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INDIAN TRAIL, NC

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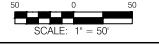


REVISIONS:  
09/30/2019  
11/13/2019

DATE: 6/24/19

PROJECT No.: 11550-8

EXP./CLIENT No.: 11326-8



**OVERALL SITE PLAN**

SHEET No.:  
**C4.01**

**DEVELOPMENT DATA**

**DEVELOPED AREA:**  
SITE = 15.03 ACRES

**BUILDING SETBACKS:**  
- FRONT (CRISMARK DR.) = 35'  
- PERIMETER = 25'

**SITE LANDSCAPING/BUFFERING:**  
SEE SHEET C4.04

**DENSITY (RESIDENTIAL/PARCEL #7)**  
MAXIMUM DENSITY ALLOWED = 150 UNITS  
DENSITY PROVIDED = 150 UNITS

**DENSITY (COMMERCIAL/PARCEL #1)**  
COMMERCIAL PROPERTY REMAINS UNDEVELOPED FOR THIS SUBMITTAL

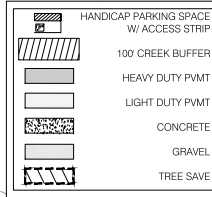
PARKING REQUIREMENTS	
1 BEDROOM = 18 SPACES	90 SPACES
2 BEDROOM = 24 SPACES	152 SPACES
3 BEDROOM = 24 SPACES	40 SPACES
VISITOR = 1 SPACED SPACES	71 SPACES
<b>TOTAL REQUIRED</b>	<b>353 SPACES</b>

**PARKING PROVIDED:**  
STANDARD PARKING = 233 SPACES  
HANDICAP PARKING = 11 SPACES  
GARAGE PARKING = 70 SPACES  
PRIVATE PARKING = 48 SPACES (IN FRONT OF GARAGES)  
**TOTAL PARKING = 362 SPACES**  
TOTAL SPACES/UNIT = 2.4 SPACES/UNIT

**BUILDING CALCULATIONS:**

BLDG #	TYPE	1 BR	2 BR	3 BR	TOTAL UNITS	GARAGES	NOTES
1	V	6	6	-	12**	6	**
2	V	8	6	-	14	6	
3	III	-	8	8	16	-	
4	III	-	8	8	16	-	
5	VII	-	14	-	14	6	2 BEDROOM ONLY
6	V	8	6	-	14	6	
7	V	8	6	-	14	6	
8	V 2/3	10	8	-	18	6	WALK OUT BASEMENT
9	V 2/3	10	8	-	18	6	WALK OUT BASEMENT
10	V	8	6	-	14	6	
<b>TOTAL</b>		<b>58</b>	<b>76</b>	<b>16</b>	<b>150**</b>	<b>48*</b>	

\* TOTAL GARAGE UNITS = 70 (WITH 22 DETACHED GARAGES)  
\*\* BLDG#1 INCLUDES 2 ADDITIONAL HOSPITALITY SUITES. NOT COUNTED IN MAX UNIT COUNT OF 150



- NOTES:**
- REFER TO ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS AND UTILITY CONNECTIONS. SUITE NUMBERS ARE ASSIGNED PER THIS SHEET.
  - CONTRACTOR SHALL COORDINATE INSTALLATION OF PRIMARY ELECTRICAL CONDUIT WITH PROVIDER. CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH EXCAVATION AND BACKFILL. PROVIDER WILL SUPPLY AND PLACE CONDUIT CONTAINING PRIMARY ELECTRICAL LINE.
  - CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF COMMUNICATION CONDUITS WITH UTILITY PROVIDER.
  - DISCONNECT ALL EXISTING UTILITY SERVICES PRIOR TO CONSTRUCTION.
  - ENTIRE PLUMBING INSTALLATION SHALL BE INSTALLED IN STRICT ACCORDANCE WITH STATE AND LOCAL PLUMBING CODES.
  - THE SANITARY SEWER PIPING SHALL BE PVC TYPE DWV WITH GLAZED JOINTS.
  - WATER PIPING OUTSIDE OF BUILDING SHALL BE TYPE "K" SOFT DRAWN COPPER TUBING. FITTINGS SHALL BE WROUGHT COPPER WITH SOLDERED JOINTS MADE WITH 95-5 TIN-ANTIMONY SOLDER. ANY PIPING ABOVE GRADE SHALL BE INSULATED WITH 1" OF FOAMED PLASTIC INSULATOR.
  - EACH REQUIRED BPA IS REQUIRED TO BE TESTED BY A APPROVED CERTIFIED TESTER PRIOR TO PLACING WATER SYSTEM IN SERVICE.
  - THERE SHALL BE NO TAPS, PIPING BRANCHES, HYDRANTS, FIRE STOP, CONNECTION POINTS, OR OTHER WATER USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY METER AND THE REQUIRED BACKFLOW PREVENTER.
  - ALL EXISTING METERS ARE TO BE DISMANTLED & ALL PRIVATE PIPING MUST BE TURNED OFF AT A CORP STOP.
  - SITE SEWER CLEANOUTS MAY BE DEEPER THAN BUILDING SEWER PENETRATIONS TO AVOID CONFLICTS ON SITE. PROVIDE NECESSARY FITTINGS TO MEET CLEANOUT ELEVATIONS SHOWN ON THIS PLAN. ALL CLEANOUTS SHALL BE "MINI-MANHOLE" TYPE CLEANOUTS PER UPCW REQUIREMENTS.
  - DEVELOPER'S CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER AND SEWER TAPS.