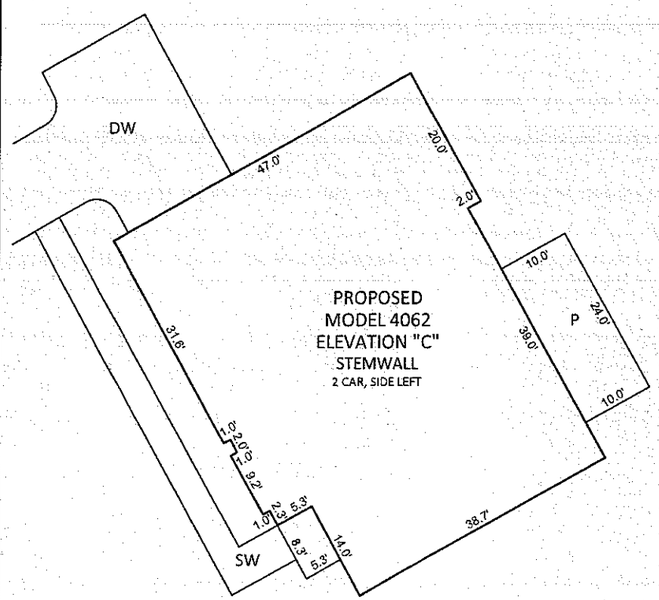


INSET SCALE: 1"=20'

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
C111	26.50'	375.00'	NA	N27°09'35"W	26.50'

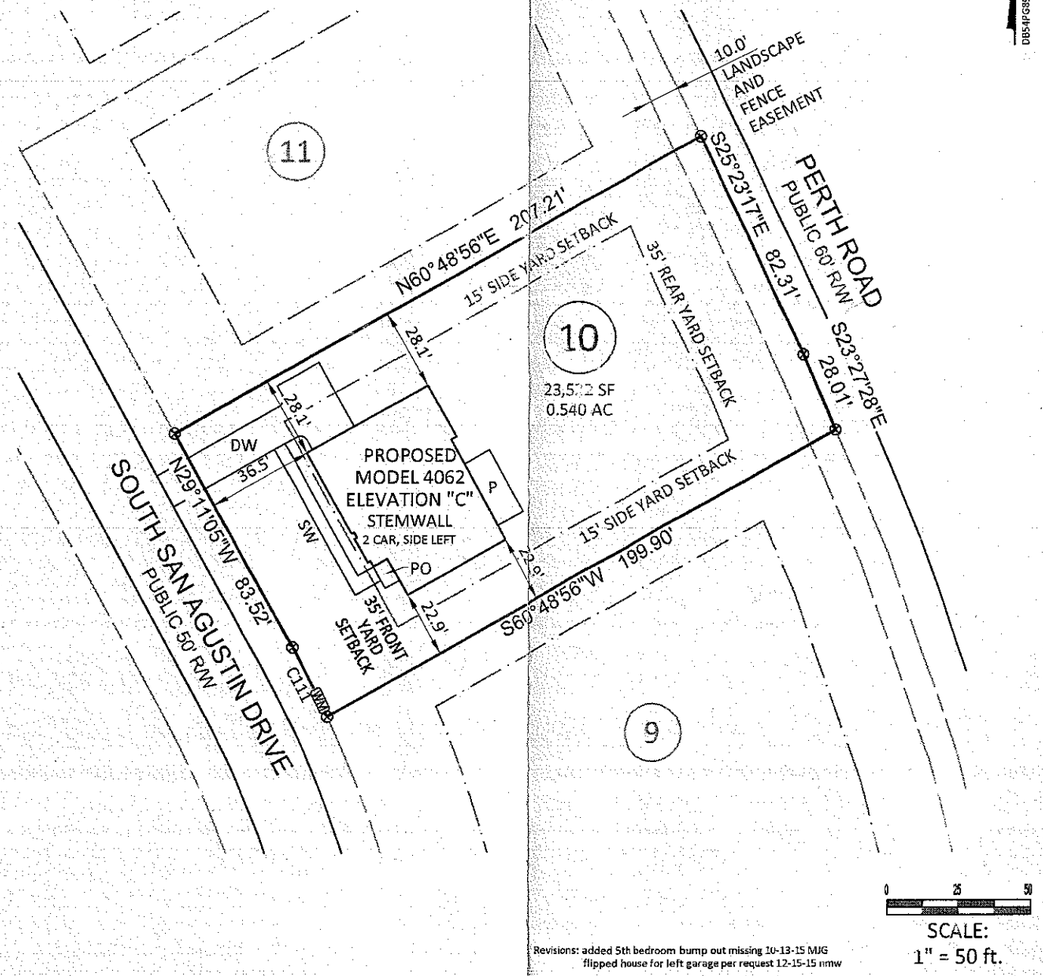
NOTE:

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



Revisions: added 5th bedroom bump out missing 10-13-15 MJG
flipped house for left garage per request 12-15-15 rmw

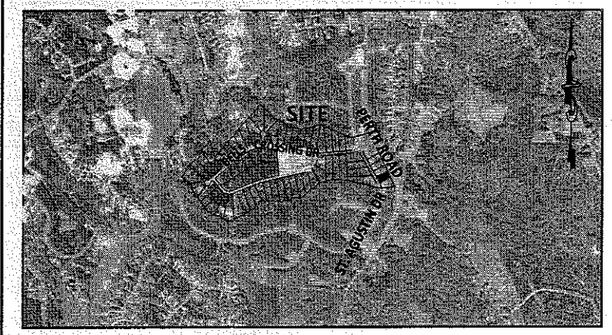
LOT INFORMATION:

LOT #10
DB 2187, PG 1123
PIN: 4649044151
ADDRESS: 131 SOUTH SAN AGUSTIN DRIVE
HOUSE = 2,602 SF
DRIVEWAY = 877 SF
PORCH = 44 SF
SIDEWALK = 259 SF
PATIO = 240 SF
TOTAL LOT AREA = 0.540 AC = 23,522 SF
PROPOSED IMPERVIOUS = 4,022 SF
PERCENT IMPERVIOUS = 17.1 %

Revised 12-17-15

DB54PG89

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
S = SEWER MANHOLE
EB = ELECTRIC BOX
C = CABLE BOX
T = 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 10

FOR

MeritageHomes

BELLS CROSSING - PHASE ONE - LOT 10
131 SOUTH SAN AGUSTIN DRIVE, MOORESVILLE, NC
DAVIDSON TOWNSHIP, IREDELL COUNTY

DATE: 7/13/15 DRAWN BY: RWC CHECKED BY: SPC

REFERENCE: BM 54, PGS 89-91 SCALE: 1" = 50'

Z:\Projects\2012 MLS\120314 BELLS CROSSING - MERITAGE\dwg\120314 BELLS CROSSING-MLS.dwg, 12/17/2015 9:57:37 AM, rwalker