

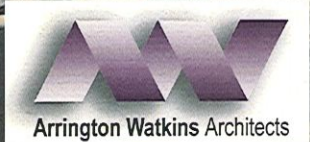
Countrywide

PDP Application July 19, 2006

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PLANNER
PDP 06-0020
Jm

JUL 27 2006

#21



“Countrywide Frye Road Campus”
2700, 2710, 2720 and 2730 West Frye Road
Chandler, Arizona

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TAB 1

NARRATIVE

“Countrywide Frye Road Campus”
2700, 2710, 2720 and 2730 West Frye Road
Chandler, Arizona

PDP Application Narrative

A. Introduction

1. Site Description

The property is a 24.38 acre parcel located between the 101 Freeway and Ellis Road at 2710 W. Frye Road in the City of Chandler, Arizona, more specifically identified as Assessor's Parcel Number 303-24-019-E (the "Property"). The site is surrounded by other commercial, industrial and general office type use properties. Our plans for the redevelopment of the property are consistent with the long range plans for the City of Chandler which designate the property for employment uses. Attached at **TAB 2** is an Existing Aerial and Context Zoning Map showing the Property. The Property is owned by Countrywide Home Loans Inc. ("Countrywide").

General Plan and Zoning

The Chandler General Plan designation for the Property is Employment, as shown on the attached land use map at **TAB 3**. The Employment category allows "major employers, industrial/business parks and industrial support uses". The site was rezoned to a PAD use on 11/14/05 (**DVR 050042**). The current zoning for the Property is PAD (Planned Area Development), as shown on the attached Site Plan at **TAB 2**.

2. Surrounding Property

The Property is surrounded by a mixture of I-1 and PAD zoned uses as shown on the zoning map. There is an existing office complex owned by Countrywide to the north of the Property along Chandler Boulevard which has been zoned PAD. The property to the east is zoned I-1 with a large building. The property to the west is also zoned I-1 with industrial uses. The property to the south is zoned PAD.

3. Current Development

The Property as it stands today has three (3) newly-built, unoccupied shell buildings and related site improvements. Two of the three buildings are approximately 57,000 square feet each and the third is approximately 85,000 square feet. All three of the buildings are single story building with a height of approximately 40'-0" high. There is also approximately five (5) acres of undeveloped land on the northwest quadrant of the Property that was master planned for a 110,000 SF structure. Countrywide's new development proposal will include the demolition of the three existing structures

4. Purpose of Application

Countrywide has purchased the Property in order to expand their corporate campus and meet the needs of its rapidly growing operations. The intent of this project is to develop another Countrywide Campus directly adjacent to the existing North Campus and in the same level of quality as that campus. Each site will remain as an independent and self-contained stand alone site. The main access to the Frye Road Campus will be from three existing curb cuts along Frye Road. All three of these curb cuts will be well landscaped with deeper than what the current zoning landscape setbacks requirements call for. We have designed an appealing Frye Road landscaped setting with the use of burning and planting. All materials for the plant palette will use some variety of color, materials and size differences. These generous landscape buffers will be dramatically contoured and landscaped to be expressive of the genuine quality of this complex. These perimeter buffers will present a unified street edge and distinct sense of place.

The site as proposed provides a parking structure for Countrywide employees. We have conveniently placed this structure centrally located so that it is accessible by all employees for the new campus and away from the general public. Incorporating a parking structure into this project dramatically reduces the impact to the site for the required land area that would be needed to be dedicated to surface parking. The new parking structure allows us to provide landscaping in excess of the current zoning requirements.

B. PDP Land Uses

1. Uses Permitted

Office uses including professional, business, administrative, executive and other offices having no storage of stock-in-trade (other than samples) or heavy equipment and no sales of commodities on the premises. All uses allowed by right within the PAD zoning district, as indicated by an "X" on the Table of Permitted Uses for Non-Residential Districts in Chapter 35, Article 21 of the Chandler Zoning Code as updated at the time of this application.

2. Uses Permitted by Use Permit

All uses allowed with a use permit within the PAD zoning district, as indicated by a "UP" on the Table of Permitted Uses for Non-Residential Districts in Chapter 35, Article 21 of the Chandler Zoning Code as updated at the time of this application.

3. Development Standards

a. Height regulations:

No building shall exceed forty-five (45) feet in height at a thirty-foot front building setback line, except a building may exceed such height provided that at no point it projects above a line sloping inward and upward at a forty-five-degree angle at the required height and setback line (up to a maximum of 45').

b. Front yard:

Buildings shall be set back at least fifty (50) feet from the right-of-way line along arterial streets and at least thirty (30) feet from the right-of-way line along all other streets.

c. Side yard:

A minimum side yard of twelve (12) feet shall be required on one (1) side of any lot or parcel not having rear or alley access. On multi-building projects with on-site drives suitable for fire lanes, the required side yard setbacks may be waived upon approval of the site development plan by the Planning Director and the Fire Chief. In all instances, a minimum fifty-foot side yard setback shall be required for industrial development when abutting residentially zoned property.

d. Rear yard:

Fifty (50) feet when abutting or adjacent to residential zoned property. No rear yard is required where solid masonry building wall and/or six-foot solid masonry wall is constructed along the rear property line and provided also no access or servicing is permitted to the rear of the property. A rear yard of twenty-five (25) feet is required in all other instances.

e. Intensity of lot use:

No building(s) shall occupy more than fifty-five (55) percent of the lot area.

C. Preliminary Development Plan (“PDP”) Narrative

1. Site Plan

a. New Site Plan Design

The current site configuration consists of three (3) large unused shell structures. Photos of the existing office/warehouse buildings are included at **TAB 2**. As mentioned earlier, our intent is to demolish most of the existing site and all of the existing site structures. The redeveloped site will be an office park in a campus setting. Upon completion the campus will include three nearly identical three story structures each totaling approximately 180,000 SF of office space. We will include a five level parking structure that will support the parking of approximately 1,990 vehicles. The total of each floor plate for the parking structure will be approximately 130,000 SF for a total of 660,000 SF. The parking structure has been given special attention with the use of similar design

elements of the office structures to ensure that it retain the quality and character of the campus structures.

The four buildings are located around a central courtyard which includes various pockets of uncovered surface parking. All of the proposed structures are configured to allow convenient visual and physical access to outdoor landscaped spaces for recreation, relaxation and relief from the “everyday grind”. All buildings have been designed with a deep landscape setting that becomes an extension of the open space system. These spaces have been envisioned as an integral component in the campus feel. They have been intimately scaled and are attractive and comfortable spaces to go from building to building, to sit and relax and gather one’s thoughts.

The main access to the site will be through a palm tree lined vehicular traffic avenue down the middle of the site, which brings visitors and employees north into the heart of the site. There are two rotundas that are provided to create a sense of arrival.

b. Landscaping Plan:

We are proposing to enhance the existing landscaping to provide a more corporate appearance than the existing landscaping. The main entry access off of Frye Road will be lined on both sides with date palms. Generous amounts of shade, outdoor furniture and other amenities are allocated to the open space that further enhances the campus experience. Indigenous plant materials expressive of the Sonoran Desert environment will be provided throughout to articulate spaces, create pedestrian friendly enclaves and to help in solar control and shading. Some areas of the open space have been dedicated to on-site retention. This process eliminates unsightly underground storage piping and drain lines.

The street view of the new buildings will be enhanced through the use of lush landscape buffers.

Additional consideration has been given to the screening of all mechanical and electrical equipment either with decorative masonry screen walls or in the case of the roof top equipment some type of a decorative metal screening will be utilized. A copy of the landscaping plan is included at **TAB 5**.

c. Access / Roadways:

The main access to the Frye Road Campus will be from three existing curb cuts along Frye Road. This campus site will be connected with the north site by a new driveway which will align with an existing driveway located at the north campus. A complete description of this connection is listed below in this narrative. However, each site will remain as an independent and self-contained stand alone site.

2. New Building Materials

a. New Buildings:

The existing structures have been built with decorative concrete tilt panels. Glazed openings are provided with tinted glazing for both aesthetics and solar control. The massing of the buildings is reduced with the use of decorative score lines and accent color bands. We propose to match the architectural style, themes, materials, colors and character of the existing North Campus and not the existing Frye Road with our new structures.

Improvements to the existing site will include a new 14,000 square foot building that will house the central plan and provide all of the mechanical and electrical systems necessary to support the remaining property. We understand the importance to the City of Chandler for the aesthetics of this structure and we have addressed this appropriately. This building will be anchored to the side of the parking structure that is facing Frye Road. We have given special consideration to the design of the area and are using the parking structure as a back drop for the Central Plant building elements. The massing and the impact of the front elevation of the central plant building is reduced by stepping both the facades and building footprints and the heights of the parapets. We have introduced some of the similar office building materials and colors but in a more playful manner than the rest of the structures creating some additional interest in this area. This approach will allow this building to blend into the site and appear as an additional office structure.

b. Building Design:

The materials for the central plant building will be tilt concrete panels to match the three office building structures, as shown on the attached conceptual elevations at **TAB 6**. The new buildings will share the building colors, forms and decorative reveal lines of the north campus buildings.

3. Site Improvements:

a. Parking:

Although recently re-zoned to a PAD use the Property is designed to meet parking standards for I-1. The re-zoned new office use will require additional parking. Additional surface parking is provided and depicted on the attached site plan at **TAB 4**. All parking stalls will be flanked by landscaped islands at the end of each aisle. The new landscape areas within the parking area will exceed the City of Chandler minimum landscape standards. All landscape plantings will not only match the City's approved landscape palette but will match the existing landscape palette of the north site. The number of spaces provided will meet or

exceed the City of Chandler parking ordinance. Additional concrete walks, shade trees and pedestrian paths will be provided.

b. Interconnection with Property to the North:

We are proposing to connect our site with the site adjacent to the north with a new bridge. The bridge will provide safe walkways for pedestrian access on each side of the vehicular element. The bridge concept will allow the existing retention basins to remain functioning.

c. Traffic:

At this time Countrywide is coordinating with the surrounding property owners and the City Traffic Engineers to determine the needed traffic improvements.

D. Justification

The proposed PDP conforms to the City's General Plan designation, and is compatible with the surrounding land uses. The proposed office use is appropriately located near the Loop 101 freeway, providing convenient access to employees. This request and the ultimate improvements will enhance the Property from its current state and provide a high-quality employment campus to serve the Countrywide Employees and the City of Chandler.

Attachments:

Tab 1 – Narrative

Tab 2 – Existing Aerial and Zoning Context Map

Tab 3 – Chandler General Plan

Tab 4 – New Site Plan Design

Tab 5 – New Landscape Plan

Tab 6 – New Building Floor Plans, Exterior Elevations and Renderings

Tab 7 – Site Improvements/Civil Plans

Tab 8 – Material and Paint Color Exhibit

TAB 2

**EXISTING AERIAL AND ZONING
CONTEXT MAP**

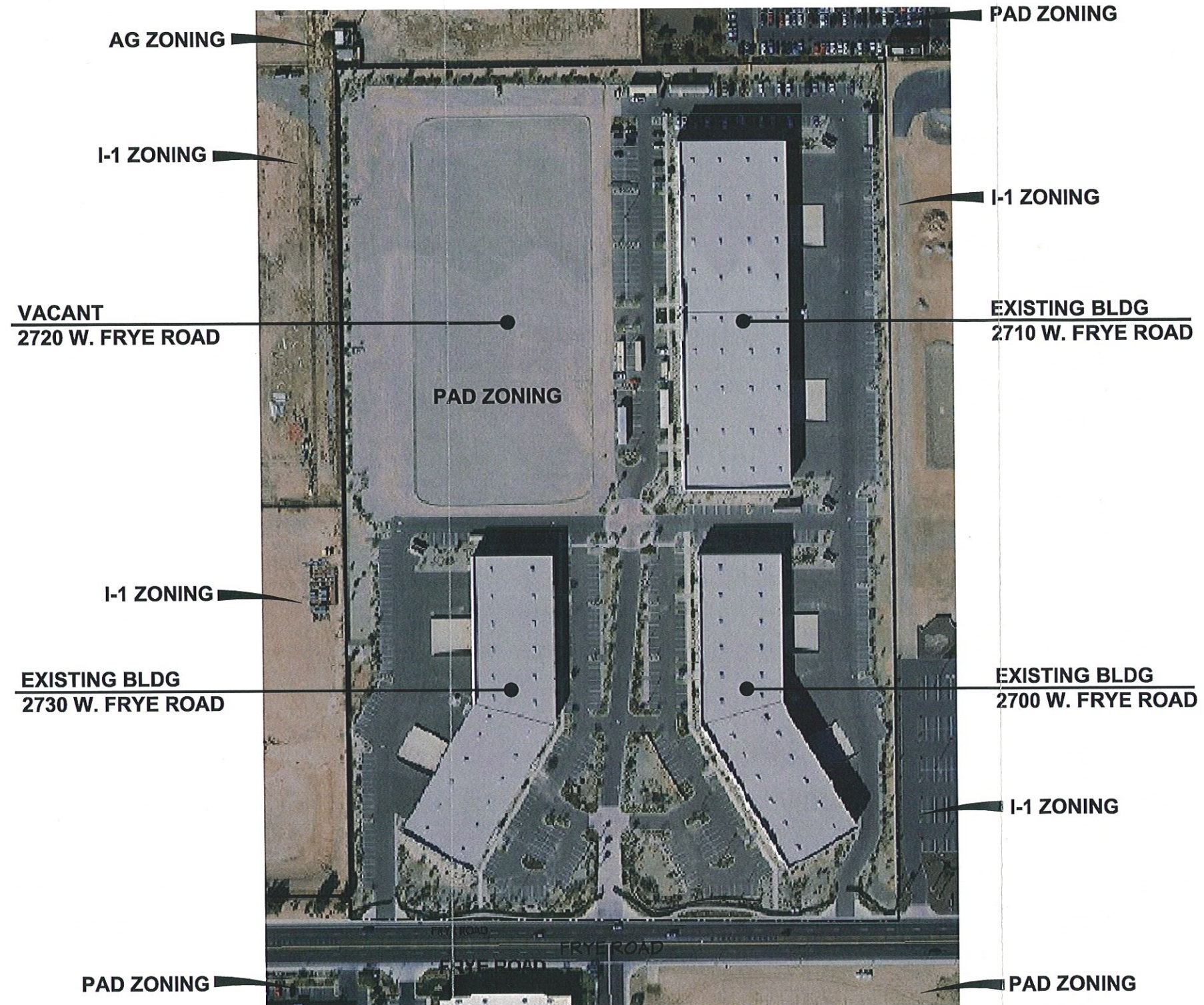


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Phoenix, Arizona 85018
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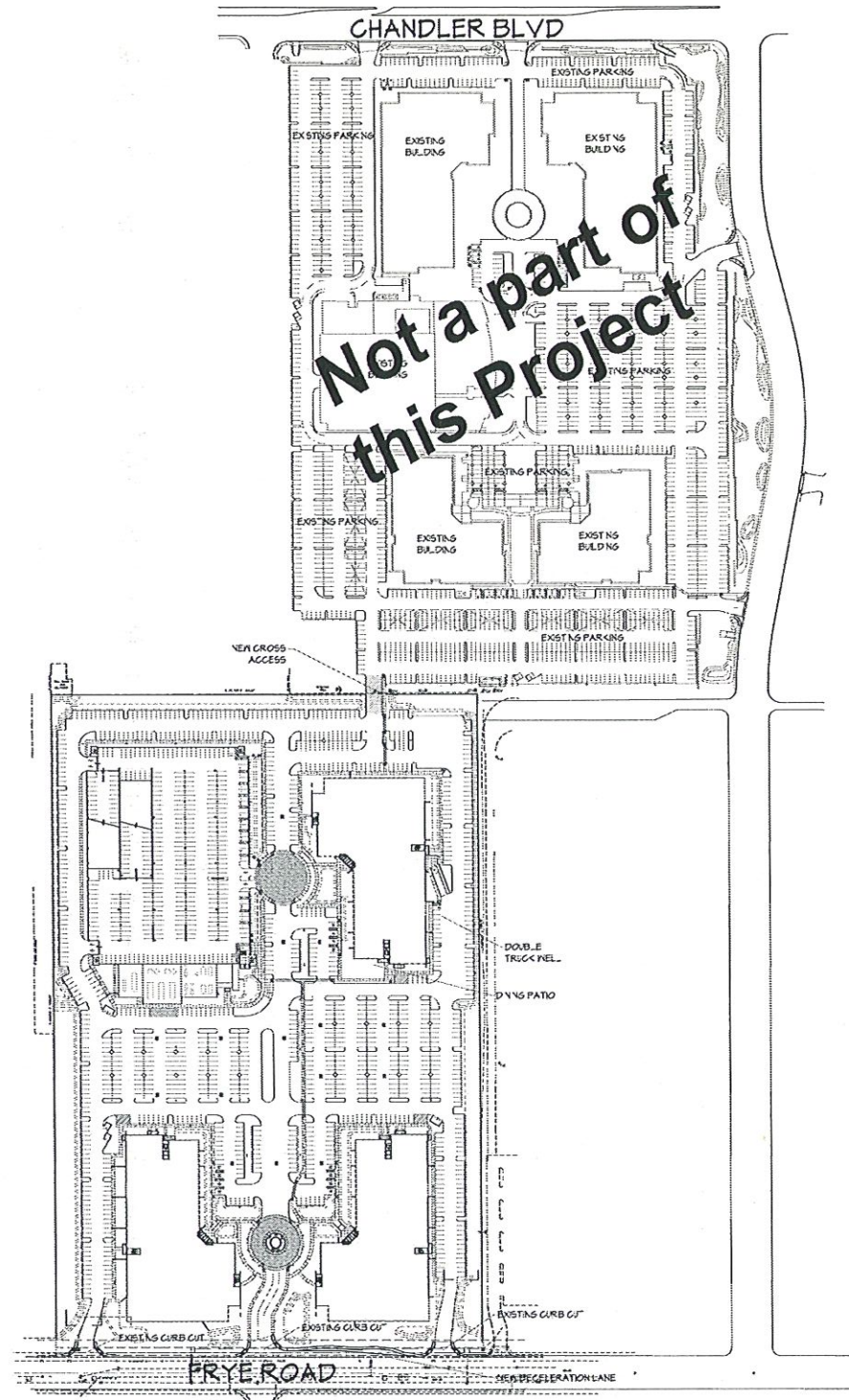


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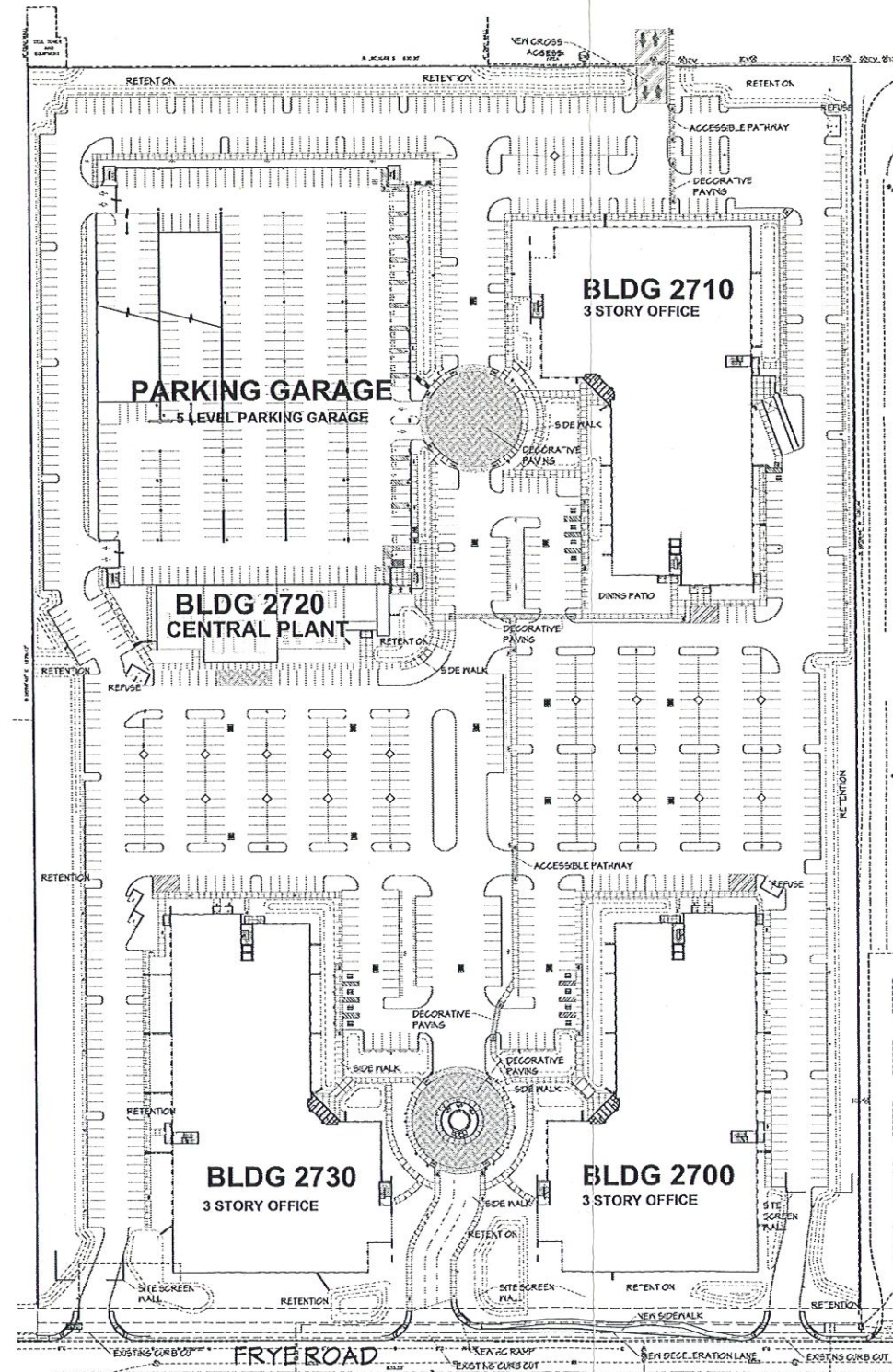
NO.	REVISIONS	DATE
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DATE:	08-05-08	
DESIGNED BY:	PFB	
DRAWN BY:	MBF	
APPROVED BY:	MRC	
SHEET TITLE:	ARCHITECTURAL BUILDING AERIAL MAP	
SHEET NO.:	GA0.1	



Context / Zoning Map
NO SCALE



ENTIRE CAMPUS SITE PLAN

$$\overline{1/128'' = 1'-0''}$$


FRYE ROAD SITE PLAN

$$1/64'' = 1'-0''$$


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FRYE ROAD CAMPUS
PDP APPLICATION

NO.	REVISIONS	DATE
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PROJECT NO.: 0608
DATE: 06-05-06
DESIGNED BY: ---
DRAWN BY: WPL
APPROVED BY: ---
SHEET TITLE:
GENERAL
SITE PLAN

SHEET NO.:

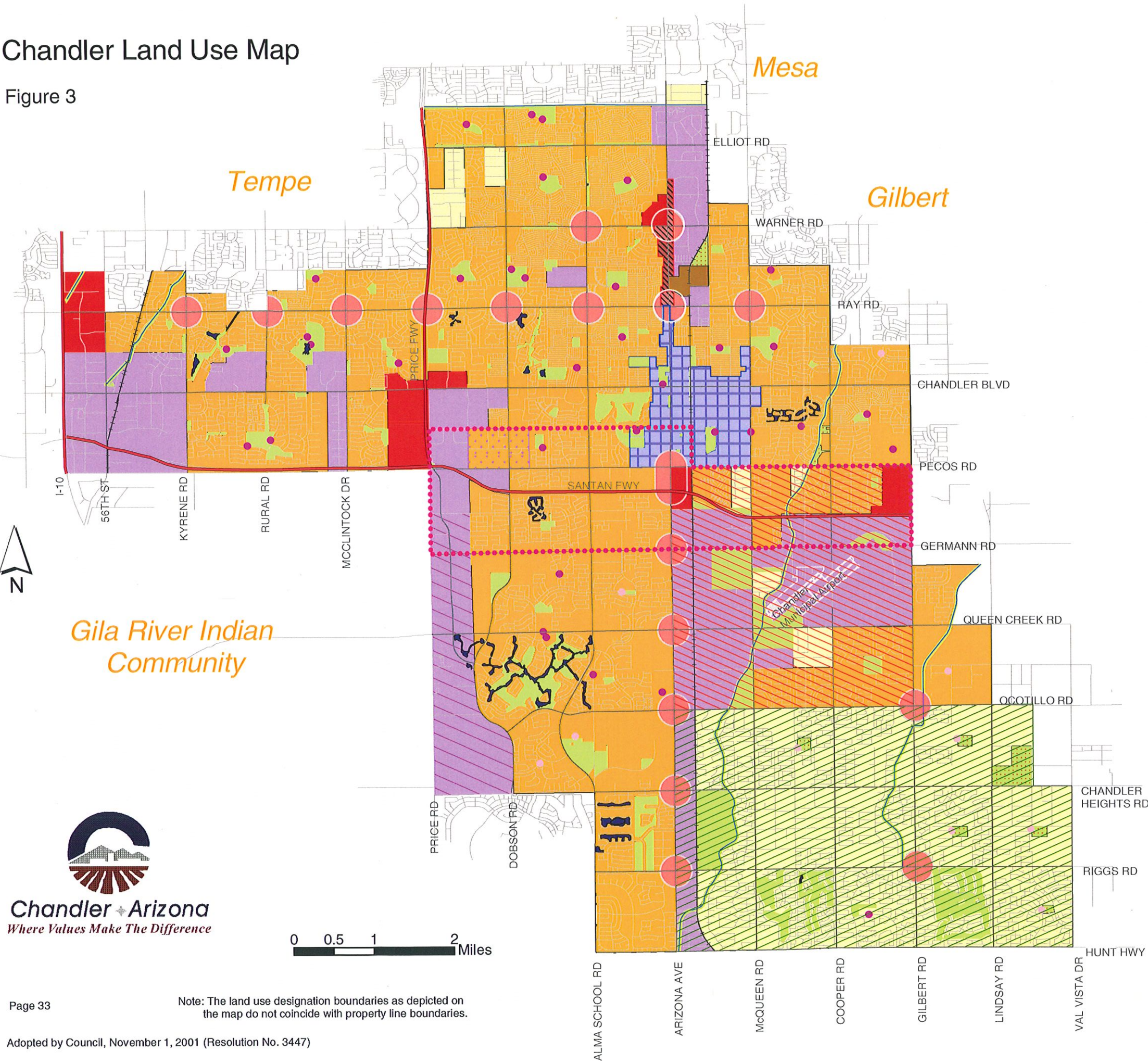
GA1.0

TAB 3

CHANDLER GENERAL PLAN MAP

Chandler Land Use Map

Figure 3



- Rural (Very Low density) Residential**
Very low density residential uses with an overall average density in the range of 0-2.5 dwellings per acre.
- Low Density ("Single Family") Residential**
Low density residential uses with an overall average density in the range of 2.5-3.5 dwellings per acre.
By policies defined within the text of the General Plan and area plans, public facilities and higher density residential uses, including multi-family, may be located within low density residential areas; offices and institutional uses may be located along the frontages of arterial streets and neighborhood shopping centers may be located at the corners of arterial street intersections.
- Low-Medium Density ("Single Family") Residential**
Low to medium density residential uses with an overall average density in the range of 3.5-12 dwellings per acre.
- Redevelopment Area**
Mixed-use, commercial/public, downtown neighborhoods and mixed density residential development.
See Chandler Redevelopment Element.
- Commercial Nodes**
Neighborhood or community shopping facilities, including large single-use retail development.
By policies defined within the text of the General Plan and area plans, commercial offices, commercial services and institutional uses can be developed at commercial nodes. All new commercial will take into consideration existing commercial development which may not necessarily be shown on this map.
- Regional Commercial**
Major, regional commercial uses such as malls, power centers, large single-use retail development and other major commercial developments.
- Employment**
Major employers, industrial/business parks and industrial support uses.
- South Price Road Campus Employment Corridor**
High-tech campus employment.
- Recreation/Open Space**
Public parks, open spaces, golf courses and recreation facilities.
(Proposed public parks).
- Public Buildings**
Refer to Public Buildings Element Map.
- Schools**
Public elementary, middle, high schools, and community colleges.
Proposed School Site (locations within one mile grid).
- Strip Commercial**
Existing strip commercial, where opportunities may exist to improve streetscape and coordinate access points.
- Airpark Area***
A mix of employment, commercial, residential densities, and open space designed to be compatible with Chandler Municipal Airport.
See Chandler Airpark Area Plan.
- Southeast Chandler Area***
A unique "community" consisting of rural and low density residential land uses that respect and protect the rural/agrarian lifestyles of this area.
See Southeast Chandler Area Plan.
- Santan Freeway Corridor Area***
Mix of uses compatible with the Santan Freeway.
See Santan Freeway Area Plan.
- Gateway Area***
Mix of uses including employment, commercial and residential.



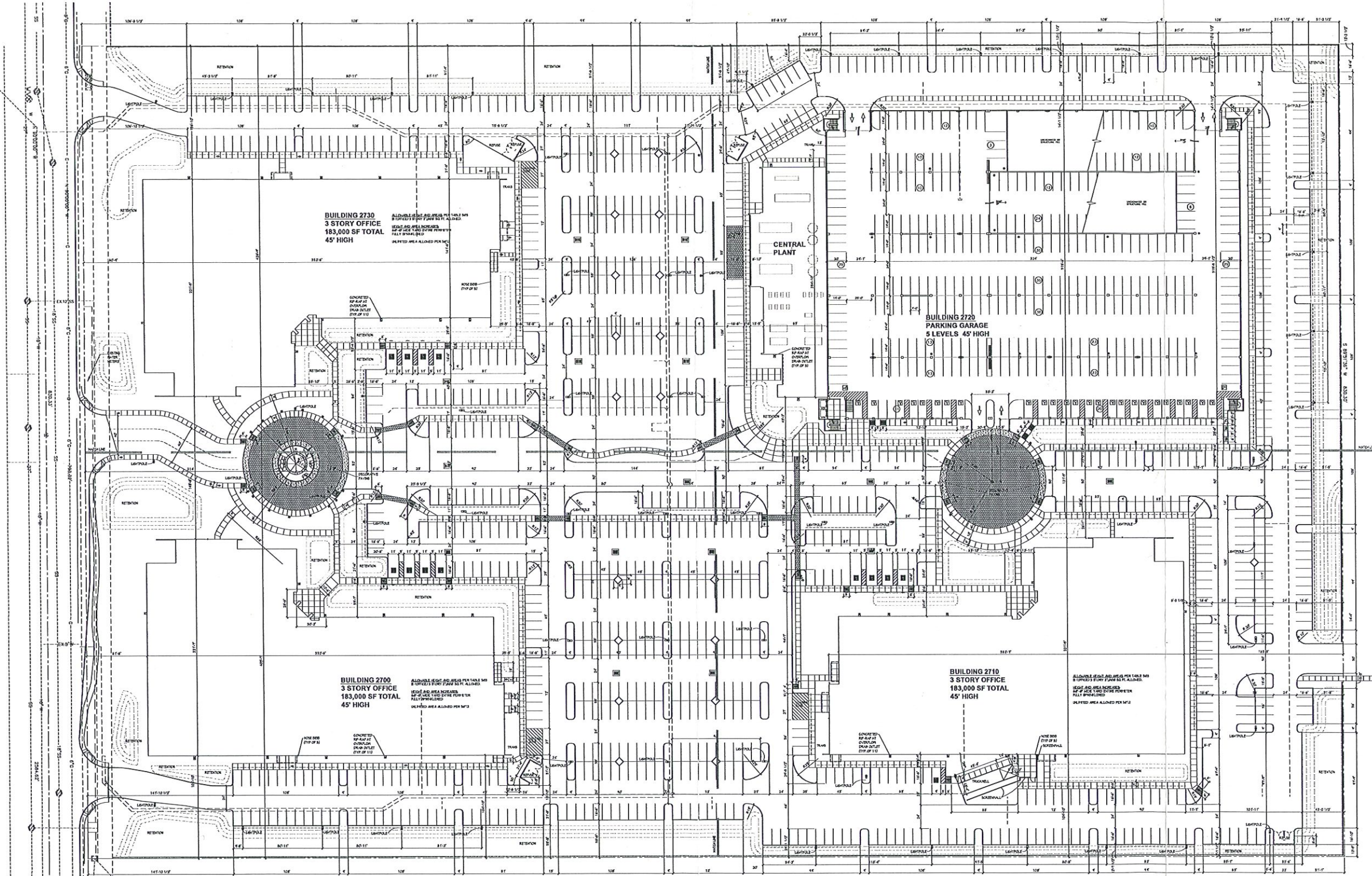
* Area Plans are more precise, specific land use and circulation plans approved by the City Council. The City maintains and keeps all records, maps, and other documents and illustrations which portray the land use patterns, circulation, and development quality. These plans may also contain a mix of uses such as commercial, retail, offices, and multi-family, which are not shown on the Land Use Element Map.

TAB 4

NEW SITE PLAN DESIGNS



Countrywide® NEW FRYE ROAD CAMPUS



SITE PLAN

PROJECT DATA BUILDING & SITE DATA

BUILDING AREAS	AREA FOOTPRINT	# OF FLOORS	TOTAL AREA
BUILDING 2710	61,000 S.F.	3	183,000 S.F.
BUILDING 2711	61,000 S.F.	3	183,000 S.F.
BUILDING 2720	61,000 S.F.	3	183,000 S.F.
BUILDING 2720 (GARAGE)	131,181 S.F.	5	655,905 S.F.
BUILDING 2720 (CENTRAL PLANT)	12,000 S.F.	1	12,000 S.F.
TOTAL	328,181 S.F.		1,216,905 S.F.

SITE AREA	GROSS SITE AREA	NET SITE AREA
	S.F. ACRES	S.F. ACRES
TOTAL	1,046,385 ± 25.16 ±	1,065,016 ± 24.40 ±

LOT COVERAGE	ALLOWABLE	PROVIDED
(CONSTRUCTION AREA / NET SITE AREA)	55%	24.7%

EXISTING ZONING: PD
PROPOSED USE: OFFICE / CAFETERIA
OCCUPANCY: B - (OFFICE) AND S-2 (CENTRAL PLANT & GARAGE)
CONSTRUCTION: 9-B, FULLY SPRINKLERED PER NFPA-13, 2002
BUILDING ALLOWABLE AREA: UNLIMITED AREA, PER IBC SEC. 501.2

REQUIRED PARKING BASED ON GROSS SF

54,000 S.F. / 200 = 270 SPACES REQUIRED

PROVIDED PARKING SPACES

LEVEL	STANDARD SPACE	SPACES PROVIDED	TOTAL
1	341	27	368
2	422	2	424
3	422	2	424
4	424	—	424
5	387	—	387
TOTAL	1,996	31	2,027

2021 TOTAL GARAGE SPACES
1001 TOTAL SURFACE PARKING SPACES
3034 GRAND TOTAL PARKING

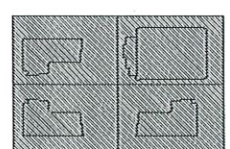
SITE ACCESSIBILITY NOTES

ACCESSIBLE ROUTE/PATH OF TRAVEL RUNNING SLOPE 1:20/5%
CROSS SLOPE 1:50/2% MINIMUM WIDTH 36" PROVIDE A FIRM-STABLE-SLIP RESISTANT SURFACE WITH NO CHANGES IN LEVEL UNLESS A RAMP IS INDICATED.

ASSESSOR PARCEL # 303-24-019-E

BUILDING CODES

2003 INTERNATIONAL BUILDING CODE
2003 INTERNATIONAL MECHANICAL CODE
2003 INTERNATIONAL PLUMBING CODE
2002 NATIONAL ELECTRIC CODE
2003 INTERNATIONAL FIRE CODE
ARIZONA'S NTH DISABILITIES ACT (ADA) ARS-41-1441.31



SITE KEY PLAN

NO.	REVISIONS	DATE
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PROJECT NO.:
DATE:
DESIGNED BY:
DRAWN BY: DB
APPROVED BY:

SHEET TITLE:

OVERALL SITE PLAN

SHEET NO.:

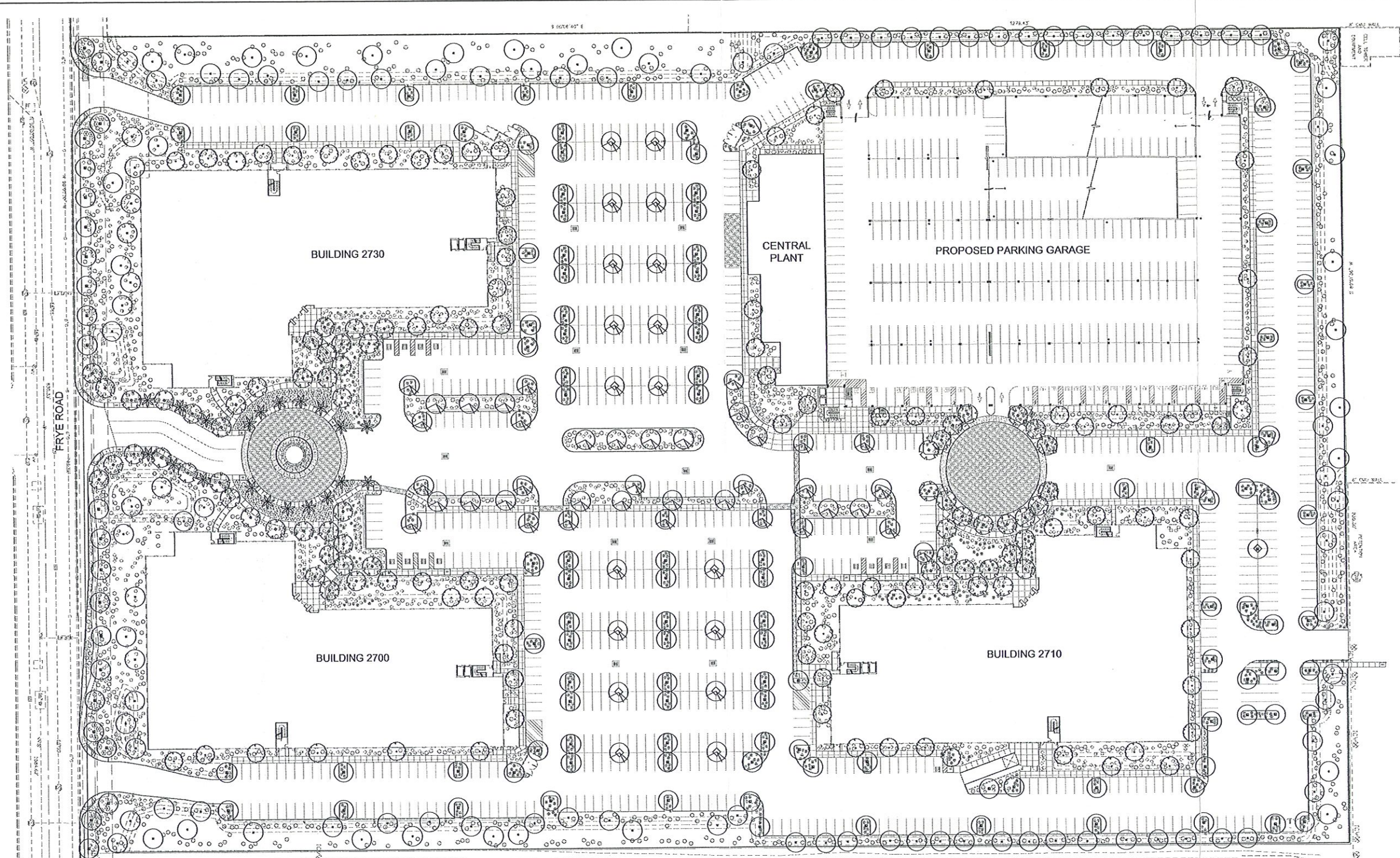
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TAB 5

NEW LANDSCAPE PLANS

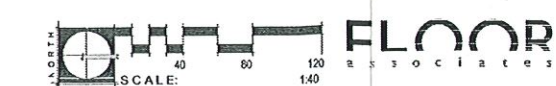


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PLANT LEGEND										
SYM.	BOTANICAL NAME COMMON NAME	SIZE	MIN. HT x W x CAL	QTY.	SYM.	BOTANICAL NAME COMMON NAME	SIZE	SYM.	BOTANICAL NAME COMMON NAME	SIZE
TREES					SHRUBS CONT.			ACCENTS		
	CHILOPSIS LINEARIS 'AZT DESERT AMETHYST' WILLOW	15 GAL MT	5' x 3' x 0.75"	88		EREMOPHILLA MACULATA VALENTINE BUSH	5 GAL		HESPERALOE PARVIFLORA RED YUCCA	5 GAL
	CERCIDIUM 'DESERT MUSEUM' 'DESERT MUSEUM' PALO VERDE	24" BOX MT 48" BOX MT	7' x 4' x 1.00" 14' x 11' x 3.00"	61 4		LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' SAGE	5 GAL		MUHLENBERGIA CAPILLARIS REGAL W/ST	1 GAL
	DALBERGIA SISSOO SISSOO TREE	15 GAL 24" BOX	7' x 3' x 0.75" 10' x 4' x 1.25"	12 45		LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' SAGE	5 GAL		MUHLENBERGIA RIGENS DEER GRASS	5 GAL
	PHOENIX DACTYLIFERA DATE PALM	20' HT		20		RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL	GROUNDCOVERS		
	PROSOPIS JULIFLORA NATIVE MESQUITE	15 GAL MT 24" BOX MT	5.5' x 3' x 0.50" 7' x 4' x 1.00"	70 49		SALVIA GREGGII AUTUMN SAGE	5 GAL		CONVOLVULUS CNEORUM BUSH MORNING GLORY	1 GAL
	PROSOPIS 'PHOENIX' THORNLESS MESQUITE	15 GAL MT 24" BOX MT 36" BOX MT 48" BOX MT	5.5' x 3' x 0.50" 7' x 4' x 1.00" 10' x 8' x 2.00" 14' x 12' x 3.00"	42 93 8 4		TECOMA STANS VAR STANS ARIZONA YELLOW BELLS	5 GAL		LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	1 GAL
SHRUBS					ACCENTS				LANTANA 'NEW GOLD' YELLOW MOUNDING LANTANA	1 GAL
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL				AGAVE AMERICAN CENTURY AGAVE	5 GAL		WEDELIA TRILOBATA YELLOW DOTS	1 GAL
	CALLIANDRA ERIOPHYLLA FAIRY DUSTER	5 GAL				AGAVE DESMETTIANA SMOOTH EDGE AGAVE	5 GAL	TOPDRESS		
	ENCELIA FARINOSA BRITTLEBUSH	1 GAL				HESPERALOE FUNIFERA GIANT HESPERALOE	1 GAL		12" MINUS DECOMPOSED GRANITE - GRANITE EXPRESS 480 354.6809 2" MIN. DEPTH IN ALL PLANTING AREAS UNLESS OTHERWISE NOTED. COLOR TBD.	

- NOTES:**
- ALL PLANTING AREAS TO BE WATERED WITH AUTOMAT C IRRIGATION SYSTEM.
 - SIGHT DISTANCE TRIANGLES SHALL BE CLEAR OF LANDSCAPING AND OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE TRIANGLES SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION.
 - ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS SET FORTH IN THE AMERICAN STANDARDS OF NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSEYMEN AND BY THE ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS.
 - ALL LANDSCAPING INSTALLED WITH THIS PROJECT SHALL BE MAINTAINED BY CITY.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF PLANT MATERIAL QUANTITIES.



1425 N. First Street
Second Floor
Phoenix, AZ 85004

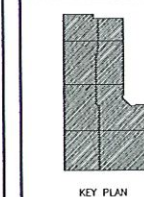
602.452.1425 P
602.462.1427 F
farrassassociates.com

SHEET NO.: L-100

TAB 6

**New Building Floor Plans,
Exterior Elevations and Renderings**

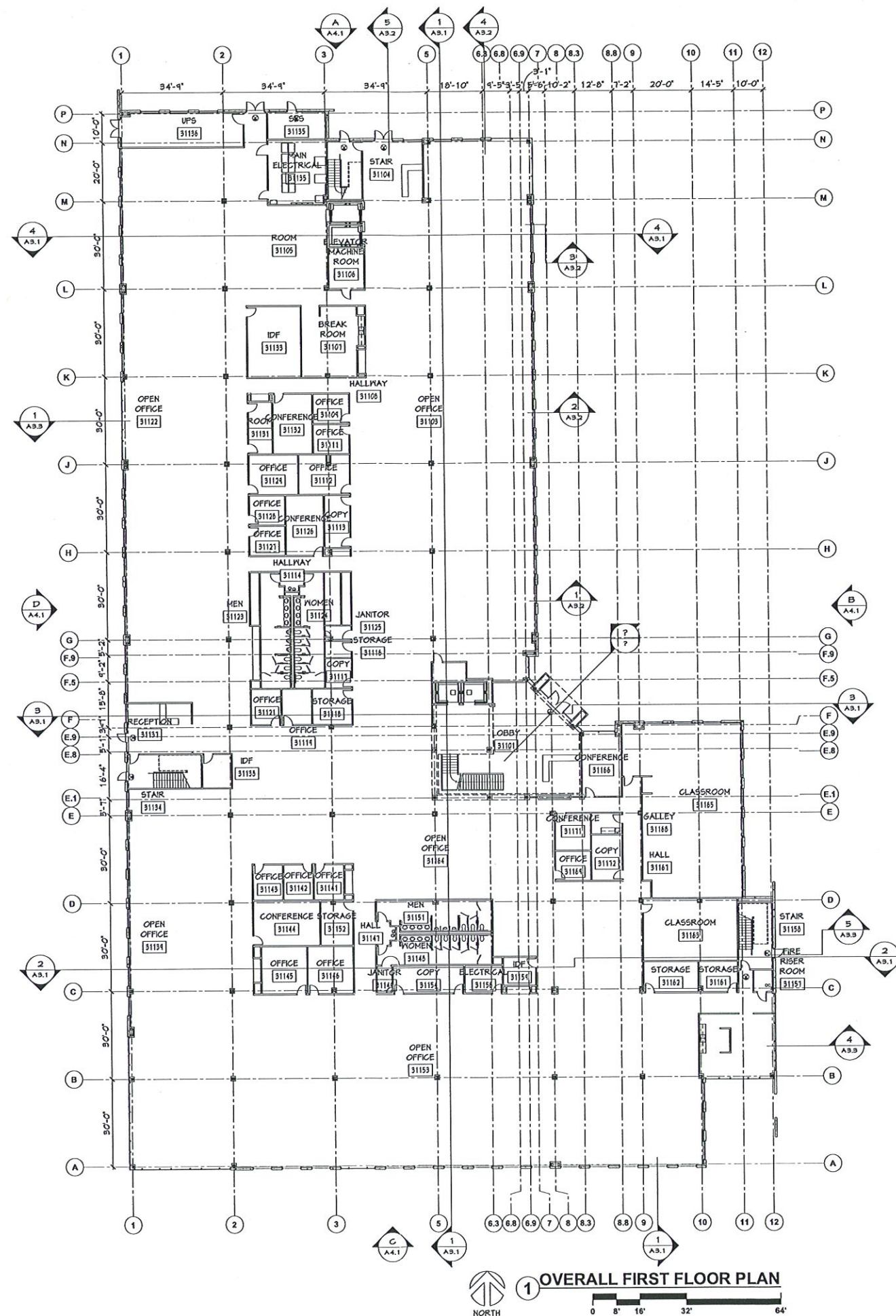
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NEW FRYE ROAD CAMPUS
2730 WEST FRYE ROAD - CHANDLER, AZ



KEY PLAN

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DATE: 6/11/06
DESIGNED BY: PES
DRAWN BY: CR
APPROVED BY: MRC
SHEET TITLE:
ARCHITECTURAL
2730
OVERALL FIRST FLOOR
PLAN
SHEET NO.:

A2.1

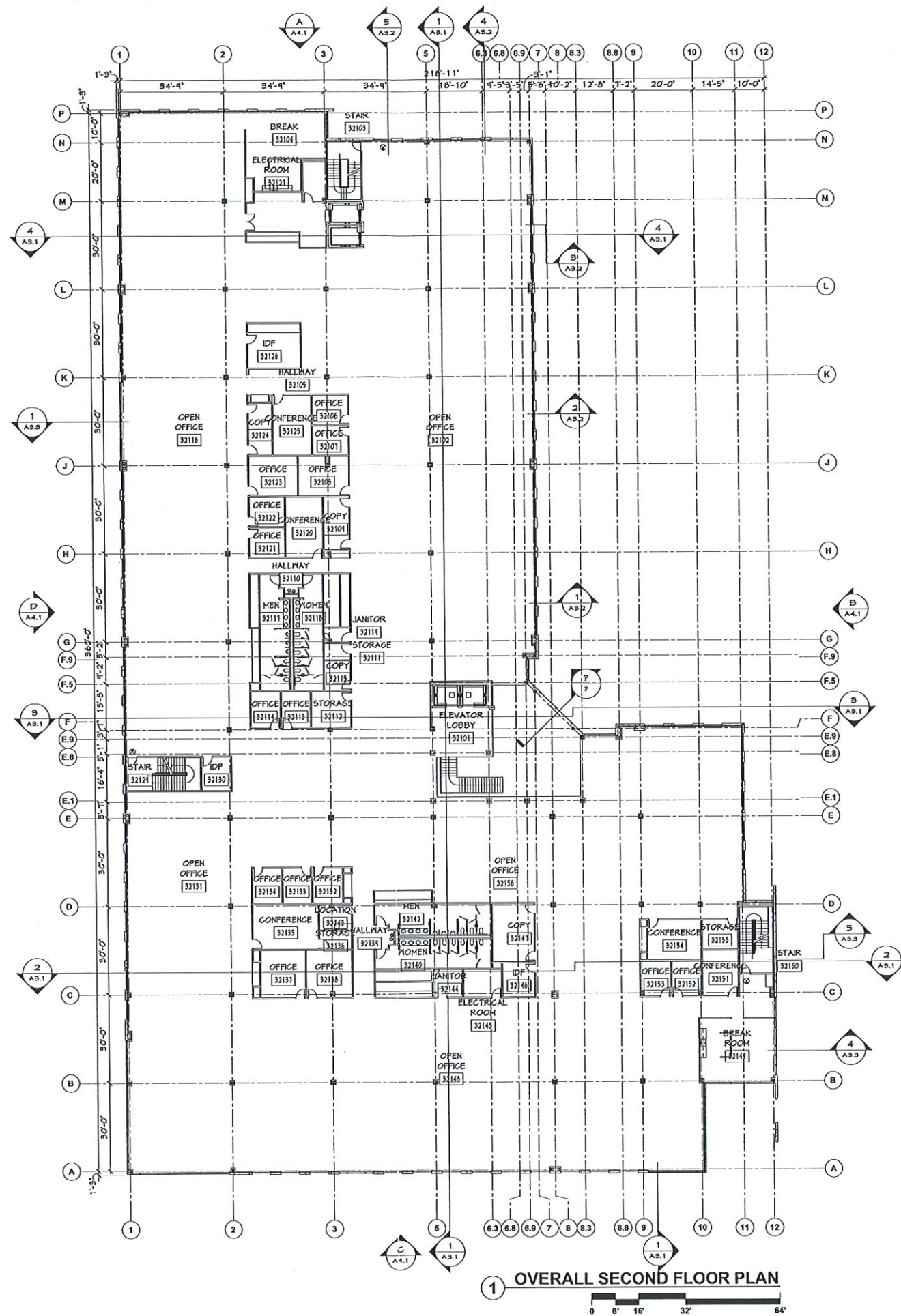




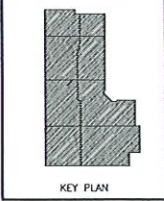
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ARCHITECTURAL
2730
OVERALL SECOND
FLOOR PLAN

SHEET NO.:

A2.2



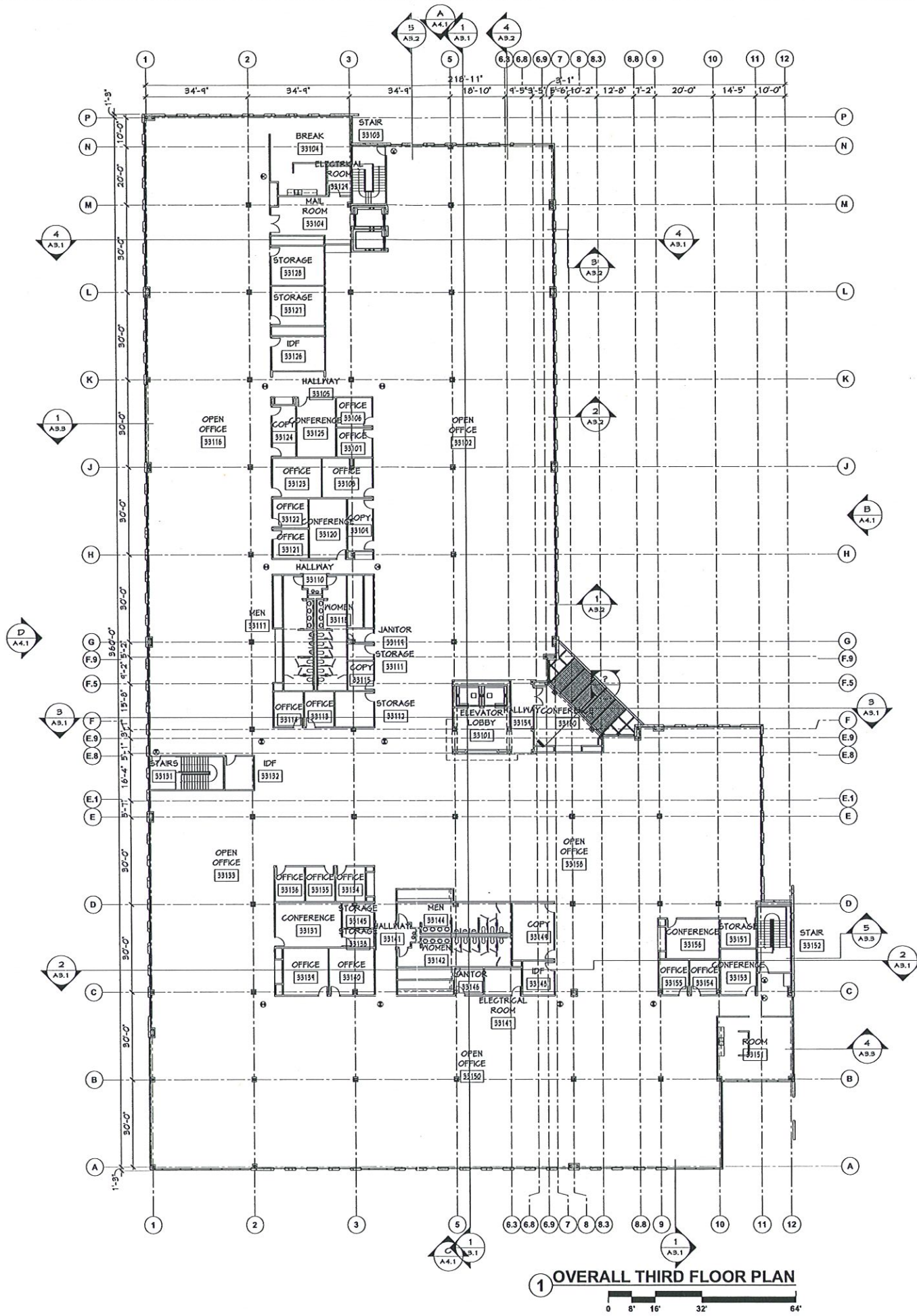
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NEW FRYE ROAD CAMPUS
2730 WEST FRYE ROAD - CHANDLER, AZ

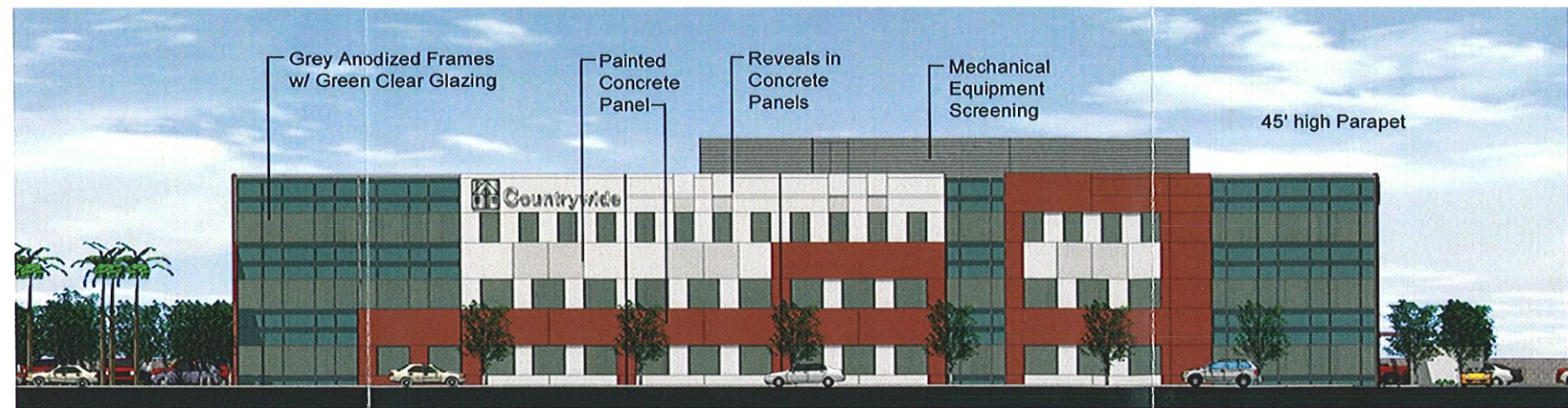


NO.	REVISIONS	DATE

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DATE: 6/1/08
DESIGNED BY: PFS
DRAWN BY: GAB
APPROVED BY: MNC
SHEET TITLE:
ARCHITECTURAL
2730
OVERALL THIRD FLOOR
PLAN
SHEET NO.:

A2.3





Front Elevation



west Right Elevation



North **Rear Elevation**



Left Elevation



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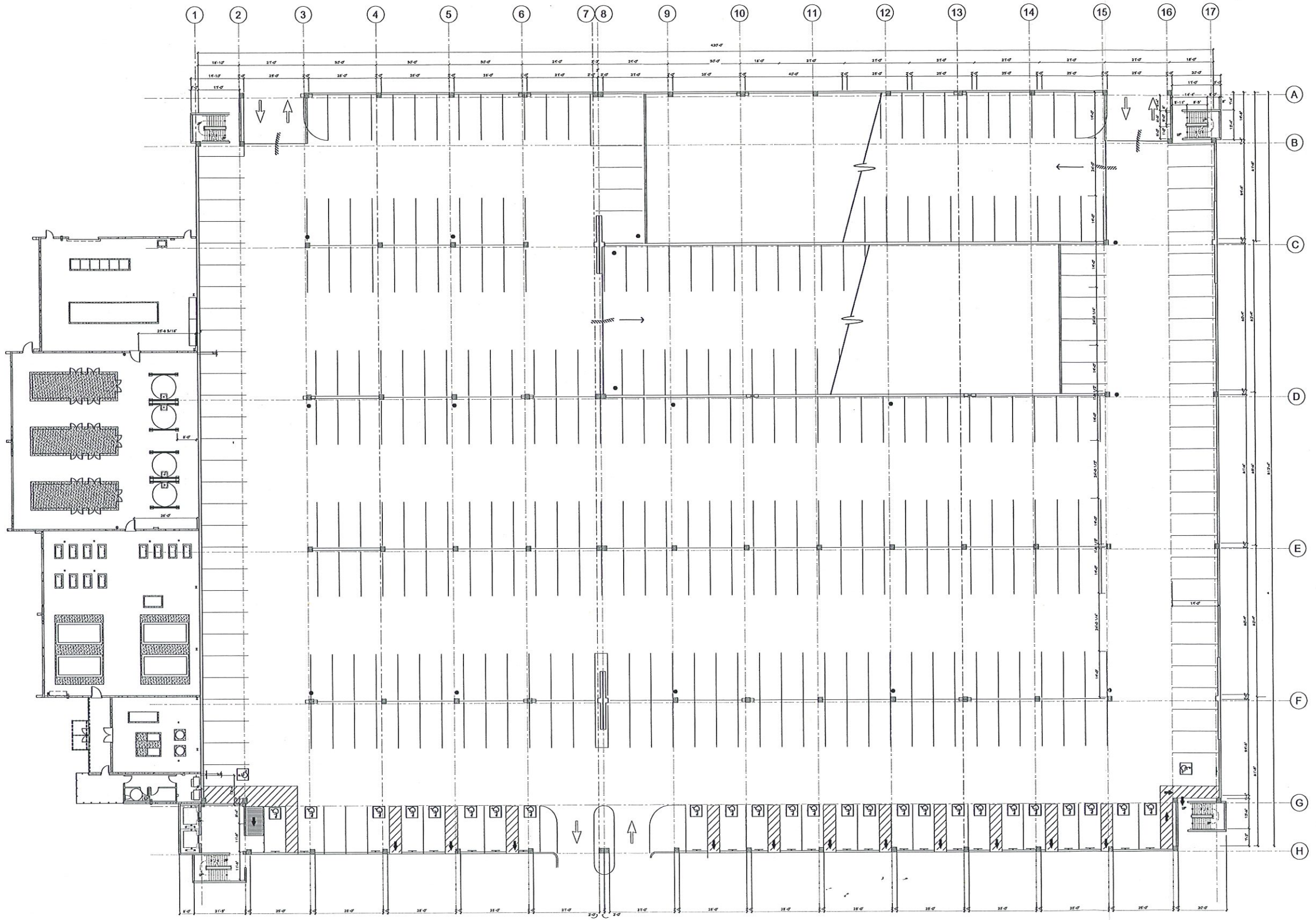
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PARKING GARAGE

NO. REVISIONS DATE

PROJECT NO.: 25060606
DATE: _____
DESIGNED BY: _____
DRAWN BY: DB
APPROVED BY: _____
SHEET TITLE:

BUILDING
GARAGE - FIRST FLOOR
PLAN
SHEET NO.:

20-A2.0

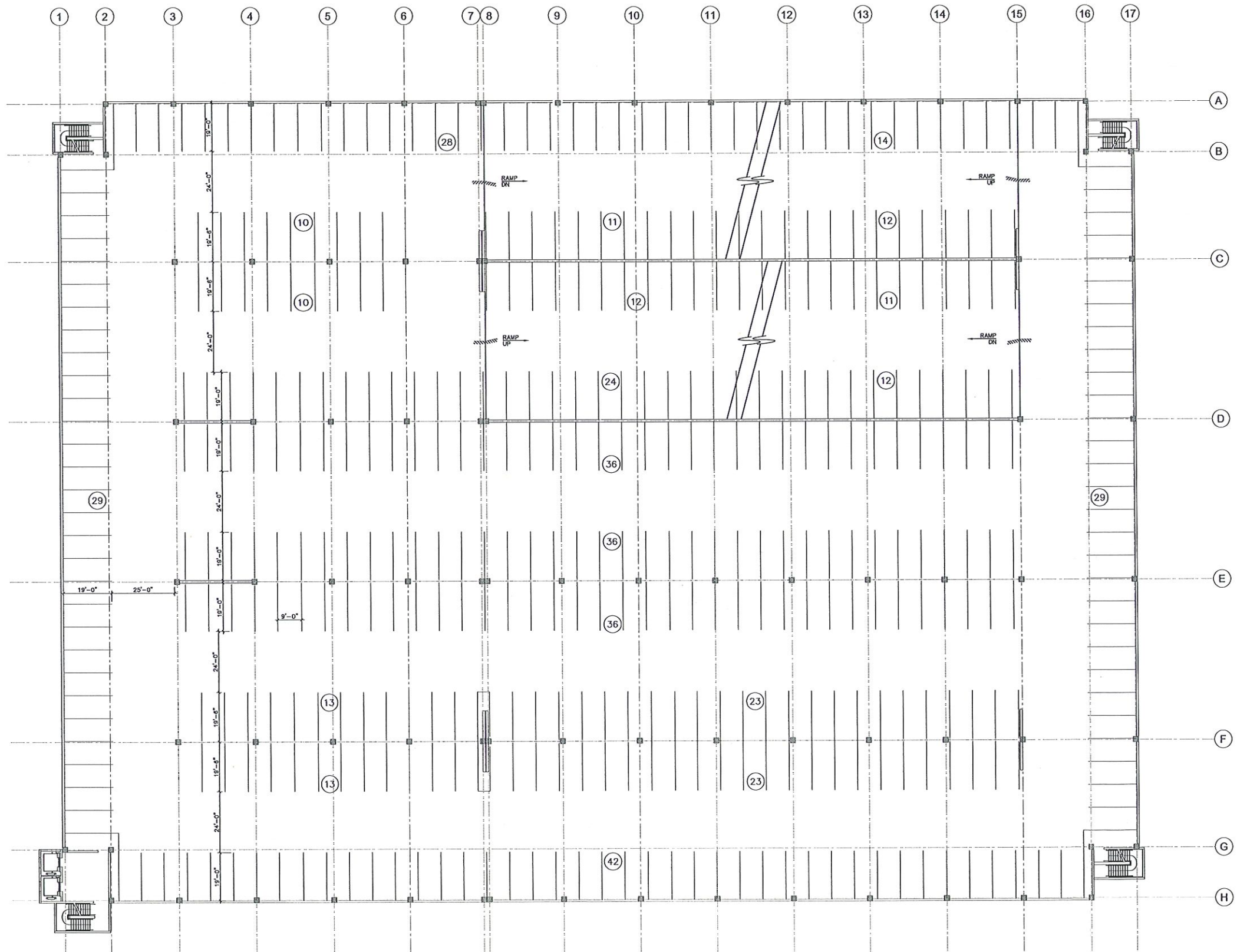


GARAGE FIRST FLOOR PLAN
1/16"=1'-0"

FILE NAME: 2729-A2.0 GARAGE - BUILDING PLAN PLOTTED: 5/27/2008 10:38 AM BY: NWC CLARK

[illegible]

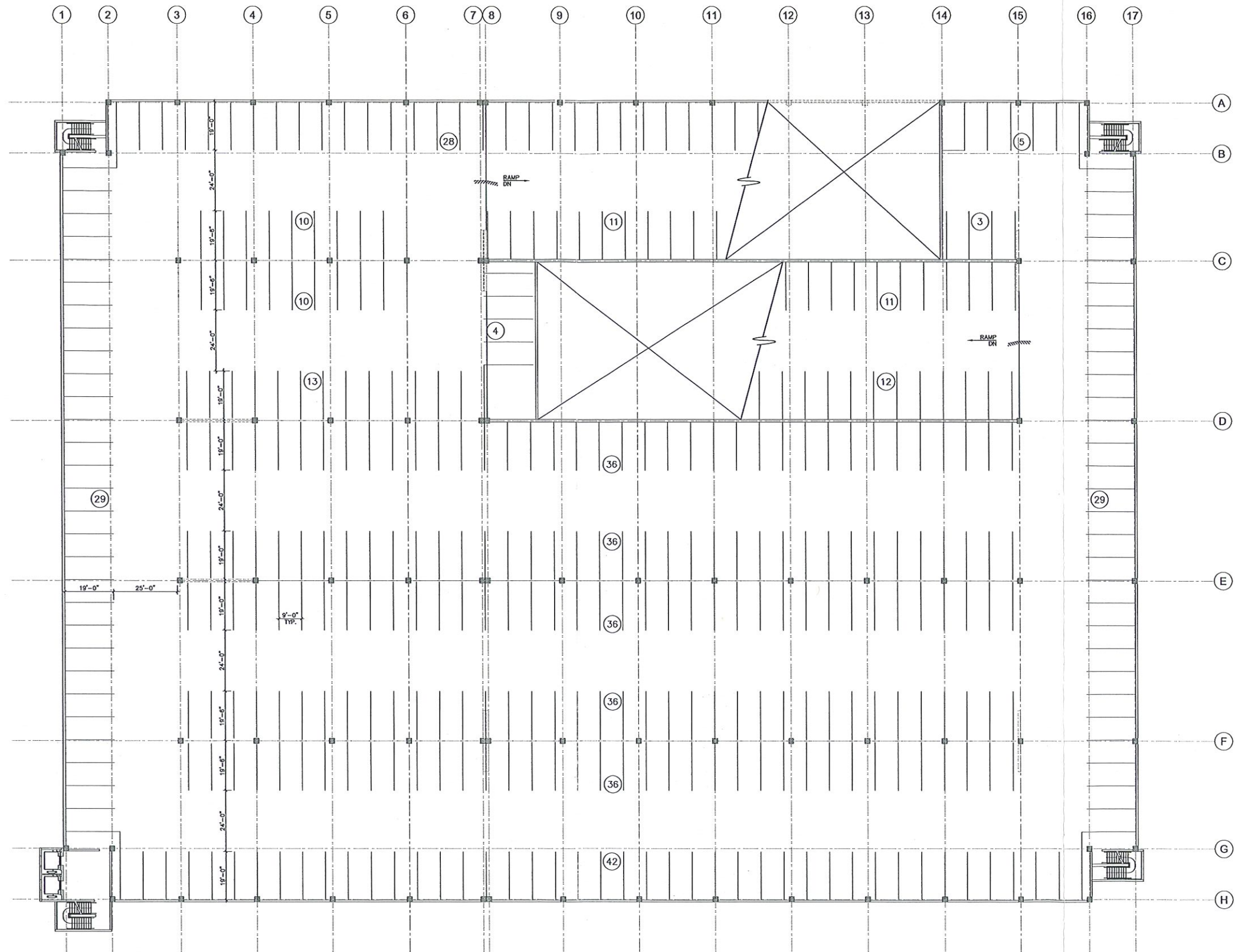
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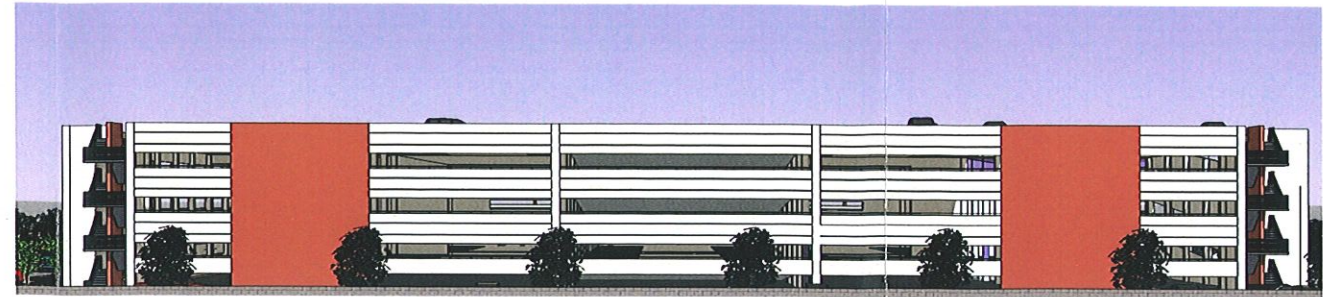
GARAGE SECOND FLOOR PLAN
1/16" = 1'-0"

[illegible]

20-A2.4



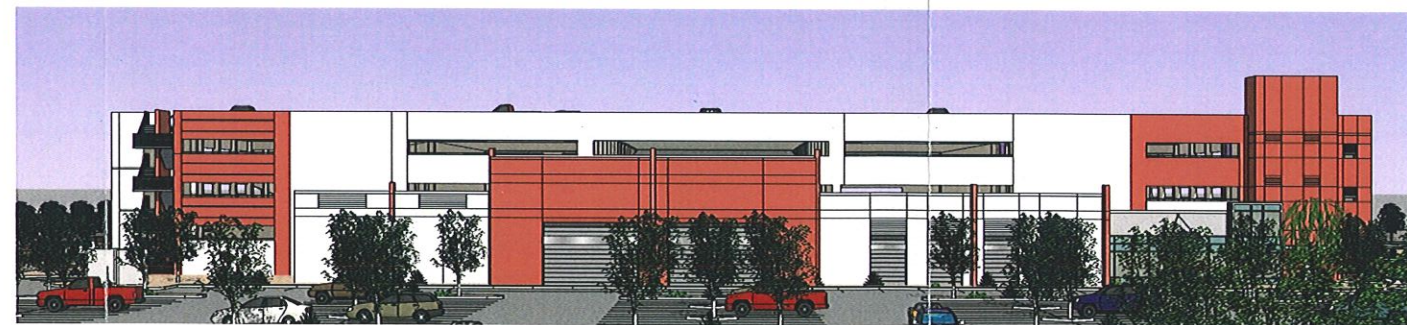
GARAGE FIFTH FLOOR PLAN
1/16"=1'-0"



North Elevation



East Elevation



South Elevation



West Elevation









VIEW FROM FRYE ROAD LOOKING NORTHWEST



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PROJECT NO.: 0808
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DRAWN BY: [Signature]
APPROVED BY: [Signature]
SHEET TITLE:

SHEET NO.:



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[illegible]

SHEET NO. 3



VIEW FROM SITE LOOKING SOUTHWEST TO FRYE ROAD



MAIN ENTRANCE



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PROJECT NO.: 0000
DATE: 06/24/08
DESIGNED BY: [signature]
DRAWN BY: [signature]
APPROVED BY: [signature]
SHEET TITLE:

SHEET NO.:

[illegible]

SHEET NO.1



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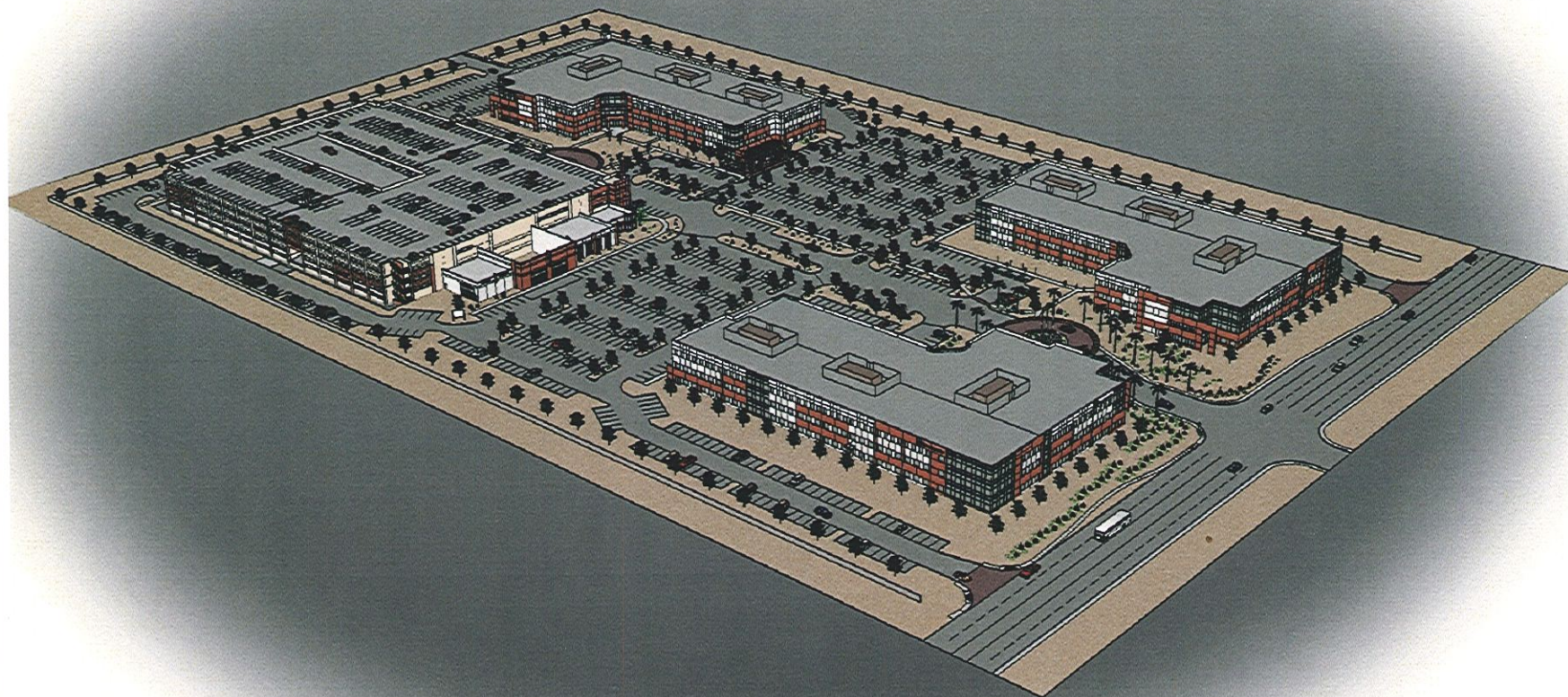
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[illegible]



BIRD'S EYE VIEW OF SITE



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PROJECT NO.: 0000
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 APPROVED BY: ---
 SHEET TITLE:

SHEET NO.: