# 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***

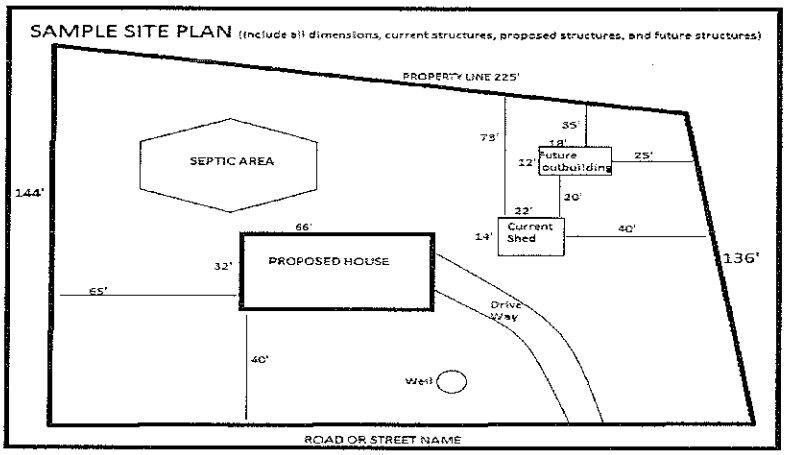
__/__ **Front and side setbacks from property line...** __/__ **Preferred driveway location and configuration, preferred well location...**

__/__ **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**

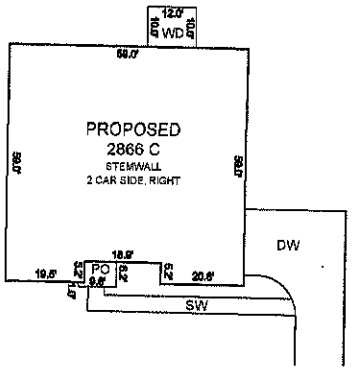
See Attached

**Signature:** Mill Bfill

*REQUIRED* property owner or owner's legal representative signature.

3-2-16

DATE




INSET SCALE: 1"=30'

**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




## NOTES:

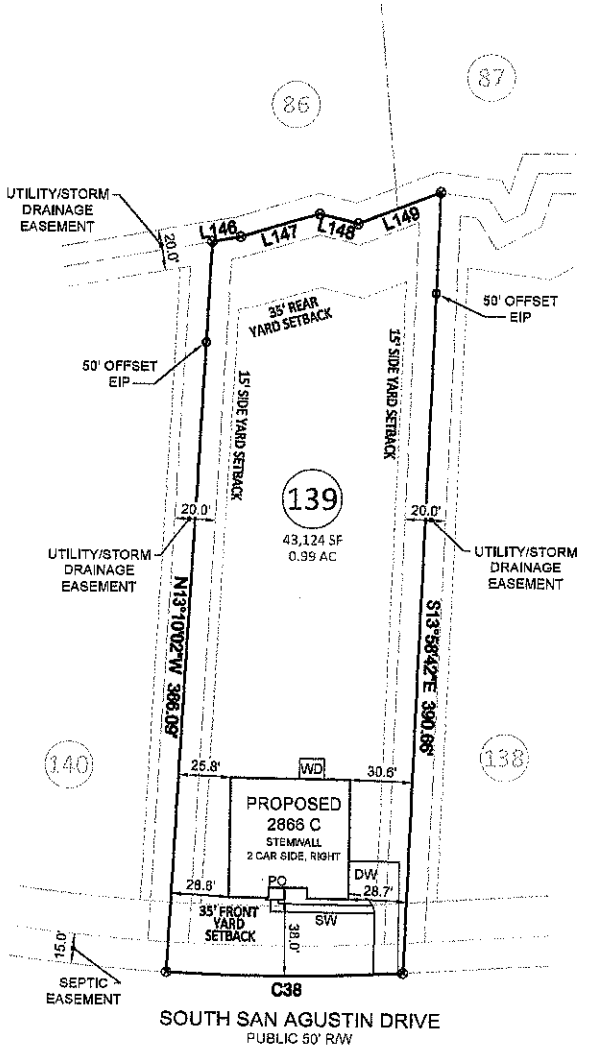
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF 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

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | CHORD BEARING | CHORD |
| C38 | 116.84' | 975.00' | S73°23'54"W | 116.87' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L146 | N83°37'00"E | 14.21' |
| L147 | N87°03'26"E | 40.67' |
| L148 | N87°41'54"E | 19.59' |
| L149 | N52°13'45"E | 43.75' |

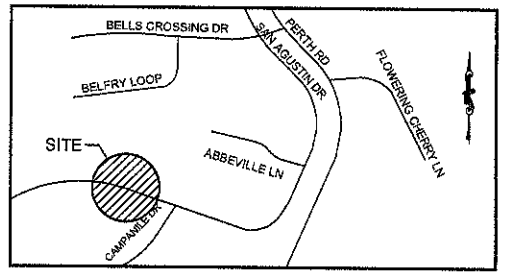
## LOT INFORMATION:

LOT #139
DB: 2187, PG. 1123
PIN: 4639831372
ADDRESS: 282 SOUTH SAN AGUSTIN DRIVE
HOUSE = 3,383 SF
DRIVEWAY = 906 SF
PORCH = 51 SF
SIDEWALK = 212 SF
TOTAL LOT AREA = 0.99 AC = 43,124 SF
PROPOSED IMPERVIOUS = 4,552 SF
PERCENT IMPERVIOUS = 10.6 %




SCALE:
1" = 60 ft.


**Bateman Civil Survey Company**
Engineers • Surveyors • Planners
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www.batemancivilsurvey.com info@batemancivilsurvey.com
NCBELS Firm No. C-2376


**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.

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 - LOT 139

FOR

MeritageHomes

**BELLS CROSSING - PHASE FOUR - LOT 139**
282 SOUTH SAN AGUSTIN DRIVE, MOORESVILLE, NC
DAVIDSON TOWNSHIP, IREDELL COUNTY

DATE: 2/15/16 DRAWN BY: NMW CHECKED BY: SPC

REF: PB 63, PGS. 146-151 BCS# 120314 SCALE: 1" = 60'

Z:\Projects\2012 MCS\120314 Bells Phase 4 and more\dwg\120314 Bells Ph4 Plot MCS.dwg, 2/15/2016 3:07:25 PM, melder