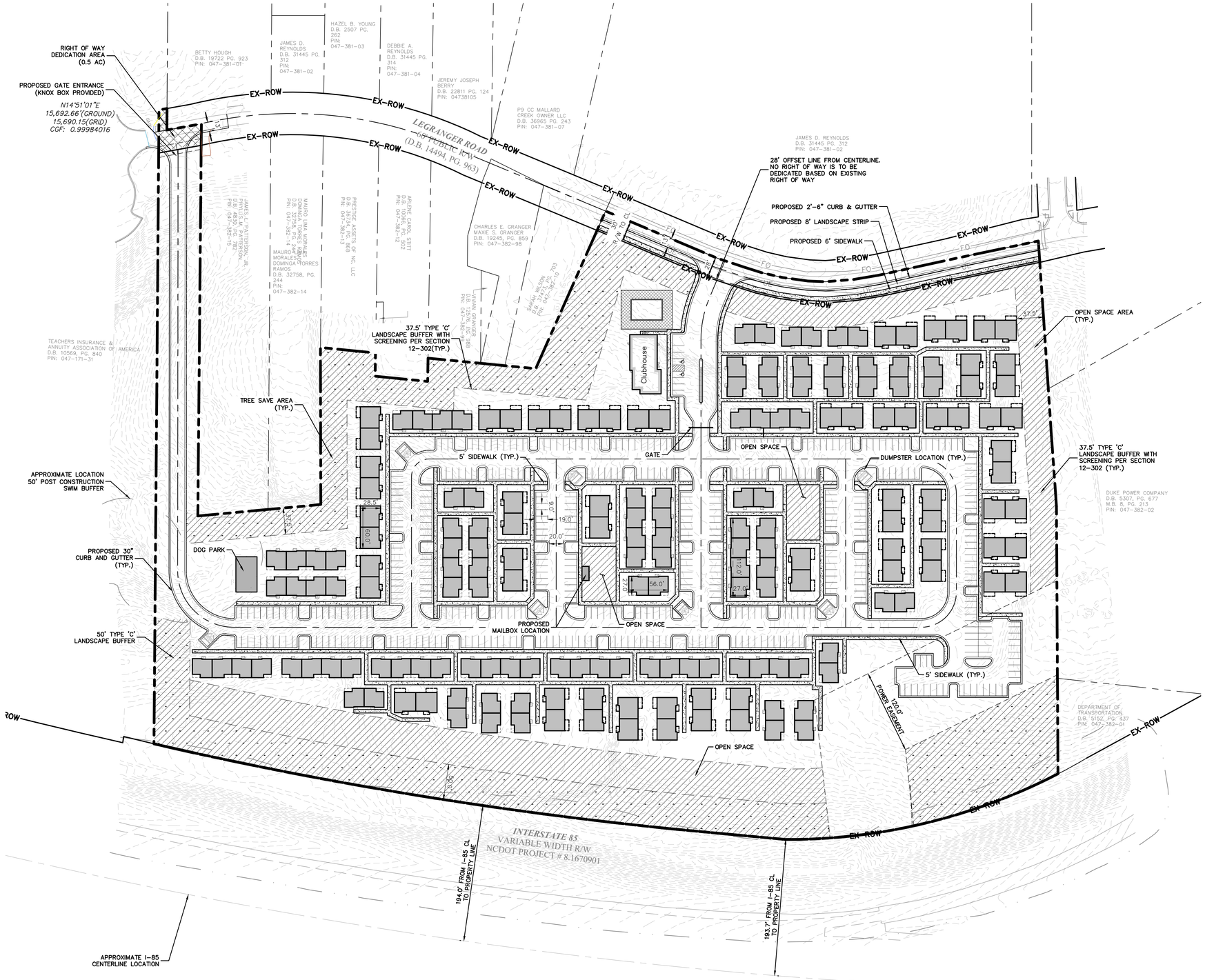

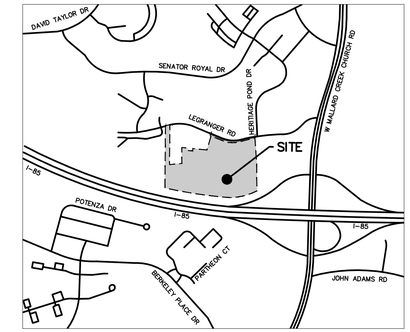

VICINITY MAP
NOT TO SCALE

SITE DATA TABLE

DEVELOPMENT DATA:	
TAX PARCEL ID:	04717118, 04738205, 04738206, 04738207, 04738208 & 04738209
LAND USE:	RESIDENTIAL AND VACANT
TOTAL SITE AREA:	±19.79 ACRES
TOTAL R.O.W. AREA:	± 0 ACRES
TOTAL DISTURBED AREA	±16.41 ACRES
TOTAL NUMBER OF UNITS	184
ZONING DATA:	
FEMA FLOOD PANEL:	3710457700K
WATERSHED:	MALLARD
PC DISTRICT:	YADKIN – SOUTHEAST CATAWBA
ZONING DISTRICT:	
	CURRENT: RE-1
	PROPOSED: RE-3
ZONING STANDARDS	
MIN. BLDG SEPARATION:	10 FT
MAX. BUILDING HEIGHT PER ORDINANCE	
PROPOSED DENSITY:	9.30 DUA
SETBACK:	30'
SIDE YARD:	MIN. 35'
REAR YARD:	MIN. 35'
OPEN SPACE:	
REQUIRED:	1.98 AC (10%)
IMPERVIOUS AREA	
PROPOSED:	±9.15 AC
EXISTING:	0.04 AC
TREE SAVE:	
REQUIRED:	2.97 AC (15.0%)

TREE SAVE CALCULATIONS (PER SECTION 21-94 & 21-95)	
TOTAL BOUNDARY ACREAGE:	±19.79 AC
TREE SAVE CALCULATIONS:	15% TOTAL SITE
TOTAL TREE SAVE REQUIRED (15%):	2.97 AC
TOTAL TREE SAVE PROVIDED:	PER ORDINANCE

EX-ROW — R/W LINE
PROPERTY LINE/ REZONING BOUNDARY
COMMON OPEN SPACE
COMMON OPEN SPACE & TREE SAVE
PROPOSED DWELLING UNIT
PROPOSED SIDEWALK
PROPOSED RIGTH OF WAY DEDICATION

GRAPHIC SCALE IN FEET
0 35 70 140

NORTH

811 Know what's below. Call before you dig.

THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON FINAL DESIGN AND APPROVALS

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NOT FOR CONSTRUCTION

KH PROJECT 014364000
DATE 09/01/2022
SCALE AS SHOWN
DESIGNED BY JJS
DRAWN BY JJS
CHECKED BY JEH

REZONING PLAN

LEGRANGER

PREPARED FOR
BROWN GROUP, INC
CHARLOTTE NORTH CAROLINA

SHEET NUMBER
RZ-01

Posted By:Shirley, Sara Sheet Set:CLT-LD-SSM TEMPLATE Layout:RZ-01 April 10, 2023 02:16:49pm \\kimley-horn.com\CL_CHL\CHL_PRJ\014364 BrownGroup\000 - Charlotte - Legranger\02 - DWG\Exhibit\Rezoning\REZONING PLAN_2023.04.10.dwg

BROWN GROUP – LEGRANGER ROAD
DEVELOPMENT STANDARDS
4/10/2023
REZONING PETITION NO. 2022-193

SITE DEVELOPMENT DATA:

--**ACREAGE:** ± 19.79
--**TAX PARCEL #S:** 047-171-18, 047-382-05, 047-382-06, 047-382-07, 047-382-08 AND 047-382-09
--**EXISTING ZONING:** RE-1 & R-4
--**PROPOSED ZONING:** RE-3 (CD)
--**EXISTING USES:** RESIDENTIAL AND VACANT
--**PROPOSED USES:** UP TO ONE HUNDRED EIGHTY-FOUR (184) TOWNHOME STYLE MULTI-FAMILY RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE RE-3 DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).
--**MAXIMUM BUILDING HEIGHT:** AS ALLOWED BY ORDINANCE.
--**PARKING:** WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

1. GENERAL PROVISIONS.

a. SITE LOCATION. THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN AND OTHER GRAPHICS SET FORTH ON ATTACHED SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY THE BROWN GROUP (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF ONE HUNDRED EIGHTY-FOUR (184) TOWNHOME STYLE MULTI-FAMILY RESIDENTIAL DWELLING UNITS ON AN APPROXIMATELY ±19.79-ACRE SITE LOCATED ALONG LEGRANGER ROAD (THE "SITE").

b. 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 (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE RE-3 ZONING CLASSIFICATION SHALL GOVERN.

c. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES, AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDES 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 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

i. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

THE PLANNING DIRECTOR, OR DESIGNEE 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.

2. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY. THE TOTAL NUMBER OF PRINCIPAL RESIDENTIAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED EIGHTY (80). 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 BUILDINGS LOCATED ON THE SITE.

3. PERMITTED USES & DEVELOPMENT AREA LIMITATION.

a. THE SITE MAY BE DEVELOPED WITH UP TO ONE HUNDRED EIGHTY-FOUR (184) TOWNHOME STYLE MULTI-FAMILY RESIDENTIAL DWELLING UNITS ALONG WITH ASSOCIATED ACCESSORY USES WHICH ARE PERMITTED UNDER THE ORDINANCE OF ALL TYPES IN THE RE-3 ZONING DISTRICT AS GENERALLY DEPICTED ON THE REZONING PLAN.

4. ACCESS AND TRANSPORTATION IMPROVEMENTS.

a. ACCESS TO THE SITE WILL BE FROM LEGRANGER ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINT(S) ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY CDOT AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT") IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

b. THE ALIGNMENT OF THE INTERNAL 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 CDOT AND/OR NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

c. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTHEASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

d. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

e. THE LOCATION OF CURB AND GUTTER ALONG THE SITE'S LEGRANGER'S ROAD FRONTAGE SHALL BE THIRTEEN (13) FEET FROM ROADWAY CENTERLINE TO ACCOMMODATE A ROADWAY TYPICAL SECTION MATCHING CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL (CLDSM) U-02.

f. THE PETITIONER SHALL DEDICATE A MINIMUM OF TWENTY-EIGHT (28) FEET OF RIGHT-OF-WAY FROM THE ROAD CENTERLINE ALONG LEGRANGER.

g. THE PETITIONER SHALL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND SIX (6) FOOT SIDEWALK ALONG THE SITE'S FRONTAGE ON LEGRANGER ROAD PER CHAPTER 19.

h. THE PETITIONER SHALL RECONSTRUCT LEGRANGER TO MEET CLDSM U-02 STANDARDS ALONG SITE'S FRONTAGE INCLUDING SIDEWALK AS DESCRIBED ABOVE AND, CURB AND GUTTER. ROADWAY IMPROVEMENTS SHALL BE COORDINATED WITH ADJACENT DEVELOPMENT (SDRU-2022-00007).

i. ALL TRANSPORTATION IMPROVEMENTS THAT ARE THE RESPONSIBILITY OF THE PETITIONER, SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE SUBJECT TO THE PETITIONER'S ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

j. IT IS UNDERSTOOD, A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION.

5. STREETSCAPE, BUFFERS, LANDSCAPING, AND SCREENING.

a. A THIRTY-SEVEN AND A HALF (37.5) FOOT CLASS 'C' BUFFER WILL BE PROVIDED ALONG THE NORTHERN PROPERTY LINE AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. A FIFTY (50) FOOT CLASS 'C' LANDSCAPE BUFFER SHALL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.

c. THE SETBACK ALONG LEGRANGER ROAD SHALL BE THIRTY (30) FEET AS MEASURED FROM THE FUTURE RIGHT OF WAY. A SIX (6) FOOT SIDEWALK AND EIGHT (8) FOOT PLANTING STRIP SHALL BE PROVIDED AS GENERALLY DEPICTED.

d. TRASH COLLECTION FROM THE SITE WILL BE FROM DUMPSTERS OR A TRASH COMPACTOR.

e. ALONG THE SITE'S INTERNAL PARKING AREAS, THE PETITIONER WILL PROVIDE A SIDEWALK AND CROSSWALK NETWORK THAT LINKS TO THE BUILDINGS ON THE SITE AND TO THE SIDEWALKS ALONG THE ABUTTING PUBLIC STREETS. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE AS REQUIRED PER THE ORDINANCE.

6. GENERAL ARCHITECTURAL DESIGN GUIDELINES.

a. ARCHITECTURAL AND DESIGN CONTROLS. THE DEVELOPMENT SHALL ADHERE TO THE FOLLOWING STANDARDS:

i. BUILDINGS FRONTING ON LEGRANGER ROAD WILL BE ARTICULATED SUCH THAT EXPANSES OF SOLID WALLS EXCEEDING TWENTY (20) LINEAR FEET WILL BE AVOIDED WITH EITHER HORIZONTAL AND VERTICAL VARIATIONS IN WALL PLANES, MATERIALS AND/OR BUILDING COLOR. RETAINING WALLS LOCATED ALONG LEGRANGER ROAD FIVE (5) FEET OR GREATER IN HEIGHT WILL MEET THE REQUIREMENT FOR SOLID WALLS INDICATED ABOVE.

ii. ALL BUILDINGS LOCATED WITHIN THE SITE WILL BE ARCHITECTURALLY INTEGRATED TO COMPLEMENT ONE ANOTHER BY USING SIMILAR OR COMPATIBLE ARCHITECTURAL STYLES, BUILDING MATERIALS, LANDSCAPE ELEMENTS, PLANTS, AND SIGNAGE TREATMENTS TO CREATE A UNIFIED AND COHESIVE DEVELOPMENT. IN ADDITION, BUILDINGS LOCATED WITHIN THE SITE MUST BE DESIGNED USING A SIMILAR: (I) ARCHITECTURAL STYLE, (II) BUILDING MATERIALS, (III) COLORS AND (IV) SIGNAGE SO THAT DEVELOPMENT ON THE SITE CREATES A COHESIVE WHOLE AND NOT A SERIES OF BUILDINGS WITH UNRELATED AND WHOLLY DISSIMILAR ARCHITECTURAL STYLES, BUILDING MATERIALS, COLORS, AND SIGNAGE.

iii. BUILDINGS ON THE SITE MAY BE CONSTRUCTED WITH THE FOLLOWING MATERIALS: BRICK, STONE, SYNTHETIC STONE, PRECAST STONE AND/OR VINYL.

iv. ENTRANCES WILL BE CONNECTED VIA A SIDEWALK TO ADJACENT PUBLIC OR PRIVATE STREET SIDEWALKS.

v. ROOF FORM AND ARTICULATION - ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS: (I) LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM, TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIPS, DORMER OR PARAPETS; (II) FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS; AND (III) ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET.

vi. UTILITIES SHALL BE SCREENED AND SHALL NOT BE VISIBLE FROM THE PUBLIC STREET. THIS INCLUDES, MECHANICAL AND ELECTRICAL EQUIPMENT, UTILITY METERS, DUMPSTERS, AND BACKFLOW PREVENTERS. NO FENCING SHALL BE LOCATED BETWEEN THE BUILDING AND THE PUBLIC STREET. LANDSCAPING MAY BE USED TO SCREEN UTILITIES.

vii. RESIDENTIAL BUILDING ENTRANCES SHALL BE AT OR SLIGHTLY ABOVE GRADE.

7. OPEN SPACE.

a. OPEN SPACE AREAS WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PROPOSED OPEN SPACE AMENITY AREAS WILL BE IMPROVED WITH LANDSCAPING, SEATING AREAS, HARDSCAPE ELEMENTS, DOG PARKS, POOL, AND/OR SHADE STRUCTURES AS APPLICABLE AND APPROPRIATE TO THE PROPOSED AMENITY AREA.

8. ENVIRONMENTAL FEATURES.

a. DEVELOPMENT ON THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE ("PCCO").

b. DEVELOPMENT ON THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

c. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

9. LIGHTING.

a. ALL LIGHTING FIXTURES LOCATED ON THE SITE SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES WITH THE EXCEPTION OF LOWER, DECORATIVE LIGHTING THAT IS NOT VISIBLE FROM OFF-SITE RESIDENTIALLY ZONED OR USED PROPERTY THAT MAY BE INSTALLED ALONG THE INTERNAL SIDEWALKS.

b. THE DETACHED LIGHTING ON THE SITE, EXCEPT STREETLIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED IN HEIGHT AS REQUIRED BY THE ORDINANCE.

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 DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

12. BINDING EFFECT OF THE REZONING APPLICATION.

a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

Know what's below. Call before you dig.

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NOT FOR CONSTRUCTION

KH PROJECT 014364000
DATE 09/01/2022
SCALE AS SHOWN
DESIGNED BY JJS
DRAWN BY JJS
CHECKED BY JEH

REZONING NOTES

LEGRANGER
PREPARED FOR
BROWN GROUP, INC
CHARLOTTE NORTH CAROLINA

SHEET NUMBER
RZ-02

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Plotted By:Shirley, Sara Sheet Set:CLT-LD SSM TEMPLATE Layout:RZ-02 REZONING NOTES April 10, 2023 01:46:09pm \\kimley-horn.com\CL_CHL\CHL_PRJ\014364 BrownGroup\000 - Charlotte - Legranger\02 - DWG\Exhibit\Rezoning\REZONING PLAN_2023.04.10.dwg

THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON FINAL DESIGN AND APPROVALS

GRAPHIC SCALE IN FEET
0 35 70 140

NORTH

No.	REVISIONS	DATE	BY

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KH PROJECT
014364000

SCALE	AS SHOWN
DESIGNED BY	JJS
DRAWN BY	JJS
CHECKED BY	JEH

REZONING PLAN

LEGRANGER

PREPARED FOR

BROWN GROUP, INC

CHARLOTTE NORTH CAROLINA

SHEET NUMBER

RZ-03