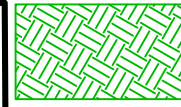
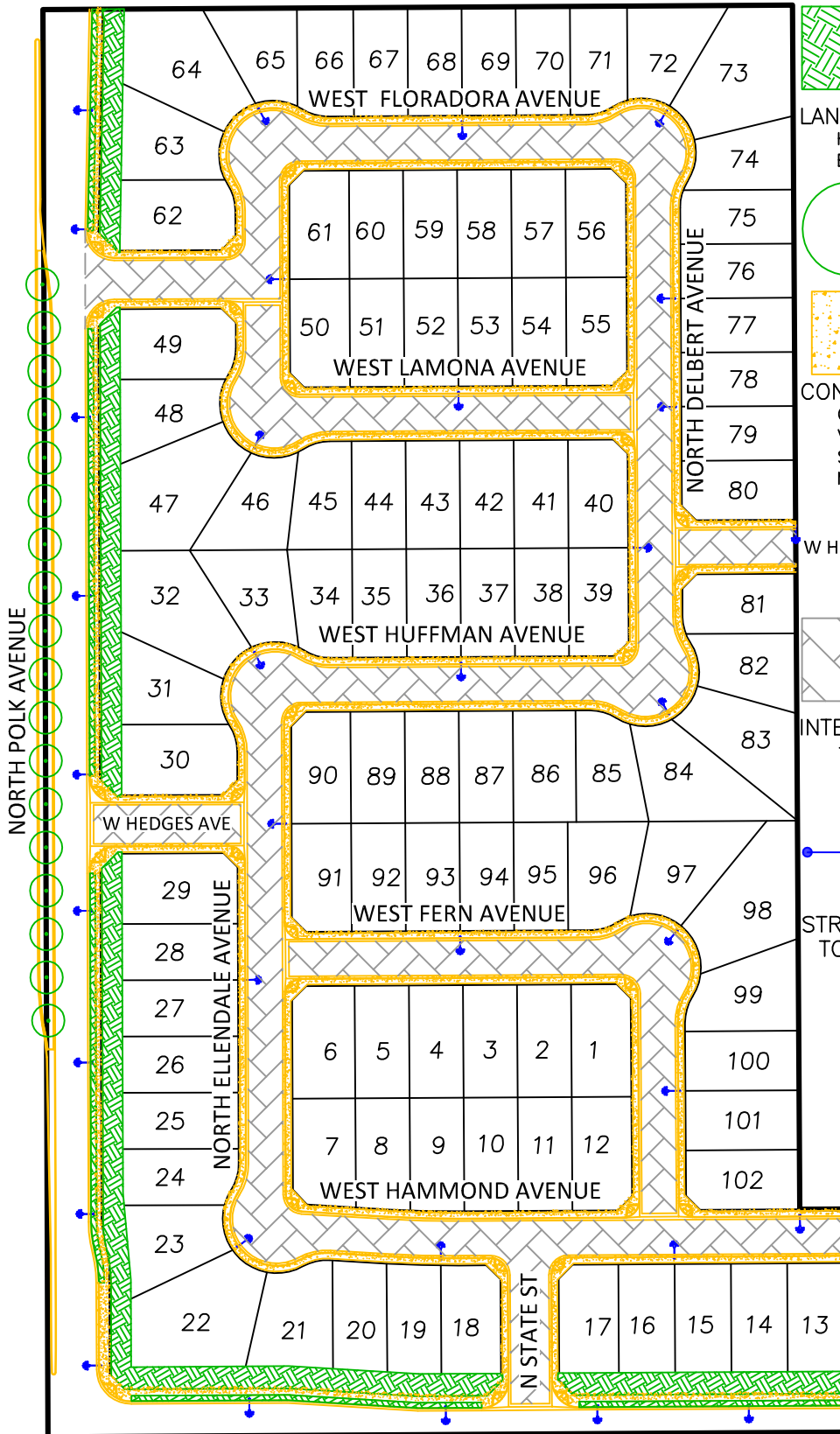


NOT TO SCALE
December 19, 2016



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



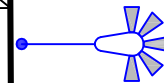
LARGE TREES = 86 EA



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