IREDELL COUNTY HEALTH DEPARTMENT

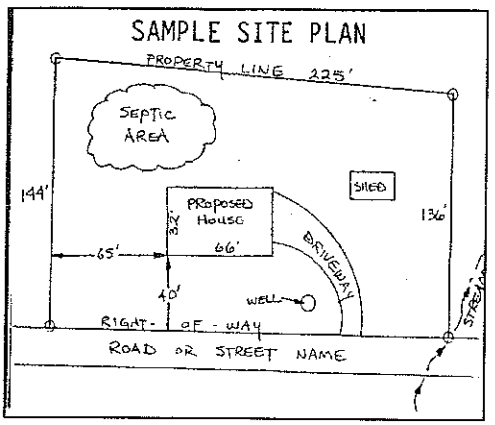
ENVIRONMENTAL HEALTH DIVISION

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:

(X) Property Line measurements are clearly identified
(X) All proposed structures are indicated
(X) Front and side setbacks from property line
(X) Preferred driveway location and 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:

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

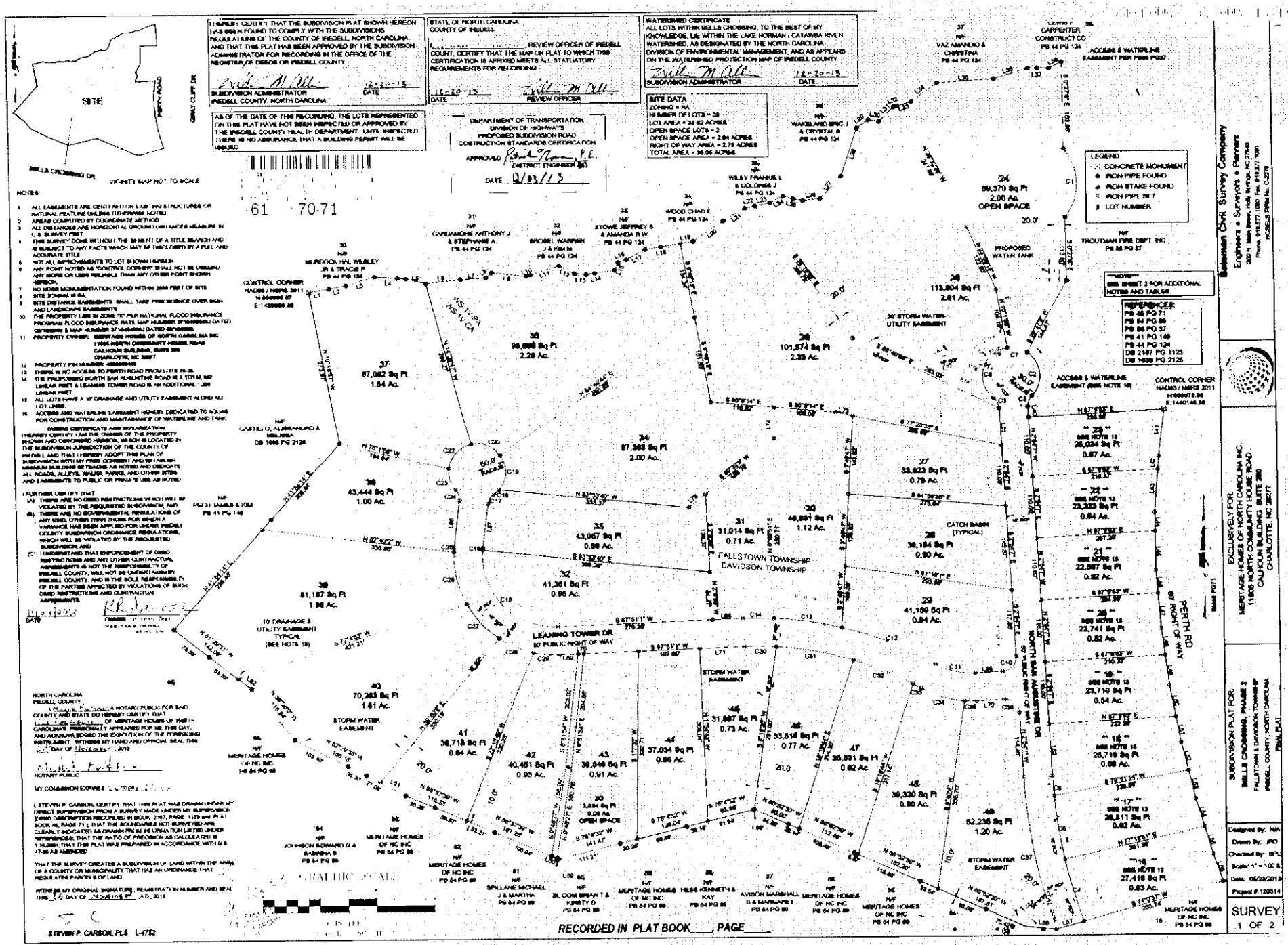
USE THIS SPACE TO DRAW YOUR SITE PLAN

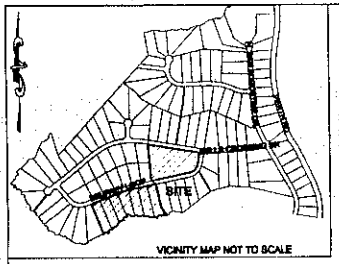
Show: proposed house or business footprint, wells, water lines, patios, pools and decks, and any other item that will occupy space on the site

See Attached

Signature: [signature] 12-10-14

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


SITE
PERTH ROAD
GRAY CLIFF DR
BELLS CROSSING DR
VICINITY MAP NOT TO SCALE
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF IREDELL, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE SUBDIVISION ADMINISTRATOR FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF IREDELL COUNTY.
SUBDIVISION ADMINISTRATOR
IREDELL COUNTY, NORTH CAROLINA
DATE
STATE OF NORTH CAROLINA
COUNTY OF IREDELL
REVIEW OFFICER OF IREDELL COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
REVIEW OFFICER
DATE
WATERSHED CERTIFICATE
ALL LOTS WITHIN BELLS CROSSING, TO THE BEST OF MY KNOWLEDGE, LIE WITHIN THE LAKE NORMAN / CATAWBA RIVER WATERSHED, AS DESIGNATED BY THE NORTH CAROLINA DIVISION OF ENVIRONMENTAL MANAGEMENT, AND AS APPEARS ON THE WATERSHED PROTECTION MAP OF IREDELL COUNTY
SUBDIVISION ADMINISTRATOR
DATE
AS OF THE DATE OF THIS RECORDING, THE LOTS REPRESENTED ON THIS PLAT HAVE NOT BEEN INSPECTED OR APPROVED BY THE IREDELL COUNTY HEALTH DEPARTMENT. UNTIL INSPECTED THERE IS NO ASSURANCE THAT A BUILDING PERMIT WILL BE ISSUED
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED
DISTRICT ENGINEER
DATE
SITE DATA
ZONING = RA
NUMBER OF LOTS = 38
LOT AREA = 33.62 ACRES
OPEN SPACE LOTS = 2
OPEN SPACE AREA = 2.64 ACRES
RIGHT OF WAY AREA = 2.79 ACRES
TOTAL AREA = 39.06 ACRES
LEGEND
CONCRETE MONUMENT
IRON PIPE FOUND
IRON STAKE FOUND
IRON PIPE SET
LOT NUMBER
NOTES
1 ALL EASEMENTS ARE CENTERED ON LISTED STRUCTURES OR NATURAL FEATURE UNLESS OTHERWISE NOTED
2 AREAS COMPUTED BY COORDINATE METHOD
3 ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES MEASURE IN U.S. SURVEY FEET
4 THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE
5 NOT ALL IMPROVEMENTS TO LOT SHOWN HEREON
6 ANY POINT NOTED AS "CONTROL CORNER" SHALL NOT BE DISTURBED ANY MORE OR LESS RELIABLE THAN ANY OTHER POINT SHOWN HEREON.
7 NO HOUSE MONUMENTATION FOUND WITHIN 2000 FEET OF SITE
8 SITE ZONING IS RA
9 SITE DISTANCE EASEMENTS SHALL TAKE PRECEDENCE OVER SIGN AND LANDSCAPE EASEMENTS
10 THE PROPERTY LIES IN ZONE "X" PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER [illegible] DATED [illegible] & MAP NUMBER [illegible] DATED [illegible]
11 PROPERTY OWNER: MERITAGE HOMES OF NORTH CAROLINA INC. 11605 NORTH COMMUNITY HOUSE ROAD CALHOUN BUILDING, SUITE 280 CHARLOTTE, NC 28277
12 PROPERTY PIN NUMBER: [illegible]
13 THERE IS NO ACCESS TO PERTH ROAD FROM LOTS 16-38.
14 THE PROPOSED NORTH SAN ALBERTINE ROAD IS A TOTAL 957 LINEAR FEET & LEANING TOWER ROAD IS AN ADDITIONAL 1,284 LINEAR FEET.
15 ALL LOTS HAVE A 10' DRAINAGE AND UTILITY EASEMENT ALONG ALL LOT LINES.
16 ACCESS AND WATERLINE EASEMENT HEREBY DEDICATED TO AQUA FOR CONSTRUCTION AND MAINTENANCE OF WATERLINE AND TANK.
OWNERS CERTIFICATE AND NOTARIZATION
I HEREBY CERTIFY I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF IREDELL AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND ESTABLISH MINIMUM BUILDING SETBACKS AS NOTED AND DEDICATE ALL ROADS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED
I FURTHER CERTIFY THAT
(A) THERE ARE NO DEED RESTRICTIONS WHICH WILL BE VIOLATED BY THE REQUESTED SUBDIVISION, AND
(B) THERE ARE NO ENVIRONMENTAL REGULATIONS OF ANY KIND, OTHER THAN THOSE FOR WHICH A VARIANCE HAS BEEN APPLIED FOR UNDER IREDELL COUNTY SUBDIVISION ORDINANCE REGULATIONS, WHICH WILL BE VIOLATED BY THE REQUESTED SUBDIVISION, AND
(C) I UNDERSTAND THAT ENFORCEMENT OF DEED RESTRICTIONS AND ANY OTHER CONTRACTUAL AGREEMENTS IS NOT THE RESPONSIBILITY OF IREDELL COUNTY, WILL NOT BE UNDERTAKEN BY IREDELL COUNTY, AND IS THE SOLE RESPONSIBILITY OF THE PARTIES AFFECTED BY VIOLATIONS OF SUCH DEED RESTRICTIONS AND CONTRACTUAL AGREEMENTS.
OWNER
DATE
NORTH CAROLINA
IREDELL COUNTY
I, [illegible], A NOTARY PUBLIC FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT [illegible] OF MERITAGE HOMES OF NORTH CAROLINA PERSONALLY APPEARED FOR ME THIS DAY, AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THIS [illegible] DAY OF [illegible], 2013
NOTARY PUBLIC
MY COMMISSION EXPIRES [illegible]
I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 2167, PAGE 1125 AND PLAT BOOK 46, PAGE 71); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION LISTED UNDER REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED
THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS [illegible] DAY OF [illegible], A.D., 2013
STEVEN P. CARSON, PLS L-4752
GRAPHIC SCALE
RECORDED IN PLAT BOOK___, PAGE___
61 70-71
CONTROL CORNER NADB3 / NSRS 2011 N:1439999.97 E:1439999.99
CONTROL CORNER NADB3 / NSRS 2011 N:1440678.99 E:1440146.39
PROPOSED WATER TANK
30' STORM WATER UTILITY EASEMENT
ACCESS & WATERLINE EASEMENT PER PB85 PG87
ACCESS & WATERLINE EASEMENT (SEE NOTE 16)
CATCH BASIN (TYPICAL)
10' DRAINAGE & UTILITY EASEMENT TYPICAL (SEE NOTE 15)
LEANING TOWER DR 50' PUBLIC RIGHT OF WAY
NORTH SAN ALBERTINE DR 50' PUBLIC RIGHT OF WAY
PERTH RD 80' RIGHT OF WAY
STORM WATER EASEMENT
FALLSTOWN TOWNSHIP
DAVIDSON TOWNSHIP
24 89,379 Sq Ft 2.06 Ac. OPEN SPACE
25 113,804 Sq Ft 2.61 Ac.
26 101,574 Sq Ft 2.33 Ac.
27 33,823 Sq Ft 0.78 Ac.
28 38,184 Sq Ft 0.88 Ac.
29 41,199 Sq Ft 0.94 Ac.
30 48,891 Sq Ft 1.12 Ac.
31 31,014 Sq Ft 0.71 Ac.
32 41,361 Sq Ft 0.95 Ac.
33 43,057 Sq Ft 0.99 Ac.
34 87,393 Sq Ft 2.00 Ac.
35 96,866 Sq Ft 2.22 Ac.
36 43,444 Sq Ft 1.00 Ac.
37 67,082 Sq Ft 1.54 Ac.
38 81,187 Sq Ft 1.86 Ac.
39 70,263 Sq Ft 1.61 Ac.
40 36,718 Sq Ft 0.84 Ac.
41 40,461 Sq Ft 0.93 Ac.
42 39,646 Sq Ft 0.91 Ac.
43 1,884 Sq Ft 0.06 Ac. OPEN SPACE
44 37,034 Sq Ft 0.85 Ac.
45 31,887 Sq Ft 0.73 Ac.
46 33,816 Sq Ft 0.77 Ac.
47 35,891 Sq Ft 0.82 Ac.
48 36,330 Sq Ft 0.80 Ac.
49 52,236 Sq Ft 1.20 Ac.
** 20 ** 26,034 Sq Ft 0.87 Ac.
** 22 ** 25,323 Sq Ft 0.84 Ac.
** 21 ** 22,987 Sq Ft 0.82 Ac.
** 20 ** 22,741 Sq Ft 0.82 Ac.
** 19 ** 23,710 Sq Ft 0.84 Ac.
** 16 ** 26,719 Sq Ft 0.88 Ac.
** 17 ** 26,511 Sq Ft 0.82 Ac.
** 18 ** 27,416 Sq Ft 0.83 Ac.
NOTE SEE SHEET 2 FOR ADDITIONAL NOTES AND TABLES.
REFERENCES:
PB 46 PG 71
PB 84 PG 88
PB 86 PG 37
PB 41 PG 148
PB 44 PG 124
DB 2167 PG 1123
DB 1699 PG 2126
MURDOCK HAL WESLEY PB 44 PG 134
CARDAMONE ANTHONY J & STEPHANIE A PB 44 PG 124
BRODELL WARREN J & KIM M PB 44 PG 134
STOWE JEFFREY S & AMANDA R W PB 44 PG 134
WOOD CHAD E PB 44 PG 134
WILEY FRANKIE L & DOLORES J PB 44 PG 134
VAZ AMANDIO & CHRISTINA PB 44 PG 134
CARPENTER CONSTRUCT CO PB 44 PG 124
TROUTMAN FIRE DEPT. INC PB 86 PG 37
CASTILLO, ALMANDRO & MELISSA DB 1699 PG 2126
PSCH JAMES & KIM PB 41 PG 148
MERITAGE HOMES OF NC INC PB 84 PG 88
JOHNSON EDWARD G & SABRINA B PB 84 PG 88
SPILLANE MICHAEL J & MARTHA PB 84 PG 88
BLOOM BRIAN T & KINSEY O PB 84 PG 88
HEBB KENNETH & KAY PB 84 PG 88
AVISON MARSHALL B & MARGARET PB 84 PG 88
Bateman Civil Survey Company
Engineers • Surveyors • Planners
251 N. Main Street, Mooresville, NC 28115
Phone: 704.663.4187 / (800) Toll Free: 877.627.1001
NCBELS Firm No. C-2879
EXCLUSIVELY FOR:
MERITAGE HOMES OF NORTH CAROLINA INC.
11605 NORTH COMMUNITY HOUSE ROAD
CALHOUN BUILDING, SUITE 280
CHARLOTTE, NC 28277
SUBDIVISION PLAT FOR:
BELLS CROSSING, PHASE 2
FALLSTOWN & DAVIDSON TOWNSHIP
IREDELL COUNTY, NORTH CAROLINA
FINAL PLAT
Designed By: NA
Drawn By: JRD
Checked By: SPC
Scale: 1" = 100 ft.
Date: 06/23/2013
Project #:120314
SURVEY
1 OF 2



VICINITY MAP NOT TO SCALE

CERTIFICATE OF APPROVAL
I, HEREBY CERTIFY THAT THIS PLAT FOR RECORDATION IS AN EXCEPTION TO THE SUBDIVISION ORDINANCE OF IREDELL COUNTY, NORTH CAROLINA.

SUBDIVISION ADMINISTRATOR — DATE
IREDELL COUNTY, NORTH CAROLINA

NOTE:
THE SOLE PURPOSE OF THIS PLAT IS TO CREATE SEPTIC FIELD EASEMENTS (SFE) FOR LOTS 86, 87, 89, 90, 91, 92, & 93 AND TO CREATE AN ACCESS EASEMENT FOR SAID LOTS. ALL OTHER EASEMENTS, CERTIFICATIONS, NOTES, AND DISCLAIMER STATEMENTS CAN BE FOUND ON BOOK OF MAPS 54 PAGE 89-91.

AS OF THE DATE OF THIS RECORDING, THE LOTS REPRESENTED ON THIS PLAT HAVE NOT BEEN INSPECTED OR APPROVED BY THE IREDELL COUNTY HEALTH DEPARTMENT. UNTIL INSPECTED THERE IS NO ASSURANCE THAT A BUILDING PERMIT WILL BE ISSUED.

WATERSHED CERTIFICATE
ALL LOTS WITHIN BELLS CROSSING, TO THE BEST OF MY KNOWLEDGE, LIE WITHIN THE WBW-CA AND PA OF THE CATAWBA, AS DESIGNATED BY THE NORTH CAROLINA DIVISION OF ENVIRONMENTAL MANAGEMENT, AND AS APPEARS ON THE WATERSHED PROTECTION MAP OF IREDELL COUNTY.

SUBDIVISION ADMINISTRATOR — 8-27-15 DATE

NOTES:
1. AREAS COMPUTED BY COORDINATE METHOD.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES MEASURE IN U.S. SURVEY FEET.
3. THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE.
4. NOT ALL IMPROVEMENTS TO LOT SHOWN HEREON.
5. ANY POINT NOTED AS "CONTROL CORNER" SHALL NOT BE DEEMED ANY MORE OR LESS RELIABLE THAN ANY OTHER POINT SHOWN HEREON.
6. NO MONUMENTATION FOUND WITHIN 2000 FEET OF SITE.
7. SITE ZONING IS RA.
8. THE PROPERTY LIES IN ZONE "X" PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 3710468600J DATED 08/19/2008 & MAP NUMBER 3710468400J DATED 08/19/2008.
9. PROPERTY OWNER: MERITAGE HOMES OF NC, INC.
5400 TRINITY ROAD
RALEIGH, NC 27607

OWNER CERTIFICATE FOR EXCEPTION PLATS
KNOW ALL MEN BY THESE PRESENTS, THAT I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ACKNOWLEDGE THIS PLAT AND ALLOYMENT TO BE MY FREE ACT AND DEED.

OWNER — DATE

NORTH CAROLINA
IREDELL COUNTY (Mecklenburg)
I Holly Hood, A NOTARY PUBLIC FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT Rick Rousseau OF MERITAGE HOMES OF NC, INC. PERSONALLY APPEARED FOR ME THIS DAY, AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THIS 29 DAY OF August 2013.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/10/15

REVIEW OFFICER
I, _____ REVIEW OFFICER OF IREDELL COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER — DATE

CERTIFICATE OF SURVEY AND ACCURACY
I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (PLAT DEBCRIPTION RECORDED IN BOOK 54, PAGE 89-91, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT BOOK 54, PAGE 89-91; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 25 DAY OF August, A.D. 20 13

I FURTHER CERTIFY THAT THIS PLAT IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

SEAL OR STAMP

SURVEYOR — 8/22/13

L-4752
REGISTRATION NUMBER

CONTROL CORNER PER PB 54 PG 89
N: 804570.1888
E: 1438857.9347

BELLS CROSSING DR
50' PUBLIC R/W

COMMON AREA
180,626 SF / 4.14 AC.
PB 54 PG 89
PIN# 4639640346

CONTROL CORNER PER PB 54 PG 89
N: 804130.0218
E: 1438734.3845

15.0' SEPTIC ACCESS EASEMENT

15' SEPTIC ACCESS EASEMENT

BELFREY LOOP
50' PUBLIC R/W

FUTURE DEVELOPEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 04°51'54" E	166.99'
L2	S 04°51'54" E	150.74'
L3	N 85°40'12" W	69.34'
L4	N 85°40'12" W	8.84'
L5	N 85°42'39" W	40.71'
L6	N 85°42'39" W	69.46'
L7	N 16°08'14" W	141.39'
L8	N 03°47'19" W	22.80'
L9	N 18°41'32" E	87.91'
L10	N 77°42'51" E	88.18'
L11	N 77°42'51" E	84.77'
L12	N 77°42'51" E	66.39'
L13	S 85°15'48" W	26.84'
L14	S 85°15'48" W	62.36'
L15	N 85°26'52" W	20.22'
L16	N 85°26'52" W	17.77'
L17	N 44°18'53" W	22.90'
L18	N 85°04'04" W	18.82'
L19	N 85°04'04" W	8.80'
L20	N 84°42'44" W	64.13'
L21	S 18°39'52" W	66.82'
L22	S 27°00'51" W	47.86'
L23	S 18°37'11" W	60.72'
L24	S 22°30'09" W	66.57'
L25	S 83°04'58" W	122.81'
L26	S 17°06'12" W	110.89'
L27	S 14°52'21" W	180.18'

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	98.23'	25.00'	N 28°14'39" W	38.36'
C2	148.28'	126.00'	N 43°44'09" E	139.72'

Doc ID: 014500210001 Type: CRP
Recorded: 08/27/2013 at 09:57:22 AM
Fee Amt: $21.00 Page 1 of 1
Iredell County, NC
Matthew J. McCall Register of Deeds
BK 61 PG 14

LEGEND
- ⊠ CONCRETE MONUMENT
- ● IRON PIPE FOUND
- ■ IRON STAKE FOUND
- ● COMPUTED POINT
- (#) LOT NUMBER
- SFE SEPTIC FIELD EASEMENT

REFERENCES:
PB 54 PG 89-91
DB 2187 PG 1128
DB 2085 PG 2372

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

"RECORDED IN PLAT BOOK ____, PAGE ____"

Bateman Civil Survey Company
Engineers • Surveyors • Planners
200 N. Main Street, Holly Springs, NC 27540
Phone: 919.577.1080 Fax: 919.577.1081

EXCLUSIVELY FOR:
MERITAGE HOMES OF NC, INC.
5400 TRINITY RD
RALEIGH, NC 27607

REVISION PLAT FOR:
BELLS CROSSING, PHASE 1, LOTS 87-93 & 193
FALLSTOWN & DAVIDSON TOWNSHIP
IREDELL COUNTY, NORTH CAROLINA

Designed By: N
Drawn By: JR
Checked By: S
Scale: 1" = 100
Date: 08/13/20
Project #:13010

SURVEY
1 OF 1