IREDELL COUNTY HEALTH DEPARTMENT

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625 PERMIT # 216978

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

PIN # 4639736342 1444 / 4649.03.3345.1445

APPLICANT: BCSC / Meritage Homes APPLICANT ADDRESS: 2524 Reliance Ave Apex, NC

SITE ADDRESS: 312 S. San Agustine Mooresville NC PHONE: 704 658 8616 ALT. PHONE:

SITE DIRECTIONS: Hwy 150 W TR Perth Rd TL Bells Crossing TL San Agustine past Abberville Ct. 19th lot

SUBDIVISION: Bells Crossing SECTION: 4 LOT # 144 + 1445 LOT ARPA: .88 Ac DESIGN FLOW: 480 gpd L.T.A.R.: .3 I/.1 Rep

Septic Tank	1250 (gal)	STB	299	Date	6-27-16	☒ New System	☐ Repair	☐ Expansion	System Type: I II III IV V VI
Pump Tank	1250 (gal)	PT	306	Date	7-3-16	System Description:	Pump-PM-25% Reduction		
Pump Make	Zoeller	Model	50340011	Serial #		Repair System Description:	Pretreated Drip		
# Nitrification Fields	1	# Lines	8	Linear Ft:	410'	Maintenance Agreement Required:	☐ YES	☒ NO	
Trench Width	36"	Max. Trench Bottom Depth	24"	Gravel Depth	N/A		☐ GRAVITY	☒ PRESSURE	

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

Comments / Conditions: 4 taps.

2/14/17 Checked lines & pressure. Manifold Need to check

INITIAL SITE SKETCH

See attached, approved plan by BCSC dated 2/9/17 Approved 2/10/17

AS BUILT SKETCH

Off site septic system

	Date	Initials
Drain Lines Checked	2/14/17	MD
Tanks Checked	12-22-16	BA
Pressure Manifold or Valve Box Checked	2/14/17	MD
Pressure Head Set		
Electrical Checked		
Floats Set		
Alarm Checked		
Maintenance Contract Y / N		
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: 2-13-17 Installed by: Carolina Pipe

IMPROVEMENT PERMIT by: Maria Dolson RS Date: 2/10/17 OPERATION PERMIT by: Maria Dolson Date: 3/15/17

AUTHORIZATION TO CONSTRUCT by: Maria Dolson Date: 2/10/17 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)	DESIGNED (FT)
1	ORANGE	3.6	16	16 18
2	RED	4.1	47	44 46
3	BLUE	4.4	64	60 58
4	PINK	5.2	81	80 82
5A	WHITE	5.8	8	8 10
5B	WHITE	5.8	93	88 20
6	RED	6.2	33	32 38
7	ORANGE	6.8	85	65 85 86
8	WHITE	7.3	22	22
9	BLUE	7.8	78	78
10	RED	8.6	51	51
11	PINK	9.4	25	25
			603	

LOT 144 BELLS CROSSING SUBDIVISION

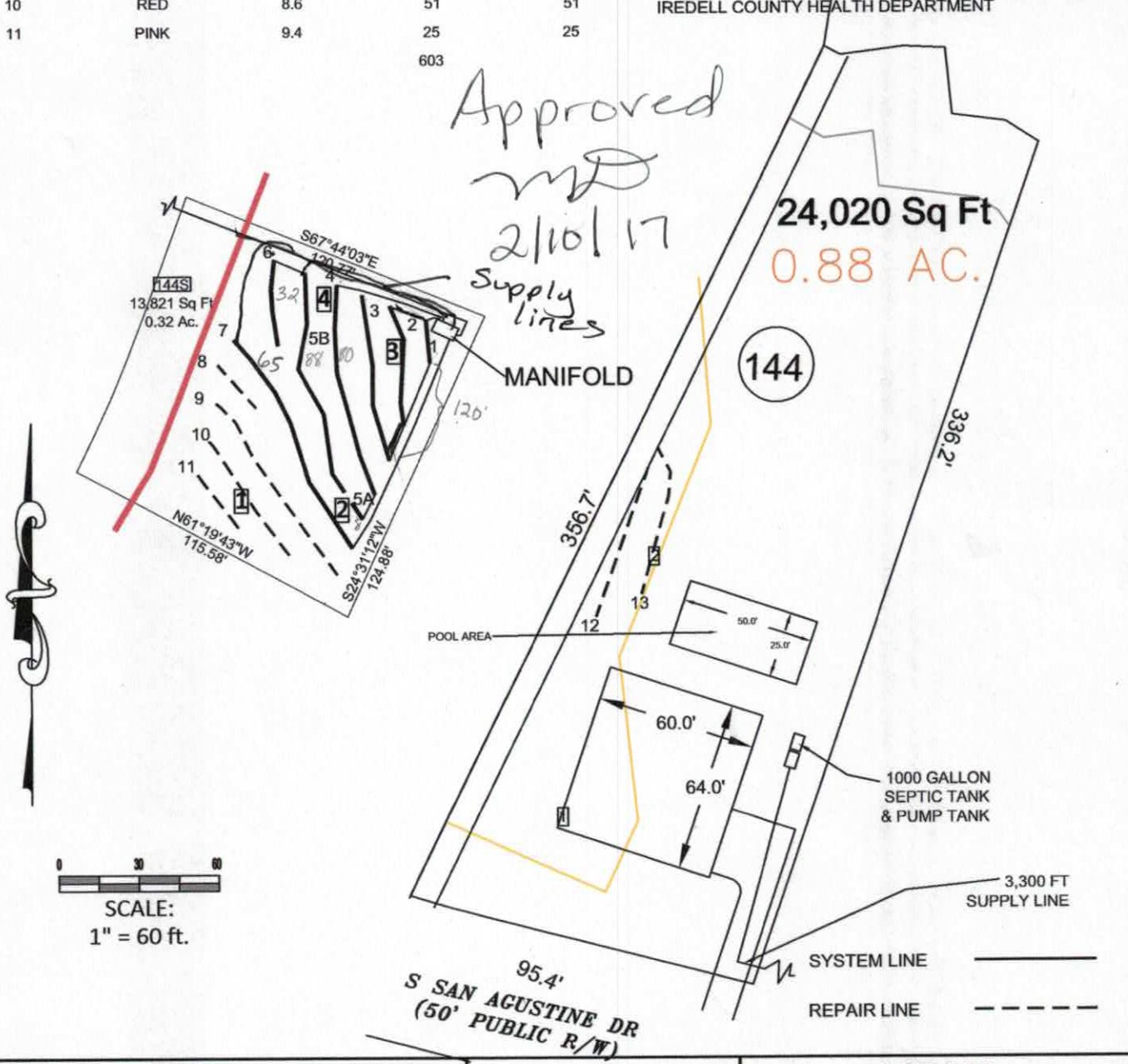
4-BEDROOM PRESSURE MANIFOLD SYSTEM
LINES 1-7 TOTAL 410 LINEAR FEET(USE 400')
EZFLOW OR CHAMBER
24" MAX TRENCH DEPTH
LTAR 0.3
25% REDUCTION

4-BEDROOM LPPBS T&J PANEL BLOCK REPAIR
LINES 8-13
LTAR 0.3
50% REDUCTION

FOR GENERAL USE NOT A SURVEY
PRELIMINARY NOT FOR CONSTRUCTION

SOIL ANALYSIS AND APPLICATION RATES PROVIDED BY IREDELL COUNTY HEALTH DEPARTMENT

Approved
MDB
2/10/17
Supply lines



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 144
BELLS CROSSING SUBDIVISION
MOORESVILLE, NC
IREDELL COUNTY

DATE: 2/9/17 DRAWN BY: MDB CHECKED BY: MDB

RECEIVED FEB 9 - 2017

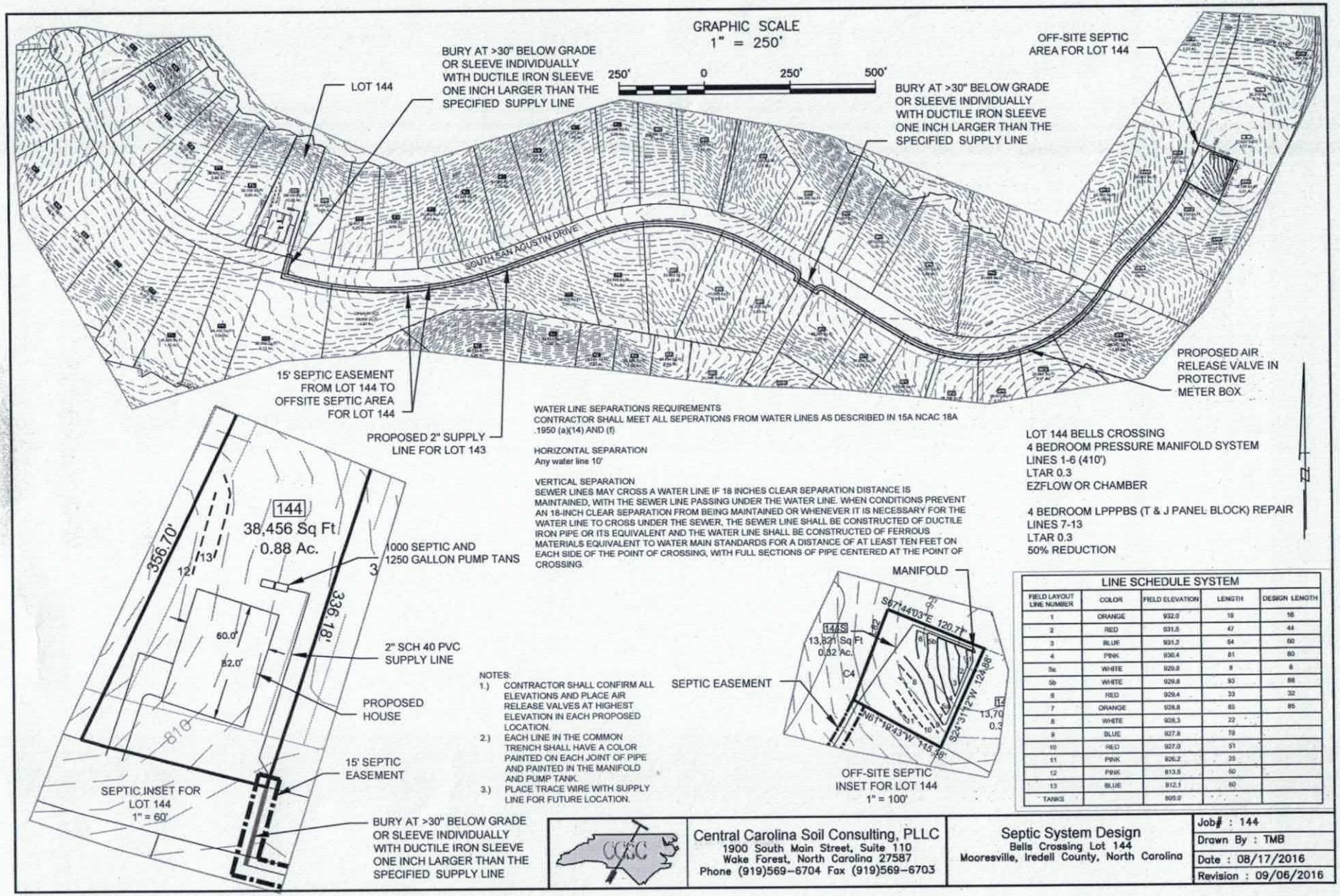
Bells Crossing PH 4 S/D Lot 144

SYSTEM TAP CHART

Approved
MD
2/10/17

	Bench Mark:	0	= 100.00	Manifold elev:	933.00				
	Pump tank elevation:	805.00		Pump elev:	799.60				
line	color	rod read	elevation	length	hole size	flow/tap	gal/day	trench area	LINE LTAR
1,2,3	Orange,Red,Blue	3.60	932.00	120	1/2in SCH 40	7.11	135.54	360	0.3765
4, 5a	Pink, White	5.20	930.40	85	1/2in SCH 80	5.48	104.46	255	0.4097
5b, 6	White,Red	5.80	929.80	120	1/2in SCH 40	7.11	135.54	360	0.3765
7	Orange	6.80	928.80	85	1/2in SCH 80	5.48	104.46	255	0.4097
	P-TANK		805.00						
		total	feet =	410	gal/min =	25.18		LTAR =	0.300
				Des. Flow	480			(ltar + 5%)	0.32
				24 Hour Pump Run=	19.06			(ltar W/ INOV)	0.40
								(ltar + 5%)	0.42

Comments:



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.

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.
3.) PLACE TRACE WIRE WITH SUPPLY LINE FOR FUTURE LOCATION.

LOT 144 BELLS CROSSING
4 BEDROOM PRESSURE MANIFOLD SYSTEM
LINES 1-6 (410')
LTAR 0.3
EZFLOW OR CHAMBER

4 BEDROOM LPPPBS (T & J PANEL BLOCK) REPAIR
LINES 7-13
LTAR 0.3
50% REDUCTION

LINE SCHEDULE SYSTEM

FIELD LAYOUT LINE NUMBER	COLOR	FIELD ELEVATION	LENGTH	DESIGN LENGTH
1	ORANGE	932.0	16	16
2	RED	931.5	47	44
3	BLUE	931.2	64	60
4	PINK	930.4	81	60
5a	WHITE	929.8	8	8
5b	WHITE	929.8	93	88
6	RED	929.4	33	32
7	ORANGE	928.8	85	85
8	WHITE	928.3	22	
9	BLUE	927.8	78	
10	RED	927.0	51	
11	PINK	926.2	25	
12	PINK	813.8	60	
13	BLUE	812.1	60	
TANKS		805.0		

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 144
Mooresville, Iredell County, North Carolina

Job# : 144
Drawn By : TMB
Date : 08/17/2016
Revision : 09/06/2016

Pressure Manifold
Septic System Design

for

Bells Crossing PH 4 S/D Lot 144
Mooresville, North Carolina

Designed by:

Matt Burdette
Central Carolina Soil Consulting, PLLC
Wake Forest, North Carolina

Engineer:

Brian Kraynak, PE
Bateman Civil Survey Company, PA
Apex, North Carolina
BCSC Project #: 120314.144



08/17/2016

8-18-2016

Bells Crossing PH 4 S/D Lot 144

Table of Contents

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Control Panel Specifications ---------- 4
Pump Specifications ---------- 6
Effuent Filter Specifications ---------- 8
Site Plan (System) ---------- 10
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Septic and Pumptank Details ---------- 12
Pressure Mainfold and Trench Details ---------- 13

Bells Crossing PH 4 S/D Lot 144

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 144

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:	3405 ft
Supply Line Diameter:	2 in sch 40pvc
Supply Line Volume:	592.47 gallons
Friction Loss + Fitting Loss:	54.91 ft(supply line length +25% for fittings)
Design Head:	2 ft
Elevation Head:	133.40 ft
Total Head:	190.31 ft
Dose Volume:	200.12 gals
% of Pipe Vol.	.75
Drawdown:	9.18 in @ 21.8 gal/in
Pump Run Time:	7.95 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

#105 Limited Redraw #216978

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)

1. APPLICATION FOR: ___Improvement Permit __/__Authorization To Construct ___ 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:

Applicant Name	Mailing Address	Home Phone #	Alternate Phone #
BCSC	2524 Reliance Ave Apex NC		704-658-8615
Owner Name	Mailing Address	Home Phone #	Alternate Phone #
Meritage Homes			

4. Property Information:

Street Address	Subdivision Name	Section/Phase and Lot Number
312 San Agustine	Bells Crossing	4 / 144

Driving Directions: _____

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

( ) New, Single Family Residence
( ) New, Multi-Family Residence
( ) Expansion of Existing Septic System
(X) Repair To Failing Septic System due to _____
(✓) Other pool in back yard

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)* ( ) 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: _____ 2-9-17
Property owner or owner's legal representative signature (SIGNATURE REQUIRED) DATE

RECEIVED SEP 19 2016

Paid

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)

1. APPLICATION FOR: ___ Improvement Permit ✓ Authorization To Construct ___ 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:**

Applicant Name	Mailing Address	Home Phone #	Alternate Phone #
Robert Rutherberg	11605 N. Community House Rd #250	704-944-8918	
Owner Name	**Mailing Address**	**Home Phone #**	**Alternate Phone #**
Meritage Homes	11605 N. Community House Rd #250	704-944-8901	

4. **Property Information:**

Street Address	Subdivision Name	Section/Phase and Lot Number
312 S. San Agustin Dr.	Bells Crossing	Phase 4/Lot 144

Driving Directions: From I-77 and NC-150, Head west on NC-150 Turn Right onto Perth Rd., Turn Left onto Bellscrossing Drive, Turn Left onto S. San Agustin Drive

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

(✓) New, Single Family Residence
( ) New, Multi-Family Residence
( ) Expansion of Existing Septic System
(X) Repair To Failing Septic System due to ___
( ) 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)* ( ) EXISTING SYSTEM installed ___ *Year*

( ) Alternative ( ) Conventional ( ) Innovative ( ) Modified Conventional (✓) Other Excepted

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

9/19/16
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 144, 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 HEALTH DEPARTMENT *ENVIRONMENTAL HEALTH DIVISION*:

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...**

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

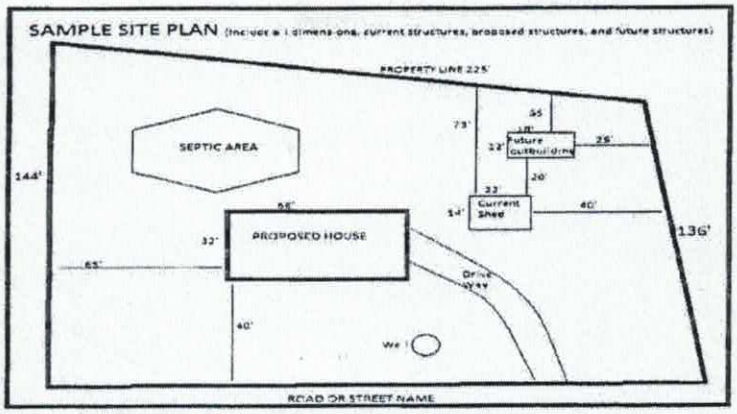
_____ Front and side setbacks from property line... **_____ Preferred driveway location and configuration, preferred well location...**

_____ 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

Please see Attached Plot Plan and IP Documents

Signature: _____

REQUIRED property owner or owner's legal representative signature.

9/19/16

DATE

LINE SCHEDULE

LINE NUMBER	COLOR	FIELD ELEVATION	LENGTH (FT)
1	ORANGE	3.6	16 18
2	RED	4.1	47 46
3	BLUE	4.4	64 58
4	PINK	5.2	81 82
5	WHITE	5.8	101 1
6	RED	6.2	33
7	ORANGE	6.8	85
8	WHITE	7.3	22
9	BLUE	7.8	78
10	RED	8.6	51
11	PINK	9.4	25
			603

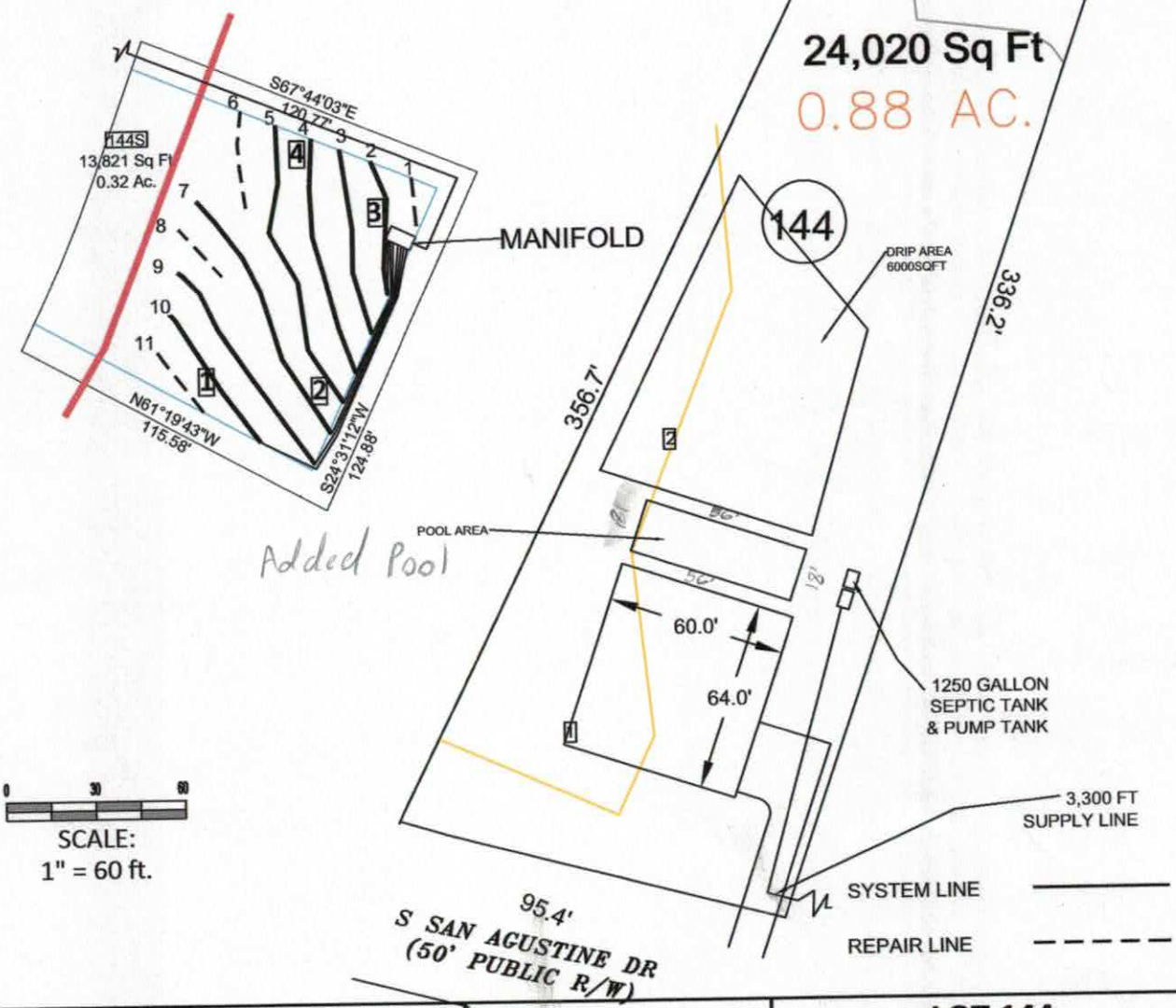
LOT 144 BELLS CROSSING SUBDIVISION

5-BEDROOM PRESSURE MANIFOLD SYSTEM
LINES 2-5 7 9-10 TOTAL 507 LINEAR FEET(USE 500')
EZFLOW OR CHAMBER
24" MAX TRENCH DEPTH
LTAR 0.3
25% REDUCTION

5-BEDROOM PRETREATED DRIP REPAIR
6000SQFT
LTAR 0.1
50% REDUCTION

FOR GENERAL USE NOT A SURVEY
PRELIMINARY NOT FOR CONSTRUCTION

SOIL ANALYSIS AND APPLICATION RATES PROVIDED BY
IREDELL COUNTY HEALTH DEPARTMENT



Added Pool

0 30 60

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 144
BELLS CROSSING SUBDIVISION
MOORESVILLE, NC
IREDELL COUNTY

DATE:1/20/17 DRAWN BY: MDB CHECKED BY: MDB

Ronda Hart

From: Ruthenberg, Robert <Robert.Ruthenberg@meritagehomes.com>
Sent: Monday, September 19, 2016 1:55 PM
To: Ronda Hart; Thomas Shuck
Cc: Price, Robert; Kelly, Jake; steven@batemancivilsurvey.com; mburdette@centralcarolinasoil.com; Smith, Ben
Subject: RE: Bellscrossing Update
Attachments: BC 144 AC Application.pdf

I have made the changes to the plans. Bedroom 3 is becoming a flex space with open casing and will NOT be a bedroom. Please let me know if you have any questions. Thank you

Robert Ruthenberg
Operations Coordinator

Setting the standard for energy-efficient homes(tm)

11605 North Community House Rd.
Calhoun Building Suite 250
Charlotte, NC 28277
O: 704-944-8918 F:704-944-8910
Robert.Ruthenberg@meritagehomes.com | www.meritagehomes.com

-----Original Message-----
From: Ronda Hart [mailto:ronda.hart@co.iredell.nc.us]
Sent: Monday, September 19, 2016 1:45 PM
To: Ruthenberg, Robert; Thomas Shuck
Cc: Price, Robert; Kelly, Jake; steven@batemancivilsurvey.com; mburdette@centralcarolinasoil.com; Smith, Ben
Subject: RE: Bellscrossing Update

The bedrooms on the floor plans need to be 4 or less. Wording that says bedroom "5" needs to be changed or deleted to keep the bedroom count at 4. See page 8 of attachment. Also, page 7 has bedroom 3 marked off in one place, but not in another (is this a bedroom?). Thanks.

Ronda Hart

Environmental Health
610 E. Center Avenue
Mooresville, NC 28115
704-660-3625
Fax 704-662-3239

-----Original Message-----
From: Ruthenberg, Robert [mailto:Robert.Ruthenberg@meritagehomes.com]

Sent: Monday, September 19, 2016 12:41 PM
To: Thomas Shuck
Cc: Price, Robert; Kelly, Jake; steven@batemancivilsurvey.com; mburdette@centralcarolinasoil.com; Smith, Ben; Ronda Hart
Subject: RE: Bellscrossing Update

Ronda should have it but I went ahead and attached it to this email too.

Thank you

Robert Ruthenberg
Operations Coordinator

Setting the standard for energy-efficient homes(tm)

11605 North Community House Rd.
Calhoun Building Suite 250
Charlotte, NC 28277
O: 704-944-8918 F:704-944-8910
Robert.Ruthenberg@meritagehomes.com | www.meritagehomes.com

-----Original Message-----
From: Thomas Shuck [mailto:thomas.shuck@co.iredell.nc.us]
Sent: Monday, September 19, 2016 12:38 PM
To: Ruthenberg, Robert
Cc: Price, Robert; Kelly, Jake; steven@batemancivilsurvey.com; mburdette@centralcarolinasoil.com; Smith, Ben; Ronda Hart
Subject: Re: Bellscrossing Update

Good Afternoon,

I have the AC applications for lots 146 & 132 and will review them ASAP. Not seeing a lot 144 AC application though...? I do have the IP for lot 144 for whenever the AC paperwork is submitted.

-Tom

Sent from my iPhone

> On Sep 19, 2016, at 12:04 PM, Ruthenberg, Robert <Robert.Ruthenberg@meritagehomes.com> wrote:
>
> Good Afternoon,
> I just wanted to keep everyone informed on the Bellscrossing lots that we currently have sold.
>
> Bells 132 and 144 are first priority. Both of these lots have AC application submitted to Ronda Heart.
>
> Bells 146 AC Application will be submitted by 9/20 Bells 143 AC
> Application will be Submitted by 9/20 Bells 159 AC Application will be
> submitted by 9/22 Bells 152 AC Application will be submitted by 9/22
> Bells 164 AC Application will be submitted by 9/22
>
> Please let me know if you have any questions or concerns. That you everyone for your cooperation.

PERC SOIL/SITE EVALUATION DESCRIPTIONS

Approved 8/27/14 MD

Client: Bateman Civil Survey Company, PC

Date Evaluated: Jan-15

Location of site: Bells Crossing Phase 4 Lot 144 offsite area

Water Supply: [ ] Public [ ] Individual [ ] Well [ ] Spring [ ] Other

Evaluation Method: [ ] Auger Boring [X] Pit [ ] Cut

Type of Wastewater: [x] Sewage [ ] Industrial Process [ ] Mixed

PROFILE #	.1940 Landscape Position/ Slope%	Horizon Depth (IN.)	SOIL MORPHOLOGY .1941 .1941 Structure/ Texture	.1941 Consistence Mineralogy	b PROFILE FACTORS .1942 Soil Wetness/ Color	.1943 Soil Depth (IN.)	.1956 Sapro Class	.1944 Restr Horiz	Profile Class & LTAR
1	LS 5%	0-4	W SBK / SCL	FR SS SP	>48 RELIC MOTTLES @ 34"	48	NA	NA	PS 0.3
		4-30	ABK / C	FR SS SP					
		30-48	W SBK / CL	FR SS SP					
2	LS 5%	0-6	W SBK / SCL	FR SS SP	>46	46	NA	NA	PS 0.275
		6-34	ABK / C	FR SS SP					
		34-46	W SBK / CL	FR SS SP					
3	R 5%	0-10	ABK / C	FI SS SP	>48	40	PS	NA	PS 0.3
		10-28	ABK / C	FR SS SP					
		28-40	W SBK / SCL	FR SS SP					
		40-48	SLESS SAP/ L	FR SS SP					
4	R 5%	0-9	ABK / C	FI SS SP	>48	48	NA	NA	PS 0.3
		9-30	ABK / C	FR SS SP					
		30-48	W SBK / CL	FR SS SP					

COMMENTS: Pit 1 saprolite inclusions @ 34". Pit 2 weathered rock @ 34" on one side of pit. Pit 3 upper 10" compacted, saprolite and mica inclusions @ 28". Pit 4 upper 9" compacted, saprolite inclusions @ 30".

Evaluation By: Steven Price

Landscape Position
R-Ridge
SS-Shoulder Slope
LS-Linear Slope
FS-Foot Slope
NS-Nose Slope
HS-Head Slope
CC-Concave Slope
CV-Convex Slope
T-Terrace
FP-Flood Plain

Group	Texture	.1955 LTAR
I	S-Sand LS-Loamy Sand	1.2 - 0.8
II	SL-Sandy Loam L-Loam	0.8 - 0.6
III	SI-Silt SICL-Silty Clay Loam CL-Clay Loam SCL-Sandy Clay Loam	0.6 - 0.3
IV	SC-Sandy Clay SIC-Silty Clay C-Clay	0.4 - 0.1

Structure
SG-Single Grain
M-Massive
CR-Crumb
GR-Granular
SBK-Subangular Blocky
ABK-Angular Blocky
PL-Platy
PR-Prismatic
W-Weak

Consistence Moist
VFR-Very Friable
FR-Friable
FI-Firm
VFI-Very Firm
EFI-Extremely Firm

Consistence Wet
NS-Non-Sticky
SS-Slightly Sticky
S-Sticky
VS-Very Sticky
NP-Non-Plastic
SP-Slightly Plastic
P-Plastic
VP-Very Plastic



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.

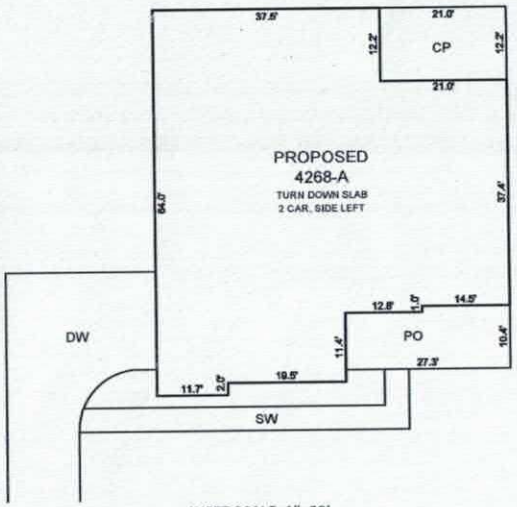
A registered professional engineer must certify that the systems have been installed in accordance with the approved plans and specifications. This certification is based upon periodic observations of construction and a final inspection for design compliance by the certifying engineer or his representative. 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

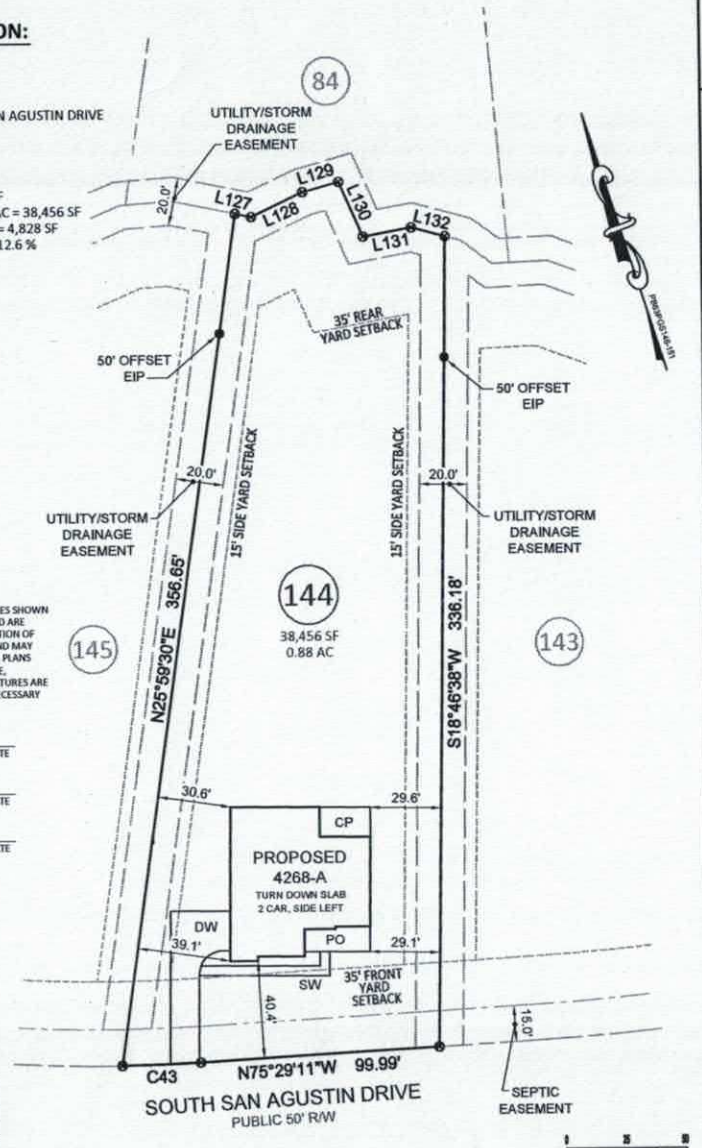
cc: Brian Kraynak, PE, Bateman Civil Survey Company, PA



INSET SCALE: 1"=20'

LOT INFORMATION:

LOT #144
DB: 2012, PG. 2900
PIN: 4639736342
ADDRESS: 312 SOUTH SAN AGUSTIN DRIVE
HOUSE = 3,068 SF
DRIVEWAY = 990 SF
SIDEWALK = 242 SF
PORCH = 272 SF
COVERED PORCH = 256 SF
TOTAL LOT AREA = 0.88 AC = 38,456 SF
PROPOSED IMPERVIOUS = 4,828 SF
PERCENT IMPERVIOUS = 12.6 %



SCALE:
1" = 50 ft.

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' DRAINAGE AND UTILITY EASEMENT ALONG ALL LOT LINES UNLESS SHOWN OTHERWISE.
11. PROPERTY OWNER: MERITAGE HOMES OF THE CAROLINAS INC.
    11605 NORTH COMMUNITY HOUSE ROAD
    CALHOUN BUILDING, STE. 250
    CHARLOTTE, NC 28277

NOTE:

ALL DIMENSIONS, LOCATIONS AND FEATURES SHOWN ON THIS PLOT PLAN ARE APPROXIMATE AND ARE ONLY AN ARTISTS 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

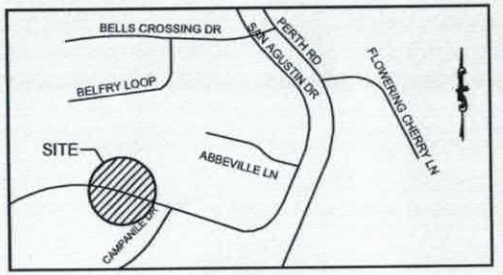
CUSTOMER DATE

MERITAGE REPRESENTATIVE DATE

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C43	32.87'	675.00'	N74°05'28"W	32.87'

LINE TABLE		
LINE	BEARING	LENGTH
L127	S60°37'19"E	6.94'
L128	N82°42'02"E	23.98'
L129	S87°51'12"E	15.59'
L130	S05°49'20"E	25.07'
L131	S82°42'25"E	20.36'
L132	S57°05'56"E	14.53'

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
TP = 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 144
312 SOUTH SAN AGUSTIN DRIVE, MOORESVILLE, NC
DAVIDSON TOWNSHIP, IREDELL COUNTY

DATE: 6/14/16 DRAWN BY: NMW CHECKED BY: SPC

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

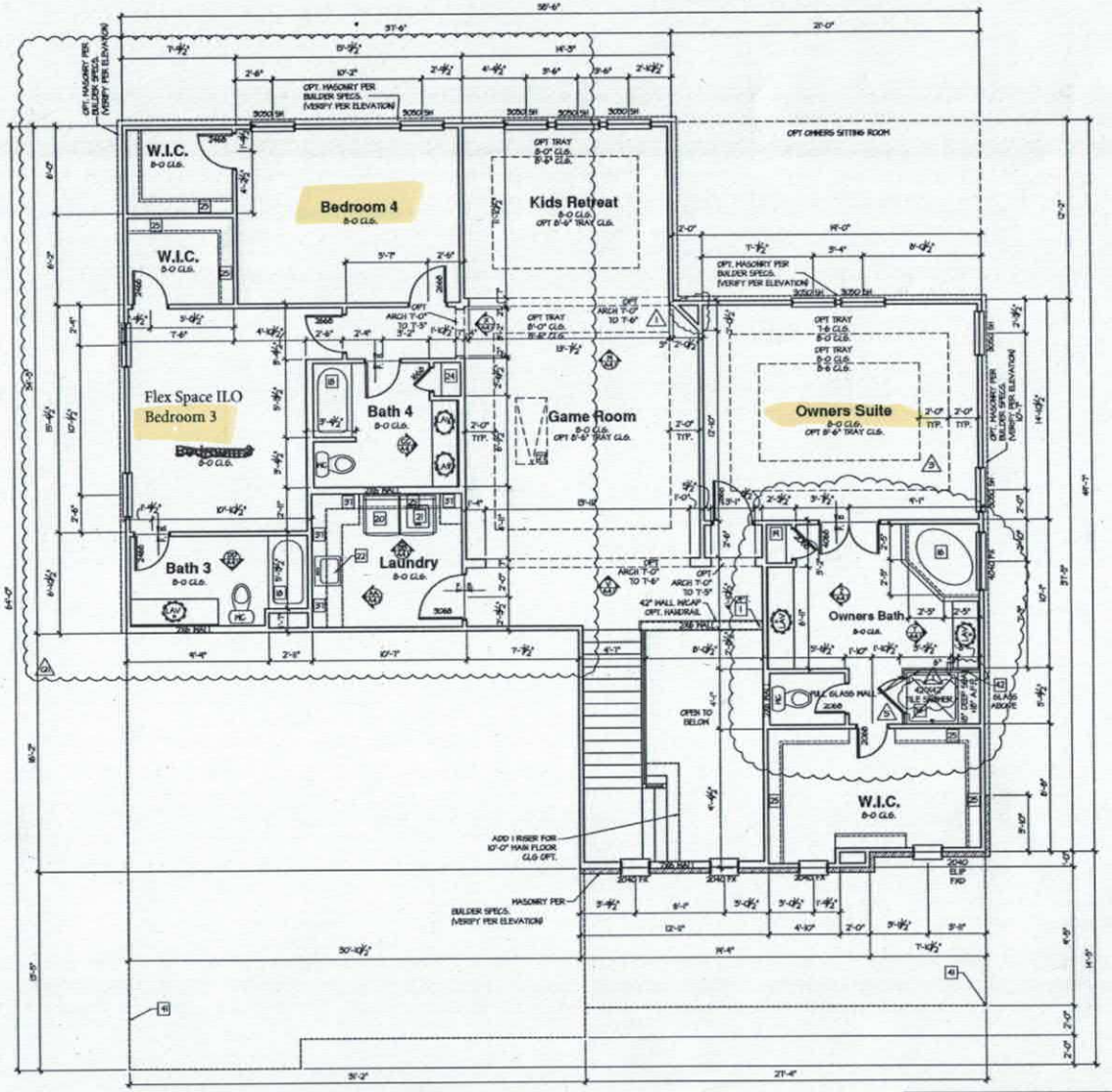
V:\120314 Bells Phase 4\dwg\120314 Bells Ph4 Plat MLS.dwg, 6/14/2016 8:39:20 AM, mwilder

Acknowledgement of Plans Submittal ONLY!

Date 9-20-16

Date 9-22-16





Upper Floor Plan - A\D

ALL EXTERIOR HOUSE WALLS MAY BE OPTIONAL 2X6 STUD WALLS - SEE STRUCTURAL PLANS FOR DETAILS.

FLOOR PLAN NOTES:

(MAIN 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/HANDRAILS ARE TO BE AT A 34" MINIMUM TO 36" MAXIMUM HEIGHT A.F.F. FOR STAIRS AND 36" MINIMUM ON HORIZONTAL GARAGE 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" SUB 2" TO TOP OF DECKING
16. 60"X60" SQUARE TUB
17. 30" X 60" TUB/SHOWER
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 8" ABOVE GARAGE FLOOR FOR WATER HEATER.
24. 5 SHELVES PER BUILDER SPECS.
25. BROOM/LINEN SHELF PER BUILDER SPECS.
26. ATTIC ACCESS (22 1/2"x32" U.N.O.).
27. ATTIC ACCESS W/ STAIRS (25 1/2"x54 1/2").
28. SYPSUM BOARD SOFFITS @ 9'-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/ MOP 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 32" A.F.F.
49. NO HARD LATCH OR LOCKING KNOB

TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYPICAL ROOF CONSTRUCTION.
ASPHALT ROOF SHINGLES

B. TYPICAL FRAME FLOOR CONSTRUCTION.
FINISH FLOORING ON 3/4" T&G/SE & 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.

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

N. BRICK SIDING:
INSTALL 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

JOB NO. 5A1606 PROJ MGR: JF
DRAWN: K. LEE CHECKED: JF

UPPER FLOOR PLAN - ELEVATION A\D

Plan 4268

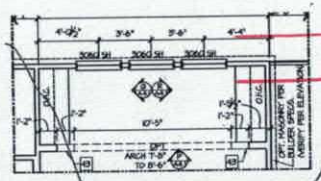
A2.2A\D

Acknowledgement of
Plans Submittal ONLY!

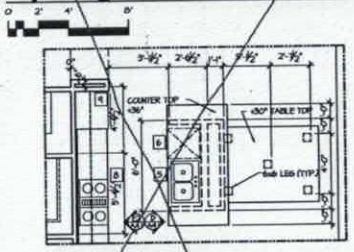
58'6"

Date _____

Date _____

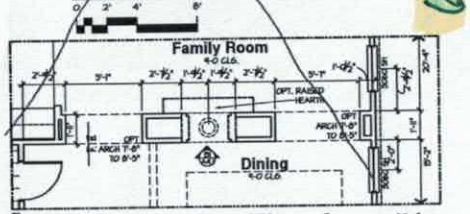


Opt Inglenook Pocket Office

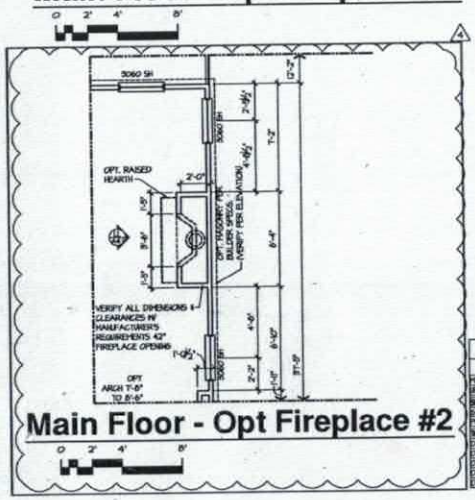


Main Floor
Opt Kitchen Island

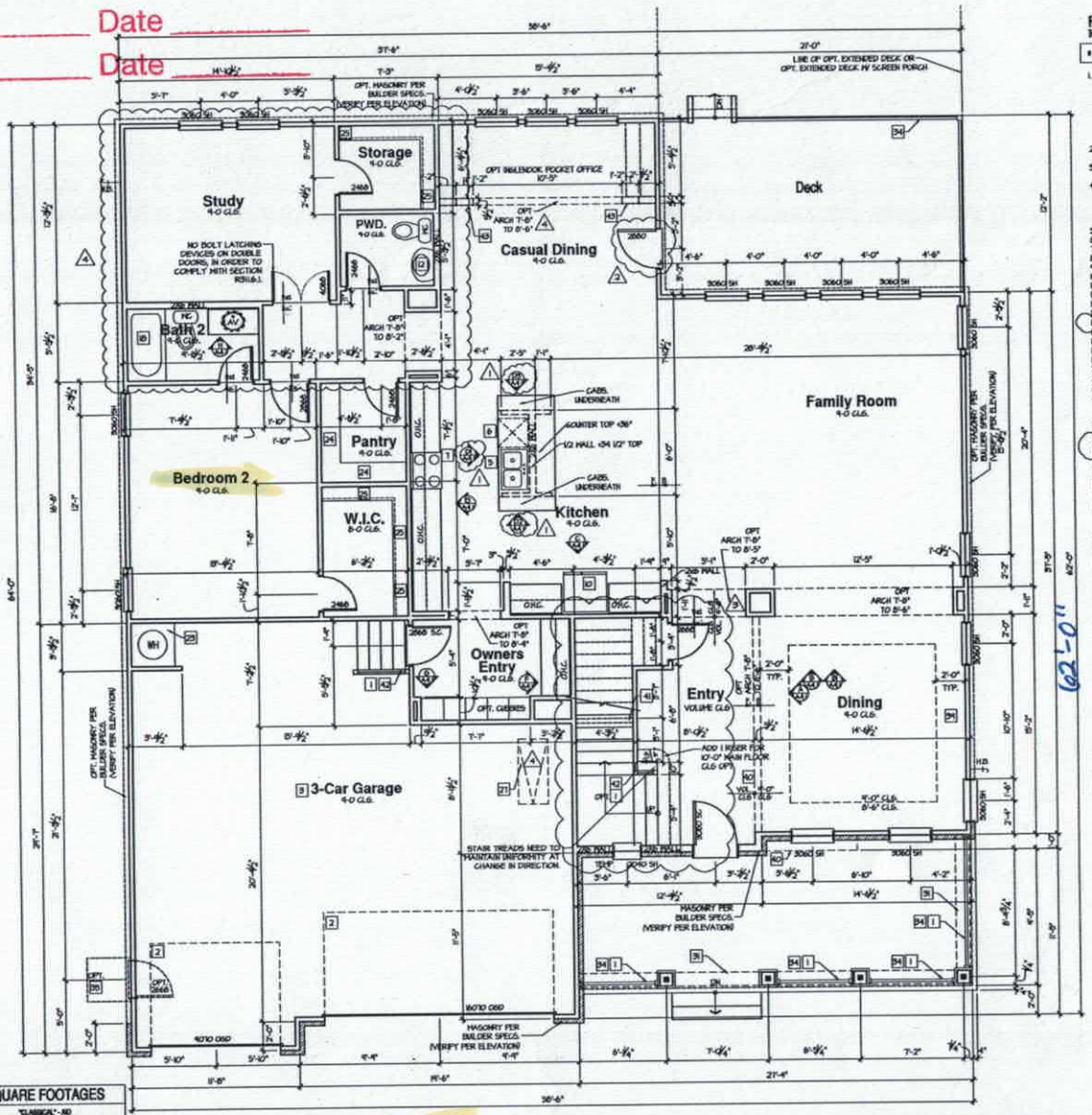
64'-0"



Main Floor - Opt Fireplace #1



Main Floor - Opt Fireplace #2



Main Floor Plan - A\D

ALL EXTERIOR HOUSE WALLS MAY BE OPTIONAL 2X6 STUD WALLS - SEE STRUCTURAL PLANS FOR DETAILS.

SQUARE FOOTAGES "CLASSIC" -50	
MAIN FLOOR	2213
UPPER FLOOR	1945
SUBTOTAL	4158
GARAGE	710
PORCH	212
TOTAL	5080
OPT. SCREENED PORCH	+256
OPT. 3-CAR GARAGE	+251
OPT. OWNERS SITTING ROOM	+256
OPT. FINISHED BASEMENT	+2450
OPT. UNFINISHED BASEMENT	+0

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29. GYPSUM BOARD ARCH @ 7'-2" TO 8'-0".
30. GYPSUM BOARD LOW WALL 36" A.F.F. (U.N.O.) W/ MDF CAP.
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49. NO HARD LATCH OR LOCKING KNOBS

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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 M, C, 3, a.

D. WINDOWS:
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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.bsb-design.com
4601 Westown Parkway, Suite 208
West Des Moines, Iowa 50266
515.273.3601

JOB NO: 8670000 PAGE NUMBER: #
DRAWING #: 01 CHECKED:

MAIN FLOOR PLAN - ELEVATION A\D

Plan 4268
A2.1A\D

Lot 144

IREDELL COUNTY

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

APPLICATION NUMBER
216978
Issue Date: 03/01/2016

ZONING PERMIT

Parcel Number	Street Address	Jurisdiction
4639736342.000	3125 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
.880	35.00	35.00	15.00	15.00	CACL	X

Remarks:

PAID
✓ 70509994 $77.25
✓ 70509996 $500.00
3-3-16

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	61586	TOTAL FEES:	$ 77.25