IREDELL COUNTY HEALTH DEPARTMENT

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625 PERMIT # 212194

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

PIN # 4639-83-8094

APPLICANT: BCSC APPLICANT ADDRESS: 2524 Reliance Ave. Apex, NC.

SITE ADDRESS: 243 S. San Agustin Dr. Mooresville, NC PHONE: 704-658-8616 ALT. PHONE:

SITE DIRECTIONS: Perth Rd N from Rt 150 → L on Bells Crossing Dr → L on S. San Agustin Dr → House on left.

SUBDIVISION: Bells Crossing SECTION: 4 LOT # 169 LOT AREA: 0.94 acres DESIGN FLOW: 480 GPD L.T.A.R.: 0.30

Septic Tank	1000	(gal)	STB	2071-10[illegible]	Date		☒ New System	☐ Repair	☐ Expansion	System Type: I II (III) IV V VI	
Pump Tank	—	(gal)	PT	—	Date	—	System Description: 25% Reduction				
Pump Make	—	Model		—	Serial #	—	Repair System Description: LP-PPBPS 50% Reduction				
# Nitrification Fields	1	# Lines	9		Linear Ft:	400'	Maintenance Agreement Required:	☐ YES	☒ NO		
Trench Width	36"	Max. Trench Bottom Depth	24-34"		Gravel Depth	—		☒ GRAVITY	☐ PRESSURE		

☒ Residence	No. Bedrooms	4	Water Supply	
☐ Business	No. Persons	8	☐ Private	
☐ Other	No. Employees		☐ Public	
☒ Slab	☐ Crawl Space		☒ Community	
☐ Basement w/plumbing			☐ Basement w/o plumbing	

Comments / Conditions: Follow all N.C. septic rules. Though 426 l.f. of line has been laid out, only 400 l.f. need be installed. Recommend pumping septic tank every 3-5 years.

Used Infiltrator Plastic ST
Checked upper 3 lines 12/30/16
CHECKED THE REST OF THE SYSTEM 1-4-17 RA

INITIAL SITE SKETCH

See attached drawing from Bateman Civil Survey Company. Dated 12/9/16

AS BUILT SKETCH

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: 12-27-16 Installed by: Carolina Pipe

IMPROVEMENT PERMIT by: Tom Shuck Date: 12/21/16 OPERATION PERMIT by: RA-ELS Date: 1-4-17

AUTHORIZATION TO CONSTRUCT by: Tom Shuck Date: 12/21/16 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	RED	2.7	~~24~~ 26
2	YELLOW	4.1	58 46
3	BLUE	5.3	44 48
4	PINK	6	72
5	RED	7.1	47
6	YELLOW	7.8	71
7	BLUE	8.6	56
8	ORANGE	9.8	34
9	YELLOW	10.4	20
10	PINK	5.7	18
11	ORANGE	7	36
12	BLUE	9	74
13	YELLOW	10.0	72
14	PINK	11.7	74

LOT 169 BELLS CROSSING SUBDIVISION

4-BEDROOM ACCEPTED GRAVITY SYSTEM
LINES 1-9 TOTAL 426 LINEAR FEET (USE 400')
EZFLOW OR CHAMBER
LTAR 0.3
25% REDUCTION
24" MAX TRENCH DEPTH

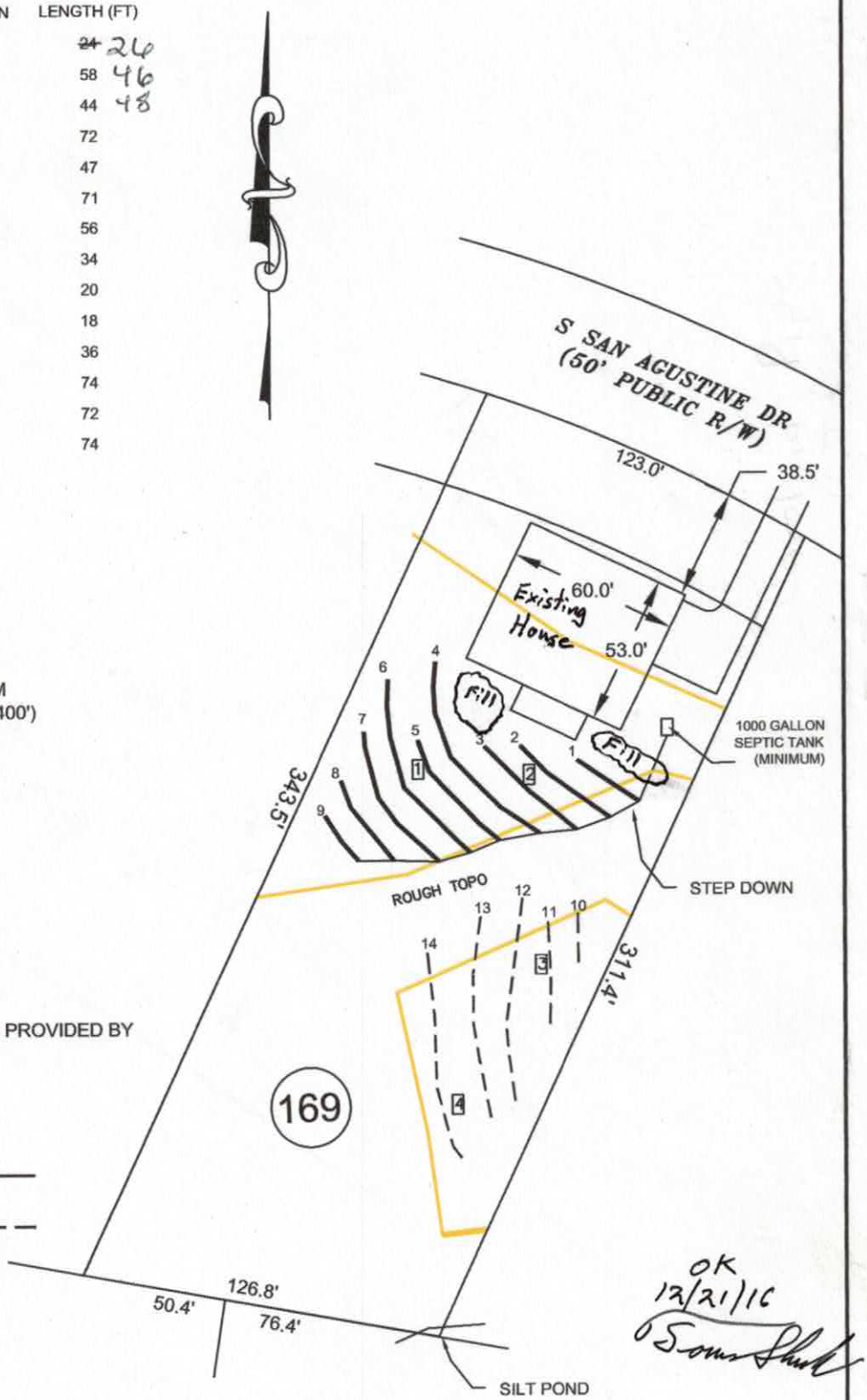
4-BEDROOM PANEL BLOCK REPAIR
LINES 10-14 TOTAL 274 LINEAR FEET
LTAR 0.3
50% REDUCTION

FOR GENERAL USE NOT A SURVEY
PRELIMINARY NOT FOR CONSTRUCTION

SOIL ANALYSIS AND APPLICATION RATES PROVIDED BY
CENTRAL CAROLINA SOIL CONSULTING

SYSTEM LINE ———

REPAIR LINE — — — —



OK
12/21/16

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 169
BELLS CROSSING SUBDIVISION
MOORESVILLE, NC
IREDELL COUNTY

DATE: 12/9/16 DRAWN BY: MDB CHECKED BY: TMB

LINE SCHEDULE

LINE NUMBER	COLOR	FIELD ELEVATION	LENGTH (FT)
1	ORANGE	1.1	19
2	RED	2.7	24
3	YELLOW	4.1	58
4	BLUE	5.3	44
5	PINK	6	72
6	RED	7.1	47
7	YELLOW	7.8	71
8	BLUE	8.6	56
9	ORANGE	9.8	28
10	PINK	5.7	18
11	ORANGE	7	36
12	BLUE	9	74
13	YELLOW	10.0	72
14	PINK	11.7	74

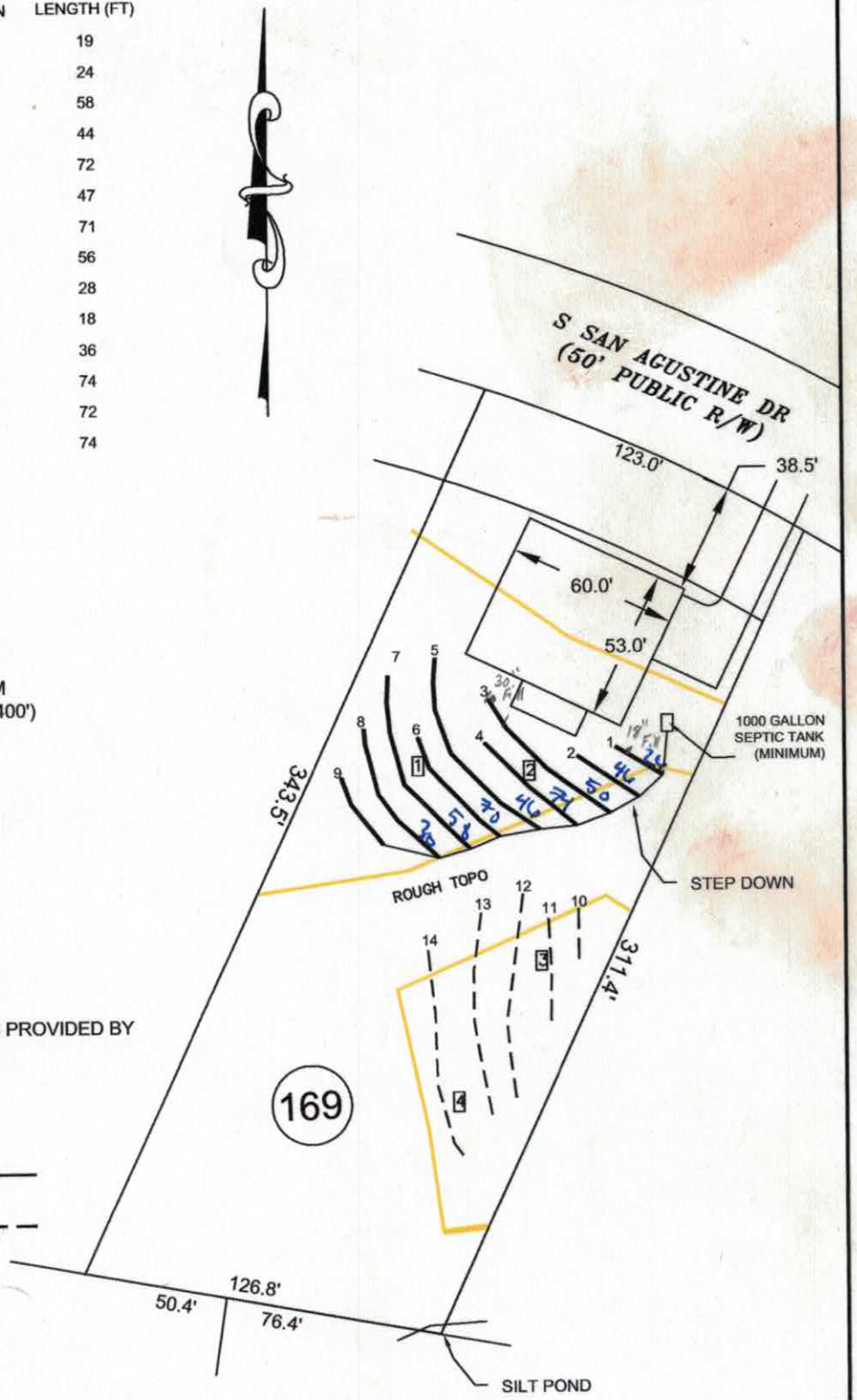
LOT 169 BELLS CROSSING SUBDIVISION

4-BEDROOM ACCEPTED GRAVITY SYSTEM
LINES 1-9 TOTAL 419 LINEAR FEET (USE 400')
EZFLOW OR CHAMBER
LTAR 0.3
25% REDUCTION
24" MAX TRENCH DEPTH

4-BEDROOM PANEL BLOCK REPAIR
LINES 10-14 TOTAL 274 LINEAR FEET
LTAR 0.3
50% REDUCTION

FOR GENERAL USE NOT A SURVEY
PRELIMINARY NOT FOR CONSTRUCTION

SOIL ANALYSIS AND APPLICATION RATES PROVIDED BY
CENTRAL CAROLINA SOIL CONSULTING



SYSTEM LINE ——————

REPAIR LINE — — — — —

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 169
BELLS CROSSING SUBDIVISION
MOORESVILLE, NC
IREDELL COUNTY

DATE: 11/14/16 DRAWN BY: MDB CHECKED BY: TMB

LINE SCHEDULE

LINE NUMBER	COLOR	FIELD ELEVATION	LENGTH (FT)
1	ORANGE	1.1	27
2	RED	2.7	45
3	YELLOW	4.1	62
4	BLUE	5.3	76
5	PINK	6	63
6	RED	7.1	76
7	YELLOW	7.8	73
8	BLUE	8.6	56
9	ORANGE	9.8	28
10	PINK	5.7	18
11	ORANGE	7	36
12	BLUE	9	74
13	YELLOW	10.0	72
14	PINK	11.7	~~84~~ 74

LOT 169 BELLS CROSSING SUBDIVISION

4-BEDROOM INNOVATIVE GRAVITY SYSTEM
SERIAL DISTRIBUTION WITH DROP BOXES
LINES 1-7 TOTAL 422 LINEAR FEET (USE 400')
EZFLOW OR CHAMBER
LTAR 0.3
25% REDUCTION
~~24~~ 36" MAX TRENCH DEPTH

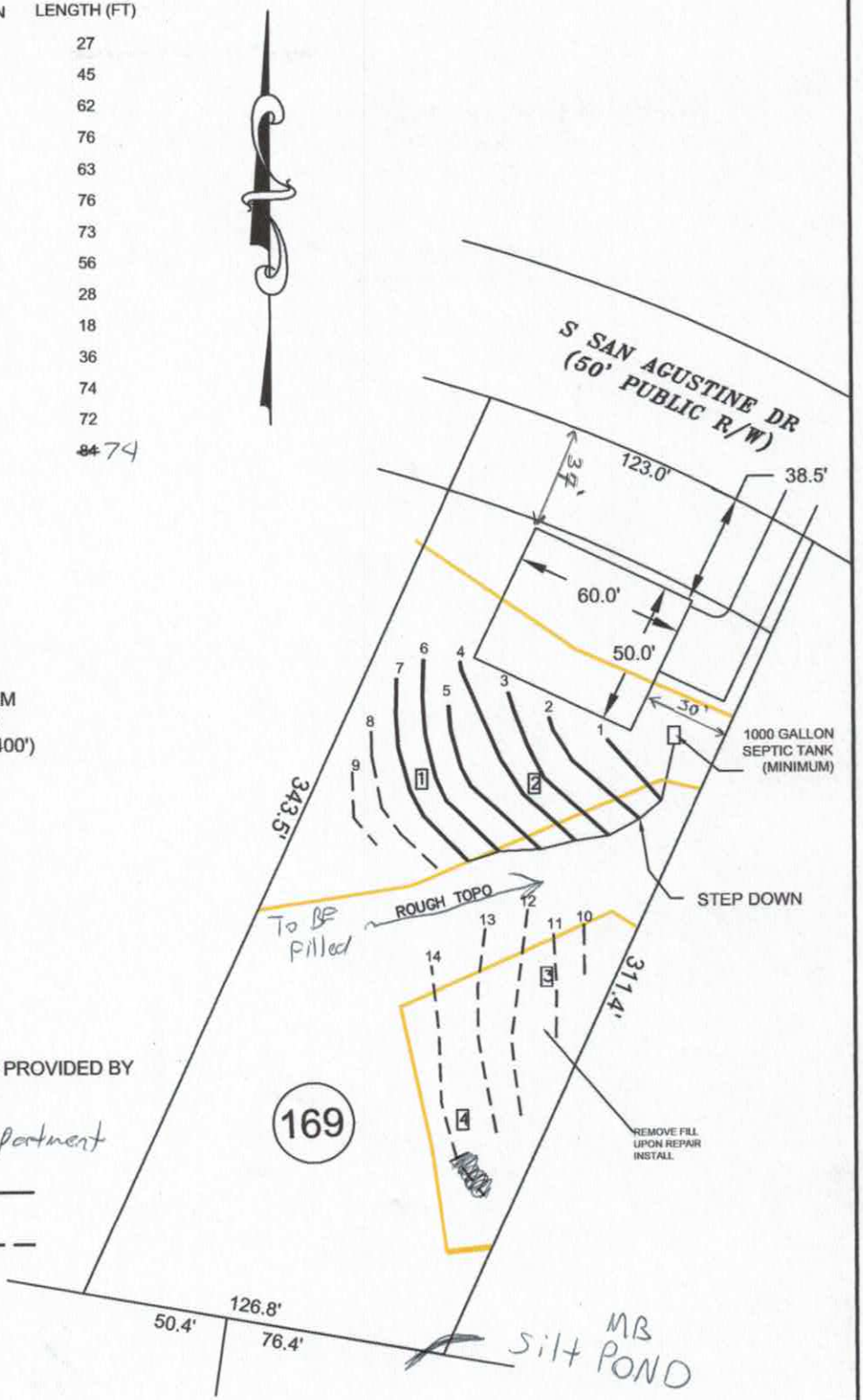
4-BEDROOM PANEL BLOCK REPAIR
LINES 8-14 TOTAL 368 LINEAR FEET
LTAR 0.3
50% REDUCTION

FOR GENERAL USE NOT A SURVEY
PRELIMINARY NOT FOR CONSTRUCTION

SOIL ANALYSIS AND APPLICATION RATES PROVIDED BY
~~CENTRAL CAROLINA SOIL CONSULTING~~
Iredell County Health Department

SYSTEM LINE ———

REPAIR LINE – – – – –



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 169
BELLS CROSSING SUBDIVISION
MOORESVILLE, NC
IREDELL COUNTY

DATE: 4/11/16 DRAWN BY: MDB CHECKED BY: TMB

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

Sheet ____ *of* ____
PROPERTY ID #: _____
COUNTY: _____

SOIL/SITE EVALUATION
for ON-SITE WASTEWATER SYSTEM

(Complete all fields in full)

OWNER: _____ APPLICATION DATE_____
ADDRESS: _____ DATE EVALUATED: _____
PROPOSED FACILITY: 4- Bedroom PROPOSED DESIGN FLOW (.1949): _____ PROPERTY SIZE: _____
LOCATION OF SITE: Bells Crossing, Lot 169 PROPERTY RECORDED: _____

WATER SUPPLY: ☐ Private ☐ **Public** ☐ Well ☐ Spring ☐ Other _____

EVALUATION METHOD: ☐ Auger Boring ☐ **Pit** ☐ Cut TYPE OF WASTEWATER: ☐ **Sewage** ☐ Industrial Process ☐ Mixed

PROFILE #	.1940 LANDSCAPE POSITION/ SLOPE %	HORIZON DEPTH (IN.)	SOIL MORPHOLOGY (.1941)		OTHER PROFILE FACTORS				PROFILE CLASS & LTAR
			.1941 STRUCTURE/ TEXTURE	.1941 CONSISTENCE/ MINERALOGY	.1942 SOIL WETNESS/ COLOR	.1943 SOIL DEPTH	.1956 SAPRO CLASS	.1944 RESTR HORIZ	
1	R, 5%	Bt 0-25	SBK, C	FI, SS, SP	>57	57+			PS .3
		BC 26-44	SBK, CL	FR, SS, SP					
		C 44-57	G, L	VFR, NS, NP					
2	R, 3%	Bt 0-18	SBK, C	FI, SS, SP	7.5YR 8/3 RELICT (18"-38")	50+			PS .3
		Bt2 18-38	SBK, C	FI, SS, SP					
		Bt3 38-50	G, L	FR, NS, NP					
3	R, 4%	A 0-2	GR, L	VFR, NS, NP	>60	60+			PS .35
		Bt1 2-21	SBK, CL	FR, SS, SP					
		Bt2 21-33	SBK, CL	FR, SS, SP					
		Bt3 33-60	SBK, C	FI, SS, SP					
4	LS, 6%	A 0-2	GR, L	VFR, NS, NP	>60	60+			S .3
		Bt1 2-39	SBK, C	FI, SS, SP					
		Bt2 39-52	SBK, SCL	FI, SS, SP					
		Bt3 52-60	SBK, CL	FR, SS, SP					

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

OTHER FACTORS (.1946): _____
SITE CLASSIFICATION (.1948): _____

EVALUATED BY: _____
OTHER(S) PRESENT: _____

COMMENTS: Pit 1: <5% area has diabase rock veins coming into profile. Pit 2: rock in Bt2 (18-38") in one area (10%).

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

Sheet 1 of 2
PROPERTY ID #: 8094
COUNTY: Randall

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

OWNER: Meritage
ADDRESS: — LOT 169
PROPOSED FACILITY: SFR
PROPOSED DESIGN FLOW (.1949): ~~360 GPD~~
LOCATION OF SITE: 243 S. Jon Houston DR Mocksville NC
APPLICATION DATE 3/9/16
DATE EVALUATED: 3/21/16
PROPERTY SIZE: .94 Acre
PROPERTY RECORDED: —

WATER SUPPLY: ☐ Private ☐ Public ☐ Well ☐ Spring ☒ Other Comm.
EVALUATION METHOD: ☐ Auger Boring ☒ Pit ☐ Cut
TYPE OF WASTEWATER: ☒ Sewage ☐ Industrial Process ☐ Mixed

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
1	LS/LL 5%	0-3	BSCL, WSBK	FR, SS, SP	/	48"	F-L INCL 12"-48"	/	.3
		3-25	RC, ABK	" " "					
		25-48	RCL, SBK/WSBK	" " "					
P 2	LS/LL 5%	0-18	RC, SBK	FR, SS, SP	/	48"	F-L-M SAP INCL. 12-48"	/	.3 0"-18" .325 18"-48"
		18-48	RCL, SBK/WSBK	FR, SS, SP					
P 3	LS 9%	0-18	~~FILL~~	~~FR SS SP~~	/	18-57"	F-L SAP 45-57" INCL	/	.3 18-57"
		18-31	BSCL, WSBK	FR, SS, SP					
		31-57	RC, ABK	FR, " " "					
		57-57	RCL, SBK	" " "					
P 4	LS 11%	0-10	BSCL, WSBK	FR, SS, SP	/	54"	F-L SAP INCL 30"-54"	/	.275 0-24" .3 24"-54"
		10-24	RC, ABK	FI, S, P					
		24-36	RC, SBK	FR, SS, SP					
		36-54	RCL, SBK/WSBK	FR, SS, SP					

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	PS	PS
System Type(s)	Approved	Approved
Site LTAR	.3	.275

OTHER FACTORS (.1946): —
SITE CLASSIFICATION (.1948): ~~PS~~
EVALUATED BY: SC
OTHER(S) PRESENT: M. Benfield

COMMENTS:

Re-draw

RECEIVED NOV 18 2016

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 $225.00

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

****

212194

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		7046588616
Applicant Name	**Mailing Address**	**Home Phone #**	**Alternate Phone #**
Mortgage Homes	11605 N Community House Rd Charlotte NC 28217		
Owner Name	**Mailing Address**	**Home Phone #**	**Alternate Phone #**

4. Property Information:

243 S San Agustine	Bells Crossing	4 169
Street Address	**Subdivision Name**	**Section/Phase and Lot Number**

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
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_____

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: _____ 11-15-16

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 69 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

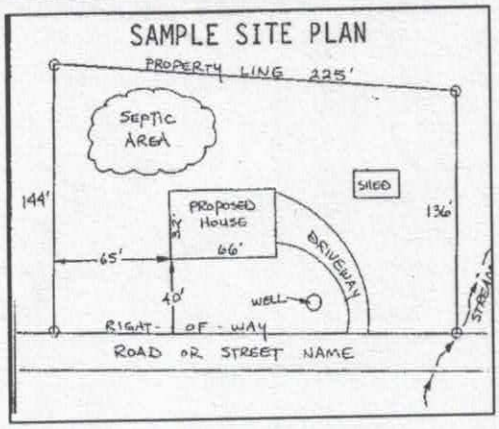
ENVIRONMENTAL HEALTH DIVISION

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

Some House plans as current permit

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

11-15-16
DATE



INSET SCALE: 1"=30'

LOT INFORMATION:

LOT #169
DB: 2187, PG. 1123
PIN: 4639838094
ADDRESS: SAN AGUSTIN DRIVE
TOTAL LOT AREA = 0.94 AC = 41,085 SF
HOUSE = 2,317 SF
PORCH = 125 SF
SIDEWALK = 267 SF
DRIVEWAY = 1,213 SF
PATIO = 120 SF
PROPOSED IMPERVIOUS = 4,042 SF
PERCENT IMPERVIOUS = 9.8 %

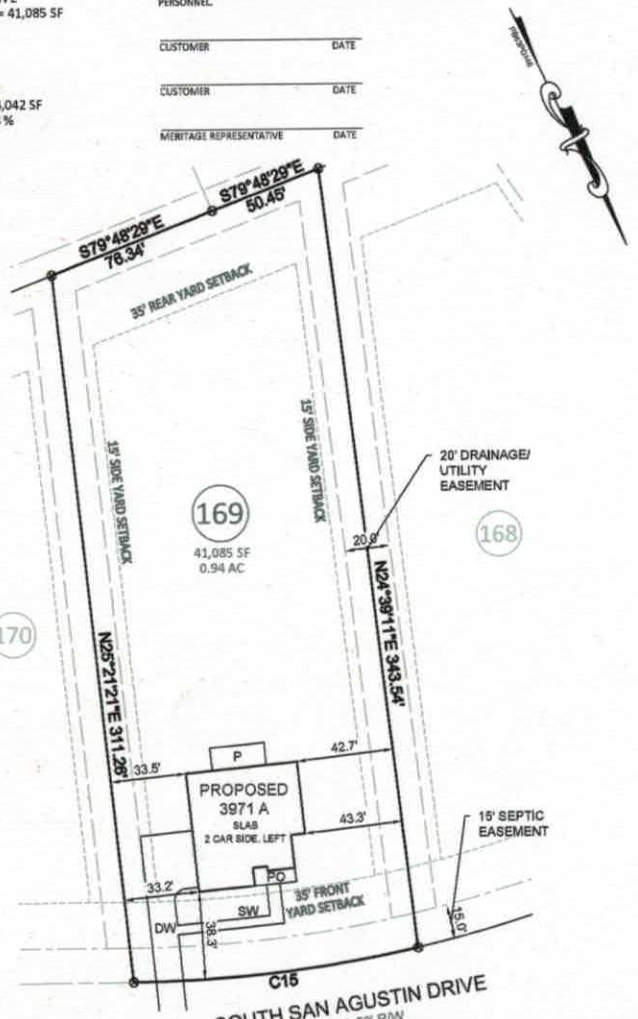
NOTE:

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



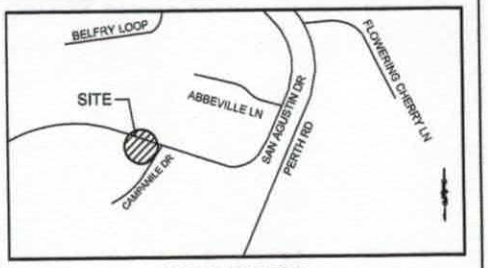
NOTES:

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' 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
C15	126.55'	575.00'	N65°04'19"W	126.59'

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 = 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
= TELEPHONE PEDESTAL
= 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 - LOT 169

FOR

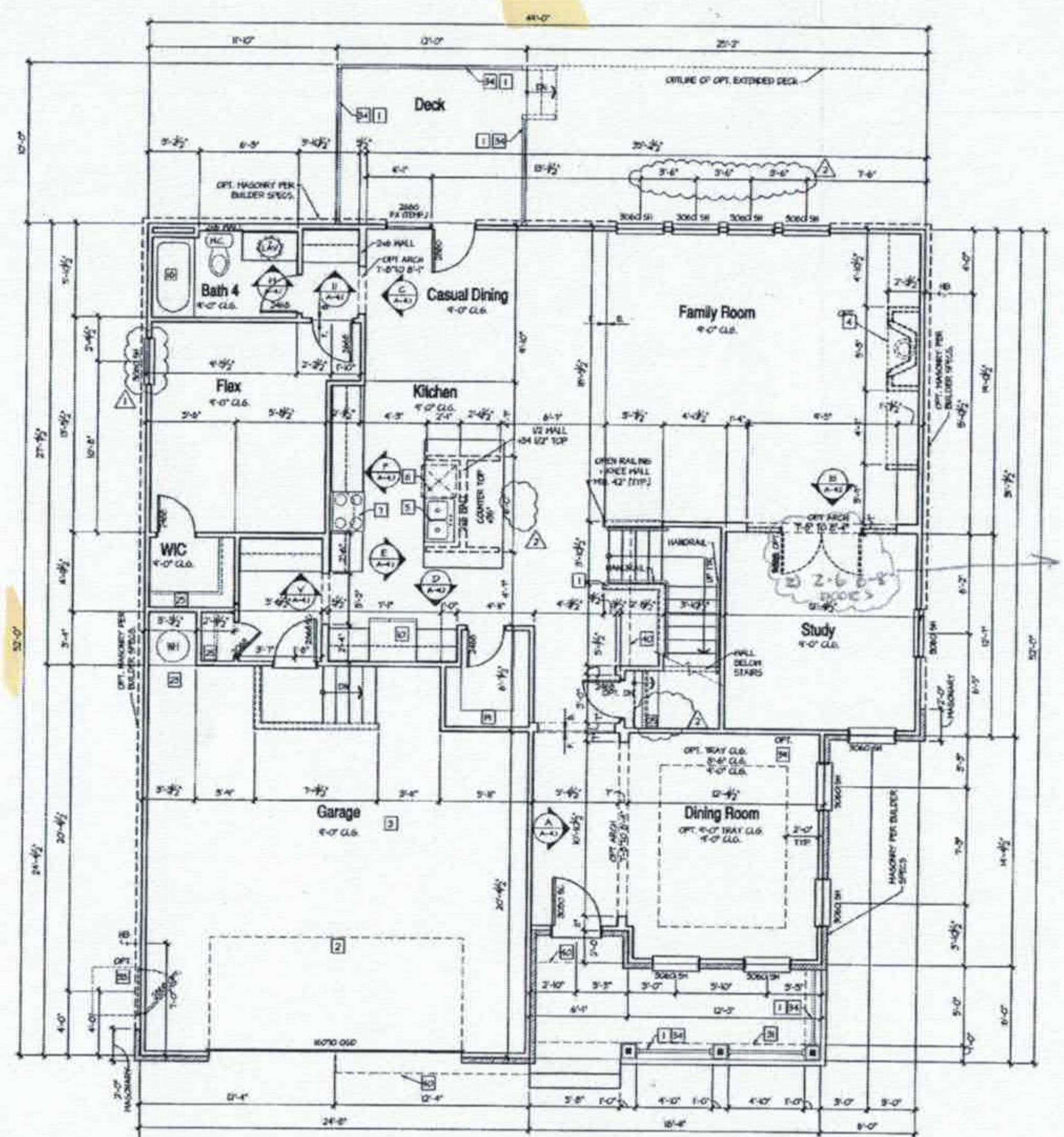
MeritageHomes

BELLS CROSSING - PHASE FOUR - LOT 169
SAN AGUSTIN DRIVE, MOORESVILLE, NC
DAVIDSON TOWNSHIP, IREDELL COUNTY

DATE: 4/20/16 DRAWN BY: DMH CHECKED BY: SPC

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

V:\120314 Bells Phase 4\dwg\120314 Bells Ph4 Plot MLS.dwg, 4/20/2016 7:24:49 AM, dbaxter



62" R/O

Main 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. 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 5.1 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.
L. 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.

FLOOR PLAN NOTES:

\# 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, 38" A.F.F. (U.N.O.) W/ HOP 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. END 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 1/2" A.F.F.

SQUARE FOOTAGES	
A	
MAIN FLOOR	1714
UPPER FLOOR	2252
SUBTOTAL	[illegible]
GARAGE	505
PORCH	122
DECK	120
TOTAL	[illegible]
OPT 3-CAR GARAGE	+228
OPT SINGLE CAR GARAGE	+201
OPT EXTENDED DECK	+120
OPT SCREENED PORCH	+120

ISSUE DATE: 01/17/2014

REVISIONS

CORRECTION:
3060HDH TO FLEX 02/21/2014
SHOWER UPDATE PER CLIENT R/O

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

Meritage Homes

Meritage Homes

BSB DESIGN

MAIN FLOOR PLAN - A

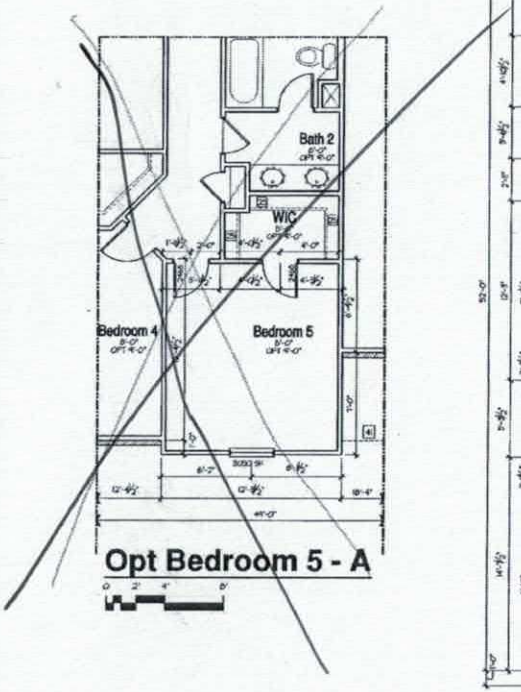
PLAN 249 - 3971

A2.1A

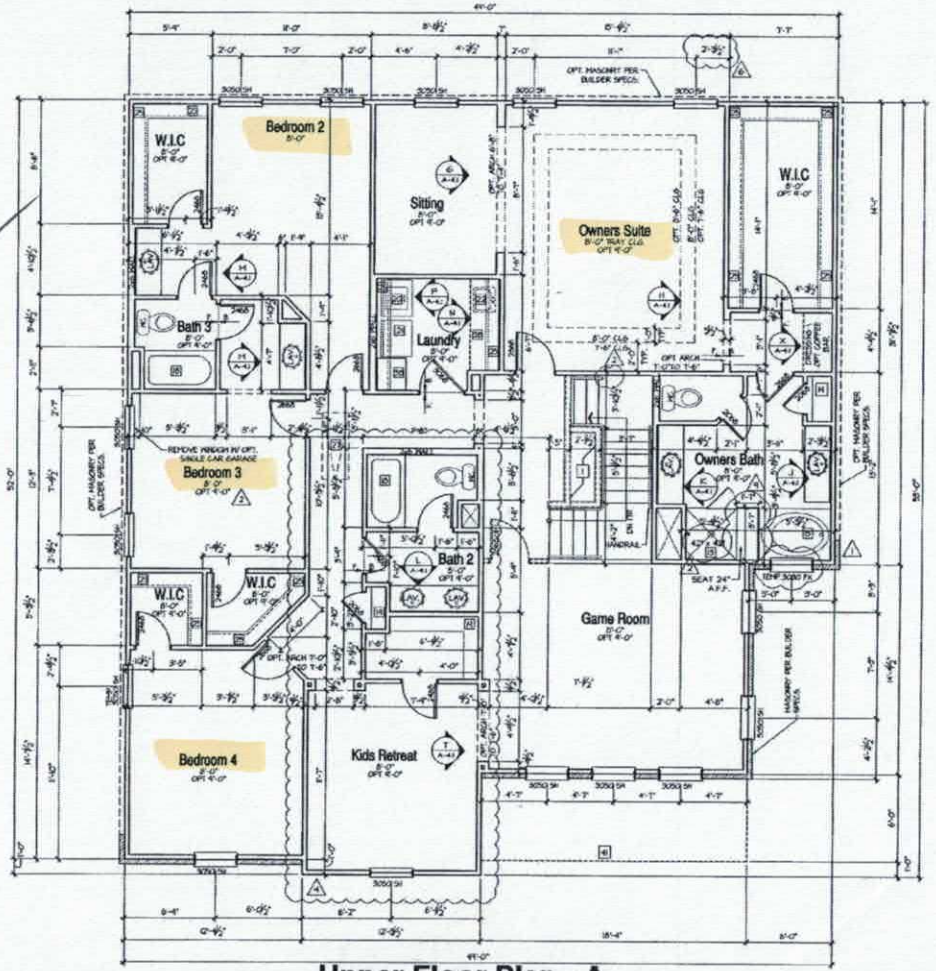
Acknowledgement of Plans Submittal ONLY!

Date 6/27/16

Date 6/27/16



Opt Bedroom 5 - A



Upper Floor Plan - A

FLOOR PLAN NOTES:

1. 9" RAILING / GUARDRAIL IS PROVIDED. ALL RAILING / GUARDRAIL BALUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALUSTERS.
2. LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION.
3. SLOPE GARAGE FLOOR 3/8" 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 8" ABOVE GARAGE FLOOR FOR WATER HEATER
24. 5 SHELVES
25. ROD AND SHELF PER BUILDER SPECS.
26. ATTIC ACCESS (22"x32" R.R.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 LOH WALL 36" A.F.F. (U.N.O.) W/ NEP 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 LOH 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'-0" PER BUILDER SPEC.
40. LINE OF FRAMING ABOVE.
41. LINE OF FRAMING WALL BELOW.
42. 2X4 LOH WALL 42" A.F.F.
43. 2X6 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 32½" A.F.F.

TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYPICAL ROOF CONSTRUCTION.
ASPHALT ROOF SHINGLES

B. TYPICAL FRAME FLOOR CONSTRUCTION.
FINISH FLOORING ON 3/4" T&G/U.E.I. GROOVE FLOOR SHEATHING ON FLOOR TRUSSES OR FLOOR JOISTS AS NOTED ON STRUCTURAL DRAWINGS.

C. SLAB OR 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. CHECK.
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. SMOKE SIDING:
INSTALL PER LOCAL CODE.

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

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

M. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED

N. DECK SIDING:
INSTALL PER LOCAL CODE.

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

ISSUE DATE: 01/17/2014
REVISIONS
4 CORRECTIONS
3 SCHOOLS TO FLR. 04/21/2014
2 PACKET UPDATE PER CLIENT 4/29/14

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

Meritage Homes

Meritage Homes

BSB DESIGN
www.bsbdesign.com
4561 Weston Parkway, Suite 250
West Des Moines, Iowa 50266
515.273.2600

JOB NO. 1501006 PROJ MGR: JF
DRAWN BY: CHECKED: JF

UPPER FLOOR PLAN - A

PLAN 249 - 3971

A2.2A

Acknowledgement of Plans Submittal ONLY!

Tom Shudt Date 6/27/16

Date 6/27/16

Bells Crossing Lot 169 ~~164~~

IREDELL COUNTY

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

APPLICATION NUMBER
212194
Issue Date: 07/28/2015

ZONING PERMIT

Parcel Number	Street Address	Jurisdiction
4639834045.000	243 SOUTH SAN AGUSTIN DRIVE, MOORESVILLE, NC 28117	IREDELL COUNTY

Owner Information	Applicant Information
Owner: MERITAGE HOMES OF NC INC	Applicant: MERITAGE HOMES
Address: 17851 N 85TH ST MOORESVILLE, AZ 85255	Address: 7761 BALLANTYNE COMMONS PKWY SUT CHARLOTTE, NC 28277
Phone:	Phone: 704-944-8903

Use Requested	Zone Code
SFD	RA

Lot Acreage	F Setback	B Setback	L Setback	R Setback	Watershed	Flood Zone
76.003	35.00	35.00	15.00	15.00	CACL	AE

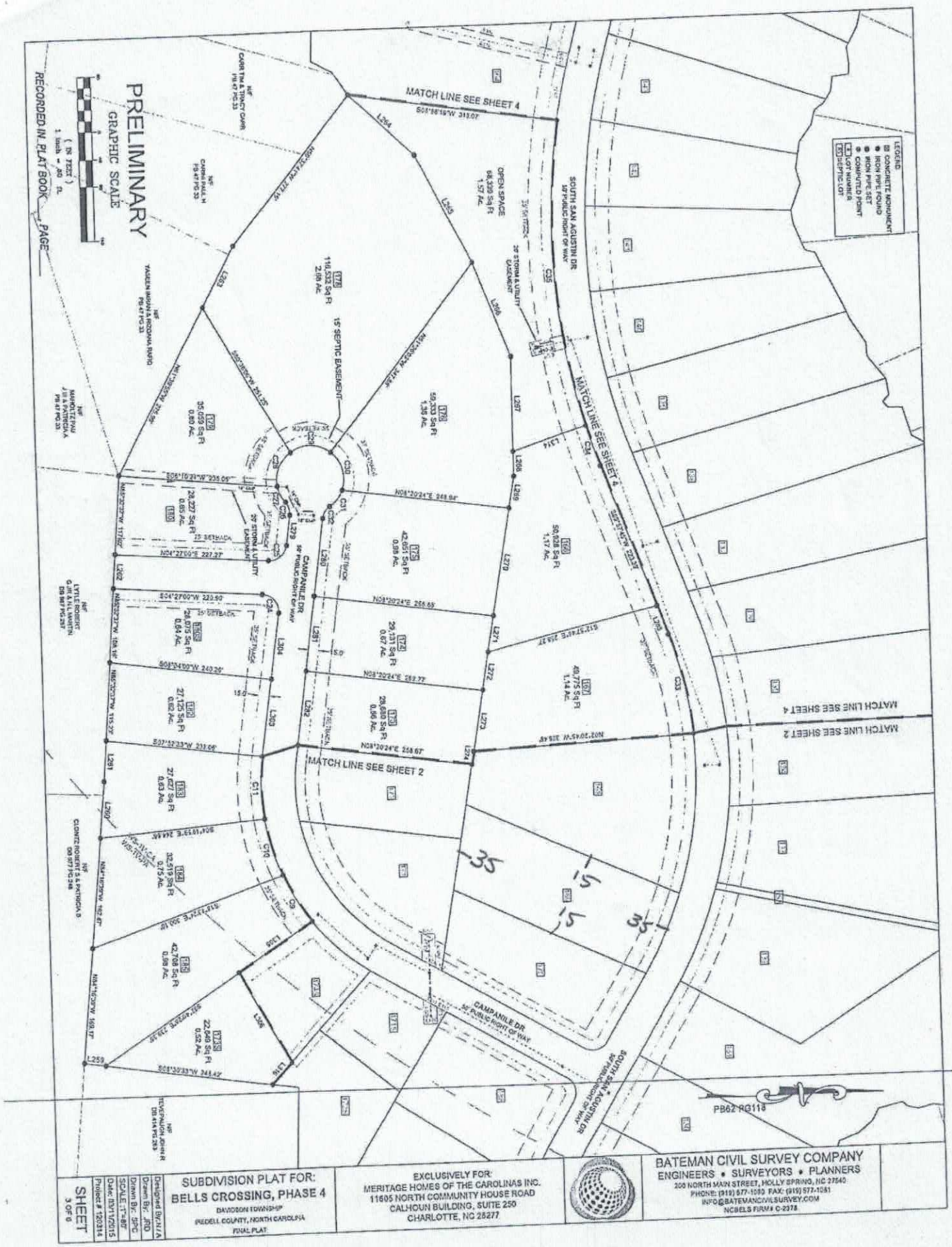
Remarks:

PAID
✓ 1050666 20
8-19-15

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	44904	TOTAL FEES:	$ 77.25



SUBDIVISION PLAT FOR:
BELLS CROSSING, PHASE 4
DAVIDSON TOWNSHIP
IREDELL COUNTY, NORTH CAROLINA
FINAL PLAT

EXCLUSIVELY FOR:
MERITAGE HOMES OF THE CAROLINAS INC.
11605 NORTH COMMUNITY HOUSE ROAD
CALHOUN BUILDING, SUITE 250
CHARLOTTE, NC 28277

BATEMAN CIVIL SURVEY COMPANY
ENGINEERS • SURVEYORS • PLANNERS
209 NORTH MAIN STREET, HOLLY SPRING, NC 27540
PHONE: (919) 577-1080 FAX: (919) 577-1081
INFO@BATEMANCIVILSURVEY.COM
NCBELS FIRM # C-2378

Designed By: N/A
Drawn By: JRD
Drawn By: SPC
SCALE: 1"=60'
Date: 05/11/2015
Project # 120314

SHEET
3 OF 6