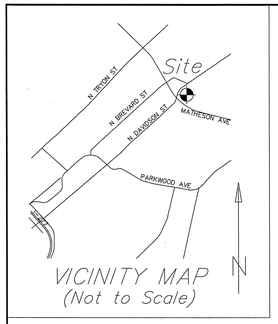
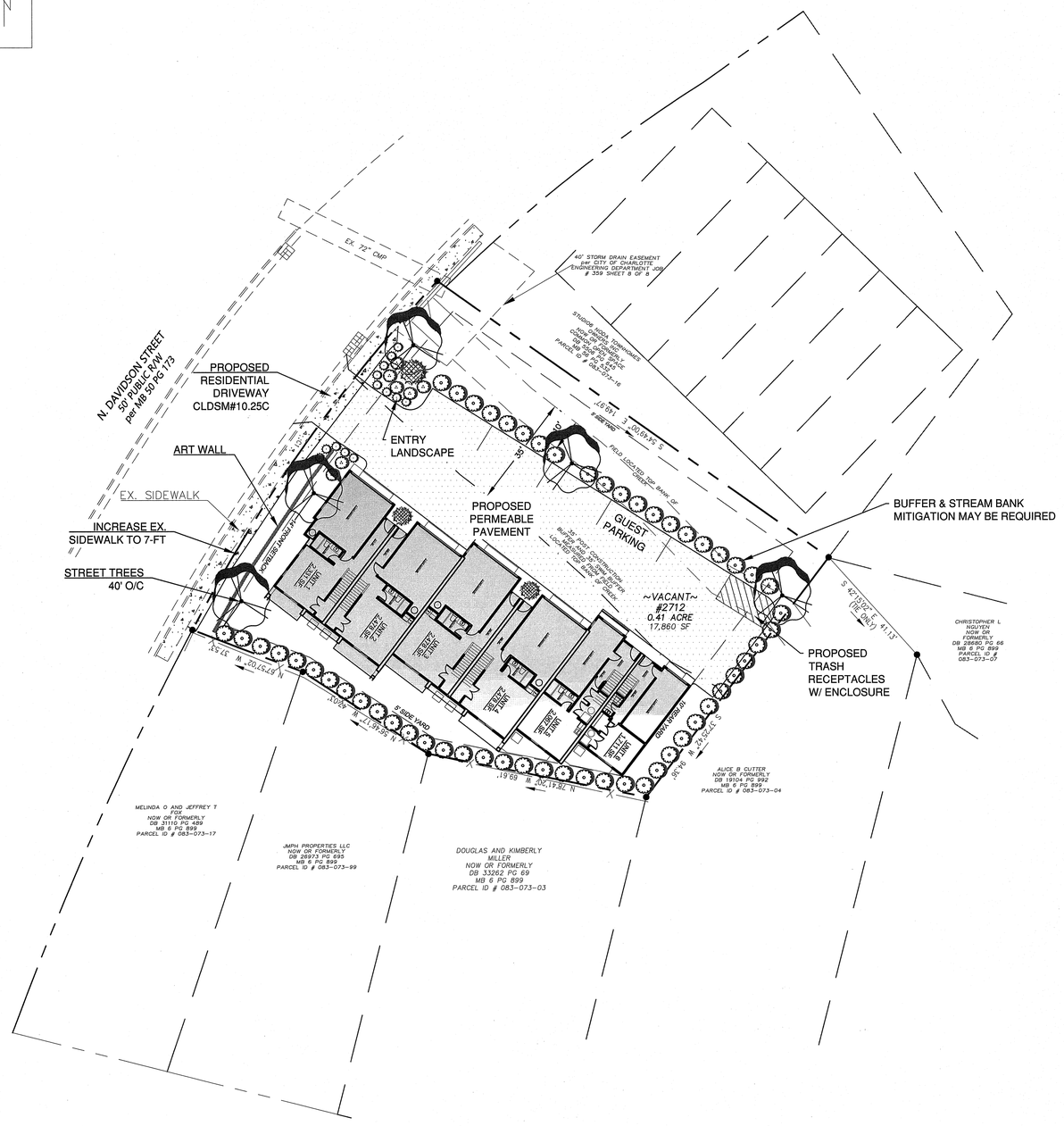


VICINITY MAP
(Not to Scale)



SITE LEGEND

- PROPOSED CURB & GUTTER
- REVERSED PITCH CURB & GUTTER
- PROPERTY LINE
- LOT LINES
- DECORATIVE FENCING
- TRAFFIC FLOW
- STRIPING
- PARKING BAY COUNT (23)
- GRAVEL AREA
- CONCRETE
- SPOT ELEVATION
- EXISTING FEATURES SCREENED
- HANDICAP RAMP = HC

UR-2 DIMENSINAL STANDARDS

MIN. LOT SIZE: 3000-SF
MIN. SIDE YARD: 5-FT
MIN. SETBACK: 14-FT FROM BACK OF CURB
MIN. REAR YARD: 10-FT
MIN. FLOOR RATIO: 1.0
MIN. LOT WIDTH: 20-FT

LIGHTING

ALL LIGHTING SHALL CONFORM TO CHARLOTTE STANDARDS.
ALL LIGHTING SHALL BE PERMITTED SEPARATELY

ZONING CODE SUMMARY

PROJECT NAME: NODA FLATS
OWNER: JMPH PROPERTIES, LLC PHONE #
PLANS PREPARED BY: WOODBINE DESIGN, P.C. PHONE # 704-892-5479
ZONING: EXISTING: R-5 PROPOSED: UR-2(CD) JURISDICTION: CHARLOTTE

PROPOSED USE: RESIDENTIAL
BUILDING HEIGHT: 40-FT MAX. FEET STORIES: 3
BUILDING COVERAGE: SQ. FT.
LOT SIZE: 17,859.6/0.41 SQ. FT./ACRES
TAX PARCEL ID: 083-07-301 GROSS FLOOR AREA: - SQ. FT.
NUMBER OF UNITS OR SUITES: 6
YARD REQUIREMENTS:
SETBACK (FRONT): 20 FT. FROM BACK OF CURB
SIDE YARD (R): 5 FT. SIDE YARD (L): 5 FT.
REAR YARD: 5 FT.
WATERSHED: UPPER LITTLE SUGAR PCCO=CENTRAL CATAWBA

PARKING DATA: (SPECIFY REQUIREMENT)
AS PER CHARLOTTE ZONING ORDINANCE SECTION NO. 12.202
REQ'D: PROVIDED:
HANDICAP: PROVIDED: LOADING SPACES:
SHORT TERM BIKE REQ'D: SHORT TERM BIKE PROVIDED:
LONG TERM BIKE REQ'D: LONG TERM BIKE PROVIDED:

REQUIRED SCREENING:
FRONT: (NO) / YES REAR (NO) / YES
SIDE (R): (NO) / YES SIDE (L): (NO) / YES
PARKING ONLY: NO / (YES)

REQUIRED BUFFERS:
FRONT: (NO) / YES FT. REAR (NO) / YES
SIDE (R): (NO) / YES FT. SIDE (L): (NO) / YES

NOTE:

1) MITIGATION PAYMENT.
(A) LOTS LESS THAN ONE ACRE. DEVELOPMENT AND REDEVELOPMENT ON A LOT LESS THAN ONE ACRE IN SIZE ARE ALLOWED TO FOREGO MEETING THE REQUIREMENTS OF THIS ARTICLE, EXCEPT FOR REQUIRED STREAM BUFFERS, PROVIDED THE CITY IS PAID A MITIGATION FEE ACCORDING TO RATES SET FORTH IN THE ADMINISTRATIVE MANUAL AND PROVIDED SUCH DEVELOPMENT AND REDEVELOPMENT ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE, EVEN THOUGH MULTIPLE, SEPARATE OR DISTINCT ACTIVITIES TAKE PLACE AT DIFFERENT TIMES ON DIFFERENT SCHEDULES. THIS SITE SHALL UTILIZE THE MITIGATION PAYMENT.

2) THIS SITE IS NOT IN A REGULATED FLOODPLAIN.

3) SITE ADDRESS SHALL BE POSTED ON BUILDING FOR EMERGENCY RESPONSE TEAMS.

4) CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.

5) ALL DEVELOPMENT CREATING A TOTAL OF 20,000-SF OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAIN DETENTION.

6) THE CHARLOTTE ENGINEERING DEPARTMENT HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY RETAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.

7) CONTRACTOR SHALL OBTAIN APPROVAL FOR RETAINING WALL & PROVIDE DETAILED DRAWINGS TO ALL LOCAL AND GOVERNMENT AGENCIES FOR REVIEW AND PERMITTING.

8) ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY

CDOT NOTES:
-NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDOT AT (704) 336-3888.

-ANY WORK WITHIN THE CITY'S R/W THAT REQUIRES CLOSURE OF A SIDEWALK OR TRAVEL LANE MUST BE APPROVED BY CDOT AND WILL REQUIRE A R/W USE PERMIT OR R/W LEASE DEPENDING UPON THE PROPOSED DURATION OF CLOSURE. THESE APPROVALS ARE IN ADDITION TO SITE APPROVALS AND SHOULD BE COORDINATED WITH CDOT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT CDOT AT (704) 432-1562 AT LEAST 5 BUSINESS DAYS PRIOR TO BEGINNING WORK FOR IMPACTS LESS THAN 30 DAYS. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8348 AS SOON AS POSSIBLE FOR IMPACTS GREATER THAN 30 DAYS. EVERY EFFORT SHALL BE MADE TO CONSTRUCT IMPROVEMENTS WITH MINIMAL IMPACT TO DRIVERS AND PEDESTRIANS.

- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60- 90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.

- DEVELOPER TO CONTACT CDOT (ANTHONY MENDEZ: 704-336-4971) DURING SITE PLAN PREPARATION TO DISCUSS STREET LIGHTING REQUIREMENTS, IF ANY, FOR THIS PROJECT. COORDINATE WITH DUKE ENERGY AND CDOT AS NECESSARY TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT AND REQUIREMENTS FOR INSTALLATION

GENERAL NOTES:

1. DIMENSIONS FROM BACK OF CURB (TYP).
2. ALL CURB RADII TO BE 5'-0" U.N.O.
3. STANDARD PARKING DIMENSIONS:
   STD AUTO: 9'-0" WIDE X 19'-0" LONG
   PARALLEL AUTO: 9'-0" WIDE X 22'-0" LONG
   HANDICAP: 9'-0" WIDE X 19'-0" LONG WITH 5'-0" CLEAR UNLOADING SPACE ADJACENT

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

PLOTTED: 6/10/2019
H:__WOODBINEDESIGN_PROJECTS\19027 - NODA FLATS_CAD\01-BASE\NODA FLATS.DWG

Woodbine Design, P.C.
Land planning & civil engineering
blending nature & man
www.woodbinedesign.com 980.722.2669 20816 N. Main Street, Suite 204
rburgess@woodbinedesign.com 704-519.8387 Cornelius, NC 28031
pwoody@woodbinedesign.com

NORTH CAROLINA PROFESSIONAL SEAL 10051 ENGINEER RILEY DEE BURGESS JR.
SEAL
6/10/19

WOODBINE DESIGN CORPORATE NORTH CAROLINA
SEAL NO: C-4063

NORTH ARROW
Graphic Scale 1" = 20 ft.

Project: NODA FLATS
Location: 2712 N. DAVIDSON ST. CHARLOTTE, NC 28205
Sheet Title: REZONING PLAN

DEVELOPER/OWNER
JMPH PROPERTIES, LLC
8715 PRESERVE POND RD
CORNELIUS, NC 28031

Designed By: Woodbine Design
Drawn By: PW
Date: 5/31/19
Revisions

Sheet Z1 Of 1
Project Number 19027

Artistic Contractors
Developer
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704 429 9362

NoDa Flats

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Charlotte, NC 28205

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Charlotte, NC 28211
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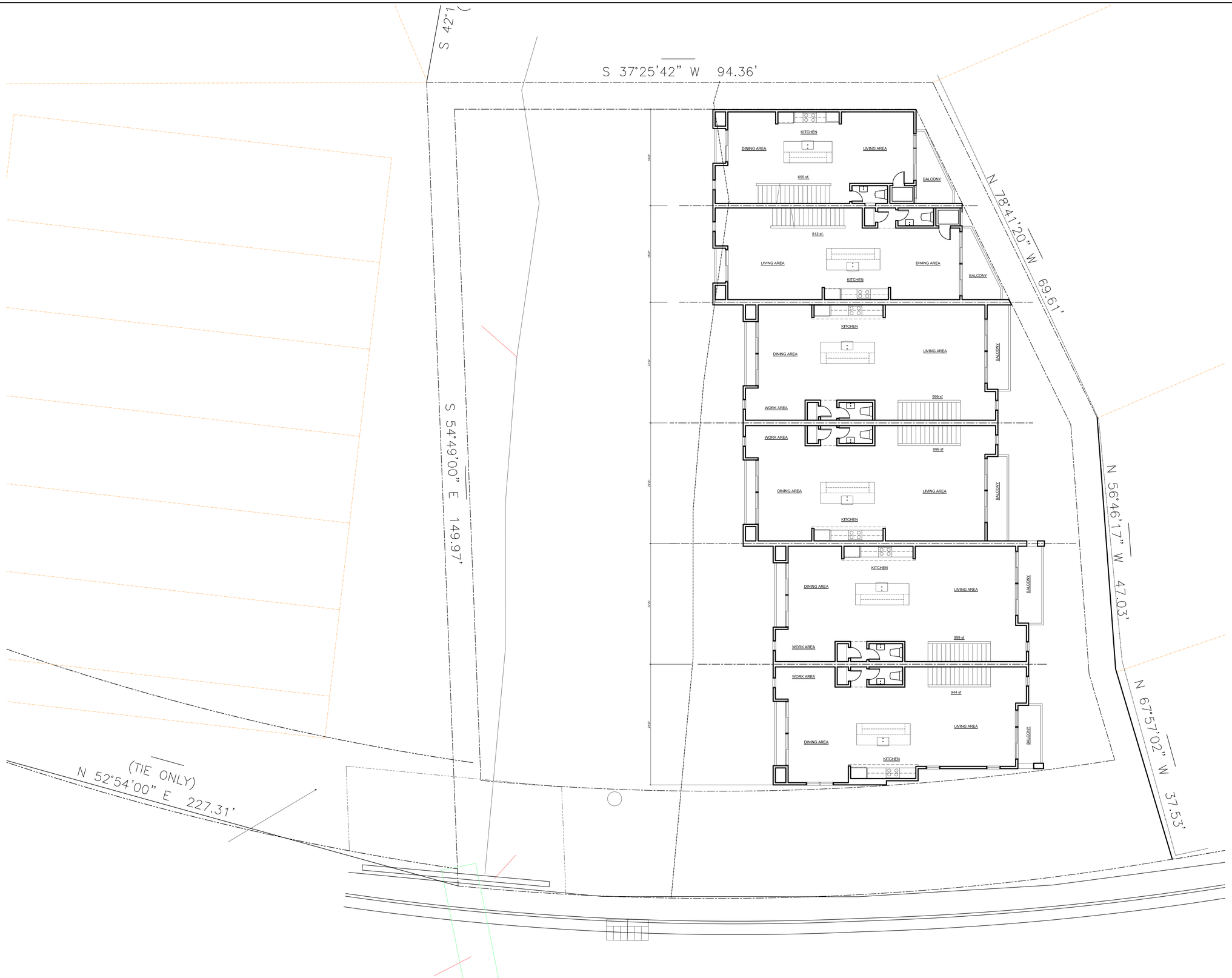
Project:
Townhouses @
2712 N. Davisdon Street
Charlotte NC, 28205
For:
Artistic Contractors
5960 Fairview Road
Suite 400
Charlotte NC 28210
704 293 9362

Drawing:
FIRST FLOOR PLAN

Date:
May 31, 2019
Scale:
1/8" = 1'-0"
Proj. Code.
NoDa Flats-SD

A1
OF 4



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Project:
Townhouses @
2712 N. Davisdon Street
Charlotte NC, 28205

For:
Artistic Contractors
5960 Fairview Road
Suite 400
Charlotte NC 28210
704 293 9362

Drawing:
SECOND FLOOR PLAN

Date:
May 31, 2019

Scale:
1/8" = 1'-0"

Proj. Code.
NoDa Flats-SD

A2
OF 4

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Townhouses @
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For:
Artistic Contractors
5960 Fairview Road
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Charlotte NC 28210
704 293 9362

Drawing:
THIRD FLOOR PLAN

Date:
May 31, 2019
Scale:
1/8" = 1'-0"
Proj. Code.
NoDa Flats-SD

A3
OF 4

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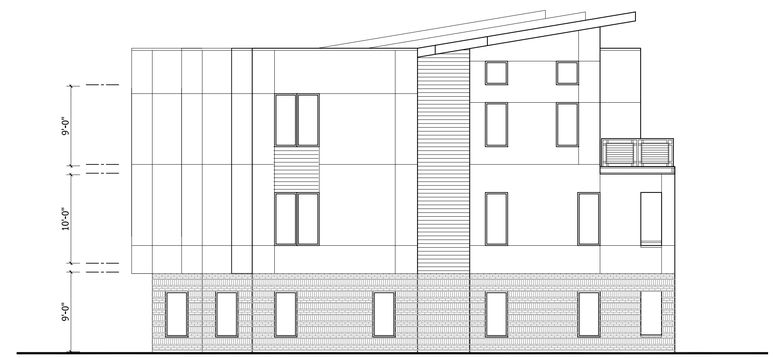
NORTH ELEVATION



WEST ELEVATION

SOUTH ELEVATION

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Charlotte NC, 28205
For:
Artistic Contractors
5960 Fairview Road
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Charlotte NC 28210
704 293 9362

Drawing:
EXTERIOR ELEVATIONS

Date:
May 31, 2019

Scale:
1/8" = 1'-0"

Proj. Code.
NoDa Flats-SD

A4
OF 4