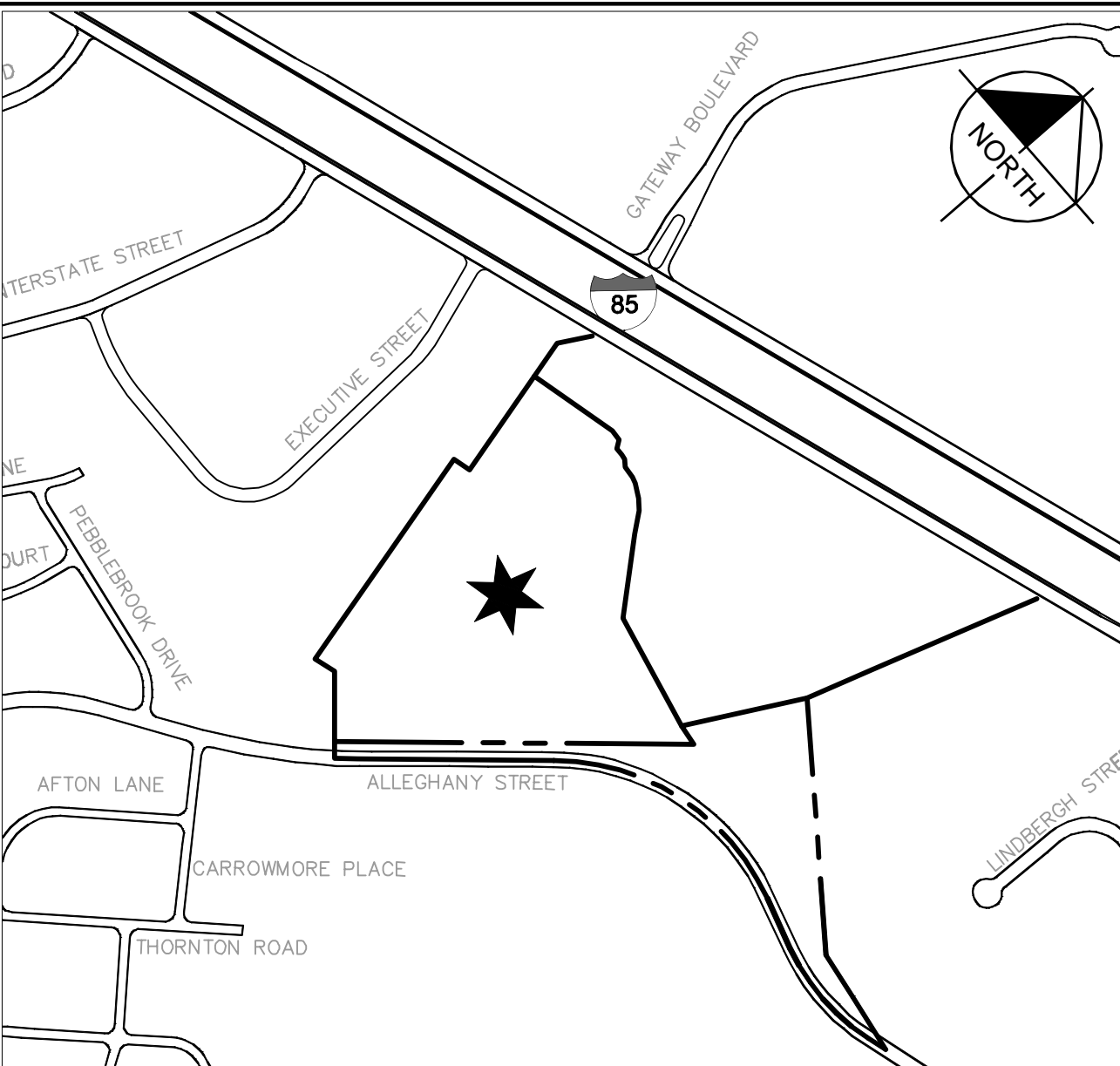
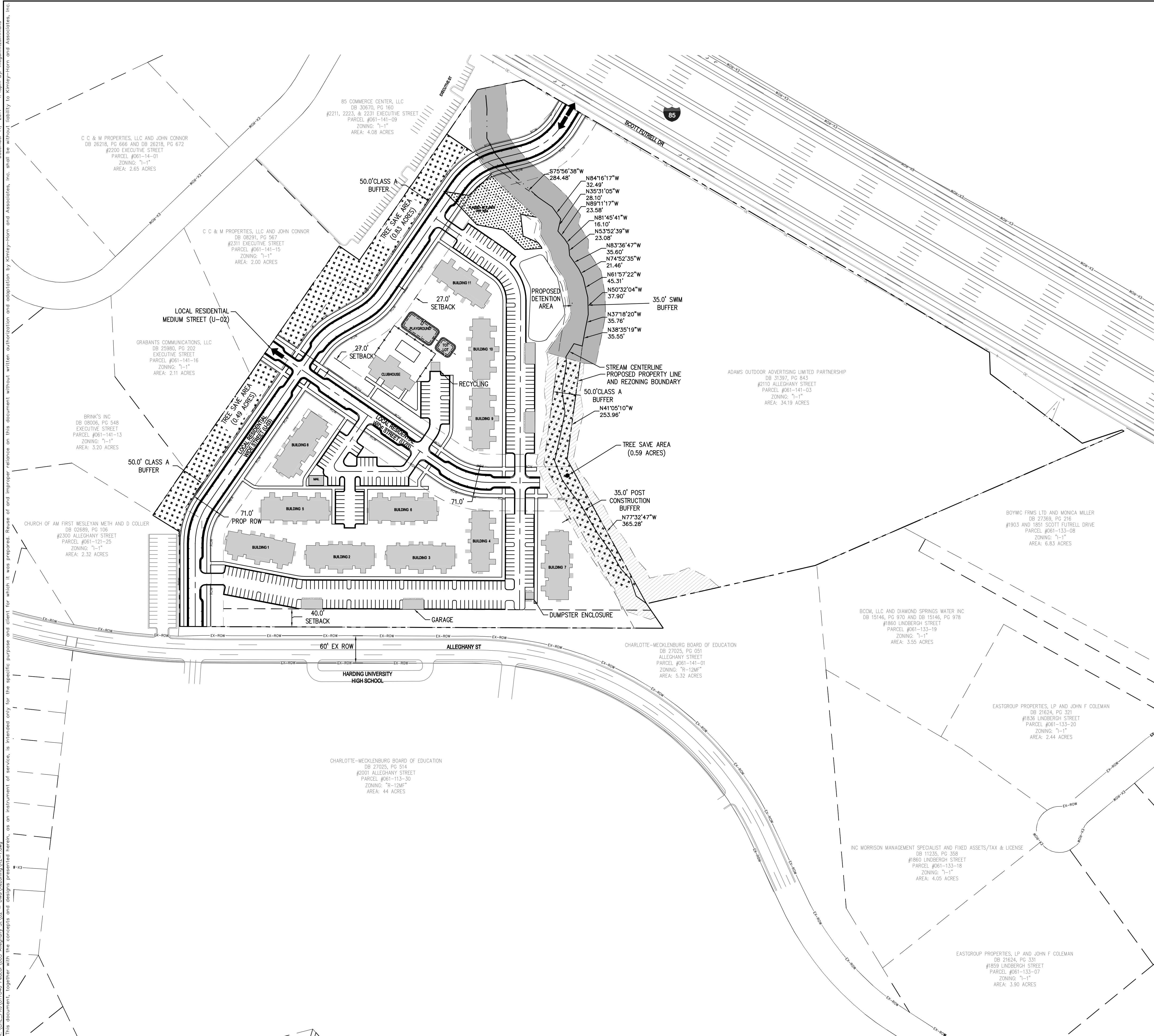











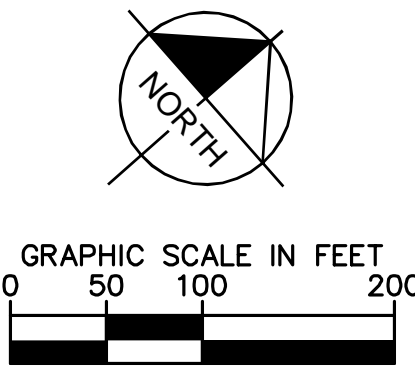
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SITE LOCATION MAP
1" = 500'

REZONING LEGEND	
EXISTING RIGHT OF WAY	 EX - ROW
PROPOSED RIGHT OF WAY	 ROW
PROPERTY LINE	
SETBACK	
35' SWIM BUFFER	
35' POST CONSTRUCTION BUFFER	
TREE SAVE	
PROPOSED ACCESS LOCATION	
PROPOSED STUB LOCATION	

<u>SITE DEVELOPMENT DATA</u>	
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	196 UNITS
BASE MAXIMUM AVE. BUILDING HEIGHT:	40 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



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"

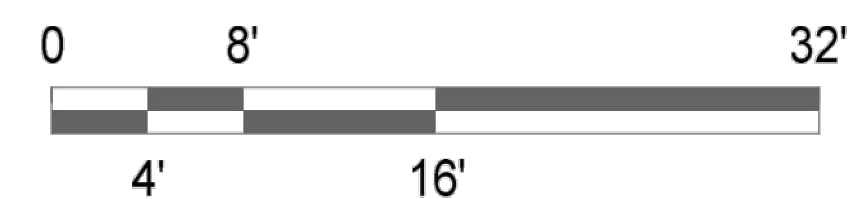
BUILDING TYPE 12A6B

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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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

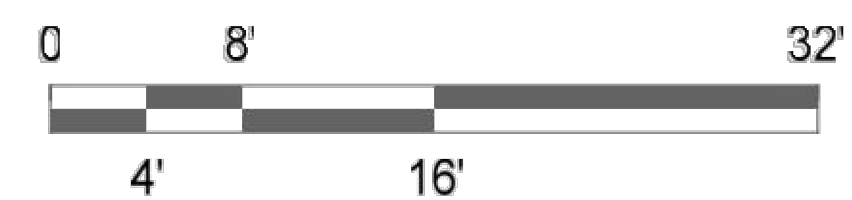


EXTERIOR MATERIAL LEGEND

1. COMPOSITION ROOF

2. STONE VENEER

3. FIBER CEMENT SIDING



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

A3.2

ALLEGHANNEY APARTMENTS
ALLEGHANY STREET
CHARLOTTE, NORTH CAROLINA 28208
MECKLENBURG COUNTY

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

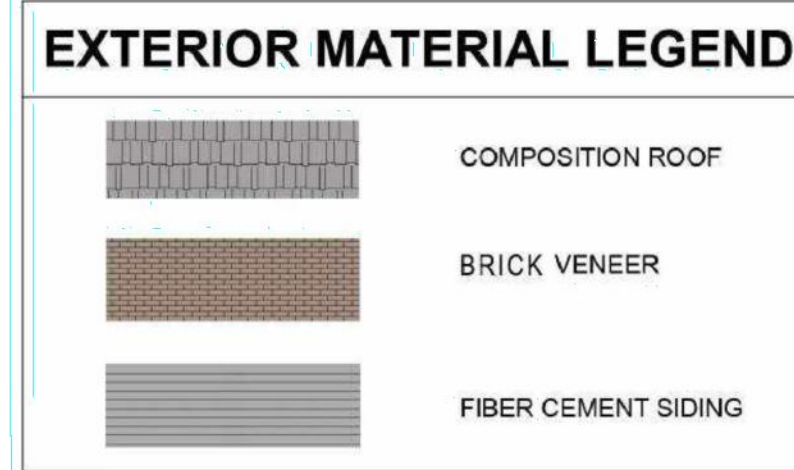
RZ-3.2

CONCEPTUAL BUILDING ELEVATIONS	REZONING PETITION NO. 2017-164
-----------------------------------	--------------------------------

REZONING
PETITION

Kimley»»Horn

No.	REVISIONS



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

ALLEGHANY STREET APARTMENTS

A horizontal bar divided into four segments. The segments are labeled with their lengths: 4', 8', 16', and 32'. The segments are colored in a repeating pattern of white and dark gray.

A4.1

ALLEGHANY STREET
CHARLOTTE, NORTH CAROLINA 28208
MECKLENBURG COUNTY

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

PROJECT NO.
17046003

EET NUMBER

RZ-3.3

CONCEPTUAL
BUILDING ELEVATIONS
REZONING PETITION NO. 2017-164

REZONING PETITION

DESIGNED BY MP
DRAWN BY PF
CHECKED BY ME

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[illegible]

December 11, 2017 - 4:43pm By: megan.fitzsimmons
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4 12B6C RIGHT RENDERED ELEVATION
1/8" = 1'-0"



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



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



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

EXTERIOR MATERIAL LEGEND

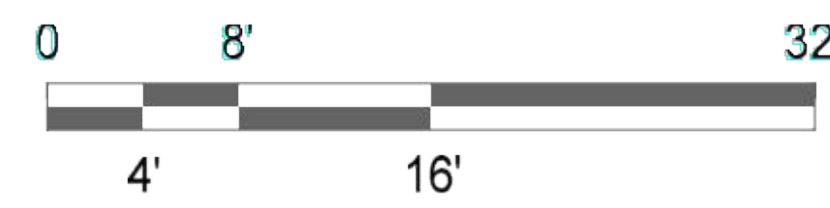
	COMPOSITION ROOF
	BRICK VENEER
	FIBER CEMENT SIDING

BUILDING TYPE 12B6C

ALLEGHANY STREET APARTMENTS

2110 ALLEGHANY STREET,
CHARLOTTE, NC 28208

NOT FOR CONSTRUCTION

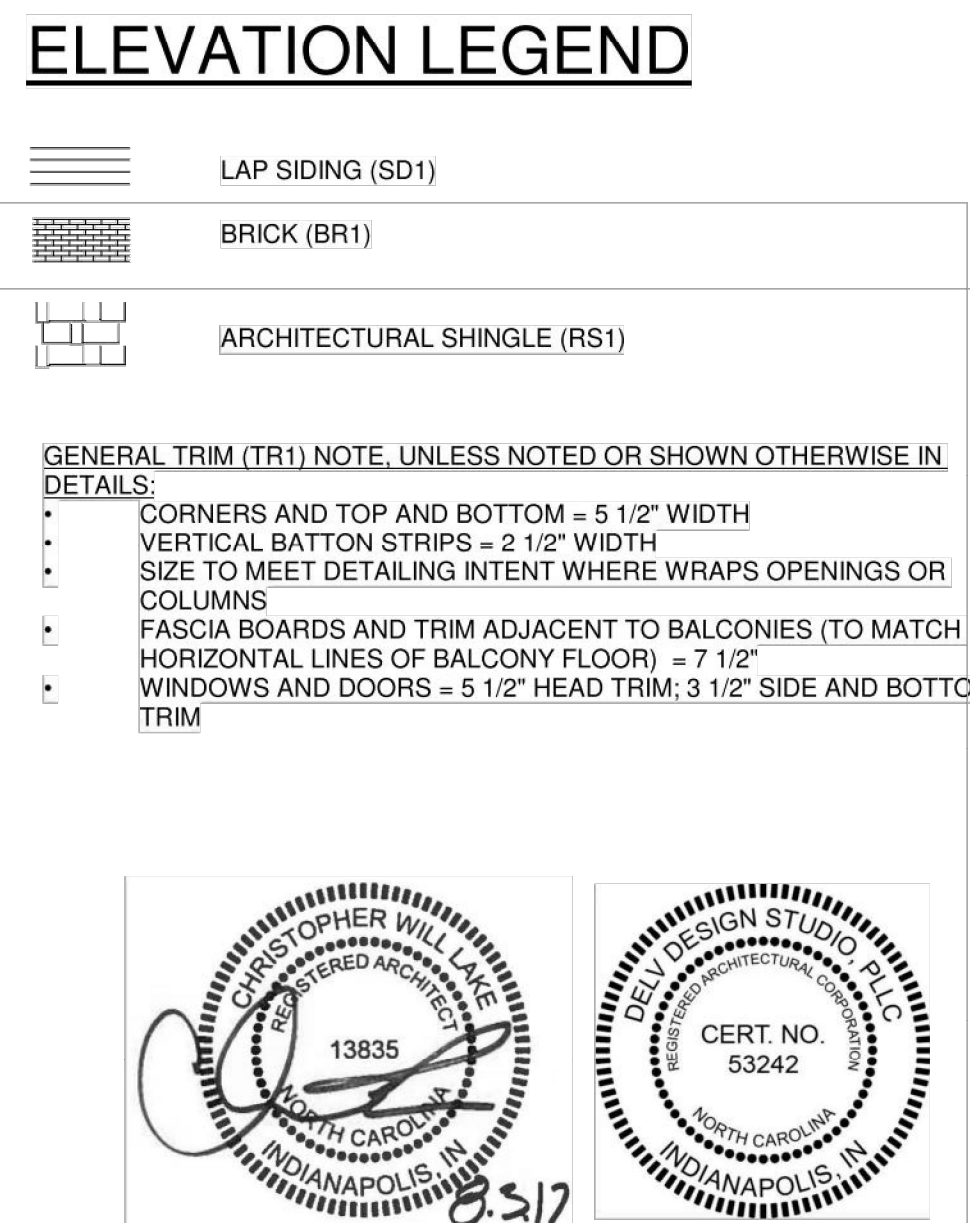
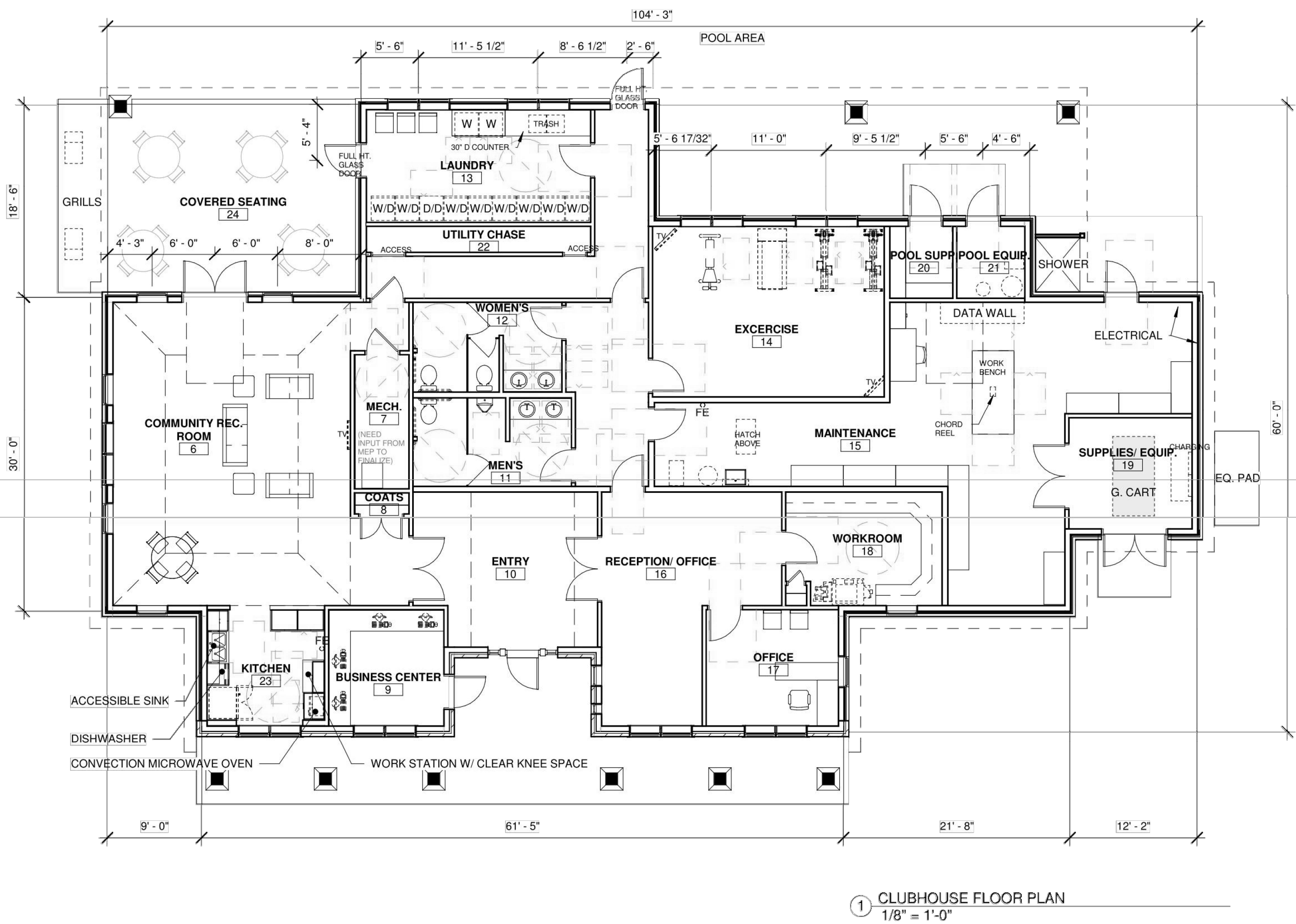
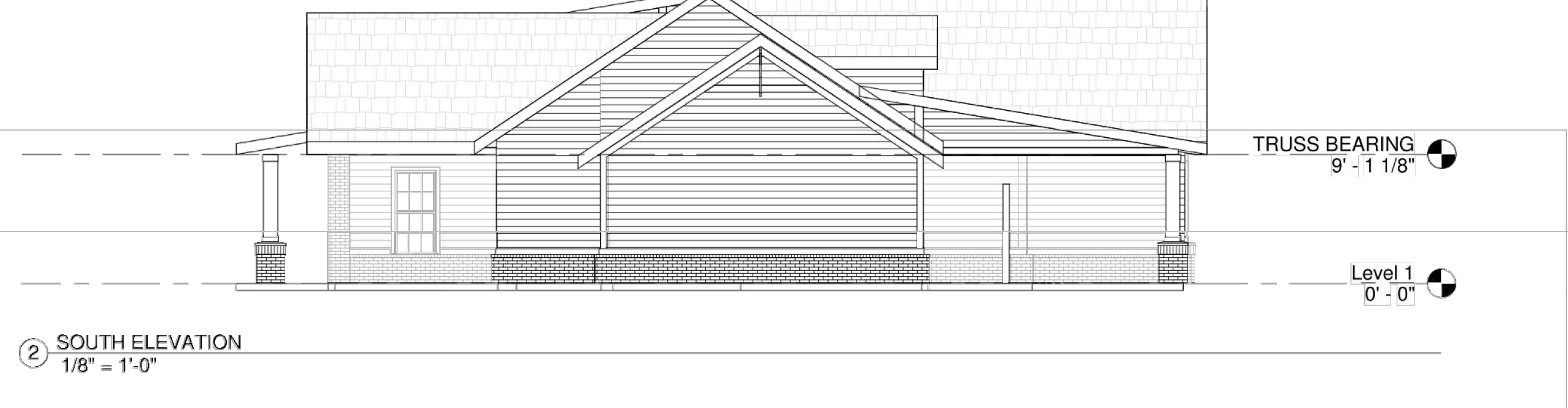
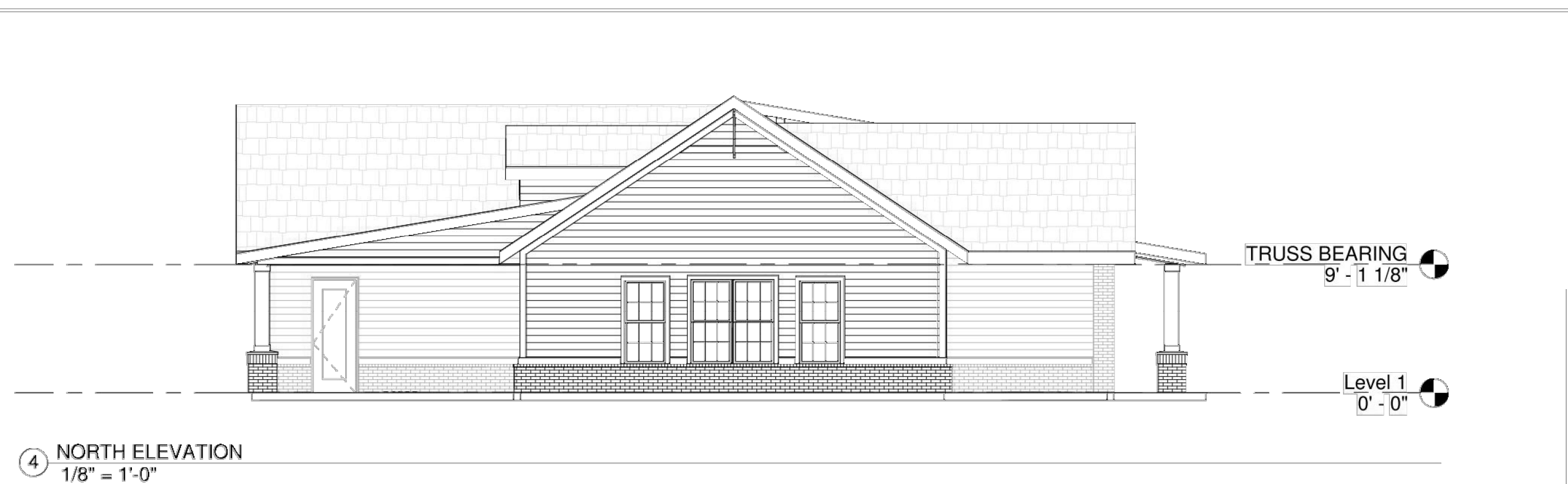


PROJ. NO.
17053
DATE
10/18/2017
SHEET NAME
RENDERED ELEVATIONS
SHEET NO.
A4.2



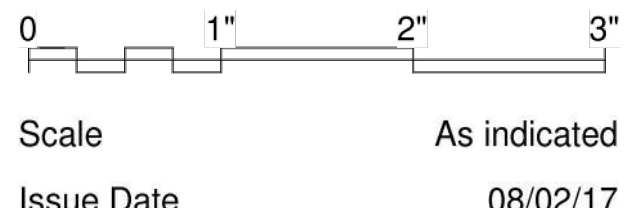
REVISIONS		DATE
No.		
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REZONING PETITION		
SCALE	DESIGNED BY MP	DRAWN BY PT
	CHECKED BY ME	
CONCEPTUAL BUILDING ELEVATIONS		
REZONING PETITION NO. 2017-164		
ALLEGHANY APARTMENTS ALLEGHANY STREET CHARLOTTE, NORTH CAROLINA 28208 MECKLENBURG COUNTY	PEDCOR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

December 11, 2017 - 4:43pm By: megan.fitzsimmons
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ALLEGHANY STREET APARTMENTS

PEDCOR INVESTMENTS- 2016-CLVII, L.P.



A08

CLUBHOUSE PLANS AND ELEVATIONS

DESIGNED BY M/P	DRAWN BY L/E	CHECKED BY M/E	SCALE	REZONING PETITION	REVISIONS	DATE
CONCEPTUAL BUILDING ELEVATIONS				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 10-20-2017				PROJECT NO. 017046003		
SHEET NUMBER				RZ-3.4		

0 1" 2" 3"

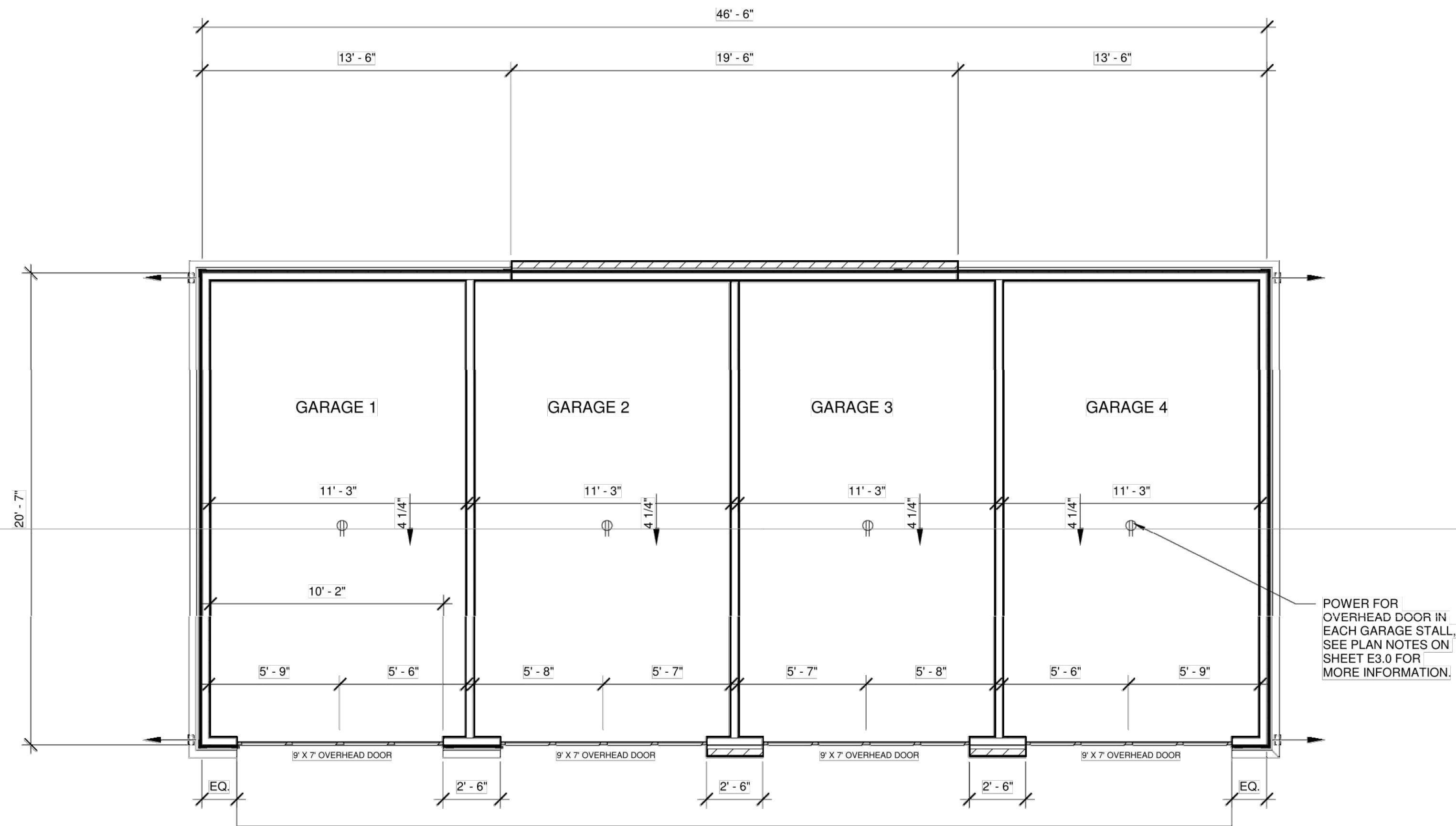
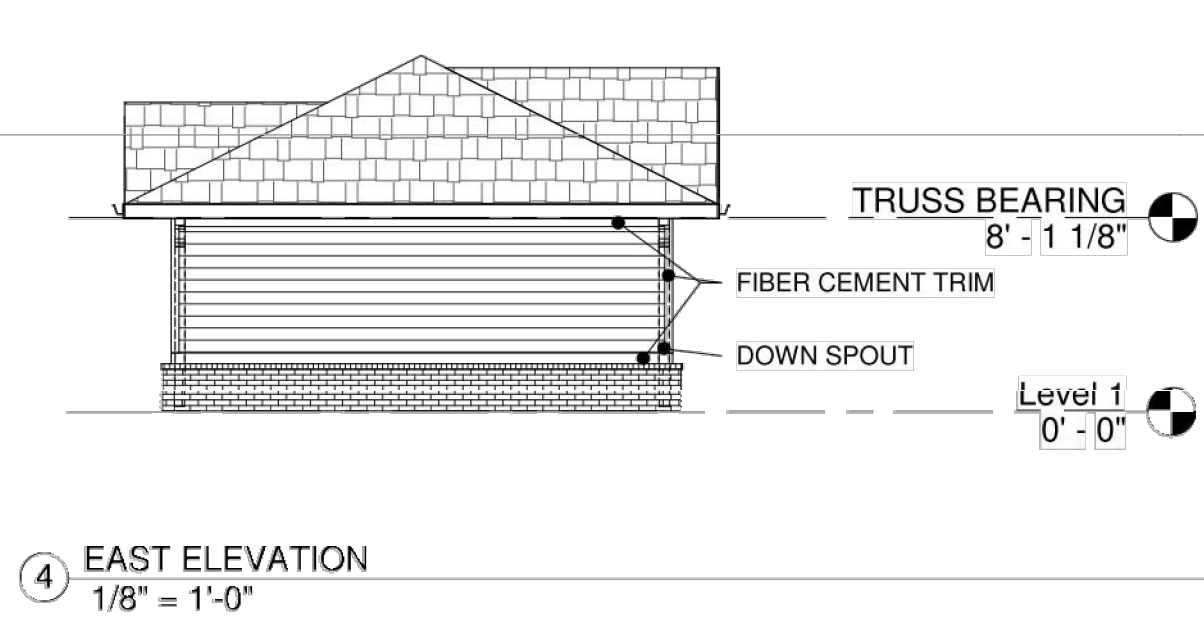
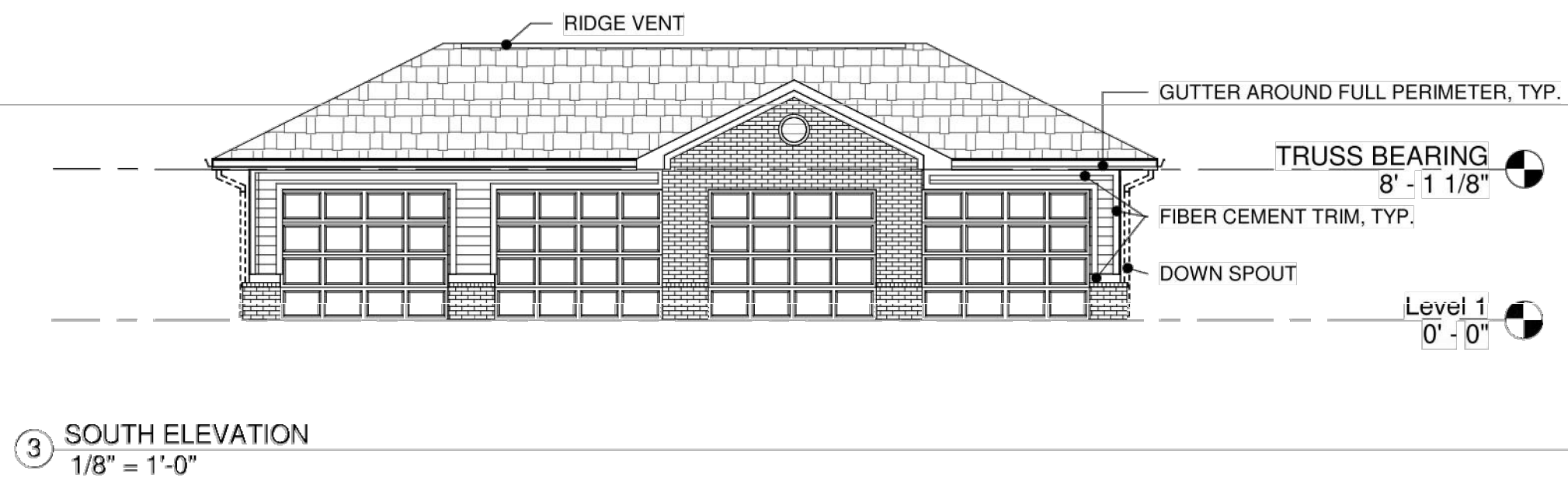
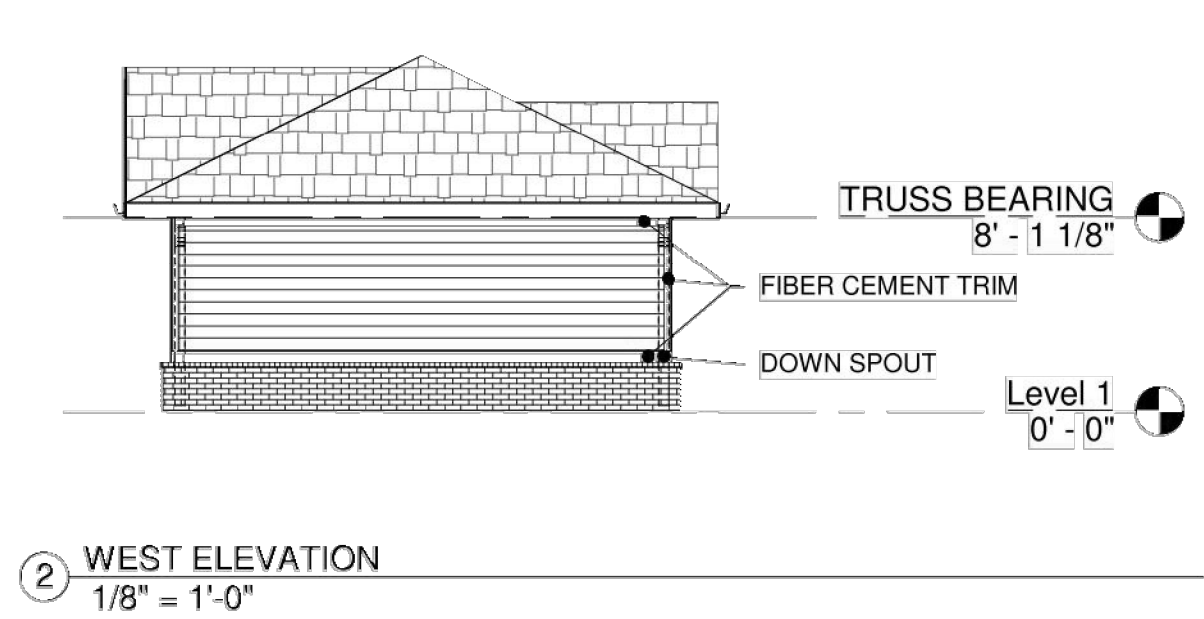
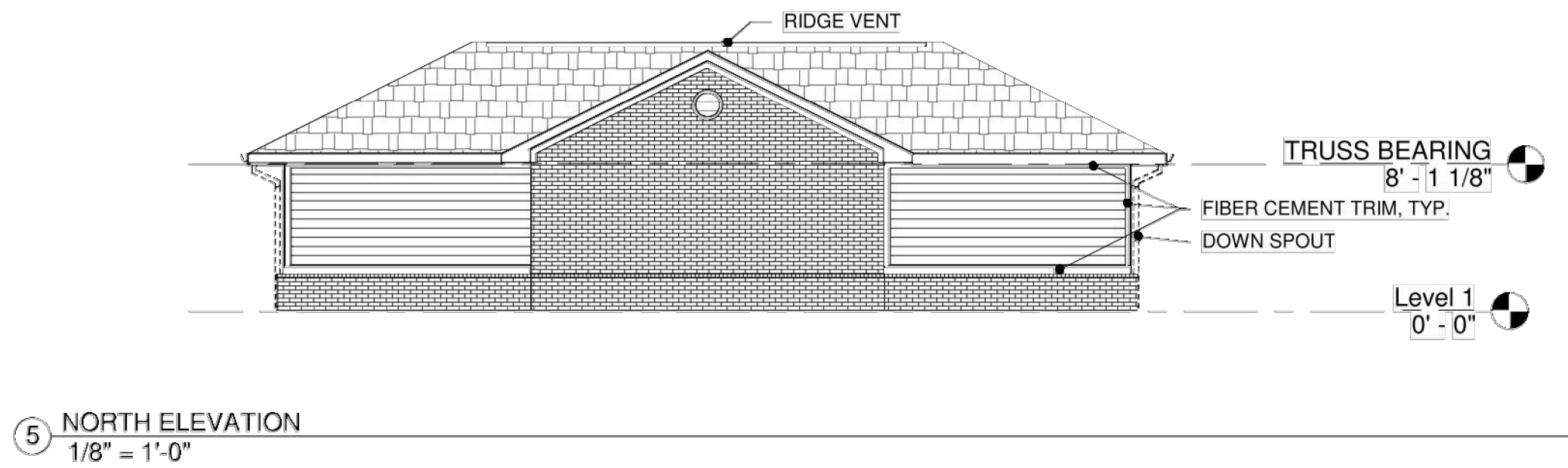
Scale As indicated

Issue Date 08/02/17

A09



December 11, 2017 - 4:45pm By: megan.frismons
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1 NON-ACCESSIBLE GARAGE PLAN
1/4" = 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

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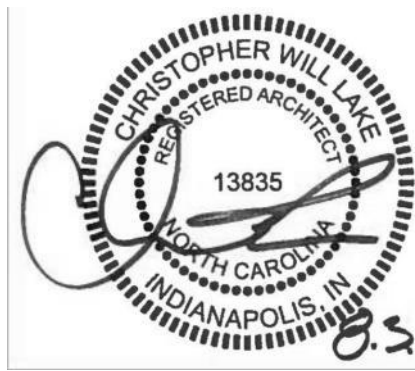
REZONING
PETITION

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

CONCEPTUAL
BUILDING ELEVATIONS
REZONING PETITION NO. 2017-164

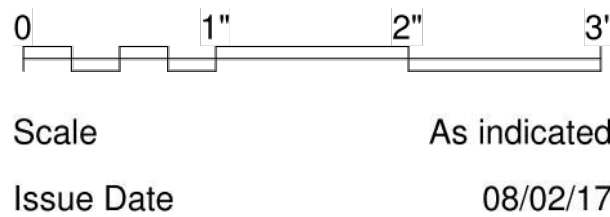
ALLEGHANY APARTMENTS
ALLEGHANY STREET
CHARLOTTE, NORTH CAROLINA 28208
MECKLENBURG COUNTY

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



ALLEGHANY STREET APARTMENTS

PEDCOR INVESTMENTS 2016-CLVII, L.P.



A10

NON-ACCESSIBLE GARAGE PLANS &
ELEVATIONS

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

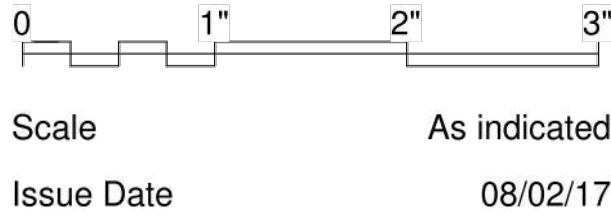
RZ-3.4

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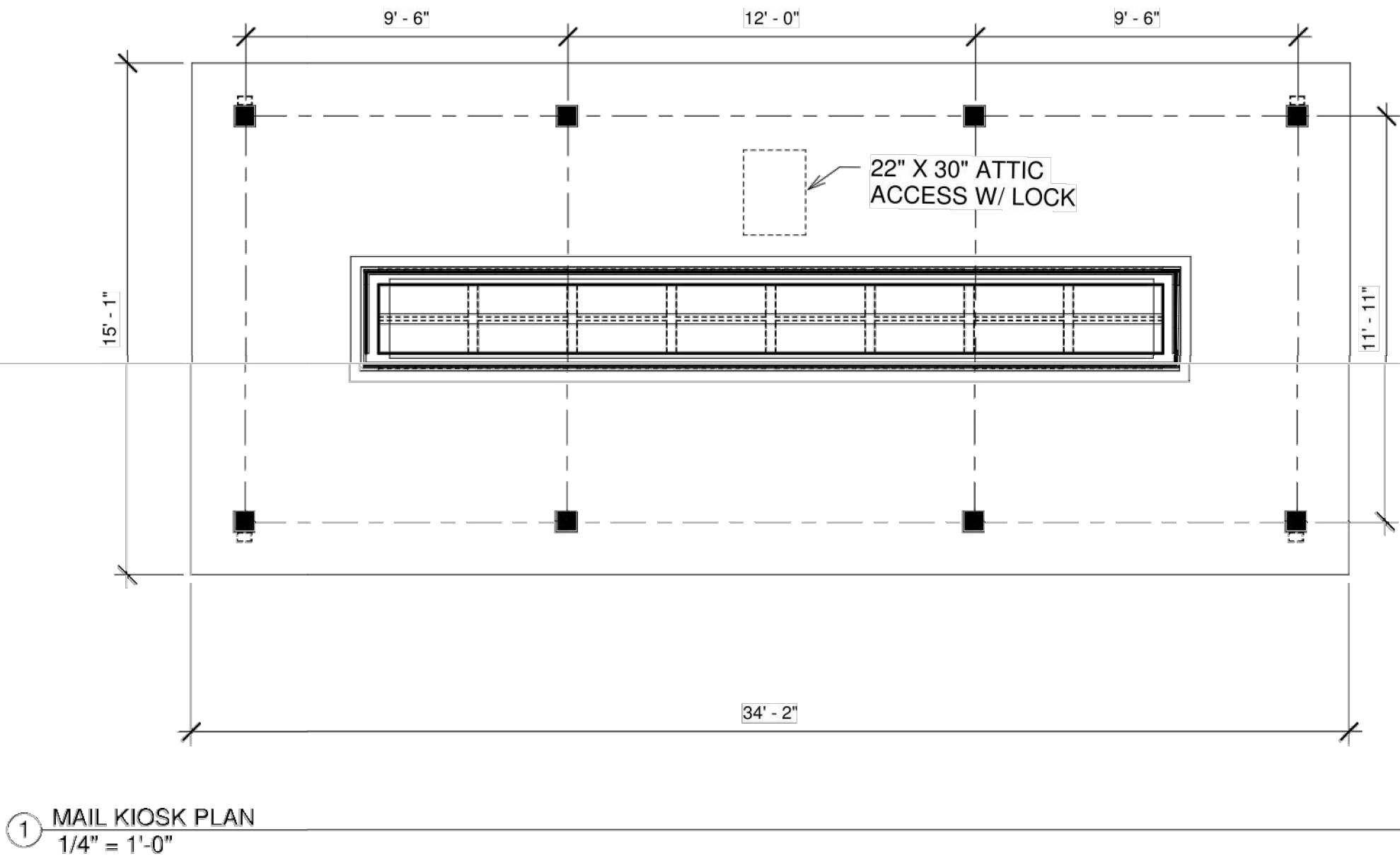
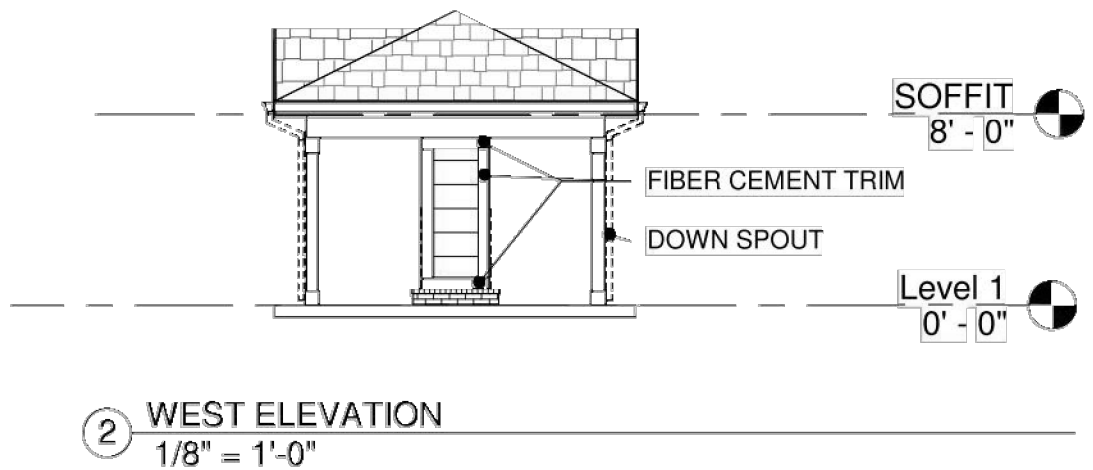
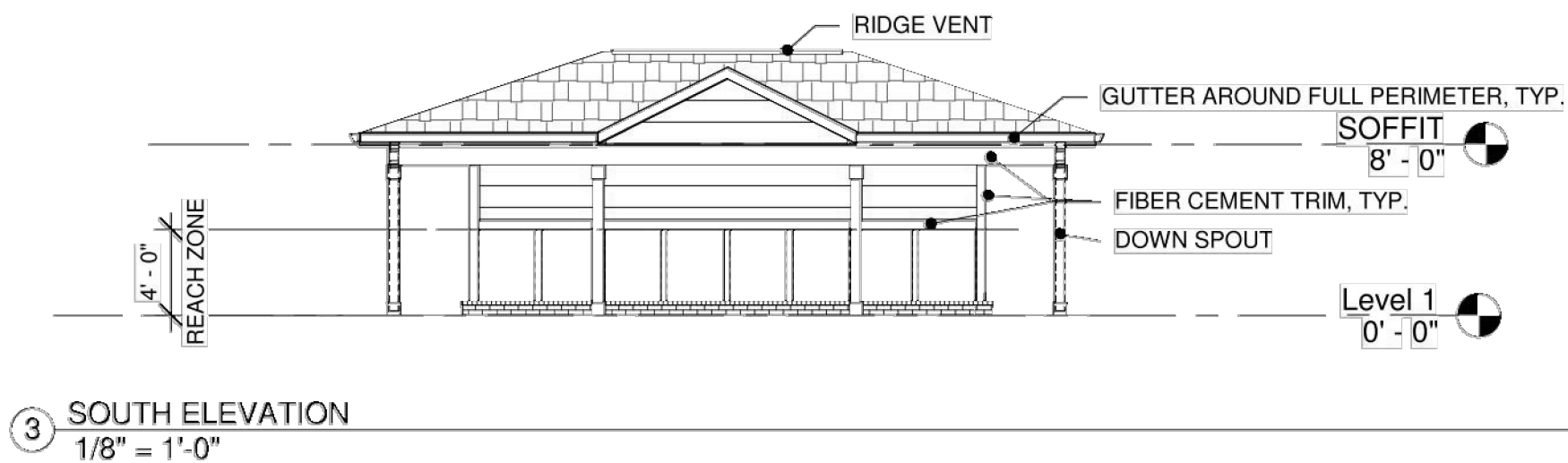
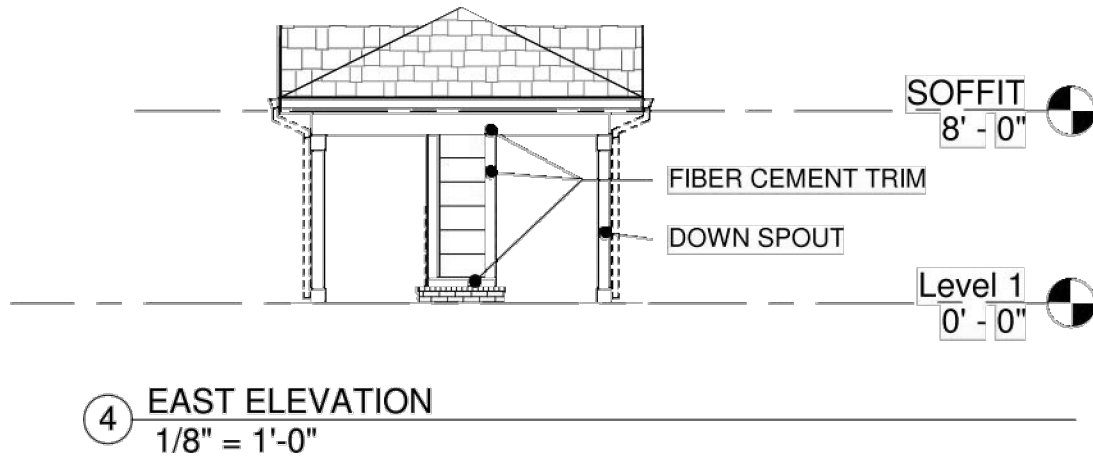
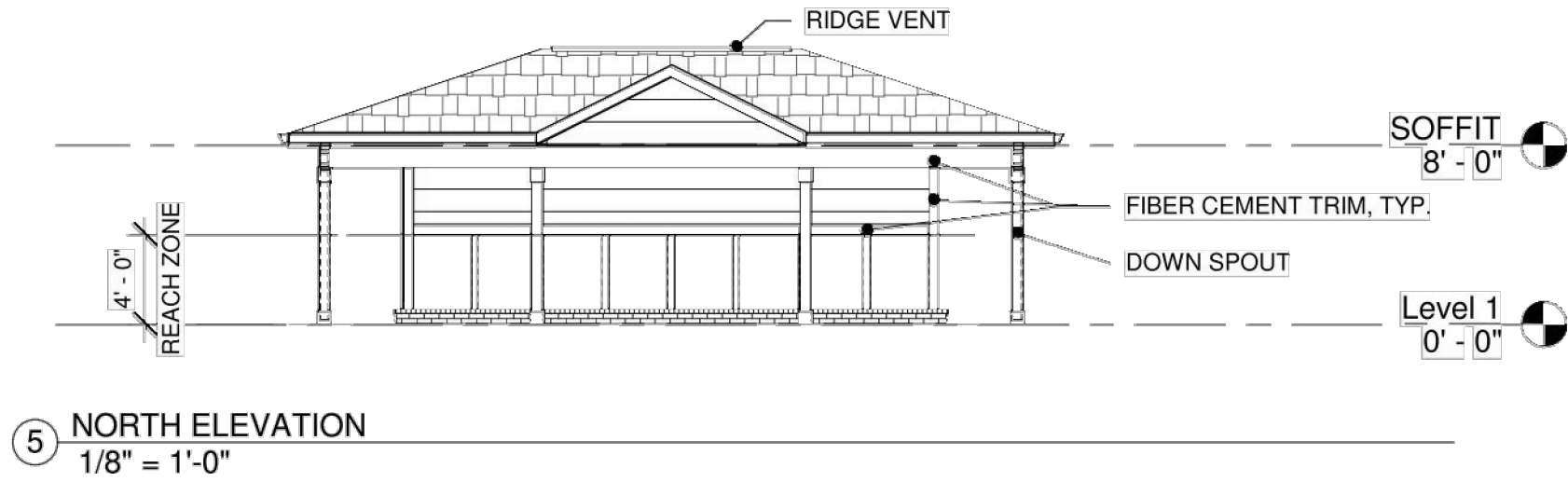
ALLEGHANY STREET APARTMENTS

PEDCOR INVESTMENTS 2016-CLVII, L.P.



A11

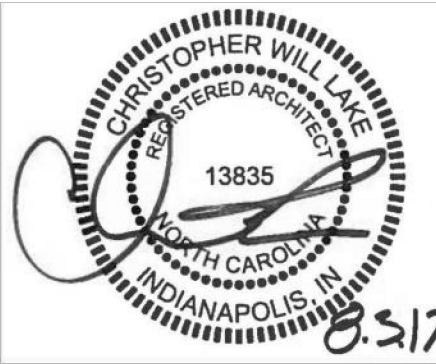
MAIL KIOSK PLANS AND ELEVATIONS



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



ALLEGHANEY APARTMENTS
ALLEGHANY STREET
CHARLOTTE, NORTH CAROLINA 28208
MECKLENBURG COUNTY

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

CONCEPTUAL
BUILDING ELEVATIONS
REZONING PETITION NO. 2017-164

SCALE
DESIGNED BY
MP
DRAWN BY
PL
CHECKED BY
ME

REZONING
PETITION

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NO.	REVISIONS	DATE

DATE
10-20-2017
PROJECT NO.
017046003
SHEET NUMBER
RZ-3.4