

SITE DEVELOPMENT DATA:
 -ACREAGE: 26.65 ACRES
 -TAX PARCEL #: 02920102, 02920117, 02920116, 02920118, AND 02920101
 -EXISTING ZONING: R-3
 -PROPOSED ZONING: R-22MF (CD) (15.78 ACRES) AND UR-2 (CD) (10.87 ACRES)
 -EXISTING USES: SINGLE FAMILY RESIDENTIAL
 -PROPOSED USES: UP TO 347 MULTI-FAMILY RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE R-22MF ZONING DISTRICT AND UP TO 110 ATTACHED RESIDENTIAL UNITS IN A TOWNHOME FORMAT TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UR-2 ZONING DISTRICT.
 -MAXIMUM BUILDING HEIGHT: THE MAXIMUM BUILDING HEIGHT IN THE AREA ZONED R-22MF SHALL BE FIFTY-FIVE (55) FEET SUBJECT TO ORDINANCE COMPLIANCE; THE MAXIMUM BUILDING HEIGHT IN THE AREA ZONED UR-2 SHALL BE FORTY (40) FEET SUBJECT TO THE PROVISIONS OF SECTION 6.6.IX BELOW.
 -PARKING: AS REQUIRED BY THE ORDINANCE.

1. GENERAL PROVISIONS:
 a. **SITE LOCATION:** THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY APPALOOSA REAL ESTATE PARTNERS ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL MULTI-FAMILY AND TOWNHOME COMMUNITY ON APPROXIMATELY 26.65 ACRES SITE GENERALLY LOCATED ALONG BEARD ROAD (THE "SITE").
 b. **ZONING DISTRICTS/ORDINANCE:** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-22MF AND UR-2 ZONING CLASSIFICATIONS SHALL GOVERN.
 c. **GRAPHICS AND ALTERATIONS:** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.
 SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

I. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
 THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

2. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY: THE TOTAL NUMBER OF PRINCIPAL RESIDENTIAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED NINE (9) IN THE AREA ZONED R-22MF AND SHALL NOT EXCEED TWENTY-EIGHT (28) IN THE AREA ZONED UR-2. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDINGS LOCATED ON THE SITE.
3. PERMITTED USES & DEVELOPMENT AREA LIMITATION:
 a. THE SITE MAY BE DEVELOPED WITH UP TO 347 MULTI-FAMILY RESIDENTIAL DWELLINGS UNITS TOGETHER WITH ACCESSORY USES IN THE AREA DESIGNATED R-22MF AS GENERALLY DEPICTED ON THE REZONING PLAN.
 b. THE SITE MAY BE DEVELOPED WITH UP TO 110 ATTACHED DWELLINGS UNITS IN A TOWNHOME FORMAT TOGETHER WITH ACCESSORY USES IN THE AREA DESIGNATED UR-2 AS GENERALLY DEPICTED ON THE REZONING PLAN.

4. ACCESS AND TRANSPORTATION IMPROVEMENTS:
 a. ACCESS TO THE SITE WILL BE FROM BEARD ROAD, ODELL SCHOOL ROAD AND RICKENBACKER ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
 b. ODELL SCHOOL ROAD AND RICKENBACKER ROAD SHALL BE EXTENDED THROUGH THE SITE WITH AN APPROXIMATE SEVENTY-TWO (72) FOOT RIGHT OF WAY AS GENERALLY DEPICTED ON THE REZONING PLAN. ODELL SCHOOL ROAD SHALL BE PROVIDED AS A LOCAL COLLECTOR PER CLDSM U-07. RICKENBACKER ROAD SHALL BE PROVIDED AS A LOCAL RESIDENTIAL WIDE STREET PER CLDSM U-03.
 c. THE PETITIONER SHALL DEDICATE A THIRTY-SIX (36) FOOT RIGHT OF WAY ALONG BEARD ROAD AS MEASURED FROM CENTER LINE AND AS GENERALLY DEPICTED ON THE REZONING PLAN.
 d. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.
 e. ALL TRANSPORTATION IMPROVEMENTS THAT ARE THE RESPONSIBILITY OF THE PETITIONER SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE RESPECTIVE ZONING DISTRICT SUBJECT TO THE PETITIONER'S ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE EXTENSION OF ODELL SCHOOL ROAD SHALL BE PROVIDED WITH THE DEVELOPMENT OF THE R-22 MF PORTION OF THE SITE. THE EXTENSION OF RICKENBACKER ROAD SHALL BE PROVIDED WITH THE DEVELOPMENT OF THE UR-2 PORTION OF THE SITE.
 f. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY SHALL OCCUR PRIOR TO THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED AS NEEDED. RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
 g. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTH EASTERN MECKLENBURG AREA BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

5. STREETScape, SETBACKS, BUFFERS AND SCREENING:
 a. A TWENTY-SEVEN (27) FOOT SETBACK WILL BE PROVIDED ALONG BEARD ROAD AND THE EXTENSION OF ODELL SCHOOL ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN OR AS PERMITTED PER ORDINANCE IN SECTION 9.303 (19)(F).
 b. A SIXTEEN (16) FOOT SETBACK AS MEASURED FROM BACK OF CURB AND A TWENTY-SEVEN (27) FOOT SETBACK FROM RIGHT OF WAY WILL BE PROVIDED ALONG THE EXTENSION OF RICKENBACKER ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN OR AS PERMITTED PER ORDINANCE IN SECTION 9.303 (19)(F).
 c. ALONG THE SITE'S INTERNAL PARKING AREAS, THE PETITIONER WILL PROVIDE A SIDEWALK AND CROSSWALK NETWORK THAT LINKS TO THE BUILDING ON THE SITE AND TO THE SIDEWALKS ALONG THE ABUTTING PUBLIC STREETS.
 d. AMENITY AREAS, WITH THE EXCEPTION OF THE AREA TO BE DEDICATED TO MECKLENBURG COUNTY PARK AND RECREATION, SHALL INCLUDE HARDSCAPE, GATHERING AREAS, SEATING OPPORTUNITIES AND/OR OTHER SIMILAR FEATURES.
 e. A SIDE YARD OF TEN (10) FOOT AND A REAR YARD OF FORTY (40) FEET SHALL BE PROVIDED ALONG THE EASTERN AND SOUTHERN PROPERTY LINE AS GENERALLY DEPICTED ON THE REZONING PLAN.
 f. AN EIGHT (8) FOOT SIDEWALK AND EIGHT (8) FOOT PLANTING STRIP ALONG BEARD ROAD, RICKENBACKER ROAD AND ODELL SCHOOL ROAD SHALL BE PROVIDED.

6. GENERAL AND ARCHITECTURAL DESIGN GUIDELINES:
 a. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, STUCCO, EIFS, DECORATIVE BLOCK AND/OR WOOD. VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS, INTERIOR BREEZEWAYS, AND ON HANDRAILS/RAILINGS. CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED SHALL NOT BE PERMITTED.
 b. METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES AND FROM THE ABUTTING PUBLIC STREETS.
 c. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND FROM VIEW OF ADJACENT PROPERTIES AT GRADE.
 d. **MULTI-FAMILY ARCHITECTURAL ELEVATION DESIGN:** ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:
 i. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARCHITECTURAL FAÇADE FEATURES WHICH MAY INCLUDE BUT NOT BE LIMITED TO COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, RECESSES, PILASTERS, BANDING, AND CHANGE IN MATERIALS OR COLORS.
 ii. BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE. EACH BUILDING WILL BE ARTICULATED WITH A WATER TABLE OF PREFERRED EXTERIOR BUILDING MATERIALS LISTED ABOVE OF A MINIMUM OF ONE AND A HALF (1.5) FEET IN HEIGHT.
 iii. BUILDING ELEVATIONS FACING STREETS SHALL NOT HAVE EXPANSIONS OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
 iv. BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FAÇADE TO ALL NETWORK REQUIRED STREETS (PUBLIC OR PRIVATE).
 v. PARKING LOTS SHALL NOT BE LOCATED BETWEEN ANY BUILDING AND ANY NETWORK REQUIRED PUBLIC OR PRIVATE STREET.
 vi. BUILDINGS EXCEEDING 120 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FAÇADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS). MODULATIONS SHALL BE A MINIMUM OF 5 FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF 1 FEET EXTENDING THROUGH A FULL FLOOR OF THE BUILDING.
 e. **TOWNHOME ARCHITECTURAL ELEVATION DESIGN:** ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:
 i. USABLE PORCHES AND/OR STOOPS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING WHEN POSSIBLE. USABLE FRONT PORCHES, WHEN PROVIDED, SHALL BE COVERED AND BE AT LEAST 5 FEET DEEP. STOOPS AND ENTRY-LEVEL PORCHES MAY BE COVERED BUT SHALL NOT BE ENCLOSED. STOOPS MAY BE A 4" MINIMUM DEPTH BUT SHALL HAVE A COVERING OVER THE ENTRY DOOR. PORCHES AND STOOPS FRONTING ON THE INTERIOR PRIVATE STREETS AND PARKING AREAS WILL BE LOCATED BEHIND THE SIDEWALK. UNITS WITH FRONTAGE ONLY ON THE INTERNAL PARKING AREAS OR PRIVATE ALLEYS ARE NOT REQUIRED TO PROVIDE A PORCH OR A STOOP.
 ii. THE FRONT ELEVATION OF EACH DWELLING UNIT SHALL HAVE WINDOWS OR OTHER ARCHITECTURAL DETAILS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 10 FEET ON EACH LEVEL OF THE DWELLING UNIT.
 iii. GARAGE DOORS PROPOSED ALONG PUBLIC OR PRIVATE STREETS SHALL MINIMIZE THE VISUAL IMPACT BY PROVIDING ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING SUCH AS LIGHTING.
 iv. WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
 v. RESIDENTIAL BUILDINGS THAT ARE ADJACENT TO AND FRONT A PUBLIC STREET SHALL NOT CONTAIN MORE THAN SIX (6) INDIVIDUAL SINGLE FAMILY ATTACHED DWELLING UNITS. THIS REQUIREMENT SHALL NOT APPLY TO BUILDINGS THAT DO NOT FRONT A PUBLIC STREET OR BUILDINGS THAT ARE PERPENDICULAR TO A PUBLIC STREET.
 vi. THE PRIMARY EXTERIOR BUILDING MATERIALS FOR BUILDINGS CONSTRUCTED ON THE SITE SHALL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK VENEER OR SIMILAR MASONRY PRODUCTS, STONE, MANUFACTURED STONE, STUCCO AND CEMENTITIOUS SIDING.
 vii. EIFS OR MASONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON ANY BUILDINGS CONSTRUCTED ON THE SITE. ADDITIONALLY, ALUMINUM MAY BE USED ON TRIM AND GARAGE DOORS.
 ix. UNITS ALONG THE NORTHEASTERN PROPERTY LINE SHALL BE LIMITED TO THIRTY FEET AS GENERALLY DEPICTED ON THE REZONING PLAN.
 x. ROOF FORM AND ROOFLINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE THROUGH THE FOLLOWING STANDARDS:
 i. LONG ROOFLINES (PITCHED OR FLAT) SHALL AVOID CONTINUOUS EXPANSIONS WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM (E.G. DORMERS, GABLES, ETC.).
 ii. FOR PITCHED ROOFS THE ALLOWED MINIMUM PITCH SHALL BE 4:12 (FOUR FEET IN VERTICAL HEIGHT FOR EVERY TWELVE FEET IN HORIZONTAL LENGTH), EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS.
 iii. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET.

g. SERVICE AREA SCREENING - SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW WITH MATERIALS AND DESIGN TO BE COMPATIBLE WITH PRINCIPAL STRUCTURES.
7. ENVIRONMENTAL FEATURES & OPEN SPACE:
 a. THE SITE WILL COMPLY WITH POST CONSTRUCTION ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
 b. THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE/
 c. THE PETITIONER SHALL DEDICATE ONE ACRE TO MECKLENBURG COUNTY PARK AND RECREATION AS GENERALLY DEPICTED ON THE REZONING PLAN.
 d. DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. PETITIONER ACKNOWLEDGES INTERMITTENT/PERENNIAL STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL UPON SUBMISSION OF DEVELOPMENT PLANS FOR PERMITTING AND ARE NOT APPROVED WITH REZONING DECISIONS.
 e. IT IS UNDERSTOOD, CURRENT STREAM, WETLAND SURVEY, AND DELINEATION ARE REQUIRED AT THE TIME OF THE FIRST LAND DEVELOPMENT SUBMITTAL.

8. LIGHTING:
 a. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, PARKING AREAS AND COURTYARDS.
 b. DETACHED LIGHTING ON THE SITE, EXCEPT STREETLIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO TWENTY (20) FEET IN HEIGHT EXCEPT AS MAY BE REQUIRED FOR PUBLIC SAFETY PURPOSES.

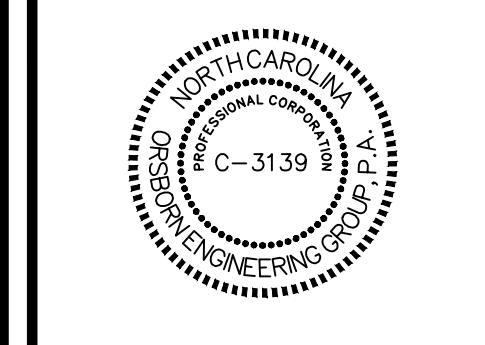
9. AMENDMENTS TO THE REZONING PLAN:
 a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

10. BINDING EFFECT OF THE REZONING APPLICATION:
 a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.
 b.

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CONDITIONAL NOTES
 FOR REZONING PETITION #2022-022
BEARD ROAD APARTMENTS
 CHARLOTTE, NORTH CAROLINA

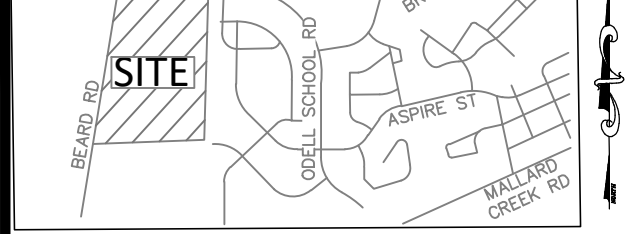
APPALOOSA REAL ESTATE PARTNERS
 1026 JAY STREET, SUITE B.138
 CHARLOTTE, NC 28208



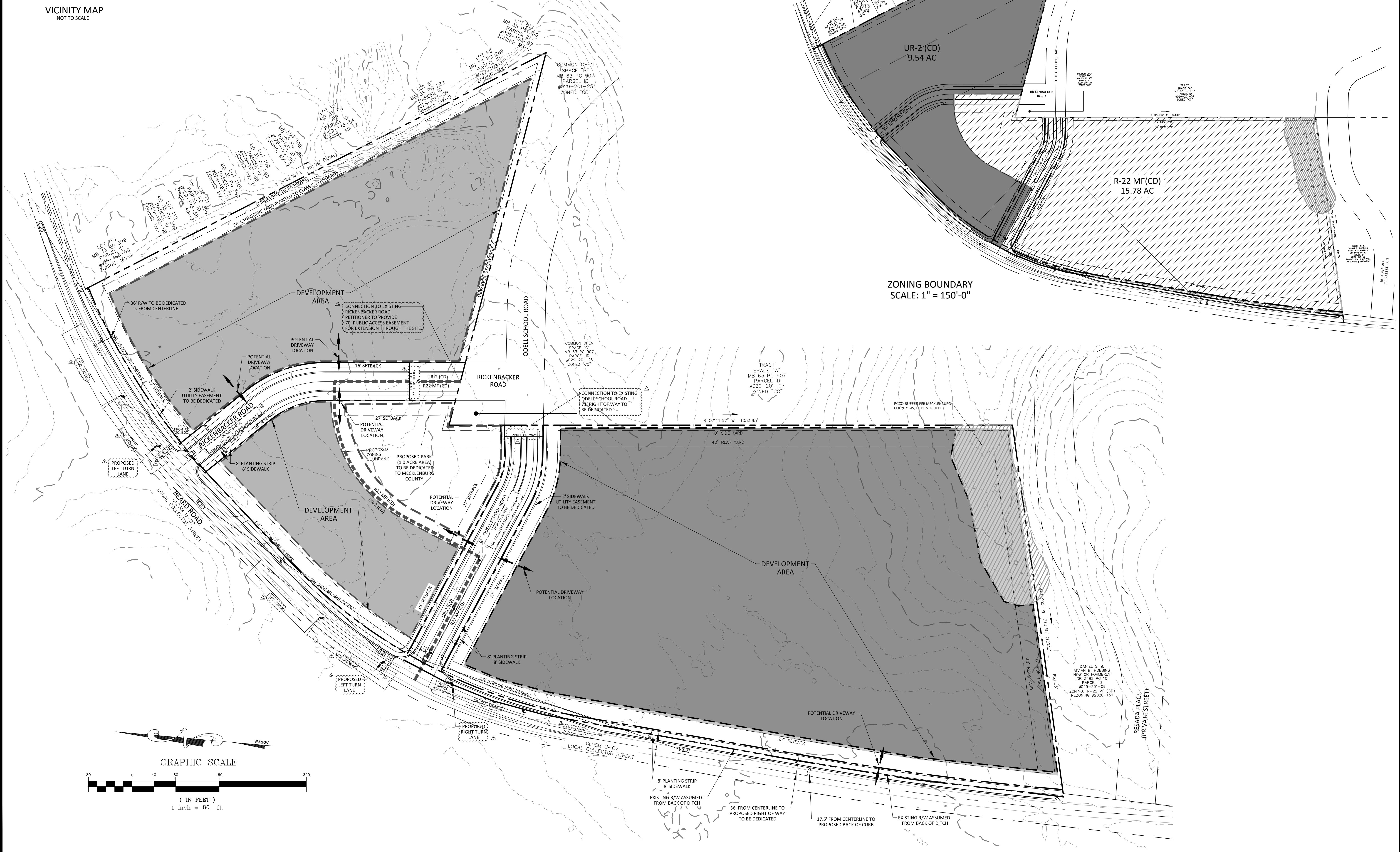
DATE	REVISIONS
08/18/2022	PER REVIEW COMMENTS
07/11/2023	PER REVIEW COMMENTS

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SCALE:	1" = 60'
DRAWN BY:	JAW
APPROVED BY:	JCO

RZ-2

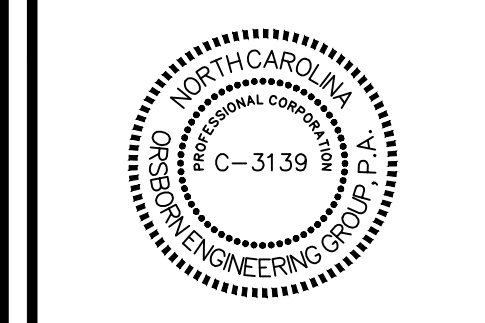


VICINITY MAP
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TECHNICAL DATA PLAN
 FOR REZONING PETITION #2022-022
BEARD ROAD APARTMENTS
 CHARLOTTE, NORTH CAROLINA

APPALOOSA REAL ESTATE PARTNERS
 1026 JAY STREET, SUITE B.138
 CHARLOTTE, NC 28208



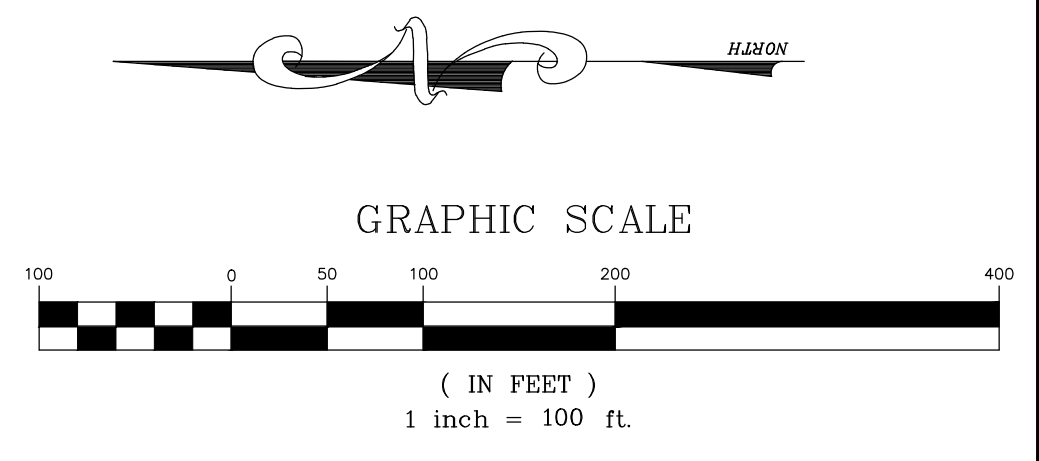
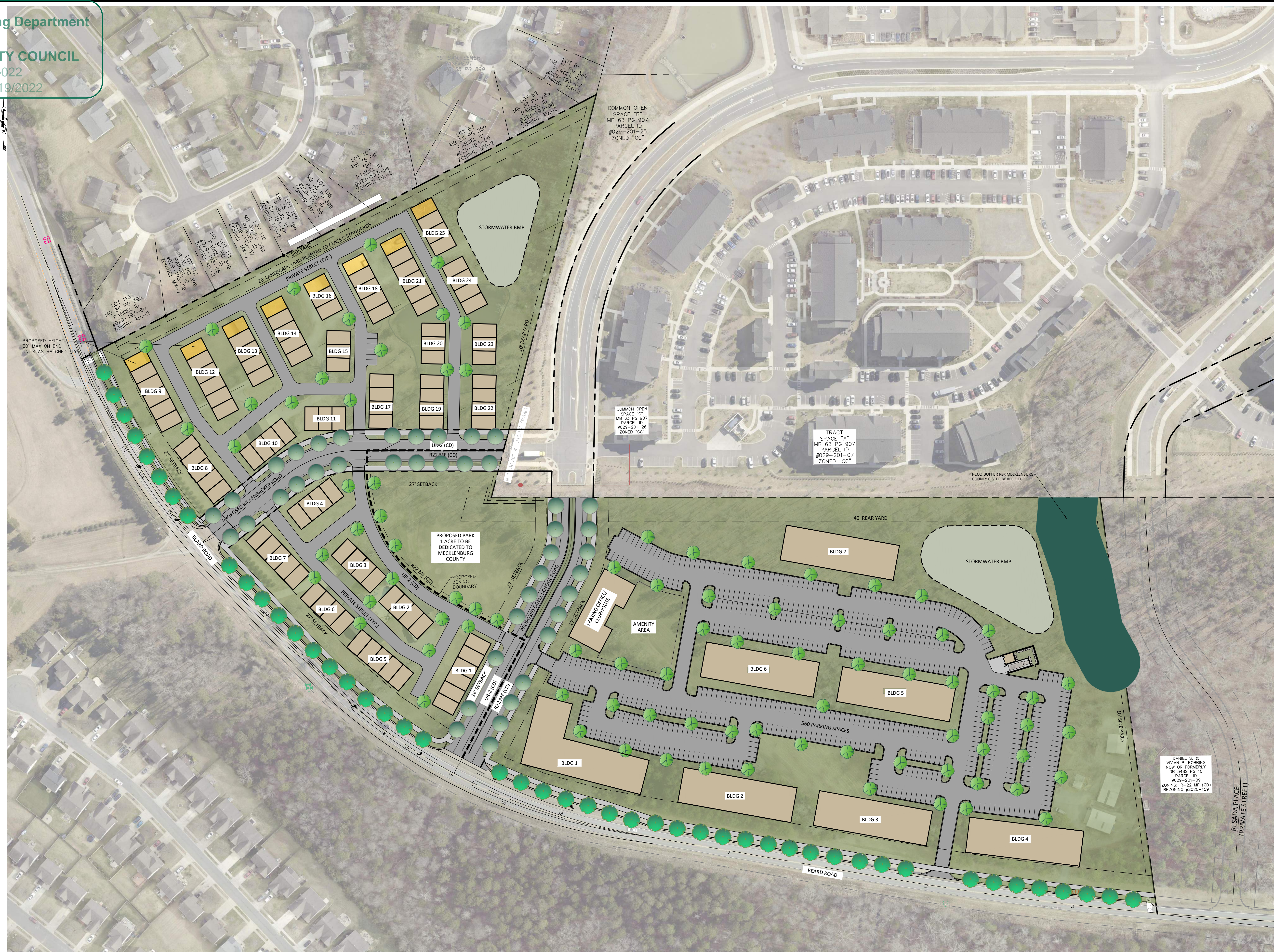
NO.	DATE	REVISIONS
1	08/18/2022	PER CDOT REVIEW COMMENTS
2	08/18/2022	PER CDOT REVIEW COMMENTS
3	07/11/2022	PER REVIEW COMMENTS

JOB # 21022
 DATE 02/15/22
 SCALE 1" = 60'
 DRAWN BY: JAW
 APPROVED BY: JCO

RZ-1

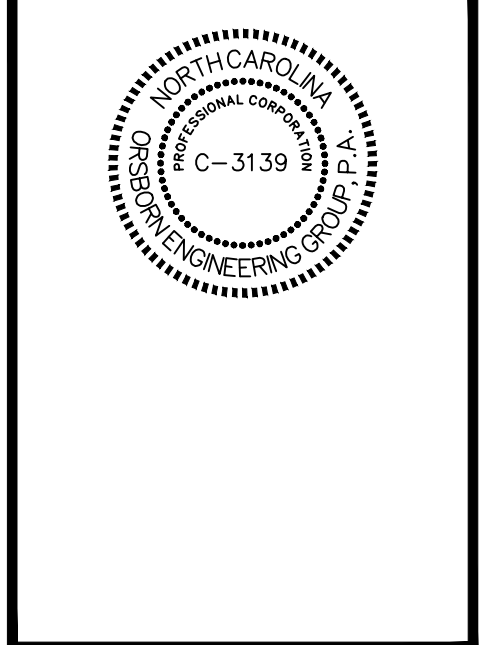
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VICINITY MAP
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CONCEPTUAL SITE PLAN
 FOR REZONING PETITION #2022-022
BEARD ROAD APARTMENTS
 CHARLOTTE, NORTH CAROLINA

APPALOOSA REAL ESTATE PARTNERS
 1026 JAY STREET, SUITE B.138
 CHARLOTTE, NC 28208



NO.	DATE	PER REVIEW COMMENTS	REVISIONS

JOB # 21022
 DATE: 05/13/2022
 SCALE: 1" = 100'
 DRAWN BY: JAW
 APPROVED BY: JCO

RZ-1.1

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