

OPEN SPACE:

SITE AREA = 20.68 AC.
COMMON OPEN SPACE REQUIRED = 20.68 AC. X 20% = 4.14 AC.
COMMON OPEN SPACE PROVIDED = 7.71 AC. (36.48%)

TREE SAVE:

SITE AREA = 20.68 AC.
TREE SAVE AREA REQUIRED = 20.68 AC. X 15% = 3.10 AC.
TREE SAVE AREA PROVIDED = 4.40 AC. (21.26%)

SUMMARY OF PUBLIC COMMON OPEN SPACE AND TREE SAVE

COMMON OPEN SPACE #	COMMON OPEN SPACE AREA (AC.)	TREE SAVE AREA IN COMMON OPEN SPACE (AC.)
1	2.88	2.21
2	0.29	0.00
3	0.70	0.00
4	0.26	0.00
5	3.58	2.19
TOTAL	7.71	4.40

DEVELOPMENT INFORMATION:

NAME: COPPER STATION
LOCATION: TOWN OF INDIAN TRAIL, NC
USE: SINGLE FAMILY ATTACHED RESIDENTIAL
ZONING: MFR
WATERSHED: GOOSE CREEK
RIVER BASIN: YADKIN
PROPERTY OWNERS: FS DEVELOPMENT INC
TAX PARCEL ID# 07057018F
IDLEWILD ROAD
INDIAN TRAIL, NC 28079
DB 9051 PG 867

DEVELOPER: TY-PAR REALTY, INC.
ADDRESS: 2893 W. ROOSEVELT BLVD.
MONROE, NC 28111
(704) 238-9700
PHONE: (704) 238-9700
CONTACT: MARCUS ARROYO
EMAIL: MARCUS@TYSON-GROUP.COM

ENGINEERING FIRM: ESP ASSOCIATES, INC.
ADDRESS: 3475 LAKEMONT BLVD.
FORT MILL, SC 29708
(803) 802-2440
(803) 802-2415
PHONE: (803) 802-2440
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CONTACT: MICHAEL R. COSTELLO, PE
EMAIL: MCOSTELLO@ESPASSOCIATES.COM

LEGEND

- PROP. CONCRETE SIDEWALK
- PROP. STORM DRAINAGE EASEMENT (SDE)
- PROP. PUBLIC SANITARY SEWER EASEMENT
- PROP. PUBLIC WATER EASEMENT
- PROP. PUBLIC UTILITY EASEMENT
- PROP. SIGHT TRIANGLE
- PROP. STORMWATER CONTROL EASEMENT
- EXIST. WETLANDS
- EXIST. WETLANDS BUFFER
- EXIST. TOP OF BANK
- PROP. TREE SAVE AREAS
- PROP. PERIMETER BUFFER



SCALE: 1" = 300'

McBRIDE SITE (IN DEVELOPMENT)

POTENTIAL PARCEL A (2.06 AC) (FUTURE COMMERCIAL DEVELOPMENT)

DAHLIA STREET (PROP. 71' PUBLIC R/W) (TOWN OF INDIAN TRAIL MAINTAINED)

POTENTIAL PARCEL B (1.49 AC) (FUTURE COMMERCIAL DEVELOPMENT)

CROSSGATE CONDOS UNDER DEVELOPMENT

BUILT UPON AREA DATA

SITE AREA (PER SURVEY):	20.68 AC.
NUMBER OF LOTS:	109 LOTS

INFRASTRUCTURE BUILT UPON AREA

A. STREET CURB & PAVEMENT:	140,374 SF (3.22 AC.)
B. SIDEWALKS & RAMPS:	32,787 SF (0.75 AC.)
C. PUMP STATION & PARKING & ACCESS:	4,151 SF (0.10 AC.)

ESTIMATED LOT BUILT UPON AREA:

D. TOWNHOMES:	99,247 SF (2.28 AC.)
E. DRIVEWAY & LEADWALK:	68,521 SF (1.53 AC.)
F. RESERVED AREA (150 SF PER LOT):	16,350 SF (0.38 AC.)

PARKSIDE CROSSING PHASE 3 TOTAL ESTIMATED BUILT UPON AREA

A. STREET CURB & PAVEMENT:	3.22 AC.
B. SIDEWALKS & RAMPS:	0.75 AC.
C. PUMP STATION & PARKING & ACCESS:	0.10 AC.
D. TOWNHOMES:	2.28 AC.
E. DRIVEWAYS & LEADWALK:	1.53 AC.
F. RESERVED AREA PER LOT:	0.38 AC.
TOTAL ESTIMATED BUILT UPON AREA:	8.26 AC. (39.94%)

HOUSE, DRIVEWAY AND LOT BUILT UPON AREA HAVE BEEN ESTIMATED BASED ON ANTICIPATED DEVELOPMENT. FINAL SIZES AND LOCATIONS OF HOUSES AND DRIVEWAYS ARE SUBJECT TO CHANGE.

PUBLIC STREET DATA

DAHLIA STREET	1325 LF
JUNEBERRY DRIVE	281 LF
SILVER BELL LANE	321 LF
TOTAL	1,927 LF

PROP. 25 MPH SPEED LIMIT FOR PUBLIC STREETS.

PRIVATE ALLEY DATA

HYDRANGEA COURT	275 LF
ROSEBUD COURT	857 LF
HIBISCUS COURT	239 LF
GARDENIA COURT	376 LF
POME LANE	343 LF
CRABAPPLE COURT	227 LF
CHERRY BLOSSOM COURT	572 LF
TOTAL:	2,889 LF

PROP. 15 MPH SPEED LIMIT FOR PRIVATE ALLEYS.

SITE DATA:

SITE AREA (PER SURVEY): 20.68 AC.
AREA WITHIN EXIST. PUBLIC ROW (IDLEWILD ROAD): 0.64 AC.
AREA DEDICATED FOR PUBLIC ROW (CRISMARK DRIVE): 2.10 AC.
AREA DEDICATED TO FUTURE COMMERCIAL PARCELS: 3.56 AC.
SITE AREA REMAINING: 20.68 AC.
DENSITY PROPOSED: 8.27 DU/AC.
NUMBER OF BUILDINGS PROPOSED: 25
DWELLING UNITS PROPOSED: 109

MINIMUM BUILDING SETBACK REQUIREMENTS:

MIN. FRONT YARD:
FRONT LOADED UNITS: 25 FT. FROM PUBLIC R/W
REAR LOADED UNITS: 15 FT. FROM PUBLIC R/W

MIN. REAR YARD:
FRONT LOADED UNITS: 30 FT.
REAR LOADED UNITS: 20 FT. FROM UTILITY ESMT.
10 FT.

MIN. SIDE YARD AT CORNER: 15 FT. FROM PUBLIC R/W

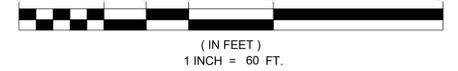
MIN. BUILDING SEPARATION: 20 FT.

MAX. BUILDING HEIGHT: 40 FT.

PARKING REQUIREMENTS:

RESIDENTIAL PARKING PROVIDED: 273 SPACES
FRONT LOADED UNITS: 273 SPACES
REAR LOADED UNITS: 273 SPACES
TOTAL RESIDENTIAL PARKING PROVIDED = 273 SPACES
VISITORS PARALLEL PARKING PROVIDED = 26 SPACES
VISITORS PERPENDICULAR PARKING PROVIDED = 42 SPACES
TOTAL PARKING PROVIDED = 341 SPACES (1 ACCESSIBLE SPACE)

GRAPHIC SCALE



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Fort Mill, SC 29708
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803-802-2440 (SC)
www.espassociates.com

ESP

NORTH CAROLINA
LICENSE NO.: F-1407
ESP ASSOCIATES, INC.

NORTH CAROLINA
PROFESSIONAL ENGINEER
MICHAEL R. COSTELLO
SEAL 051369

NO.	DATE	REVISION

OVERALL SITE PLAN

COPPER STATION

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

PROJECT INFORMATION

PROJECT MANAGER:	MRR
DESIGNED BY:	CKY
DRAWN BY:	CKY
PROJECT NUMBER:	24-00242
ORIGINAL DATE:	03/17/2025
SHEET:	C2.0