

Planned Development Rezoning for

CADENCE CAMPUS

As established in Ordinance _____, Establishing a Planned Development District.



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Landscape Design

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Project Information

Assessor's Parcel Numbers: 097-15-026, 027
 Proposed Use: Residential
 Proposed Density: 777 Dwelling Units/10.34 Net Ac. = 75 du/ac
 General Plan Designation: Industrial Park with Transit Employment Residential Overlay
 Zoning Designation: IP - Industrial Park
 A(PD)-Planned Development

Gross Site Area: ±14.30 Ac.
 Public R/W Dedication: ±1.38 Ac.
 Public Park Dedication: ±2.58 Ac.
 Net Site Area: ±10.34 Ac.

Parking:
 Provided Parking: 1,337 Total Spaces
 ± 1.72 Spaces/Unit
 Required Parking: 1,298 Total Spaces
 ± 1.67 Spaces/Unit

350 One Bedroom Units = 525 Spaces
 407 Two Bedroom Units = 733 Spaces
 20 Three Bedroom Units = 40 Spaces

Lot Coverage:
 Building Coverage 246,966 Square Feet
 % of Gross Area Covered 39%

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BY	DATE	REVISIONS
AA	5.20.08	Revised Per City Comments.
AA	4.17.08	Revised Per City Comments.
AA	3.03.08	Revised Per City Comments.

ESSEX
PROPERTY TRUST, INC.

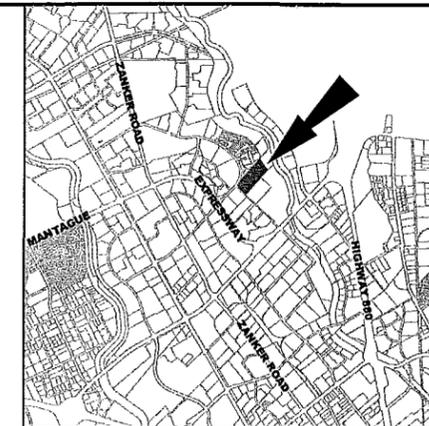
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GENERAL DEVELOPMENT PLAN- EXHIBIT C
 PDC 06-067
 Cover Sheet

Sheet
C-1
 JOB NUMBER
3554.00

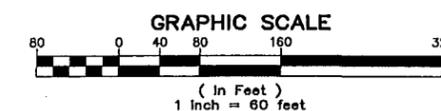
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VICINITY MAP

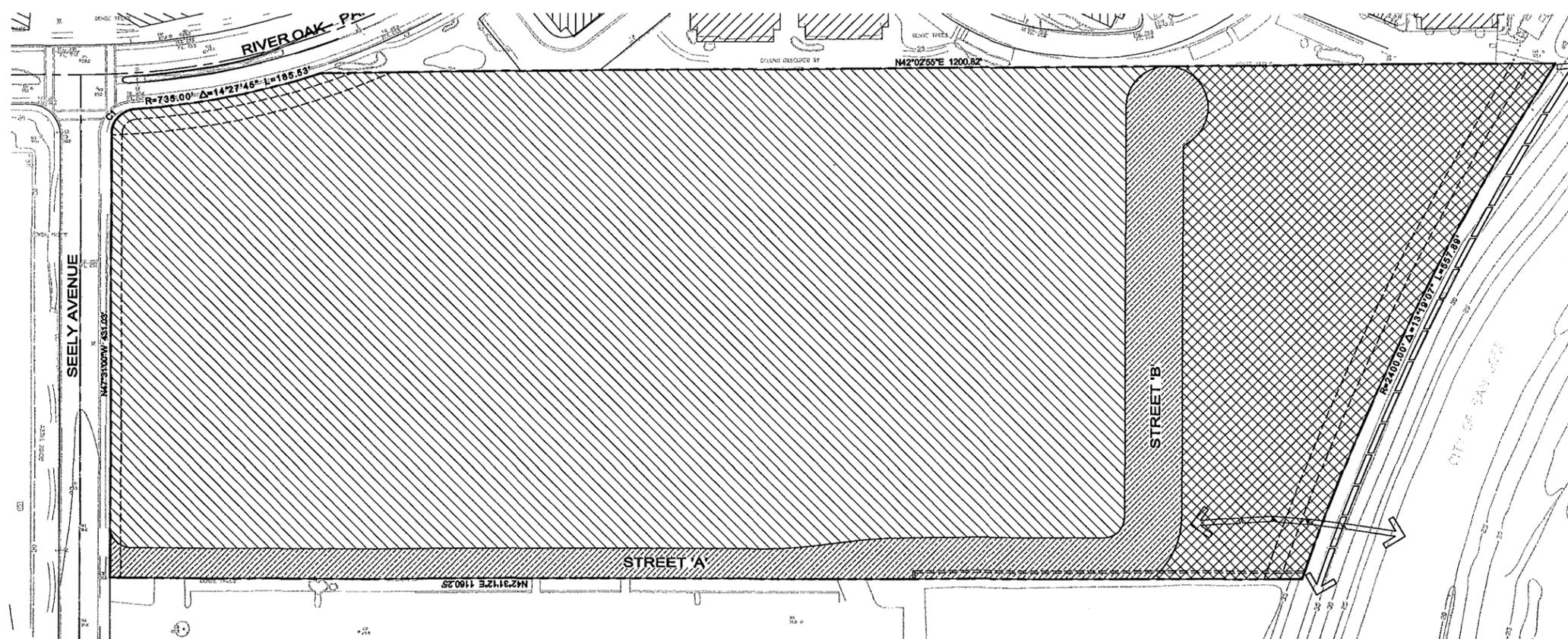
Legend

- PROJECT BOUNDARY
- - - EXISTING IRRIGATION AND ACCESS EASEMENT



HATCH PATTERN	LAND USE CATEGORY	AREA	PERCENTAGE OF SITE
	MULTI-FAMILY ATTACHED RESIDENTIAL (DWELLINGS, OPEN SPACE PRIVATE DRIVES)	±10.34 Ac.	±72.31%
	PUBLIC PARK	±2.58 Ac.	±18.04%
	PUBLIC STREET	±1.38 Ac.	±9.65%
		GROSS ACREAGE: ±14.30 Ac.	100.00%

DENSITY
 777 ATTACHED DWELLING UNITS = 75 DU/AC
 ±10.34 ACRES (NET)



ENGINEERING PROJECTS 355406 PL. VPC-REVISIONS 355406 LURZ JVG

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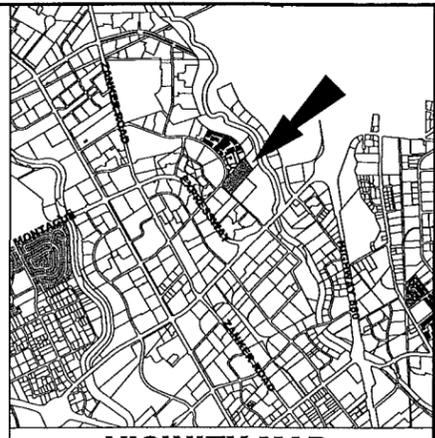
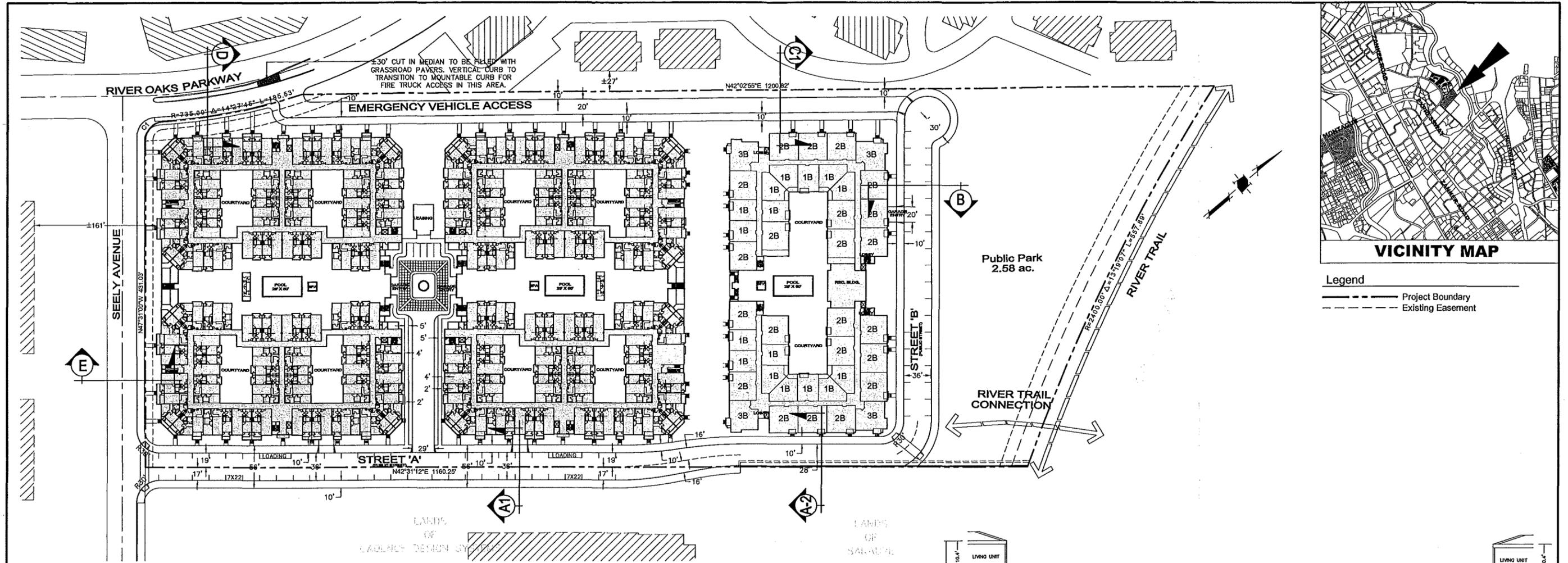
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GENERAL DEVELOPMENT PLAN- EXHIBIT C
 PDC 06-067
 LAND USE PLAN

Sheet
LU-1
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VICINITY MAP

Legend

- Project Boundary
- Existing Easement

SUMMARY - VILLAGE 1
 TOTAL UNITS: 586 UNITS
 1 BEDROOMS: 282 UNITS
 2 BEDROOMS: 304 UNITS

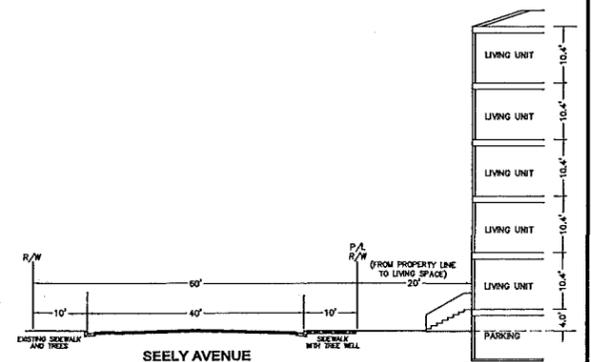
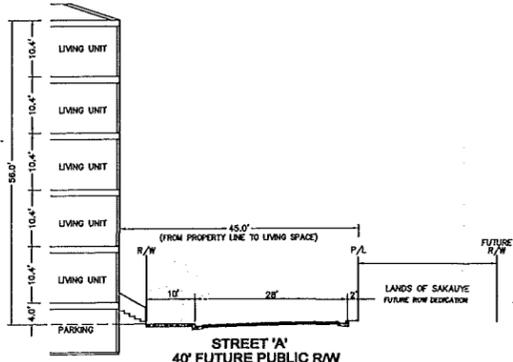
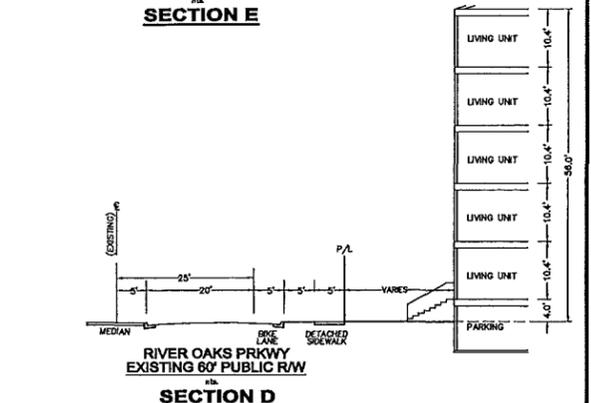
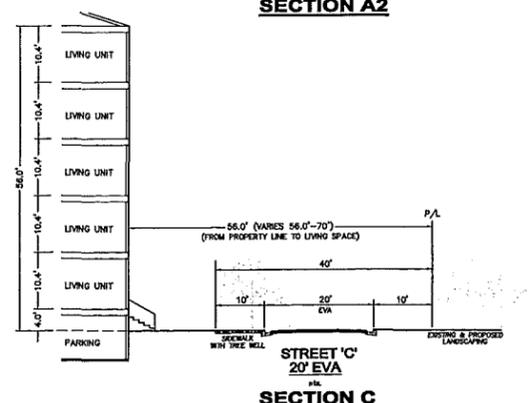
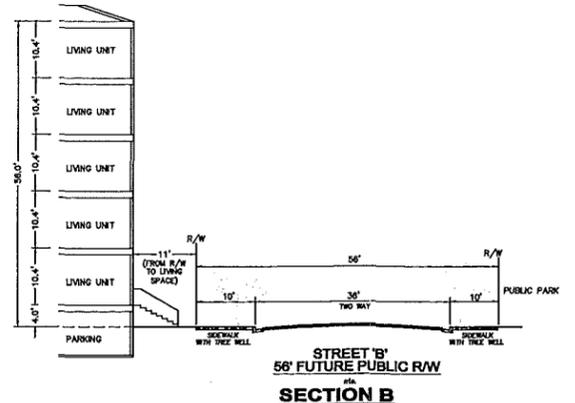
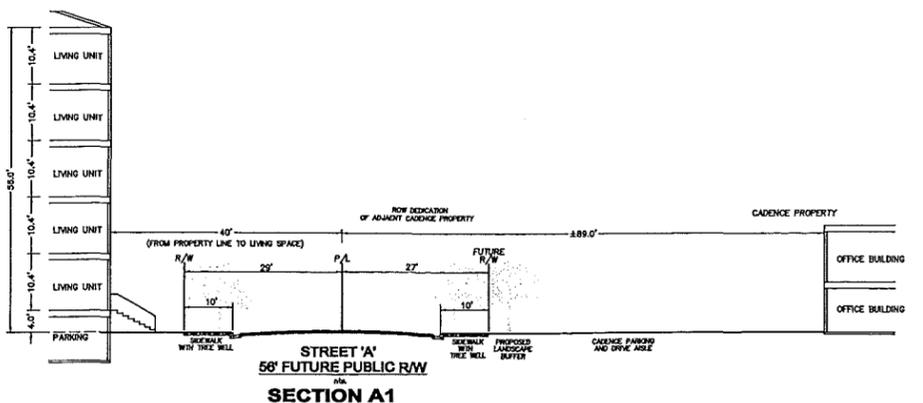
PARKING REQUIRED: 971 SPACES
 PARKING PROVIDED: 1008 SPACES

SUMMARY - VILLAGE 2
 TOTAL UNITS: 191 UNITS
 1 BEDROOMS: 68 UNITS
 2 BEDROOMS: 103 UNITS
 3 BEDROOMS: 20 UNITS

PARKING REQUIRED: 327 SPACES
 PARKING PROVIDED: 329 SPACES

SUMMARY - BICYCLE PARKING
 WILL MEET THE REQUIREMENTS OF THE ZONING ORDINANCE

EXACT LOCATION FOR SPACES TO BE DETERMINED AT PD PERMIT PHASE OF DEVELOPMENT



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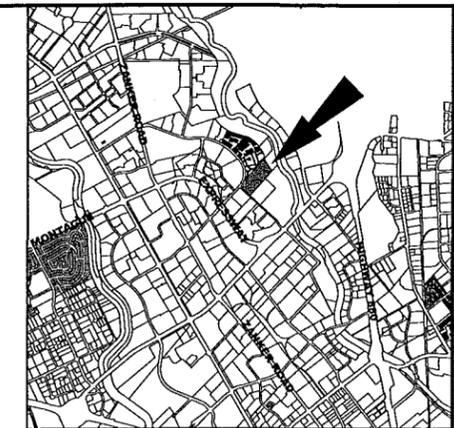
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 Conceptual Site Plan

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C-2
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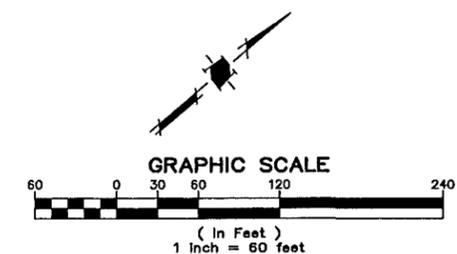
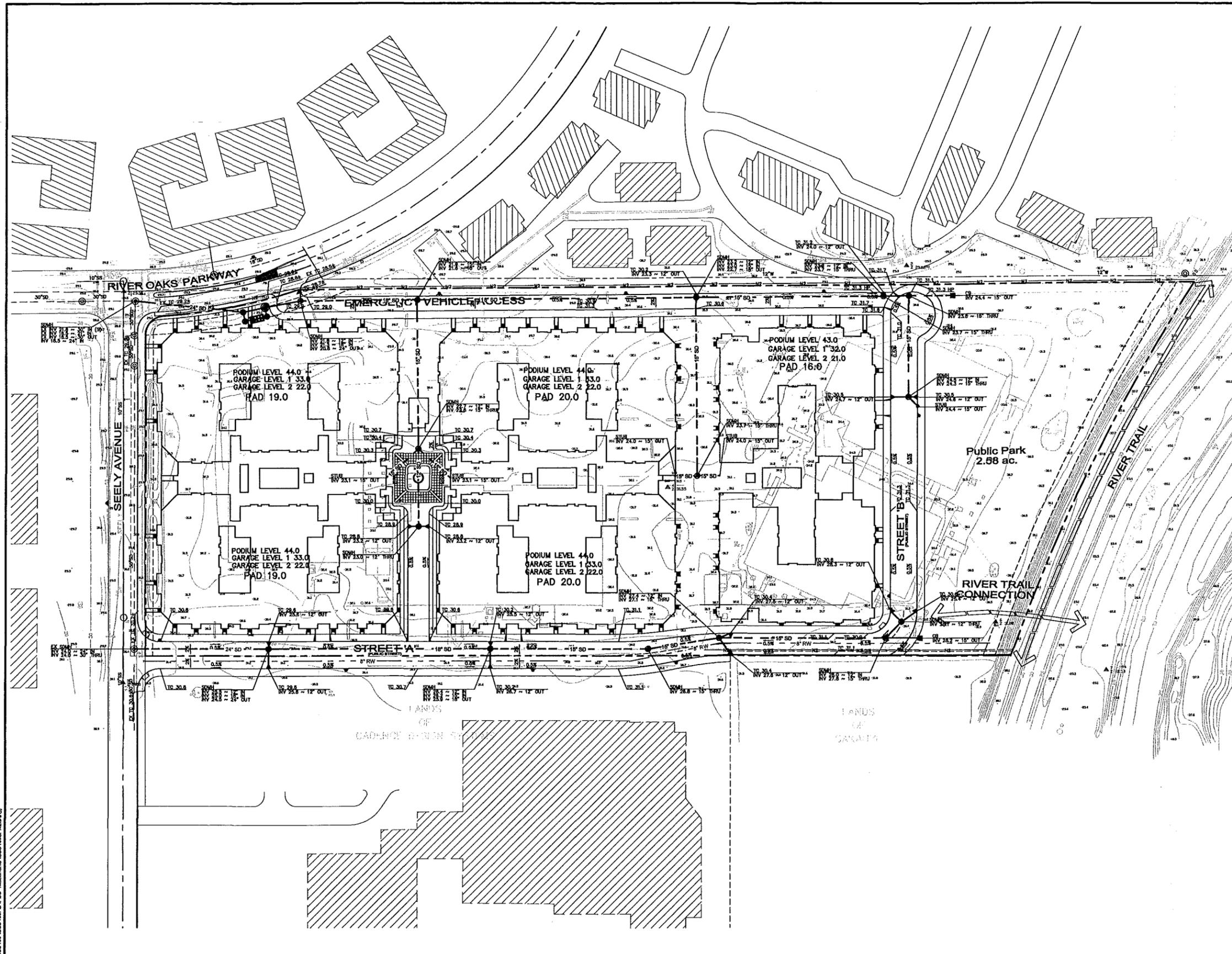
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VICINITY MAP

LEGEND

- PROJECT BOUNDARY
- PODIUM SURFACE ELEVATION
- GARAGE FLOOR ELEVATION
- PAD ELEVATION
- STREET SLOPE
- STORM DRAIN MANHOLE, PIPE AND INLET
- TOP OF CURB ELEVATION
- VEGETATIVE TREATMENT SWALE
- CATCH BASIN
- MEDIA FILTER VAULT (SEE DETAILS, SHEET SW2)



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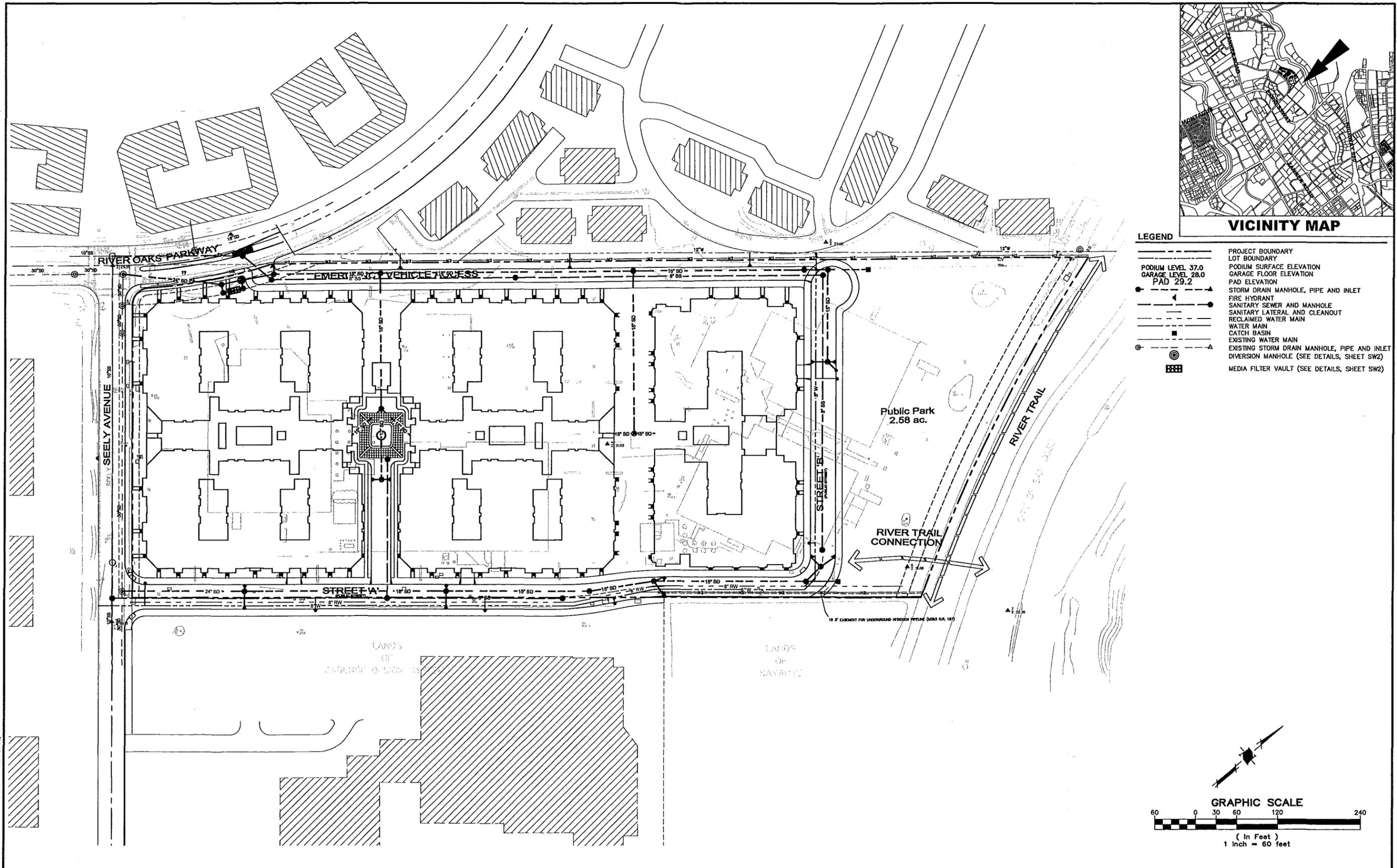
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GENERAL DEVELOPMENT PLAN- EXHIBIT C
PDC 06-067
Conceptual Grading and Drainage Plan

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C-3
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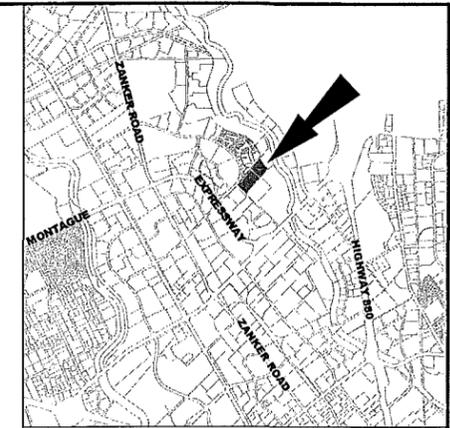
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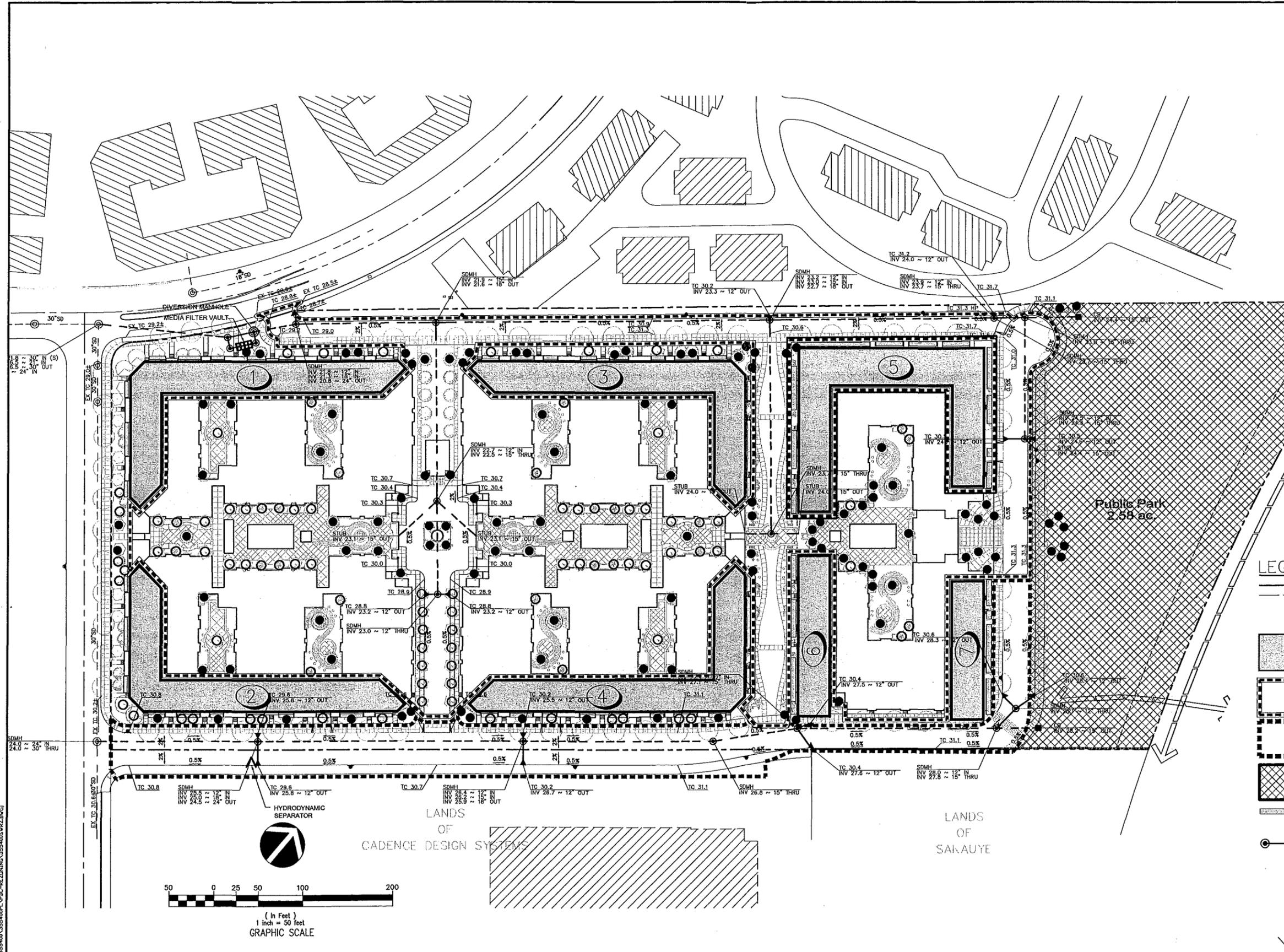
GENERAL DEVELOPMENT PLAN- EXHIBIT C
PDC 06-067
Conceptual Utility Plan

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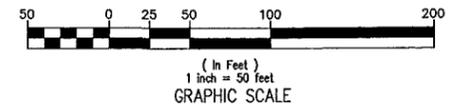


VICINITY MAP



LEGEND

- PROJECT BOUNDARY
- CENTER LINE
- DIRECTION OF DRAINAGE
- OVERLAND RELEASE
- FLOW THROUGH PLANTER DRAINAGE AREA (SEE SIZING CALCULATIONS, SHEET SW3)
- MEDIA FILTER DRAINAGE AREA (SEE DETAIL SHEET SW2, SIZING CALCULATIONS, SHEET SW4)
- HYDRODYNAMIC SEPARATOR DRAINAGE AREA (SEE DETAIL SHEETS SW2, SIZING CALCULATIONS, SHEET SW3)
- SELF-TREATING AREA
- INFILTRATION/ FLOW-THROUGH PLANTERS (SEE DETAIL, SIZING CALCULATIONS, SHEET SW2)
- STORM DRAIN MANHOLE, PIPE AND INLET
- DIVERSION MANHOLE (SEE DETAILS, SHEET SW2)
- MEDIA FILTER VAULT (SEE DETAILS, SHEET SW2)
- TREE CREDIT TREE (EVERGREEN)
- TREE CREDIT TREE (DECIDUOUS)
- TOP OF CURB ELEVATIONS



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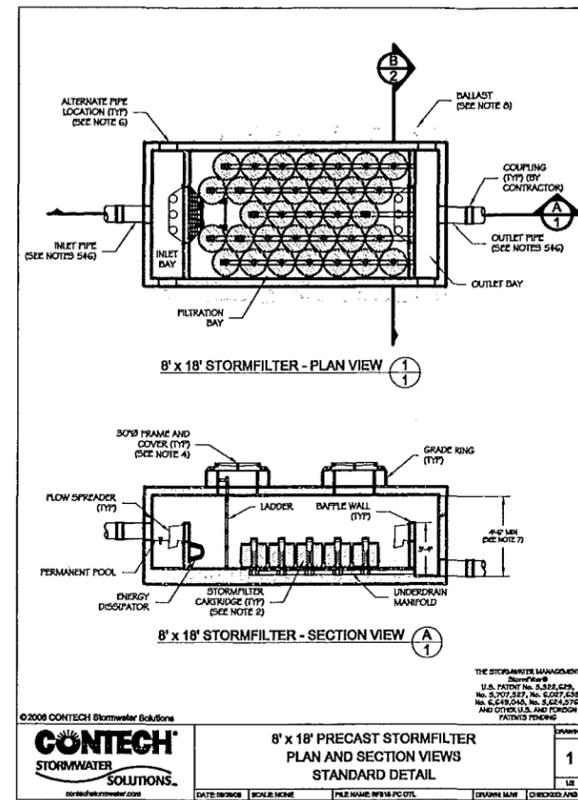
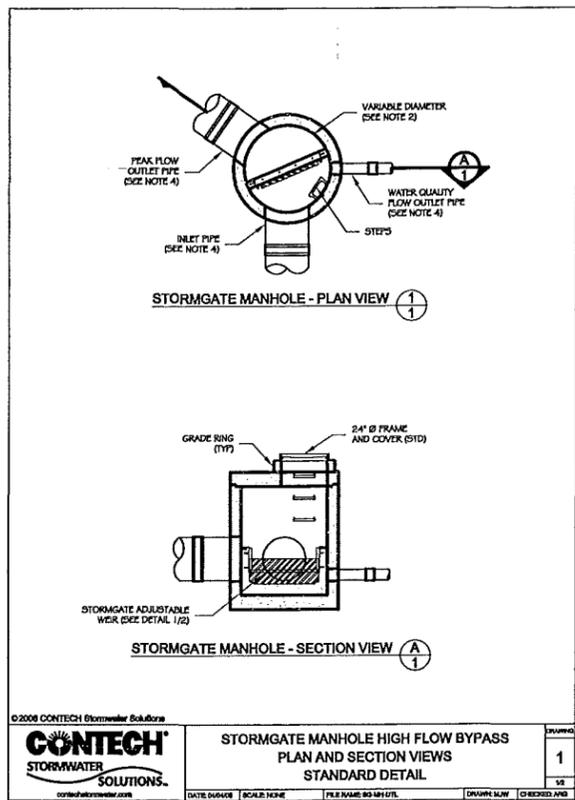
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GENERAL DEVELOPMENT PLAN- EXHIBIT C
PDC 06-067
Conceptual Stormwater Control Plan

Sheet
SW1
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Up-Flo Filter

Fluidized Bed Upflow Filtration System

Stormwater filtration in less than 1/5 the footprint of other filtration devices

APPLICATIONS

- Turbidity, iron, and manganese
- Industrial and commercial effluents
- Sewer effluent
- Sediment and hydraulic control
- Nitrogen control
- Heavy metals control
- Wastewater pretreatment

ADVANTAGES

- Available in modular, walk-in units for configurations
- Higher flow capacity resulting in smaller systems
- In-line design for easy installation
- Variety of media options
- Reduced drain down pressures needed for backwash
- Long life filter and backwash cycles
- Low installation & maintenance

HOW IT WORKS

Stormwater enters the chamber via an inlet pipe or inlet pipe and filter manifold, as flow is directed up through the angled screen and filter media. Turbidity is removed.

Over time and when not in use, the filter media settles to the bottom of the chamber. Oil and debris settle to the surface of the water.

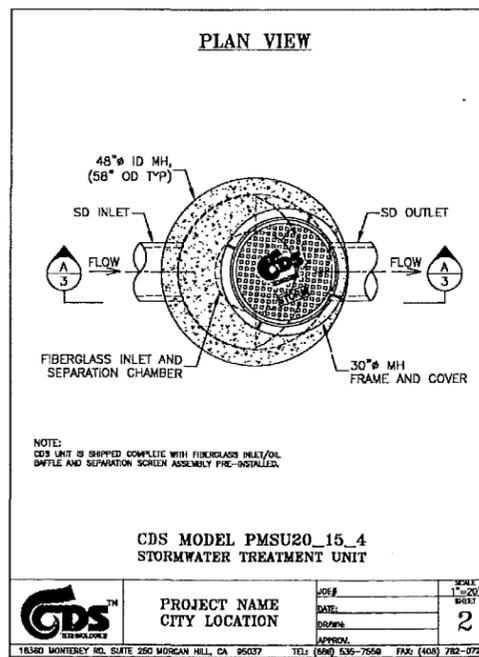
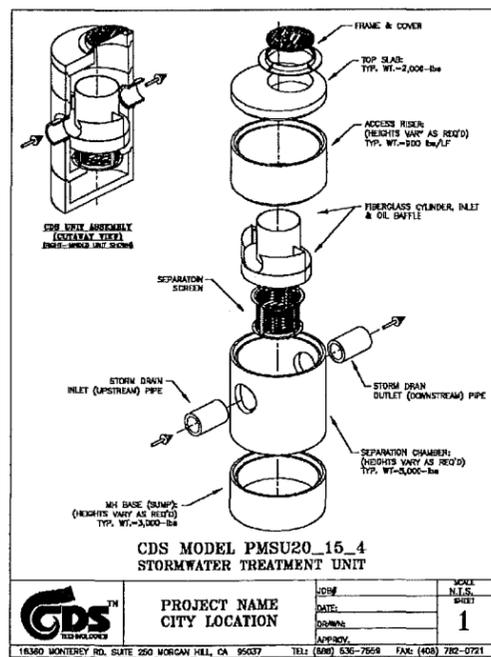
Filtered water flows out of the Filter Module to the Outlet Manifold and into the outlet pipe below.

Filter flows are discharged to the outlet using a bypass valve, which allows for a manual backwash preventing the use of oil and the media bed.

To guard against potential low flow and filter media degradation, a check valve is mounted below the outlet manifold through the Filter Manifold Drain Port at the storm sub-shaft.

Hydro International
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Up-Flo™ Filter

Maintenance

Maintenance is simple with easy access to the cover and replaceable Media Packs. A backwash valve is used to reverse sediment and debris from the pump and the Media Packs are manually replaced. Unlike other filtration systems, no special heavy lifting equipment is needed.

Filter Media Components

Each Filter Module has a typical treatment flow rate of 2.5 gpm.

- Lid with integral media restraint
- Flow distributing media
- Media bags
- Flow distributing media
- Module

Filter Media

A path of media is available to accommodate site specific pollutant removal objectives.

- **Filter Sand:** 155 mesh-based, nutrients, metals and bacteria.
- **Perlite:** TSS and associated pollutants, CS2, and Calcium.
- **CFZ™ MFC:** TSS and associated pollutants, nutrients, Calcium, Magnesium and Chlorides.
- **CFZ™ MFC:** The ideal choice alternative to perlite.

Configurations

- 1 Ring - Standard Manhole - requires minor concrete work for installation.
- 2 or 3 Ring - Vault - requires minor concrete work for installation.
- Up-Flo Retro - requires minor concrete work for installation.

Up-Flo Filter Sizing and Design

Model	Chamber Size (ft)	Number of Modules	Typical Treatment Flow (cfs)	Peak Siphonic Bypass Flow (cfs)	Maximum Pipe Diameter (in)	Minimum Standard Headloss (ft)	Minimum Oil Storage Capacity (gal)	Stump Storage Capacity (cu yds)
1 Ring - Standard Manhole	4 (round)	1 - 6	0.23	0	15	19.5 / 29.5	30	0.60
2 Ring - Vault	6 x 12 (square)	7 - 12	0.66	1.2	24	19.5 / 29.5	120	2.7
3 Ring - Vault	8 x 16 (square)	11 - 18	1.0	1.8	30	19.5 / 29.5	160	4.0

* Size may vary. ** Based on 90% removal of 80-Co-D11-100. † Peak configurations may include an internal bypass valve for additional bypass capacity. ‡ May vary with chamber dimensions.

For more information, please call our toll-free line at 800-848-2700 or visit us at www.hydro-international.biz.

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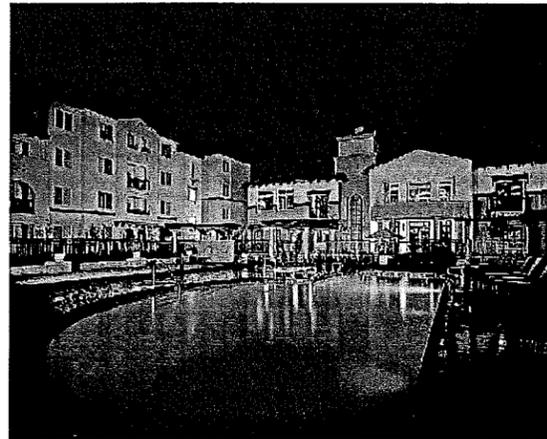
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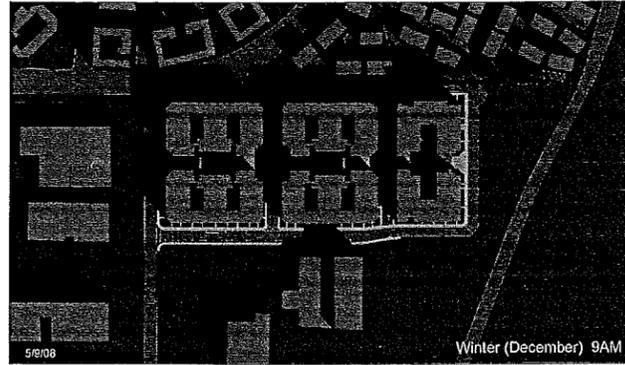


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925 EAST MEADOW DRIVE
PALO ALTO, CALIFORNIA 94303
Tel: 650-849-1707 Fax: 650-494-1671
KTGY NO. 20050816

PROJECT IMAGERY
CADENCE CAMPUS
San Jose, California

KTGY GROUP, INC.
ARCHITECTURE PLANNING
17992 MITCHELL SOUTH
IRVINE, CALIFORNIA 92614
(949) 851-2155 FAX (949) 851-5166
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Winter Solstice 9am



Winter Solstice 12pm

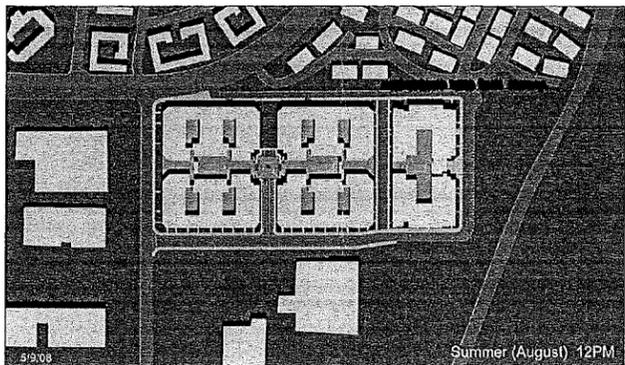


Winter Solstice 3pm

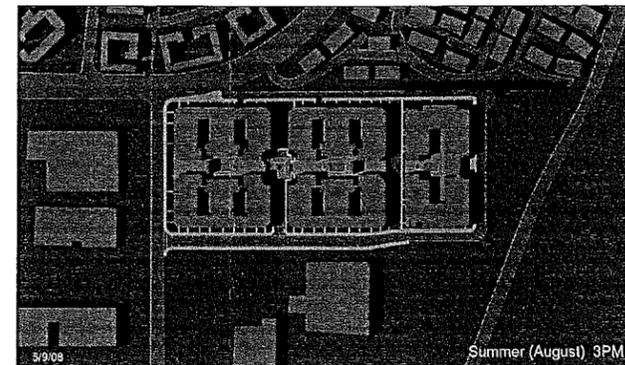
⊗ December 21st
WINTER SOLSTICE
 SUNRISE: 7:20 AM
 SUNSET: 4:50 PM



Summer Solstice 9am



Summer Solstice 12pm



Summer Solstice 3pm

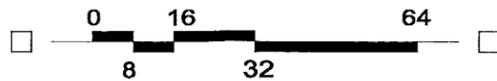
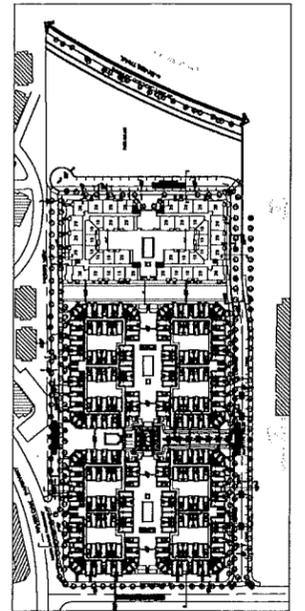
⊗ June 21st
SUMMER SOLSTICE
 SUNRISE: 5:45 AM
 SUNSET: 8:30 PM



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SUN & SHADE ANALYSIS - PROPOSED CONTEXT
CADENCE CAMPUS
 San Jose, California





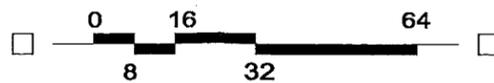
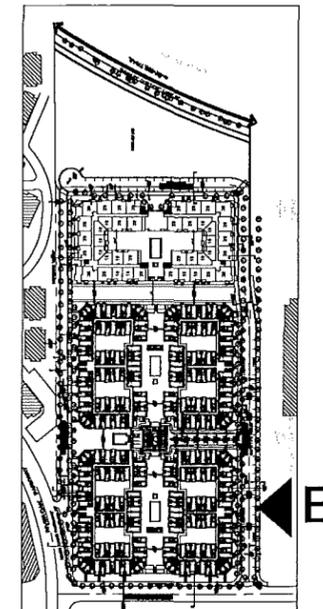
ELEVATION "A"
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A-5

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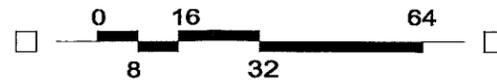
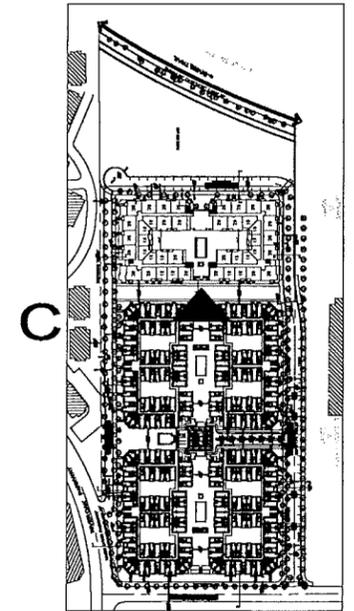
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ELEVATION "B"
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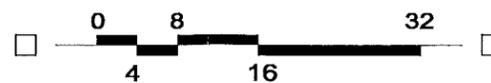
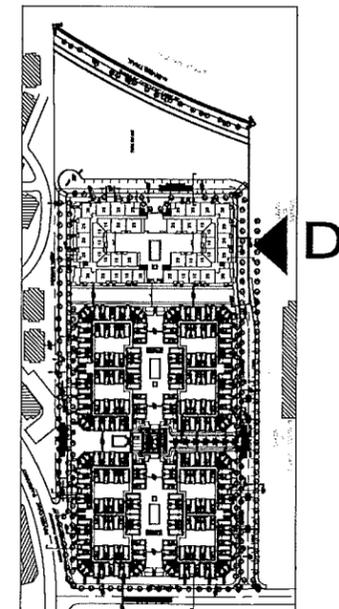
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5/12/08



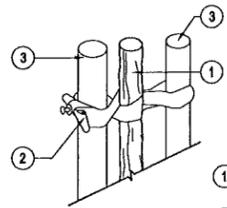
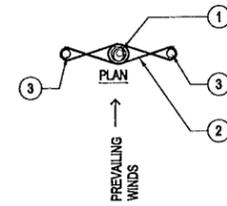
ESSEX

PROPERTY TRUST, INC.
 ESSEX PROPERTY TRUST, INC.
 925 EAST MEADOW DRIVE
 PALO ALTO, CALIFORNIA 94303
 Tel: 650-849-1707 Fax: 650-494-1671
 KTG NO. 20050816

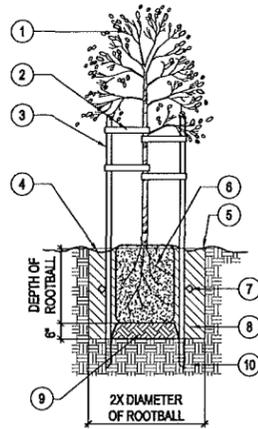
ELEVATION "D"
CADENCE CAMPUS
 San Jose, California

KTGY GROUP, INC.
 ARCHITECTURE PLANNING
 17892 MITCHELL SOUTH
 IRVINE, CALIFORNIA 92614
 (949) 851-2153 FAX (949) 851-8186
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- NOTES:**
- THIS DETAIL APPLIES TO 15 GALLON AND 24" BOX TREES.
 - ROOTBALL CROWN TO EXTEND 1" ABOVE FINISH GRADE.
 - TREES INSTALLED WITHIN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GARD' AT BASE OF TRUNK.

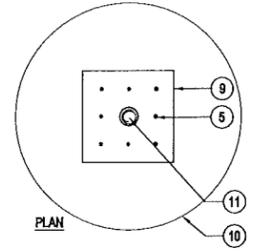
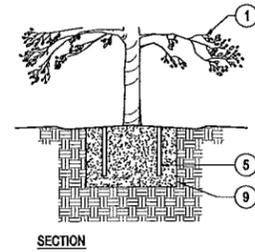


- TREE
- CINCH TIE OR APPROVED EQUAL
- 2" DIAMETER TREATED LODGE POLE PINE STAKE PLACED ON WINDWARD SIDES OF TREE, AND OUTSIDE OF ROOTBALL
- A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE. TREES PLANTED IN TURF SHALL NOT HAVE BASINS.
- FINISH GRADE
- ROOTBALL
- AGRIFORM PLANT TABLETS 3 PER 15 GALLON, 6 PER 24" BOX AND 8 FOR 36" BOX
- APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION. PUDDLE AND SETTLE PRIOR TO PLANTING TREE.
- FOOT TAMP BASE
- NATIVE GRADE

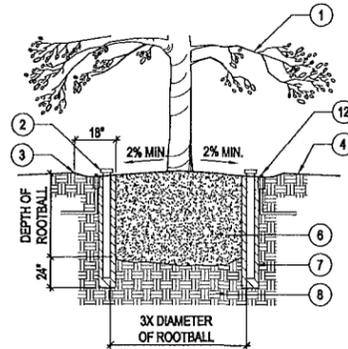


G TREE STAKING (DOUBLE)
SCALE: NOT TO SCALE

- NOTES:**
- TREES SHALL BE GUYED SEE TREE GUYING DETAIL.

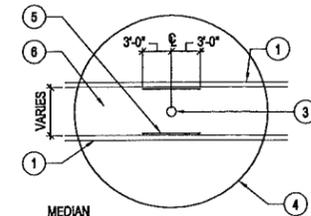
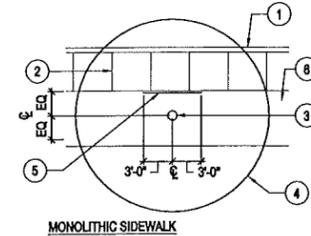
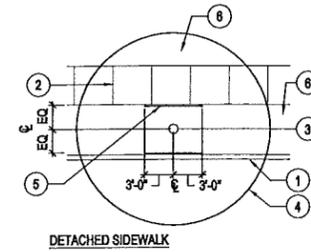


- SPECIMEN TREE-SEE PLAN FOR SIZE AND TYPE
- 4" DIAMETER PLASTIC DRAIN PIPE WITH REMOVABLE CAP FOR MAINTENANCE CHECK. PIPE TO BE SET 1" ABOVE GRADE
- A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISHED GRADE
- FINISHED GRADE
- 2" 3/4" DIAMETER HOLES, 3/4 THE DEPTH OF THE CONTAINER. FILL HOLES WITH COARSE SAND AND OSMOCOTE 15-9-10 @ 20 POUNDS PER CUBIC YARD. 1/4 HOLES FOR A 6" DIAMETER TREE TRUNK 1/8 HOLES FOR A 8-12" OR LARGER DIAMETER TREE TRUNK
- ROOTBALL
- BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION. PUDDLE AND SETTLE PRIOR TO PLANTING TREE.
- NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
- PLANTER BOX
- TREE CANOPY
- TREE TRUNK
- IRRIGATION HEAD (TYPICAL)



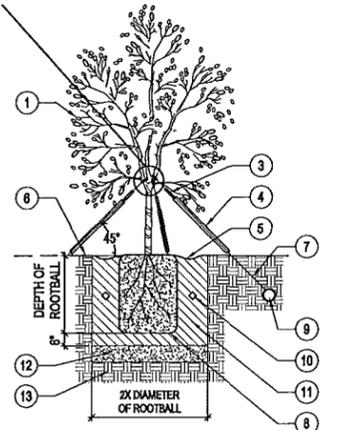
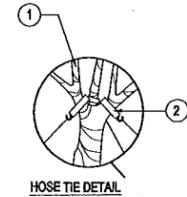
E SPECIMEN TREE PLANTING
SCALE: NOT TO SCALE

- NOTES:**
- ROOT CONTROL BARRIER SHALL BE USED WHEN TREE IS LOCATED 10' OR LESS FROM WATER, STORM, AND SEWER UTILITIES.
 - INSTALL AN 18" DEEP 'DEEP ROOT' CONTROL BARRIER AT EDGE OF SIDEWALK
 - INSTALL A 24" DEEP 'DEEP ROOT' CONTROL BARRIER AT BACK OF CURB OR INSTALL A 36" DEEP 'DEEP ROOT' CONTROL BARRIER AT BACK OF CURB WHEN WITHIN 6' FROM WATER AND SEWER LATERAL LINES.
 - NO ROOT CONTROL BARRIERS SHALL BE WITHIN 5' FROM WATER AND SEWER LINES.
 - *DEEP ROOT PHONE NUMBER (800) 458-7888



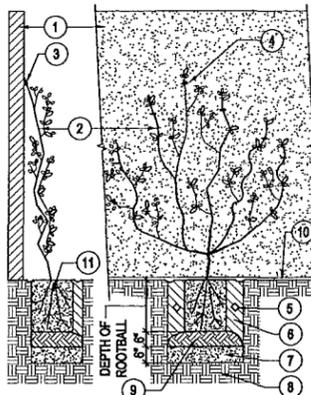
C ROOT BARRIER
SCALE: NOT TO SCALE

- NOTES:**
- ALL 48" BOX TREES OR LARGER, INCLUDING MULTI-TRUNK SPECIMENS, SHALL BE GUYED AS SHOWN.
 - NO WIRE SHALL BE WRAPPED AROUND TRUNK OR BRANCHES OF TREES.
 - AVOID TAUGHT GUY WIRES AS THEY PREVENT NATURAL SWAYING OF TREES.
 - ROOTBALL CROWN TO EXTEND 1" ABOVE FINISHED GRADE.
 - TREES INSTALLED WITHIN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GARD' AT BASE OF TRUNK.
- TREE
 - 2-PLY REINFORCED RUBBER OR PLASTIC GARDEN HOSE 1/2"-3/4" DIAMETER TO COVER WIRE
 - TURNBUCKLE
 - 1/2" WHITE PVC
 - A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISHED GRADE. TREES PLANTED IN TURF SHALL NOT HAVE BASINS.
 - FINISHED GRADE
 - GUY WIRES TO BE OF NO. 9 GAUGE DURABLE ZINC COATED IRON
 - ROOTBALL
 - APPROVED METAL ANCHOR TO BE 8" DIAMETER MINIMUM AND 2' LONG 3 PER TREE
 - AGRIFORM PLANT TABLETS 6 PER 30" BOX, 8 PER 36" BOX OR LARGER
 - APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
 - SCARIFY SOIL TO 6" DEPTH AND ADD EQUAL AMOUNT OF PREPARED SOIL AND THOROUGHLY MIX
 - NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE



A TREE GUYING
SCALE: NOT TO SCALE

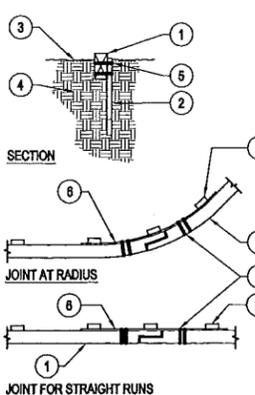
- NOTES:**
- ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE.



H VINE PLANTING (WALL OR FENCE)
SCALE: 1"=1'-0"

- FENCE OR WALL
- VINE-SEE PLANTING PLAN FOR SIZE AND TYPE
- VINE TYING DISCS-EPOXY TO WALL TO SUPPORT PLANT BRANCHING STRUCTURE
- PLASTIC STAKING TAPE TO THE BRANCHES TO TYING DISCS
- AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
- APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
- SCARIFY SOIL TO 6" DEPTH AND ADD EQUAL AMOUNT OF PREPARED SOIL AND THOROUGHLY MIX
- NATIVE GRADE
- FOOT TAMP BASE
- FINISHED GRADE
- ROOTBALL

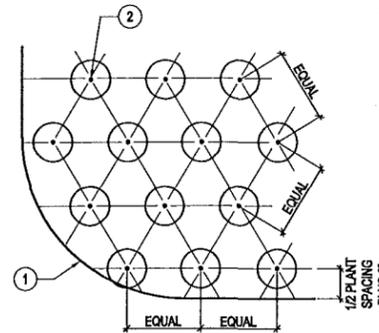
- NOTES:**
- INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 - COLOR OF HEADER SHALL BE BROWN.



F PLASTIC HEADER
SCALE: NOT TO SCALE

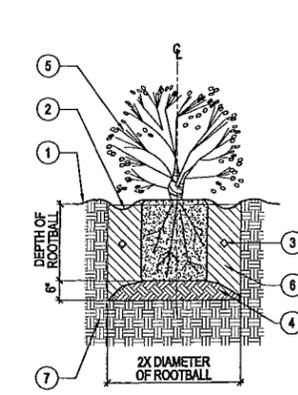
- 2"x 4" RECYCLED PLASTIC EDGING FOR STRAIGHT AND CURVING RUNS. USE (2) 1"x4" RECYCLED PLASTIC EDGING FOR TIGHT RADII LESS THAN 36"
- 1"x2" RECYCLED PLASTIC STAKE WITH A MIN. LENGTH OF 24". CUT STAKE TOPS AT A DOWNWARD SLANT FROM HEADER TOP. SECURE AT 4' O.C. MAX FOR 2"x4" RUNS. SECURE AT 3' O.C. MAX FOR (2) 1"x4" RUNS USE PLATED DECK SCREWS FOR ATTACHMENT
- FINISH GRADE
- AMENDED SOIL FOR PLANTING
- PLATED DECK SCREW
- 1/4"x4" RECYCLED PLASTIC BENDER BOARD SUPPORT. OVERLAP JOINT A MINIMUM OF 24" AND CENTER ALONG BACK SIDE OF JOINT. STAKE AT EITHER END OF BOARD. DEPRESS TOP OF BENDER BOARD SUPPORT 1" BELOW TOP OF HEADER. PLACE STAKES OPPOSITE OF LAWN AREAS WHERE POSSIBLE. AVOID JOINTS AT RADII WHEN POSSIBLE.

- NOTES:**
- ALL PLANTS TO BE PLANTED AT EQUAL SPACING "TRIANGULATED" UNLESS OTHERWISE INDICATED ON PLANS.
 - INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.



D GROUND COVER PLANTING
SCALE: NOT TO SCALE

- NOTES:**
- ROOTBALL CROWN TO BE 1" ABOVE FINISHED GRADE.



B SHRUB PLANTING
SCALE: NOT TO SCALE

- FINISHED GRADE
- A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISHED GRADE
- AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
- FOOT TAMP BASE
- SHRUB-SEE PLAN AND LEGEND FOR SIZE AND TYPE
- APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
- NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE

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BY	DATE	REVISIONS
AA	5.20.08	Revised Per City Comments.
AA	4.17.08	Revised Per City Comments.
AA	3.03.08	Revised Per City Comments.

Date: 6.21.06
Scale: AS NOTED
Designed: LH/AA
Drawn: LH
Checked: RTH
Proj. Engr: DRR
File: 355400CL.dwg

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GENERAL DEVELOPMENT PLAN- EXHIBIT C
PDC 06-067
Conceptual Planting Details

Sheet L-2
JOB NUMBER 3554.00

NOTES: 5/12/2008 5:53 PM