

KEY MAP SCALE: 1" = 200'

DEVELOPMENT INFORMATION:

NAME: CROSSGATE CONDOS

LOCATION: TOWN OF INDIAN TRAIL, NC

USE: ATTACHED DWELLING UNITS

ZONING: MFR

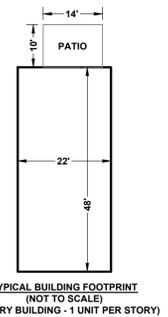
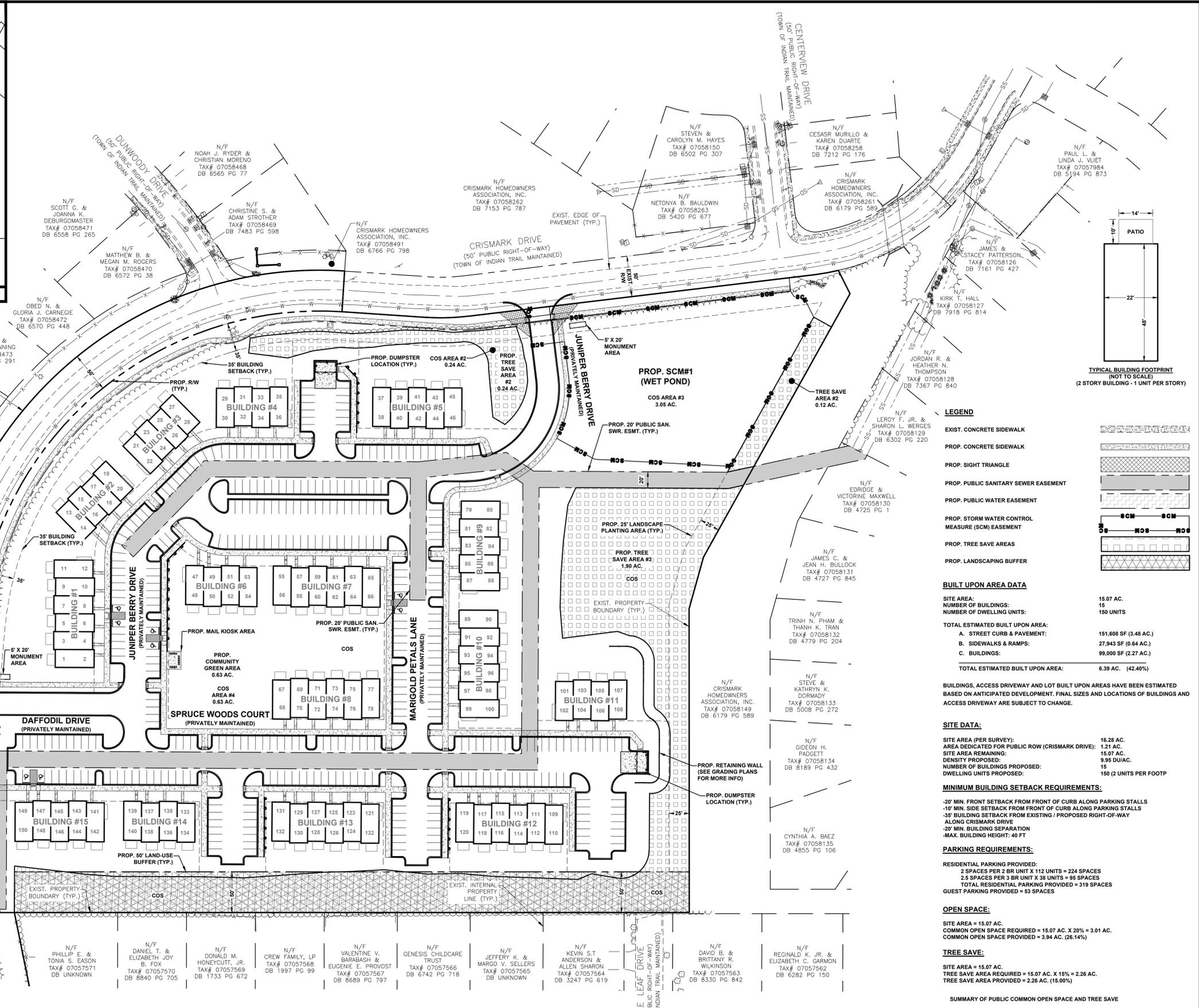
WATERSHED: GOOSE CREEK

RIVER BASIN: YADKIN

PROPERTY OWNERS: CRISMARK PROPERTIES LLC
TAX PARCEL ID# 07057019F
IDLEWILD ROAD
INDIAN TRAIL, NC 28079
DB 1298 PG 20

DEVELOPER: TY-PAR REALTY, INC.
2993 W. ROOSEVELT BLVD.
MONROE, NC 28111
(704) 238-9700
MARCUS ARROYO
MARCUS@TYSON-GROUP.COM

ENGINEERING FIRM: ESP ASSOCIATES, INC.
3475 LAKEMONT BLVD.
FORT MILL, SC 29708
(803) 802-2440
(802) 802-2515
MATTHEW R. REIKING, PE
MREIKING@ESPASSOCIATES.COM



LEGEND

- EXIST. CONCRETE SIDEWALK
- PROP. CONCRETE SIDEWALK
- PROP. SIGHT TRIANGLE
- PROP. PUBLIC SANITARY SEWER EASEMENT
- PROP. PUBLIC WATER EASEMENT
- PROP. STORM WATER CONTROL MEASURE (SCM) EASEMENT
- PROP. TREE SAVE AREAS
- PROP. LANDSCAPING BUFFER

BUILT UPON AREA DATA

SITE AREA:	15.07 AC.
NUMBER OF BUILDINGS:	15
NUMBER OF DWELLING UNITS:	150 UNITS
TOTAL ESTIMATED BUILT UPON AREA:	
A. STREET CURB & PAVEMENT:	151,608 SF (3.48 AC.)
B. SIDEWALKS & RAMPS:	27,943 SF (0.64 AC.)
C. BUILDINGS:	99,000 SF (2.27 AC.)
TOTAL ESTIMATED BUILT UPON AREA:	6.39 AC. (42.40%)

SITE DATA:

SITE AREA (PER SURVEY):	16.28 AC.
AREA DEDICATED FOR PUBLIC ROW (CRISMARK DRIVE):	1.21 AC.
SITE AREA REMAINING:	15.07 AC.
DENSITY PROPOSED:	9.95 DU/AC.
NUMBER OF BUILDINGS PROPOSED:	15
DWELLING UNITS PROPOSED:	150 (2 UNITS PER FOOT)

MINIMUM BUILDING SETBACK REQUIREMENTS:

- 20' MIN. FRONT SETBACK FROM FRONT OF CURB ALONG PARKING STALLS
- 10' MIN. SIDE SETBACK FROM FRONT OF CURB ALONG PARKING STALLS
- 35' BUILDING SETBACK FROM EXISTING / PROPOSED RIGHT-OF-WAY ALONG CRISMARK DRIVE
- 20' MIN. BUILDING SEPARATION
- MAX. BUILDING HEIGHT: 40 FT

PARKING REQUIREMENTS:

RESIDENTIAL PARKING PROVIDED:
2 SPACES PER 2 BR UNIT X 112 UNITS = 224 SPACES
2.5 SPACES PER 3 BR UNIT X 38 UNITS = 95 SPACES
TOTAL RESIDENTIAL PARKING PROVIDED = 319 SPACES
GUEST PARKING PROVIDED = 53 SPACES

OPEN SPACE:

SITE AREA = 15.07 AC.
COMMON OPEN SPACE REQUIRED = 15.07 AC. X 20% = 3.01 AC.
COMMON OPEN SPACE PROVIDED = 3.94 AC. (26.14%)

TREE SAVE:

SITE AREA = 15.07 AC.
TREE SAVE AREA REQUIRED = 15.07 AC. X 15% = 2.26 AC.
TREE SAVE AREA PROVIDED = 2.26 AC. (15.00%)

SUMMARY OF PUBLIC COMMON OPEN SPACE AND TREE SAVE

COMMON OPEN SPACE #	PUBLIC COMMON OPEN SPACE AREA (AC.)	TREE SAVE AREA IN COMMON OPEN SPACE (AC.)
1	0.26	0.24
2	3.05	2.02
3	0.63	0.00
TOTAL	3.94	2.26

ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-4949 (NC)
803-802-2440 (SC)
www.espassociates.com

ESP

NORTH CAROLINA
LICENSE NO. F-1407
ESP ASSOCIATES, INC.
SEAL 038830
ENGINEER
MATTHEW R. REIKING
2024.06.26 15:35:58-04:00'

BY

NO.	DATE	REVISION

OVERALL SITE PLAN
CROSSGATE CONDOS
TOWN OF INDIAN TRAIL, NC
TY-PAR REALTY, INC.

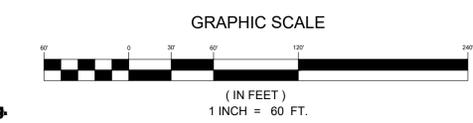
PROJECT INFORMATION

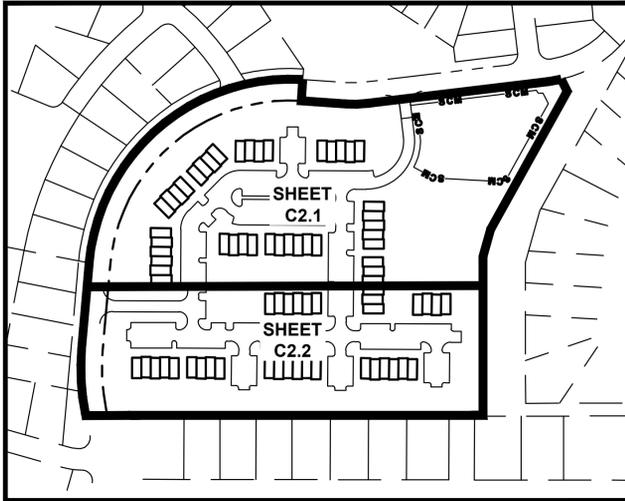
PROJECT MANAGER:	MRR
DESIGNED BY:	CKY
DRAWN BY:	CKY
PROJECT NUMBER:	23-01377
ORIGINAL DATE:	06/25/2024

C2.0

V:\23-01377 - Crismark Parcel 7 - Condo, Site (Ty-Par)\23-01377-Site\Overall\Ang_C2.0 OVERALL SITE PLAN.dwg

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Know what's below.
Call before you dig.





- LEGEND**
- EXIST. CONCRETE SIDEWALK
 - PROP. CONCRETE SIDEWALK
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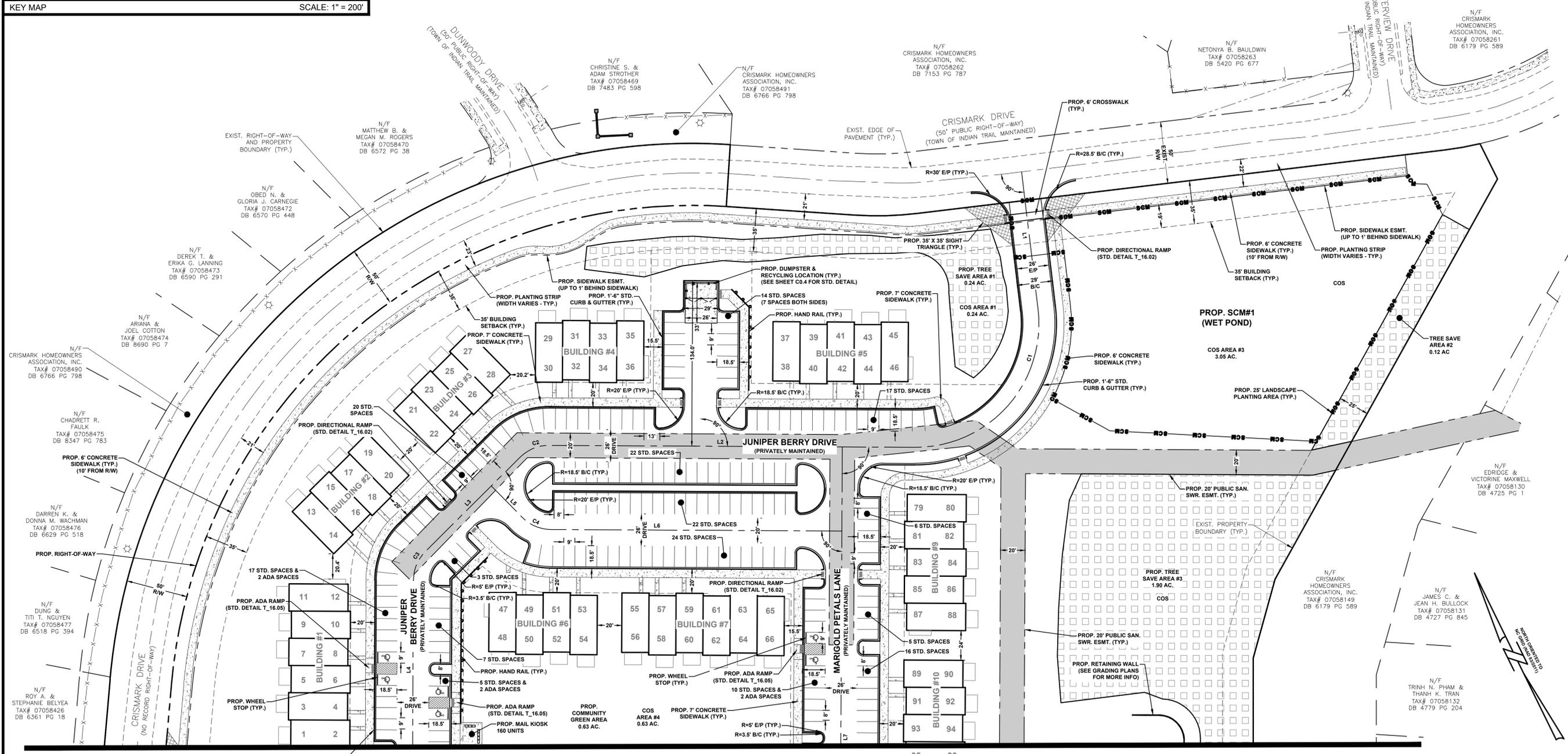
- SITE NOTES:**
1. ALL RADI DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 2. SHADED CURB & GUTTER INDICATES LOCATIONS FOR SPILL CURB.
 3. MINIMUM CROSS SLOPE ON ALL ASPHALT TO BE 1/4" PER FOOT.
 4. MINIMUM SLOPE ON CURB & GUTTER SHALL BE 0.50% UNLESS SPILL CURB IS INDICATED.
 5. ALL HANDICAP ACCESS RAMPS SHALL COMPLY WITH THE LATEST EDITION OF THE ADA ACCESSIBILITY GUIDELINES.
 6. NO OBSTRUCTIONS, PLANTINGS, OR FENCING SHALL BE PERMITTED WITHIN PUBLIC WATER AND SANITARY SEWER EASEMENTS.
 7. ALL SITE CONCRETE (SIDEWALKS, CURB & GUTTER, ETC.) SHALL NOT BE LESS THAN 3600 PSI STRENGTH AT 28 DAYS.
 8. ROADWAYS TO BE DEDICATED TO THE CITY OF CHARLOTTE FOR MAINTENANCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH CLDSM STANDARDS PRIOR TO CITY ACCEPTANCE.
 9. MAIL KIOSK TO BE LOCATED NEAR PROPOSED VISITOR PARKING AREA.
 10. LIGHTING PLAN, IF REQUIRED, TO BE DESIGNED BY OTHERS.
 11. IRRIGATION PLAN, IF REQUIRED, TO BE DESIGNED BY OTHERS.
 12. ENTRY MONUMENTS PLAN TO BE DESIGNED AND PERMITTED BY OTHERS.

STREET CENTERLINE LINE TABLE

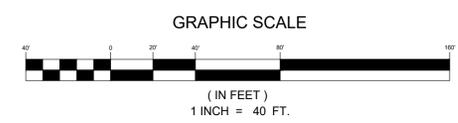
LINE	LENGTH	BEARING
L1	111.46	N19° 20' 32"E
L2	297.74	S63° 26' 41"E
L3	108.23	N71° 33' 19"E
L4	248.47	N26° 33' 19"E
L5	35.83	S18° 26' 41"E
L6	236.47	S63° 26' 41"E
L7	358.00	S26° 33' 19"W
L8	22.35	N89° 38' 24"W
L9	191.90	N63° 26' 41"W
L10	776.00	S63° 26' 41"E

STREET CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	169.67	100.00	113.45	150.04	N67° 56' 56"E	97° 12' 48"
C2	25.92	33.00	13.67	25.26	S85° 56' 41"E	45° 00' 00"
C3	25.92	33.00	13.67	25.26	N49° 03' 19"E	45° 00' 00"
C4	25.92	33.00	13.67	25.26	S40° 56' 41"E	45° 00' 00"
C5	13.28	200.00	6.64	13.28	N61° 32' 32"W	3° 48' 16"



MATCHLINE - SEE SHEET C2.2



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ESP

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SEAL
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 ENGINEER
 JOHN R. HARRIS

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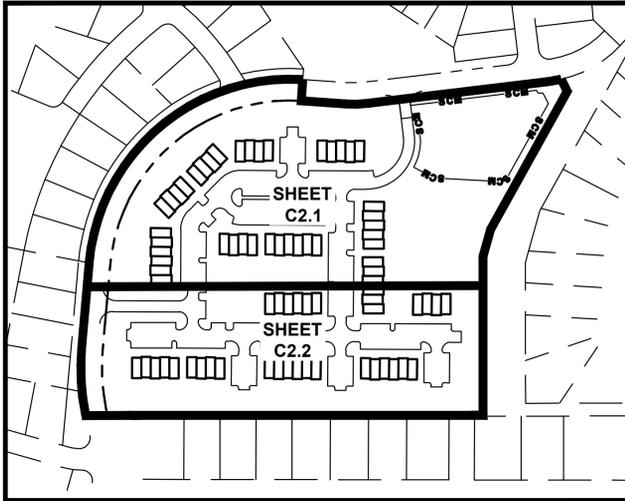
SITE PLAN - SHEET 1 OF 2

CROSSGATE CONDOS

TY-PAR REALTY, INC. TOWN OF INDIAN TRAIL, NC

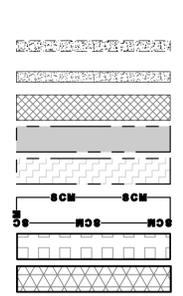
PROJECT INFORMATION

PROJECT MANAGER: MRR
 DESIGNED BY: CKY
 DRAWN BY: CKY
 PROJECT NUMBER: 23-01377
 ORIGINAL DATE: 06/25/2024
 SHEET: **C2.1**



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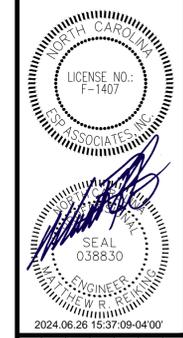
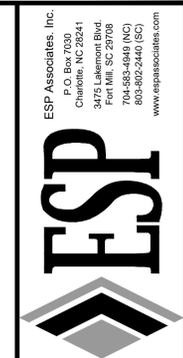
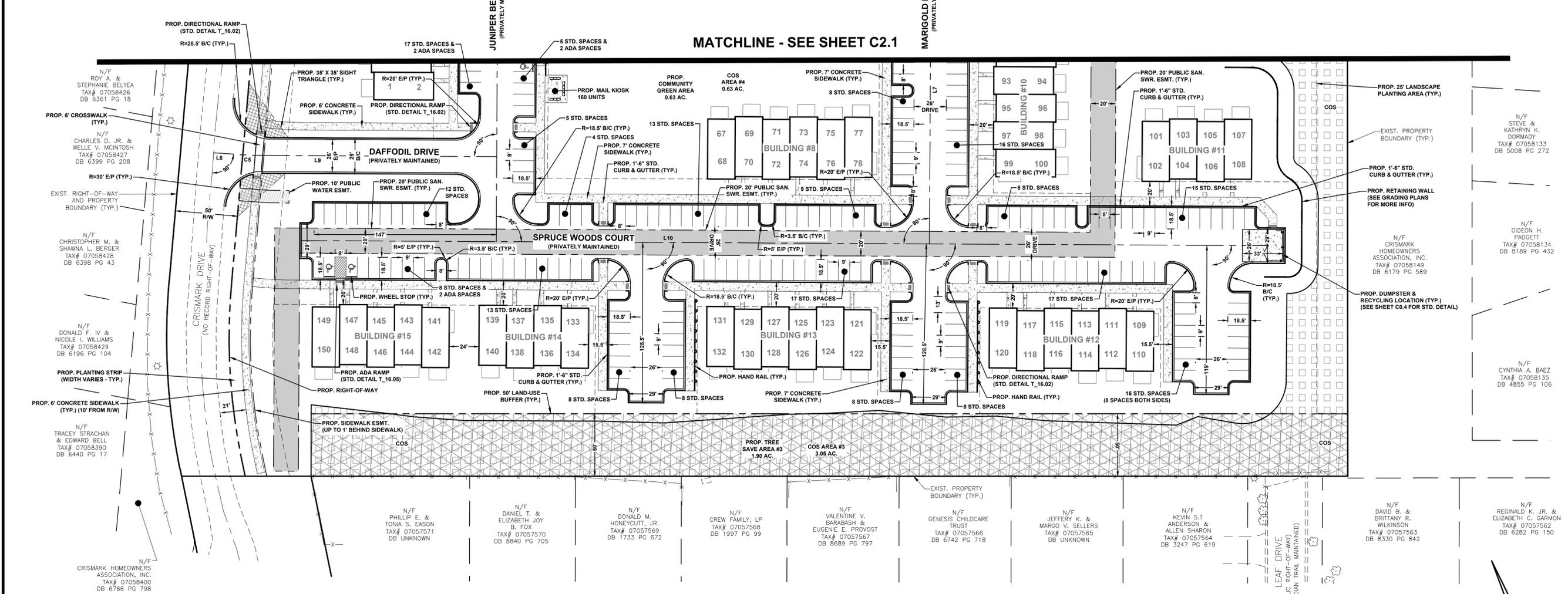
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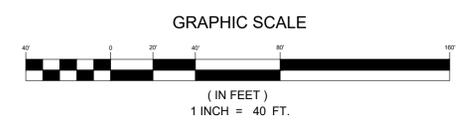
SITE PLAN - SHEET 2 OF 2

CROSSGATE CONDOS

TY-PAR REALTY, INC. TOWN OF INDIAN TRAIL, NC

PROJECT INFORMATION

PROJECT MANAGER: MRR
 DESIGNED BY: CKY
 DRAWN BY: CKY
 PROJECT NUMBER: 23-01377
 ORIGINAL DATE: 06/25/2024
 SHEET: **C2.2**



V:\23-01377 - Crossgate - Condo Site (Ty-Par)\23-01377-Site\23-01377-Site-Plan-C2.2-Site-Plan-SHEET 2 OF 2.dwg