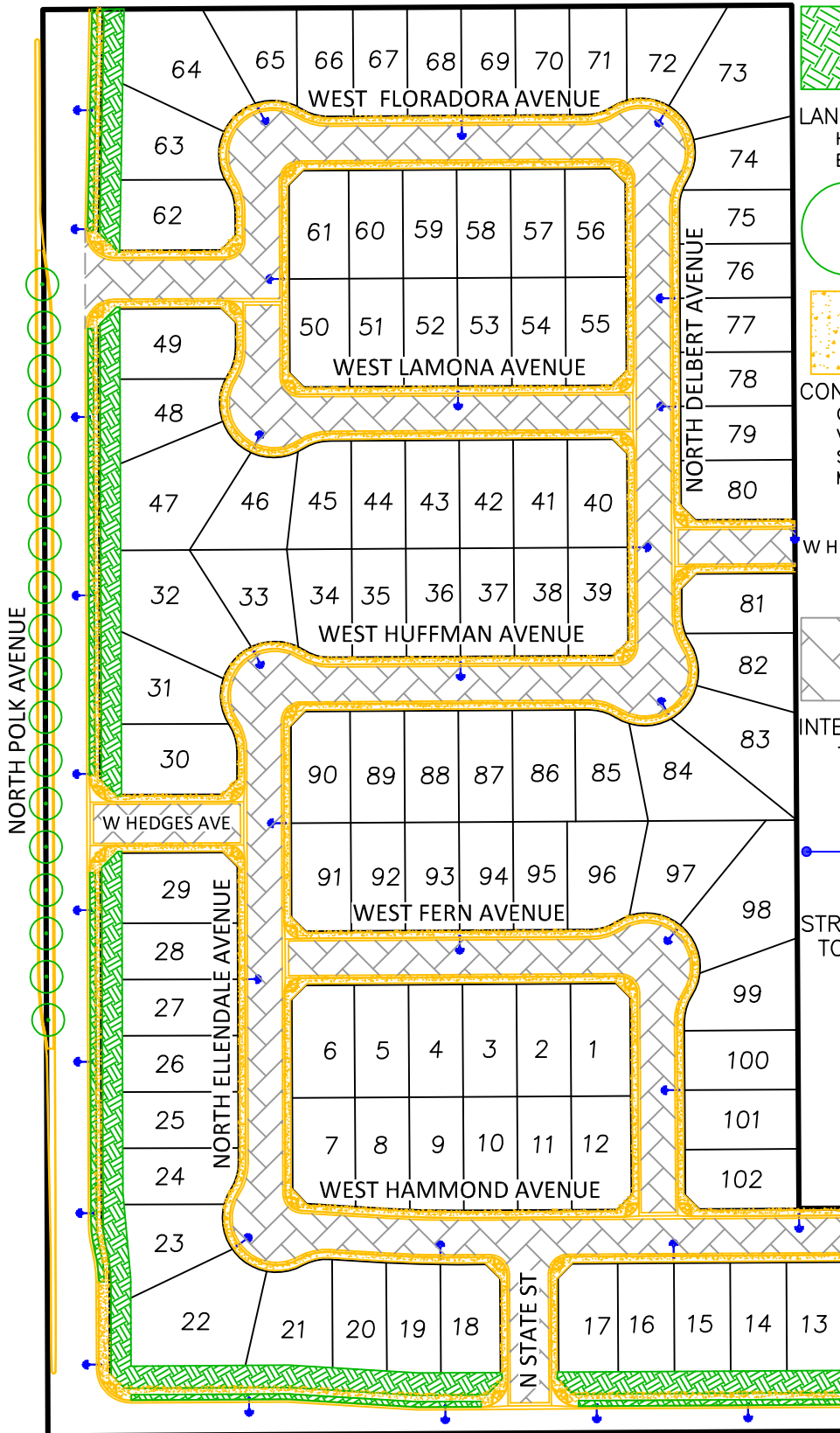


NOT TO SCALE  
December 19, 2016



LANDSCAPE AND IRRIGATION:  
HALF MEDIAN = 4,538 SF  
BUFFERS/PARKWAYS = 41,405 SF



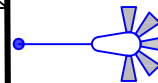
LARGE TREES = 86 EA



CONCRETE IMPROVEMENTS:  
CURB & GUTTER = 9,453 LF  
VALLEY GUTTER = 2,999 SF  
SIDEWALK & CURB RAMPS = 51,892 SF  
MEDIAN MAINTENANCE BAND = 739 SF



INTERIOR PAVEMENT:  
TOTAL AREA = 138,722 SF



STREET LIGHTS:  
TOTAL = 34 EACH