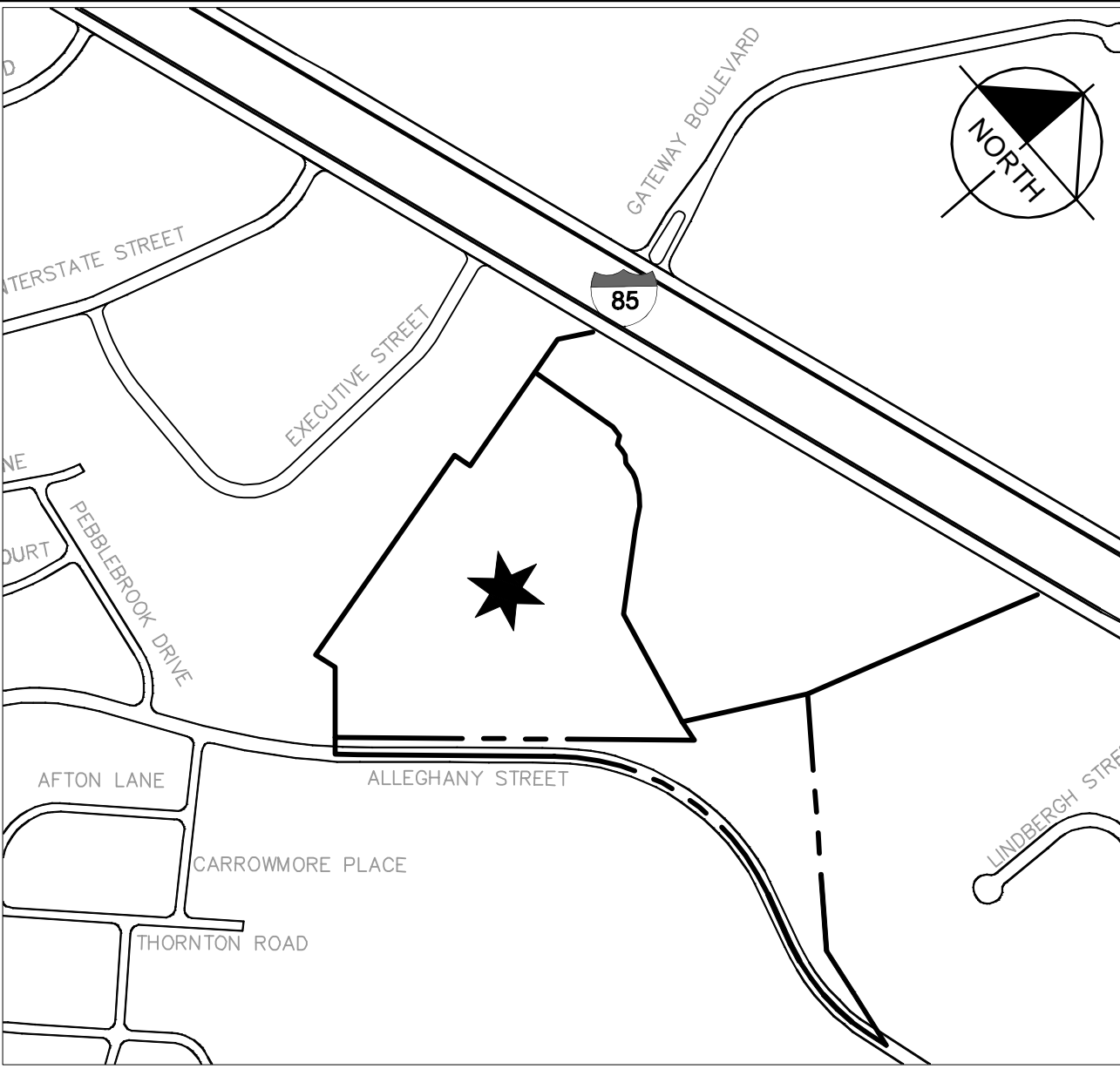
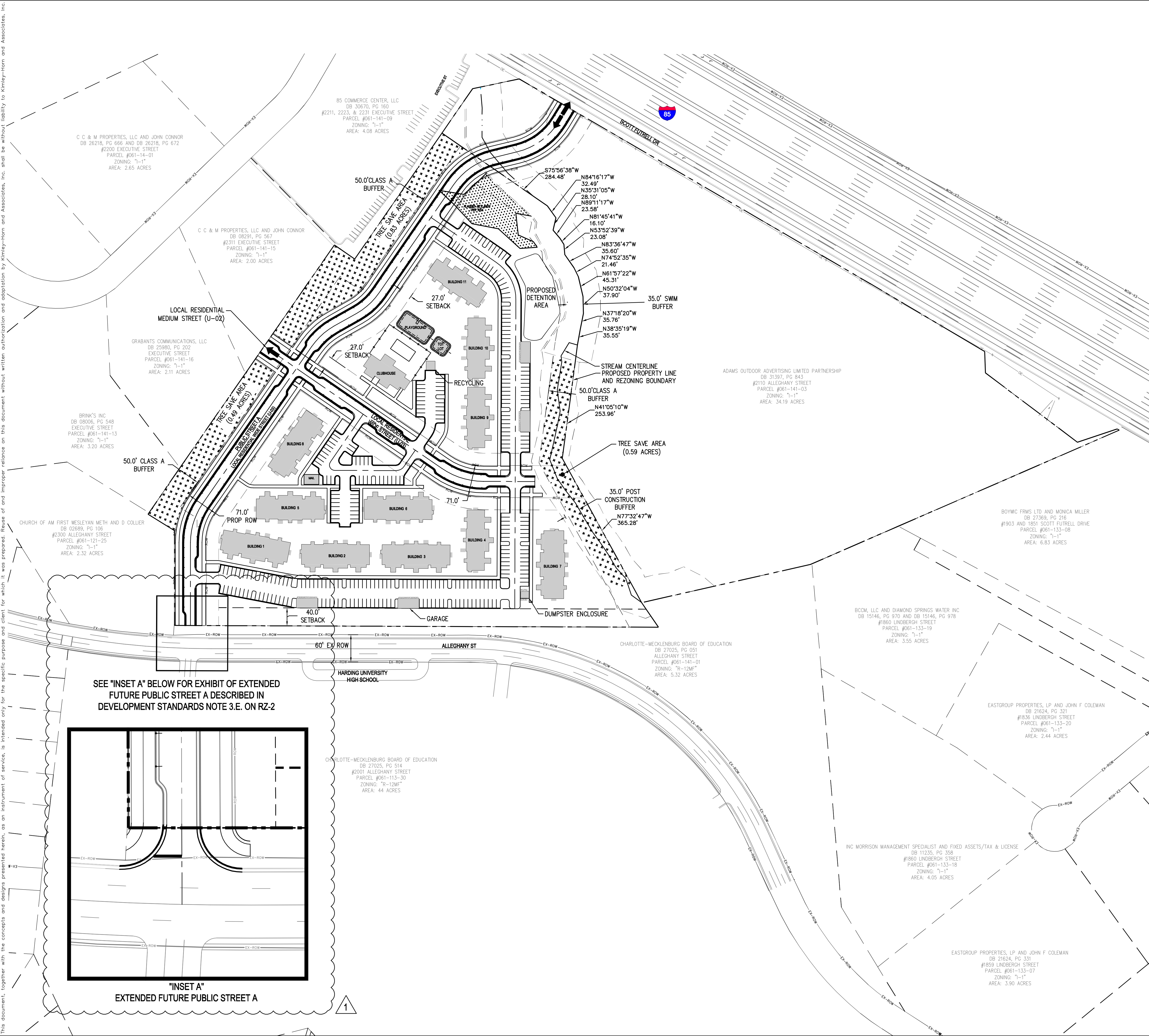
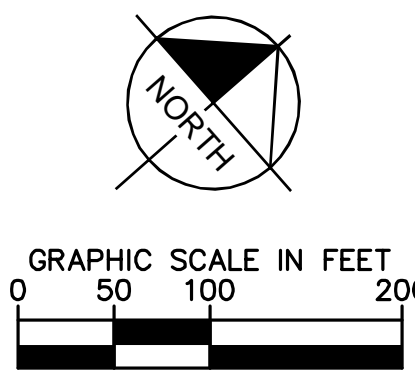


March 26, 2018 - 9:42am By: McKenize-Palmer  
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| REZONING LEGEND              |            |
|------------------------------|------------|
| EXISTING RIGHT OF WAY        | — EX-ROW — |
| PROPOSED RIGHT OF WAY        | — ROW —    |
| PROPERTY LINE                | - - - - -  |
| SETBACK                      | - - - - -  |
| 35' SWIM BUFFER              | [Pattern]  |
| 35' POST CONSTRUCTION BUFFER | [Pattern]  |
| TREE SAVE                    | [Pattern]  |
| PROPOSED ACCESS LOCATION     | [Symbol]   |
| PROPOSED STUB LOCATION       | [Symbol]   |

| SITE DEVELOPMENT DATA                       |                                   |
|---|-----------------------------------|
| TAX PARCEL:                                 | PORTION OF 061-141-03             |
| SITE ACREAGE:                               | 34.19 ACRES                       |
| REZONING SITE AREA:                         | 17.27 ACRES                       |
| EXISTING ZONING:                            | I-1 (AIR)                         |
| PROPOSED ZONING:                            | R-12MF (CD)(AIR)                  |
| EXISTING USE:                               | UNDEVELOPED (WOODS)               |
| PROPOSED USE:                               | MULTI-FAMILY RESIDENTIAL          |
| PERMITTED # OF UNITS:                       | 207 UNITS                         |
| PROPOSED UNITS:                             | 198 UNITS                         |
| BASE MAXIMUM AVE. BUILDING HEIGHT:          | 45 FEET                           |
| MAXIMUM AVE. HEIGHT AT FRONT BUILDING LINE: | SEE DEVELOPMENT STANDARDS         |
| PROPOSED BUILDING HEIGHT:                   | SHALL MEET ORDINANCE REQUIREMENTS |
| TREE SAVE:                                  |                                   |
| REQUIRED:                                   | 15% (2.54 ACRES)                  |
| PROVIDED:                                   | SHALL MEET ORDINANCE REQUIREMENTS |



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PHONE: 704-333-5131  
WWW.KIMLEY-HORN.COM

REZONING PETITION

|       |                   |                |                  |
|-------|-------------------|----------------|------------------|
| SCALE | DESIGNED BY<br>MP | DRAWN BY<br>PT | CHECKED BY<br>ME |
|-------|-------------------|----------------|------------------|

REZONING SITE PLAN

REZONING PETITION NO. 2017-164

ALLEGHANY APARTMENTS  
ALLEGHANY STREET  
CHARLOTTE, NORTH CAROLINA 28208  
MECKLENBURG COUNTY

PEDCOR INVESTMENTS  
770 THIRD AVENUE, S.W.  
CARMEL, IN 46032

|                          |
|--------------------------|
| DATE<br>12-11-2017       |
| PROJECT NO.<br>017046003 |
| SHEET NUMBER             |

RZ-1

| REVISIONS            | DATE       |
|----------------------|------------|
| 1                    | 03/26/2018 |
| REVISIONS - REVIEW 1 |            |







December 11, 2017 - 4:23pm By: mgarfield@pedcor.com  
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4 12A6B RIGHT ELEVATION  
1/8" = 1'-0"



2 12A6B LEFT ELEVATION  
1/8" = 1'-0"



3 12A6B REAR ELEVATION  
1/8" = 1'-0"



1 12A6B FRONT ELEVATION  
1/8" = 1'-0"

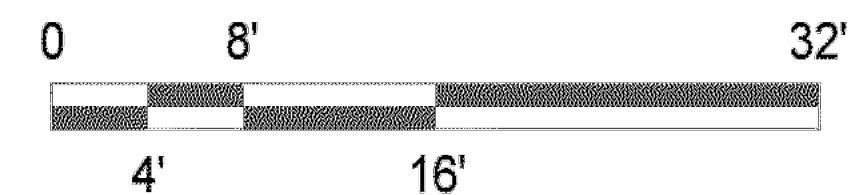
## BUILDING TYPE 12A6B

# ALLEGHANY STREET APARTMENTS

2110 ALLEGHANY STREET,  
CHARLOTTE, NC 28208

NOT FOR CONSTRUCTION

| EXTERIOR MATERIAL LEGEND |                     |
|--------------------------|---------------------|
|                          | COMPOSITION ROOF    |
|                          | STONE VENEER        |
|                          | FIBER CEMENT SIDING |



PROJ. NO.  
17053  
DATE  
10/18/2017  
SHEET NAME  
EXTERIOR  
ELEVATIONS  
SHEET NO.

A3.1

ALLEGHANY APARTMENTS  
ALLEGHANY STREET  
CHARLOTTE, NORTH CAROLINA 28208  
MECKLENBURG COUNTY  
PEDCOR INVESTMENTS  
770 THIRD AVENUE, S.W.  
CARMEL, IN 46032

DATE  
10-20-2017

PROJECT NO.  
017046003

SHEET NUMBER

RZ-3.1

REZONING  
PETITION

CONCEPTUAL  
BUILDING ELEVATIONS  
REZONING PETITION NO. 2017-164

SCALE  
DESIGNED BY  
M/P  
DRAWN BY  
P/T  
CHECKED BY  
M/E

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REVISIONS  
No.

DATE



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December 11, 2017 - 4:43pm By: megan.fitzsimons



4 12B6C RIGHT ELEVATION  
1/8" = 1'-0"



3 12B6C REAR ELEVATION  
1/8" = 1'-0"



2 12B6C LEFT ELEVATION  
1/8" = 1'-0"



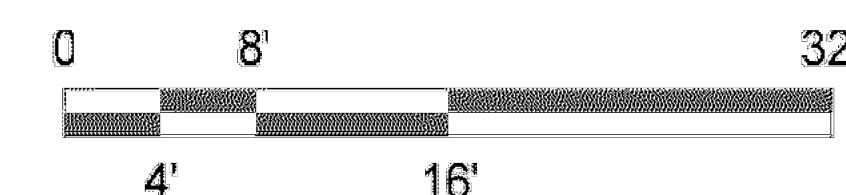
1 12B6C FRONT ELEVATION  
1/8" = 1'-0"

**BUILDING TYPE 12B6C**

## ALLEGHANY STREET APARTMENTS

2110 ALLEGHANY STREET,  
CHARLOTTE, NC 28208

NOT FOR CONSTRUCTION

[illegible]

PROJ. NO.  
17053  
DATE  
10/18/2017  
SHEET NAME  
EXTERIOR  
ELEVATIONS  
SHEET NO.

### A3.2

ALLEGHANEY APARTMENTS  
ALLEGHANY STREET  
CHARLOTTE, NORTH CAROLINA 28208  
MECKLENBURG COUNTY

PEDCOR INVESTMENTS  
770 THIRD AVENUE, S.W.  
CARMEL, IN 46032

|              |            |
|--------------|------------|
| DATE         | 10-20-2017 |
| PROJECT NO.  | 017046003  |
| SHEET NUMBER |            |

RZ-3.2

REZONING  
PETITION

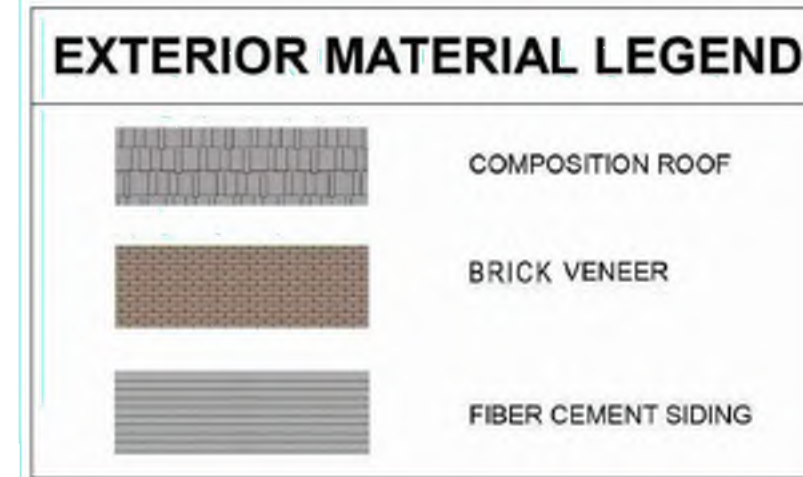
CONCEPTUAL  
BUILDING ELEVATIONS  
REZONING PETITION NO. 2017-164

**Kimley»»Horn**

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[illegible]





1 12A6B FRONT RENDERED ELEVATION  
1/8" = 1'-0"

## ALLEGHANY STREET APARTMENTS

|            |                        |
|------------|------------------------|
| PROJ. NO.  | 17053                  |
| DATE       | 10/18/2017             |
| SHEET NAME | RENDERED<br>ELEVATIONS |
| SHEET NO.  | A4.1                   |

NOT FOR CONSTRUCTION

**Kimley»»Horn**

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# REZONING PETITION

|                   |                |                  |
|-------------------|----------------|------------------|
| DESIGNED BY<br>MP | DRAWN BY<br>PF | CHECKED BY<br>ME |
|-------------------|----------------|------------------|

**CONCEPTUAL  
BUILDING ELEVATIONS**

REZONING PETITION NO. 2017-164

ALLEGHANY STREET  
CHARLOTTE, NORTH CAROLINA 28208  
MECKLENBURG COUNTY

---

PEDCOR INVESTMENTS  
770 THIRD AVENUE, S.W.  
CARMEL, IN 46032

|              |            |
|--------------|------------|
| DATE         | 10-20-2017 |
| PROJECT NO.  | 017046003  |
| SHEET NUMBER |            |

### RZ-3.3



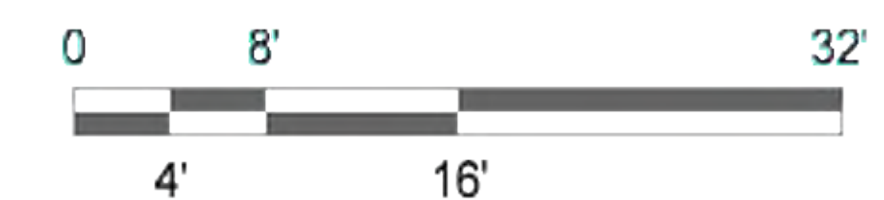


## ALLEGHANY STREET APARTMENTS

NOT FOR CONSTRUCTION

## EXTERIOR MATERIAL LEGEND

|   |                     |
|---|---------------------|
|  | COMPOSITION ROOF    |
|  | BRICK VENEER        |
|  | FIBER CEMENT SIDING |

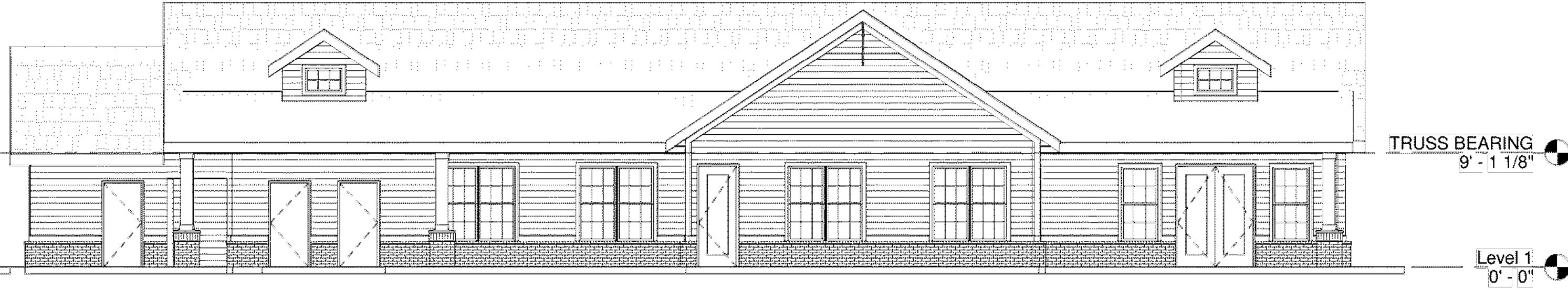


A4.2

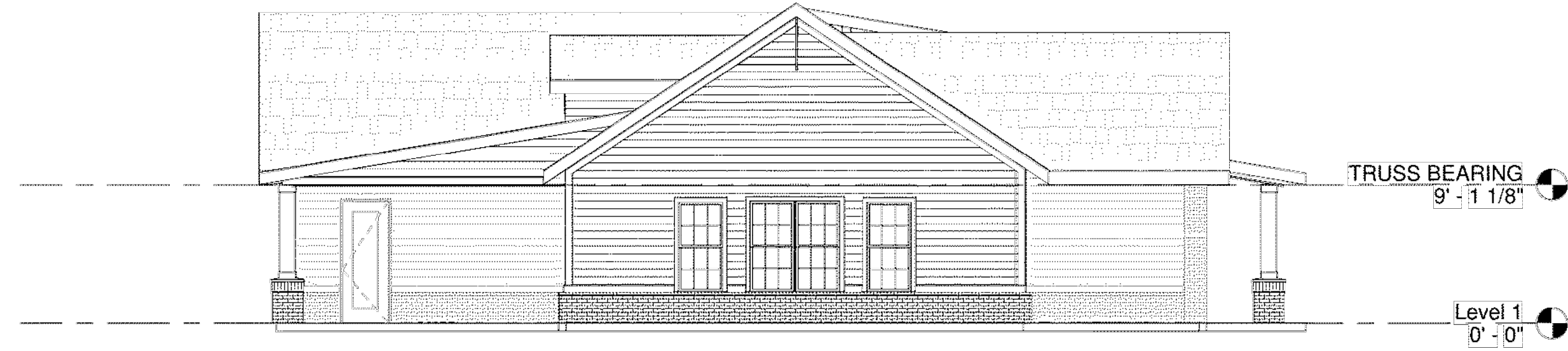


December 11, 2017 - 4:43pm By: mgarrett@pedcor.com  
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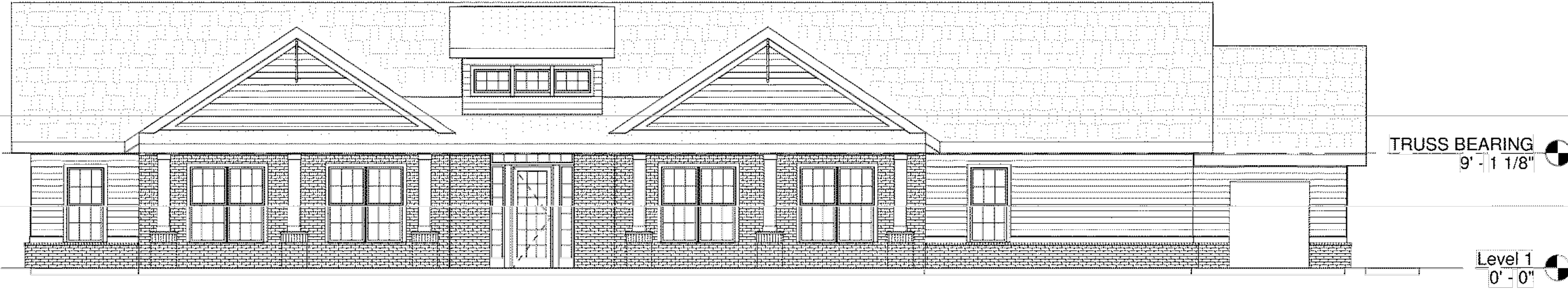
3 WEST ELEVATION  
1/8" = 1'-0"



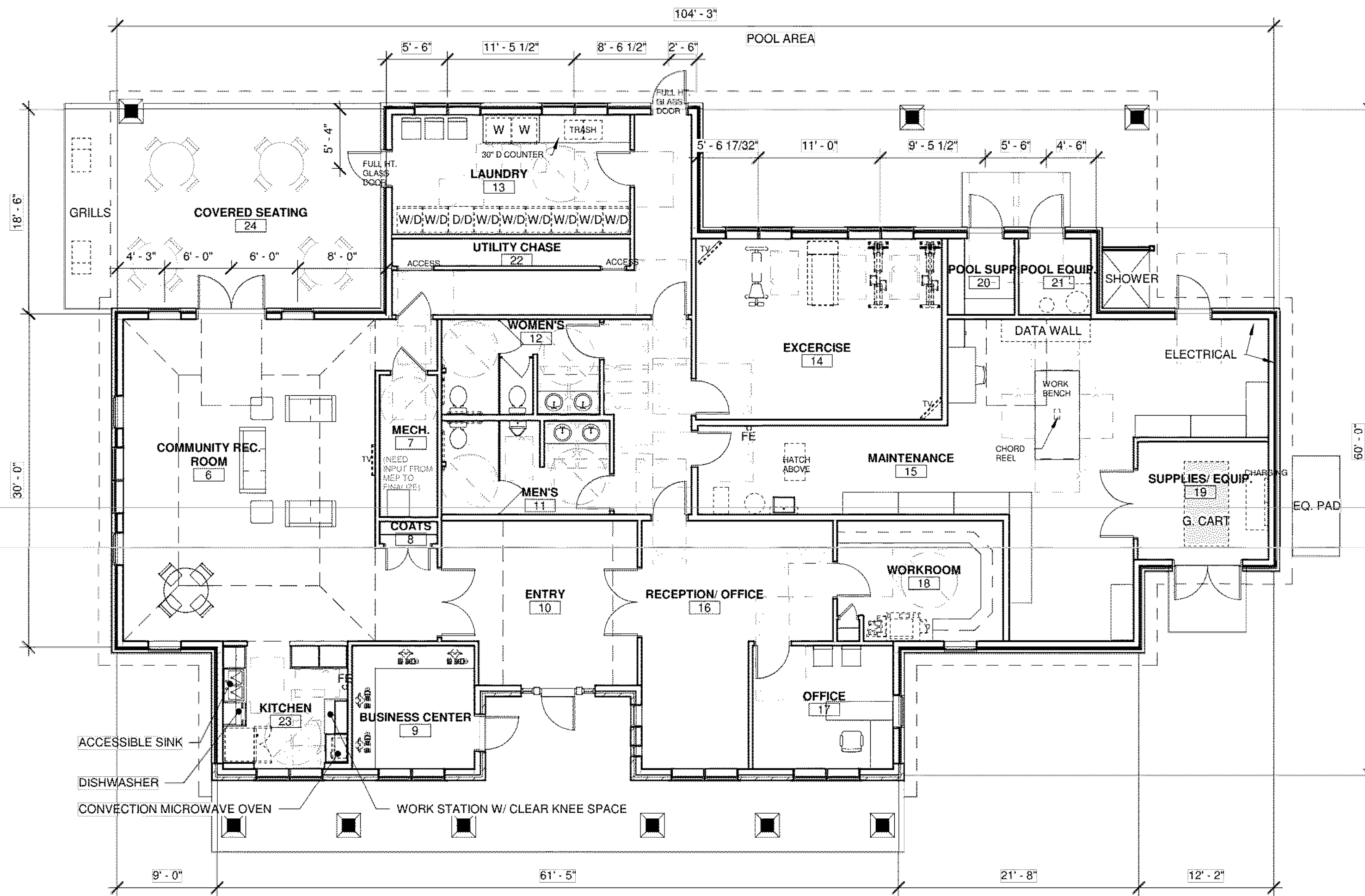
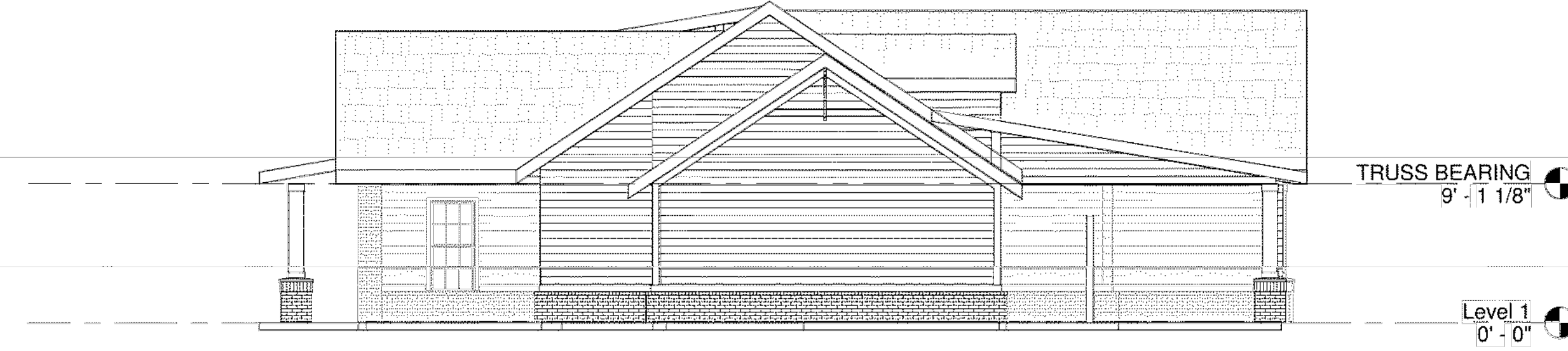
4 NORTH ELEVATION  
1/8" = 1'-0"



5 EAST ELEVATION  
1/8" = 1'-0"



2 SOUTH ELEVATION  
1/8" = 1'-0"

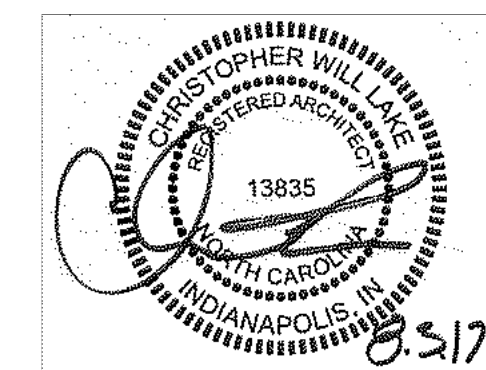


1 CLUBHOUSE FLOOR PLAN  
1/8" = 1'-0"

## ELEVATION LEGEND

- LAP SIDING (SD1)
- BRICK (BR1)
- ARCHITECTURAL SHINGLE (RS1)

GENERAL TRIM (TR1) NOTE, UNLESS NOTED OR SHOWN OTHERWISE IN DETAILS:  
• CORNERS AND TOP AND BOTTOM = 5 1/2" WIDTH  
• VERTICAL BATTON STRIPS = 2 1/2" WIDTH  
• SIZE TO MEET DETAILING INTENT WHERE WRAPS OPENINGS OR COLUMNS  
• FASCIA BOARDS AND TRIM ADJACENT TO BALCONIES (TO MATCH HORIZONTAL LINES OF BALCONY FLOOR) = 7 1/2"  
• WINDOWS AND DOORS = 5 1/2" HEAD TRIM; 3 1/2" SIDE AND BOTTOM TRIM



# ALLEGHANY STREET APARTMENTS

PEDCOR INVESTMENTS- 2016-CLVII, L.P.

Scale As indicated  
Issue Date 08/02/17

# A08

CLUBHOUSE PLANS AND ELEVATIONS

ALLEGHANY APARTMENTS  
ALLEGHANY STREET  
CHARLOTTE, NORTH CAROLINA 28208  
MECKLENBURG COUNTY

PEDCOR INVESTMENTS  
770 THIRD AVENUE, S.W.  
CARMEL, IN 46032

DATE 10-20-2017  
PROJECT NO. 017046003  
SHEET NUMBER

RZ-3.4

**Kimley»Horn**

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REZONING PETITION

SCALE  
DESIGNED BY MP  
DRAWN BY FL  
CHECKED BY ME

CONCEPTUAL BUILDING ELEVATIONS  
REZONING PETITION NO. 2017-164

REVISIONS  
No

DATE

0 1" 2" 3"

Scale As indicated

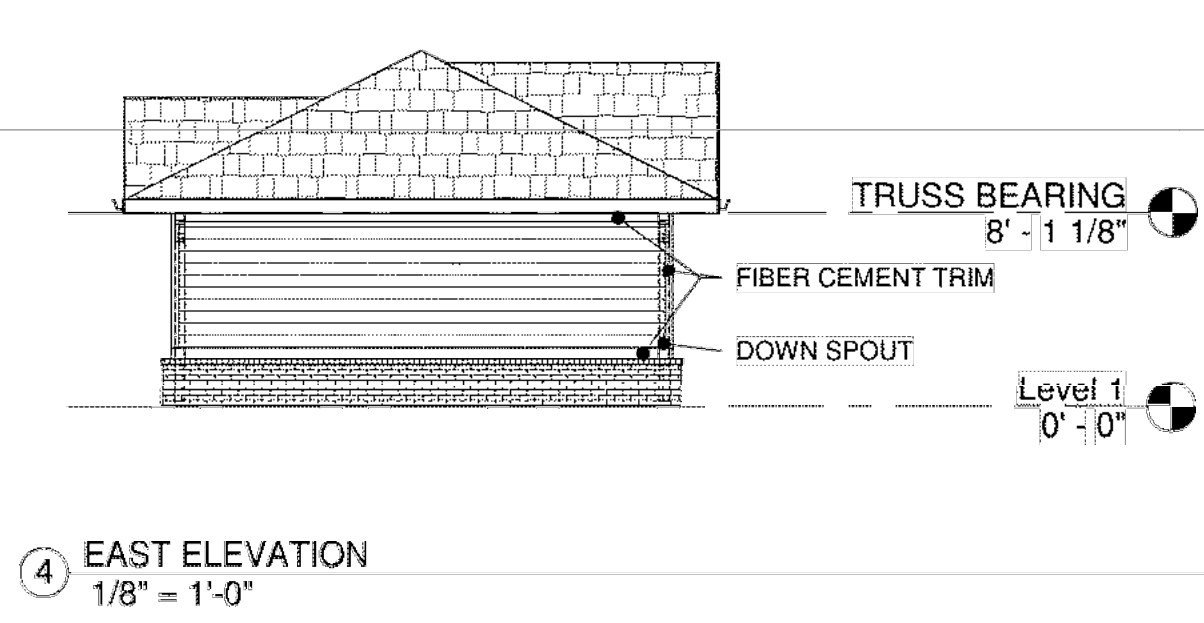
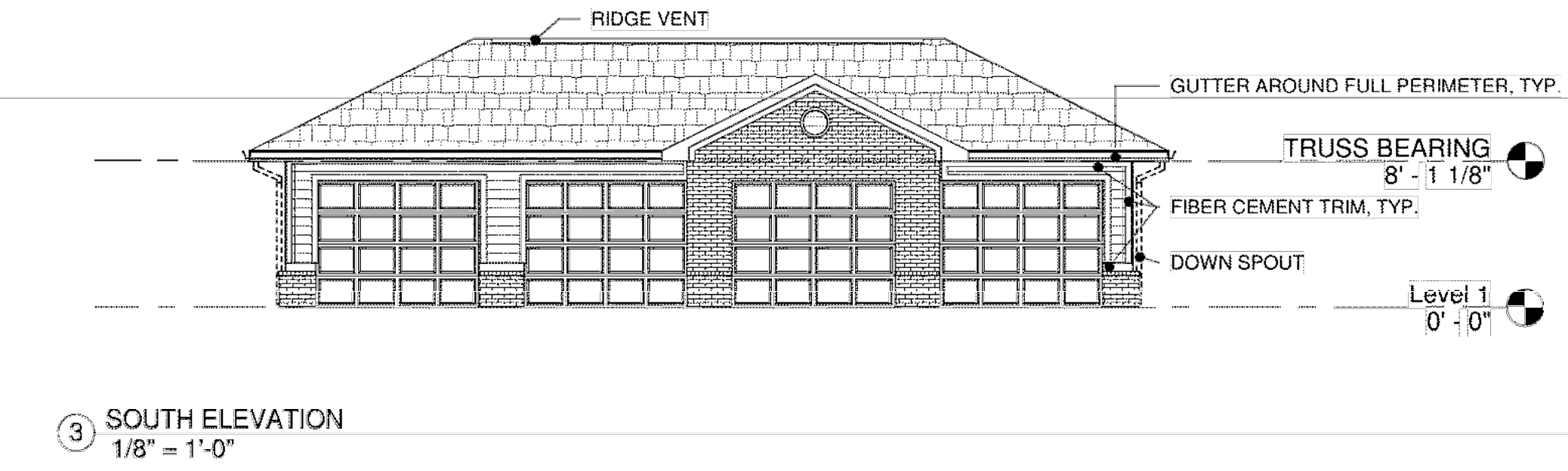
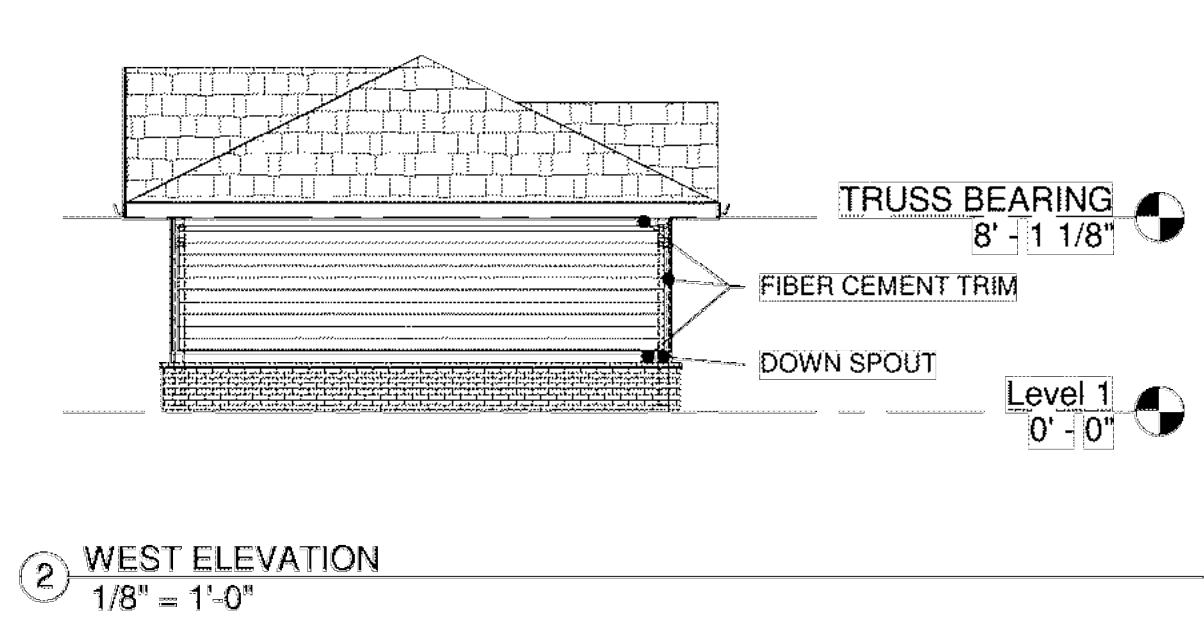
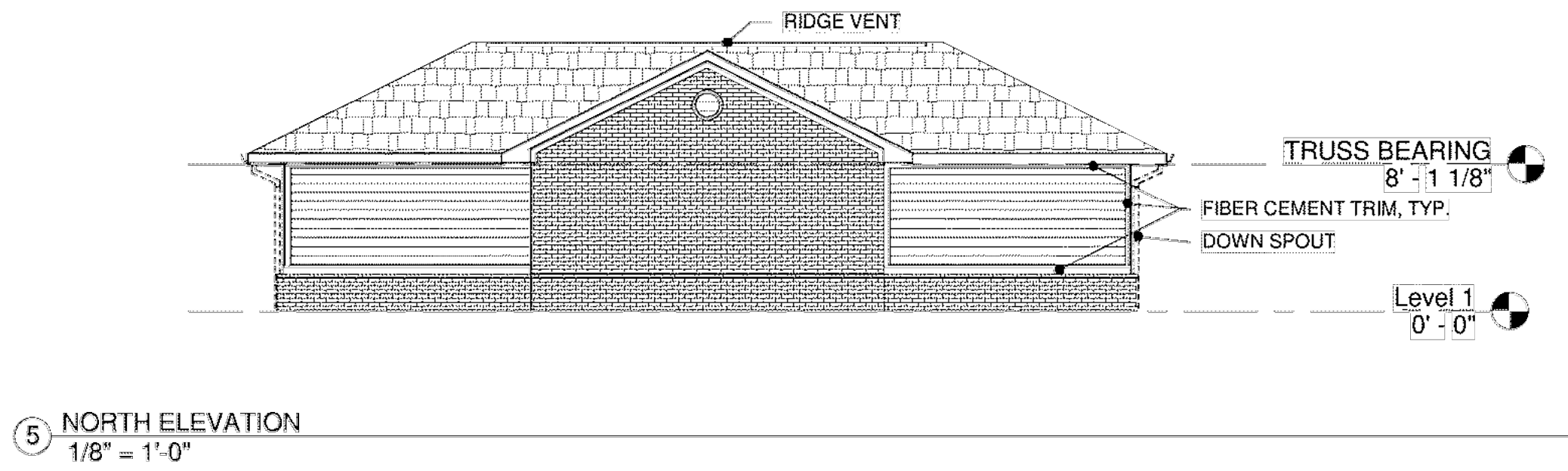
Issue Date 08/02/17

A09





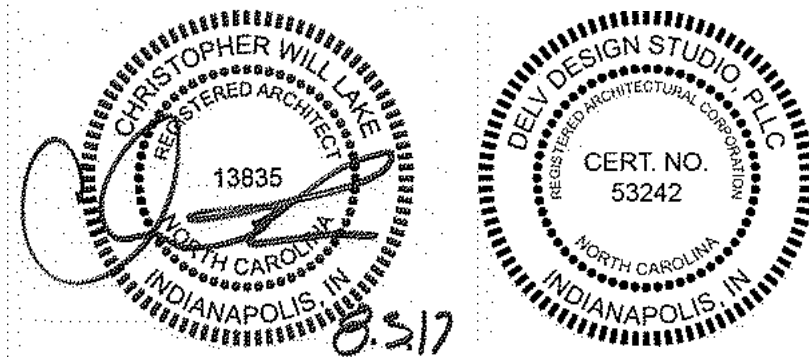
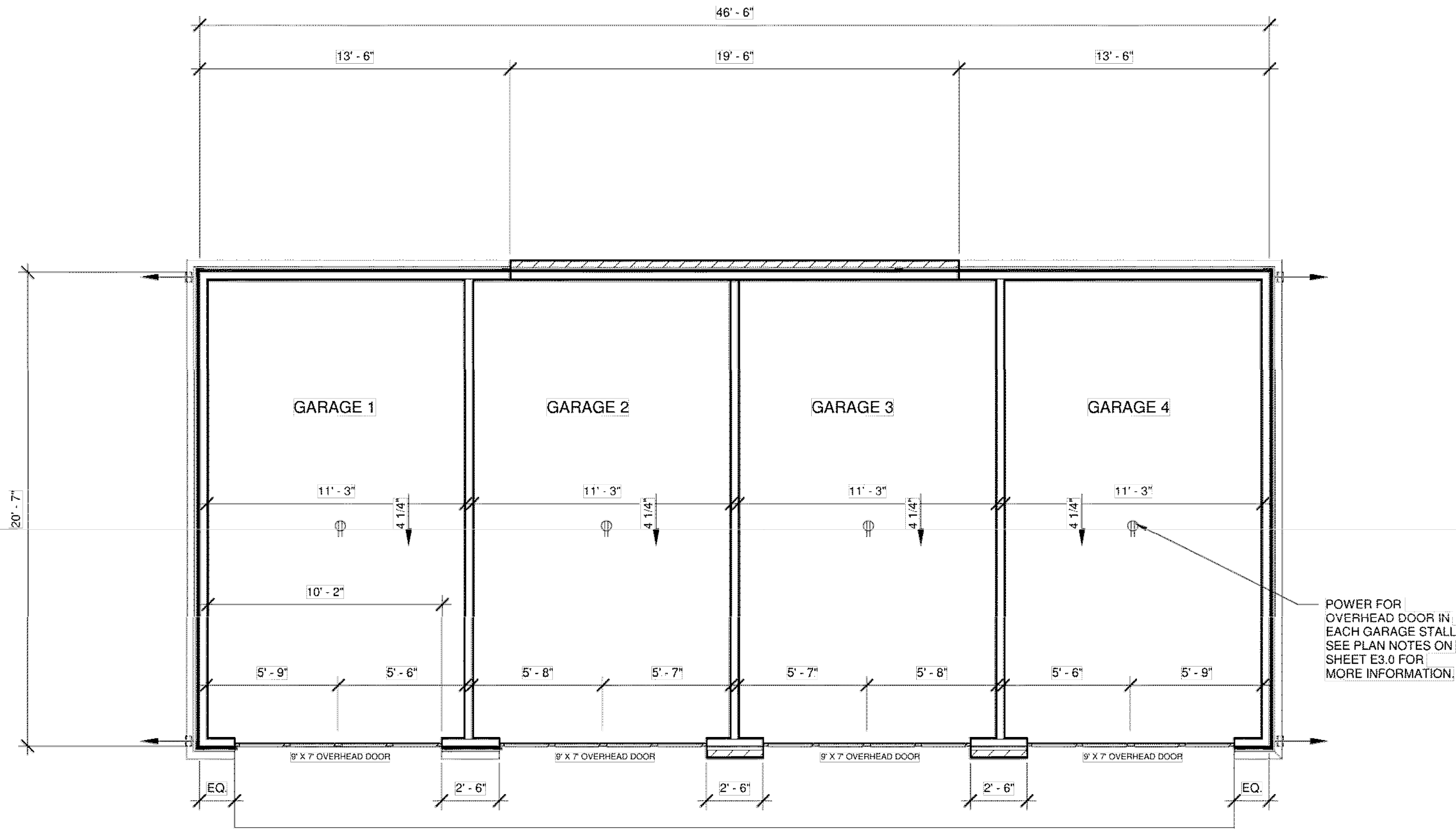
December 11, 2017 - 4:45pm By: megan.fleming  
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### ELEVATION LEGEND

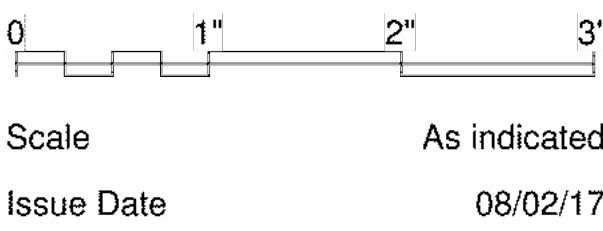
- LAP SIDING (SD1)
- BRICK (BR1)
- ARCHITECTURAL SHINGLE (RS1)

GENERAL TRIM (TR1) NOTE: UNLESS NOTED OR SHOWN OTHERWISE IN DETAILS:  
CORNERS AND TOP AND BOTTOM = 5 1/2" WIDTH  
VERTICAL BATTON STRIPS = 2 1/2" WIDTH  
SIZE TO MEET DETAILING INTENT WHERE WRAPS OPENINGS OR COLUMNS  
FASCIA BOARDS AND TRIM ADJACENT TO BALCONIES (TO MATCH)  
HORIZONTAL LINES OF BALCONY FLOOR) = 7 1/2"  
WINDOWS AND DOORS = 5 1/2" HEAD TRIM; 3 1/2" SIDE AND BOTTOM TRIM



## ALLEGHANY STREET APARTMENTS

### PEDCOR INVESTMENTS 2016-CLVII, L.P.



# A10

### NON-ACCESSIBLE GARAGE PLANS & ELEVATIONS

|   |       |           |      |
|---|-------|-----------|------|
| DESIGNED BY<br>MP   | SCALE | REVISIONS | DATE |
| DRAWN BY<br>PL  |       |           |      |
| CHECKED BY<br>ME  |       |           |      |
| REZONING PETITION   |       |           |      |
| CONCEPTUAL BUILDING ELEVATIONS  |       |           |      |
| REZONING PETITION NO. 2017-164  |       |           |      |
| ALLEGHANY APARTMENTS<br>ALLEGHANY STREET<br>CHARLOTTE, NORTH CAROLINA 28208<br>MECKLENBURG COUNTY |       |           |      |
| PEDCOR INVESTMENTS<br>770 THIRD AVENUE, S.W.<br>CARMEL, IN 46032                                  |       |           |      |
| DATE<br>10-20-2017  |       |           |      |
| PROJECT NO.<br>017046003  |       |           |      |
| SHEET NUMBER  |       |           |      |
| RZ-3.4  |       |           |      |



December 11, 2017 - 4:46pm By: megan.flemmons  
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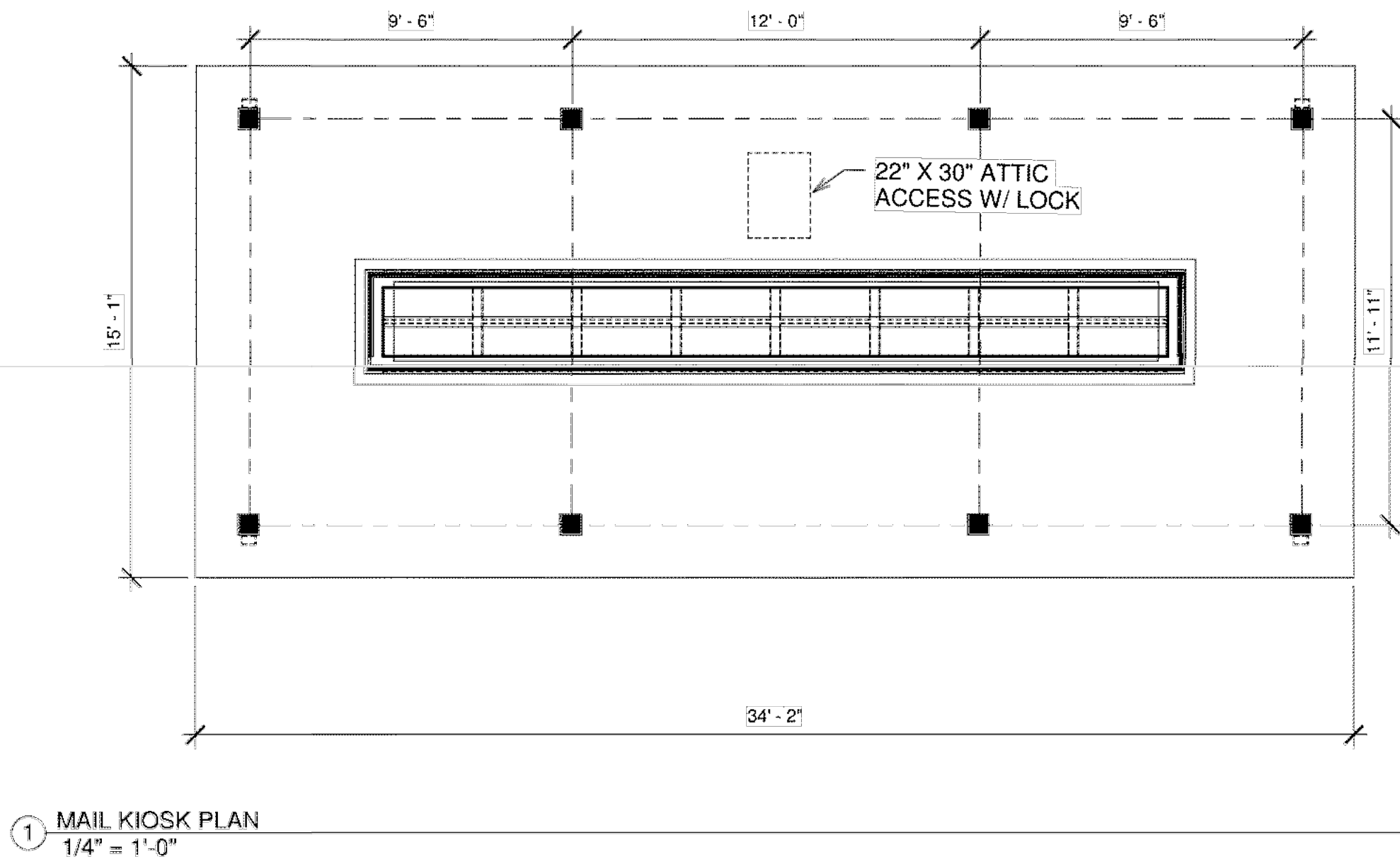
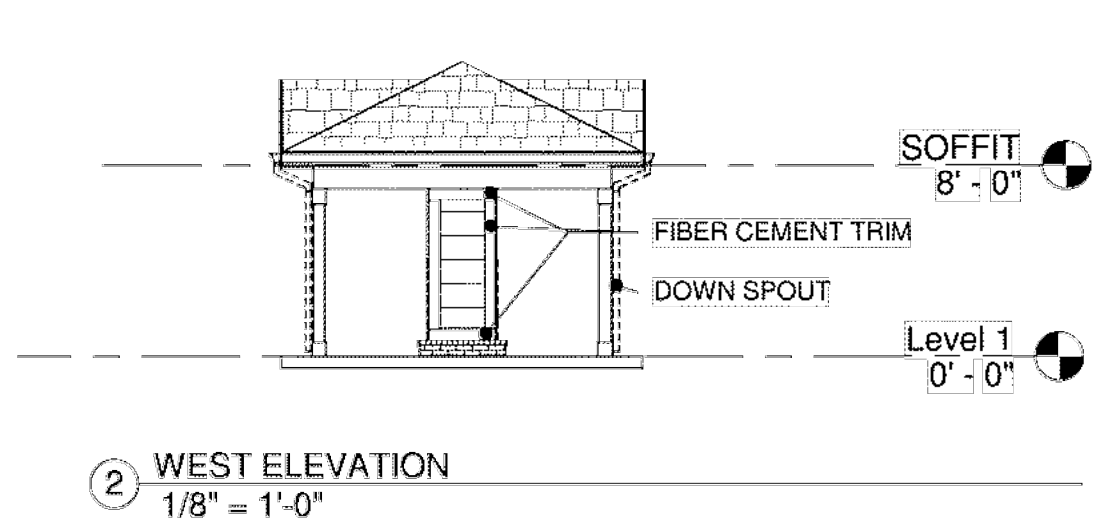
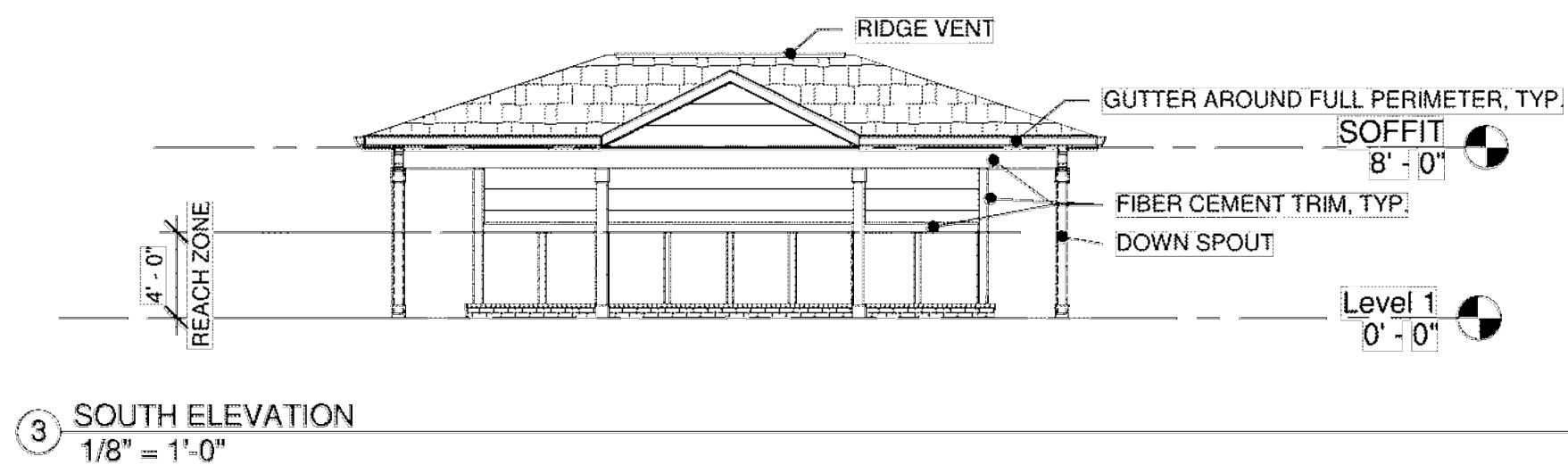
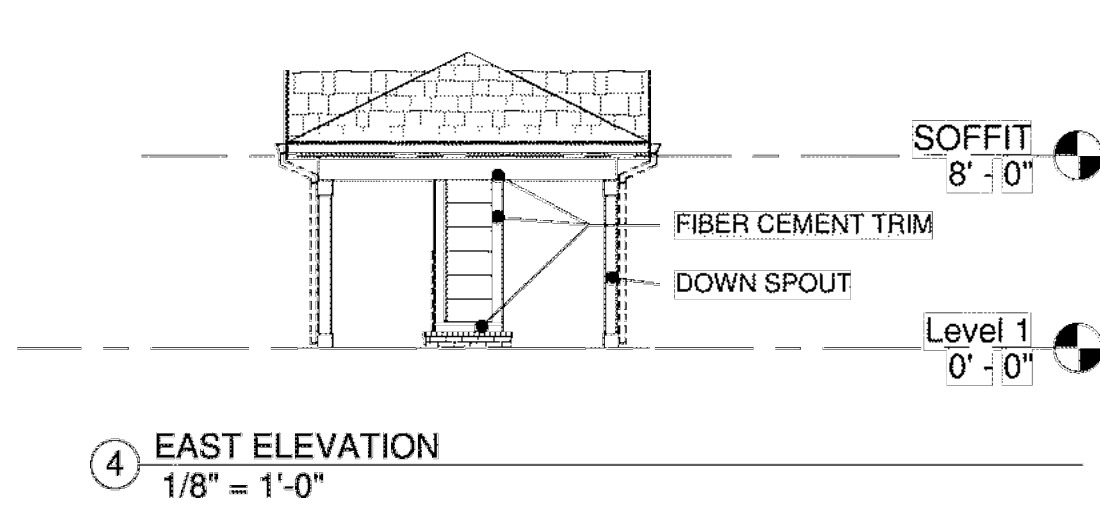
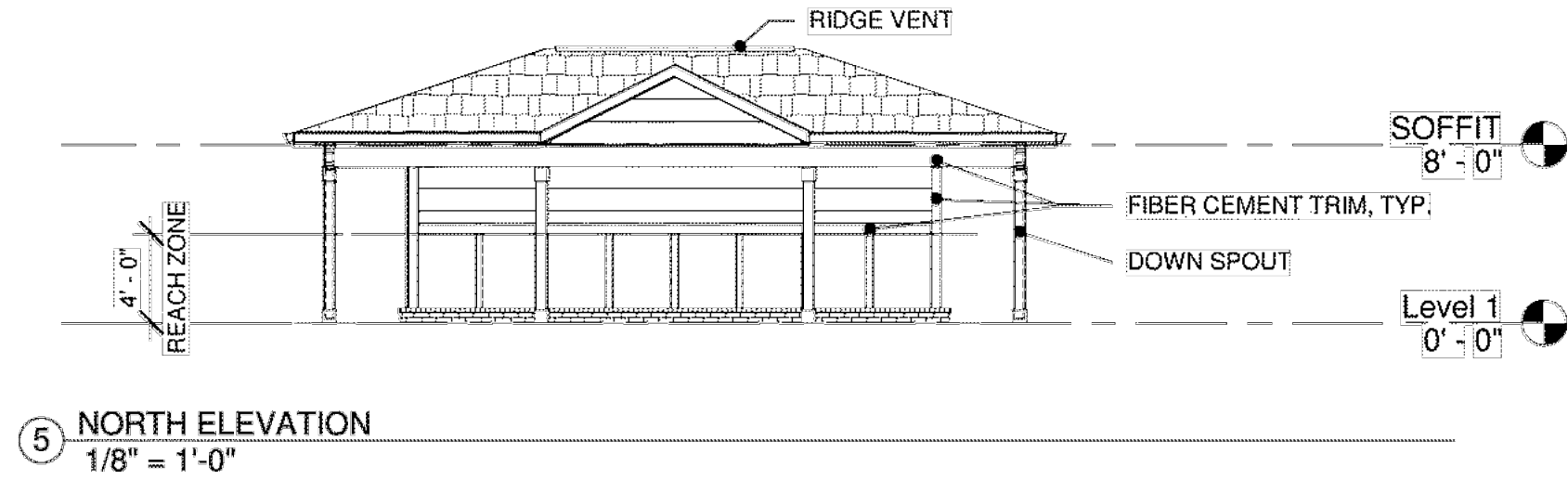
# ALLEGHANY STREET APARTMENTS

## PEDCOR INVESTMENTS 2016-CLVII, L.P.

Scale As indicated  
Issue Date 08/02/17

# A11

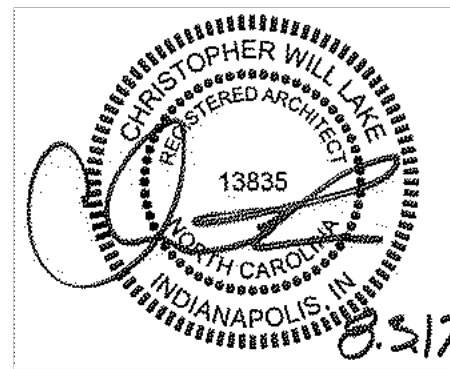
## MAIL KIOSK PLANS AND ELEVATIONS



### ELEVATION LEGEND

- LAP SIDING (SD1)
- BRICK (BR1)
- ARCHITECTURAL SHINGLE (RS1)

GENERAL TRIM (TR1) NOTE, UNLESS NOTED OR SHOWN OTHERWISE IN DETAILS:  
CORNERS AND TOP AND BOTTOM = 5 1/2" WIDTH  
VERTICAL BATTON STRIPS = 2 1/2" WIDTH  
SIZE TO MEET DETAILING INTENT WHERE WRAPS OPENINGS OR COLUMNS  
FASCIA BOARDS AND TRIM ADJACENT TO BALCONIES (TO MATCH HORIZONTAL LINES OF BALCONY FLOOR) = 7 1/2"  
WINDOWS AND DOORS = 5 1/2" HEAD TRIM, 3 1/2" SIDE AND BOTTOM TRIM



|  |                   |                |                  |  |      |
|--|-------------------|----------------|------------------|--|------|
| SCALE  | DESIGNED BY<br>MP | DRAWN BY<br>PL | CHECKED BY<br>ME | REVISIONS  | DATE |
| CONCEPTUAL BUILDING ELEVATIONS   |                   |                |                  | REZONING PETITION NO. 2017-164                                   |      |
| ALLEGHANEY APARTMENTS<br>ALLEGHANY STREET<br>CHARLOTTE, NORTH CAROLINA 28208<br>MECKLENBURG COUNTY |                   |                |                  | PEDCOR INVESTMENTS<br>770 THIRD AVENUE, S.W.<br>CARMEL, IN 46032 |      |
| 10-20-2017   |                   |                |                  | PROJECT NO.<br>017046003   |      |
| SHEET NUMBER   |                   |                |                  | RZ-3.4   |      |