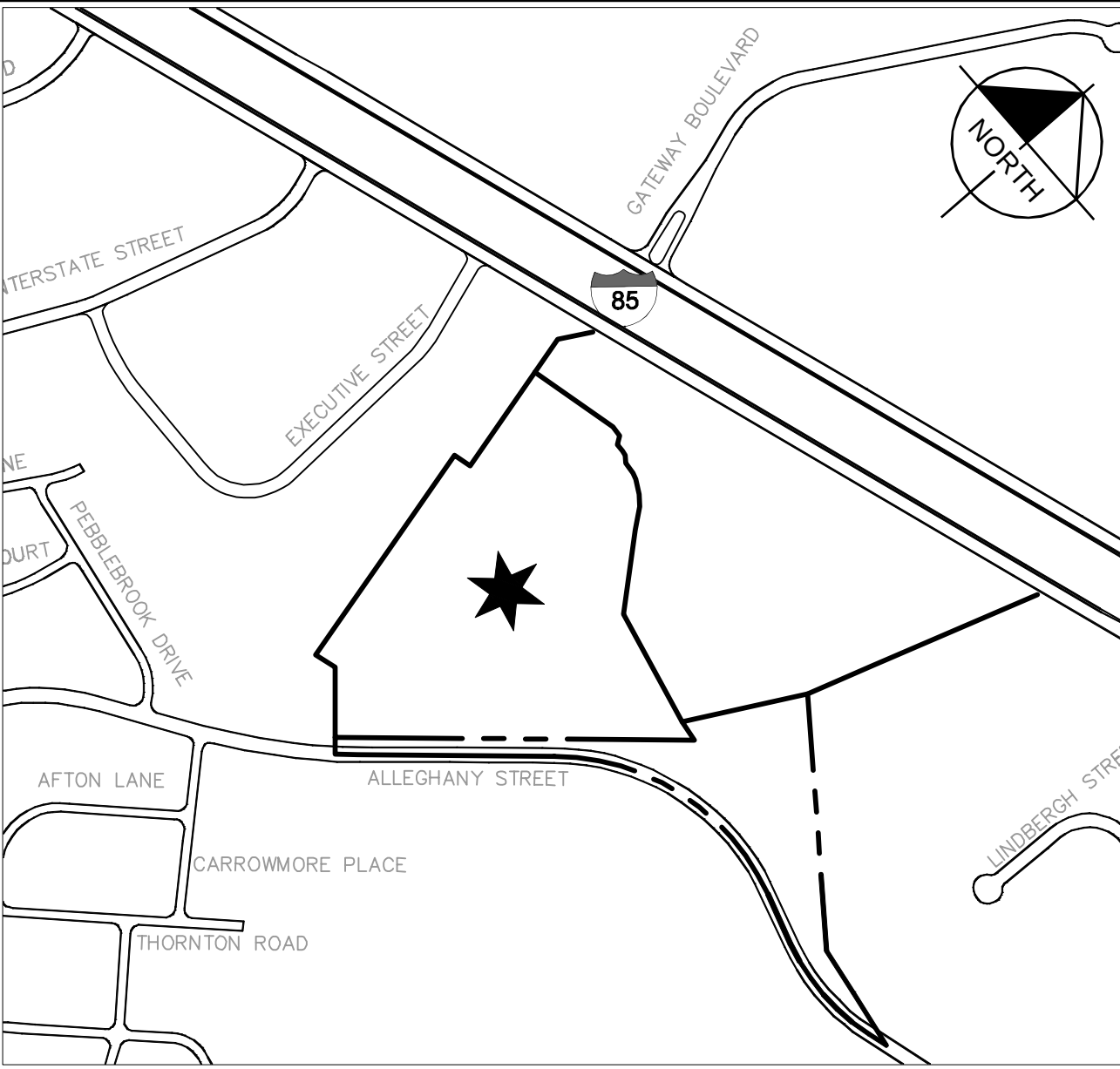
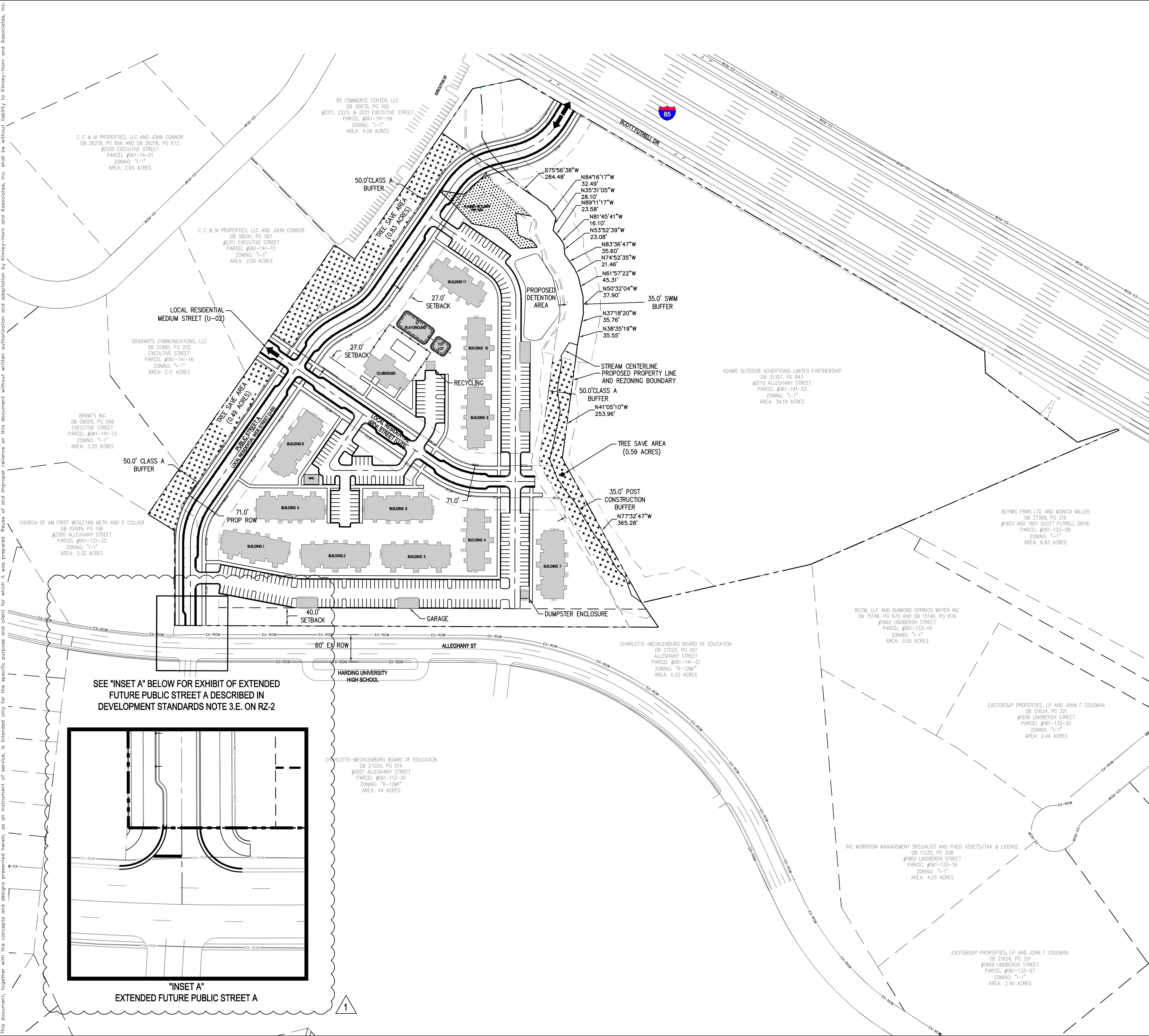
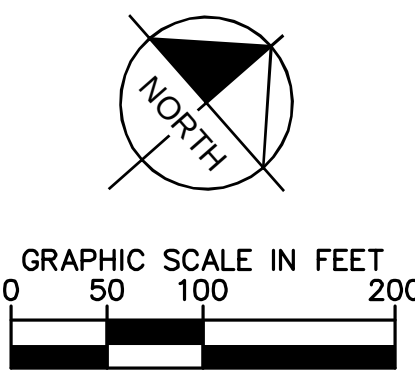
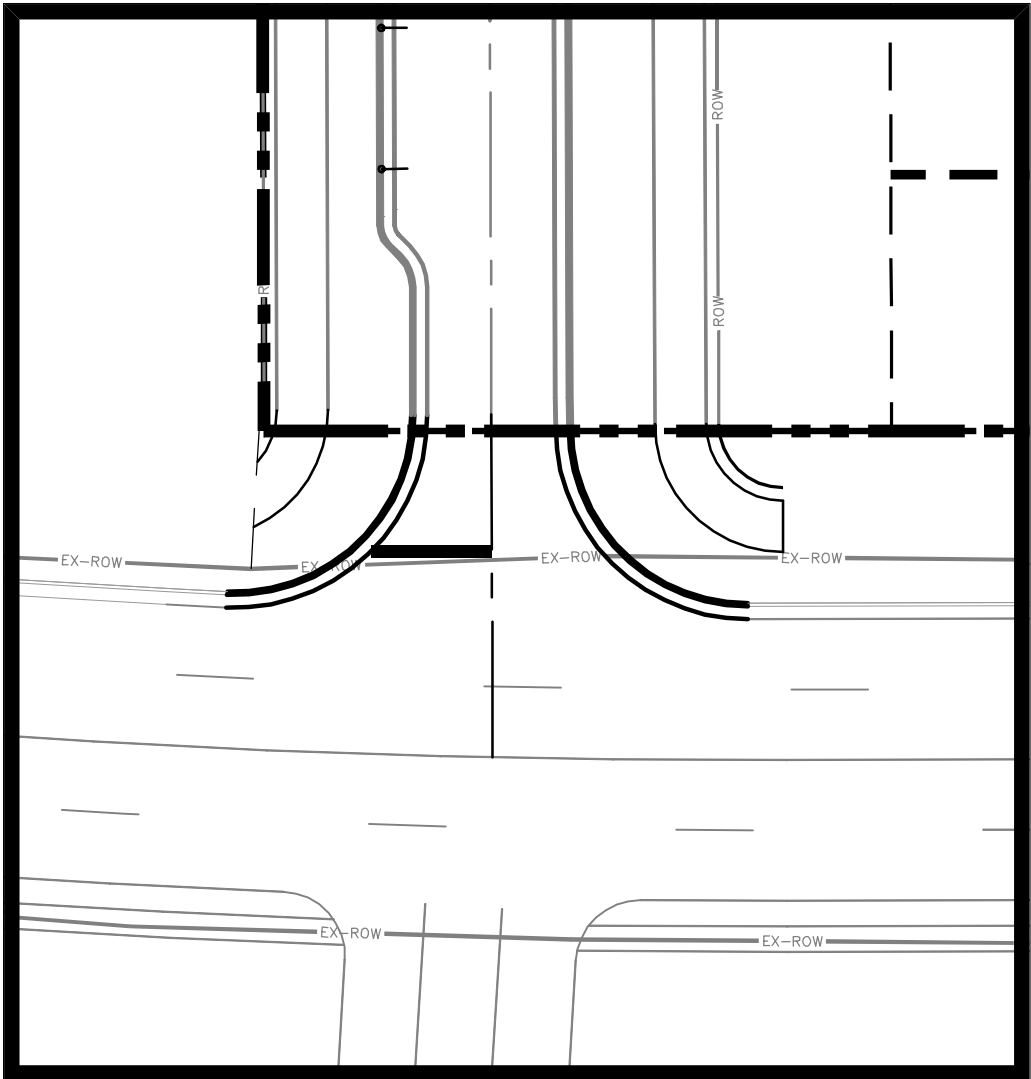


March 26, 2018 - 9:42am By: McKenize-Pulicover
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REZONING LEGEND	
EXISTING RIGHT OF WAY	— EX-ROW —
PROPOSED RIGHT OF WAY	— ROW —
PROPERTY LINE	- - - - -
SETBACK	- - - - -
35' SWIM BUFFER	[Pattern]
35' POST CONSTRUCTION BUFFER	[Pattern]
TREE SAVE	[Pattern]
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.KHLET-HORN.COM

REVISIONS - REVIEW 1

03/26/2018

1

No

DATE

REZONING PETITION

SCALE
DESIGNED BY
MP
DRAWN BY
FT
CHECKED BY
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
12-11-2017
PROJECT NO.
017046003
SHEET NUMBER

RZ-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"

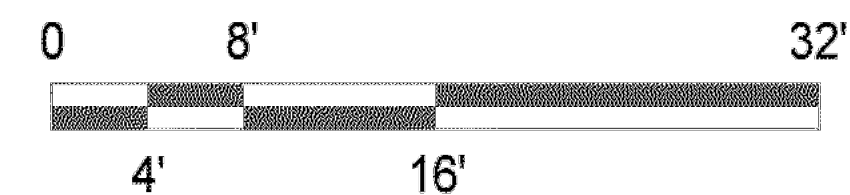
BUILDING TYPE 12A6B

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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NO.

DATE

December 11, 2017 - 4:45pm By: megan fitzmaurice
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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"

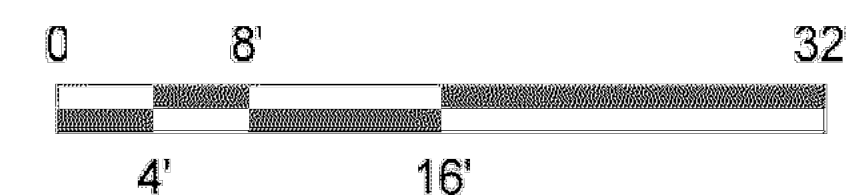
BUILDING TYPE 12B6C

ALLEGHANY STREET APARTMENTS

2110 ALLEGHANY STREET,
CHARLOTTE, NC 28208

NOT FOR CONSTRUCTION

EXTERIOR MATERIAL LEGEND	
	COMPOSITION ROOF
	STONE VENEER
	FIBER CEMENT SIDING



PROJ. NO.
17053
DATE
10/18/2017
SHEET NAME
EXTERIOR
ELEVATIONS
SHEET NO.
A3.2

PEDCOR
COMPANIES

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REZONING
PETITION

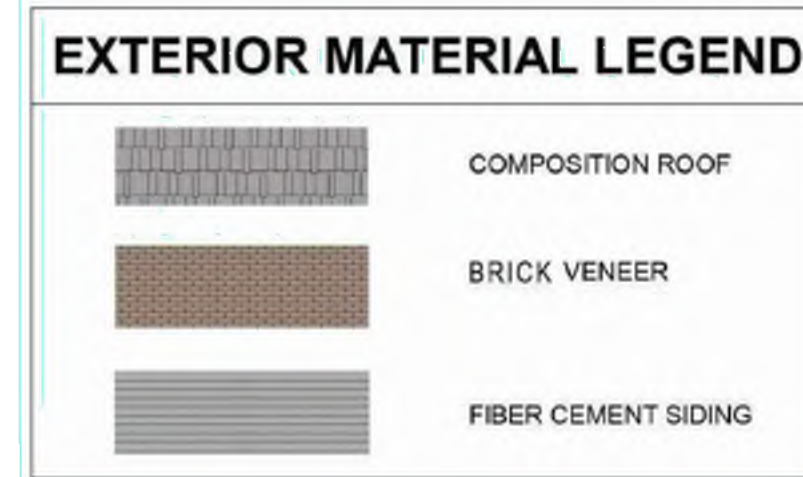
SCALE
DESIGNED BY
MP
DRAWN BY
PL
CHECKED BY
ME

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-3.2



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

ALLEGHANY STREET APARTMENTS

PROJ. NO.
17053
DATE
10/18/2017
SHEET NAME
RENDERED
ELEVATIONS
SHEET NO.
A4.1

NOT FOR CONSTRUCTION

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REZONING PETITION

DESIGNED BY MP	DRAWN BY PF	CHECKED BY ME
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CONCEPTUAL DISEMINATIONS

REZONING PETITION NO. 2017-164

ALLEGHANY STREET
CHARLOTTE, NORTH CAROLINA 28208
MECKLENBURG COUNTY

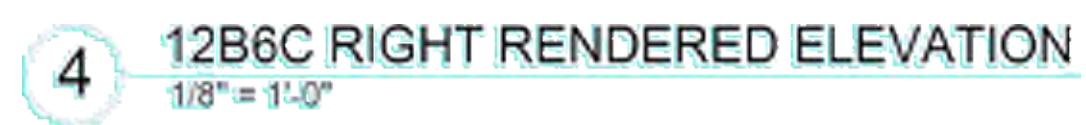
BOOK INVESTMENTS
10 THIRD AVENUE, S.W.
CARMEL, IN 46032

DATE
0-20-2017

PROJECT NO.
017046003

SHEET NUMBER

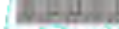
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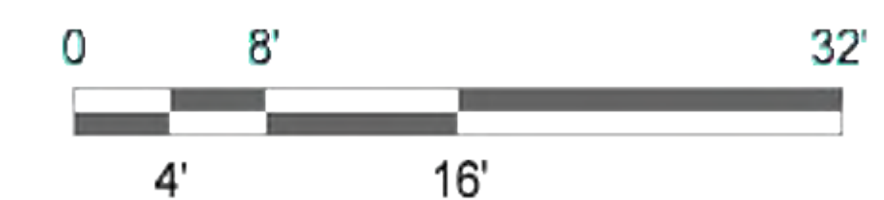


ALLEGHANY STREET APARTMENTS

NOT FOR CONSTRUCTION

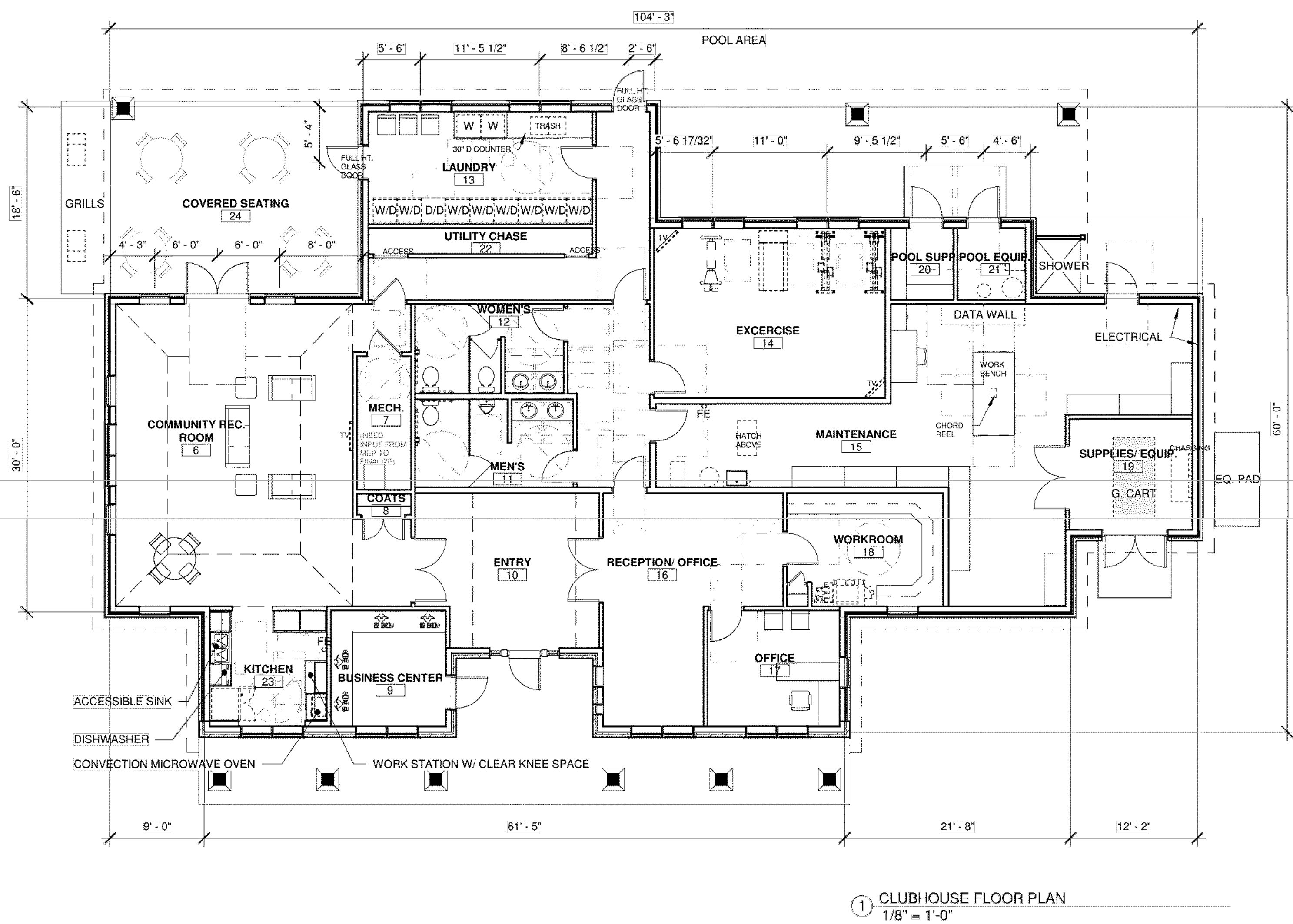
EXTERIOR MATERIAL LEGEND

	COMPOSITION ROOF
	BRICK VENEER
	FIBER CEMENT SIDING



A4.2

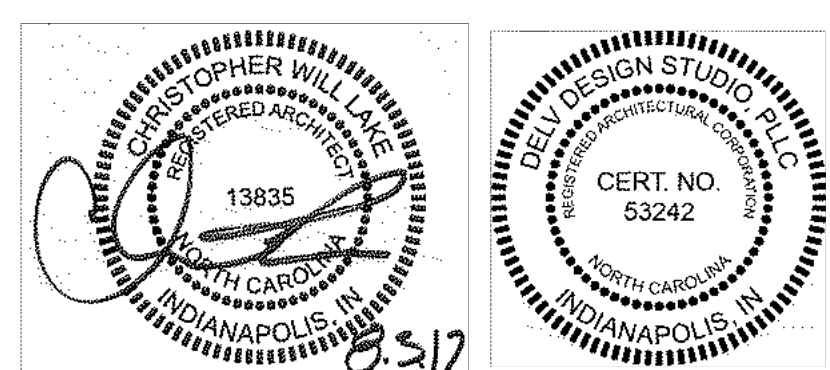
December 11, 2017 - 4:43pm By: megan.fleming
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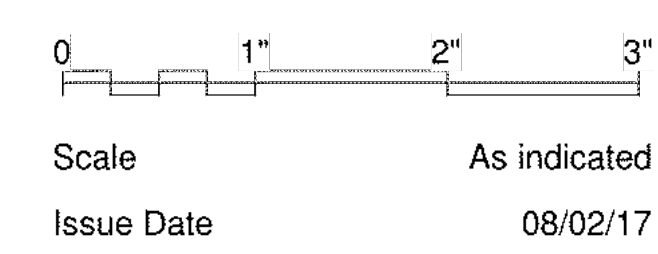
ELEVATION LEGEND

- 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.



A08
CLUBHOUSE PLANS AND ELEVATIONS

REVISIONS				DATE
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REZONING PETITION				
SCALE	DESIGNED BY MP	DRAWN BY FL	CHECKED BY ME	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"

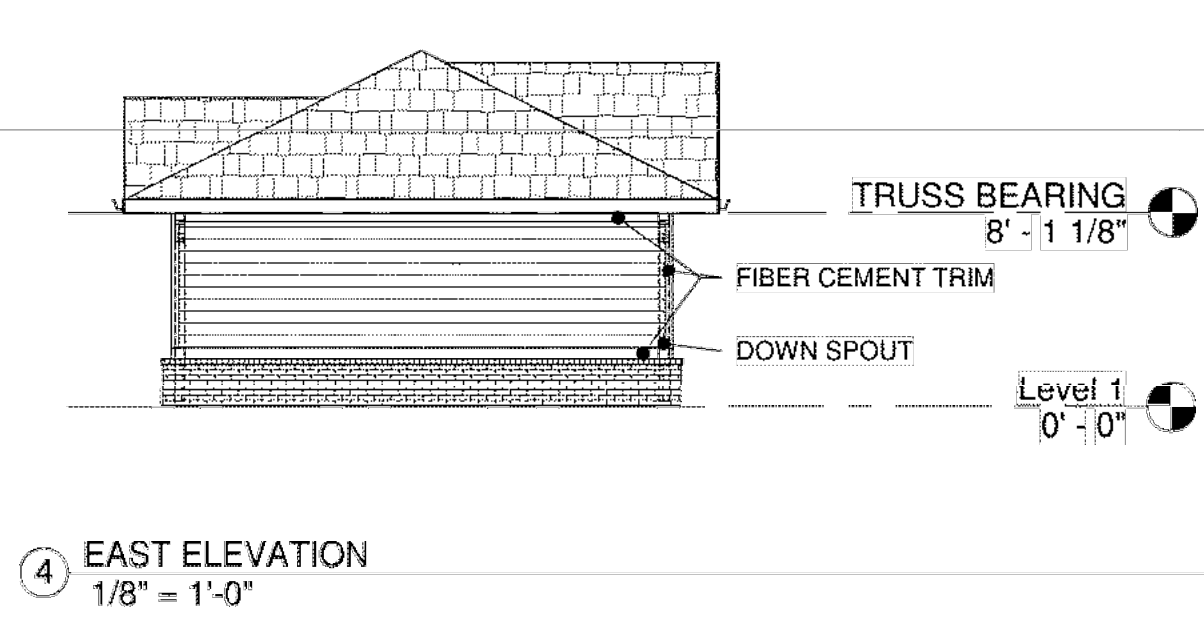
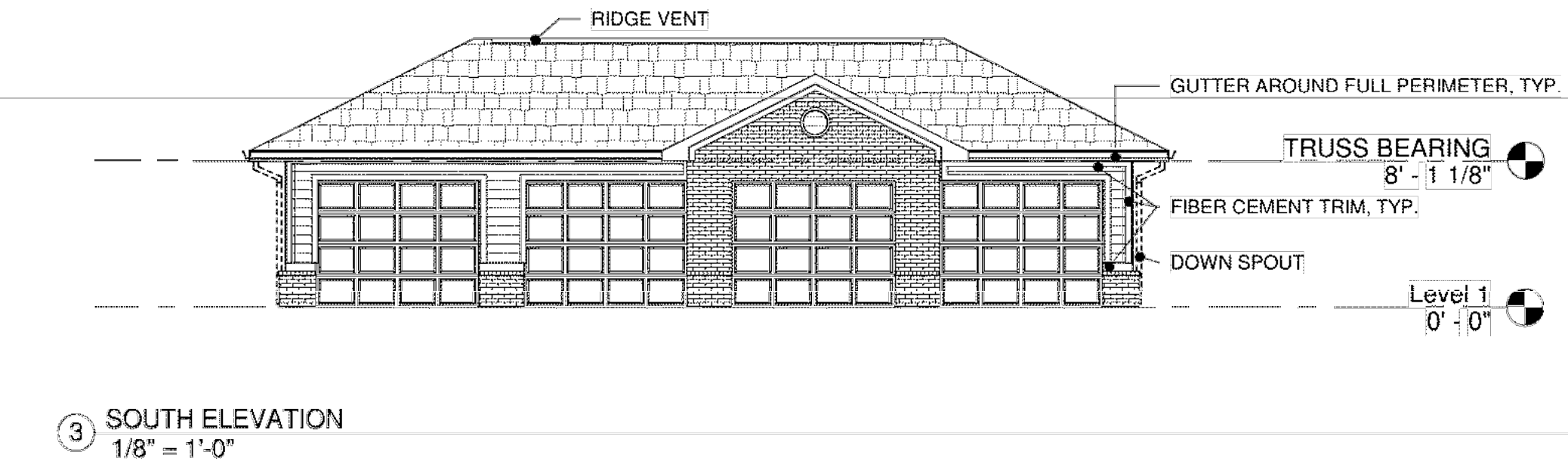
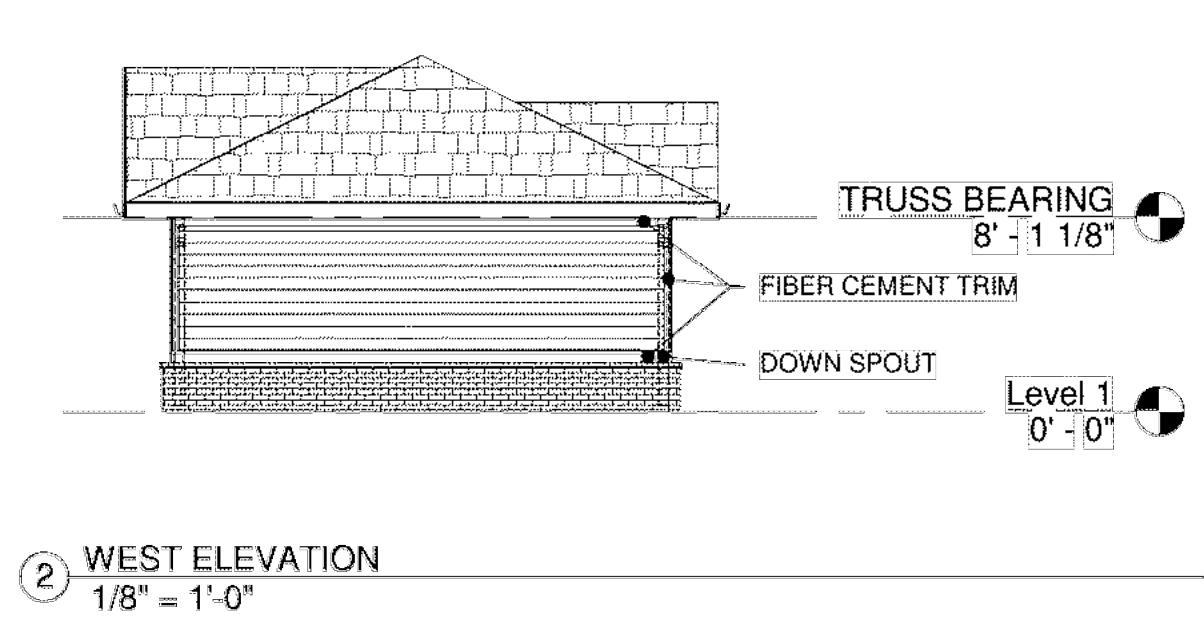
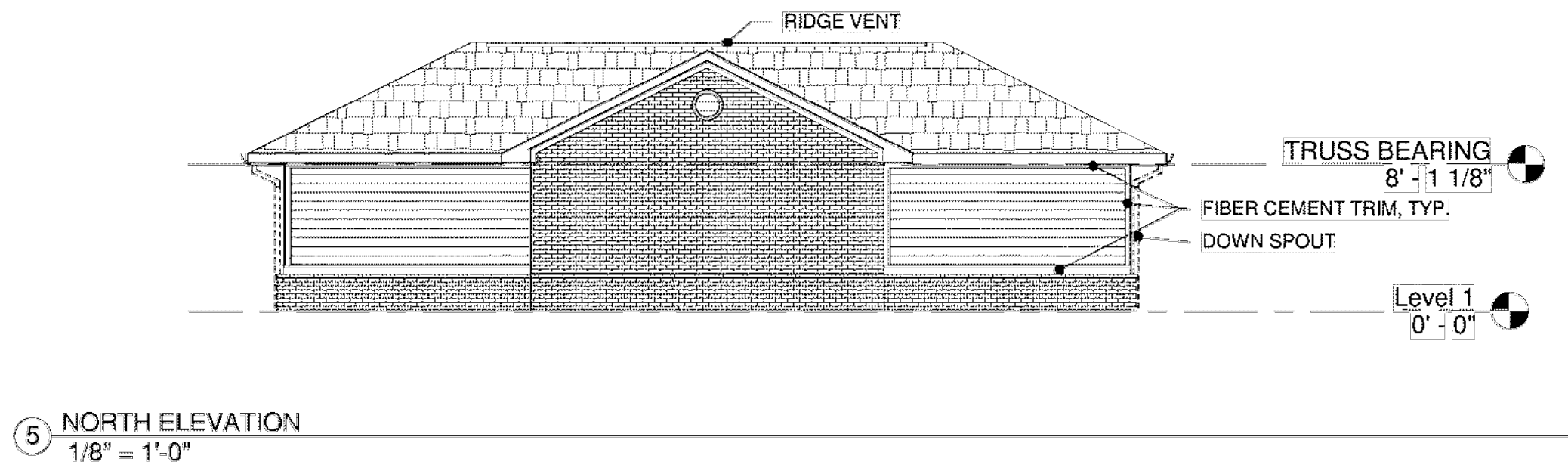
Scale As indicated

Issue Date 08/02/17

A09



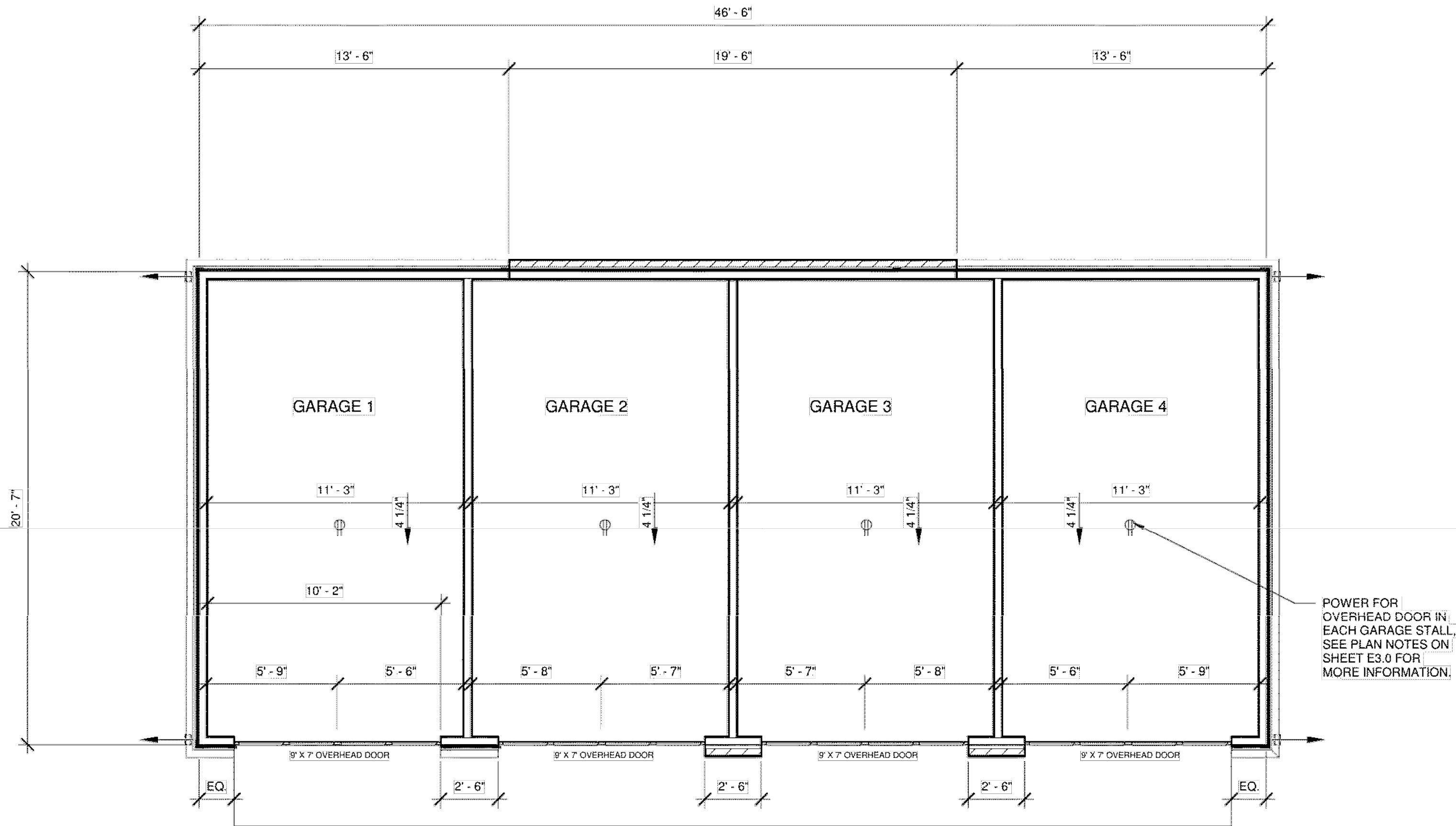
December 11, 2017 - 4:45pm By: megan.flemmons
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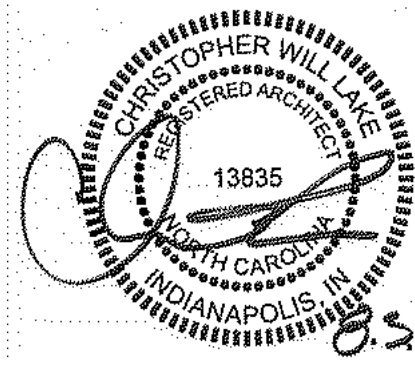
ELEVATION LEGEND

- 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
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• 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

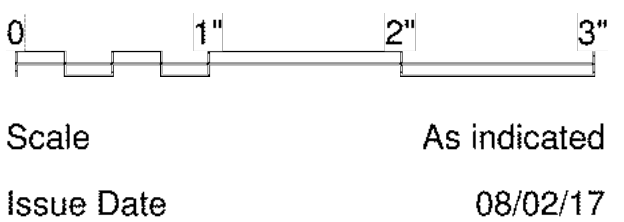


1 NON-ACCESSIBLE GARAGE PLAN
1/4" = 1'-0"



ALLEGHANY STREET APARTMENTS

PEDCOR INVESTMENTS 2016-CLVII, L.P.

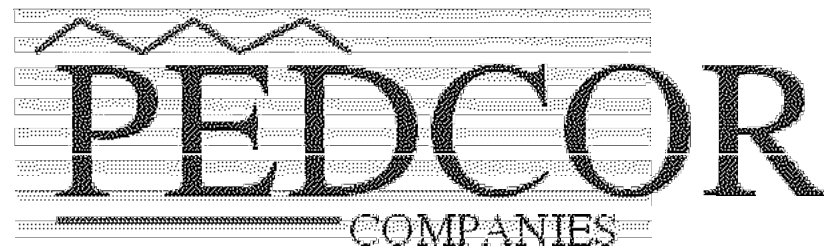


A10

NON-ACCESSIBLE GARAGE PLANS & ELEVATIONS

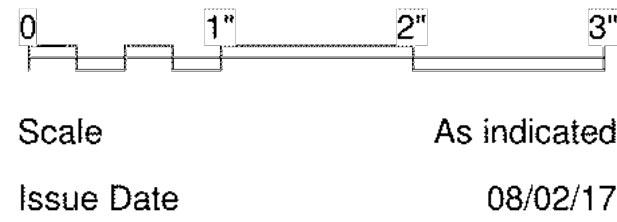
REVISIONS				DATE
No.				
REZONING PETITION				
SCALE	DESIGNED BY MP	DRAWN BY PL	CHECKED BY ME	
CONCEPTUAL BUILDING ELEVATIONS				REZONING PETITION NO. 2017-164
ALLEGHANY APARTMENTS ALLEGHANY STREET CHARLOTTE, NORTH CAROLINA 28208 MECKLENBURG COUNTY				PEDCOR INVESTMENTS 770 THIRD AVENUE, S.W. CARMEL,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

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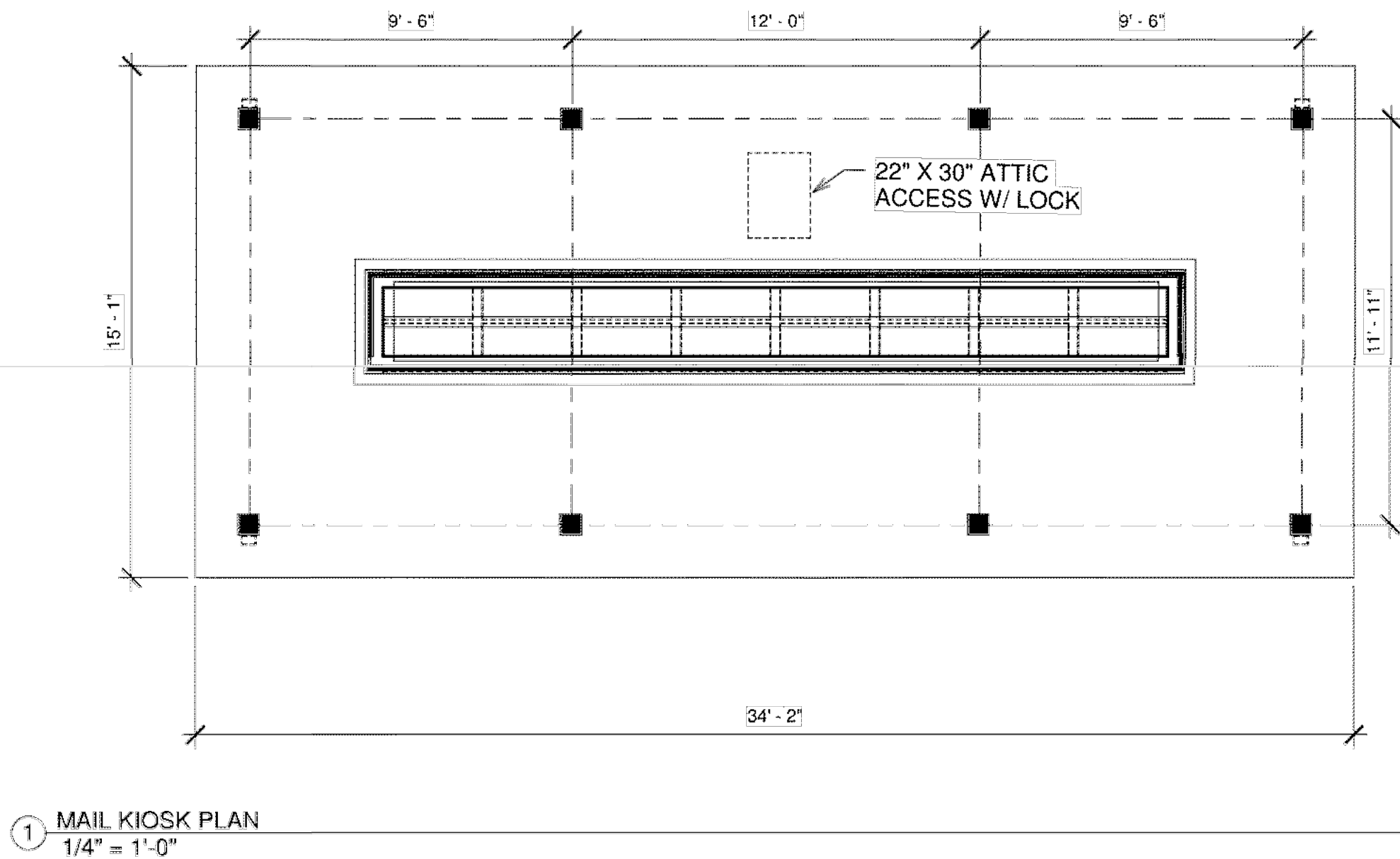
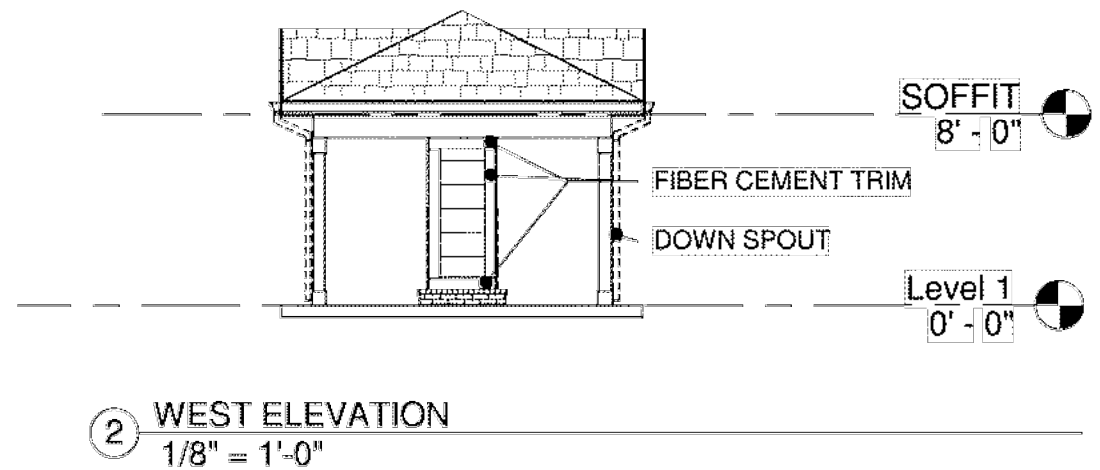
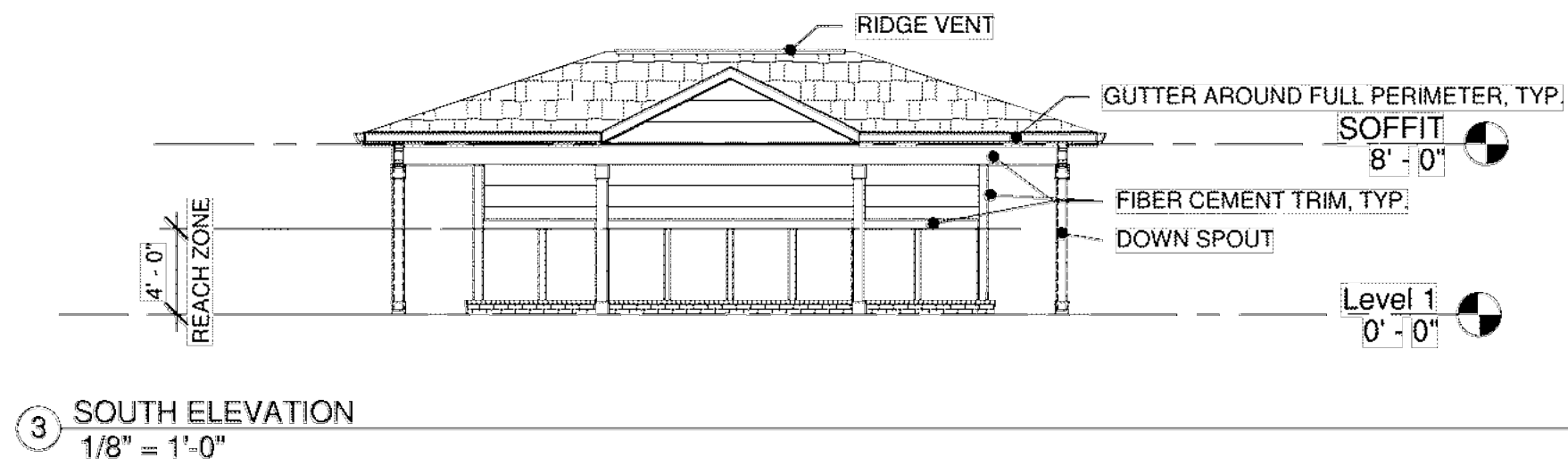
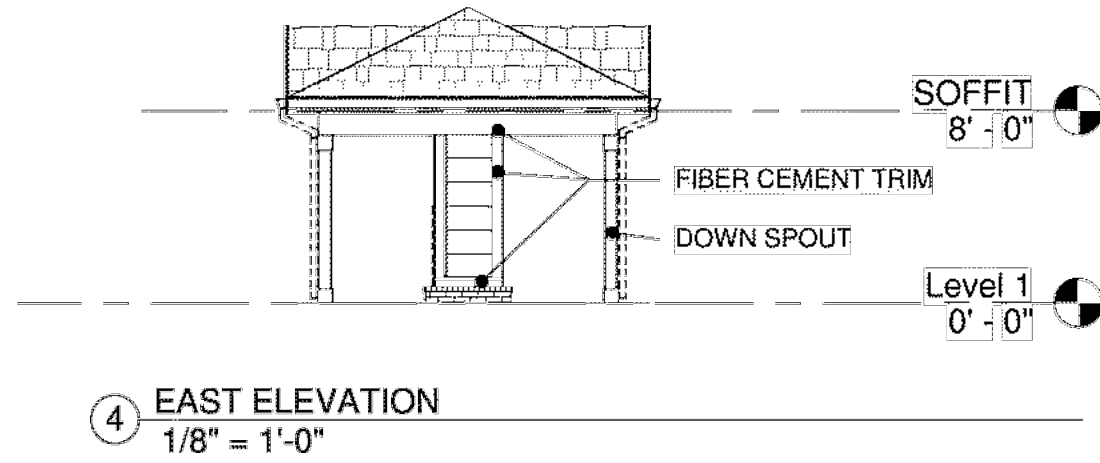
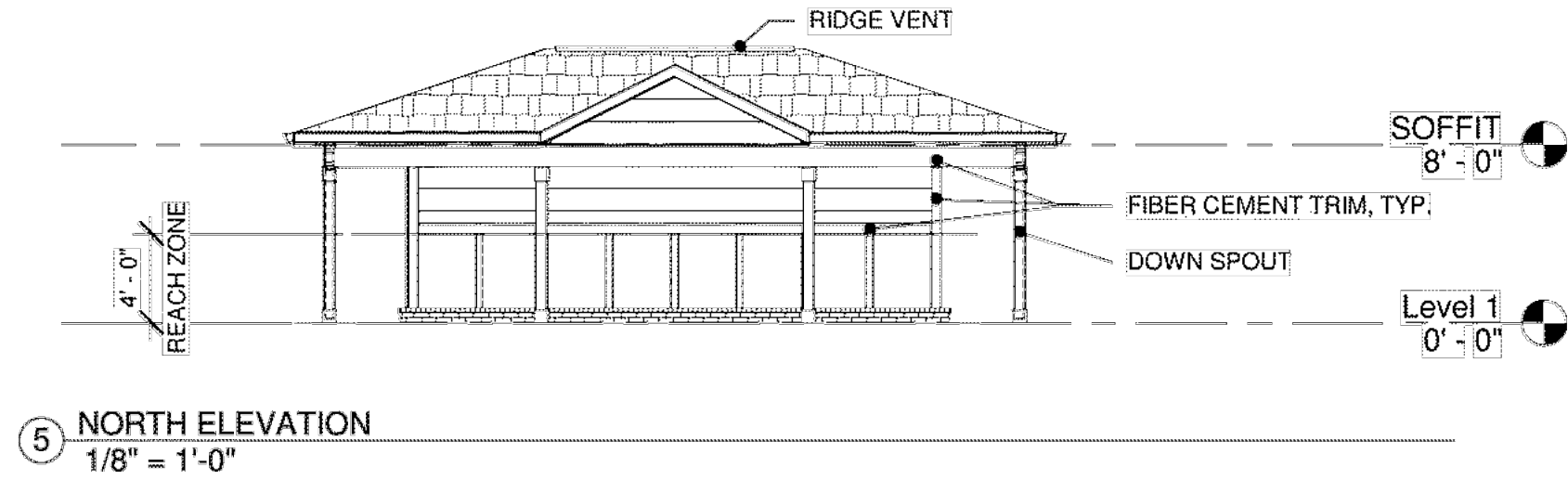
ALLEGHANY STREET APARTMENTS

PEDCOR INVESTMENTS 2016-CLVII, L.P.



A11

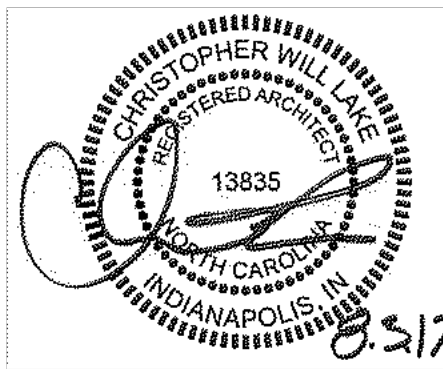
MAIL KIOSK PLANS AND ELEVATIONS



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
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• WINDOWS AND DOORS = 5 1/2" HEAD TRIM, 3 1/2" SIDE AND BOTTOM TRIM



SCALE		DESIGNED BY M/P		DRAWN BY P/L		CHECKED BY M/E		REVISIONS		DATE	
CONCEPTUAL		BUILDING ELEVATIONS		REZONING PETITION NO. 2017-164		REZONING PETITION		Kimley»Horn		© 2017 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON ST., STE. 200, CHARLOTTE, NC 28202 PHONE: 704-333-5131 WWW.KIMLEY-HORN.COM	
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-3.4	