



SDRMF-2017-00052

FINAL
APPROVAL

ENGINEERING

PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

URBAN FORESTRY

TREE ORDINANCE

CDOT

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING
AT LEAST 48 HRS. PRIOR TO ANY LAND
DISTURBING ACTIVITY USING THE ONLINE
FORM AT <http://development.charmeck.org>

APPROVED

By Emily Chien at 10:12 am, Oct 13, 2017

APPROVED

By H. Kunzig at 3:09 pm, Oct 11, 2017

APPROVED

Carlos Alzate

PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

By Brent Wilkinson 10/16/17

EXISTING SITE DATA FOR TOTAL SITE

TAX PARCEL NO.: 20140105
TOTAL SITE AREA: 21,408 AC
EXIST. ZONING: R-15MF (CD) & R-9MF (CD)
TOTAL NUMBER OF EXIST. UNITS: 240 APARTMENT UNITS

EXISTING SITE DATA FOR R-15MF(CD) PORTION ONLY

SITE AREA: 15.4 AC
UNITS EXISTING: 160

EXISTING SITE DATA FOR R-9MF(CD) PORTION ONLY

SITE AREA: 5.9 AC
UNITS EXISTING: 80

DEVELOPMENT DATA

DEVELOP AS: R-15MF (CD)
DENSITY ALLOWED: 11.55 D.U.A.
UNITS ALLOWED: 177 (15.4 AC. X 11.55 DUA)
DENSITY PROPOSED: 11.49 D.U.A. (R-15MF(CD) SIDE OF SITE)
UNITS EXISTING: 160 UNITS ON R-15 MF (CD) SIDE OF SITE
ADDITIONAL UNITS PROPOSED: 17 APARTMENT UNITS
PROPOSED TOTAL UNITS: 177 (R-15MF(CD) SIDE OF SITE)
OVERALL PARCEL TOTAL UNITS: 257 PROPOSED
REQUIRED SETBACK: 40'
REQUIRED SIDE YARD: 30'
REQUIRED REAR YARD: 30'
MAXIMUM BUILDING HEIGHT: 40'
PROPOSED BUILDING HEIGHT: 40'
MIN. BUILDING SEPARATION: 16'

SOLID WASTE/RECYCLING:
Req'd: one 8 cy dumpster/30 units OR one 8 cy compactor/ 90 units = 23 CY/257 units
4 X 144 sf recycling (576 sf min.)
PROPOSED: One existing 30 cy compactor to serve Total 257 units
+ 576 sf recycling area

"UNOBSTRUCTED OPEN SPACE" -
PER ZONING ORDINANCE IN PLACE AT TIME OF APPROVED
REZONING (SECTION 3101.2)
"Unobstructed Open Space" is defined as Land not covered by Buildings or Structures"

R-9 AREA - REQUIRED UNOBSTRUCTED OPEN SPACE: 55% MIN.
R-9 AREA - PROPOSED UNOBSTRUCTED OPEN SPACE = 83.2%
R-15 AREA - REQUIRED UNOBSTRUCTED OPEN SPACE: 65% MIN.
R-15 AREA - PROPOSED UNOBSTRUCTED OPEN SPACE = 86.5%

PARKING REQUIREMENTS:

TOTAL REQUIRED PARKING SPACES: 1.5 SPACES PER UNIT x 257 UNITS = 386

EXISTING PARKING (BEFORE ADDITION): 414 REGULAR PARKING
27 HANDICAP PARKING

441 TOTAL EXISTING SPACES

PROPOSED PARKING (AFTER ADDITION):
- 19 SPACES (TO BE REMOVED)
+ 38 SURFACE SPACES ADDED
+ 30 GARAGE SPACES ADDED
= 490 PROPOSED TOTAL SPACES

PER APPROVED REZONING:
PARKING AREAS IN MULTI-FAMILY SHOULD HAVE LANDSCAPED
AREAS EQUAL TO 10% OF THE PAVED AREA

TOTAL PARKING AREA PROVIDED: ±242,550 SF
PARKING LANDSCAPED AREAS REQUIRED = 24,255 SF
PARKING LANDSCAPED AREAS PROVIDED = 36,255 SF

NOTES

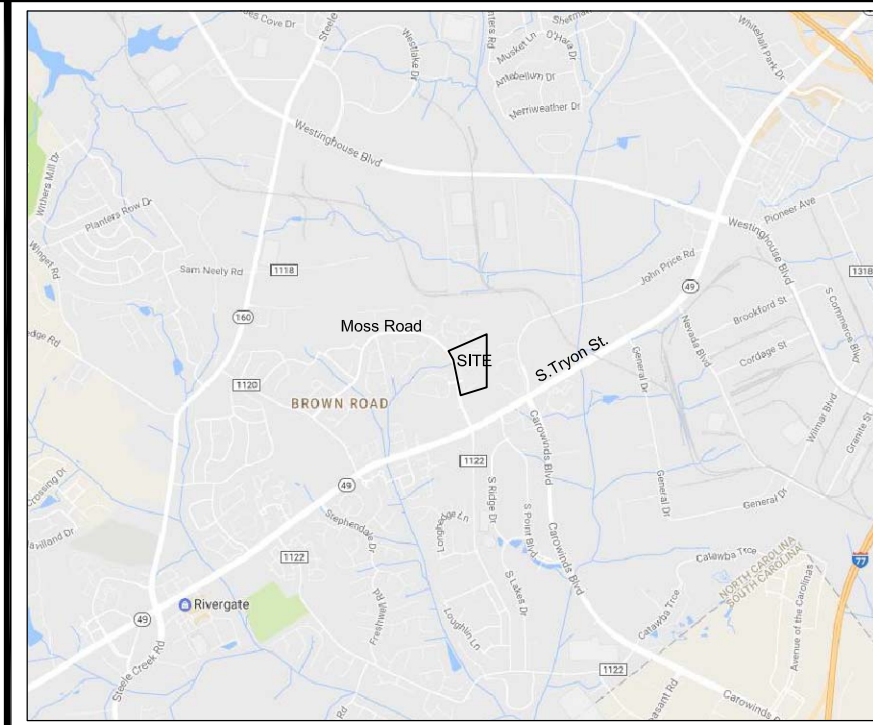
- BOUNDARY SURVEY WAS PREPARED BY DELTA LAND SURVEY SERVICES, INC., DATED 06-05-15 (704-847-4700).
- REFER TO REZONING PETITIONS #91-41(C) AND #85-24(C) FOR CONDITIONAL REQUIREMENTS.

UTILITY NOTES

- EXISTING WATER AND SEWER ARE PRIVATE UTILITIES CONNECTED TO EXISTING CHARLOTTE WATER SYSTEM.
- ALL PROPOSED UTILITIES MUST BE UNDERGROUND.

ESTIMATED CONSTRUCTION TIME TABLE :

BEGIN SITE WORK FALL 2017
BEGIN BUILDING CONSTRUCTION 2018
PROJECT COMPLETION SUMMER 2018



VICINITY MAP
NOT TO SCALE

SHEET SCHEDULE

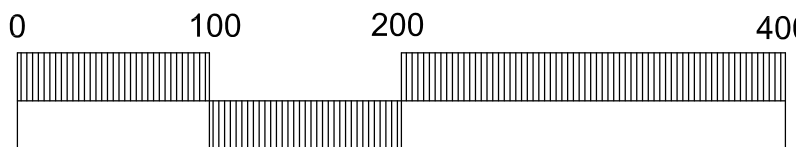
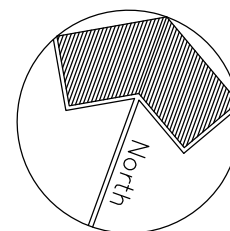
OVERALL SITE PLAN & COVER SHEET	L-1
EXISTING CONDITIONS & DEMOLITION PLAN	L-2
PREVIOUS CONDITIONAL REZONING PLANS	L-3
GARAGE AREA PLANS	L-4
SITE PLAN	L-5
GRADING AND STORM DRAINAGE PLAN	L-6
EROSION CONTROL - INITIAL PLAN	L-7
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ORDINANCE REQ'D PLANTING PLAN	L-9
UTILITY PLAN	L-10
SITE DETAILS	L-11
SITE DETAILS	L-12
DETENTION BASIN & DETAILS	L-13
DRAINAGE AREAS	L-14

POST CONSTRUCTION CONTROLS ORDINANCE (PCCO)
REQUIREMENTS

WATERSHED DISTRICT: STEEL CREEK, CENTRAL CATAWBA
PCO (WATER QUALITY + NATURAL AREA): NOT REQUIRED
DETENTION: APPLICABLE

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREAS: ± 386,000 SF
PROPOSED ADDITIONAL IMPERVIOUS AREAS: ± 36,730 SF



OVERALL SITE PLAN & COVER SHEET

YORKRIDGE APARTMENTS

CHARLOTTE, NORTH CAROLINA
YORK RIDGE OWNER, LLC

CLIENT / OWNER:
YORK RIDGE OWNER, LLC
1853 WILLIAM PENN WAY
LANCASTER, PA 17605
864-232-8076

Scale:
1" = 100'

Sheet Number

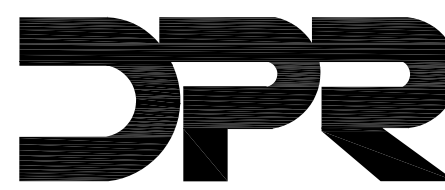
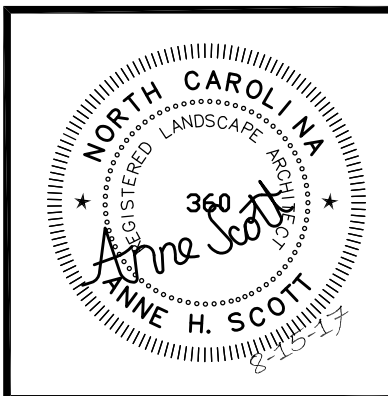
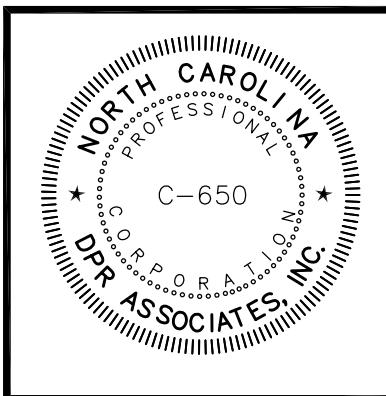
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SHEET 1 OF 14 TOTAL

Project Manager	AHS
Drawn By	LMJr
Checked By	HN
Date	5/17/17
Project Number	16010

REVISIONS:

No.	Date	By	Description
1	8/15/17	AHS	PER CITY REVIEW



landscape architecture
civil engineering
planning

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