IREDELL COUNTY HEALTH DEPARTMENT

Statesville Office (704) 878-5305 | Mooresville Office (704) 660-3625

PERMIT # 212216

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

PIN # 4639-92-2809

APPLICANT: BCSC

APPLICANT ADDRESS: 2524 Reliance Ave. Apex, NC 27539

SITE ADDRESS: ~~227 S San. Agustin~~ 109 Campanile Dr. - mswf

PHONE: 704-658-8616 ALT. PHONE:

SITE DIRECTIONS: Perth, TL Bells Crossing, TL S. San Agustin, on L

SUBDIVISION: Bells Crossing

SECTION: 4 LOT # 188 LOT AREA: .84 AC

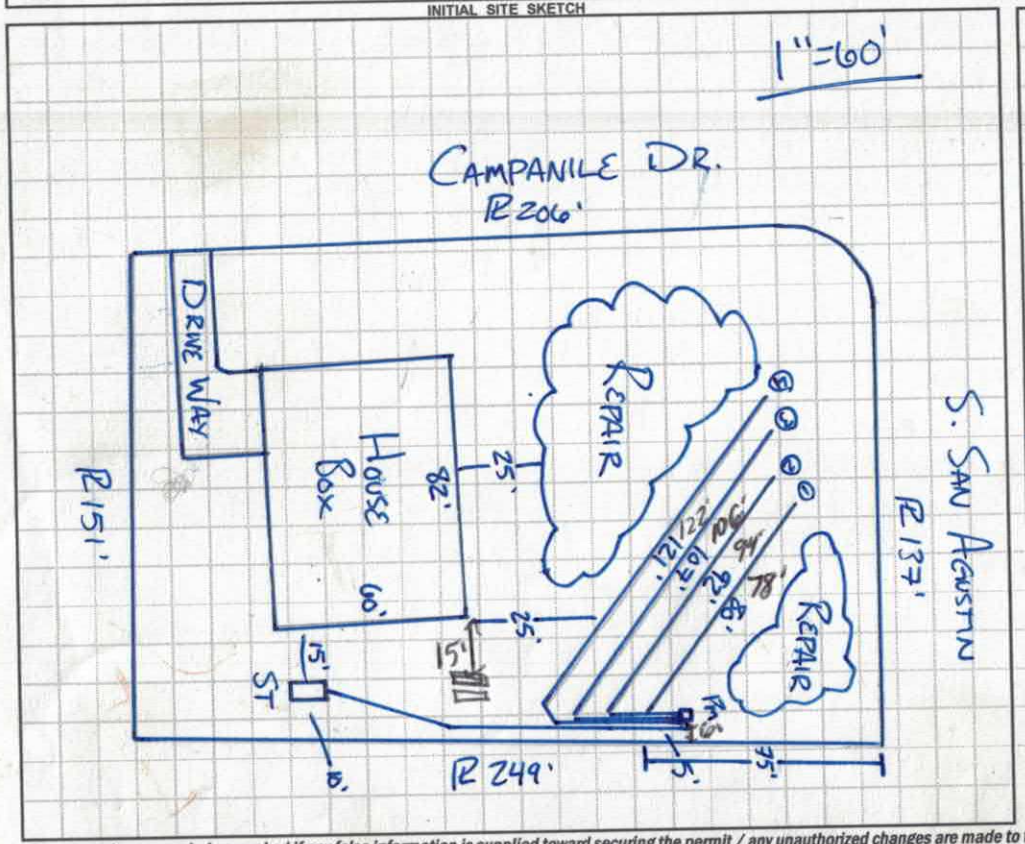
DESIGN FLOW: 480 L.T.A.R.: .3

Septic Tank	1000 (gal)	STB	794	Date	10-11-16	☒ New System	☐ Repair	☐ Expansion	System Type: I II (III) IV V VI	☒ Residence	No. Bedrooms 4
Pump Tank	1000 (gal)	PT	283	Date	9-11-17	System Description: PM 25% Reduction				☐ Business	No. Persons 8
Pump Make		Model		Serial #		Repair System Description: Panel Block				☐ Other	No. Employees
# Nitrification Fields	1	# Lines	4	Linear Ft:	400'	Maintenance Agreement Required:	☐ YES	☒ NO		☐ Slab	☐ Crawl Space
Trench Width	36"	Max Trench Bottom Depth	36"	Gravel Depth	—		☐ GRAVITY	☒ PRESSURE		☒ Basement w/plumbing	☐ Basement w/o plumbing

Water Supply: ☐ Private ☐ Public ☒ Community

Comments / Conditions:

INITIAL SITE SKETCH



AS BUILT SKETCH

Installed as shown

TAP Sizes
1 & 2 = ½" 80
3 & 4 = ½" 40

	Date	Initials
Drain Lines Checked	10-13-17	KW
Tanks Checked	10-13-17	KW
Pressure Manifold or Valve Box Checked	10-13-17	KW
Pressure Head Set	1-11-18	KW
Electrical Checked	1-11-18	KW
Floats Set	1-11-18	KW
Alarm Checked	1-11-18	KW
Maintenance Contract Y (N)	—	—

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: [signature] Date: 8/25/16 Installed by: BCSC

IMPROVEMENT PERMIT by: [signature] Date: 7-25-16 OPERATION PERMIT by: [signature] Date: 1-11-18

AUTHORIZATION TO CONSTRUCT by: [signature] Date: APPROVED JUN 13 2017 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	BLUE	1.2	38
2	YELLOW	2.4	71
3	PINK	2.9	92
4	BLUE	3.6	107
5	RED	4.3	124
6	ORANGE	5.3	143
7	YELLOW	5.9	60
8	BLUE	6.8	73
9	PINK	8.3	61
10	ORANGE	8.7	30
			799

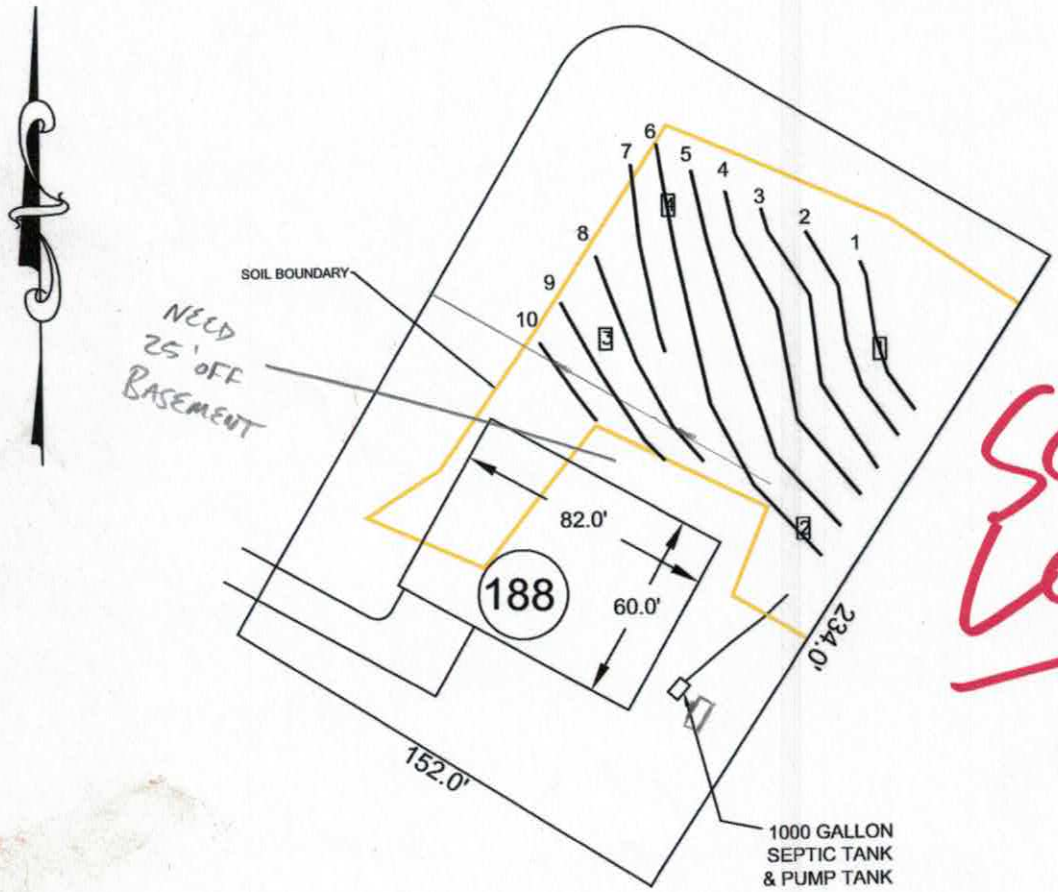
LOT 188 BELLS CROSSING SUBDIVISION

4-BEDROOM PRESSURE MANIFOLD SYSTEM
LINES 4-7 TOTAL 434 LINEAR FEET(USE 400')
EZFLOW OR CHAMBER
24" MAX TRENCH DEPTH
LTAR 0.3
25% REDUCTION

4-BEDROOM LPP FED PANEL BLOCK REPAIR
LINES 1-3 8-10 TOTAL 365 LINEAR FEET
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



SOIL LOCATIONS

0 30 60

SCALE:
1" = 60 ft.

80
92
107
121

SYSTEM LINE ——————

REPAIR LINE — — — — —

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 188
BELLS CROSSING SUBDIVISION
MOORESVILLE, NC
IREDELL COUNTY

DATE:5/3/16 DRAWN BY: MDB CHECKED BY: TMB

PERC SOIL/SITE EVALUATION DESCRIPTIONS

APPROVED JUL 25 2016

Date Evaluated: Feb-15

Client: Bateman Civil Survey Company, PC

Location of site: Bells Crossing Phase 4 Lot 188

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	R 5%	0-5	W SBK / SCL	FR SS SP	>50 RELIC MOTTLES @ 38"	50	NA	NA	PS 0.3
		5-28	ABK / C	FR SS SP					
		28-50	W SBK / CL	FR SS SP					
2	SS 10%	0-7	W SBK / SCL	FR SS SP	>48 RELIC MOTTLES THROUGHOUT	48	NA	NA	PS 0.3
		7-27	ABK / C	FR SS SP					
		27-48	W SBK / CL	FR SS SP					
3	R 5%	0-4	W SBK / SCL	FR SS SP	>48	48	NA	NA	PS 0.3
		4-23	ABK / C	FR SS SP					
		23-48	W SBK / CL	FR SS SP					
4	R 5%	0-7	W SBK / SCL	FR SS SP	>52	52	NA	NA	PS 0.3
		7-30	ABK / C	FR SS SP					
		30-52	W SBK / CL	FR SS SP					

COMMENTS: Pit 1 saprolite inclusions @ 28", some rock in profile. Pit 2 saprolite and mica inclusions @ 27 ", WR vein in profile <30%. Pit 3 Quartz band in half of pit ~ 12-24", saprolite inclusions @ 23". Pit 4 saprolite inclusions @ 30", <10% rock and WR inclusions.

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



RECEIVED JUN - 9 2017

IREDELL COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION

Application for IMPROVEMENT PERMIT , AUTHORIZATION TO CONSTRUCT, or EXISTING SYSTEM INSPECTION

(THE ABOVE PERMIT DOCUMENTS WILL BECOME INVALID IF INFORMATION PROVIDED ON THIS APPLICATION IS FALSIFIED OR CHANGED, OR IF THE SITE IS ALTERED. THE IMPROVEMENT PERMIT IS VALID FOR EITHER 60 MONTHS OR WITHOUT EXPIRATION DEPENDING UPON DOCUMENTATION SUBMITTED - APPLICATION WITH SITE PLAN 60 MONTHS, APPLICATION WITH COMPLETE, SCALED PLAT WITHOUT EXPIRATION. SEE 15A NCAC 18A .1937(f) FOR DETAILS)

1. APPLICATION FOR: ☐ Improvement Permit ☑ Authorization To Construct ☐ BOTH ☐ Existing System Inspection

2. Page 2: *Site Plan Worksheet* Form MUST Accompany This Application

The following optional attachments may also be submitted: ☑ Survey Plat, Scaled no more than 1 Inch = 60 Feet ☐ Custom Site Plan, Scaled no more than 1 Inch = 60 Feet

Place check ( ) beside whichever is submitted if applicable

3. Applicant Information:

Meritage Homes of the Carolinas, Inc	13925 Ballantyne Corporate Place, Suite 300 Charlotte, NC 28277	704.944.8918	
Applicant Name	**Mailing Address**	**Home Phone #**	**Alternate Phone #**
Meritage Homes of the Carolinas, Inc	same		
Owner Name	**Mailing Address**	**Home Phone #**	**Alternate Phone #**

4. Property Information:

227 S. San Agustin Dr.	Bells Crossing	Lot 188
Street Address	**Subdivision Name**	**Section/Phase and Lot Number**

Driving Directions: 150 W - Right on Perth Road - Left into Bells Crossing

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

☑ New, Single Family Residence
( ) New, Multi-Family Residence
☐ Expansion of Existing Septic System
( ) Repair To Failing Septic System
( ) Other

Maximum Number of Bedrooms 4
Maximum Number of Occupants 8
If Expansion, Current Number of Bedrooms ____

☐ Crawl Space Foundation?
☑ Concrete Slab Foundation?
☐ Basement w/Plumbing?
☐ Basement w/out Plumbing?

IF Non- Residential Site Development:
Type of Business
Square Footage of Building
Maximum Number of Employees
Maximum Number of Seats

6. Proposed Water Supply:

( ) New Well ( ) Existing Well ☑ Community Well ( ) City Water ( ) Other Public Water

7. Desired Septic System Type: *(You may rank in order of preference, if any)*

☐ Alternative ☑ Conventional ☐ Innovative ( ) Modified Conventional ( ) Other_____ ( ) No Preference

8. Please Answer The Following To The Best of Your Ability:

( ) Yes ☑ No Does the site contain any jurisdictional wetlands?
( ) Yes ☑ No Is any non-domestic sewage (i.e. industry) to be generated?
( ) Yes ☑ No Is the site subject to approval by any other public agency?

I have read this application and certify that the information provided herein is true, complete, and correct. Authorized county and state officials are granted right of entry to conduct necessary inspections to determine compliance with applicable laws and rules. I understand that I am solely responsible for the proper identification and labeling of all property lines and corners and making the site accessible so that a complete site evaluation can be performed.

9. Signature: _____ 6/1/17

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

RECEIVED MAY 3 2016 PITS NEED TO BE CLEANED OUT

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 $500.00

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

Paid $700.00 8-1-16 #212216

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 27539		704-658-8616
Applicant Name	Mailing Address	Home Phone #	Alternate Phone #
Meritage Homes	11605 N Community House Rd #250 Charlotte NC 2827		
Owner Name	Mailing Address	Home Phone #	Alternate Phone #

4. Property Information:

2275 San Agustine	Bells Crossing	4 188
Street Address	Subdivision Name	Section/Phase and Lot Number

Driving Directions: I-40 W, R on Peth, L into Bells Crossing, L onto San Agustine Pav.s Ph.3 (Abbeville CT), 5th Lot on the left

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: _____ 5-3-16
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) 188, located in Iredell County, North Carolina.

I do hereby authorize (print authorized agent/company name) Bateman Civil Survey Company, Michael Benfield, Matt Burdette, _____, _____, to act as an agent on my behalf in applying for/signing/obtaining any of the documents described below.

1. Improvement Permit (IP)/ Authorization to Construct (AC).
2. Application for soil-site evaluation (new/repair).
3. Application/permit for water well/well abandonment.
4. Application for existing system.
5. Application for Improvement Permit (IP)/ Authorization to Construct (AC).

I agree to abide by any and all decisions and/or conditions between the agent acting on my behalf and the Iredell County Department of Public Health, Environmental Health Division. This form must be fully executed before the individual's specified above will be recognized as the authorized agent.

Signature of Owner — Date: 3/10/15

Signature of Witness — Date: 3/10/15

IREDELL COUNTY HEATLH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
PAGE 2: *SITE PLAN WORKSHEET*

SEE THE "SAMPLE SITE PLAN" BELOW. *INCOMPLETE SITE PLANS WILL BE RETURNED TO YOU FOR COMPLETION AND MAY RESULT IN A DELAY IN THE ISSUANCE OF YOUR SEPTIC SYSTEM PERMIT!!!*

Place an (X) beside each item as you complete the site plan:

- x — **Property Line measurements are clearly identified…**
- x — **All proposed structures are indicated…**
  SHOW: proposed house or business footprint, wells, water lines, patios, pools and decks, and any other item that will occupy space on the site
- x — **Front and side setbacks from property line…**
- x — **Preferred driveway location and configuration, preferred well location…**
- x — **Area you prefer your septic system to be placed…**
- x — **North arrow, or other sufficient indicator of direction…**

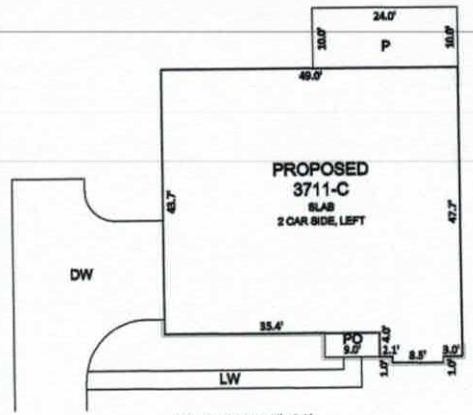
Circle N/A on the following if appropriate:

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

Signature: _____ 6/1/17

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

USE THIS SPACE TO DRAW YOUR SITE PLAN



INSET SCALE: 1"=20'

LOT INFORMATION:

PIN: 4639922809
HOUSE = 2,222 SF
PORCH = 41 SF
LEADWALK = 141 SF
DRIVEWAY = 1,052 SF
PATIO = 240 SF
AC PAD = 9 SF
TOTAL LOT AREA = 0.84 AC = 36,392 SF
PROPOSED IMPERVIOUS = 3,705 SF
PERCENT IMPERVIOUS = 10.2 %

SOD AREA = 37,258 SF
ADDITIONAL FLATWORK = 144 SF

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 _____

PB63PGS146-151

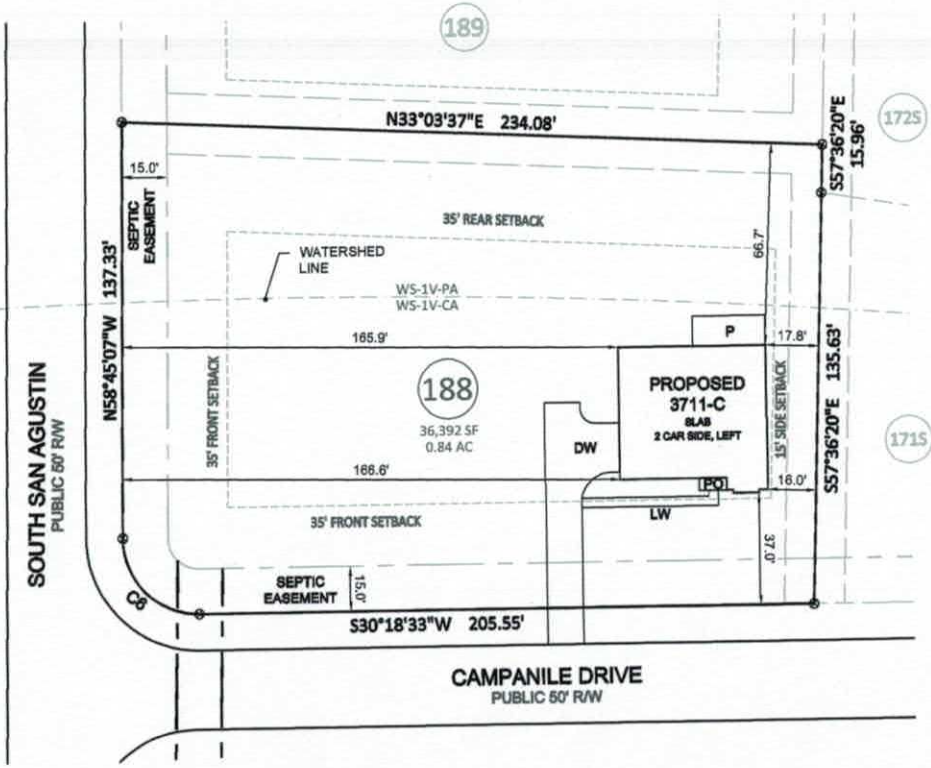
CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C6	25.00'	39.68'	N75°46'43"E	35.64'

NOTES:

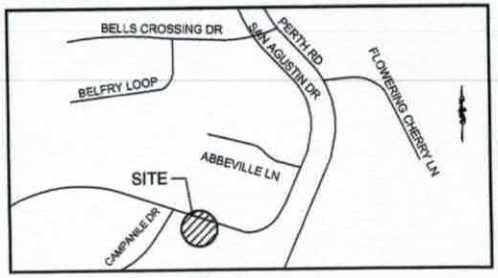
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF 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.
    13925 BALLANTYNE CORPORATE PLACE,
    SUITE 300
    CHARLOTTE, NC 28277



SCALE:
1" = 40 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 = CONCRETE PATIO
WD = WOOD DECK
LW = LEADWALK
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
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

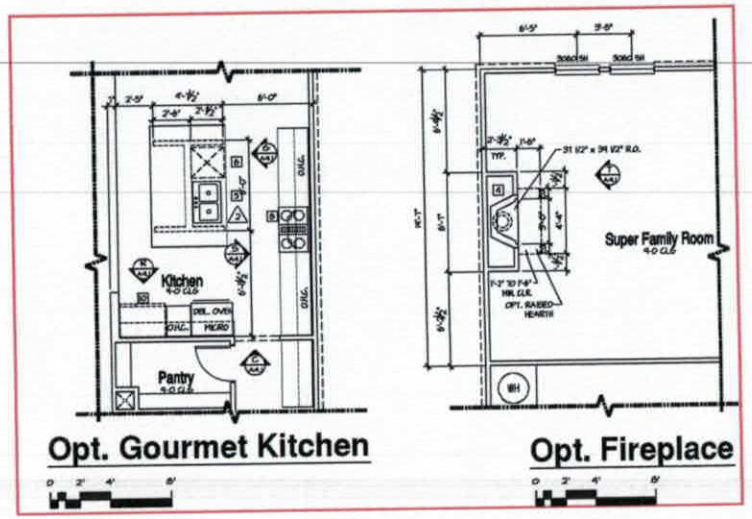
MeritageHomes

BELLS CROSSING - PHASE FOUR - LOT 188
227 S. SAN AGUSTIN DRIVE, MOORESVILLE, NC
DAVIDSON TOWNSHIP, IREDELL COUNTY

DATE: 6/2/17 DRAWN BY: NMW CHECKED BY: SPC

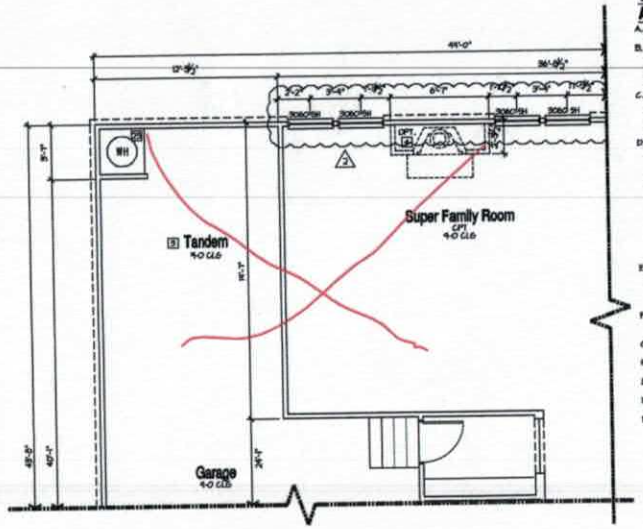
REF: PB 63 PGS 146-151 BCS# 120314 SCALE: 1" = 40'

P:\2012 MLB\120314 Bells Phase 4\dwg\120314 Bells Ph4 Plat MLB.dwg, 6/2/2017 11:44:07 AM, mwiller

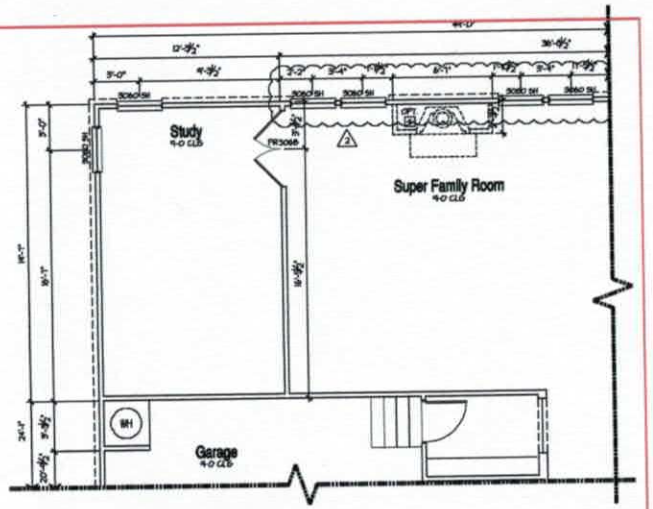


Opt. Gourmet Kitchen

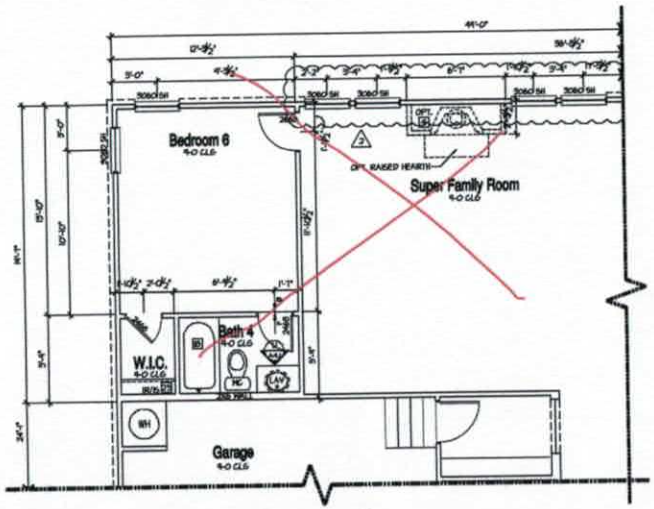
Opt. Fireplace



Opt. Tandem Garage



Opt. Study



Opt. Bedroom 6

TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYPICAL ROOF CONSTRUCTION:
ASPHALT ROOF SHINGLES

B. TYPICAL FRAME FLOOR CONSTRUCTION:
FINISH FLOORING ON 3/4" TONGUE & GROOVE FLOOR SHEATHING ON FLOOR TRUSSES OR FLOOR JOISTS AS NOTED ON STRUCTURAL DRAWINGS.

C. SLAB ON GRADE FLOOR CONSTRUCTION:
4" CONCRETE SLAB, EXCEPT AS SPECIFIED BY SOIL REPORT, AND STRUCTURAL ENGINEER. INCLUDE VAPOR BARRIER PER SECTION M, G, 8, 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 (SOLD)
8'-0" A.F.F. @ 9'-1 1/8" PLATE HEIGHT (SOLD)

E. ELECTRICAL:
ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.

F. NOTE:
PROVIDE BASE DRAFT DAMPERS @ DRYER VENT, HOOD VENT, & EXHAUST FANS.

G. STORE SIGNS:
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. DRIVE SIGNS:
INSTALL PER LOCAL CODE.

FLOOR PLAN NOTES:

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 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 DOOR AS NOTED
14. MFA
15. 42" X 60" TUB
16. 60" X 60" CORNER TUB
17. MFA
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"x30" 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 @ 1'-2" TO 8'-0".
30. GYPSUM BOARD LOW WALL, 36" A.F.F. (SOLD) W/ MDF 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. 2x6 LOW WALL 42" A.F.F.
43. 2x8 LOW WALL 42" A.F.F.
44. ART NICHE
45. HORIZONTAL LAUNDRY CHUTE
46. LOW WALL 1'-0" A.F.F.
47. GYPSUM BOARD ARCH @ 8'-0" TO 8'-6"
48. LOW WALL 32" A.F.F.

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

ISSUE DATE: 01/17/2014

5400 Trinity Road
Suite 107
Raleigh,
North Carolina 27607
919-322-2265 Phone

Meritage Homes

Meritage Homes

BSB DESIGN

www.bsbdesign.com
4321 Wilkinson Parkway, Suite 205
West Des Moines, Iowa 50266
515.223.3383

MAIN FLOOR OPTIONS

PLAN 249 - 3711

A2.3

Acknowledgement of Plans Submittal ONLY!

Date 6-8-17

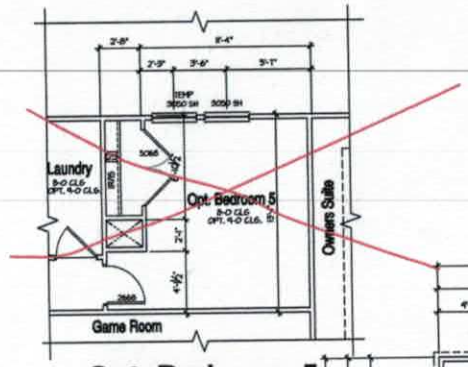
APPROVED JUN 13 2017

Date

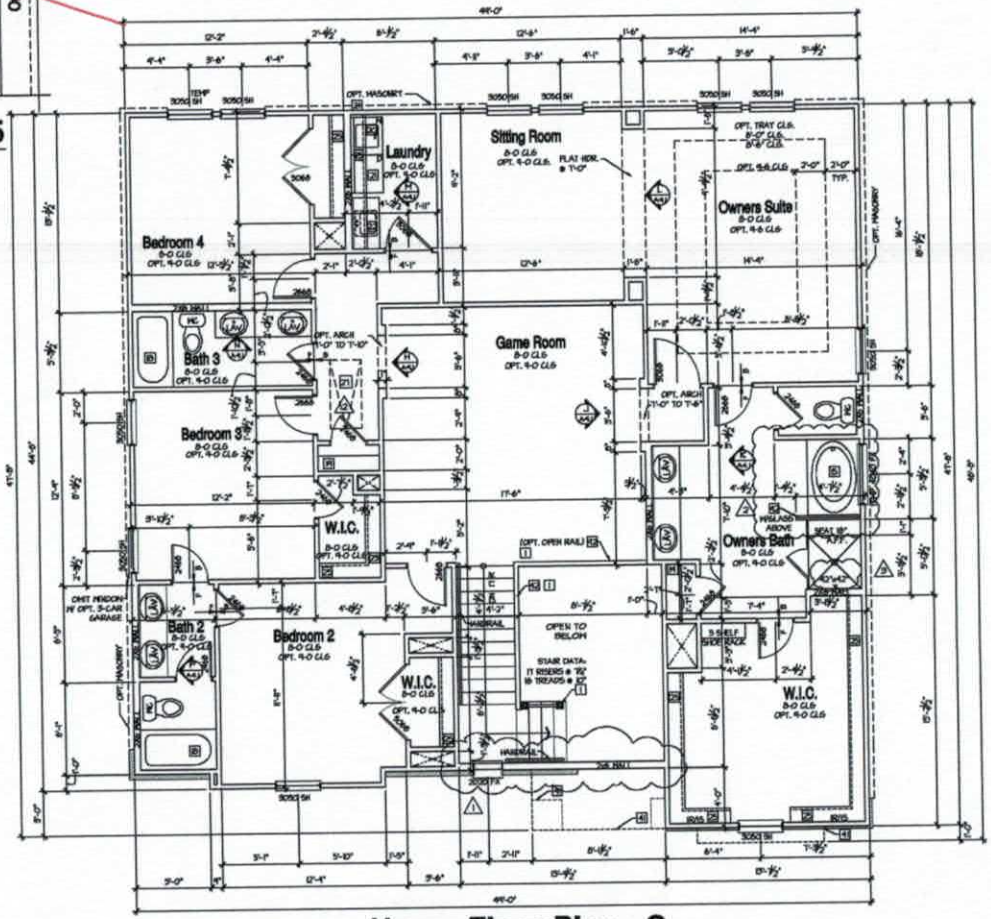
Acknowledgement of
Plans Submittal ONLY!

Date 6-27

APPROVED Date JUN 13 2017



Opt. Bedroom 5



Upper Floor Plan - C

TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYPICAL ROOF CONSTRUCTION:
ASPHALT ROOF SHINGLES

B. TYPICAL FRAME FLOOR CONSTRUCTION:
FINISH FLOORING ON 3/4" TONGUE & GROOVE FLOOR SHEATHING ON FLOOR TRUSSES OR FLOOR JOISTS AS NOTED ON STRUCTURAL DRAWINGS.

C. SLAB ON GRADE FLOOR CONSTRUCTION:
4" CONCRETE SLAB, EXCEPT AS SPECIFIED BY SOIL REPORT, AND STRUCTURAL ENGINEER. INCLUDE VAPOR BARRIER PER SECTION N, C, S, a.

D. WINDOWS:
A. ALL WINDOWS SHALL COMPLY WITH MINIMUM STANDARDS OUTLINED IN APPLICABLE RES. CHECKS.
B. WINDOW SUPPLIER TO VERIFY A1 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 (UNO.)
8'-0" A.F.F. @ 9'-1 1/8" PLATE HEIGHT (UNO.)

E. ELECTRICAL:
ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.

F. VENTING:
PROVIDE BACK DRAFT DAMPERS @ DRYER VENT, HOOD VENT, & EXHAUST FANS.

G. STONE SIDING:
INSTALL PER LOCAL CODE.

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

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

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

K. BRICK SIDING:
INSTALL PER LOCAL CODE.

FLOOR PLAN NOTES:

NOTE: FLOORS

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 OR 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. WA
15. 42" X 80" TUB
16. 60" X 60" CORNER TUB
17. WA
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 6" ABOVE GARAGE FLOOR FOR WATER HEATER.
24. 5 SHELVES
25. ROD AND SHELF PER BUILDER SPECS.
26. ATTIC ACCESS (22"x30" MIN.)
27. ATTIC ACCESS W/ STAIRS (25 1/2"x54 1/2").
28. GYPSUM BOARD SOFFIT @ 9'-0" AT MAIN FLOOR & 7'-0" AT UPPER FLOOR (UNO.
29. GYPSUM BOARD ARCH @ 7'-2" TO 8'-0".
30. GYPSUM BOARD LOW WALL, 30" A.F.F. (UNO.) W/ WOOD 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 12" A.F.F.
47. GYPSUM BOARD ARCH @ 8'-0" TO 8'-6"
48. LOW WALL 32" A.F.F.

SQUARE FOOTAGES

	S
MAIN FLOOR	2684
UPPER FLOOR	1033
HEATED	3717
GARAGE	576
PORCH	31
DECK	170
TOTAL	4360
OPT. 3-CAR GARAGE	1226
OPT. EXTENDED DECK	140
OPT. SCREENED PORCH	190

ISSUE DATE: 01/17/2014

REVISIONS

5400 Trinity Road
Suite 107
Raleigh,
North Carolina 27607
919-322-2295 Phone

Meritage Homes

Meritage Homes

BSB DESIGN

www.bsbdesign.com
4021 Westerre Parkway, Suite 205
West Des Moines, Iowa 50266
515.223.0321

DESIGN: BSBDESIGN PROJECT #
DRAWN BY CHECKED #

UPPER FLOOR PLAN - C

PLAN 249 - 3711

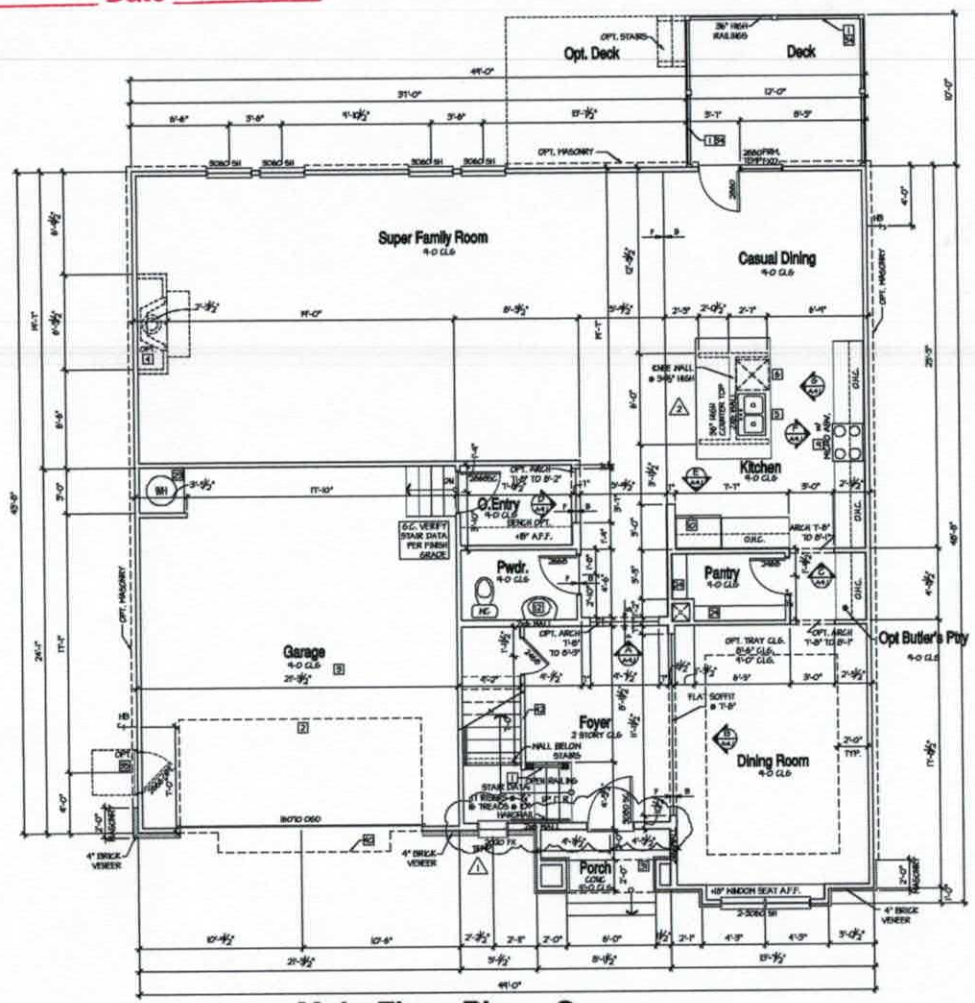
A2.2C

Acknowledgement of
Plans Submittal ONLY!

Date 6-9-17

APPROVED JUN 13 2017

Date



Main Floor Plan - C

0 2' 4' 8'

TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYPICAL ROOF CONSTRUCTION:
ASPHALT ROOF SHINGLES.

B. TYPICAL FRAME FLOOR CONSTRUCTION:
FINISH FLOORING ON 3/4" TONGUE & GROOVE FLOOR SHEATHING ON FLOOR TRUSSES OR FLOOR JOISTS AS NOTED ON STRUCTURAL DRAWINGS.

C. SLAB ON GRADE FLOOR CONSTRUCTION:
4" CONCRETE SLAB, EXCEPT AS SPECIFIED BY SOIL REPORT, AND STRUCTURAL ENGINEER. INCLUDE VAPOR BARRIER PER SECTION M, 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 SILLS:
INSTALL PER LOCAL CODE.

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

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

H. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED

N. DECK SIDING:
INSTALL PER LOCAL CODE.

FLOOR PLAN NOTES:

(NOTE: FLOOR)

1 THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS.

1. 9' 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 OR HORIZONTAL SURFACE GUARDS.
2. LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION.
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5. SINK W/ GARBAGE DISPOSAL
6. DISHWASHER
7. RANGE
8. COOK TOP
9. OVEN
10. REFRIGERATOR SPACE.
11. PANTRY
12. PREDESAL 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 80" TURNSHOWER
19. LINEN (SHELVING PER BUILDER SPECS.)
20. WASHER SPACE
21. DRYER, VENT
22. OPTIONAL LAUNDRY SINK.
23. PROVIDE NON-COMBUSTIBLE PLATFORM ELEVATED 6" ABOVE GARAGE FLOOR FOR WATER HEATER.
24. 5 SHELVES
25. ROD AND SHELF PER BUILDER SPECS.
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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'-3" TO 8'-0".
30. GYPSUM BOARD LOW WALL, 39" A.F.F. (U.N.O.) W/ MDF CAP.
31. SOFFIT, REFER TO EXTERIOR ELEVATIONS FOR HEIGHTS & ARCHITECTURAL DETAILS FOR FINISH.
32. PLANT SHELF, SEE EXTERIOR ELEVATIONS.
33. HALF WALL W/ WOOD CAP OR OPTIONAL LOW WALL WITH RAILING ABOVE.
34. PORCH RAIL, SEE ELEVATION.
35. 36"x36" CONCRETE STOOP.
36. 6x6 BEAM.
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38. OPTIONAL CABINETS.
39. OPTIONAL COFFERED CEILING @ 8'-6" PER BUILDER SPEC.
40. LINE OF FRAMING ABOVE.
41. LINE OF FRAMING WALL BELOW.
42. 2X6 LOW WALL 42" A.F.F.
43. 2X6 LOW WALL 42" A.F.F.
44. ART NICHE.
45. HORIZONTAL LAUNDRY CHUTE
46. LOW WALL 40" A.F.F.
47. GYPSUM BOARD ARCH @ 8'-0" TO 8'-6"
48. LOW WALL 32½" A.F.F.

SQUARE FOOTAGES

0

MAIN FLOOR	2684
UPPER FLOOR	2221
LIVING TOTAL	4905
GARAGE	521
PORCH	91
DECK	170
TOTAL	4960
OPT 3-CAR GARAGE	+226
OPT EXTENDED DECK	+300
OPT SCREENED PORCH	+252

ISSUE DATE: 01/17/2014

5400 Trinity Road
Suite 107
Raleigh,
North Carolina 27607
919-322-2295 Phone

Meritage Homes

Meritage Homes

BSB DESIGN

www.bsbdesign.com

4901 Windstone Parkway, Suite 205
West Des Moines, Iowa 50265
515.222.3323

MAIN FLOOR PLAN - C

PLAN 249 - 3711

A2.1C

Bells Crossing Lot 188

IREDELL COUNTY

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

APPLICATION NUMBER
212216
Issue Date: 07/28/2015

ZONING PERMIT

Parcel Number	Street Address	Jurisdiction
4639834045.000	227 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	25.00	15.00	CACL	AE

Remarks:

PAID
✓ 7055666633
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	44921	TOTAL FEES:	$ 77.25