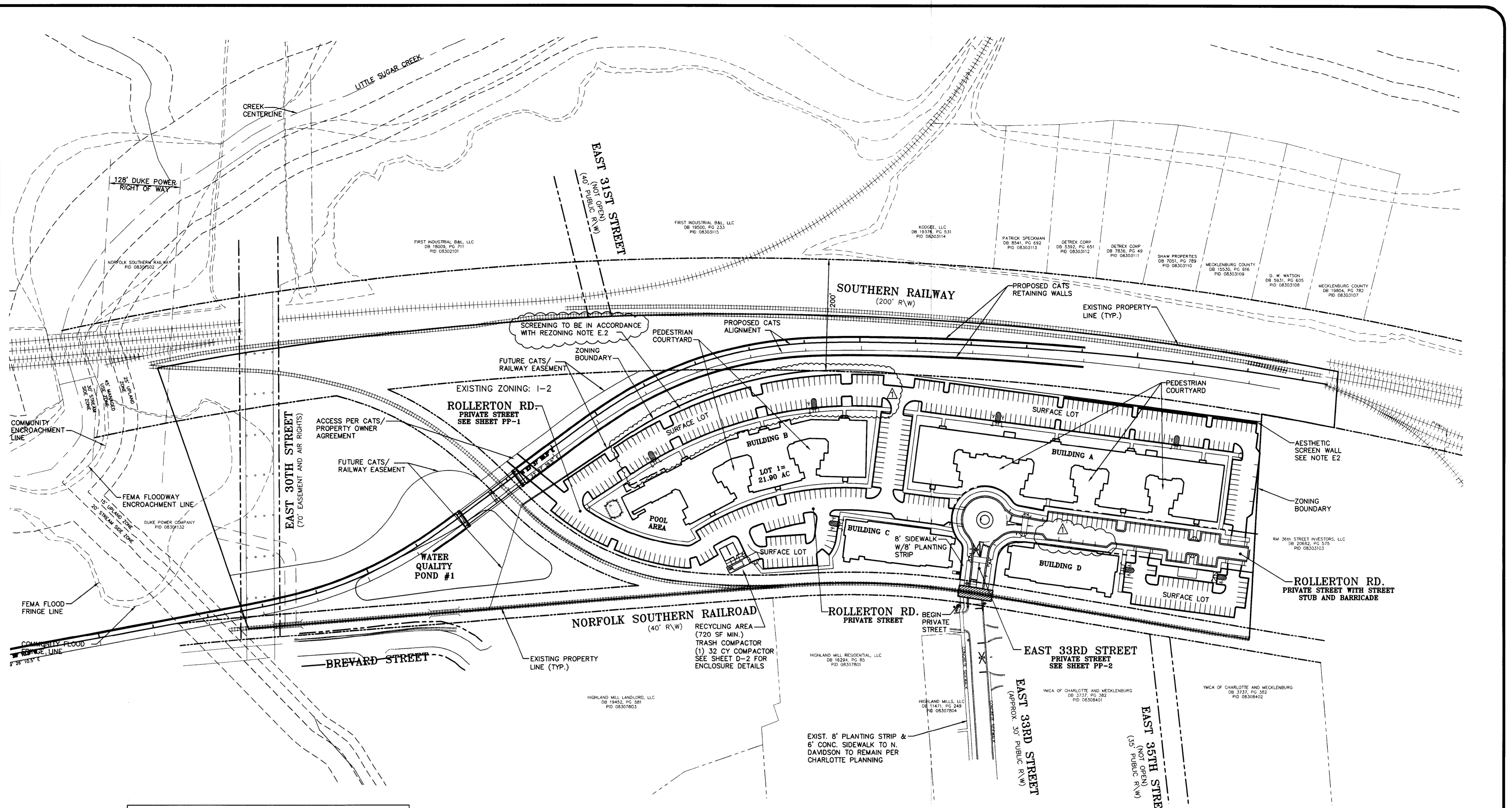


SITE DATA	
OWNER:	GATEWAY HOMES, LLC 11121 CAMEL COMMONS BLVD. SUITE 260 CHARLOTTE, NC 28226
ACREAGE:	MUDD: 10.10± I-2: 11.84± TOTAL: 21.94±
SITE DATA:	PIN: 08303101 TAX MAP NUMBER: 08303101 MUD: 08303101
ZONING:	MUDD-CD, I-2
CURRENT USE:	Truck Yard/Warehouse
MAXIMUM DENSITY:	33.6 (MUDD)



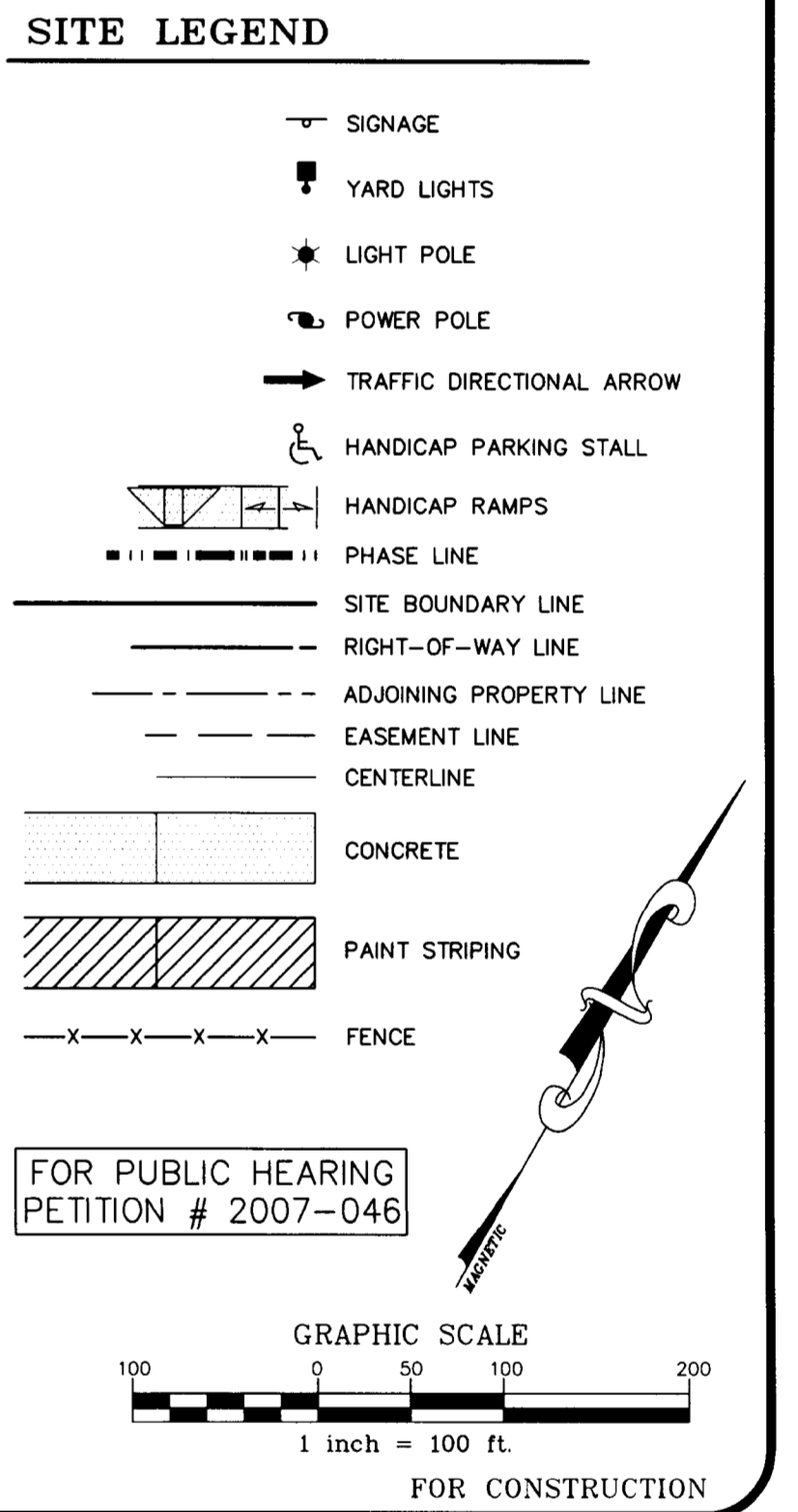
THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORMWATER, AND SITE DEVELOPMENT, ETC.), WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 8, 9, 12, 17, 18, 19, 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS, WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION. THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.

CDOT SHALL HAVE THE AUTHORITY TO REQUIRE THE PROPERTY OWNER TO CONVERT THE 90 DEGREE PARKING STALLS TO PARALLEL PARKING ALONG ROLLERTON ROAD IF SIGNIFICANT TRAFFIC SAFETY CONCERNS ARE DOCUMENTED DUE TO THE FUTURE EXTENSION OF ROLLERTON ROAD AND THE FUTURE DEVELOPMENT OF PROPERTIES TO THE EAST OF THE SUBJECT PROPERTY.

REZONING PETITION NO. 2007-046 NOTES:

- A) PERMITTED USES
 - 1) PERMITTED USES SHALL BE THOSE ALLOWED IN THE MUDD ZONING CLASSIFICATION.
 - 2) THE MAXIMUM NUMBER OF UNITS CONSTRUCTED ON THE SITE MAY NOT EXCEED 340.
- B) SETBACKS, SIDE YARDS AND REAR YARDS
 - 1) NO SIDEYARD, OR REARYARD IS REQUIRED, BUT A 10' BUILDING SEPARATION IS REQUIRED ADJACENT TO RESIDENTIAL USES.
 - 2) SETBACKS SHALL BE 14 FEET OFF THE BACK OF CURB OF ANY PUBLIC STREET.
- C) SCREENING
 - 1) SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.
 - 2) ANY DUMPSTERS LOCATED WITHIN THE SITE THAT ARE VISIBLE FROM A PUBLIC STREET OR FROM AN ADJACENT PROPERTY WILL BE SCREENED FROM VIEW BY A SOLID ENCLOSURE WITH GATES.
 - 3) THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
 - 4) ROOF-TOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
- D) OPEN SPACE
 - 1) THE OPEN SPACE PROVIDED SHALL MEET OR EXCEED THE REQUIREMENT SET FORTH IN THE MUDD ZONING DISTRICT IN THE ORDINANCE.
- E) DESIGN AND PERFORMANCE STANDARDS
 - 1) THE EXTERIOR ELEVATIONS OF EACH OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE WILL BE DESIGNED AND CONSTRUCTED SUCH THAT THEY ARE SUBSTANTIALLY SIMILAR TO THE ELEVATIONS DEPICTED ON SHEETS RZ-3 OF PETITION #2007-046.
 - 2) THE SURFACE PARKING LOT ADJACENT TO THE PROPOSED CATS RAIL LINE SHALL BE SCREENED.

THE AREA WITH THE AESTHETIC SCREEN WALL AS SHOWN ON THE PLAN SHALL INCLUDE A 3' TO 4' HIGH FINISHED MASONRY WALL (TO MATCH MASONRY MATERIALS OF THE PRINCIPAL BUILDINGS) THAT SHALL BE 40X TO 50X OPEN ALONG WITH A ROW OF EVERGREEN SHRUBS (24" TO 30" TALL PLANTED 5' O.C.) WITHIN A 5' WIDE PLANTING STRIP.
- F) LIGHTING
 - 1) ALL FREESTANDING LIGHTING FIXTURES WILL BE UNIFORM IN DESIGN, FULLY SHIELDED, AND HAVE A MAXIMUM HEIGHT OF 25 FEET.
 - 2) PARKING LOT LIGHT POLES SHALL NOT BE PLACED IN THE TREE ISLANDS.
 - 3) WALL "PAK" LIGHTING WILL NOT BE ALLOWED.
- G) SIGNS
 - 1) SIGNAGE SHALL CONFORM TO THE PROVISIONS OF THE ORDINANCE.
 - 2) NO MORE THAN TWO DETACHED MONUMENTAL PROJECT IDENTIFICATION SIGNS SHALL BE PERMITTED AND SHALL BE LOCATED WITHIN THE AREAS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. THESE SIGNS MAY NOT EXCEED 5 FEET IN HEIGHT AND THE ACTUAL SIGNAGE AREA MAY NOT EXCEED 20 SQUARE FEET ON EITHER SIDE.
 - 3) DIRECTIONAL SIGNS SHALL BE ALLOWED AS PERMITTED IN THE ORDINANCE AND SHALL BE 5 FEET BEHIND PROPOSED RIGHT-OF-WAY AND OUT OF ANY SIGHT DISTANCE TRIANGLES.
 - 4) SIGNS SHALL BE LOCATED BEHIND THE MINIMUM SETBACK.
- H) PARKING
 - 1) OFF STREET PARKING SPACES WILL, AT A MINIMUM, SATISFY THE REQUIREMENTS OF THE MUDD ZONING DISTRICT IN THE ORDINANCE.
 - 2) BICYCLE PARKING SPACES (BIKE RACKS) SHALL BE PROVIDED WITHIN THE AREAS GENERALLY DEPICTED ON THE SHEET RZ-2 IN ACCORDANCE WITH THE ORDINANCE.
- I) SIDEWALKS, PLANTING STRIPS AND PEDESTRIAN CONNECTIONS
 - 1) SIDEWALKS WILL BE PROVIDED WITHIN THE SITE WHERE APPLICABLE, AT A WIDTH OF NO LESS THAN 8'
 - 2) PLANTING STRIPS AND SIDEWALKS MAY BE LOCATED WITHIN THE SETBACK AND/OR THE RIGHTS-OF-WAYS SUBJECT TO ANY NECESSARY GOVERNMENT APPROVAL.
 - 3) SIDEWALK CONNECTION TO ADJACENT PARCELS WILL BE PROVIDED WHERE POSSIBLE ALONG THE EASTERN PROPERTY BOUNDARY.
 - 4) AN 8' PLANTING STRIP AND AN 8' SIDEWALK WILL BE PROVIDED ON ALL NEW PUBLIC ROADS AND ALONG ONE SIDE OF 33RD STREET FROM THE SITE TO NORTH DAVISON STREET.
- J) ACCESS POINTS (DRIVEWAYS) / ROAD IMPROVEMENTS
 - 1) THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE SHALL BE LIMITED TO THE NUMBER DEPICTED ON THIS TECHNICAL DATA SHEET. ADDITIONAL ACCESS POINTS MAY BE ALLOWED AS NEEDED AND ARE SUBJECT TO CDOT APPROVAL.
 - 2) THE PLACEMENT AND CONFIGURATION OF EACH ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CITY OF CHARLOTTE AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- K) FIRE PROTECTION
 - 1) ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE FIRE MARSHAL'S SPECIFICATIONS.
- L) AMENDMENTS TO REZONING PLAN
 - 1) FUTURE AMENDMENTS TO THIS TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.
- M) BINDING EFFECT OF THE REZONING APPLICATION
 - 1) IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THIS TECHNICAL DATA SHEET WILL UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS THROUGHOUT THESE DEVELOPMENT STANDARDS. THE TERMS PETITIONER AND OWNERS) SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
- N) STORM WATER QUALITY
 - 1) FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (BMP) TO ACHIEVE 85% TOTAL SUSPENDED SOLID (TSS) REMOVAL FOR THE ENTIRE POST DEVELOPMENT RUNOFF VOLUME FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL. BMPs MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE N.C. DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) BEST MANAGEMENT PRACTICES MANUAL, APRIL 1999, SECTION 4.0 (DESIGN STANDARDS SHALL BE MET ACCORDING TO THE CITY OF CHARLOTTE BEST MANAGEMENT PRACTICES MANUAL, WHEN AVAILABLE). USE OF LOW IMPACT DEVELOPMENT (LID) IS OPTIONAL.
 - 2) BMPs WILL BE LOCATED ON I-2 ZONED AREA OF THE SITE. FINAL LOCATIONS AND SIZES TO BE DETERMINED DURING THE SUBDIVISION PROCESS.



APPENDED TO ADMINISTRATIVE APPROVAL
 DATED: October 12, 2010
 BY: DEBRA D. CAMPBELL

CHARLOTTE - MECKLENBURG PLANNING COMMISSION
INTER - OFFICE COMMUNICATION

DATE: October 12, 2010

TO: Mark Fowler
Zoning Supervisor

FROM: Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 2007-046 Gateway Homes LLC

Attached are revised plans for the above petition. The plans have been revised to make minor changes to allow surface parking to replace a parking deck shown on the approved plan. Since these changes are minor and do not alter the intent of the development and meet the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving these plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note all other ordinance and conditional requirements still apply.

THE JOHN R. McADAMS COMPANY, INC.
 ENGINEERS - PLANNERS - SURVEYORS - ENVIRONMENTAL
 RESEARCH TRIANGLE PARK • CHARLOTTE
 6701 Central Road, Suite 205, Charlotte, N.C. 28217
 919.252.5654 • www.johnr-mcAdams.com • License No. 5-6688

REVISIONS:
 2008-10-05 ADDRESS PLANNING DEPT COMMENTS

OWNER:
 GATEWAY HOMES
 11121 CAMEL COMMONS BOULEVARD
 SUITE 260
 CHARLOTTE, NORTH CAROLINA 28226

YARDS AT NODA
 400 EAST 33RD STREET
 CHARLOTTE, NORTH CAROLINA

OVERALL SITE PLAN

PROJECT NO: GWH-06000
 FILENAME: GWH06000-RE21
 DESIGNED BY: RMR
 DRAWN BY: RMR
 SCALE: 1"=100'
 DATE: 8-24-2010
 SHEET NO: **RZ-2**

McADAMS

CHARLOTTE – MECKLENBURG

Planning Department

INTER - OFFICE COMMUNICATION

TO: Mark Fowler
Zoning Supervisor

DATE: July 25, 2012

FROM: Debra Campbell
Planning Director

SS

SUBJECT: Administrative Approval for Petition 2007-046 (Yards at NODA, LLC)

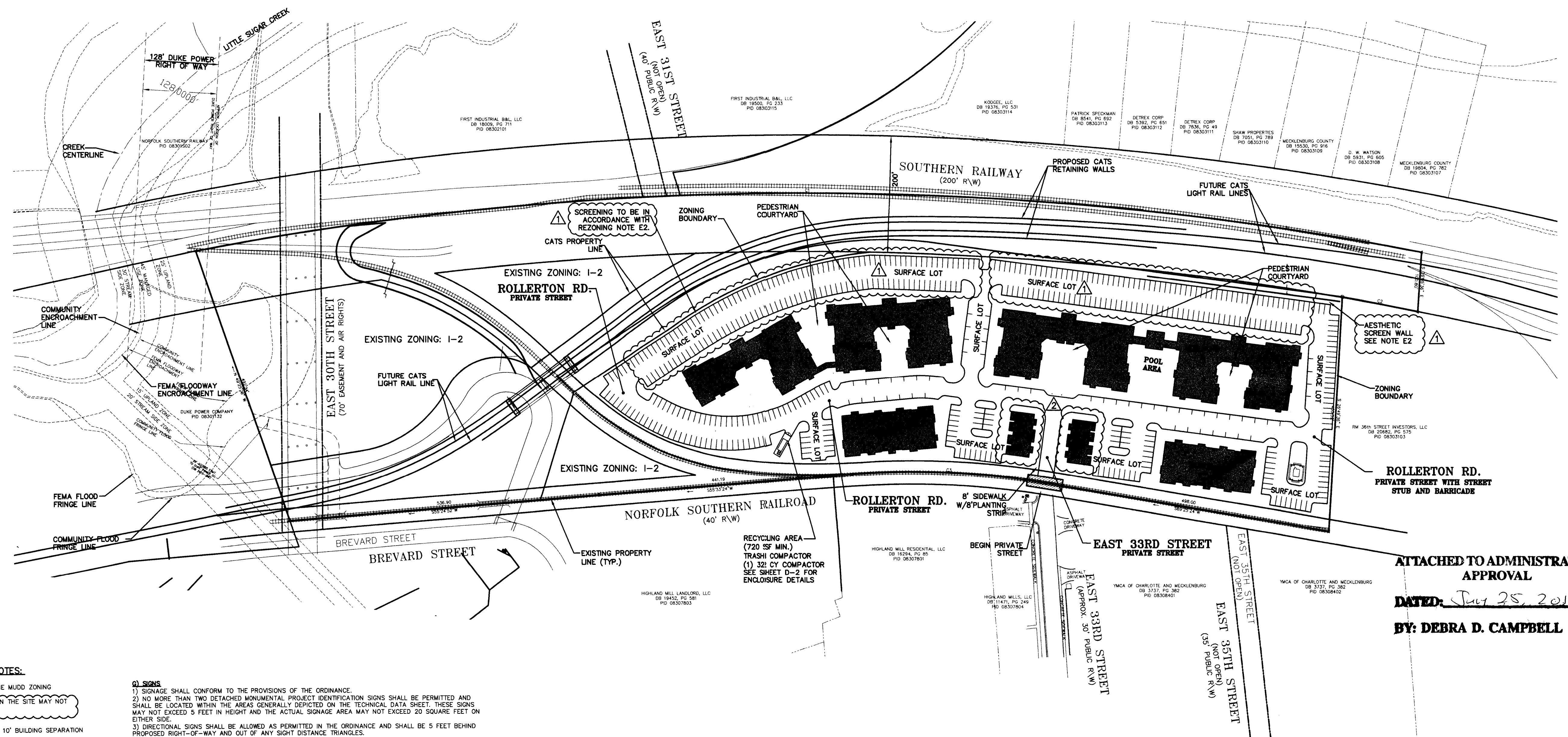
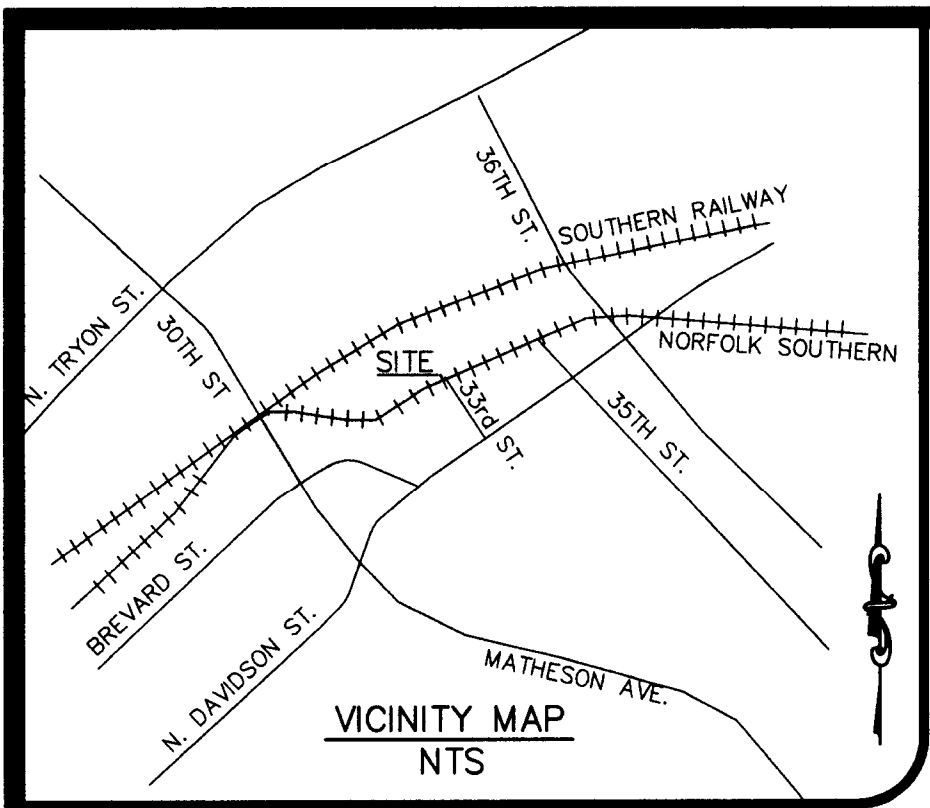
Attached are revised plans for the above petition. The plans have been revised to make minor changes to increase the number of residential units from 340 to 344 units and to modify the layout of the proposed development. Since these changes do not alter the intent of the development and meet the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving these plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note all other ordinance requirements still apply.

YARDS AT NODA, LLC
400 EAST 33RD STREET
CHARLOTTE, NORTH CAROLINA
OVERALL SITE PLAN

PER GATEWAY ADMIN. APPROVAL	10/12/12	7/20/12				
QVEST PROPOSED REVISIONS						
MARK				DATE		DESCRIPTION
APPR.						
Date:	06-21-12					
Chkd:	SMM					
Drawn:	SMM					
Scale:	1"=100"					
Project Number	GVST-01					
Sheet	RZ-2					

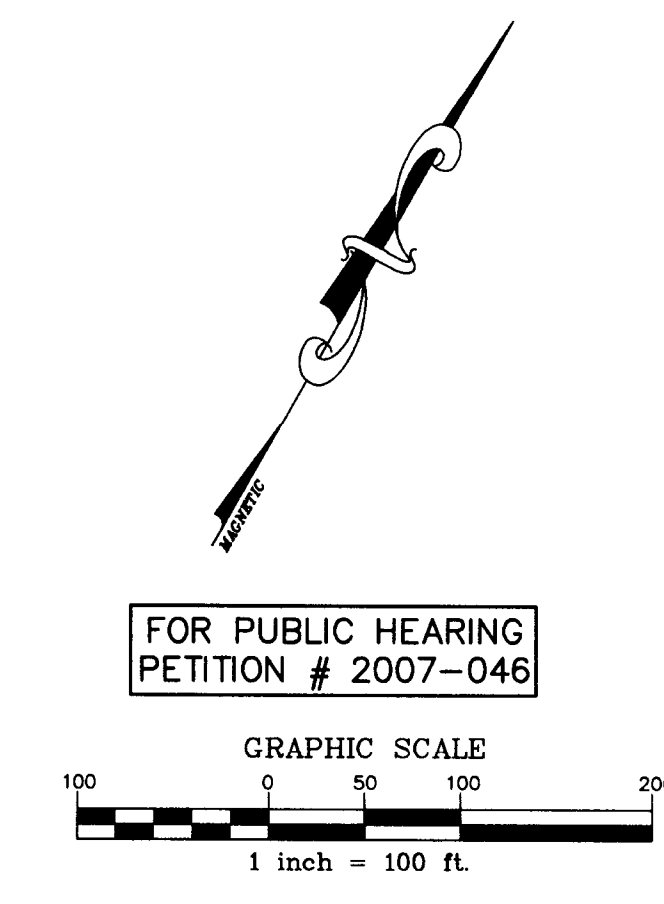
SITE DATA			
OWNER	NODA YARDS, LLC 136 MAIN ST. PINEVILLE, NC 28134		
SITE DATA:	PIN 08303142	TAX MAP NUMBER 08303142	ACREAGE: MUDD: 10.10±
ZONING:	MUDD-CD		
CURRENT USE:	VACANT		
PROPOSED USE:	APARTMENTS		
MAXIMUM DENSITY:	34.05 (MUDD)		

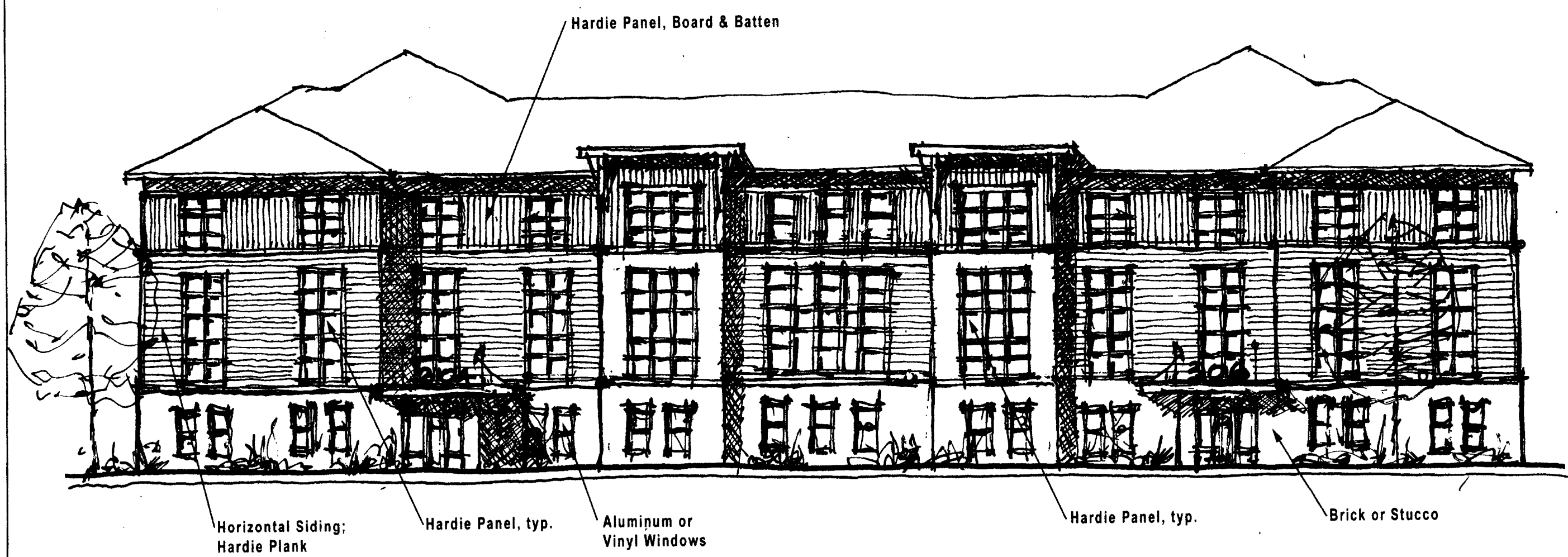



- REZONING PETITION NO. 2007-046 NOTES:**
- A) PERMITTED USES**
1) PERMITTED USES SHALL BE THOSE ALLOWED IN THE MUDD ZONING DISTRICT OF THE ORDINANCE.
2) THE MAXIMUM NUMBER OF UNITS CONSTRUCTED ON THE SITE MAY NOT EXCEED 344.
 - B) SETBACKS, SIDE YARDS AND REAR YARDS**
1) NO SIDEYARD, OR REARYARD IS REQUIRED, BUT A 10' BUILDING SEPARATION IS REQUIRED ADJACENT TO RESIDENTIAL USES.
2) SETBACKS SHALL BE 14 FEET OFF THE BACK OF CURB OF ANY PUBLIC STREET.
 - C) SCREENING**
1) SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.
2) ANY DUMPSTERS LOCATED WITHIN THE SITE THAT ARE VISIBLE FROM A PUBLIC STREET OR FROM AN ADJACENT PROPERTY SHALL BE SCREENED FROM VIEW BY A SOLID ENCLOSURE WITH GATES.
3) THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
4) ROOF-TOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
 - D) OPEN SPACE**
1) THE OPEN SPACE PROVIDED SHALL MEET OR EXCEED THE REQUIREMENT SET FORTH IN THE MUDD ZONING DISTRICT IN THE ORDINANCE.
 - E) DESIGN AND PERFORMANCE STANDARDS**
1) THE EXTERIOR ELEVATIONS OF EACH OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE WILL BE DESIGNED AND CONSTRUCTED SUCH THAT THEY ARE SUBSTANTIALLY SIMILAR TO THE ELEVATIONS DEPICTED ON SHEETS RZ-3 OF PETITION #2007-046.
2) THE SURFACE LOT ADJACENT TO THE PROPOSED CATS RAIL LINE SHALL BE SCREENED. THE AREA WITH THE AESTHETIC SCREEN WALL AS SHOWN ON THE PLAN SHALL INCLUDE A 3' TO 4' HIGH FINISHED MASONRY WALL (TO MATCH MASONRY MATERIALS OF THE PRINCIPAL BUILDINGS) THAT SHALL BE 40% TO 50% OPEN ALONG WITH A ROW OF EVERGREEN SHRUBS (24" TO 30" TALL PLANTED 5' O.C.) WITHIN A 5' WIDE PLANTING STRIP.
3) ALL FREESTANDING LIGHTING FIXTURES WILL BE UNIFORM IN DESIGN, FULLY SHIELDED, AND HAVE A MAXIMUM HEIGHT OF 25 FEET.
4) PARKING LOT LIGHT POLES SHALL NOT BE PLACED IN THE TREE ISLANDS.
5) WALL "PARK" LIGHTING WILL NOT BE ALLOWED.

- A) SIGNS**
1) SIGNAGE SHALL CONFORM TO THE PROVISIONS OF THE ORDINANCE.
2) NO MORE THAN TWO DETACHED MONUMENTAL PROJECT IDENTIFICATION SIGNS SHALL BE PERMITTED AND SHALL BE LOCATED WITHIN THE AREAS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. THESE SIGNS MAY NOT EXCEED 5 FEET IN HEIGHT AND THE ACTUAL SIGNAGE AREA MAY NOT EXCEED 20 SQUARE FEET ON EITHER SIDE.
3) DIRECTIONAL SIGNS SHALL BE ALLOWED AS PERMITTED IN THE ORDINANCE AND SHALL BE 5 FEET BEHIND PROPOSED RIGHT-OF-WAY AND OUT OF ANY SIGHT DISTANCE TRIANGLES.
4) SIGNS SHALL BE LOCATED BEHIND THE MINIMUM SETBACK.
- B) PARKING**
1) OFF STREET PARKING SPACES WILL AT A MINIMUM, SATISFY THE REQUIREMENTS OF THE MUDD ZONING DISTRICT IN THE ORDINANCE.
2) BICYCLE PARKING SPACES (BIKE RACKS) SHALL BE PROVIDED WITHIN THE AREAS GENERALLY DEPICTED ON THE SHEET RZ-2 IN ACCORDANCE WITH THE ORDINANCE.
- C) SIDEWALKS, PLANTING STRIPS AND PEDESTRIAN CONNECTIONS**
1) SIDEWALKS WILL BE PROVIDED WITHIN THE SITE WHERE APPLICABLE, AT A WIDTH OF NO LESS THAN 6'.
2) PLANTING STRIPS AND SIDEWALKS MAY BE LOCATED WITHIN THE SETBACK AND/OR THE RIGHTS-OF-WAYS SUBJECT TO ANY NECESSARY GOVERNMENT APPROVAL.
3) SIDEWALK CONNECTION TO ADJACENT PARCELS WILL BE PROVIDED WHERE POSSIBLE ALONG THE EASTERN PROPERTY BOUNDARY.
4) AN 8' PLANTING STRIP AND AN 8' SIDEWALK WILL BE PROVIDED ON ALL NEW PUBLIC ROADS AND ALONG ONE SIDE OF 33RD STREET FROM THE SITE TO NORTH DAVIDSON STREET.
- D) ACCESS POINTS (DRIVEWAYS) / ROAD IMPROVEMENTS**
1) THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE SHALL BE LIMITED TO THE NUMBER DEPICTED ON THIS TECHNICAL DATA SHEET. ADDITIONAL ACCESS POINTS MAY BE ALLOWED AS NEEDED AND ARE SUBJECT TO CDOT APPROVAL.
2) THE PLACEMENT AND CONFIGURATION OF EACH ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CITY OF CHARLOTTE AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- E) FIRE PROTECTION**
1) ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE FIRE MARSHAL'S SPECIFICATIONS.
- F) AMENDMENTS TO REZONING PLAN**
1) FUTURE AMENDMENTS TO THIS TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

- M) BINDING EFFECT OF THE REZONING APPLICATION**
1) IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THIS TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS PETITIONER AND OWNER(S) SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
- N) STORM WATER QUALITY**
1) PROJECT WILL COMPLY WITH THE CITY OF CHARLOTTE POST CONSTRUCTION CONTROLS ORDINANCE.
- O) OTHER STANDARD DEVELOPMENT REQUIREMENTS**
THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORMWATER, AND SITE DEVELOPMENT, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS, WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.

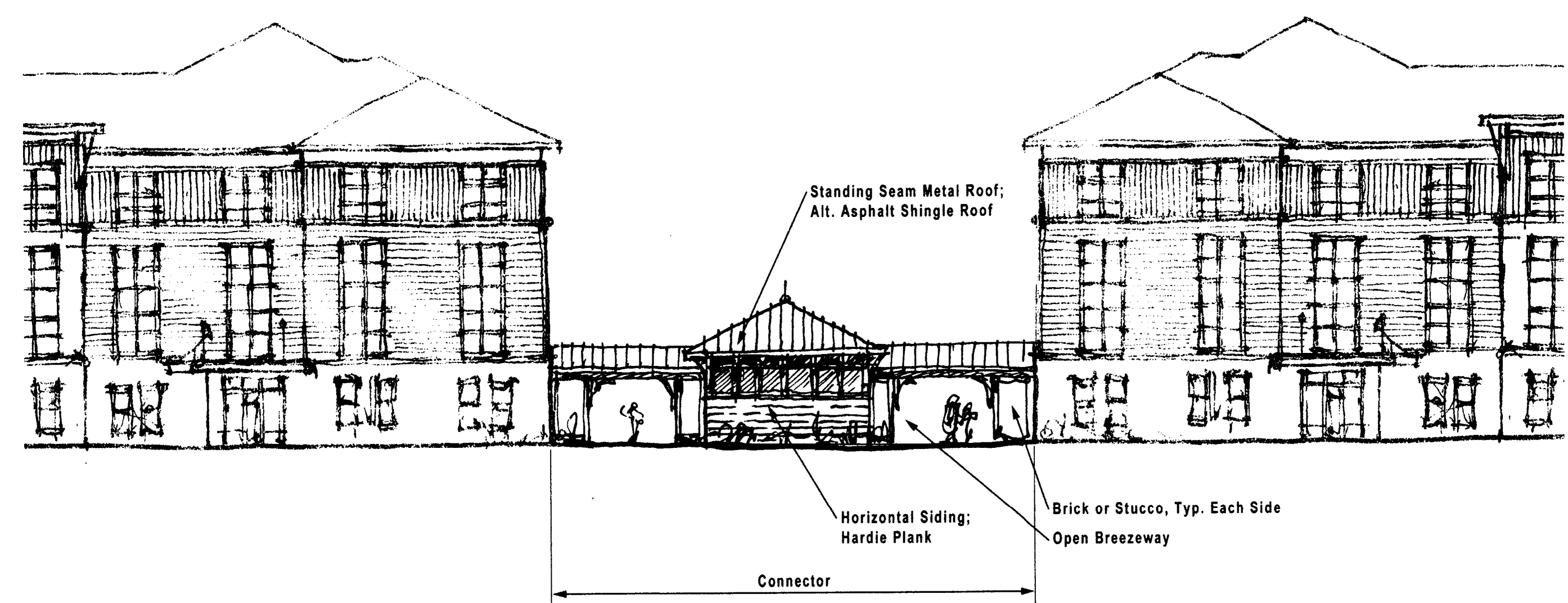





Yards at NoDa 
Buildings A & B North Elevation

Date: July 12, 2012
Scale: 1/16" = 1'-0"

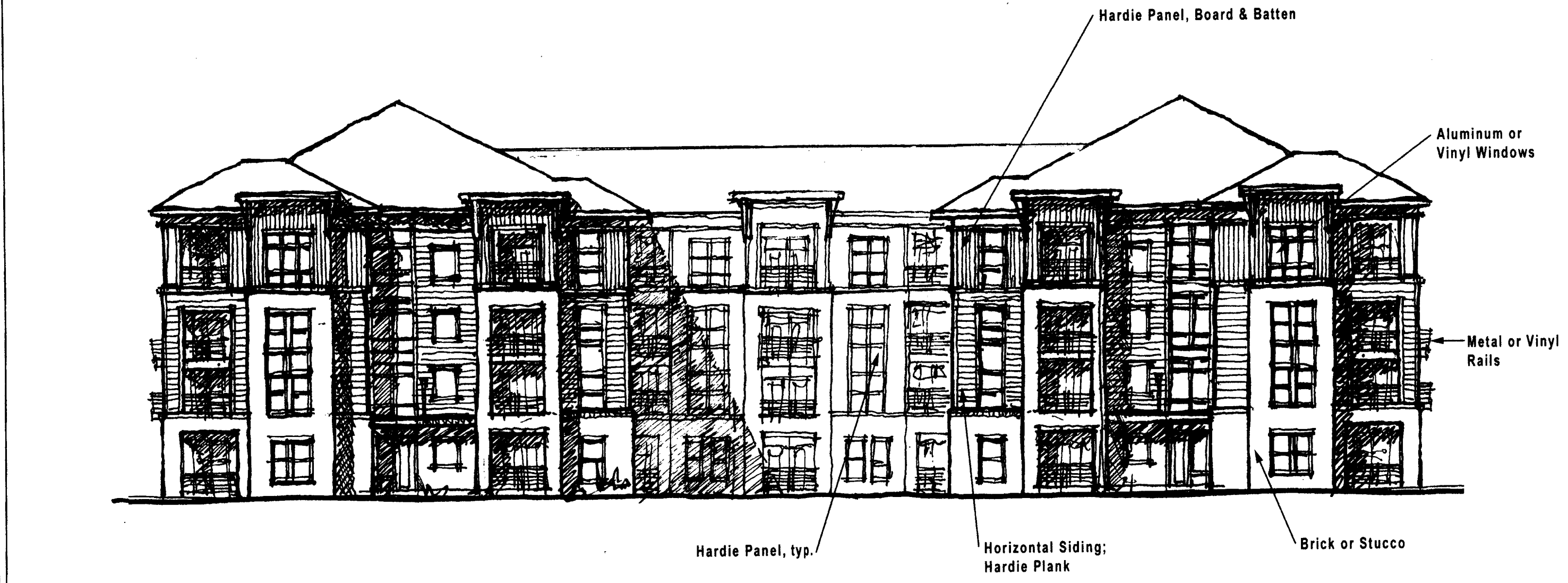
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


Yards at NoDa 
Building A Connector Elevation

Date: July 12, 2012
Scale: 1/16" = 1'-0"

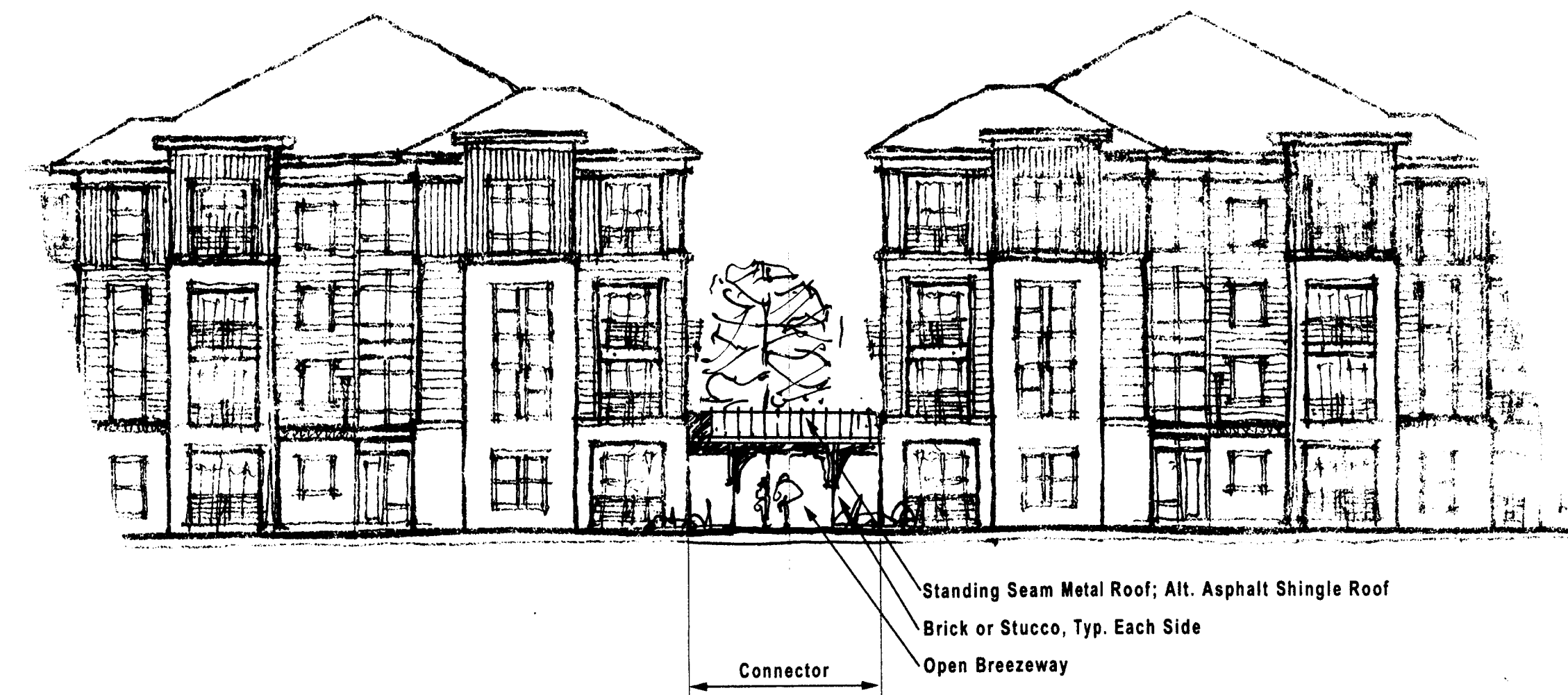
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


Yards at NoDa 
Buildings A & B South Elevation

Date: July 12, 2012
Scale: 1/16" = 1'-0"

 JDAVISARCHITECTS



Yards at NoDa 
Building B Connector Elevation

Date: July 12, 2012
Scale: 1/16" = 1'-0"

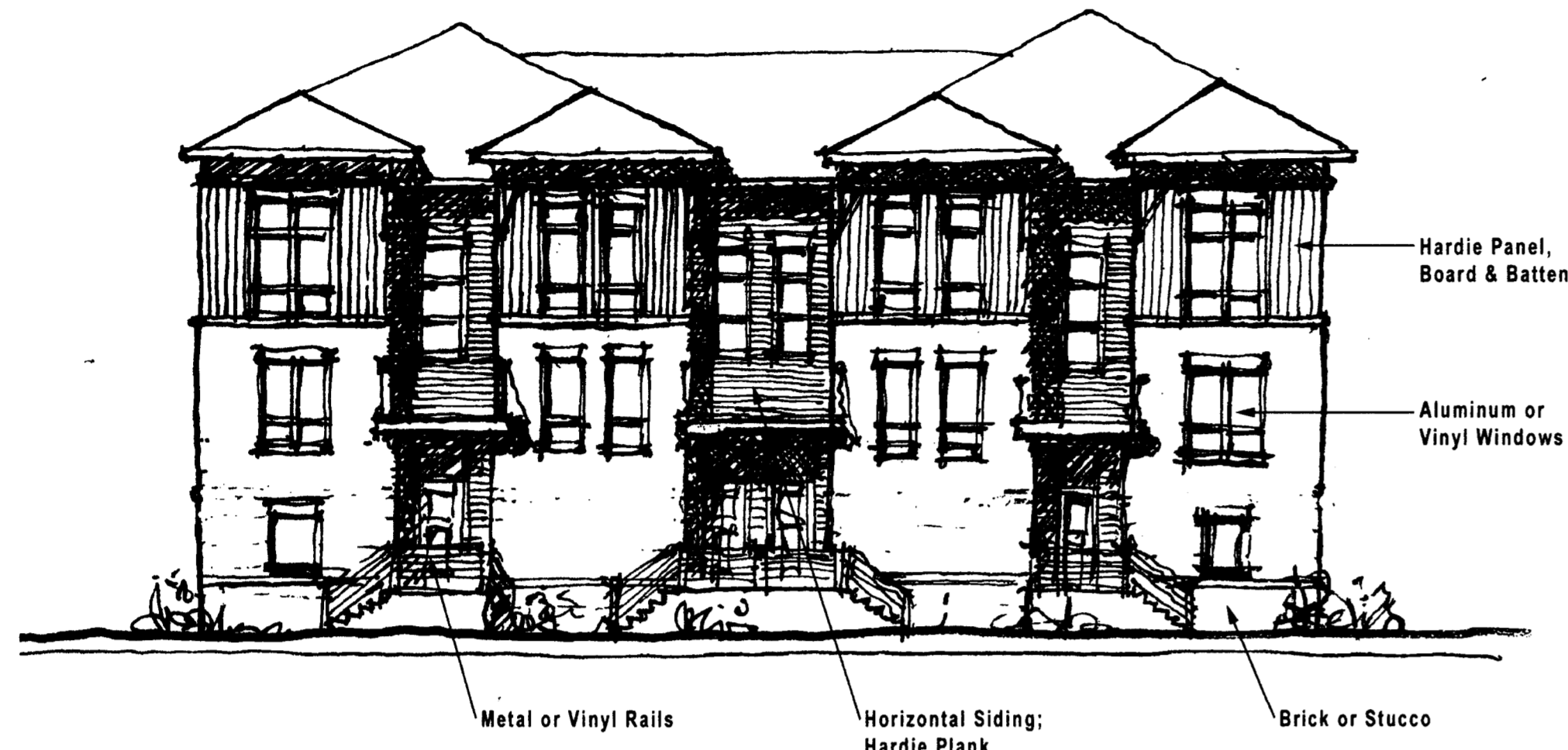
 JDAVISARCHITECTS


Gavel & Dorn Engineering, PLLC
P.O. Box 1791 Denver, NC 28037
704-483-2054
License No. P-0601

PREPARED BY:
YARDS AT NODA, LLC
400 EAST 33RD STREET
CHARLOTTE, NORTH CAROLINA
BUILDING ELEVATIONS

7/20/12	REVISIONS	MARK	DATE	DESCRIPTION

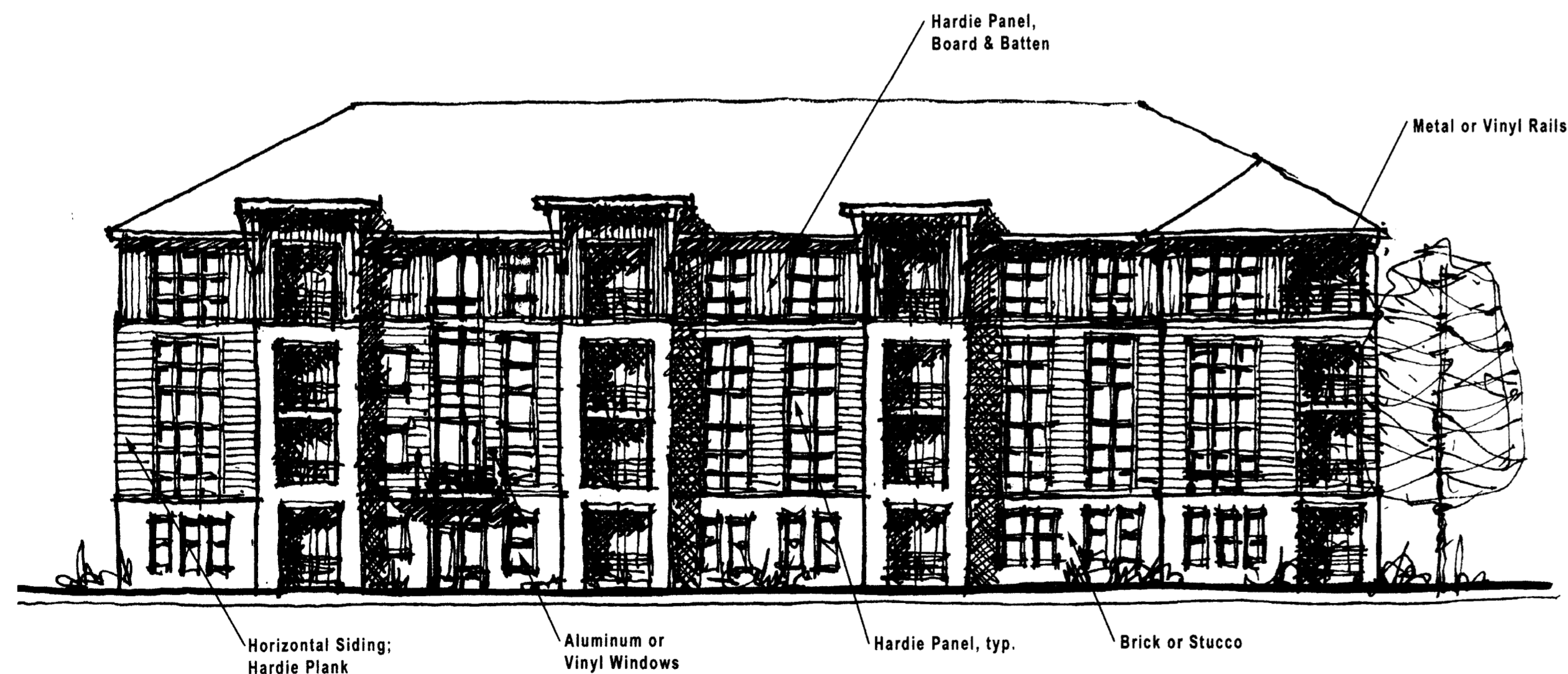
Apprvd.	
Date:	06-21-12
Chkd:	SMM
Dwn:	SMM
Scale:	AS SHOWN
Project Number	GVEST-01
Sheet	RZ-3



Yards at NoDa
Buildings D & E Front Elevation

Date: July 12, 2012
Scale: 3/32" = 1'-0"

J DAVIS ARCHITECTS



Yards at NoDa
Buildings C & F South Elevation

Date: July 12, 2012
Scale: 1/16" = 1'-0"

J DAVIS ARCHITECTS

PREPARED BY:

YARDS AT NODA, LLC
400 EAST 33RD STREET
CHARLOTTE, NORTH CAROLINA

BUILDING ELEVATIONS

MARK	DATE	DESCRIPTION

Apprvd. _____

Date: 06-21-12

Chkd: SMM

Drwn: SMM

Scale: AS SHOWN

Project Number: GVEST-01

Sheet: RZ-3A

Gavel & Dorn Engineering, PLLC
P.O. Box 1791 Denver, NC 28037
704-483-2054
License No. P-0601