

12/22/2020 8:19 AM SHAUN HICKS \\CHFILES\PROJECTS\\_2019\1019419\CAD\ENTITLEMENTS\1019419\_RZN\_EXST.DWG

LandDesign. 223 NORTH GRAHAM STREET CHARLOTTE, NC 28202 704.333.0325 WWW.LANDDESIGN.COM

# **NOT FOR** CONSTRUCTION

## COMMUNITY RESOURCE **CENTER -**

SOUTHWEST LOCATION MECKLENBURG COUNTY -

ASSET & FACILITY MANAGEMENT DEPARTMENT CHARLOTTE, NC

REZONING PETITION # 2020-091 LANDDESIGN PROJ.# 1019419

	1	019419					
<b>REVISION / ISSUANCE</b>							
NO.	DESC	RIPTION	DATE				
1	1ST RE SUBI	05.26.2020					
2	2ND RE SUBI	10.12.2020					
3	3RD RE SUBI	11.16.2020					
$\Delta$	4TH REZONING SUBMITTAL		12.22.2020				
DE	DESIGNED BY: RJP/SAH						
	AWN BY: ECKED BY:	SAH RJP/SAH					
_	ECKED DT.	KJF/SAN					
SCALE			NORTH				
VEF	RT: N/A						
HOP	RZ: 1"=100'						
0	50'	100'	200'				

EXISTING CONDITIONS

SHEET TITLE

ORIGINAL SHEET SIZE: 24" X 36"





12/22/2020 8:20 AM SHAUN HICKS \\CHFILES\PROJECTS\\_2019\1019419\CAD\ENTITLEMENTS\1019419\_RZN\_TDS.DWG

/ /			LandDesign. 223 NORTH GRAHAM STREET CHARLOTTE, NC 28202 704.333.0325
			WWW.LANDDESIGN.COM
			KEY MAP
	DEVELOPMENT	±40.85 ACRES	
	TAX PARCELS:	16915117, 16915116, 16915115, 16915114, 16915113, 16915112, 16915111, 16915110, 16915109, 16915108, 16915107, 16915106, 16915105, 16915104, 16915103, 16915102,	
		16915105, 16915104, 16915105, 16915102, 16915101, 16915132, 16915131, 16915515, 16915516, 16915517, 16915518, 16915519, 16915520, 16915521, 16915522, 16915523, 16915524, 16915525, 16915526, 16915527, 16915528, 16915529, 16915530, 16915531, 16915532, 16915535, 16915536, 16915537	SEAL
	EXISTING ZONING: PROPOSED ZONING	R-4 (SINGLE FAMILY RESIDENTIAL)	
//	EXISTING USE:	ONE (1) SINGLE FAMILY HOME, FORESTED	
	PROPOSED USE(S):	CLINIC AND OFFICES, CIVIC FACILITY, AND GOVERNMENT BUILDING AS PERMITTED BY RIGHT. *REFER TO NOTE 2 (B) AND 2 (C) IN THE DEVELOPMENT STANDARDS FOR LAND USE EXCLUSIONS.	
	MAXIMUM BUILDING HEIGHT:	HEIGHT AS PERMITTED BY ORDINANCE AND WILL BE MEASURED AS DEFINED BY THE ORDINANCE.	NOT FOR CONSTRUCTION
	PARKING:	AS REQUIRED BY THE ORDINANCE FOR THE PROPOSED USES.	PROJECT
	NOTES:		COMMUNITY RESOURCE
	CHARACTER BUILDING CO FINAL CONS	ARE ILLUSTRATIVE TO SHOW GENERAL INTENT, 7, RELATIONSHIPS OF USES, CIRCULATION, AND ONFIGURATION FOR THE PURPOSES OF REZONING. TRUCTION MAY VARY BASED ON PERMITTING AND	CENTER - SOUTHWEST LOCATION
	2. REFER TO SI	N CONDITIONS. HEETS AND NOTES AS PART OF THIS SET FOR INFORMATION.	MECKLENBURG COUNTY -
			CHARLOTTE, NC
			REZONING PETITION # 2020-091
	an a state of the st		LANDDESIGN PROJ.# 1019419
VICINITY MAP (*NOT T	O SCALE)		REVISION / ISSUANCE
	A A A A A A A A A A A A A A A A A A A		NO.         DESCRIPTION         DATE           1         1ST REZONING SUBMITTAL         05.26.2020
	1	TWOLARD	2 2ND REZONING SUBMITTAL 10.12.2020
	W. TWOLA RD		3 3RD REZONING SUBMITTAL 11.16.2020 4 4TH REZONING 12.22.2020
	SHARVIEW C		41H REZUNING     12.22.2020       SUBMITTAL     12.22.2020
	777		
	BLENROCK DR		
	HODALE DR	THE RESIDENCE OF THE RE	
	OSPREY PT DR		
	L L L L L L L L L L L L L L L L L L L		DESIGNED BY: RJP/SAH DRAWN BY: SAH CHECKED BY: RJP/SAH
	NATIONS	ARCHDALE DR	SCALE NORTH
2			VERT: N/A HORZ: 1"=100'
			HOR2: 1 <sup>2</sup> =100 0 50' 100' 200'

TECHNICAL DATA

RZ-01

ORIGINAL SHEET SIZE: 24" X 36"

# Community Resource CenterDevelopment Standards▲▲12/22/2020Rezoning Petition No. 2020-091

# Site Development Data:

- Site Acreage: +/-40.85 Acres
- Tax Parcels:
  - 16915117, 16915116, 16915115, 16915114, 16915113, 16915112, 16915111, 16915110, 16915109, 16915108, 16915107, 16915106, 16915105, 16915104, 16915103, 16915102, 16915101, 16915132, 16915131, 16915515, 16915516, 16915517, 16915518, 16915519, 16915520, 16915521, 16915522, 16915523, 16915524, 16915525, 16915526, 16915527, 16915528, 16915529, 16915530, 16915531, 16915532, 16915535, 16915536, 16915537
- Existing Zoning: R-4
- Proposed Zoning: INST (CD)
   Existing Uses: One (1) Single family home, forested
- Proposed Uses: Clinic and Offices, Civic facility, and Government Building as permitted by right.
- Maximum Gross Square Feet of Development: Up to 300,000 square feet of gross floor area
- Maximum Building Height: Height as permitted by Ordinance and will be measured as defined by the Ordinance.
- **Parking:** As required by the Ordinance for the proposed uses.
- 1. General Provisions:
- **a. Site Location:** These Development Standards, Schematic Site Plan and other graphics set forth on Sheet RZ-01 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Mecklenburg County ("Petitioner") to accommodate the development of institutional uses on an approximately 40.85 acre site located along Nations Ford Road (the "Site"). The existing plat including the unopened portion of Reynolds Ave., unopened Tocoma Drive, and single family lots will go through the ROW abandonment/recombination process.
- **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 INST zoning classification shall govern all development taking place on the Site.
- c. Graphics and Alterations: Any schematic depictions of the building envelopes, parking areas, sidewalks, 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. Any layouts, 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 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 6.207 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; such as minor modifications to the configurations of any building envelope, driveways and parking area dimensions and the like as long as the modifications maintain the general building/parking orientation and character of the development generally depicted on 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. Planned/Unified Development**: The Site shall be viewed in the aggregate as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, side and rear yards, buffers, building height separation standards, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site.
- e. Number of Buildings Principal and Accessory: Notwithstanding the number of building(s) shown on the Rezoning Plan, 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).

#### 2. <u>Permitted Uses, Development Area Limitations:</u>

- a. The Site may be developed with up to 300,000 square feet gross floor area of Clinic and Offices, Civic facility, and Government Building as permitted by right.
- b. Uses permitted under prescribed conditions as listed in the Institutional District ordinance are to exclude:
  - b.a. Section 9.503 (3) Cemeteries
  - b.b. Section 9.503 (6) Dormitories
  - b.c. Section 9.503 (7) Funeral homes
  - b.d. Section 9.503 (9) Jails and prisons uses
  - b.e. Section 9.503 (9.1) Land clearing and inert debris landfills (LCID): offsite
  - b.f. Section 9.503 (20.5) (c) Shelters Homeless Shelter
  - b.g. Section 9.503 (21) Stadiums and arenas

C.

- Permitted accessory uses and structures as listed in the Institutional District ordinance are to exclude:
  - c.a. Section 9.504 (1.5) Crematory facilities, within a cemetery
  - c.b. Section 9.504 (2) Drive-n service windows as an accessory tot he principal use.
  - c.c. Section 9.504 (6) Land clearing and inert landfill (LCID)
  - c.d. Section 9.504 (8) Petroleum storage
     c.e. Section 9.504 (8.5) Satellite dish farm, used in conjunction with telecommunications and data storage facility

Ο.

m

n.

Transportation:		planting strip and m
The Patitionar will provide access to the Site as generally depicted on the Pazaning Plan		and in no event will right of way or ease
The Petitioner will provide access to the Site as generally depicted on the Rezoning Plan. Provide for unsignalized, full movement intersection for Main Private Drive connection to Nations Ford Road to be		wide multi-use path
coordinated with CDOT.		building permit for t
Provide for unsignalized, full movement intersection aligned with Echodale Drive to be coordinated with CDOT.		minimum 12 foot wi
Internal streets will be private streets built per the USDG local office/commercial wide cross section. Parallel parking to provided on South side of main private drive. Final location to be coordinated with final plan,		acquires title to the foot wide multi-use
parking access, and coordination with CDOT/Planning.		
Parallel parking to provided on West and East sides of secondary private drive. Final location to be coordinated with	4.	Setbacks, Buffers
final plan, parking access, and coordination with CDOT/Planning.		
Provide a 10' wide pedestrian/bike multi use path connection to Reynolds Avenue as depicted on the Rezoning Plan. This path is to be limited to pedestrians/bikers and will not include vehicular traffic.	a. b.	A forty (40) foot set A seventy-five (75)
Subject to the approval of CDOT and any other governmental agencies, Petitioner shall construct an ADA compliant	D.	provided along the
bus waiting pad 60.03A within the required planting strip along the Site's frontage on Nations Ford Road. The exact		west property lines
location of the waiting pad shall be determined during the site design and permitting process, and the waiting pad		▲ ( b.a. Buff
shall be located entirely within right of way. In the event that Petitioner cannot obtain all approvals and permits		acc
required to construct the waiting pad, then Petitioner shall have no obligation to construct the waiting pad. CATS shall be responsible for the installation and maintenance of a bench or shelter on the waiting pad.		b.b. Buff
Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall		
dedicate and convey to the City or to NCDOT (subject to a reservation for any necessary utility easements) those	<u>∧</u> (c. `	A twenty (20) foot s
portions of the Site located immediately adjacent to Nations Ford Road as required to provide right of way measuring		
41 feet (2 feet behind the back of the multi-use path) from the existing centerline of Nations Ford Road, to the extent that such right of way does not already exist.	5.	Architectural Stan
A minimum 8 foot wide planting strip and a minimum 12 foot wide multi-use path shall be installed along the Site's	a.	<b>Building Materials</b>
frontage on Nations Ford Road.		building materials u
Petitioner shall submit a Petition to the City requesting the abandonment of that portion of the right of way for		pre-cast stone, pred
Reynolds Avenue that is located on the Site and generally depicted on the Rezoning Plan and any other right of way located on the Site.		EIFS, cast on site c soffits.
Subject to the approval of CDOT and any other governmental agencies and the availability of existing right of way to		Jointo.
accommodate accessible ramps on the west side of Nations Ford Road for the pedestrian crossings, Petitioner shall	b.	Mechanical Equip
stripe two pedestrian crossings within Nations Ford Road along the Site's frontage on Nations Ford Road to provide		from view of adjace
pedestrian connections from the 12 foot wide multi-use path along the Site's frontage on Nations Ford Road to the	-	
sidewalk located across from the Site on the west side of Nations Ford Road. The locations of these pedestrian crossings shall be determined during the permitting process. In the event that Petitioner cannot obtain all approvals	C.	Dumpster Screeni
and permits required to stripe the pedestrian crossings, or in the event that there is not existing right of way to	d.	Pedestrian Entran
accommodate accessible ramps on the west side of Nations Ford Road for the pedestrian crossings, then Petitioner		glazing, awnings, c
shall have no obligation to stripe the pedestrian crossings.		
Any reference to the term "substantially complete" in this Section 3 of the Development Standards shall mean a	е.	The architectural a e.a. Buil
determination by CDOT and/or NCDOT that the applicable roadway improvements are deemed "substantially complete" for the purpose of the issuance of certificates of occupancy for building(s) on the Site. However, in the		e.a. Buil or p
event that certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at		e.a.a.
the time that Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site, then CDOT will instruct		e.a.b.
applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event		
Petitioner may be required to post a letter of credit or a bond for any improvements not in place at the time such		
certificates of occupancy are issued to secure the completion of the relevant improvements. The transportation improvements set out below shall be substantially complete prior to the issuance of the first		
certificate of occupancy for a new building constructed on the Site.		
(1) Intersection of Nations Ford Road & W. Tyvola Road (Signalized)		
(a) Construct an eastbound right turn lane with 200 feet of storage utilizing the existing channelized slip		e.a.c.
lane on W. Tyvola Road. (b) Construct a westbound right turn lane with 200 feet of storage utilizing the existing channelized slip		e.a.d.
(b) Construct a westbound right turn lane with 200 feet of storage utilizing the existing channelized slip lane on W. Tyvola Road.		C.a.u.
(c) Install additional pedestrian improvements at this intersection such as pedestrian signal heads and		
leading pedestrian intervals.		e.a.e.
(2) Intersection of Nations Ford Road & Glenrock Drive/Proposed Access "A" (Unsignalized) The following access configuration is proposed:		
(a) One ingress lane and two egress lanes (a westbound left turn lane with 200 feet of storage and a		e.a.f.
terminating right turn lane on Proposed Access "A").		e.a.g.
(b) Remark to ensure a two-way-left-turn lane on Nations Ford Road between Glenrock Drive and	6.	Environmental Fea
Proposed Access "A".	0.	
(c) Minimum internal protected stem of 200 feet.	a.	The Site shall comp
(3) Intersection of Nations Ford Road & Echodale Drive/Proposed Access "B" (Unsignalized)	b.	The site will comply
The following access configuration is proposed:	С.	The location, size, a and approval as pa
(a) One ingress lane and two egress lanes (a westbound right turn lane with 200 feet of storage and		Adjustments may b
left-thru lane on Proposed Access "B"). (b) Remark a southbound left turn lane with 100 feet of storage from existing two-way-left-turn-lane on		discharge points.
(b) Remark a southbound left turn lane with 100 feet of storage from existing two-way-left-turn-lane on Nations Ford Road.		
(c) Minimum internal protected stem of 200 feet.	7.	Signage:
(d) Results of a Signal Warrant Analysis indicate that a traffic signal is <u>not</u> warranted at this location.	a.	Signage as allowed
	u.	eighage ac anowed
<ul> <li>(4) Intersection of Nations Ford Road &amp; I-77 Southbound Ramps (Signalized)</li> <li>(a) Construct a southbound right turn lane with 200 feet of storage utilizing the existing channelized slip</li> </ul>	8.	Lighting:
lane on Nations Ford Road.		
	а.	All new lighting sha the driveways, side
(5) Intersection of Nations Ford Road & I-77 Northbound Off-Ramp/Archdale Drive (Signalized)		the unveways, side
(a) Extend eastbound left turn lane from 150 feet to 500 feet of storage on I-77 Northbound Off-Ramp.	9.	Amendments to th
<ul> <li>(6) <u>Intersection of Archdale Drive &amp; I-77 Northbound On-Ramp (Signalized)</u></li> <li>(a) Extend existing channelized northbound right turn lane from 200 feet to 300 feet of storage on Nations</li> </ul>	a.	Future amendments
<ul> <li>(a) Extend existing channelized northbound right turn lane from 200 feet to 300 feet of storage on Nations Ford Road.</li> </ul>		then Owner or Own accordance with the
Petitioner shall dedicate and convey all relevant right of way to the City of Charlotte prior to the issuance of the first	10.	Binding Effect of t
certificate of occupancy for a new building constructed on the Site. The right of way shall be setback 2 feet behind		
the back of sidewalk where feasible. If it is not feasible, the sidewalks, or portions thereof, may be located in a sidewalk utility easement.	а.	If this Rezoning Pet
Petitioner has committed to install a minimum 8 foot wide planting strip and a minimum 12 foot wide multi-use path		Rezoning Plan will, inure to the benefit
along the Site's frontage on Nations Ford Road. Additionally, Petitioner will exert reasonable and good faith efforts to		their respective heir
obtain right of way or easements from the owners of Tax Parcel Nos. 169-155-34 and 169-155-33 (the "Adjacent		
Parcels") prior to the issuance of the first building permit for the Site for the purpose of extending the minimum 8 foot wide planting strip and minimum 12 foot wide multi-use path along the Adjacent Parcels' frontages on Nations Ford	11.	Open Space
wide planting strip and minimum 12 foot wide multi-use path along the Adjacent Parcels' frontages on Nations Ford Road. Reasonable and good faith efforts will not require Petitioner to pay to the owners of the Adjacent Parcels more	а.	Open space areas

wide planting strip and minimum 12 foot wide multi-use path along the Adjacent Parcels' frontages on Nations Ford Road. Reasonable and good faith efforts will not require Petitioner to pay to the owners of the Adjacent Parcels more than the appraised values of the right of way or easements necessary for the extension of the minimum 8 foot wide

Open space areas designated on the Rezoning Plan shall be improved with benches or other seating elements, landscaping, hardscape and decorative lighting.

minimum 12 foot wide multi-use path along the Adjacent Parcels' frontages on Nations Ford Road vill Petitioner be required to pay more than the appraised values. If Petitioner is unable to acquire the sements necessary for the extension of the minimum 8 foot wide planting strip and minimum 12 foot ath along the Adjacent Parcels' frontages on Nations Ford Road prior to the issuance of the first r the Site, Petitioner shall have no obligation to extend the minimum 8 foot wide planting strip and wide multi-use path along the Adjacent Parcels' frontages on Nations Ford Road. If Petitioner the Adjacent Parcels, Petitioner shall extend the minimum 8 foot wide planting strip and minimum 12 se path along the Adjacent Parcels' frontages on Nations Ford Road.

#### rs and Screening:

etback shall be provided as defined by the Ordinance from public streets.

75) foot Class B Buffer that can be reduced per ordinance, and a twenty (20) foot side yard will be ne site's property boundaries that abut single family uses or zoning along the Site's north, south, and es as generally depicted on the Rezoning Plan. Buffer along the north property line abutting parcel 16915130 will need to be reduced in order to be reduced by the second second

pordinated with with CDOT, planning, and final site plan. uffers to be implemented per ordinance standards. The width of any required buffer may be reduced

t side yard shall be provided along the Site's North and South property boundary.

#### andards:

**Is:** The principal building(s) constructed on the Site may use a variety of building materials. The used for buildings will be a combination of the following: glass, brick, stone, simulated stone, recast concrete, synthetic stone, stucco, cementitious siding (such as hardi-plank), metal panels, e concrete panel or wood. Vinyl as a building material will not be allowed except on windows and

**ipment Screening:** HVAC and related mechanical equipment will be screened from public view and cent properties and proposed public streets at grade.

**ning:** Dumpster areas and recycling areas will be enclosed by a solid wall or fence.

ances: All pedestrian entrances, excluding emergency exits, will be architecturally defined with canopies and/or other architectural element.

I and design standards set out below shall apply to new buildings constructed on the Site. uilding Placement and Site Design shall focus on and enhance the pedestrian environment on public private network required streets through the following:

- Buildings shall be placed so as to present a front or side facade to all streets.
- First floor facades fronting streets shall include a combination of windows and operable doors for a minimum of 60% of each frontage elevation with transparent glass between 2' 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 3'-0" clear depth between window and rear wall. Windows within this zone shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4'-0" above adjacent street sidewalk.
- A direct pedestrian connection should be provided between street facing doors and corner entrance features to sidewalks on adjacent streets.
- Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as, but not limited to, banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls. Building elevations shall be designed with vertical bays 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.
- Buildings shall have a minimum height of 22 feet.
- Multi-story buildings shall have a minimum of 15% transparency on all upper stories.

#### eatures:

mply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance. bly with the City of Charlotte Tree Ordinance.

e, and type of storm water management systems depicted on the Rezoning Plan are subject to review part of the full development plan submittal and are not implicitly approved with this rezoning. The necessary in order to accommodate actual storm water treatment requirements and natural site

ed by the ordinance.

hall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along dewalks, plazas, and parking areas.

#### the Rezoning Plan:

nts to the Rezoning Plan (which includes these Development Standards) may be applied for by the wners of the applicable Development Area portion of the Site affected by such amendment in the provisions herein and of Chapter 6 of the Ordinance.

#### the Rezoning Application:

Petition is approved, all conditions applicable to the development of the Site imposed under the II, unless amended in the manner provided herein and under the Ordinance, be binding upon and fit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and eirs, devisees, personal representatives, successors in interest or assigns.

#### LICITOLOGIA 223 NORTH GRAHAM STREET CHARLOTTE, NC 28202 704.333.0325 WWW.LANDDESIGN.COM

# NOT FOR CONSTRUCTION

### COMMUNITY RESOURCE CENTER -

SOUTHWEST LOCATION MECKLENBURG COUNTY -

ASSET & FACILITY MANAGEMENT DEPARTMENT

CHARLOTTE, NC REZONING PETITION # 2020-091

LANDDESIGN PROJ.# 1019419

#### **REVISION / ISSUANCE** NO. DESCRIPTION DATE 1ST REZONING 05.26.2020 SUBMITTAL 2ND REZONING 10.12.2020 SUBMITTAI 3RD REZONING 11.16.2020 SUBMITTA 4 4TH REZONING 12.22.2020 SUBMITTAI DESIGNED BY: RJP/SAH DRAWN BY: SAH CHECKED BY: RJP/SAH

VERT: N/A HORZ: N/A

ORIGINAL SHEET SIZE: 24" X 36"

DEVELOPMENT STANDARDS

