

# SOUTHSHORE AT AURORA

Aurora, Colorado

## FILING I - POWHATON ROAD LANDSCAPE PLANS



**SOUTHSHORE RECOVERY ACQUISITION LLC.**

1250 Avenue of the Americas, 50th Fl

New York, NY 10020

c/o RainTree Investment Corp.

303.267.6195

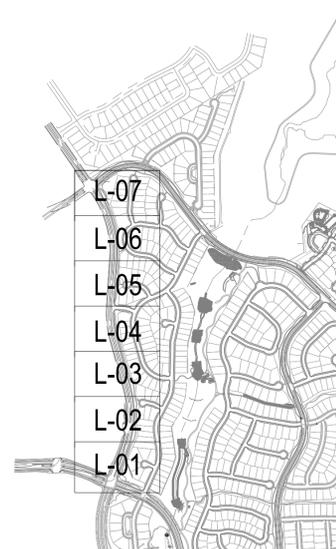
### DRAWING INDEX



VICINITY MAP  
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NORTH



KEY MAP  
NOT TO SCALE



NORTH

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Prepared By  
**NORRIS DESIGN**

MAY 10, 2017  
MINOR AMENDMENT  
NOT FOR CONSTRUCTION



SOUTHSHORE



OWNER:  
Southshore Recovery Acquisition LLC  
Mr. Jon Shumaker  
1250 Avenue of the Americas, 50th Fl  
New York, NY 10020

c/o RainTree Investment Corp.  
Contact: Jerry Richmond  
303-267-6195



FOR REVIEW  
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CONSTRUCTION

DATE:  
05/10/2017

SHEET TITLE:  
LANDSCAPE NOTES/  
PLANT LIST

SHEET NUMBER:

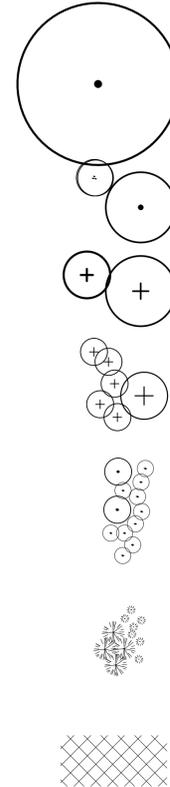
LN

**GENERAL NOTES**

1. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
2. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
3. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT.
4. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
5. THE OWNER/BUILDER IS RESPONSIBLE FOR ALL FRONT YARD 'ON LOT' LANDSCAPING FOR EACH PARCEL. THE LLC IS NOT RESPONSIBLE FOR ANY FRONT YARD 'ON LOT' LANDSCAPE AND THEREFORE IS NOT PART OF THIS SUBMITTAL.
6. THIS SHEET SET IS PREPARED WITH INFORMATION SUFFICIENT FOR CITY OF AURORA SITE PLAN APPROVAL AND MAY NOT BE SUFFICIENT FOR CONSTRUCTION BIDDING OR AS CONSTRUCTION DOCUMENTS. IT IS RECOMMENDED THAT THE CONTRACTOR CONTACT THE OWNER'S REPRESENTATIVE FOR ADDITIONAL INFORMATION.

**CITY OF AURORA NOTES**

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
2. ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS AND LIGHTED BOLLARDS.
3. THE SURFACE MATERIAL OF WALKS AND PLAZAS ARE TO BE STANDARD GREY CONCRETE WITH MEDIUM BROOM FINISH.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
5. THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 1461435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
8. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCR OACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
10. TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
11. SHRUB BEDS SHALL BE MULCHED WITH 3" MINIMUM DEPTH OF DOUBLE SHREDDED "GORILLA HAIR" WASHINGTON CEDAR MULCH OR. FOR AREAS SPECIFIED AS COBBLE, USE 80% 2-4" HORIZON COBBLE AND 20% 5-12" HORIZON COBBLE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK MULCH. AREAS OF PERENNIALS AND ANNUALS TO BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
12. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT.
13. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF -WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.



**LANDSCAPE PLANT LIST**

QTY.	SYM.	HYDRO-ZONE	COMMON NAME	BOTANICAL NAME	SIZE & COND.
<b>DECIDUOUS CANOPY TREES</b>					
3	ABM	LOW	AUTUMN BLAZE MAPLE	ACER FREEMANII 'JEFFERSRED'	2" CALIPER - B&B
13	ROA	LOW	NORTHERN RED OAK	QUERCUS RUBRA	2" CALIPER - B&B
13	SHA	LOW	SHADEMASTER LOCUST	GLEDISTIA TRIACANTHOS 'INERMIS' 'SHADEMASTER'	2" CALIPER - B&B
<b>DECIDUOUS ORNAMENTAL TREES</b>					
1	ABS	LOW	AUTUMN BRILLIANCE SERIVCEBERRY	PRUNUS VIRGINIANA 'SHUBERT'	2" CALIPER - B&B
12	TCH	LOW	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI 'INERMIS'	2" CALIPER - B&B
<b>EVERGREEN TREES</b>					
3	AUS	LOW	AUSTRIAN PINE	PINUS NIGRA	6' HT. B&B
3	VWP	LOW	VANDERWOLF'S PYRAMID PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	6' HT. B&B
<b>EVERGREEN SHRUBS</b>					
182	BCH	LOW	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	#5 CONT.
122	BUF	LOW	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	#5 CONT.
52	MPA	LOW	PANCHITO MANZANITA	ARCTOSTAPHYLOS 'PANCHITTO'	#5 CONT.
<b>DECIDUOUS SHRUBS</b>					
13	ALP	LOW	ALPINE CURRANT	RIBES ALPINUM	#5 CONT.
37	BMS	LOW	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	#5 CONT.
34	DFS	LOW	DWARF FRAGRANT SUMAC	RHUS AROMATICA 'GROW-LOW'	#5 CONT.
31	PBS	LOW	PAWNEE BUTTES SANDCHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	#5 CONT.
9	YCU	LOW	GOLDEN CURRANT	RIBES AUREUM	#5 CONT.
<b>ORNAMENTAL GRASSES</b>					
142	BFE	LOW	BLUE FESCUE	FESTUCA GLAUCA 'ELIJAH BLUE'	#1 CONT
397	FRG	LOW	FEATHER REED GRASS	CALAMAGROSTIS ACULIFLORA 'KARL FORESTER'	#1 CONT.
177	HFG	LOW	HARDY FOUNTAIN GRASS, DWARF	PENNISETUM ALOPECUROIDESN 'HAMELN'	#1 CONT.
<b>PERENNIALS</b>					
58	DDY	LOW	DAYLILY, STELLA D'ORO DWARF	HEMEROCALLIS 'STELLA D'ORO'	#1 CONT
61	DRA	LOW	SEDUM, DRAGON'S BLOOD/STONECROP	SEDUM SPURIUM 'DRAGON'S BLOOD'	#1 CONT.
73	IPY	LOW	ICE PLANT, YELLOW	DELOSPERMA NUBIGENUM	#1 CONT.



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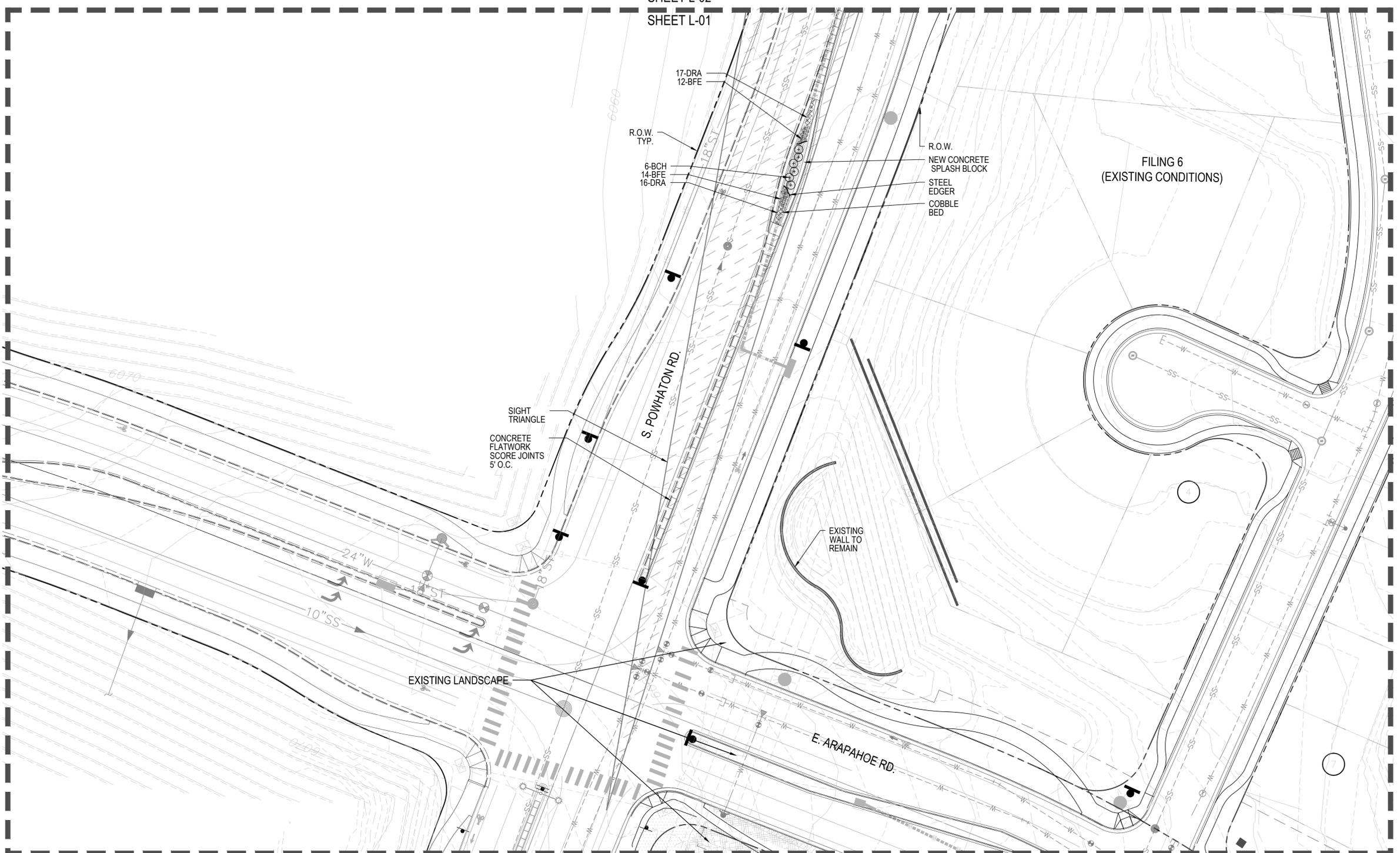
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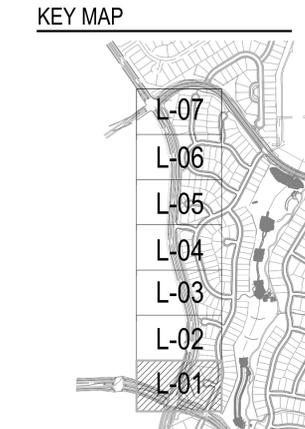
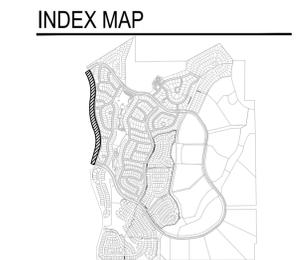
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SHEET NUMBER:

L-01

SHEET L-02  
SHEET L-01

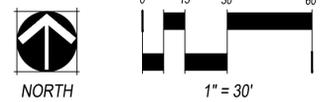


- LEGEND**
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**NOTES:**

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- TREES AND OTHER VEGETATION PLANTED WITHIN SIGHT TRIANGLES AND DISTANCE LINES ARE TO BE PLANTED AND MAINTAINED ACCORDING TO CITY OF AURORA'S GENERAL DEVELOPMENT REGULATIONS, ARTICLE 11, AND ACCORDING TO THE CITY OF AURORA ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS, SECTION 4.04.2.10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ONGOING COMMUNITY MAINTENANCE CREW TO UNDERSTAND AND FOLLOW THESE GUIDELINES AND RESTRICTIONS.



Final Landscape Plan  
Approval Block

Approved By: \_\_\_\_\_ Date \_\_\_\_\_



CHECKED BY: MC  
DRAWN BY: GB/MC



**SOUTHSHORE AT AURORA**  
FILING 1 - POWHATON ROAD MEDIAN, LANDSCAPE PLANS  
AURORA, CO

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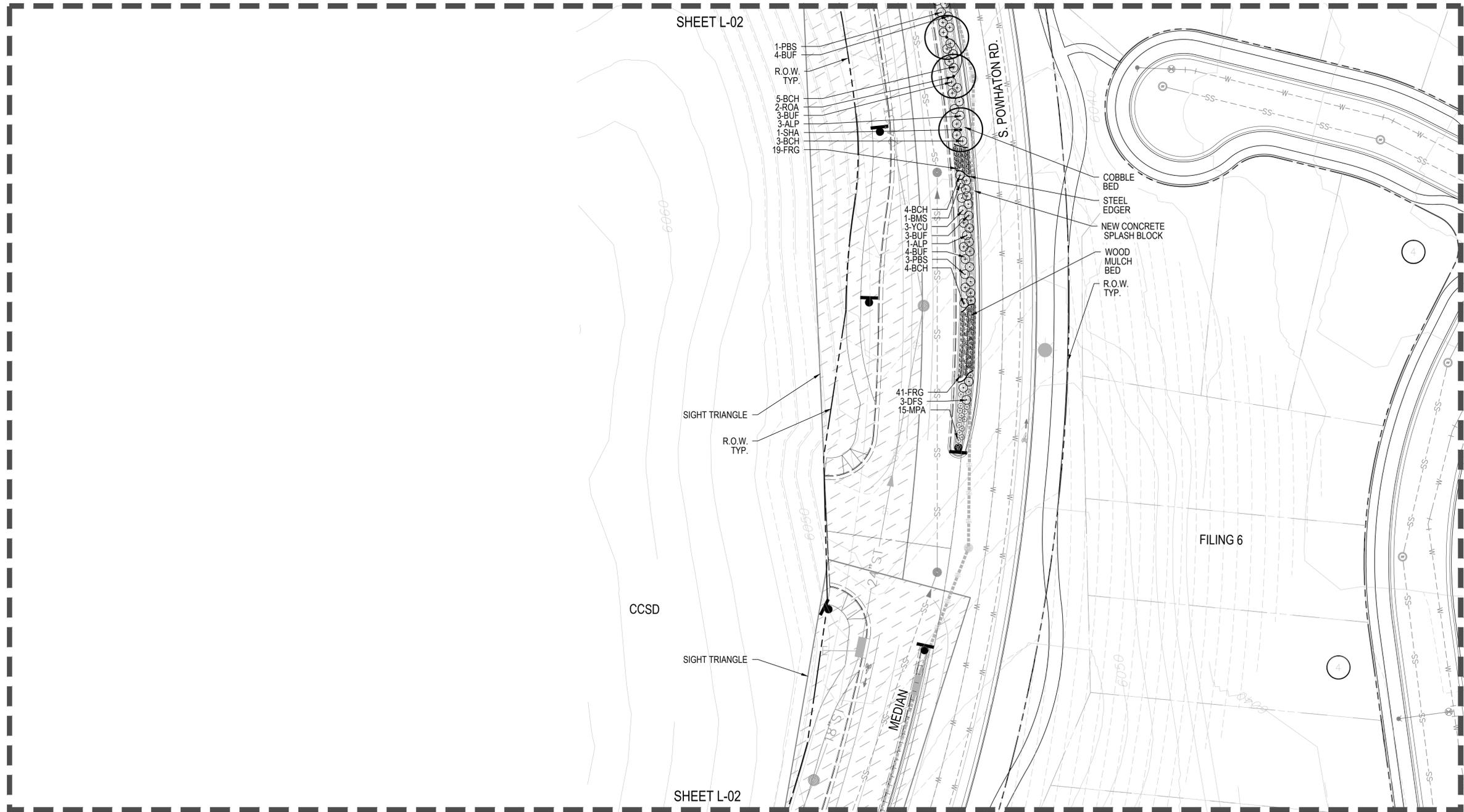
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SHEET L-03

SHEET L-02

SHEET L-02

SHEET L-01



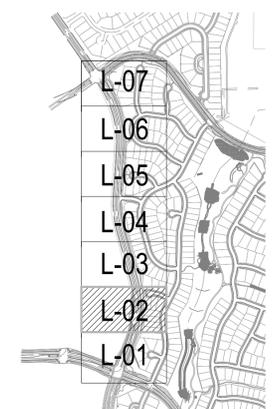
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**INDEX MAP**



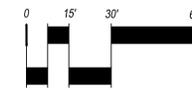
**KEY MAP**



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NORTH



1" = 30'

Final Landscape Plan  
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Know what's below.  
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L-03

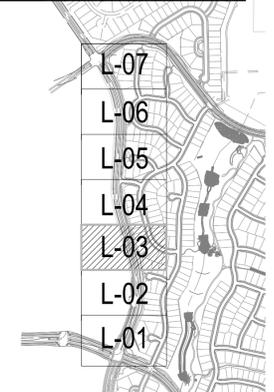
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**INDEX MAP**



**KEY MAP**

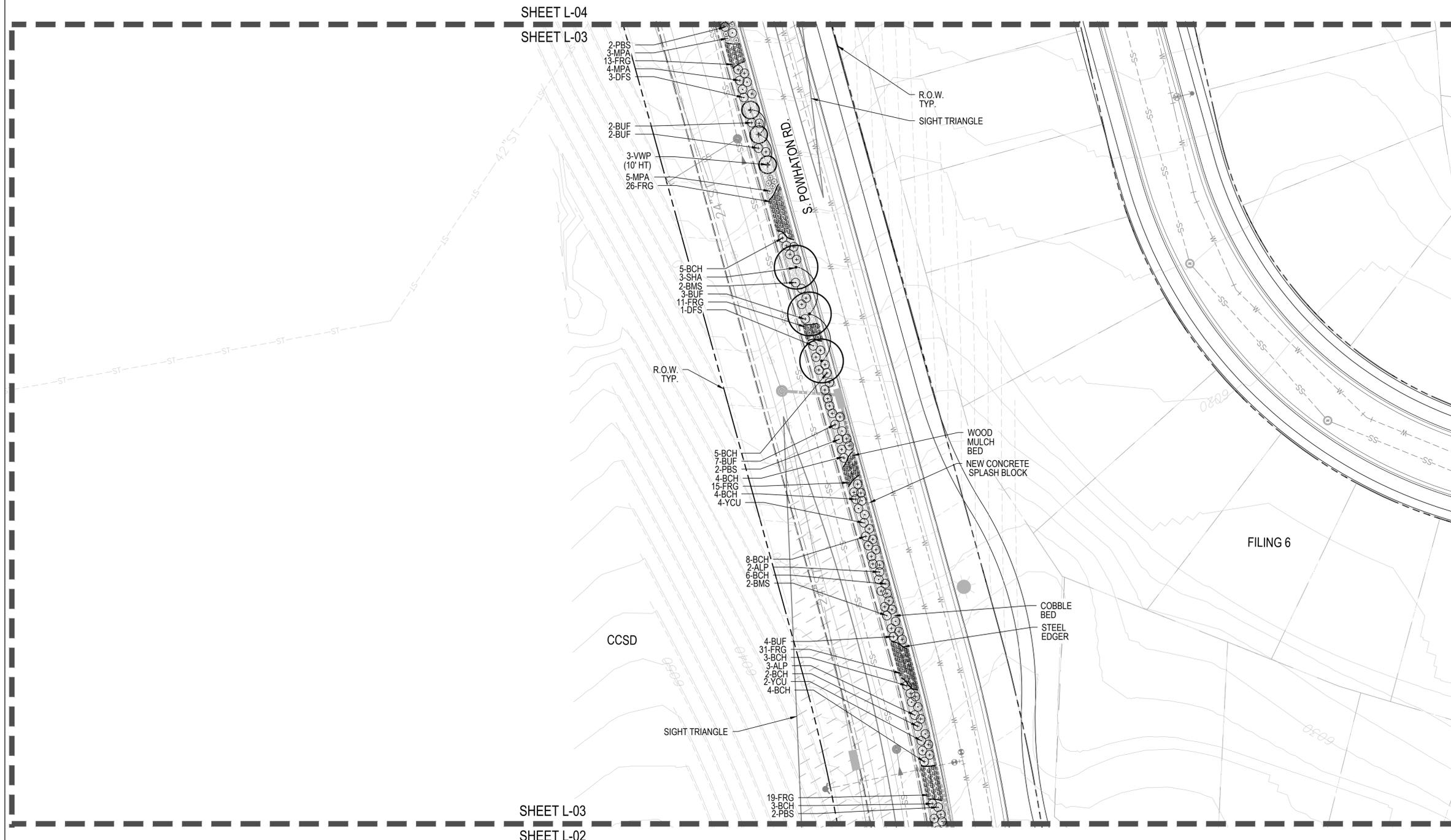


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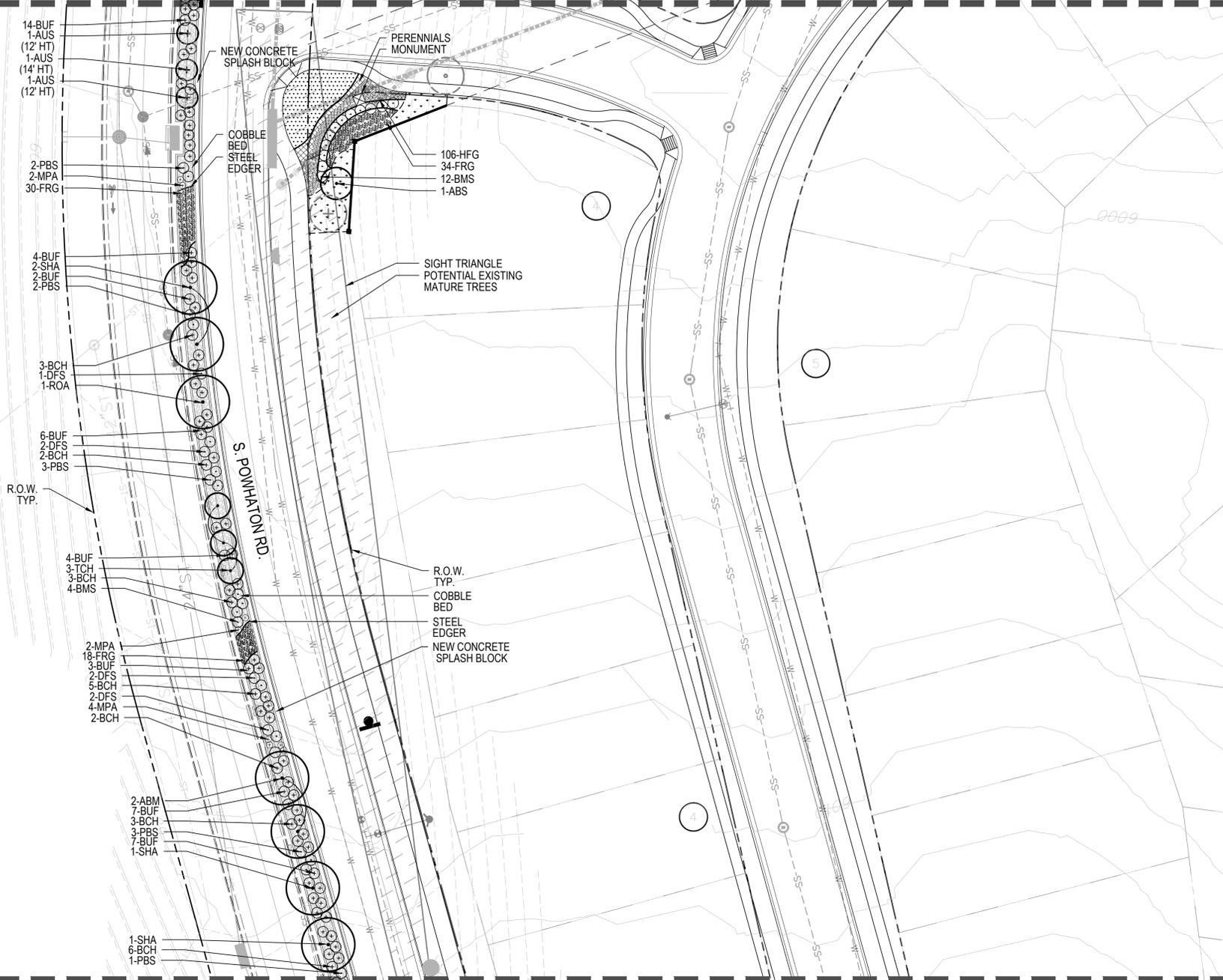
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SHEET L-05

SHEET L-04

SHEET L-04

SHEET L-03



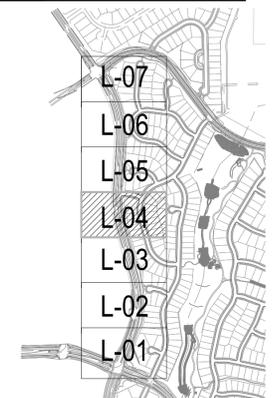
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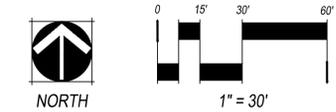
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**KEY MAP**



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  - EXISTING MATURE SOUTHSHORE PLANT MATERIAL, LOCATED WITHIN SIGHT TRIANGLES, TO BE LIMBED UP WHERE NECESSARY AND AS APPROPRIATE (PER CODE).



Final Landscape Plan  
Approval Block

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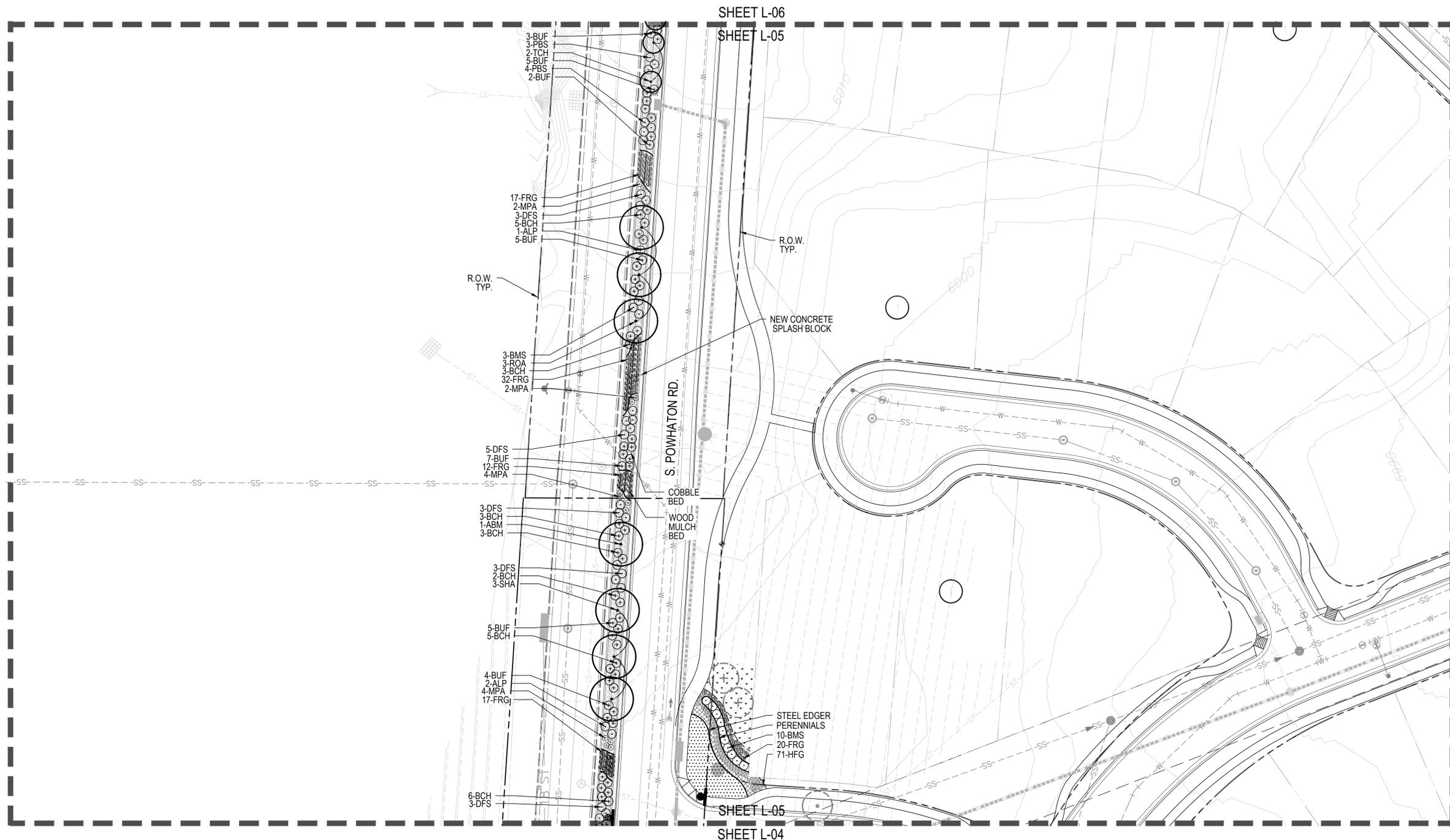
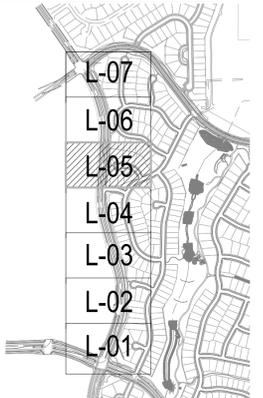
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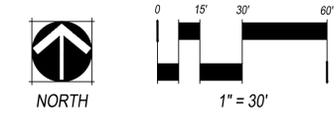


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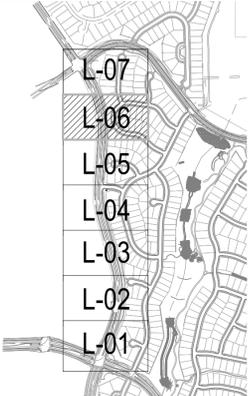
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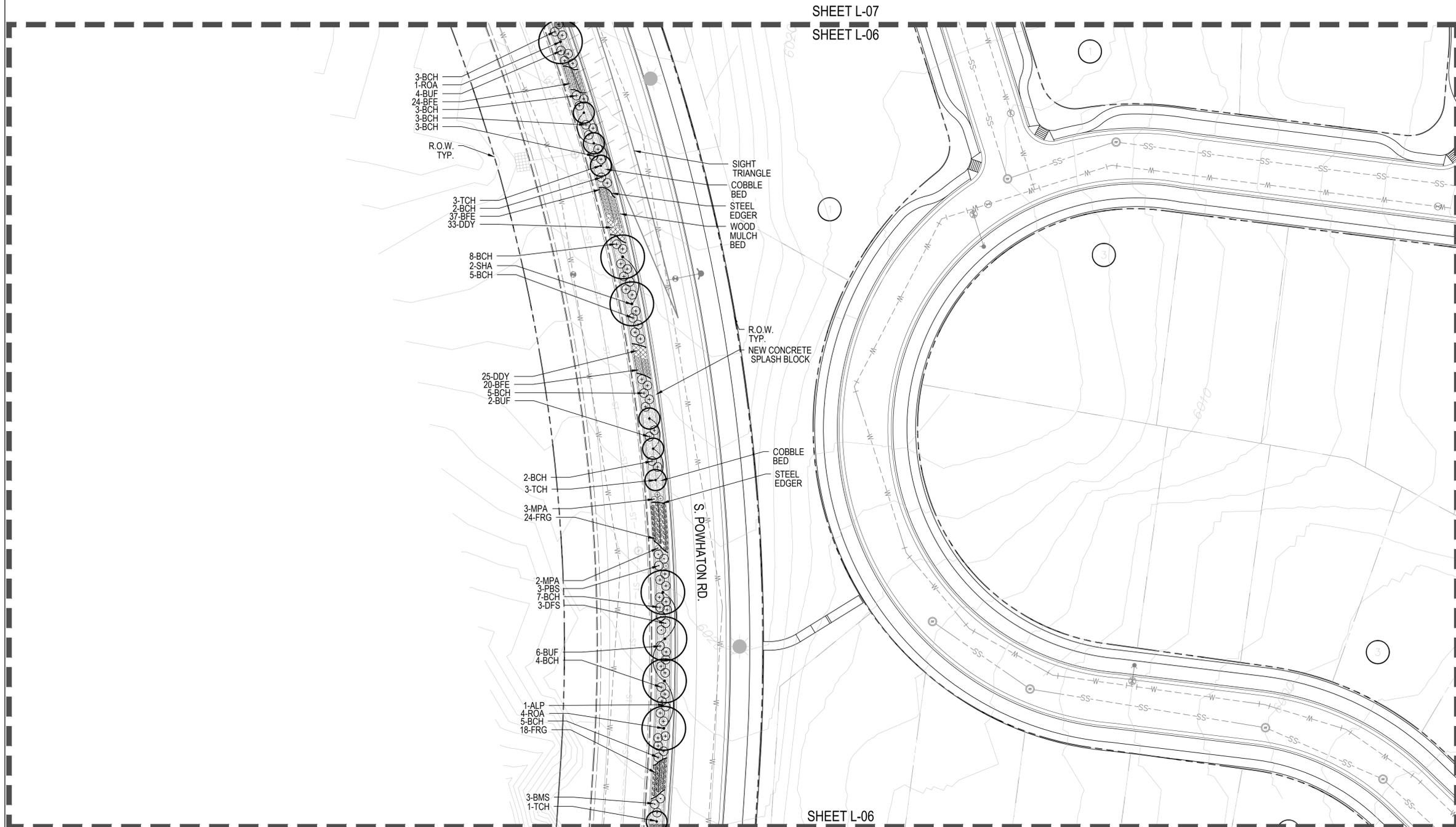
**KEY MAP**



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Approved By: _____	Date _____



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SHEET L-07  
SHEET L-06

SHEET L-06  
SHEET L-05

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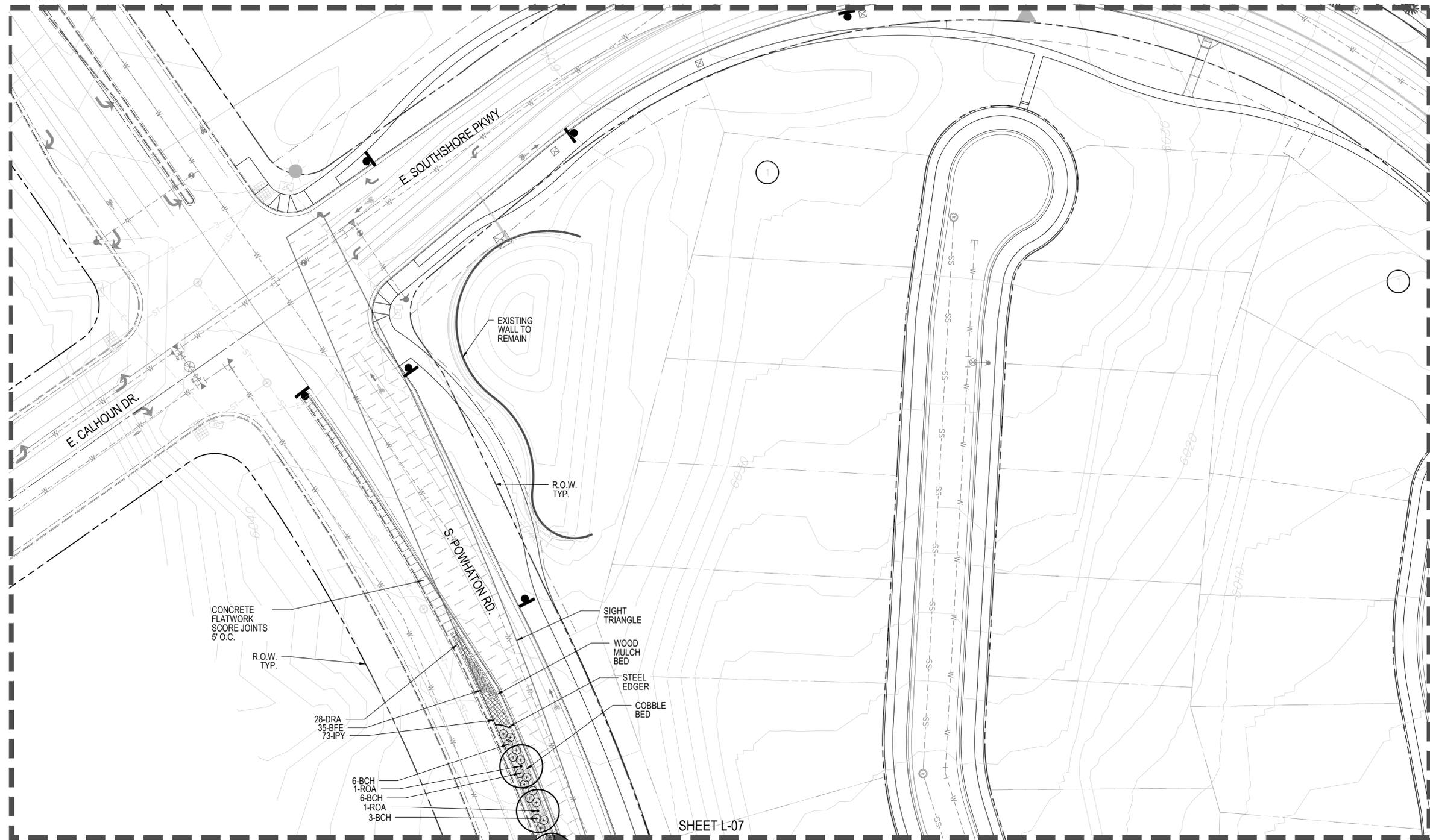


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SHEET NUMBER:

L-07



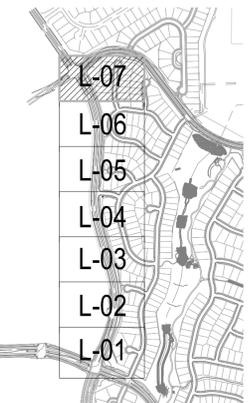
**LEGEND**

- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- COBBLE MULCH
- MATCHLINE
- EDGER
- EXISTING TREES

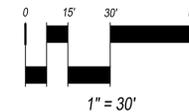
**INDEX MAP**



**KEY MAP**



- NOTES:**
- SOUTHSHORE METRO DISTRICT SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE AND IRRIGATION SYSTEM WITHIN POWHATON MEDIANS IN PERPETUITY.
  - TREES AND OTHER VEGETATION PLANTED WITHIN SIGHT TRIANGLES AND DISTANCE LINES ARE TO BE PLANTED AND MAINTAINED ACCORDING TO CITY OF AURORA'S GENERAL DEVELOPMENT REGULATIONS, ARTICLE 11, AND ACCORDING TO THE CITY OF AURORA ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS, SECTION 4.04.2.10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ONGOING COMMUNITY MAINTENANCE CREW TO UNDERSTAND AND FOLLOW THESE GUIDELINES AND RESTRICTIONS.



Final Landscape Plan  
Approval Block

Approved By: \_\_\_\_\_ Date \_\_\_\_\_



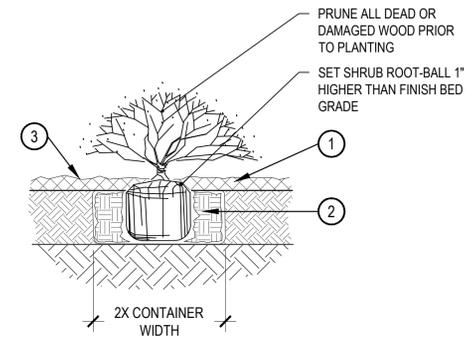
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SHEET L-07  
SHEET L-06



- ① SPECIFIED MULCH
- ② AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
- ③ FINISH GRADE (TOP OF MULCH)

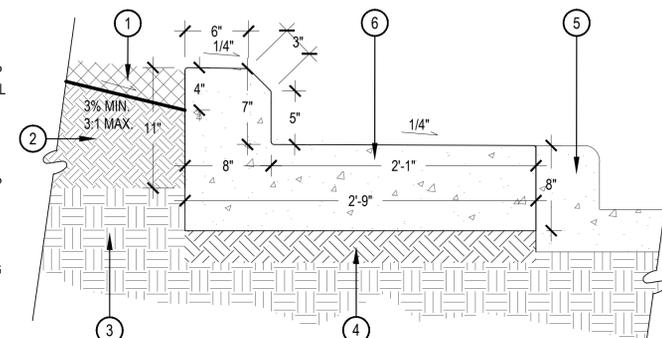
- NOTE:
- 1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
  - 2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
  - 3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
  - 4. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER



**3 SHRUB PLANTING**

SCALE: 1-1/2" = 1'-0"

- ① WOOD OR ROCK MULCH PER LANDSCAPE PLAN NOTES
- ② TOPSOIL (IMPORTED), INCORPORATE COMPOST (PER LANDSCAPE PLAN NOTES) INTO TOP 8" AT A RATE OF 4 CY 1,000 S.F.
- ③ UNDISTURBED SUBGRADE
- ④ COMPACTED ROAD BASE PER STRUCTURAL ENGINEER
- ⑤ EXISTING CURB AND GUTTER
- ⑥ NEW CONCRETE SPLASH BLOCK, FORM IN PLACE; ALL CONCRETE TO BE FIBER-REINFORCED, 4,000 LBS MIX WITH INTEGRAL COLOR. FIBER MESH TO BE ADDED TO CONCRETE AT A RATE OF 1.5 LBS / CY. FOR OMAHA TAN COLOR, ADD 1 LBS OF #5084 / 94 LBS OF CEMENT.

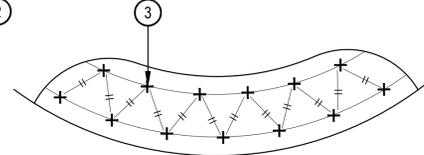


- 1) FOR ROCK MULCH AREAS, INSTALL 4" (MIN.) 80% / 20% COBBLE MULCH PER LANDSCAPE NOTES OVER WEED FABRIC
- 2) FOR WOOD MULCH AREAS, INSTALL 3" (MIN.) WITHOUT WEED FABRIC
- 3) 1/4" TOOLED RADIUS ON ALL CORNER (TYP.)
- 4) CONTRACTOR SHALL RAISE ALL EXISTING VALVE BOXES AND UTILITY FACILITIES TO AN APPROPRIATE RELATIONSHIP WITH THE NEW FINISH GRADE.
- 5) SEE SECTION 20.06.8 IN THE ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS TO DETERMINE IF STANDARD PROCTOR OR MODIFIED SHOULD BE USED FOR DENSITY MEASUREMENTS AND REQUIRED COMPACTION REQUIREMENTS.

**5 RAISED CURB SPLASHBLOCK**

SCALE: 1-1/2" = 1'-0"

- ① SPECIFIED MULCH
- ② AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- ③ CENTER OF PLANT



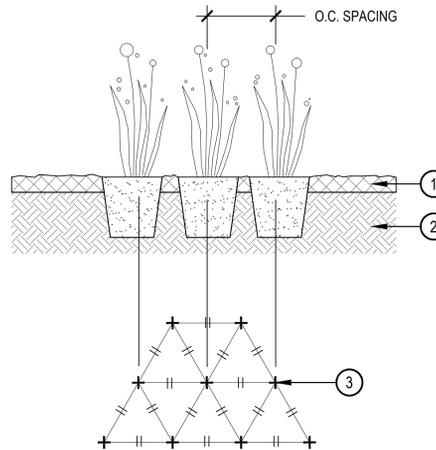
WHEN PLANTED ON A CURVE ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

**2 PERENNIAL PLANT LAYOUT**

SCALE: 1" = 1'-0"

- ① FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
- ② TURF THATCH
- ③ AMENDED SOIL PER SPECIFICATIONS
- ④ SUBGRADE
- ⑤ STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
- ⑥ EDGER STAKE

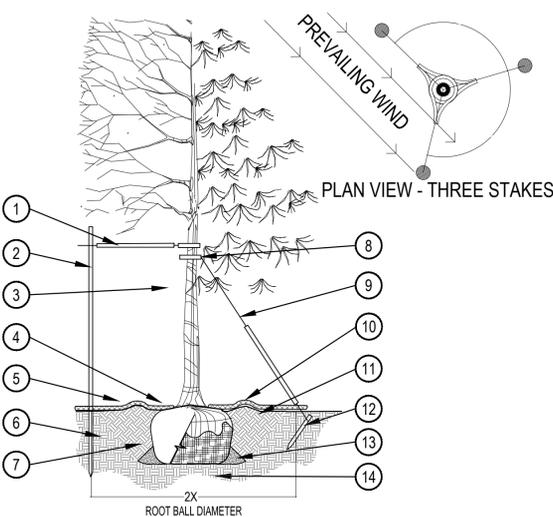
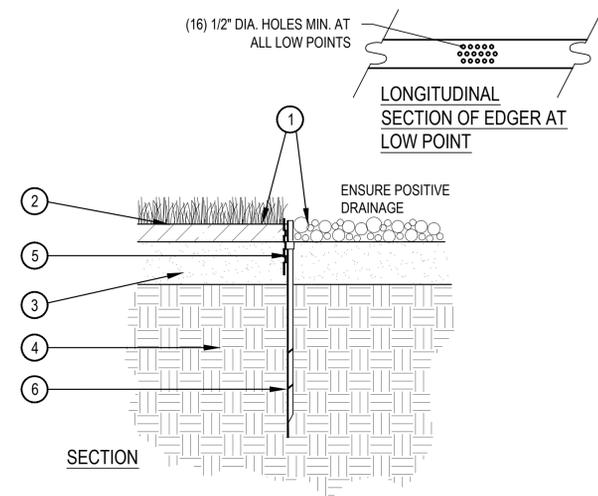
- NOTES:
- 1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
  - 2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.



SECTION

**1 STEEL EDGER**

SCALE: 1" = 1'-0"



- PRUNING NOTES:
- 1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
  - 2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:
- 1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
    - 1.1 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
    - 1.2 1-3/4" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
    - 1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
  - 2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

**4 TREE PLANTING DETAIL**

SCALE: 3/16" = 1'-0"

- ① PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- ② 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
- ③ TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
- ④ PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
- ⑤ 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- ⑥ 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- ⑦ REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
- ⑧ GROMMETED NYLON STRAPS
- ⑨ GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- ⑩ 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- ⑪ BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- ⑫ 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
- ⑬ PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- ⑭ PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

LANDSCAPE REQUIREMENTS

MEDIAN DESCRIPTION	LENGTH (LF)	# OF TREES REQUIRED	# OF SHRUBS REQUIRE	# OF TREES PROVIDED	# OF SHRUBS PROVIDED (10 SHRUBS = 1 TE 3 GRASSES = 1 SHRUB)
S. POWHATON ROAD (ARTERIAL) (1 TREE EQUIVALENTS (TE) PER 30 L.F.)	2,334 L.F.	78 TREES	NOT REQUIRED	48 TREES	480 SHRUBS ( / 10 = 48 TE) 716 GRASSES ( / 3 = 238 / 10 = 23 TE)

WATER USE TABLE

LOCATION	SQUARE FOOTAGE			
	NON-WATER CONSERVING (SOD & ANNUALS)	WATER CONSERVING (BED & IRRIGATED NATIVE SEED)	NON-IRRIGATED LANDSCAPE	TOTAL
STREETSCAPE (NOT A PART OF ANY TRACT)				
S. POWHATON ROAD (ARTERIAL) MEDIAN	0 S.F.	20,312 S.F.	0 S.F.	20,312 S.F.



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