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PETITION 2017-057



ARBORETUM  
MIXED USE  
DEVELOPMENT  
CHARLOTTE, NC

| PROJECT NUMBER     | SP 731   |
|--------------------|----------|
| ISSUE DATE         |          |
| REZONING SUBMITTAL | 02.27.17 |
| REZONING SUBMITTAL | 05.15.17 |
| REZONING SUBMITTAL | 06.12.17 |
| REZONING SUBMITTAL | 07.17.17 |
| REZONING SUBMITTAL | 08.14.17 |

DRAWING DATA

DRAWN BY: GW  
CHECKED BY: RJ  
FILE NUMBER:

SHEET TITLE

CONCEPTUAL  
SITE PLAN

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SHEET NUMBER

RZ-01



1  
RZ-01  
CONCEPTUAL SITE PLAN  
SCALE: 1" = 50'

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GE <sup>o</sup> SCIENCE  
GROUP  
Incorporated  
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(704) 525-2003

PETITION 2017-057



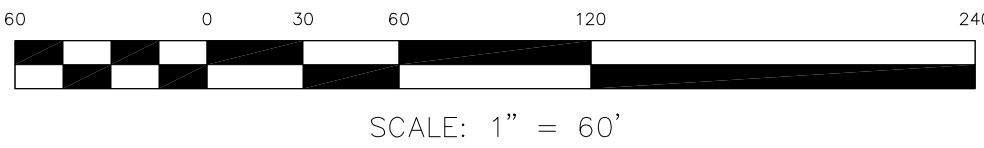
**D R A W I N G    D A T A**

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S H E E T   N U M B E R

# RZ-02



### Site Development Data

- **Acreage:** ± 5.4 acres
- **Tax Parcel No:** 227-25-185, 227-25-183 and a portion of 227-25-186
- **Existing Zoning:** O-15(CD)
- **Proposed Zoning:** MU(DD-0)
- **Existing Uses:** Office and Financial Institutions
- **Proposed Uses:** Retail; Eating, Drinking, Entertainment, Establishment
- **Maximum Gross Square Feet of Development:** Up to 85,400 square feet
- **Maximum Building Height:** Buildings will be limited to a maximum of 4 stories
- **Parking:** Parking will be provided per Ordinance

1. General Provisions:

- Site Location:** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Shen RZ-01, RZ-02, RZ-03, RZ-04, and RZ-05 form this rezoning plan (collectively referred to as the “Rezoning Plan”) associated with the Rezoning Permit filed by Childrens Clinic Properties, (“Petitioner”) to accomplish the development of a high quality, multi-story, multi-unit residential development on the subject property.
- 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 (“Ordinance”). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the MUDDO zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.
- g. Graphics and Alterations:** The schematic developments of the sites, parking areas, sidewalks, structural elements, buildings, building elevations, driveways, streets, and other development features and site elements (collectively the “Development Standards Elements”) set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The Rezoning Plan shall be reviewed and approved by the Board of Zoning Adjustment (“BZA”) pursuant to Ordinance 3-227 of the City of Charlotte. 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 6-227 of the City of Charlotte. These instances would include changes to graphics if they are:
- expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification for the purposes of these Development Standards); or
  - minor and don’t materially change the overall design depicted on the Rezoning Plan; or
  - modifications to move structures graphically depicted on the Rezoning Plan close to adjust proportions but no closer than the “external building line” (in the case of external setbacks, side or rear yards) indicated on Shen RZ-01; or
  - modifications to move minor increases or decreases in the mass of the buildings that do not materially change the design intent depicted on or described in 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.

d. **Number of Buildings (Principal and Accessory).** The total number of principal buildings to be developed on the Site will be limited to three (3). 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 building(s).

e. **Gross Floor Area.** For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the following items will not be counted as part of the allowed gross floor area (floor area as defined by the Ordinance) for the Site: surface or structured parking facilities, all loading dock areas (open or enclosed), and outdoor dining areas whether on the roof of the building(s) or at street level (parking for outdoor dining areas will be provided as required by the Ordinance or these development standards).

[illegible]

## 2. Optional Provisions

- A** a. To allow wall signs to have up to 50 square feet of sign surface area per wall or 10% of the area to which they are attached, whichever is less.
- A** b. To allow one detached ground mounted sign per street front with a maximum height of 13 feet and containing up to 150 square feet of sign area.
- c. To allow, free-standing single-use buildings, to have a detached sign up to four (4) feet high with up to 32 square feet of sign area.
- A** d. To allow up to 60 sq ft with accessory drive-through windows (as depicted in the configuration and with vehicular storage as generally depicted on Sheet E2-02 of the Rezoning Plan. The allowed accessory window/s sign will be designed so that it does not circulate between the proposed building and Pineville-Matthews Road as generally depicted on the Rezoning Plan.
- e. To not require doorways to be recessed into the face of the building(s) when the width of the sidewalk is at least 10 feet and/or when it is an emergency exit.
- f. To allow alternative "blank wall" standards, including but not limited to the use of opaque and spandrel glass per Section III 6.c. of these Development Standards.

*Note: The optional provision regarding signs is an addition/modification to the standards for signs in the MUDD district and is to be used with the remainder of MUDD standards for signs not modified by these optional provisions.*

### 3. Permitted Uses, Development Area Limitations

- a. Subject to the restrictions and limitations listed below, the private facilities constructed on the Site may be developed with up to 25,000 square feet of gross floor area devoted to retail, EDEP, general and medical office uses, and Personal Service uses as permitted by right, under prescribed conditions and per the Optional provisions allowed with accessory uses allowed in the MUDNO zoning district. However, no more than 75,000 square feet of gross floor area may be devoted to retail, EDEP, and/or Personal Service uses.
- b. Up to 100% with an accessory drive through window (associated with a financial institution) will be permitted on the Site as generally depicted on the Rezoning Plan.
- c. The following uses will not be allowed: gasoline service stations with or without a convenience store, automotive repair, and an accessory drive through facility associated with an EDEP or limited Service Restaurant.

#### 4. Transportation Improvements and Access

1. Proposed Improvements:

- a. The Petitioner plans to provide or cause to be provided on its own or in cooperation with third parties who may implement portions of the improvements, the improvements set forth below to benefit overall traffic patterns throughout the area in accordance with the following implementation provisions at Providence Road CD# 10-6 and Albertson Shopping Center Drive - Albertson St Access:
- i. Construct a southeast right turn lane on Providence Road CD# 10-6 with 200' of storage and 75' bay taper.
- ii. Modify the westbound lane on Albertson Shopping Center Drive Access to provide:
- (A) Dual left turn lanes with approximately 225' on the inside lane and 275' on the outside left turn lane and appropriate bay taper
- (B) A right turn lane with 125' of storage and appropriately bayed
- iii. Convert the existing through-right combination lane to a through only lane
- iv. Provide a median separating the eastbound dual left turn lanes from the eastbound through lane with a width to be determined to maximize separation while minimizing any offsets through the intersection
- v. Construct six (6') foot sidewalks at the back of each south of Albertson Shopping Center Drive & Winding Oak Drive
- b. The above-described improvements shall be substantially completed prior to the issuance of the first certificate of occupancy for the first new building constructed on the Site except with respect to redevelopment of the financial institution use located within Building Envelope C, which can be developed prior to the completion of such improvements.
- c. The Petitioner will request and install a traffic signal at the intersection of Providence Matthews Road (CD #C-1) and Beckstone Place, contingent upon the written approval of CDOT and NCDOT.
- d. If after the curvaid plot final reasonable efforts for a reasonable duration of time (which shall be less than a period of 18 months from the adoption of this rezoning), Petitioner is unable to obtain such approval for the above-described traffic signal improvement or such approval is conditioned upon different improvements or other conditions, Petitioner shall relieve any commitment to provide the above-referenced improvement.
- e. Subject to the provisions of Section 4.1 below, Petitioner shall dedicate and convey to the City all rights-of-way required for the above-described improvements prior to the issuance of the first certificate of occupancy for the first new building constructed on the Site, and where practicable, such right-of-way shall be set as two (2)' feet behind the back of sidewalk.

- a. CHOTEN/CDOT Standards.** All of the foregoing public roadway improvements will be subject to the standards and criteria of CDOT as applicable. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadwork projects taking place within the area of way of a private/public partnership effort or other public sector project.
- b. Substantial Completion.** Reference to "substantial completion" or "substantially completed" shall mean that all certificate improvements as set forth in the provisions of Section 41 above shall meet completion of the roadway improvements in accordance with the standards set forth in Section 41A above provided, however, in the event all roadway improvements are not completed at the time the Petitioner seeks to obtain a certificate of occupancy for buildings on the Site, the Petitioner shall be deemed to have substantially completed the roadway improvements described above, then the Petitioner will work with City Staff to determine a process to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is tendered to secure completion of the applicable improvements.
- c. Right-of-Way Acquisition.** The Petitioner shall be responsible for the acquisition of public roadway improvements in accordance with the standards set forth in Section 41A above provided, however, in the event all roadway improvements are not completed at the time the Petitioner seeks to obtain a certificate of occupancy for buildings on the Site, the Petitioner shall be deemed to have substantially completed the roadway improvements described above, then the Petitioner will work with City Staff to determine a process to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is tendered to secure completion of the applicable improvements.
- d. Right-of-Way Acquisition.** Reference to "substantial completion" or "substantially completed" shall mean that all certificate improvements as set forth in the provisions of Section 41 above shall meet completion of the roadway improvements in accordance with the standards set forth in Section 41A above provided, however, in the event all roadway improvements are not completed at the time the Petitioner seeks to obtain a certificate of occupancy for buildings on the Site, the Petitioner shall be deemed to have substantially completed the roadway improvements described above, then the Petitioner will work with City Staff to determine a process to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is tendered to secure completion of the applicable improvements.
- e. Alternative Improvements.** Changes to the above referenced roadway improvements can be approved through the Administrative Alternation process upon the determination and mutual agreement of City Staff, the Petitioner, and the Planning Director as applicable provided, however, the proposed alternative transportation improvements (as in the aggregate) comparable transportation network

### III. Access and Internal Private Street:

- a. Access to the Site will be from Providence Road and Arbutus Drive as generally depicted on the Rezoning Plan, subject to adjustments as set forth below.
- b. The Petitioner as part of the development of the Site will re-construct Arbutus Drive as a Private Street through the Site from the access point on Providence Road to the limits of the Site as generally depicted on the Rezoning Plan.
- c. The alignment of the 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 the Charlotte Department of Transportation (CDOT) in accordance with published standards so long as the street network set forth on the Rezoning Plan is not materially altered.
- d. The Site's internal private street will be designed to include sidewalks and planting strips of one side of the street connecting the Site to Pinckney-Matthews Road as generally depicted on the Rezoning Plan except as provided for in section 5 (below).
5. **Streetscape, Buffer, Landscaping Open Space and Screening:**

### 5. Streetscape, Buffer, Landscaping Open Space and Screening

- a. A footpath setback for buildings in building Envelope A and a 6' foot setback for buildings in building Envelope B shall be measured from the future back of curb along Providence Road to be provided as generally depicted on the Rezoning Plan. Detached signs will be allowed within the setback established along Providence Road.  
 b. A footpath setback for buildings in building Envelope C shall be measured from the future back of curb along Providence Road to be provided as generally depicted on the Rezoning Plan. Detached signs, and a few masonry wall will be allowed within the footpath established along Providence/Matthews Road.  
 c. Concrete efforts will be made with Urban Renewal and transportation to preserve the historic character of the Providence/Matthews Road in the areas generally depicted on RZ-21.  
 d. Construction of sidewalks with low masonry wall (3 feet high) will be used to secure the parking situation and maneuvering along Providence/Matthews Road as generally depicted on the Rezoning Plan. This low wall will be constructed of masonry materials that match the masonry materials used on the primary buildings.  
 e. An eight (8) foot planting strip and a minimum six (6) foot sidewalk will be provided along Providence/Matthews Road within the required setbacks as generally depicted on the Rezoning Plan.  
 f. An eight (8) foot planting strip and a minimum six (6) foot sidewalk will be provided along Ardmore Shopping Center Drive on one side as generally depicted on the Rezoning Plan. Minor modifications of the planting strip and/or sidewalk widths are permitted for limited distances so long as the sidewalk is a minimum of 5' when buffered by a planting strip or 8' when at back of curb.  
 g. An eight (8) foot planting strip and a twelve (12) foot multi-use path will be provided along Providence Road between Ardmore Shopping Center Drive and Providence/Matthews Road within the required setbacks as generally depicted on the Rezoning Plan provided that the width of the trail may be reduced to a minimum of eight (8) feet in segments to preserve existing trees. New street trees will be planted in the segments where the sidewalk and multi-use path is reduced to a minimum of eight (8) feet.  
 h. A minimum six (6) foot sidewalk will be provided along the east side of the site and a minimum six (6) foot sidewalk will be provided on the interior of the Site lining each of the buildings and open space on the Site. Where crosswalks are provided to link the proposed sidewalk network to the proposed uses on the Site the crosswalks will be designed with either parvoc or macro scale hardscape to help define the site pedestrian path to the buildings and the site.  
 i. A minimum of 2,000 square feet of urban open space will be provided on the Site in the areas generally depicted on RZ-21. This urban open space will be integrated with landscaping, seating and hardscape areas. The urban open space includes, private outdoor dining areas, areas located in buffers or the building setbacks/side/s as generally indicated on the Rezoning Plan. The urban open space at the center of Providence Road and Providence/Matthews Road shall be a minimum of 2,000 square feet. The urban open space located between the proposed grocery store and the multi-story building shall be a minimum of 4,000 square feet.  
 j. Meter banks will be screened where visible from public view at grade level.  
 k. Roof top HVAC and related mechanical equipment will be screened from public view at grade level.

## 6. General Design Guidelines

- a. The attached illustrative building elevations are included to reflect an architectural style and a quality of the buildings that may be constructed on the Site (the actual buildings constructed on the Site may vary from these illustrations provided that the design intent is preserved). The use of colors (red hues) that are typically associated with brick materials on the attached elevations does not imply that the material illustrated is a brick material.
- b. 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 and on handrails/railings. The use of decorative brick will be limited to a maximum of 20% of any building elevation.
- c. The buildings constructed on the Site will be constructed at least one of the exterior building facades of each building constructed on the Site, exclusive of windows and doors, will be constructed utilizing the following materials: brick, stone, precast stone, precast concrete, synthetic stone, and decorative brick.
- d. The facades of first floor of the buildings along public streets shall incorporate a minimum of 30% masonry materials such as brick or stone.
- e. Building Street Wall will meet or exceed the MUDCO requirements for blank walls. The attached building elevations are representative of the Street Wall treatments proposed along Providence Road and Pines/Hillside Roads north wall as well as along the Site's internal private street. These building elevations reflect combinations of materials, material changes, building offsets and window boxes that are representative of what would be required by the MUDCO requirements for blank walls. Blank wall treatment includes the following elements: (i) laterally applied graphics image; (ii) laterally illuminated window boxes; (iii) laterally applied graphics, such as art work and/or decorative gables and landscape elements; (iv) decorative lighting elements; (v) heavy landscaped areas composed of a combination of large and small maturing evergreens and deciduous trees, evergreen and deciduous shrubs and seasonal color; and (vi) windows with shutters, spacer or spandrel glass (on handrails or balconies), and/or other architecturally defined features.
- f. Windows shall include a combination of windows and spandrel glass for a minimum of 60% of each building elevation with transoms, spacer or spandrel glass on the first floor of buildings between 8' and 10' on the first floor. Up to 20% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 150" clear depth between building and eye level. Windows within this zone shall not be screened by film, decals, or window treatments. The maximum sill height for required glass shall not exceed 4'-0" above adjacent street sidewalk.
- g. Building elevations shall be designed with vertical bars or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
- h. Buildings should be a minimum height of twenty (20) feet.
- i. The proposed landscaping/service area of the proposed project and located adjacent to the internal private street will be screened from the internal private street with either, a wall a minimum of eight (8') foot tall, or a combination of a wall and landscaping as generally depicted on the Rezoning Plan.
- j. A pedestrian access way shall be provided at the corner of Johnson Avenue, Center Drive and Providence Road to provide direct public access into the property shown as generally depicted on the site plan and schematic diagram.
- k. A minimum of 1,000 square feet of ground-floor leasable space shall be provided in the multi-story building estimated to the urban open space as generally depicted on Sheets RZ-61 and RZ-63.
- l. The two proposed stairways from the upper level of the proposed parking deck to the urban open space and proposed grocery use shall be open air stairways as generally depicted on RZ-61.
- m. A pedestrian connection shall be provided between the Site and the adjacent parcel to the east of the proposed driveway/road use as generally depicted on Sheet RZ-61.

## 7. Operational and M

In order to minimize possible impact on the adjacent neighborhood, the Petitioner makes the following commitments regarding uses on its own or in cooperation with other parties in accordance with and subject to the following provisions:

- a. The hours of operations for all principal uses on the Site shall be from 6:00AM to 11:00PM.
- b. Outdoor live music performances are prohibited. However, outdoor speakers that provide music as part of the experience or background music that is audible on-site, but not from the adjacent neighborhood, is permitted.
- c. Trash removal shall be limited to the period from 7:00AM to 9:00PM.

## 8. Environmental Fea

4. a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Control Ordinance.
- b. The Site will comply with the Tree Ordinance. The Petitioner shall submit a tree survey for all trees 2" or larger located in the rights of way during the Land Development process. In addition, the survey shall include all trees 8" or larger in the setback.

2. b. No internally illuminated signs shall be permitted on the portions of the building fronting Arborvitae Shopping Center Drive in Building Envelope A, as generally depicted on the Rearing Plan.

10. Lightings

- a. All new attached and detached lighting shall be fully shielded downwardly directed and full cut off fixture type lighting excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- b. Detached lighting on the Site, except street lights located along public streets, will be limited to 20 feet in height.

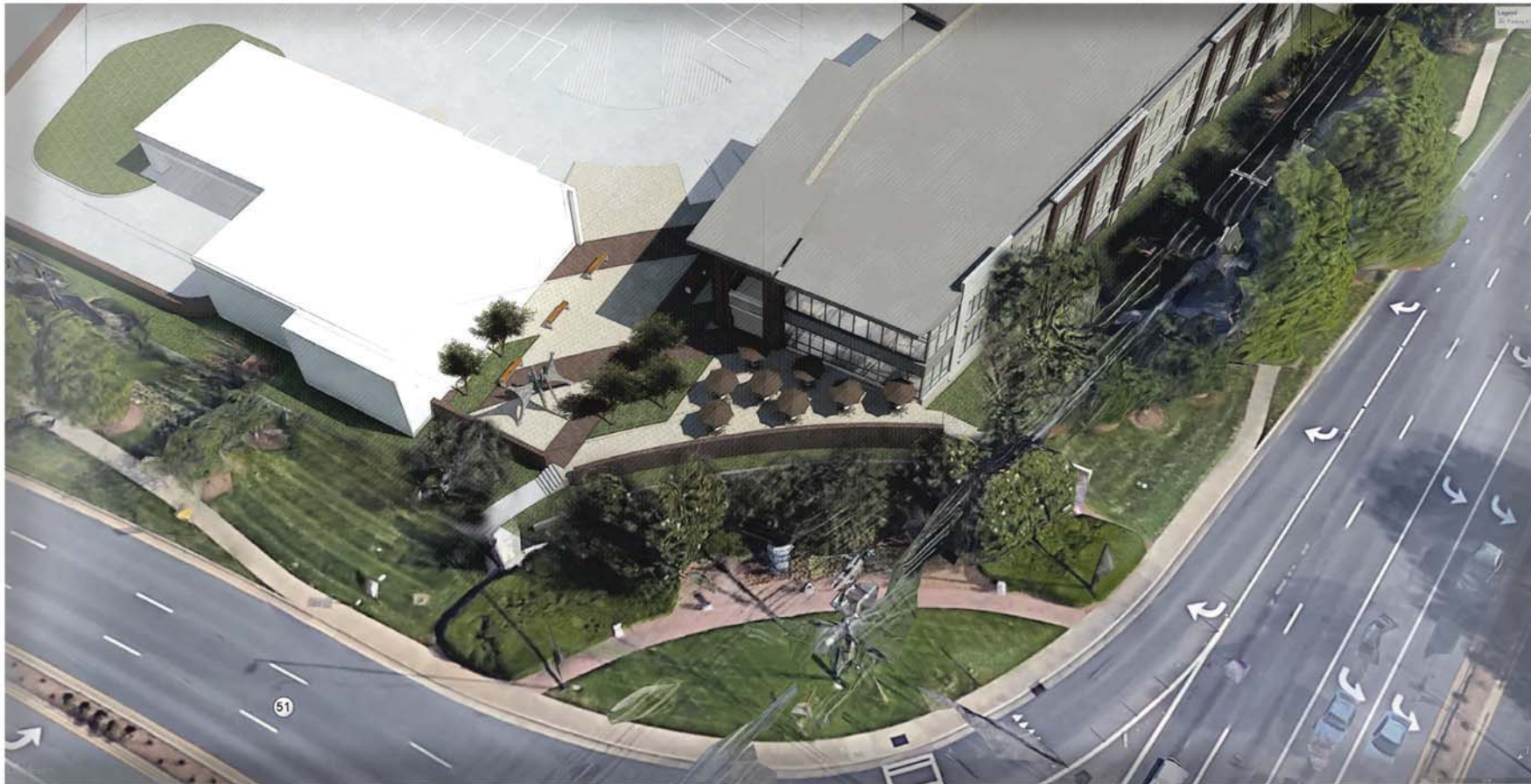
## 11. Amendments to the Rezoning Plan

- 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 portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.
12. **Binding Effect of the Rezoning Application:**

a. If this Rezoning Petition is approved, all conditions



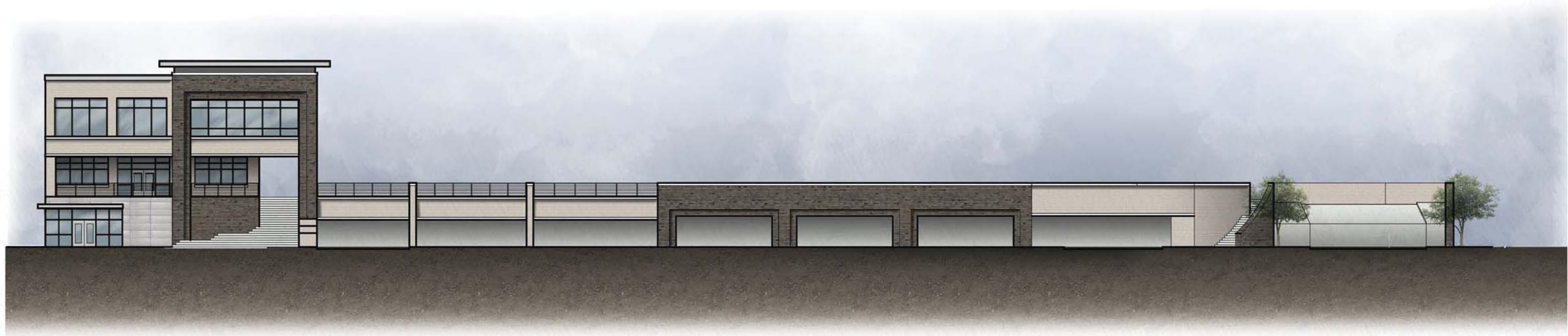
1 SCHEMATIC INTERSECTION VIEW  
RZ-03 SCALE: NTS



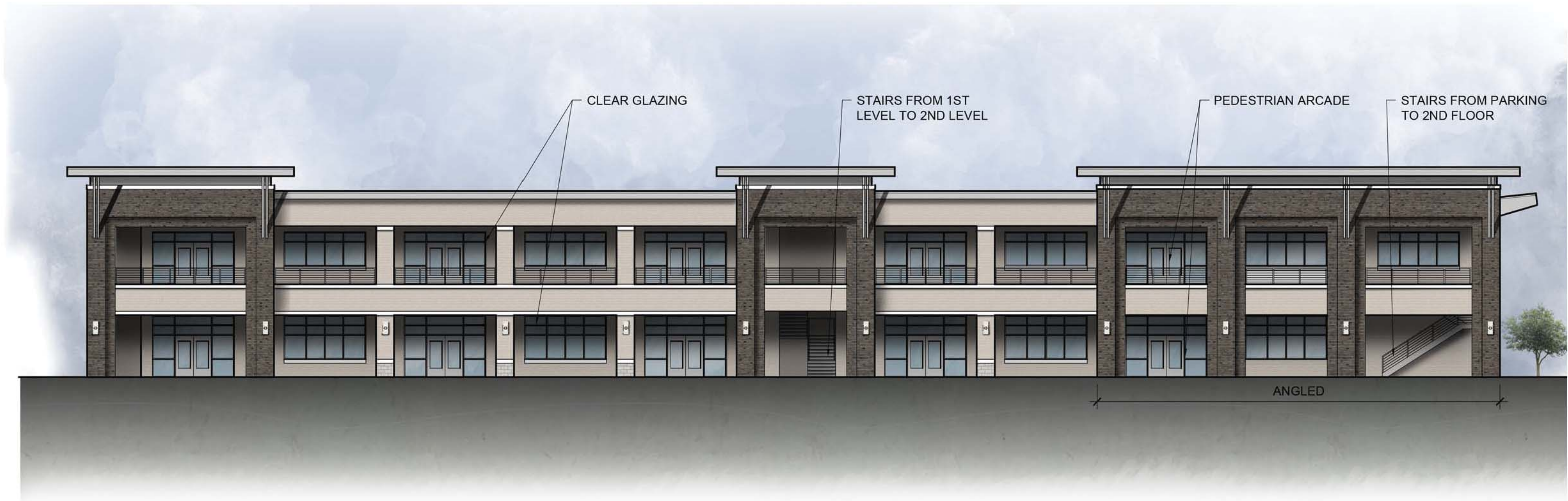
2 SCHEMATIC INTERSECTION VIEW  
RZ-03 SCALE: NTS



3 SCHEMATIC GROCERY PLAZA VIEW  
RZ-03 SCALE: NTS



4 SCHEMATIC INTERNAL PARKING DECK ELEVATION  
RZ-03 SCALE: 3/32" = 1'-0"



5 SCHEMATIC MIXED USE BUILDING ELEVATION  
RZ-03 SCALE: 1/16" = 1'-0"



6 SCHEMATIC MIXED USE BUILDING PROVIDENCE ELEVATION  
RZ-03 SCALE: 1/16" = 1'-0"

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**NOTE**  
THESE SCHEMATIC ELEVATIONS ARE ILLUSTRATIVE FOR THE PROPOSED BUILDINGS AND ARE INCLUDED TO REFLECT AN ARCHITECTURAL STYLE AND QUALITY OF THE BUILDINGS THAT WILL BE CONSTRUCTED ON THE SITE. THESE SCHEMATIC ELEVATIONS ARE ILLUSTRATING THE USE OF VARIED MATERIALS AND ROOFLINES, GLASS (EITHER OPAQUE OR CLEAR), WALL PLANE VARIATION, AND MASSING. THE ACTUAL BUILDINGS CONSTRUCTED ON THE SITE MAY VARY FROM THESE ILLUSTRATIONS PROVIDED THAT THE DESIGN INTENT IS PRESERVED.



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Klein

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**SHEET TITLE**  
SCHEMATIC MIXED  
USE BUILDING &  
PARKING  
ELEVATIONS

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**SHEET NUMBER**

RZ-03



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SCHEMATIC  
GROCERY  
ELEVATIONS

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SHEET NUMBER

RZ-04



1 SCHEMATIC MAIN ENTRY ELEVATION  
RZ-04 SCALE: 1/16" = 1'-0"



2 SCHEMATIC PROVIDENCE RD. ELEVATION  
RZ-04 SCALE: 1/16" = 1'-0"



3 SCHEMATIC INTERNAL STREET ELEVATION  
RZ-04 SCALE: 3/64" = 1'-0"



4 SCHEMATIC LOADING ELEVATION  
RZ-04 SCALE: 1/16" = 1'-0"



5 SCHEMATIC PEDESTRIAN ENTRY VIEW  
RZ-04 SCALE: NTS

NOTE: DOES NOT REFLECT ROADWAY IMPROVEMENTS  
OR FUTURE STREETSCAPE CONDITIONS



6 SCHEMATIC LOADING VIEW  
RZ-04 SCALE: NTS

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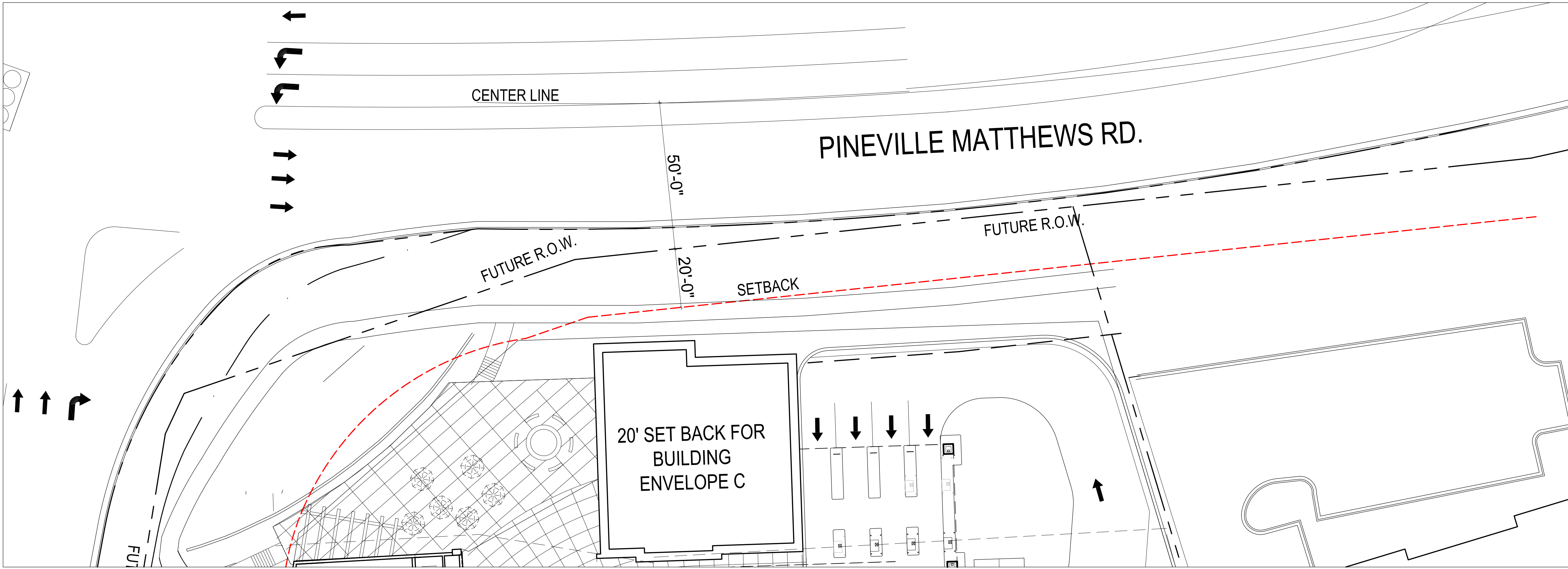
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THESE SCHEMATIC ELEVATIONS ARE ILLUSTRATIVE FOR THE PROPOSED BUILDINGS AND ARE INCLUDED TO REFLECT AN ARCHITECTURAL STYLE AND QUALITY OF THE BUILDINGS THAT WILL BE CONSTRUCTED ON THE SITE. THESE SCHEMATIC ELEVATIONS ARE ILLUSTRATING THE USE OF VARIED MATERIALS AND ROOFLINES, GLASS (EITHER OPAQUE OR CLEAR), WALL PLANE VARIATION, AND MASSING. THE ACTUAL BUILDINGS CONSTRUCTED ON THE SITE MAY VARY FROM THESE ILLUSTRATIONS PROVIDED THAT THE DESIGN INTENT IS PRESERVED.

**NOTICE**

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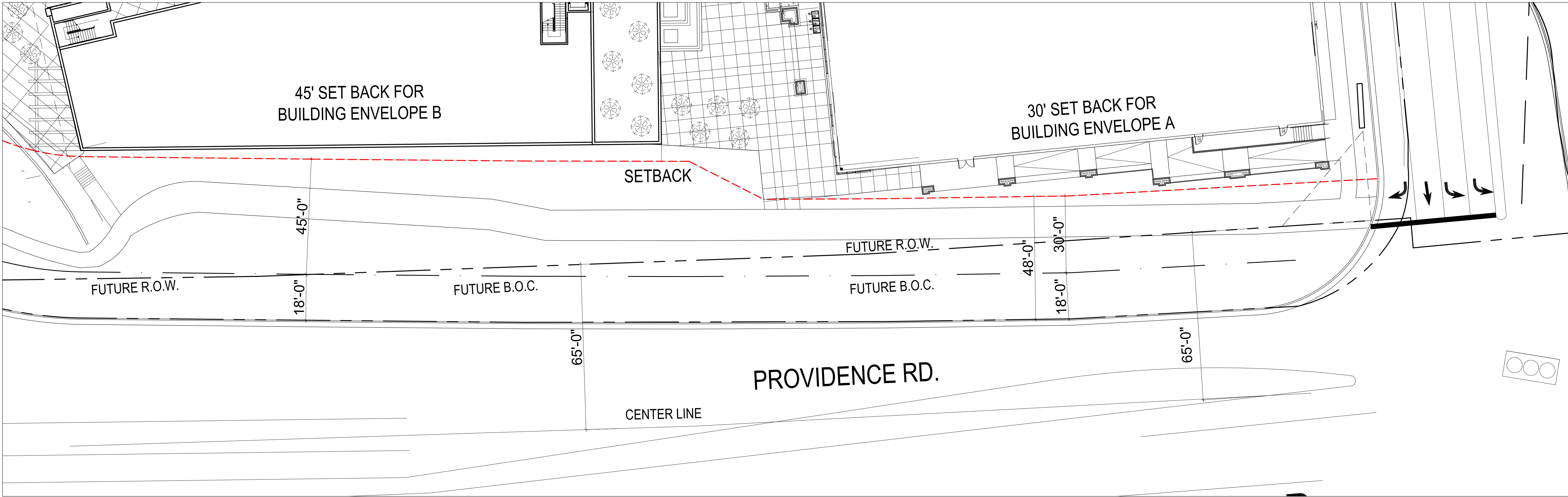
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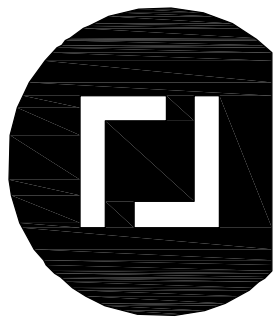
**PINEVILLE MATTHEWS RD. ENLARGED FRONTAGE PLAN**

1  
RZ-05  
SCALE: 1" = 20'-0"  
EXISTING B.O.C AND FUTURE BACK OF CURB ARE THE SAME



**PROVIDENCE RD. ENLARGED FRONTAGE PLAN**

2  
RZ-05  
SCALE: 1" = 20'



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PETITION 2017-057



**ARBORETUM  
MIXED USE  
DEVELOPMENT**  
CHARLOTTE, NC

| PROJECT NUMBER     | SP 731   |
|--------------------|----------|
| ISSUE              | DATE     |
| REZONING SUBMITTAL | 02.27.17 |
| REZONING SUBMITTAL | 05.15.17 |
| REZONING SUBMITTAL | 06.12.17 |
| REZONING SUBMITTAL | 07.17.17 |
| REZONING SUBMITTAL | 08.14.17 |

**DRAWING DATA**

DRAWN BY: GW  
CHECKED BY: RJ  
FILE NUMBER:

**SHEET TITLE**

**ENLARGED  
FRONTAGE  
PLAN**

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**SHEET NUMBER**

**RZ-05**