IREDELL COUNTY HEALTH DEPARTMENT

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625 PERMIT # 210724

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

PIN # 4649035928

APPLICANT: Meritage Homes APPLICANT ADDRESS: 11605 N. Community Rd #250 Charlotte, NC 28277

SITE ADDRESS: 135 S San Agustine, Mooresville NC PHONE: 704 944 8900 ALT. PHONE:

SITE DIRECTIONS: Hwy 150 W. TR Perth Rd TL Bells Crossing TL San Agustine 6th lot on left

SUBDIVISION: Bells Crossing SECTION: 1 LOT # 9 LOT AREA: .63 Acre DESIGN FLOW: 480 gpd L.T.A.R.: .3

Septic Tank 1000 (gal) STB 2841 Date
Pump Tank 1000 (gal) PT 2677 Date
Pump Make ZOELLER Model PF151-B Serial #
Nitrification Fields 1 # Lines 4 Linear Ft. 415
Trench Width 36" Max. Trench Bottom Depth 24" Gravel Depth N/A

☒ New System ☐ Repair ☐ Expansion System Type: I II III IV V VI
System Description: Pump-PM-25% Reduction LPPPBPS
Repair System Description:
Maintenance Agreement Required: ☐ YES ☒ NO
☐ GRAVITY ☒ PRESSURE

☒ Residence No. Bedrooms 4
☐ Business No. Persons
☐ Other No. Employees
☒ Slab ☐ Crawl Space
☐ Basement w/plumbing ☐ Basement w/o plumbing

Water Supply: ☐ Private ☐ Public ☒ Community

Comments / Conditions: 415sf per plan, min. 400sf required

INITIAL SITE SKETCH

See attached/approved plan by Bateman Civil Survey Company (dated 2/1/16,)

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: [signature] Date: 3-16-16 Installed by: Cindy Pope Cleary

IMPROVEMENT PERMIT by: Maina Dolan RS Date: 3/11/16 OPERATION PERMIT by: [signature] Date: 11/7/16

AUTHORIZATION TO CONSTRUCT by: Maina Dolan RS Date: 3/11/16 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)	DESIGN LENGTH
1	ORANGE	4.0	36	
2	BLUE	5.1	63	
3	PINK	6.3	86	85
4	WHITE	7.5	128	110
5	ORANGE	9.0	135	110
6	RED	10.8	131	110
7	PINK	12.8	115	
8	BLUE	14.1	64	
9	ORANGE	16.9	42	

Approved
3/11/16
MB

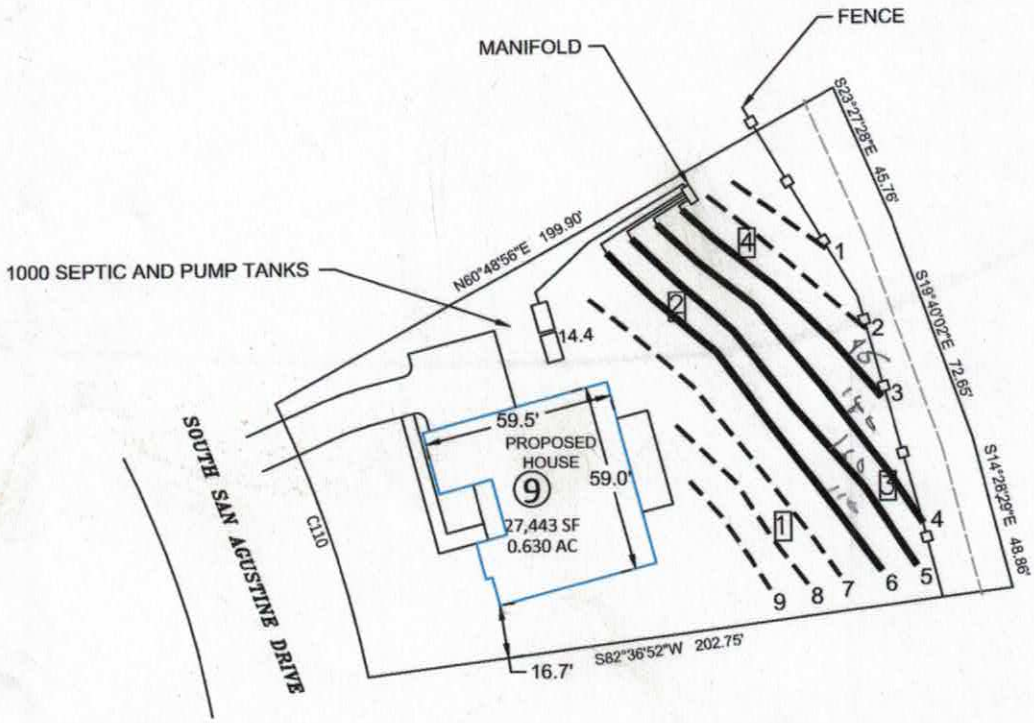
LOT 9 BELLS CROSSING SUBDIVISION

4-BEDROOM PRESSURE MANIFOLD SYSTEM
LINES 3-6 TOTAL 480 LINEAR FEET
EZFLOW OR CHAMBER
LTAR 0.3
25% REDUCTION
24-30" TRENCH DEPTH (on downhill side of trench)

4-BEDROOM LPPPBS PANEL BLOCK REPAIR
LINES 1-2 7-9 TOTAL 320 LINEAR FEET (USE 290)
CHAMBER
LTAR 0.275
50% REDUCTION
28" TRENCH DEPTH (on downhill side of trench)

FOR GENERAL USE NOT A SURVEY
PRELIMINARY NOT FOR CONSTRUCTION

SOIL PROFILES AND ANALYSIS PROVIDED BY
CENTRAL CAROLINA SOIL CONSULTING PLLC



PRIMARY SYSTEM

REPAIR SYSTEM

REPAIR LINES (NOT USED)

PIT OR AUGER BORING [1]

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 9
BELLS CROSSING SUBDIVISION
MOORESVILLE, NC
IREDELL COUNTY

DATE: 02/01/16 DRAWN BY: MDB CHECKED BY:TMB

Pressure Manifold
Septic System Design

for

Bells Crossing PH 1 S/D Lot 9
Raleigh, North Carolina

Designed by:

Matt Burdette
Bateman Civil Survey Company, PC
Apex, North Carolina
BCSC Project #: 120314.009



12-12-16

02/01/2016

Bells Crossing PH 1 S/D Lot 9

Contact Information

Client: Meritage Homes
Attn: Robert Price
Street Address: 11605 North Community House Road
Charlotte, NC 28277
Phone: (704) 944-8939
Fax: na

Designer: Bateman Civil Survey Company, PC
Attn: Matt Burdette
Street Address: 200 North Main Street
Holly Springs, NC 27540
Phone: 919-577-1080
Fax: 919-577-1081

APPROVED MAR 1 6 2016

Revision

Bells Crossing PH 1 S/D Lot 9

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:	60	**ft**
Supply Line Diameter:	2	**in sch 40pvc**
Supply Line Volume:	10.44	**gallons**
Friction Loss + Fitting Loss:	1.89	**ft(supply line length + 70' for fittings in pump tank)**
Design Head:	2	**ft**
Elevation Head:	14.20	**ft**
Total Head:	18.09	**ft**
Dose Volume:	202.56	**gals**
% of Pipe Vol.	.75	
Drawdown:	10.05	**in @ 20.16 gal/in**
Pump Run Time:	7.56	**Minutes**
Control Panel:	SJE Rhombus Model112 control panel (or approved equivalent)	
Pump:	Zoeller M140 Flow-Mate (or approved equivalent)	
Tank Effluent Filter:	Zoeller 170-0144 residential effluent filter (or approved equivalent)	
Septic Tank:	1000	**gallon Shoaf**
Pump Tank:	1000	**gallon Shoaf**

Bells Crossing PH 1 S/D Lot 9

SYSTEM TAP CHART

Approved
3/11/14

Bench Mark:	0	= 100.00	**Manifold elev:**	98.90	
Pump tank elevation:	79.10		**Pump elev:**	73.70	

line	color	rod read	elevation	length	hole size	flow/tap	gal/day	trench area	LINE LTAR
3	Pink	2.10	97.90	85	1/2in SCH 80	5.48	98.11	255	0.3848
4	White	6.10	93.90	110	1/2in SCH 40	7.11	127.30	330	0.3857
5	Orange	9.10	90.90	110	1/2in SCH 40	7.11	127.30	330	0.3857
6	Red	9.10	90.90	110	1/2in SCH 40	7.11	127.30	330	0.3857
	P-TANK	20.90	79.10						
		total	**feet =**	**415**	**gal/min =**	**26.81**		**LTAR =**	**0.300**
				Des. Flow	480			**(ltar + 5%)**	0.32
				24 Hour Pump Run=	17.90			**(ltar W/ INOV)**	0.40
								(ltar + 5%)	0.42

Comments:

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

Approved MD 3/11/16

Sheet ___ of ___
PROPERTY ID #: ___
COUNTY: Iredell

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

OWNER: Meritage Homes
ADDRESS: 1605 N Community House Rd
PROPOSED FACILITY: 4- Bedroom PROPOSED DESIGN FLOW (.1949): 480 gal/day
LOCATION OF SITE: Bells Crossing, Lot 9

APPLICATION DATE 2-17-16
DATE EVALUATED: ___
PROPERTY SIZE: .63 AC
PROPERTY RECORDED: 2015

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) .1941 STRUCTURE/ TEXTURE	SOIL MORPHOLOGY (.1941) .1941 CONSISTENCE/ MINERALOGY	OTHER PROFILE FACTORS .1942 SOIL WETNESS/ COLOR	OTHER PROFILE FACTORS .1943 SOIL DEPTH	OTHER PROFILE FACTORS .1956 SAPRO CLASS	OTHER PROFILE FACTORS .1944 RESTR HORIZ	PROFILE CLASS & LTAR
1	LS, 10%	Bt1 0-28	SBK, C	FI, SS, SP	>48	48+			PS .275
		Bt2 28-48	SBK, C	FI, SS, SP					
2	LS, 10%	Bt1 0-20	SBK, CL	FR, SS, SP	>52	52+			PS .3
		Bt2 20-43	SBK, CL	FR, SS, SP					
		C 43-52	G, L	VFR, NS, NP					
3	LS, 10%	Bt1 0-31	SBK, C	FI, SS, SP	>55	55+			PS .3
		Bt2 31-55	SBK, CL	FR, SS, SP					
4	LS, 10%	A/E 0-4	G, SL	VFR, NS, NP	>53	53+			PS .3
		Bt1 4-33	SBK, C	FI, SS, SP					
		Bt2 33-53	SBK, CL	FR, SS, SP					

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	Yes	Yes
System Type(s)	Accepted	T & J Panel Block
Site LTAR	.3	.275

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

EVALUATED BY: Jason Hall
OTHER(S) PRESENT: ___



Updated February 2014

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)

RECEIVED FEB 18 2016

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

2. Page 2: *Site Plan Worksheet* Form MUST Accompany This Application — Paid $850.00 #210724

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 #
Meritage Homes	11605 N Community Rd #650 Charlotte NC, 28277		704 944 8900
Owner Name	Mailing Address	Home Phone #	Alternate Phone #
11	11		

4. Property Information:

Street Address	Subdivision Name	Section/Phase and Lot Number
135 S San Agustine	Bells Crossing	1 - 9

Driving Directions: 150 W, R onto Perth, L into Bells Crossing, L onto San Agustine, 6th 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 in ___ *YEAR*

( ) 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: ___ 2-18-16
Property owner or owner's legal representative signature (SIGNATURE REQUIRED) DATE

3.740C

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 9, 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:

- ____ **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…**

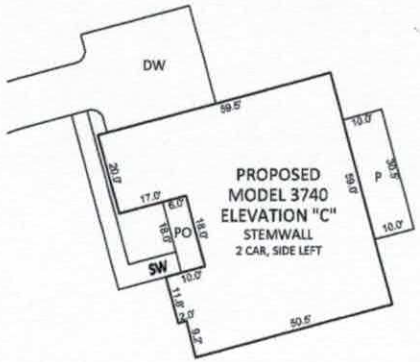
Circle N/A on the following if appropriate:

- ____ **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**

Signature: Michael Bost — 2-3-16

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

USE THIS SPACE TO DRAW YOUR SITE PLAN



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

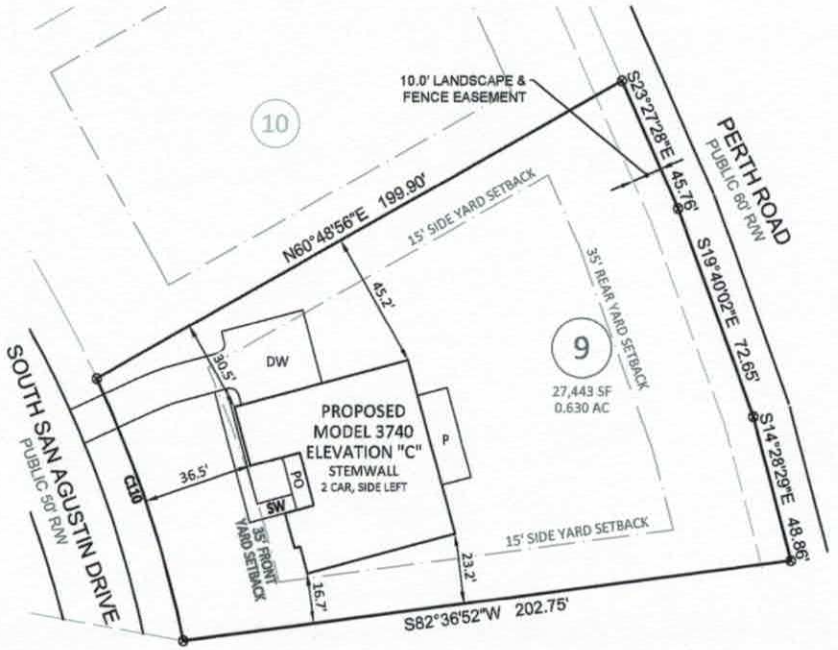
CUSTOMER DATE

MERITAGE REPRESENTATIVE DATE

LOT INFORMATION:

LOT #9
DB 2187, PG 1123
PIN: 46490435928
ADDRESS: 135 SOUTH SAN AGUSTIN DRIVE
HOUSE = 3,039 SF
DRIVEWAY = 1167 SF
PORCH = 108 SF
SIDEWALK = 242 SF
PATIO = 305 SF
TOTAL LOT AREA = 0.63 AC = 27,443 SF
PROPOSED IMPERVIOUS = 4,861 SF
PERCENT IMPERVIOUS = 17.7 %





SCALE:
1" = 40 ft.

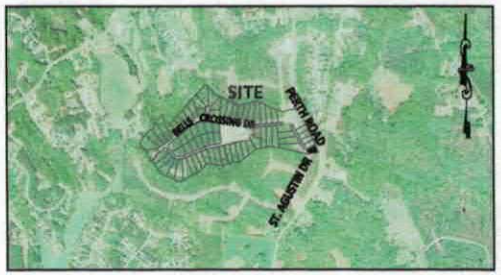
NOTES:

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" & "AE" PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 3710463900J & 3710464900J, DATED MARCH 18, 2008.
9. ALL LOTS ARE SUBJECT TO A 10' UTILITY AND DRAINAGE EASEMENT ON EACH SIDE OF THE PROPERTY LINES. SEE BELLS CROSSING, PHASE I, SHEET 3 OF 3, PLAT BOOK 54 PAGE 91 FOR DETAILS.
10. ZONING IS RA.
11. PROPERTY OWNER: MERITAGE HOMES OF NC, INC.
    11605 NORTH COMMUNITY HOUSE ROAD
    CALHOUN BUILDING, SUITE 250
    CHARLOTTE, NC 28277

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHD BEARING	CHD LENGTH
C110	91.04'	375.00'	NA	N18°10'48"W	90.82'

REVISIONS: 2-9-16 FLIP HOUSE TO LEFT HAND GARAGE LOAD PER MARK SERGENT, MJG

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
CB = CABLE BOX
TP = TELEPHONE PEDESTAL
CI = CURB INLET
TUA = TRANSITIONAL USE AREA
☼ = LIGHT POLE

BUILDING SETBACKS:

FRONT = 35 ft
REAR = 35 ft
SIDE = 15 ft
CORNER = 25 ft

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 9

FOR

MeritageHomes

BELLS CROSSING - PHASE ONE - LOT 9
135 SOUTH SAN AGUSTIN DRIVE, MOORESVILLE, NC
DAVIDSON TOWNSHIP, IREDELL COUNTY

DATE: 2/3/16 DRAWN BY: RWC/MJG CHECKED BY: SPC

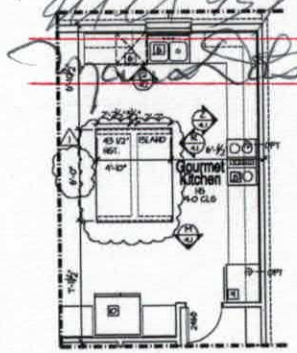
REFERENCE: BM 54, PGS 89-91 SCALE: 1" = 40'

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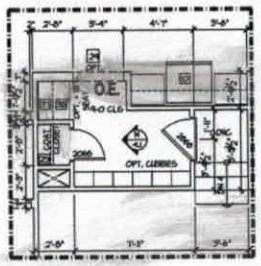
Acknowledgement of
Plans Submittal ONLY!

Date 2-18-16

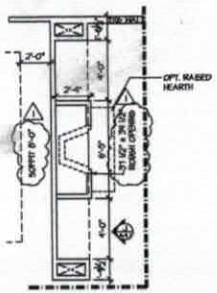
Date 3/11/16



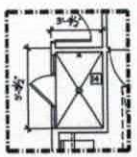
Main Floor Plan - Opt Kitchen



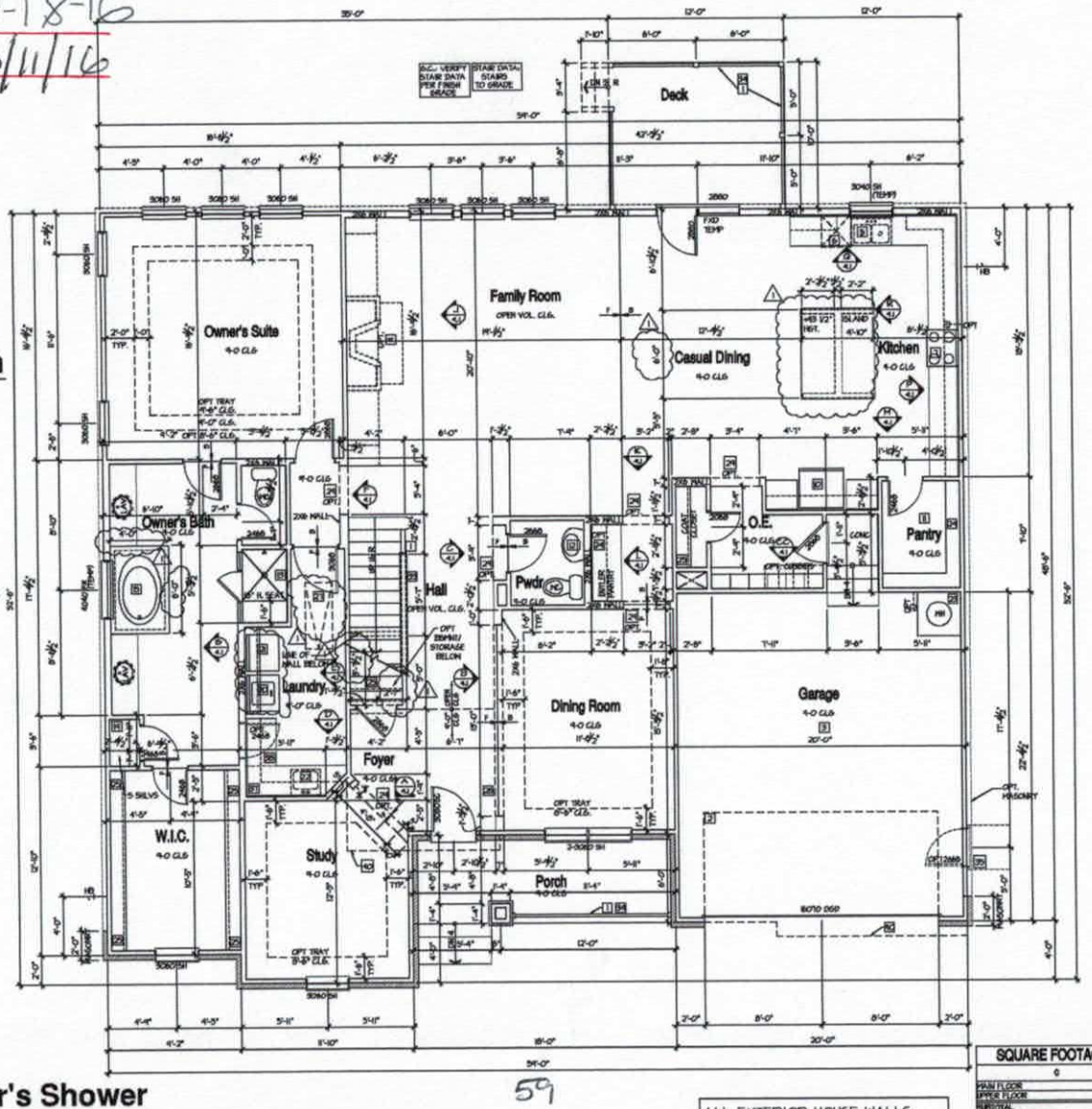
Main Floor Plan - Opt O.E.



Main Floor Plan
Opt Fireplace



Opt. Owner's Shower
Main Floor Plan



Main Floor Plan - C

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

SQUARE FOOTAGES

MAIN FLOOR	2540
UPPER FLOOR	1421
SUBTOTAL	3961
FINISHED BASEMENT	1088
UNFINISHED BASEMENT	1070
GARAGE	478
PORCH	108
DECK	130
OPT EXTENDED DECK	301
OPT SCREEN PORCH	301
TOTAL	7948

FLOOR PLAN NOTES:

(EXTERIOR)

1. THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS.
1. 8' 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. 42" X 42" SHOWER
14. 60" X 60" SHOWER
15. 42" X 60" TUB 20" TO TOP OF DECKING
16. 60" X 60" SHOWER
17. 30" X 60" TUBSHOWER
18. 32" X 60" TUBSHOWER
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. ATTIC ACCESS (22 1/2"x30" MIN.)
26. ATTIC ACCESS W/ STAIRS (25 1/2"x54 1/2" MIN.)
27. 5/8" TYPE 'X' GYP. BD. ON WALLS & 5/8" TYPE 'X' GYP. BD. ON CEILING @ GARAGE FLOOR & 7'-0" AT UPPER FLOOR U.N.O.
28. GYPSUM BOARD ARCH @ 11'-2" TO 8'-0".
29. GYPSUM BOARD LOW WALL, 36" A.F.F. (U.N.O.) W/ HDF CAP.
30. SOFFIT, REFER TO EXTERIOR ELEVATIONS FOR HEIGHTS & ARCHITECTURAL DETAILS FOR FINISH.
31. PLANT SHELF, SEE EXTERIOR ELEVATIONS.
32. HALF WALL W/ WOOD CAP OR OPTIONAL LOW WALL WITH RAILING ABOVE.
33. PORCH RAIL, SEE ELEVATION.
34. 36"x36" CONCRETE STOOP.
35. 6x8 BEAM.
36. OPTIONAL UPPER CABINETS.
37. OPTIONAL CABINETS.
38. OPTIONAL COFFERED CEILING @ 8'-8" PER BUILDER SPEC.
39. LINE OF FINISHES ABOVE.
40. LINE OF FINISHED WALL BELOW.
41. 2x4 LOW WALL 42" A.F.F.
42. 2x6 LOW WALL 42" A.F.F.
43. ART NICHE
44. HORIZONTAL LAUNDRY CHUTE
45. LOW WALL 24" A.F.F.
46. GYPSUM BOARD ARCH @ 8'-0" TO 5'-6"
47. LOW WALL 32" A.F.F.
48. 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 OR 1 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. @ 9'-1 1/8" PLATE HEIGHT (U.N.O.)
8'-0" A.F.F. @ 10'-1 1/8" PLATE HEIGHT (U.N.O.)

E. ELECTRICAL:
ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION SHY 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. ALL DIMENSIONS ARE TO THE FACE OF STUD, U.N.O.

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

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

K. BRICK SIDING:
INSTALL PER LOCAL CODE.

ISSUE DATE: 01/17/2014
REVISIONS:

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

Meritage Homes

Meritage Homes

BSB DESIGN

JOB NO. 02/12/2015 PROJECT MGR.
DRAWN CHECKED JP, LG

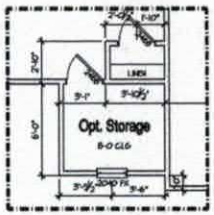
MAIN FLOOR PLAN - C

259 - 3740
A2.1C

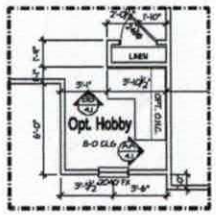
Acknowledgement of Plans Submittal ONLY!

Date 2-18-16

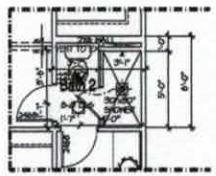
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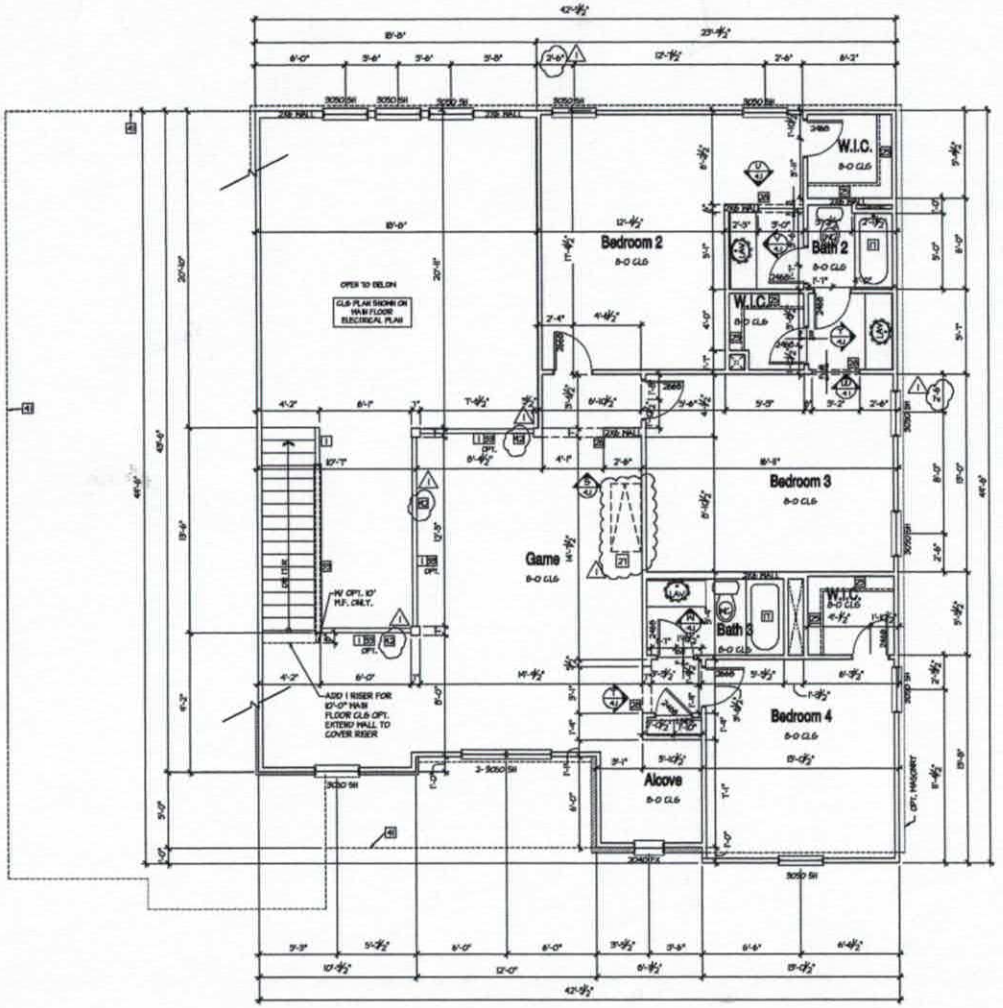
Opt. Storage - C



Opt. Hobby - C



Opt. Shower - Bath 2



Upper Floor Plan - C

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

SQUARE FOOTAGES	
MAIN FLOOR	2540
UPPER FLOOR	1421
SUBTOTAL	3961
UNFINISHED BASEMENT	1295
FINISHED BASEMENT	1070
GARAGE	478
PORCH	128
DECK	280
OPT EXTENDED DECK	307
OPT SCREEN PORCH	321
TOTAL	7448

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. 42" X 42" SHOWER
14. 60" X 60" GUARD
15. 42" X 60" TUB 21" TO TOP OF DECKING
16. 60" X 60" CERAMIC TILE
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 6" ABOVE GARAGE FLOOR FOR WATER HEATER.
24. 5 SHELVES PER BUILDER SPECS.
25. 42"H. MIN. RAILING PER BUILDER SPECS.
26. ATTIC ACCESS (22 1/2"x32" (UNO.)
27. ATTIC ACCESS W/ STAIRS (25 1/2"x54 1/2" (UNO.)
28. 5/8"GWB (w/ 1 layer 5/8"GWB on 2"x6" wall) FROM FLOOR & 1'-0" AT UPPER FLOOR (UNO.
29. GYPSUM BOARD ARCH @ 11'-2" TO 8'-0".
30. GYPSUM BOARD LOW WALL 36" A.F.F. (U.N.O.) W/ WDF 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 42" A.F.F.
47. GYPSUM BOARD ARCH @ 8'-0" TO 8'-6"
48. LOW WALL 30" 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" 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, O, R, S.

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 DAMPER @ DRYER VENT, HOOD VENT, & EXHAUST FANS.

G. STONE SIDING:
INSTALL PER LOCAL CODE.

H. DIMENSIONS ARE TO THE FACE OF STUD, UNO.

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

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

N. BRICK VENEER:
INSTALL PER LOCAL CODE.

ISSUE DATE: 01/17/2014
REVISIONS:

5400 Trinity Road
Suite 107
Raleigh,
North Carolina 27607
919-522-2285 Phone

Meritage Homes

Meritage Homes

BSB DESIGN
www.bsbdesign.com

JOB NO. 33.13225 PROJ MGR. JC
DRAWN CHECKED JPLG

UPPER FLOOR PLAN - C

259 - 3740

A2.2C

IREDELL COUNTY

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

APPLICATION NUMBER
210724
Issue Date: 02/10/2016

ZONING PERMIT

Open Space

Parcel Number	Street Address	Jurisdiction
4649035928.000	135 SOUTH 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
.630	35.00	35.00	15.00	15.00	PACL	X

Remarks:

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	59940	TOTAL FEES:	$ 77.25