGS 89-91 PROJECT # 120314 SCALE: 1" = 40'

P:\2012 MLS\120314 BELLS CROSSING - MERITAGE\Dwg\120314 BELLS CROSSING4LS.dwg, 2/23/2017 1:09:27 PM, nwiker

Acknowledgement of
Plans Submittal ONLY!

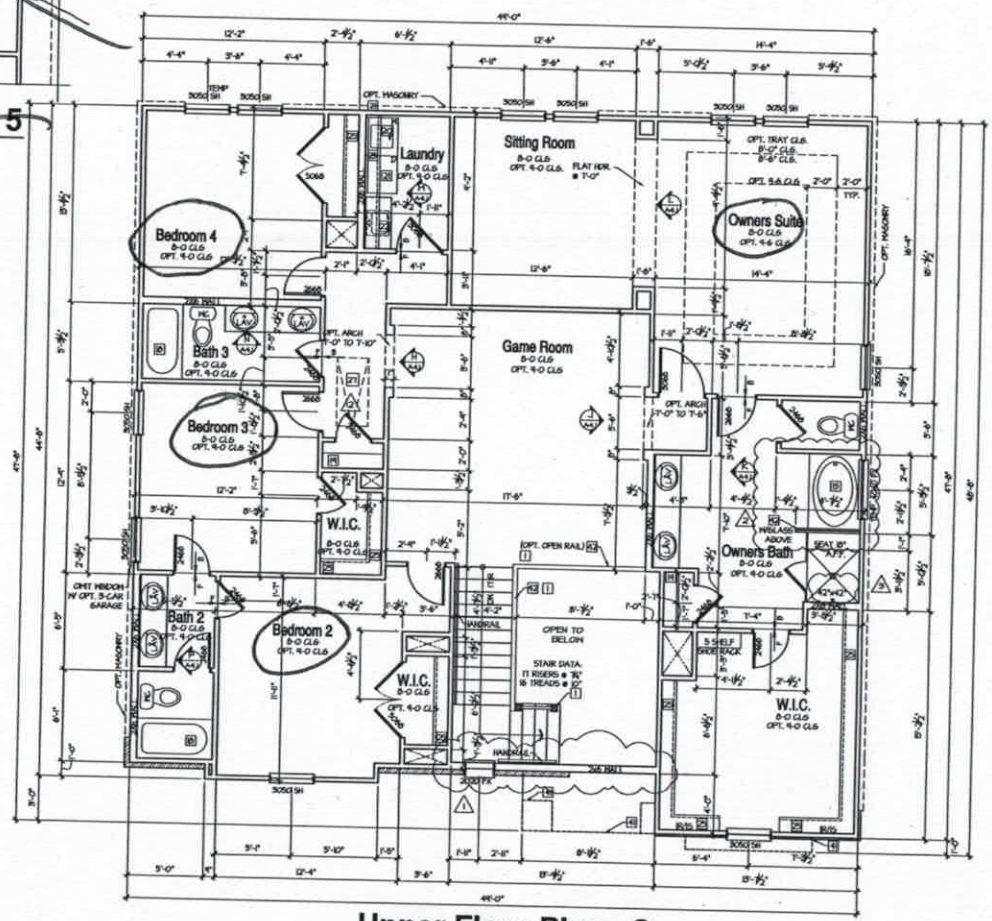
Date 2-24-17

Tom Pluch Date 2-27-17



Opt. Bedroom 5

0 2' 4' 8'



Upper Floor Plan - C

0 2' 4' 8'

TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYPICAL ROOF CONSTRUCTION:
ASPHALT ROOF SHINGLES

B. TYPICAL FRAME FLOOR CONSTRUCTION:
FINISH FLOORING ON 3/4" T&G/OSB # GRADE/X 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 HEIGHTS:
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.

K. BRICK SIDING:
INSTALL PER LOCAL CODE.

FLOOR PLAN NOTES:

(NOTE FLOOR)

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. 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"x32" 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/ NOM 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. 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 32½" A.F.F.

SQUARE FOOTAGES

C	
MAIN FLOOR	1664
UPPER FLOOR	2021
SUBTOTAL	3710
GARAGE	513
PORCH	91
DECK	120
TOTAL	4360
OPT 3-CAR GARAGE	+228
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

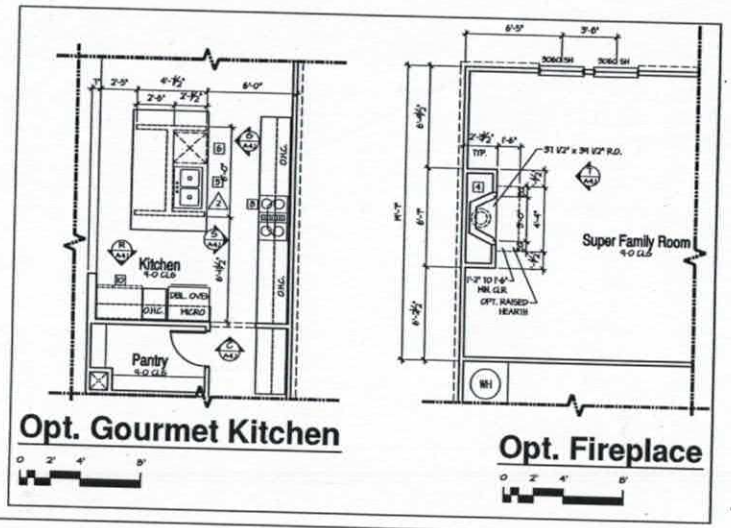
www.bsbdesign.com
4021 Westown Parkway, Suite 208
West Des Moines, Iowa 50266
515.273.3020

JOB NO. 3610SH PROJ MGR. JF
DRAWN BY CHECKED JF

UPPER FLOOR PLAN - C

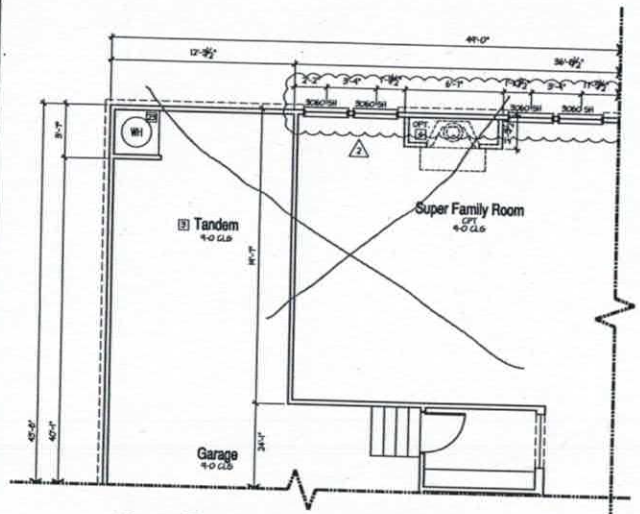
PLAN 249 - 3711

A2.2C

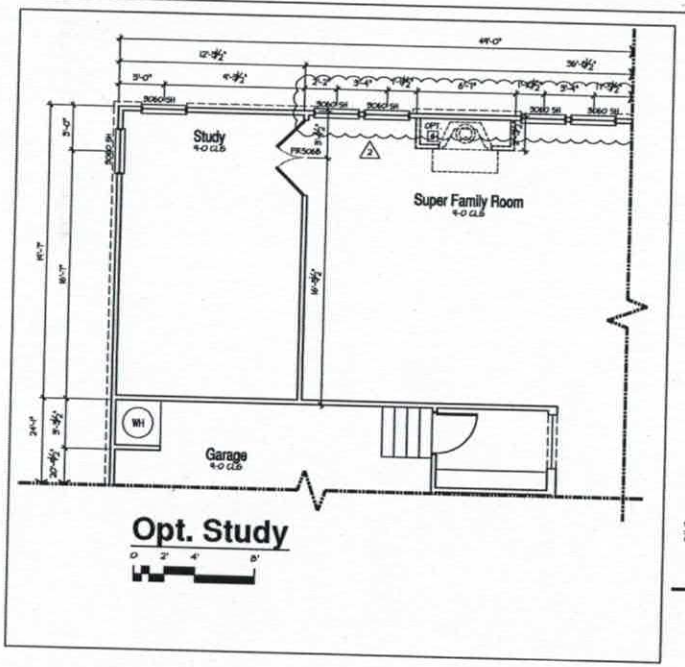


Opt. Gourmet Kitchen

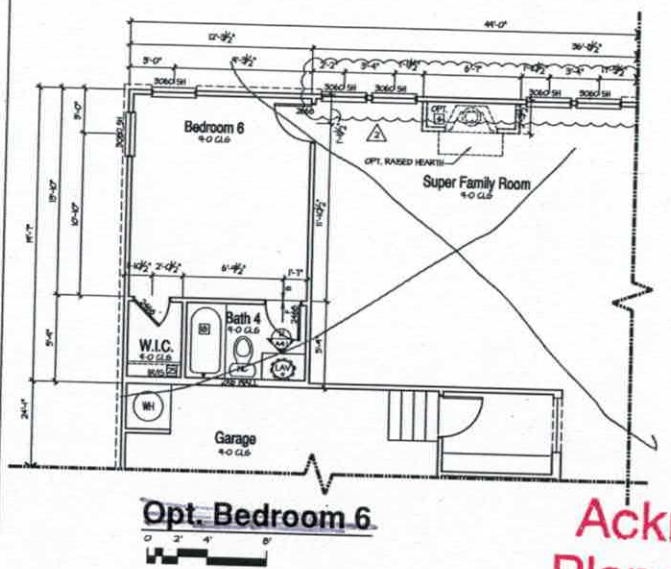
Opt. Fireplace



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 N, 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:
T'-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.

K. BRICK SIDING:
INSTALL PER LOCAL CODE.

FLOOR PLAN NOTES:

NOTE: FLOOR

- 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 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. N/A
15. 42" X 60" TUB
16. 60" X 60" CORNER TUB
17. N/A
18. 32" X 60" TERSHOWER
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"x32" U.N.O.)
27. ATTIC ACCESS W/ STAIRS (25 1/2"x54 1/2").
28. 6'0"x8'0 BOARD OPENING @ 8'-0" AT MAIN FLOOR & T'-0" AT UPPER FLOOR U.N.O.
29. 6'0"x8'0 BOARD ARCH @ T'-2" TO 8'-0".
30. 6'0"x8'0 BOARD LOW WALL, 36" A.F.F. (U.N.O.) W/ NOF 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 42" A.F.F.
47. 6'0"x8'0 BOARD ARCH @ 8'-0" TO 8'-6"
48. LOW WALL 32" A.F.F.

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

Acknowledgement of Plans Submittal ONLY!

Tom Chuck Date 2-24-17

Date 2-27-17

Meritage Homes

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

ISSUE DATE: 01/17/2014
REVISIONS

BSB DESIGN
www.bsbdesign.com
4901 Westown Parkway, Suite 208
West Des Moines, Iowa 50265
515.273.3020

JOB NO. 150804 PROJ MGR: JF
DRAWN: BT CHECKED: JF

MAIN FLOOR OPTIONS

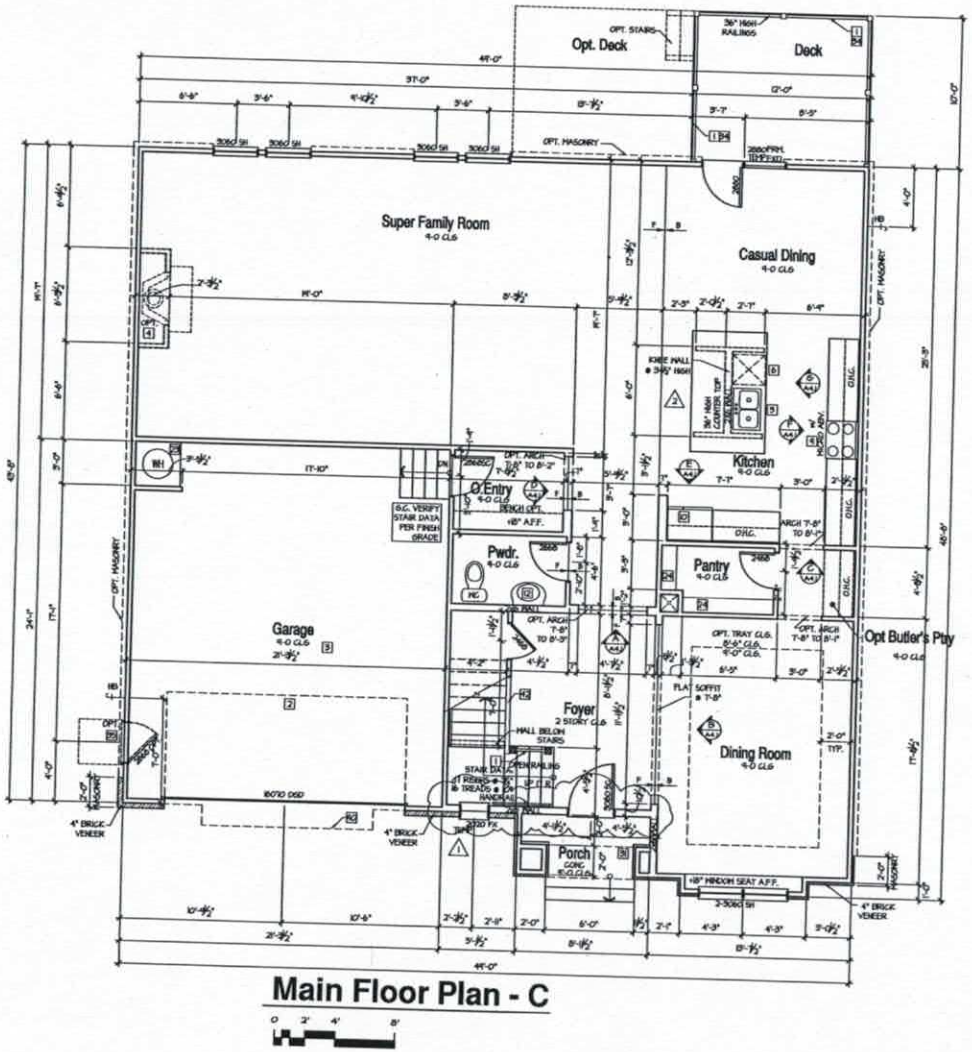
PLAN 249 - 3711

A2.3

Acknowledgement of
Plans Submittal ONLY!

Date 2-24-17

Date 2-27-17



Main Floor Plan - C

0 2' 4' 8'

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 N, C, 5, 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 & HEIGHTS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.

F. DRYING:
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

K. BRICK SIDING:
INSTALL PER LOCAL CODE.

FLOOR PLAN NOTES:

NOTE: FLOOR

8 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 ON HORIZONTAL SURFACE GUARDS.
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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. 72" 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.
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30. 6YP5M 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.
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33. HALF WALL W/ WOOD CAP OR OPTIONAL LOW WALL WITH RAILING ABOVE.
34. PORCH RAIL, SEE ELEVATION.
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36. 6x8 BEAM.
37. OPTIONAL UPPER CABINETS.
38. OPTIONAL CABINETS.
39. OPTIONAL COFFERED CEILING @ 8'-0" PER BUILDER SPEC.
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43. 2X6 LOW WALL 42" A.F.F.
44. ART NICHE
45. HORIZONTAL LAUNDRY CHUTE
46. LOW WALL 42" A.F.F.
47. 6YP5M BOARD ARCH @ 8'-0" TO 9'-6"
48. LOW WALL 32½" A.F.F.

SQUARE FOOTAGES

MAIN FLOOR	1504
UPPER FLOOR	2207
SUBTOTAL	3710
GARAGE	525
PORCH	91
DECK	134
TOTAL	4360
OPT 3-CAR GARAGE	1226
OPT EXTENDED DECK	430
OPT SCREENED PORCH	430

ISSUE DATE: 01/17/2014
REVISIONS

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919-322-2285 Phone

Meritage Homes

Meritage Homes

BSB DESIGN
www.bsbdesign.com
4901 Westown Parkway, Suite 208
West Des Moines, Iowa 50266
515.273.3000

JOB NO: 0613004 PROJ MGR: JF
DRAWN: ET CHECKED: JF

MAIN FLOOR PLAN - C

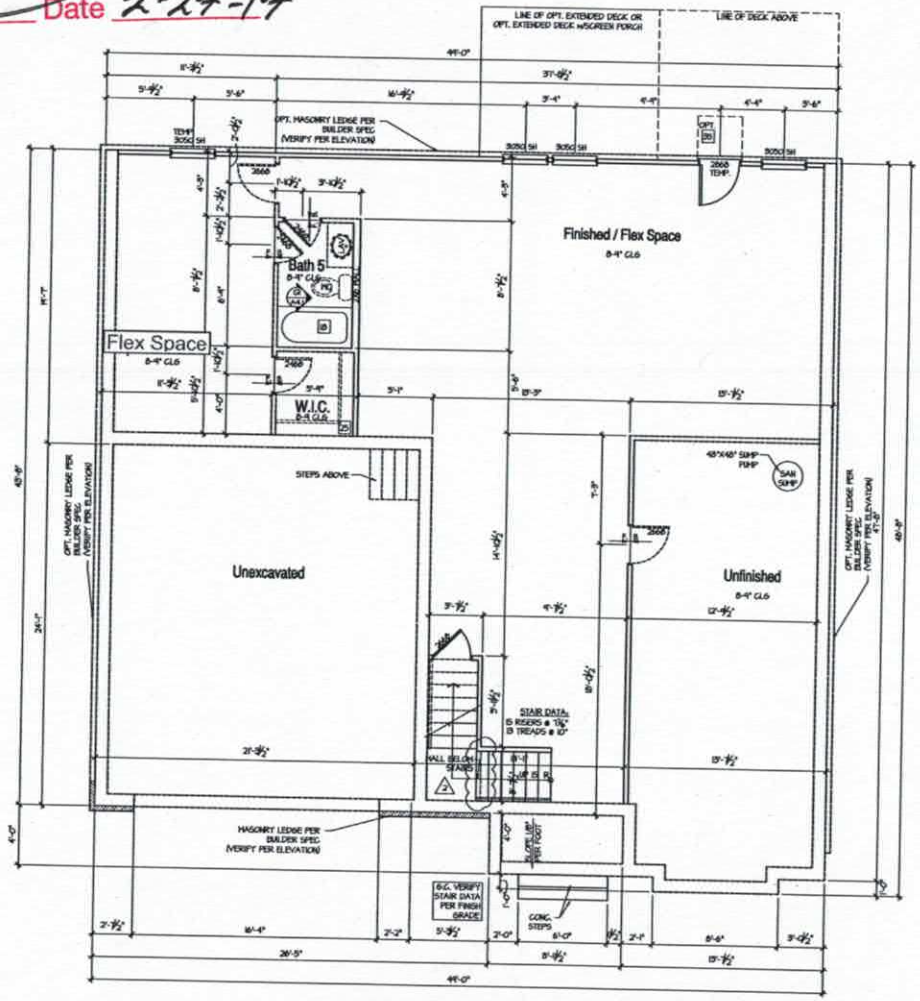
PLAN 249 - 3711

A2.1C

Acknowledgement of
Plans Submittal ONLY!

Date 2-24-17

Date 2-27-17



Opt. Walkout Basement Plan - C

0 2' 4' 8'

FLOOR PLAN NOTES:

NOTE_FLOOR

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 ON HORIZONTAL SURFACE GUARDS.
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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" THRESHOLD
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"x32" U.N.O.).
27. ATTIC ACCESS W/ STAIRS (25 1/2"x54 1/2").
28. 6'/PSF/M BOARD OPENING @ 8'-0" AT MAIN FLOOR & 7'-0" AT UPPER FLOOR U.N.O.
29. 6'/PSF/M BOARD ARCH @ 7'-2" TO 8'-0".
30. 6'/PSF/M BOARD LOW WALL, 36" A.F.F. (U.N.O.) W/ NEW 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. 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. 6'/PSF/M BOARD ARCH @ 8'-0" TO 8'-6"
48. LOW WALL 32½" 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 SIDING:
INSTALL PER LOCAL CODE.

H. DIMENSIONS ARE TO THE FACE OF SIDING, 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.

K. BRICK SIDING:
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, STEEL BEAM, WOOD 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.

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
6003 Windows Parkway, Suite 200
West Des Moines, Iowa 50266
515-273-3020

JOB NO. 151304 PROJ MGR. JP
DRAWN BY CHECKED JP

WALKOUT BASEMENT PLAN - C

PLAN 249 - 3711

A0.1C

Iredell County
ZONING PERMIT

227 South Center St. PO Box 788 Statesville, NC 28687 Phone 704-878-3118

Call Sanitarian between 8 a.m. & 9 a.m. Statesville 704-878-5305 Mooresville 704-664-5281

Permit #:	152545ZO	Subdivision:	Bells Crossing
Proposed Use:	Single Family	Township:	1700 Davidson
Location of Property:	000 BELLS CROSSING DR MOORESVILLE NC 28117		
Parcel #:	4639834045.080	Zoning:	RA
Lot #:	80 Size: 0.87	Flood Plain:	No Watershed: WSIV CRIT
Applicant:	Rollans Soil & Environmental Services	Owner:	Bells Crossing, LLC
Address:	470 NORTH BROAD STREET SUITE D MOORESVILLE NC 28115	Address:	127 B Promenade Dr MOORESVILLE, NC 28117
Phone:	704-658-1723	Phone:	704-663-1600
Property Recorded:	No Site Plan Reviewed:	Community Water:	Yes Community Sewer:

If permitted the following minimum requirements must be met, unless Health Department requires more land area, or other qualifications are indicated in the comments.

Min. Lot Area: Min. Front Yard: 42 ft Min. Left Side Yard: 15 ft

Min. Lot Width: 100 Min: Rear Yard: 35 ft Min: Right Side Yard: 15 ft

Min. Number Parking Spaces: Max. Built Upon Area:

Comments:

SFD - HOLD BLDG PERMIT UNTIL PLAT IS RECORDED

DEVELOPER PERMIT

Directions:

PERTH RD, RT ON BELLS CROSSING, LOT IN CUL DE SAC

RECEIVED SEP 12 2008 By

FEES

Zoning Permit/Inspection Fee	☑	$55.00
Site Plan Review Fee	☐	$0.00
Environmental Health New System	☑	$335.00
Environmental Health Existing System	☐	$0.00
Total Fees:		$390.00

I certify that all statements made in this application and any attached documents are true, complete, and correct to the best of my knowledge and belief and are made in good faith. I understand that false information may be grounds for rejection of this application. Authorized Health Department and Planning & Enforcement Representatives are granted right of entry to make evaluations or inspections and to release information upon public request.

Applicant:_____ Date: _____

A non-refundable fee of $45.00 is charged on all permit applications.

PAULA WOODY

Printed: 8/29/2008