

# AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR THE HAYDEN AT DORSEY STATION

A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER, SECTION 23, TOWNSHIP 01 NORTH, RANGE 04 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

## ACKNOWLEDGEMENT

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_\_, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_ OWNER, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

BY: \_\_\_\_\_ NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

LMC APACHE TERRACE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY:

BY: LENNAR MF HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER:

BY: LENNAR MULTIFAMILY COMMUNITIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER:

BY: \_\_\_\_\_ REPRESENTATIVE VICE PRESIDENT DATE \_\_\_\_\_

## LEGAL DESCRIPTION

A portion of land located in the Southwest quarter of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows: COMMENCING AT the Northeast corner of the Southwest quarter of said Section 23;

thence South 89 degrees 30 minutes 44 seconds West, along the North line of said Southwest quarter, a distance of 340.00 feet to a point which bears North 89 degrees 30 minutes 44 seconds East from an iron pin in hand hole on the North line of said Southwest quarter and the centerline of Terrace Road, a distance of 500.37 feet;

thence South 0 degrees 28 minutes 17 seconds East parallel to the East line of said Southwest quarter, a distance of 50.00 feet to a point on the South right of way line of Apache Blvd. and the TRUE POINT OF BEGINNING;

thence South 89 degrees 30 minutes 44 seconds West along the aforementioned right of way line, a distance of 436.35 feet to a point on the Northeast corner of Lot 18, of JEN TILLY TERRACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 28 of Maps Page 40;

thence South 43 degrees 32 minutes 02 seconds East along the Northeastly line of said Lot 18, which line is also the Southwestly right of way line of the Phoenix and Eastern Railroad as shown on the map of JEN TILLY TERRACE, a distance of 836.55 feet to a point on the North right of way line of Spence Avenue, said point being the Southeast corner of Lot 9, of ATTERBERY TRACT, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 56 of Maps, Page 19;

thence North 89 degrees 32 minutes 12 seconds East along the North right of way line of Spence Avenue, a distance of 205.08 feet to a point on the East line of the Southwest quarter of said Section 23;

thence North 0 degrees 28 minutes 17 seconds West along the East line of the Southwest quarter of said Section 23, a distance of 169.54 feet to the Northwest corner of that parcel described in Docket 13501, Page 751, records of Maricopa County, Arizona;

thence South 89 degrees 32 minutes 12 seconds West along the North line of said parcel and parallel with the North right of way line of Spence Avenue, a distance of 226.66 feet to a point on the Northeastly right of way line of the Phoenix and Eastern Railroad as shown in Book 28 of Maps, Page 40, records of Maricopa County, Arizona;

thence North 43 degrees 32 minutes 02 seconds West parallel to and 100.00 feet Northeastly of the Northeastly line of Lot 18, of JEN TILLY TERRACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 28 of maps, Page 40, a distance of 166.00 feet;

thence North 0 degrees 28 minutes 17 seconds West parallel to the East line of said Southwest quarter and along the East line of that parcel described in Docket 11527, Page 163, records of Maricopa County, Arizona, a distance of 320.56 feet to the TRUE POINT OF BEGINNING;

EXCEPT COMMENCING AT the Northeast corner of the Southwest quarter of said Section 23;

thence South 00 degrees 28 minutes 17 seconds East along the East line of said Southwest quarter, a distance of 491.97 feet to the TRUE POINT OF BEGINNING;

thence continuing South 00 degrees 28 minutes 17 seconds East, a distance of 169.54 feet to a point on the North right of way line of Spence Avenue;

thence North 89 degrees 32 minutes 12 seconds West along the aforementioned right of way line, a distance of 2.00 feet;

thence North 00 degrees 28 minutes 17 seconds West parallel to and 2.00 feet West of the East line of said Southwest quarter, a distance of 169.54 feet;

thence North 89 degrees 32 minutes 12 seconds East, a distance of 2.00 feet to the TRUE POINT OF BEGINNING, as Quilt Claimed to the City of Tempe in 84-464943, of Official Records thru 84-464945, of Official Records, records of Maricopa County, Arizona; and

EXCEPT a strip of land 5.00 feet in width located in the Southwest quarter of Section 23, Township 1 North, Range 4 East of the Gila and Salt River base and Meridian, Maricopa County, Arizona, more particularly described as follows: COMMENCING AT the Northeast corner of the Southwest quarter of said Section 23;

thence South 89 degrees 30 minutes 44 seconds West along the North line of said Southwest quarter, a distance of 340.00 feet to a point which bears North 89 degrees 30 minutes 44 seconds East from an iron pin in the \_\_\_\_\_ on the North line of said Southwest quarter being the centerline of Terrace Road (to the South), a distance of 500.37 feet;

thence South 0 degrees 28 minutes 17 seconds East parallel to the East line of said Southwest quarter, a distance of 50.00 feet to a point on the South right of way line of Apache Boulevard and the TRUE POINT OF BEGINNING;

thence South 89 degrees 30 minutes 44 seconds West parallel to and 50.00 feet South of the North line of said Southwest quarter, a distance of 436.35 feet to a point on the Northeast corner of Lot 18, of JEN TILLY TERRACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 28 of Maps, Page 40;

thence South 43 degrees 32 minutes 02 seconds East along the Northeastly line of said Lot 18 to an intersection with a line-parallel to and 55.00 feet South of the North line of said Southwest quarter;

thence North 89 degrees 30 minutes 44 seconds East parallel to and 55.00 feet South of the North line of said Southwest quarter, a distance of 431.68 feet from which the POINT OF BEGINNING bears North 00 degrees 28 minutes 17 seconds West, 5.00 feet;

thence North 00 degrees 28 minutes 17 seconds West, a distance of 5.00 feet to the POINT OF BEGINNING, as Quilt Claimed to the City of Tempe in 83-463051, of Official Records thru 83-463053, Official Records, records of Maricopa County, Arizona.

## APPROVAL

ORIGINAL PAD OVERLAY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 2ND DAY OF OCTOBER, 2014.

DS140208

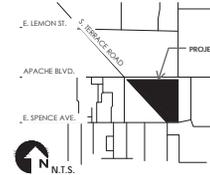
## OWNER / DEVELOPER

LMC APACHE TERRACE HOLDINGS, LLC  
7150 EAST CAMELBACK ROAD, SUITE 425  
SCOTTSDALE, ARIZONA 85250  
480.718.1381

## PROJECT DATA

ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-203B	APPROVED PAD 14010	PROPOSED PAD
GENERAL PLAN LAND	MIXED-USE	MIXED-USE
GENERAL PLAN DENSITY USE	UP TO 65 DU/AC	UP TO 65 DU/AC
SITE AREA	292,021 S.F. (6.70 ACRES)	292,021 S.F. (6.70 ACRES)
DWELLING QUANTITY	395 DU	399 DU
DENSITY	59.0 DU/AC	59.5 DU/AC
Dwelling quantity/gross site area	395 DU / 6.70 ACRES	399 DU / 6.70 ACRES
BUILDING HEIGHT	65' / 5 LEVELS, 70' FOR ARCHITECTURAL CORNICE AND NORTHEAST CORNER OF BUILDING	65' / 5 LEVELS, 70' FOR ARCHITECTURAL CORNICE AND NORTHEAST CORNER OF BUILDING
BUILDING STEPCBACK	YES, SHEET A1.1-DETAIL 2.	YES, SHEET A1.1-DETAIL 2.
BUILDING LOT COVERAGE	52% (152,220 SF/292,021 SF)	53% (155,744 SF/292,021 SF)
SITE LANDSCAPE COVERAGE	10% (30,112 SF/292,021 SF)	10% (30,112 SF/292,021 SF)
BUILDING SEIBACKS		
FRONT (APACHE BLVD.) / PARKING	BLDG: 0', 20' MX, PRKG: 5'-0"	BLDG: 0', 20' MX, PRKG: 5'-0"
SIDE (EAST PROPERTY LINE)	BLDG: 20'-0", PRKG: 5'-0"	BLDG: 20'-0", PRKG: 5'-0"
SIDE (WEST PROPERTY LINE)	BLDG: 0'-0", PRKG: 5'-0"	BLDG: 0'-0", PRKG: 5'-0"
REAR (SPENCE AVE.)	BLDG: 0'-0", PRKG: 5'-0"	BLDG: 0'-0", PRKG: 5'-0"
VEHICLE PARKING QUANTITY		
COMMERCIAL PARKING: (RETAIL, RESTAURANT, B&B) PARKING: 1,000 S.F. PARKING WAIVED FOR 50% OF FLOOR AREA, NOT TO EXCEED 30,000 S.F. OF FLOOR AREA.	RETAIL SURFACE: 14 P.S. RES. SURFACE: 179 P.S. GARAGE: 412 P.S. GRAND TOTAL = 607 P.S.	RETAIL SURFACE: 33 P.S. RES. SURFACE: 163 P.S. GARAGE: 386 P.S. GRAND TOTAL = 582 P.S.
RESIDENTIAL PARKING: RESIDENTIAL PARKING RATIO = 0.7 OF BR + 0.75 OF D.U. RATIO PER T.O.D.U. / GUEST PARKING = 4 OF D.U. x 0.2 P.S.		
BICYCLE PARKING QUANTITY		
RETAIL: (1 B.P.S./7,500 S.F. = 4 SPACES MIN.)	RETAIL: 15 P.S. RESIDENTIAL: 235 P.S. GRAND TOTAL = 250 P.S.	RETAIL: 15 P.S. RESIDENTIAL: 235 P.S. GRAND TOTAL = 250 P.S.
RESIDENTIAL: STUDIO = .75 SPACES PER UNIT 1 BEDROOM = .75 SPACES PER UNIT 2 BEDROOM = .75 SPACES PER UNIT 3 BEDROOM = 1.00 SPACES PER UNIT GUEST = .20 SPACES PER UNIT		
USES	RETAIL: 16,616 S.F. PARKING: 142,262 S.F. RESIDENTIAL: 452,660 S.F.	RETAIL: 16,616 S.F. PARKING: 142,262 S.F. RESIDENTIAL: 466,640 S.F.

## SITE /VICINITY MAP



## CONDITIONS OF APPROVAL: PAD14010

- A building permit application shall be made on or before October 2, 2016, or the zoning of the property may revert to that in place at the time of application. Any revision is subject to a public hearing process as a zoning map amendment.
- The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. 12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than November 1, 2014 or the Zoning Map Amendment and Planned Area Development Overlay approval shall be null and void.
- The Planned Area Development Overlay shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.
- The maximum building height shall be sixty-five (65) feet, measured from midpoint top of sidewalk curb. This will exclude the architectural cornice detail, extending no more than one hundred feet from the northeast corner of the building, which shall be a maximum height of seventy (70) feet.
- The minimum vehicle parking for the site shall calculate all parking requirements for commercial use (retail, restaurant, bar, etc.) at a ratio of one vehicle per three hundred square feet of area (1/300 s.f.). All residential tenant and commercial tenant parking spaces shall be designated within the secured parking area. The 17 unsecured spaces, located at the western entrance from Apache Boulevard, shall remain available for temporary visitor/customer parking. Spaces shall be signed accordingly.
- The developer must receive approval of the final Traffic Impact Study from the Traffic Engineering prior to issuance of a building permit.
- The building shall be "solar-ready". Construction documents for permitting shall identify rooftop area(s) dedicated for future PV solar panels and install the dedicated electrical conduit pathway (two 2" diameter conduits) to the appropriate SES room to service the panels. A structural engineer shall account for 3 pounds per square foot of load for future PV solar panels at the identified rooftop area.
- The building shall incorporate art in the approximately 100 ft. section of ground floor building facade just east of the bike room. The art shall be facing Apache and clearly visible to the public. The artwork shall be a minimum of \$60,000. This budget will cover the artist fees, materials and installation.
- The building shall be constructed in a manner to maximize the opportunity to expand street-side retail. In order to accommodate this, all or a portion of the 100 ft. section east of the bike room/streetfront area along Apache Boulevard shall be designed in a way to allow for the potential conversion to retail space in the future. The building design and construction shall include the placement of utilities (water, sewer, electrical) located near the 100-foot area so that connection to these utilities can be made without major installation of new lines. Additionally, while some mechanical/electrical equipment may need to be installed in this area, the developer should limit the amount of this equipment, as is practical, and locate it near the west side of the area.
- The developer shall install ten (or more) level-one electric car-charging stations that operate at 220V.
- Balconies on the 4th and 5th floors that are across from the single-family homes on the east side of the building shall be removed. Planning Staff shall approve the design of the building after the removal prior to submitting for building permits. In lieu of removing the balconies, louvers may be installed on these same 4th and 5th floor balcony railings (up to approximately 5 ft. from the balcony floor) that will limit the view to the backyards of the adjacent homeowners.

## GENERAL NOTES

- IN PARKING STRUCTURES, 2" OF ADDITIONAL SEPARATION SHALL BE PROVIDED WHEN ADJACENT TO A WALL TO ACCOMMODATE VEHICLE EXITS.
- COLUMNS AND CEILINGS OF A PARKING PODIUM TO BE PAINTED WHITE EXTERIOR.
- SECURITY PLAN REQUIRED. PROVIDE CCTV IN ALL ELEVATORS AS REQUIRED BY DEPARTMENT. PROVIDE ACCESS TO ANY GATE CODES AND INBOX BOX CONTROLS.
- EXISTING SEWER MAINS TO BE REPLACED WITH 7" THICK CONCRETE PER 1.30D.
- CROSS ACCESS AGREEMENT REQUIRED AT ENTRY.
- ALL SHOWINGS TO BE PER CITY OF TEMPE DESIGN 1.20D.
- IDC LOCATION ARE PRELIMINARY. THE ACTUAL LOCATION OF THE IDC WILL BE SHOWN ON THE APPROVED SINKER PLAN.
- ADDITIONAL TRAFFIC SIGNAL POLE AND MAST ARM WILL NEED TO BE INSTALLED ON THE CORNER OF DORSEY AND APACHE.
- EMERGENCY ACCESS ONTO SPENCE AVE WILL NEED LOCKBOX PER FIRE DEPARTMENT STANDARDS. WITH TO BE 24 HOUR ACCESS TO THE CITY.
- RF COMMUNICATIONS: WE WILL NEED TO COMPLY WITH ARTICLE 1 OF THE CITY DEFENSE AND EMERGENCY SERVICES CITY CODE.
- www.tempe.gov/Modules/ShowDocuments.aspx?documentid=884. A NOTICE OF CODE COMPLIANCE FOR PUBLIC SAFETY RISK AMPLIFICATION SYSTEM - www.tempe.gov/index.aspx?page=949 AND www.tempe.gov/Modules/ShowDocuments.aspx?documentid=2835 WILL NEED TO BE SENT TO THE DEVELOPER.
- ALL CORRIDORS ARE OPEN AND ALL RAILING IS 48" HIGH MINIMUM.

REC14024

NO. 13-2067-02  
The Hayden  
at Dorsey  
Station

1221 E. Apache Blvd  
Tempe, Arizona

LENNAR

MULTIFAMILY COMMUNITIES  
7150 East Camelback Road #425  
Phoenix, Arizona 85251  
480-718-1381 (p)



SEAL

CONTACT

PAD14010

DATA

1-04-2016

Proj Mgr. BAF  
Dwn By: BAF

Rev. Date: Descrptor:



DS140208

PAD/DPR COVER

REC14024

PAD14010

A0.0

# AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR THE HAYDEN AT DORSEY STATION

- SYMBOLS**
- ACCESSIBLE PARKING SPACE
  - FIRE TRUCK TURNING RADIUS - INSIDE TURNING RADIUS 35'-0", OUTSIDE TURNING RADIUS 55'-0"
  - PRIVATE ACCESSIBLE ROUTE WITH MIN. CLEAR WIDTH OF 3'-6". MAX. SLOPE OF 5% AND MAX. CROSS SLOPE OF 2%
  - FIRE HYDRANT LOCATIONS
  - FIRE LANE SIGNAGE
  - ACCESSIBLE PARKING SIGN
  - BUILDING SIGNAGE LOCATION
  - TRANSFORMER

2 STEPBACK REQUIREMENT ALONG EAST PL.  
T = 40'-0"

## PROJECT DATA

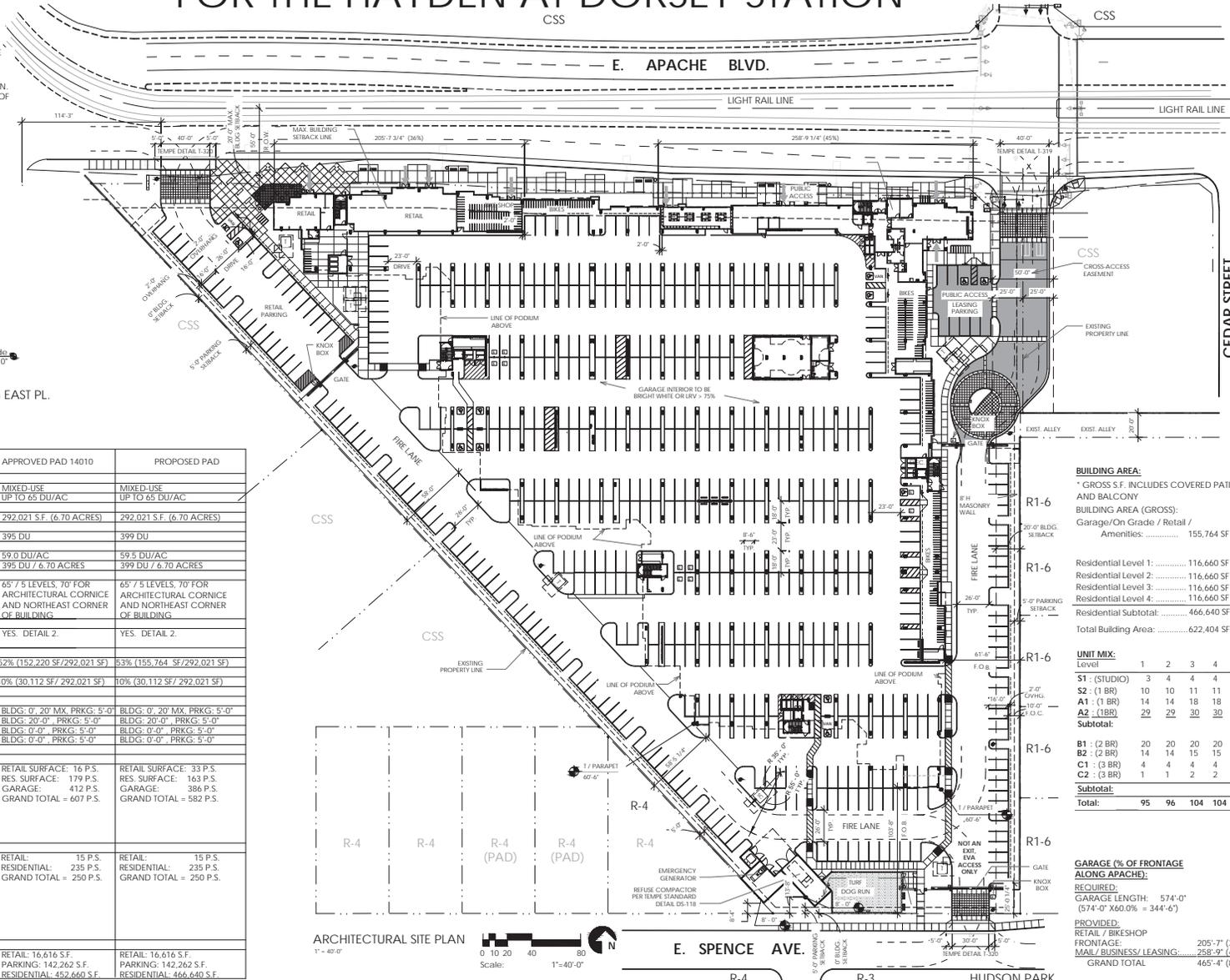
ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-203B	MU-4	MU-4 (TOD)	APPROVED PAD 14010	PROPOSED PAD
GENERAL PLAN LAND USE			MIXED-USE UP TO 65 DU/AC	MIXED-USE UP TO 65 DU/AC
GENERAL PLAN DENSITY USE				
SITE AREA			292,021 S.F. (6.70 ACRES)	292,021 S.F. (6.70 ACRES)
DWELLING QUANTITY			395 DU	399 DU
DENSITY	NS	NS	59.0 DU/AC	59.5 DU/AC
Dwelling quantity/gross site area			395 DU / 6.70 ACRES	399 DU / 6.70 ACRES
BUILDING HEIGHT	NS	NS	65' / 5 LEVELS, 70' FOR ARCHITECTURAL CORNICE AND NORTHEAST CORNER OF BUILDING	65' / 5 LEVELS, 70' FOR ARCHITECTURAL CORNICE AND NORTHEAST CORNER OF BUILDING
BUILDING STEPBACK	YES	YES	YES. DETAIL 2.	YES. DETAIL 2.
BUILDING LOT COVERAGE	NS	NS	52% (152,220 SF/292,021 SF)	53% (155,764 SF/292,021 SF)
SITE LANDSCAPE COVERAGE	NS	NS	10% (30,112 SF/292,021 SF)	10% (30,112 SF/292,021 SF)
BUILDING SETBACKS				
FRONT (APACHE BLVD) / PARKING	NS/20'	20' MX	BLDG: 0'-0", PRKG: 5'-0"	BLDG: 0'-0", 20' MX, PRKG: 5'-0"
SIDE (EAST PROPERTY LINE)	NS	20' MX	BLDG: 20'-0", PRKG: 5'-0"	BLDG: 20'-0", PRKG: 5'-0"
SIDE (WEST PROPERTY LINE)	NS	20' MX	BLDG: 0'-0", PRKG: 5'-0"	BLDG: 0'-0", PRKG: 5'-0"
REAR (SPENCE AVE)	NS	20' MX	BLDG: 0'-0", PRKG: 5'-0"	BLDG: 0'-0", PRKG: 5'-0"
VEHICLE PARKING QUANTITY				
COMMERCIAL PARKING: (RETAIL, RESTAURANT, BARI) PARKING: 1200 S.F. PARKING SPACES FOR 50% OF FLOOR AREA, NOT TO EXCEED 30,000 S.F. OF FLOOR AREA			RETAIL SURFACE: 16 P.S. RES. SURFACE: 179 P.S. GARAGE: 412 P.S. GRAND TOTAL = 607 P.S.	RETAIL SURFACE: 33 P.S. RES. SURFACE: 163 P.S. GARAGE: 386 P.S. GRAND TOTAL = 582 P.S.
RESIDENTIAL PARKING: RESIDENTIAL PARKING RATIO # OF BR / 0.75 P.S. RATIO PER T.O.D. / GUEST PARKING + # OF D.U. 15.0 P.S.				
BICYCLE PARKING QUANTITY			RETAIL: 15 P.S. RESIDENTIAL: 235 P.S. GRAND TOTAL = 250 P.S.	RETAIL: 15 P.S. RESIDENTIAL: 235 P.S. GRAND TOTAL = 250 P.S.
RESIDENTIAL: STUDIO = 75 SPACES PER UNIT 1 BEDROOM = 75 SPACES PER UNIT 2 BEDROOM = 150 SPACES PER UNIT 3 BEDROOM = 150 SPACES PER UNIT GUEST = 20 SPACES PER UNIT				
USES			RETAIL: 16,616 S.F. PARKING: 142,262 S.F. RESIDENTIAL: 452,660 S.F.	RETAIL: 16,616 S.F. PARKING: 142,262 S.F. RESIDENTIAL: 466,640 S.F.

DS140208

PAD14010

REC14024

ATTACHMENT 5



**BUILDING AREA:**  
\* GROSS S.F. INCLUDES COVERED PATIO AND BALCONY  
BUILDING AREA (GROSS):  
Garage/On Grade / Retail / Amenities: ..... 155,764 SF

Residential Level 1: ..... 116,640 SF  
Residential Level 2: ..... 116,640 SF  
Residential Level 3: ..... 116,640 SF  
Residential Level 4: ..... 116,640 SF  
Residential Subtotal: ..... 466,640 SF  
Total Building Area: ..... 622,404 SF

**UNIT MIX:**

Level	1	2	3	4	Total
S1 : (STUDIO)	3	4	4	4	15 (04%)
S2 : (1 BR)	10	10	11	11	42 (11%)
A1 : (1 BR)	14	14	18	18	64 (16%)
A2 : (3 BR)	29	29	30	30	118 (29%)
<b>Subtotal:</b>					<b>231 (60%)</b>
B1 : (2 BR)	20	20	20	20	80 (20%)
B2 : (2 BR)	14	14	15	15	58 (14%)
C1 : (3 BR)	4	4	4	4	16 (04%)
C2 : (3 BR)	1	2	2	2	6 (02%)
<b>Subtotal:</b>					<b>164 (40%)</b>
<b>Total:</b>	<b>95</b>	<b>96</b>	<b>104</b>	<b>104</b>	<b>399 (100%)</b>

**GARAGE (% OF FRONTAGE ALONG APACHE):**  
REQUIRED:  
GARAGE LENGTH: 574'-0"  
(574'-0" x 60.0% = 344'-6")

PROVIDED:  
RETAIL / BIKESHOP FRONTAGE: 205'-7" (36%)  
MAIL/BUSINESS/LEASING: 258'-9" (45%)  
GRAND TOTAL: 465'-4" (81%)

NO. 13-2067-01

**The Hayden at Dorsey Station**

1221 E. Apache Blvd  
Tempe, Arizona

**LENNAR**  
MULTIFAMILY CORPORATE  
7150 East Camelback Road #425  
Phoenix, Arizona 85251  
480-718-1381 (p)

**13467 GARY D. TODD**  
REGISTERED PROFESSIONAL ENGINEER  
Exp. 3/30/2018

**TODD & ASSOCIATES, INC.**  
Architecture Planning  
Landscape Architecture  
4019 North 44th Street  
Phoenix, AZ 85018  
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10-2-2014

Proj Mgr: Author  
Dwn By: Author  
Rev. Date: Description

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PROJECT: REC14024  
OWNER: PAD14010  
SEAL: DS140208  
CONTACT: ARCHITECTURAL SITE PLAN

A1.1