

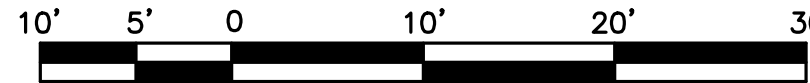
Arthur Kuhn  
PID: 09507754  
DB 17256 PG 244  
Lot 35, Block 1  
MB 250 PG 35  
"Revised Map of Forest Hill"

Arthur P. Dancu, Jr.  
Janet B. Dancu  
PID: 09507755  
DB 5787 PG 599  
Lot 34, Block 1  
MB 250 PG 35  
"Revised Map of Forest Hill"

David L. Barker  
David M. Barker  
PID: 09507752  
DB 5674 PG 108  
Lot 35, Block 1  
MB 250 PG 147  
"Hickory Hills Co's  
Map of Forest Hill"

Kelly J. Nelson  
PID: 09507751  
DB 27049 PG 395  
Lot 52, Block 1  
MB 250 PG 35  
"Revised Map of Forest Hill"

Boundary Survey  
**Gateway Communities LLC**  
1921 & 1925 Central Avenue  
City of Charlotte, Mecklenburg County  
NORTH CAROLINA



SCALE 1"=10'  
DATE 10/24/13 JOB # 0465 DRAWN JCA/MCF

Z:\Reference\Allen Geomatics Logo\_FINAL(pshop).jpg

Allen Geomatics, P.C. (C-3191)  
PO Box 89, Advance, NC 27006  
(336) 782-3796  
www.AllenGeomatics.com

NOVEMBER 25, 2013  
REVISION 1 - 1/17/14 REZONING REVS  
REVISION 2 - 2/21/14 REZONING REVS  
REVISION 3 -  
REVISION 4 -

RZ.01

North Ref: NC Grid NAD 1983

VFW Post #1160  
PID: 09507706  
DB 3248 PG 65  
Lots 1-2, Block 1  
MB 250 PG 17  
"Map of Forest Hill"

0.402 Acres  
17,508 Sq. Ft.

NOTE: SURVEY HAS BEEN FLIPPED/  
MIRRORED TO CONVEY THE ABUTTING  
PROPERTIES AND BUILDINGS  
APPROPRIATELY

I certify that this map was drawn by me from an actual survey made by me (DB 19674 PG 854); that the ratio of precision does not exceed 1:20,000; and that this map meets the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600); that the Global Positioning System (GPS) survey and the following information was used to perform the "Class A" GPS survey:  
RTK Network procedure on 10/23/13;  
NAD83 Datum / Epoch 2011 / GEOD12;  
Checked Published NCOS Monument "M056"  
Positional accuracy < 0.10"; US Survey Feet  
Combined Grid Factor 0.99984338

Witness my original signature, registration number and seal this 24th day of October, 2013.

Professional Land Surveyor L-3810

BOUNDARY SURVEY  
RZ.01 1"=10'-0"

- NOTES:
- PID: 09507707 and 09507708
  - Deed Reference: DB 19674 PG 95.4
  - Plat Reference: Lot 3 & 4, PB 230 PG 17
  - Zoned: B-1

LEGEND

EIP	EXISTING IRON PIPE
EIR	EXISTING IRON REBAR
NCOS	NORTH CAROLINA GRID COORDINATES
NAD	NORTH AMERICAN DATUM
EP	EDGE OF PAVEMENT
BC	BACK OF CURB
R/W	RIGHT-OF-WAY
PID	PARCEL IDENTIFICATION NUMBER
WM	WATER METER
WV	WATER VALVE
GM	GAS METER
CO	CLEANOUT
SSMH	SANITARY SEWER MANHOLE
NTS	NOT TO SCALE
-X-	CHAIN LINK FENCE
-W-	UNDERGROUND WATER LINE
-GAS-	UNDERGROUND GAS LINE
-SS-	SANITARY SEWER LINE
-O-	OVERHEAD UTILITY
	SHRUBS
	UTILITY POLE
	LIGHT POLE
	TELEPHONE PEDESTAL

NCOS "M056"  
N: 539,231.19'  
E: 1,461,227.53'  
Combined Grid  
Factor: 0.99984338

Marzo, LLC  
PID: 09507709  
DB 1889 PG 775  
Lot 5, Block 1  
MB 250 PG 17  
"Map of Forest Hill"

DEVELOPMENT DATA TABLE

- a. SITE AREA: 0.40 ACRES  
b. TAX PARCEL ID NUMBERS: 095-077-07 AND 095-077-08  
c. EXISTING ZONING: B1  
d. PROPOSED ZONING: MUDD-O (CD)  
e. EXISTING USE = BUSINESS - PROPOSED USE =  
MULTIFAMILY + GROUND LEVEL LOBBY/FLEX SPACE  
f. (36) MULTIFAMILY DWELLING UNITS  
g. PROPOSED RESIDENTIAL DENSITY = 90 D.U.A.  
h. NON-RESIDENTIAL SQUARE FOOTAGE - 675 SF  
i. PROPOSED F.A.R.: 3.14  
j. MAXIMUM HEIGHT OF 60' - NOT TO EXCEED FOUR STORIES  
k. PARKING REQUIRED: 1 CAR PER UNIT (MUDD) = 36 CARS  
1 CAR PER UNIT PROVIDED = 36 CARS  
l. URBAN OPEN SPACE = APPROX. 20% OF SITE EXCLUDING PARKING  
- GROSS BLDG SF IS LESS THAN 50,000 SF.

GENERAL PROVISIONS

- a. THE CONFIGURATION, PLACEMENT, SIZE, AND NUMBER OF  
INDIVIDUAL BUILDINGS/DWELLING UNITS AND/OR SITE ELEMENTS  
MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY  
THE ZONING ORDINANCE AS SPECIFIED IN SECTION 6.207.  
b. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO  
SECTION 6.207 - ALTERATIONS TO APPROVAL.  
c. 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,  
STORMWATER, TREES, 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 AND SUBMISSION, THE STRICTER CONDITION OR  
EXISTING REQUIREMENTS SHALL APPLY.

OPTIONAL PROVISIONS

- a. REQUEST RELIEF FROM LOADING SPACE REQUIREMENT

PERMITTED USES

- a. ALLOWED USES = MULTIFAMILY RESIDENTIAL WITH ALLOWABLE  
ACCESSORY USES. SMALL SCALE COMMERCIAL USES ALLOWED  
WITHIN MUDD WILL BE ALLOWED UP TO 675 SQUARE FEET.  
b. PROHIBITED USES (N/A)  
c. OTHER RESTRICTIONS (N/A)

TRANSPORTATION

- a. PETITIONER AGREES TO DEDICATE SUFFICIENT R.O.W. TO  
PROVIDE A WIDTH EQUAL TO 40' FROM CENTERLINE OF CENTRAL AVE  
AS GENERALLY INDICATED ON REZONING PLAN.  
b. TRANSPORTATION IMPROVEMENTS (N/A)  
c. PUBLIC/PRIVATE STREETS - NO PUBLIC OR PRIVATE STREETS  
ARE BEING CONSTRUCTED AS PART OF THIS PROJECT. PROJECT  
WILL BE SERVED BY A FULL ACCESS DRIVEWAY CONNECTION TO  
CENTRAL AVE. AS GENERALLY DEPICTED ON THE REZONING PLAN.  
DRIVE WILL BE TYPE II MODIFIED PER CDOT STANDARDS.  
d. PARKING TO BE STRUCTURED - BELOW PRIMARY STRUCTURE  
e. TRANSIT FACILITIES (N/A)  
f. RIGHT-OF-WAY ABANDONMENT (N/A)  
g. PETITIONER WILL PROVIDE A 6' SIDEWALK AND 8' PLANTING STRIP  
AS MEASURED FROM THE BACK OF FUTURE CURB AND AS  
GENERALLY DEPICTED ON THE REZONING PLAN.  
h. SEE SITE PLAN FOR EXISTING THOROUGHFARES AND PROPOSED  
DRIVEWAY

ARCHITECTURAL STANDARDS

- a. SEE BUILDING MATERIALS KEY NEXT TO BUILDING ELEVATION  
FOR NOTES.  
b. ONE NEW FOUR-STORY BUILDING WILL BE ON THE SITE  
c. URBAN DESIGN AND ARCHITECTURAL ELEMENTS INCLUDE:  
GROUND LEVEL, MASONRY PATIO WALLS WITH CONNECTIVITY TO  
PUBLIC WALKS/STREETS. A CENTRAL COMMON ENTRY WITH  
GATHERING SPACE IS LOCATED IN THE MIDDLE OF PLAN, FACING  
CENTRAL - PROVIDING ACCESS TO APARTMENTS ABOVE. ALL UNITS  
HAVE EXTERIOR BALCONIES AND THEY MAY ENCRATCH 2 FEET  
INTO THE SETBACK PROVIDED THEY ARE 10 FEET MIN. ABOVE  
GRADE PER SECTION 9.406 OF THE CHARLOTTE ZONING  
ORDINANCE. OTHER ELEMENTS INCLUDE LARGE WINDOWS,  
STUCCO AND METAL PANEL CLADDING.  
d. TRASH AND RECYCLE BINS WILL BE CONTAINED WITHIN AND  
MANUALLY ROLLED-OUT TO CURB FOR PRIVATE COLLECTION.

STREETSCAPE AND LANDSCAPING

- a. PETITIONER WILL PROVIDE STREET TREES AND PLANTING STRIP  
PER THE CITY OF CHARLOTTE TREE ORDINANCE.

ENVIRONMENTAL FEATURES

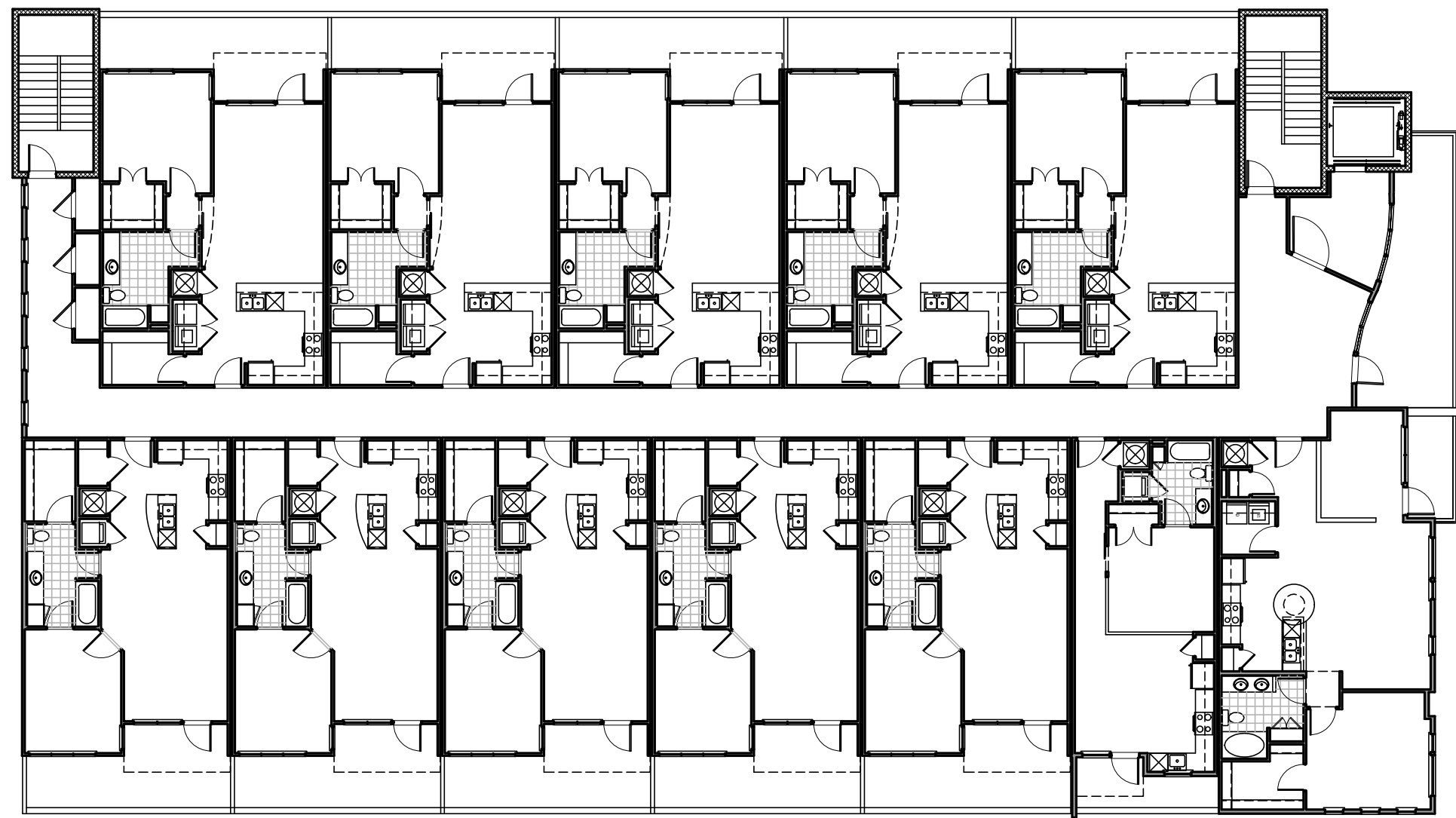
- a. PETITIONER WILL PROVIDE TREE SAVE PER CITY OF CHARLOTTE  
TREE ORDINANCE. SITE IS WITHIN THE SOUTHEAST CORRIDOR,  
THEREFORE, MAY MEET TREE SAVE REQUIREMENTS THROUGH  
MITIGATION OPTIONS AS ALLOWED BY THE ORDINANCE.

FIRE PROTECTION

- a. FIRE PROTECTION: PRIVATE DRIVE TO BE CONFORM TO ALL  
NECESSARY DRIVE, SURFACE AND TURN RADIUS STANDARDS.

LIGHTING

- a. ALL FREESTANDING AND ATTACHED LIGHTING WILL HAVE FULL  
CUT-OFF TYPE LIGHTING FIXTURES. FREESTANDING LIGHTING WILL  
BE LIMITED TO 20 FEET IN HEIGHT. PEDESTRIAN SCALE LIGHTING  
WILL BE INSTALLED THROUGHOUT THE SITE.  
b. PEDESTRIAN SCALE LIGHTING WILL BE INSTALLED WITHIN SITE



2 TYPICAL UPPER LEVEL/APARTMENT PLAN  
RZ.02 1/16" = 1'-0"

B-1

B-1

1 ARCHITECTURAL SITE PLAN  
RZ.02 1" = 10'-0"

Kelly J. Melton  
PID: 09507731  
DB 27943 PG 335  
Lot 32, Block 1  
MB 230 PG 33  
"Revised Map of Forest Hill"

R-22MF

David L. Barker  
David M. Barker  
PID: 09507732  
DB 5674 PG 108  
Lot 33, Block 1  
MB 230 PG 147  
"Hubbard Realty Co's  
Map of Forest Hill"

R-22MF

Arthur F. Dancy, Jr.  
Janet B. Dancy  
PID: 09507733  
DB 3787 PG 599  
Lot 34, Block 1  
MB 230 PG 33  
"Revised Map of Forest Hill"

R-22MF

Anthony Kuhn  
PID: 09507734  
DB 17256 PG 244  
Lot 35, Block 1  
MB 230 PG 33  
"Revised Map of Forest Hill"

R-22MF

NOTE: PETITIONER SHALL PROVIDE EVERGREEN SHRUB OR  
TREE PLANTINGS AT THE REAR OF THE BUILDING. SUCH  
PLANTINGS WILL ATTAIN A MINIMUM 10' HEIGHT AT MATURITY.  
ADDITIONALLY, PETITIONER WILL PROVIDE PLANTINGS UP TO 3  
LARGE MATURING TREES ON ADJACENT PROPERTIES TO THE  
REAR (PARCEL ID #09507733 AND #09507732) IF REQUESTED AND  
AGREED TO BY THE OWNER OF THOSE PROPERTIES.

Mouro, LLC  
PID: 09507709  
DB 18831 PG 773  
Lot 5, Block 1  
MB 230 PG 17  
"Map of Forest Hill"

B-1

B-1

1 ARCHITECTURAL SITE PLAN  
RZ.02 1" = 10'-0"

Kelly J. Melton  
PID: 09507731  
DB 27943 PG 335  
Lot 32, Block 1  
MB 230 PG 33  
"Revised Map of Forest Hill"

R-22MF

David L. Barker  
David M. Barker  
PID: 09507732  
DB 5674 PG 108  
Lot 33, Block 1  
MB 230 PG 147  
"Hubbard Realty Co's  
Map of Forest Hill"

R-22MF

Arthur F. Dancy, Jr.  
Janet B. Dancy  
PID: 09507733  
DB 3787 PG 599  
Lot 34, Block 1  
MB 230 PG 33  
"Revised Map of Forest Hill"

R-22MF

Anthony Kuhn  
PID: 09507734  
DB 17256 PG 244  
Lot 35, Block 1  
MB 230 PG 33  
"Revised Map of Forest Hill"

R-22MF

NOTE: PETITIONER SHALL PROVIDE EVERGREEN SHRUB OR  
TREE PLANTINGS AT THE REAR OF THE BUILDING. SUCH  
PLANTINGS WILL ATTAIN A MINIMUM 10' HEIGHT AT MATURITY.  
ADDITIONALLY, PETITIONER WILL PROVIDE PLANTINGS UP TO 3  
LARGE MATURING TREES ON ADJACENT PROPERTIES TO THE  
REAR (PARCEL ID #09507733 AND #09507732) IF REQUESTED AND  
AGREED TO BY THE OWNER OF THOSE PROPERTIES.

Mouro, LLC  
PID: 09507709  
DB 18831 PG 773  
Lot 5, Block 1  
MB 230 PG 17  
"Map of Forest Hill"

B-1

B-1

1 ARCHITECTURAL SITE PLAN  
RZ.02 1" = 10'-0"

Kelly J. Melton  
PID: 09507731  
DB 27943 PG 335  
Lot 32, Block 1  
MB 230 PG 33  
"Revised Map of Forest Hill"

R-22MF

David L. Barker  
David M. Barker  
PID: 09507732  
DB 5674 PG 108  
Lot 33, Block 1  
MB 230 PG 147  
"Hubbard Realty Co's  
Map of Forest Hill"

R-22MF

Arthur F. Dancy, Jr.  
Janet B. Dancy  
PID: 09507733  
DB 3787 PG 599  
Lot 34, Block 1  
MB 230 PG 33  
"Revised Map of Forest Hill"

R-22MF

Anthony Kuhn  
PID: 09507734  
DB 17256 PG 244  
Lot 35, Block 1  
MB 230 PG 33  
"Revised Map of Forest Hill"

R-22MF

NOTE: PETITIONER SHALL PROVIDE EVERGREEN SHRUB OR  
TREE PLANTINGS AT THE REAR OF THE BUILDING. SUCH  
PLANTINGS WILL ATTAIN A MINIMUM 10' HEIGHT AT MATURITY.  
ADDITIONALLY, PETITIONER WILL PROVIDE PLANTINGS UP TO 3  
LARGE MATURING TREES ON ADJACENT PROPERTIES TO THE  
REAR (PARCEL ID #09507733 AND #09507732) IF REQUESTED AND  
AGREED TO BY THE OWNER OF THOSE PROPERTIES.

Mouro, LLC  
PID: 09507709  
DB 18831 PG 773  
Lot 5, Block 1  
MB 230 PG 17  
"Map of Forest Hill"

B-1

B-1

1 ARCHITECTURAL SITE PLAN  
RZ.02 1" = 10'-0"

Kelly J. Melton  
PID: 09507731  
DB 27943 PG 335  
Lot 32, Block 1  
MB 230 PG 33  
"Revised Map of Forest Hill"

R-22MF

David L. Barker  
David M. Barker  
PID: 09507732  
DB 5674 PG 108  
Lot 33, Block 1  
MB 230 PG 147  
"Hubbard Realty Co's  
Map of Forest Hill"

R-22MF

Arthur F. Dancy, Jr.  
Janet B. Dancy  
PID: 09507733  
DB 3787 PG 599  
Lot 34, Block 1  
MB 230 PG 33  
"Revised Map of Forest Hill"

R-22MF

Anthony Kuhn  
PID: 09507734  
DB 17256 PG 244  
Lot 35, Block 1  
MB 230 PG 33  
"Revised Map of Forest Hill"

R-22MF

NOTE: PETITIONER SHALL PROVIDE EVERGREEN SHRUB OR  
TREE PLANTINGS AT THE REAR OF THE BUILDING. SUCH  
PLANTINGS WILL ATTAIN A MINIMUM 10' HEIGHT AT MATURITY.  
ADDITIONALLY, PETITIONER WILL PROVIDE PLANTINGS UP TO 3  
LARGE MATURING TREES ON ADJACENT PROPERTIES TO THE  
REAR (PARCEL ID #09507733 AND #09507732) IF REQUESTED AND  
AGREED TO BY THE OWNER OF THOSE PROPERTIES.

Mouro, LLC  
PID: 09507709  
DB 18831 PG 773  
Lot 5, Block 1  
MB 230 PG 17  
"Map of Forest Hill"

B-1

B-1

1 ARCHITECTURAL SITE PLAN  
RZ.02 1" = 10'-0"

Kelly J. Melton  
PID: 09507731  
DB 27943 PG 335  
Lot 32, Block 1  
MB 230 PG 33  
"Revised Map of Forest Hill"

R-22MF

David L. Barker  
David M. Barker  
PID: 09507732  
DB 5674 PG 108  
Lot 33, Block 1  
MB 230 PG 147  
"Hubbard Realty Co's  
Map of Forest Hill"

R-22MF

Arthur F. Dancy, Jr.  
Janet B. Dancy  
PID: 09507733  
DB 3787 PG 599  
Lot 34, Block 1  
MB 230 PG 33  
"Revised Map of Forest Hill"

R-22MF

Anthony Kuhn  
PID: 09507734  
DB 17256 PG 244  
Lot 35, Block 1  
MB 230 PG 33  
"Revised Map of Forest Hill"

R-22MF

NOTE: PETITIONER SHALL PROVIDE EVERGREEN SHRUB OR  
TREE PLANTINGS AT THE REAR OF THE BUILDING. SUCH  
PLANTINGS WILL ATTAIN A MINIMUM 10' HEIGHT AT MATURITY.  
ADDITIONALLY, PETITIONER WILL PROVIDE PLANTINGS UP TO 3  
LARGE MATURING TREES ON ADJACENT PROPERTIES TO THE  
REAR (PARCEL ID #09507733 AND #09507732) IF REQUESTED AND  
AGREED TO BY THE OWNER OF THOSE PROPERTIES.

Mouro, LLC  
PID: 09507709  
DB 18831 PG 773  
Lot 5, Block 1  
MB 230 PG 17  
"Map of Forest Hill"

B-1

B-1

1 ARCHITECTURAL SITE PLAN  
RZ.02 1" = 10'-0"

Kelly J. Melton  
PID: 09507731  
DB 27943 PG 335  
Lot 32, Block 1  
MB 230 PG 33  
"Revised Map of Forest Hill"

R-22MF

David L. Barker  
David M. Barker  
PID: 09507732  
DB 5674 PG 108  
Lot 33, Block 1  
MB 230 PG 147  
"Hubbard Realty Co's  
Map of Forest Hill"

R-22MF

Arthur F. Dancy, Jr.  
Janet B. Dancy  
PID: 09507733  
DB 3787 PG 599  
Lot 34, Block 1  
MB 230 PG 33  
"Revised Map of Forest Hill"

R-22MF

Anthony Kuhn  
PID: 09507734  
DB 17256 PG 244  
Lot 35, Block 1  
MB 230 PG 33  
"Revised Map of Forest Hill"

R-22MF

NOTE: PETITIONER SHALL PROVIDE EVERGREEN SHRUB OR  
TREE PLANTINGS AT THE REAR OF THE BUILDING. SUCH  
PLANTINGS WILL ATTAIN A MINIMUM 10' HEIGHT AT MATURITY.  
ADDITIONALLY, PETITIONER WILL PROVIDE PLANTINGS UP TO 3  
LARGE MATURING TREES ON ADJACENT PROPERTIES TO THE  
REAR (PARCEL ID #09507733 AND #09507732) IF REQUESTED AND  
AGREED TO BY THE OWNER OF THOSE PROPERTIES.

Mouro, LLC  
PID: 09507709  
DB 18831 PG 773  
Lot 5, Block 1  
MB 230 PG 17  
"Map of Forest Hill"

B-1

B-1

1 ARCHITECTURAL SITE PLAN  
RZ.02 1" = 10'-0"

Kelly J. Melton  
PID: 09507731  
DB 27943 PG 335  
Lot 32, Block 1  
MB 230 PG 33  
"Revised Map of Forest Hill"

R-22MF

David L. Barker  
David M. Barker  
PID: 09507732  
DB 5674 PG 108  
Lot 33, Block 1  
MB 230 PG 147  
"Hubbard Realty Co's  
Map of Forest Hill"

R-22MF

Arthur F. Dancy, Jr.  
Janet B. Dancy  
PID: 09507733  
DB 3787 PG 599  
Lot 34, Block 1  
MB 230 PG 33  
"Revised Map of Forest Hill"

R-22MF

Anthony Kuhn  
PID: 09507734  
DB 17256 PG 244  
Lot 35, Block 1  
MB 230 PG 33  
"Revised Map of Forest Hill"

R-22MF

NOTE: PETITIONER SHALL PROVIDE EVERGREEN SHRUB OR  
TREE PLANTINGS AT THE REAR OF THE BUILDING. SUCH  
PLANTINGS WILL ATTAIN A MINIMUM 10' HEIGHT AT MATURITY.  
ADDITIONALLY, PETITIONER WILL PROVIDE PLANTINGS UP TO 3  
LARGE MATURING TREES ON ADJACENT PROPERTIES TO THE  
REAR (PARCEL ID #09507733 AND #09507732) IF REQUESTED AND  
AGREED TO BY THE OWNER OF THOSE PROPERTIES.

Mouro, LLC  
PID: 09507709  
DB 18831 PG 773  
Lot 5, Block 1  
MB 230 PG 17  
"Map of Forest Hill"

B-1

B-1

1 ARCHITECTURAL SITE PLAN  
RZ.02 1" = 10'-0"

Kelly J. Melton  
PID: 09507731  
DB 27943 PG 335  
Lot 32, Block 1  
MB 230 PG 33  
"Revised Map of Forest Hill"

R-22MF

David L. Barker  
David M. Barker  
PID: 09507732  
DB 5674 PG 108  
Lot 33, Block 1  
MB 230 PG 147  
"Hubbard Realty Co's  
Map of Forest Hill"

R-22MF

Arthur F. Dancy, Jr.  
Janet B. Dancy  
PID: 09507733  
DB 3787 PG 599  
Lot 34, Block 1  
MB 230 PG 33  
"Revised Map of Forest Hill"

R-22MF

Anthony Kuhn  
PID: 09507734  
DB 17256 PG 244  
Lot 35, Block 1  
MB 230 PG 33  
"Revised Map of Forest Hill"

R-22MF

NOTE: PETITIONER SHALL PROVIDE EVERGREEN SHRUB OR  
TREE PLANTINGS AT THE REAR OF THE BUILDING. SUCH  
PLANTINGS WILL ATTAIN A MINIMUM 10' HEIGHT AT MATURITY.  
ADDITIONALLY, PETITIONER WILL PROVIDE PLANTINGS UP TO 3  
LARGE MATURING TREES ON ADJACENT PROPERTIES TO THE  
REAR (PARCEL ID #09507733 AND #09507732) IF REQUESTED AND  
AGREED TO BY THE OWNER OF THOSE PROPERTIES.

Mouro, LLC  
PID: 09507709  
DB 18831 PG 773  
Lot 5, Block 1  
MB 230 PG 17  
"Map of Forest Hill"

B-1

B-1

1 ARCHITECTURAL SITE PLAN  
RZ.02 1" = 10'-0"

Kelly J. Melton  
PID: 09507731  
DB 27943 PG 335  
Lot 32, Block 1  
MB 230 PG 33  
"Revised Map of Forest Hill"

R-22MF

David L. Barker  
David M. Barker  
PID: 09507732  
DB 5674 PG 108  
Lot 33, Block 1  
MB 230 PG 147  
"Hubbard Realty Co's  
Map of Forest Hill"

R-22MF

Arthur F. Dancy, Jr.  
Janet B. Dancy  
PID: 09507733  
DB 3787 PG 599  
Lot 34, Block 1  
MB 230 PG 33  
"Revised Map of Forest Hill"

R-22MF

Anthony Kuhn  
PID: 09507734  
DB 17256 PG 244  
Lot 35, Block 1  
MB 230 PG 33  
"Revised Map of Forest Hill"

R-22MF

NOTE: PETITIONER SHALL PROVIDE EVERGREEN SHRUB OR  
TREE PLANTINGS AT THE REAR OF THE BUILDING. SUCH  
PLANTINGS WILL ATTAIN A MINIMUM 10' HEIGHT AT MATURITY.  
ADDITIONALLY, PETITIONER WILL PROVIDE PLANTINGS UP TO 3  
LARGE MATURING TREES ON ADJACENT PROPERTIES TO THE  
REAR (PARCEL ID #09507733 AND #09507732) IF REQUESTED AND  
AGREED TO BY THE OWNER OF THOSE PROPERTIES.

Mouro, LLC  
PID: 09507709  
DB 18831 PG 773  
Lot 5, Block 1  
MB 230 PG 17  
"Map of Forest Hill"

B-1

B-1

1 ARCHITECTURAL SITE PLAN  
RZ.02 1" = 10'-0"

Kelly J. Melton  
PID: 09507731  
DB 27943 PG 335  
Lot 32, Block 1  
MB 230 PG 33  
"Revised Map of Forest Hill"

R-22MF

David L. Barker  
David M. Barker  
PID: 09507732  
DB 5674 PG 108  
Lot 33, Block 1  
MB 230 PG 147  
"Hubbard Realty Co's  
Map of Forest Hill"

R-22MF

Arthur F. Dancy, Jr.  
Janet B. Dancy  
PID: 09507733  
DB 3787 PG 599  
Lot 34, Block 1  
MB 230 PG 33  
"Revised Map of Forest Hill"

R-22MF

Anthony Kuhn  
PID: 09507734  
DB 17256 PG 244  
Lot 35, Block 1  
MB 230 PG 33  
"Revised Map of Forest Hill"

R-22MF

NOTE: PETITIONER SHALL PROVIDE EVERGREEN SHRUB OR  
TREE PLANTINGS AT THE REAR OF THE BUILDING. SUCH  
PLANTINGS WILL ATTAIN A MINIMUM 10' HEIGHT AT MATURITY.  
ADDITIONALLY, PETITIONER WILL PROVIDE PLANTINGS UP TO 3  
LARGE MATURING TREES ON ADJACENT PROPERTIES TO THE  
REAR (PARCEL ID #09507733 AND #09507732) IF REQUESTED AND  
AGREED TO BY THE OWNER OF THOSE PROPERTIES.

Mouro, LLC  
PID: 09507709  
DB 18831 PG 773  
Lot 5, Block 1  
MB 230 PG 17  
"Map of Forest Hill"

B-1

B-1

1 ARCHITECTURAL SITE PLAN  
RZ.02 1" = 10'-0"

Kelly J. Melton  
PID: 09507731  
DB 27943 PG 335  
Lot 32, Block 1  
MB 230 PG 33  
"Revised Map of Forest Hill"

R-22MF

David L. Barker  
David M. Barker  
PID: 09507732  
DB 5674 PG 108  
Lot 33, Block 1  
MB 230 PG 147  
"Hubbard Realty Co's  
Map of Forest Hill"



- EXTERIOR BUILDING MATERIAL KEY
1. CLEAR STOREFRONT GLAZING AT GROUND LEVEL STREET FRONT

2. WINDOWS: PREFINISHED ALUMINUM OR CLAD

3. PRIMARY VENEER: STUCCO AND FIBER CEMENT PANELING AND SIDING

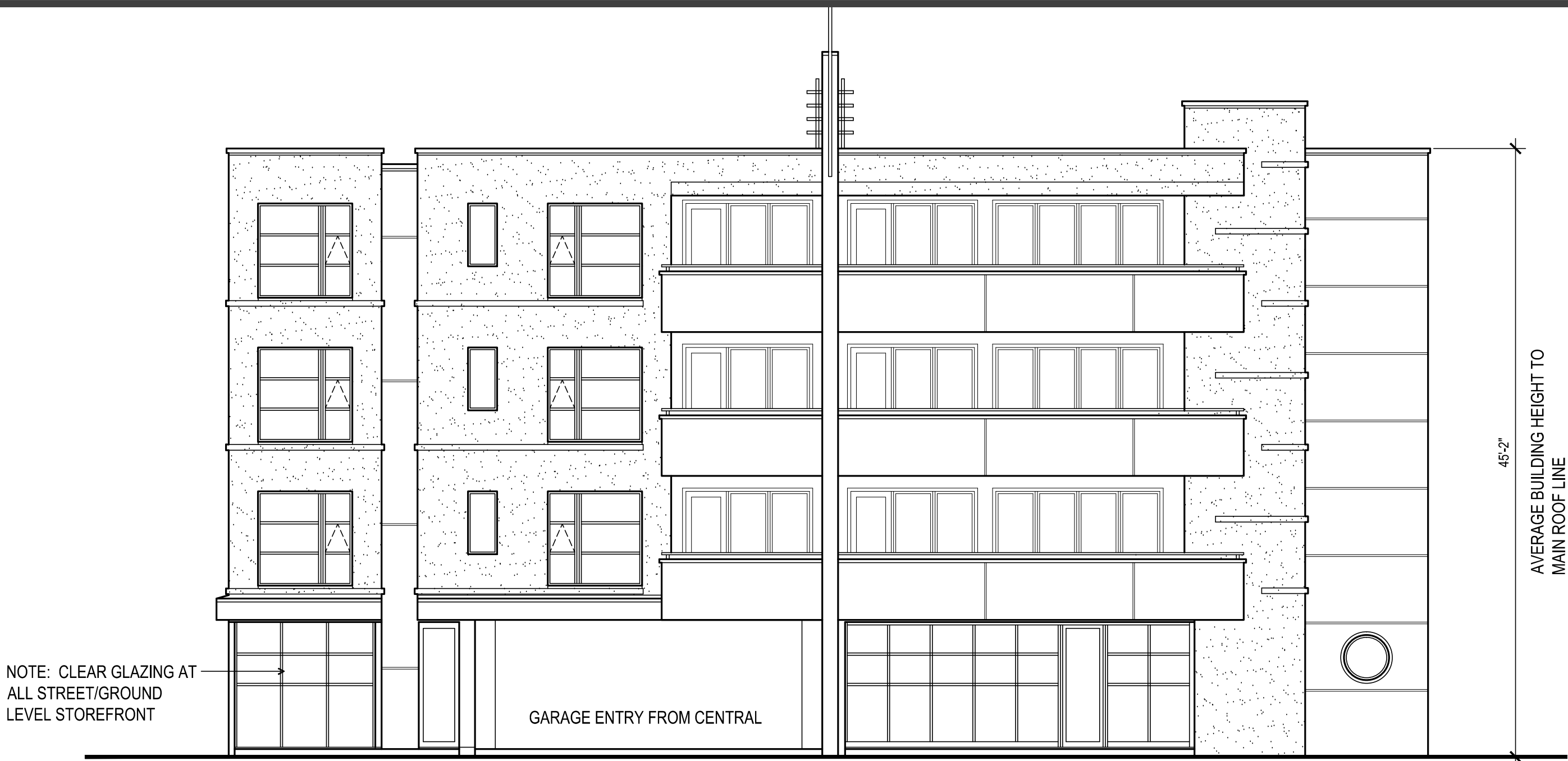
4. MISC. ELEMENTS (SIDE BALCONIES, ETC) - FIBER CEMENT TRIM AND PANELING

5. FASCIA AND UPPER FRIEZE AREAS: SMOOTH FIBER CEMENT PANELING

6. BALCONY RAILINGS: PREFINISHED ALUMINUM

7. ROOFING: TPO FLAT ROOF MEMBRANE

8. NOTE: SIDE ELEVATIONS WILL ALSO MEET MUDD MINIMUM REQUIREMENTS FOR DOORS, WINDOWS, OPENINGS, AND MINIMIZING BLANK WALLS



2  
RZ.03

FRONT/CENTRAL AVENUE ELEVATION  
1/8" = 1'-0"



1  
RZ.03

ARCHITECTURAL RENDERING  
NOT TO SCALE