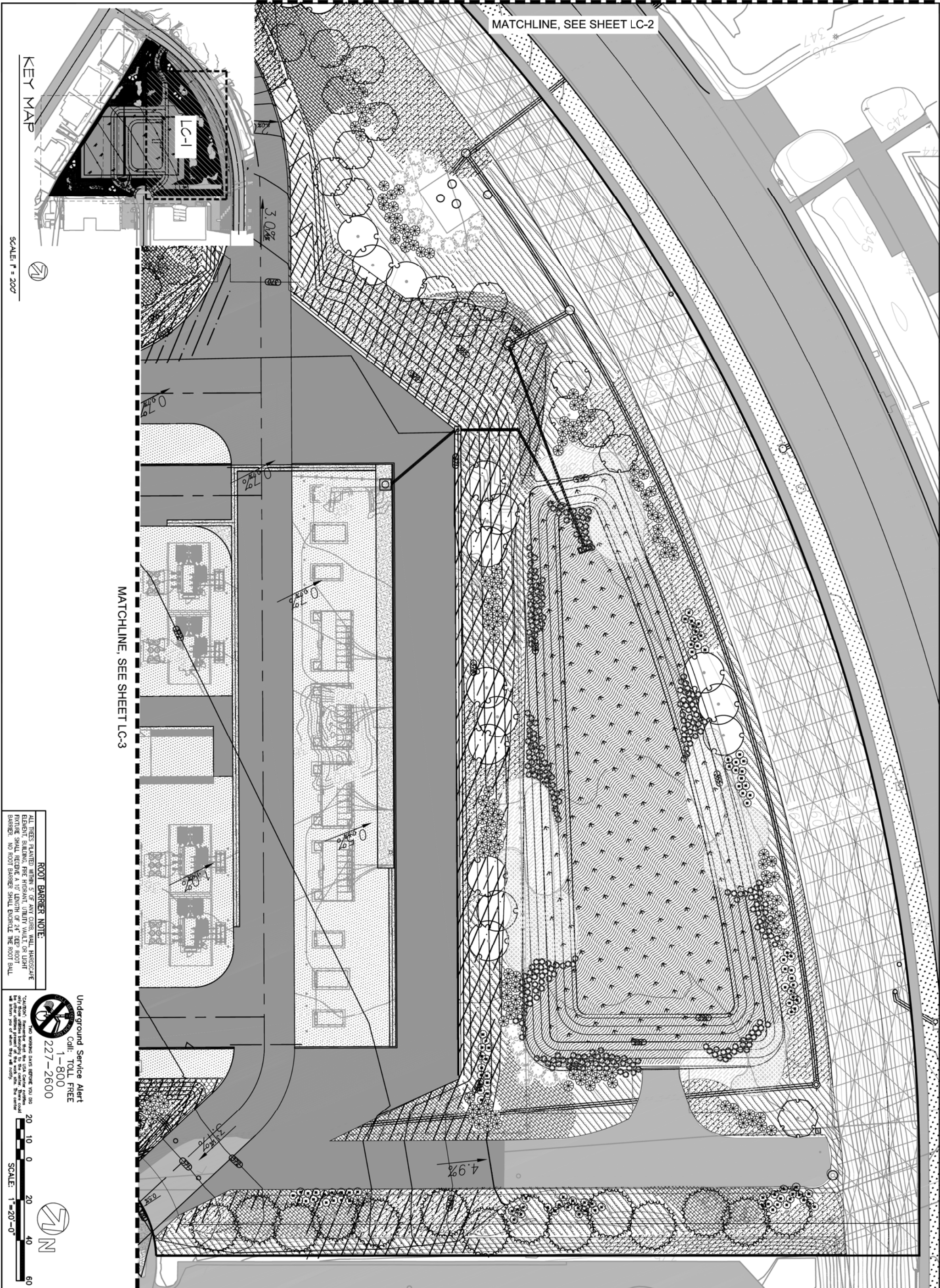


Appendix C

Landscape Concept Plan

MATCHLINE, SEE SHEET LC-2



MATCHLINE, SEE SHEET LC-3

KEY MAP

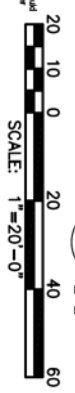
SCALE: 1" = 20'

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 3' OF ANY CURB SHALL HAVE SCAPE
CURED SINKS PLANTED AT THE CURB. ALL PLANTINGS
PLANTED SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT
BARRIER. NO ROOT BARRIER SHALL ENCLOSE THE ROOT BALL.

Underground Service Alert
Call: TOLL FREE
1-800
227-2600

TWO WORKING DAYS BEFORE YOU DIG
CALL 800-4-A-SHIELD (477-3437) TO
REPORT ANY UTILITIES LOCATED TO THE CENTER. THERE COULD
BE OTHER UTILITIES PRESENT THAT YOU COULD NOT
SEE. CALL 800-4-A-SHIELD FOR MORE INFORMATION.

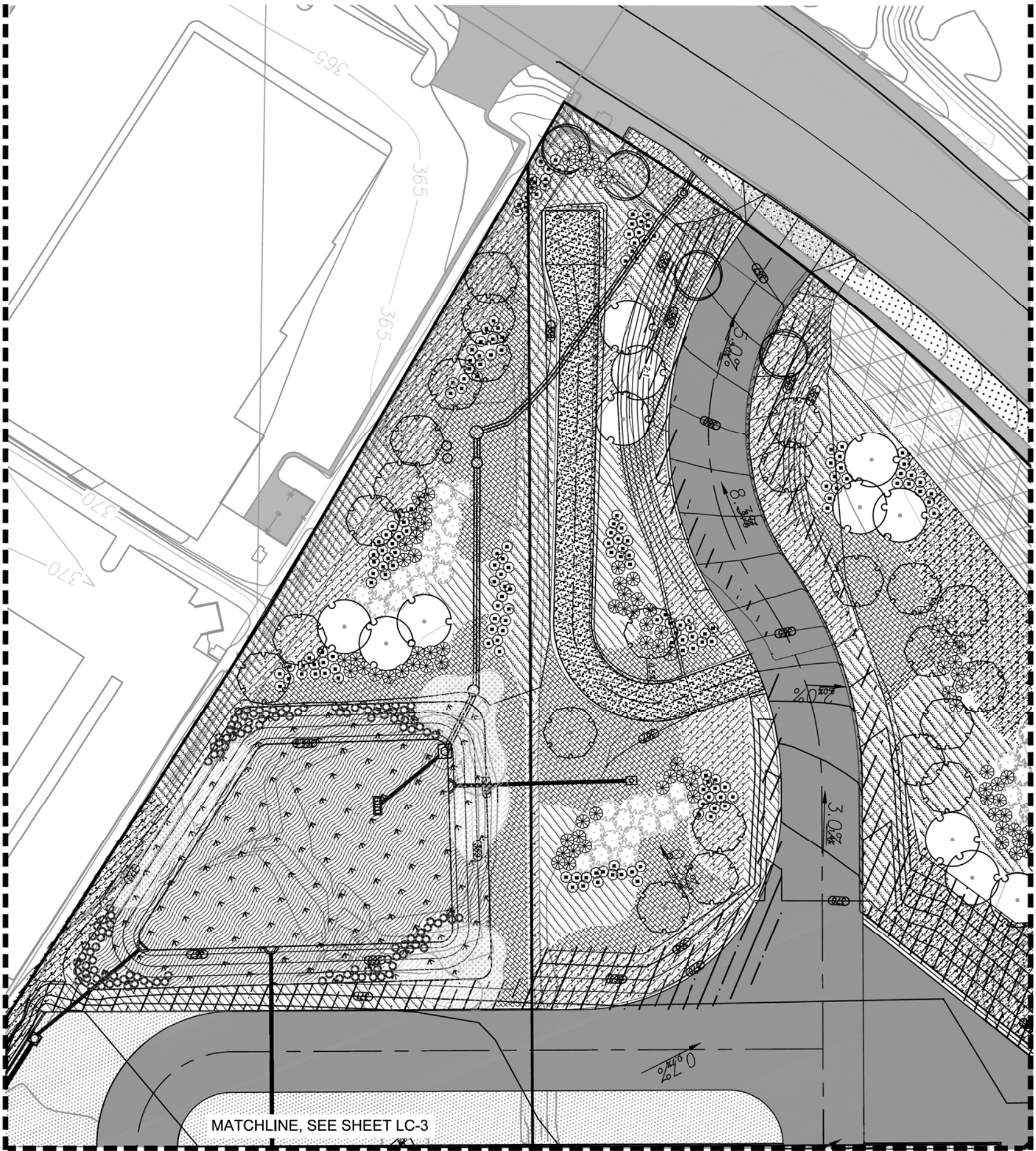


LC-1 OF 4 Sheets	Sheet Title: LANDSCAPE CONCEPT PLAN	Job No.: 2015-31	Date: 12/3/15	Drawn: JPB	Reviewed By: JPB	Date: 12/3/15	Revisions: 1ST SUBMITTAL 12/31/15	OCEAN RANCH SUBSTATION ROCKY POINT DRIVE OCEANSIDE, CA 92056 APN 161-512-2600 & 161-512-2700			JAMES P. BENEDETTI LANDSCAPE ARCHITECT 4403 MANCHESTER AVE., SUITE 201 ENCINITAS, CA 92024 760/479-0644 FAX 760/479-0645
	Phase: 	Job No.: 2015-31	Date: 12/3/15	Drawn: JPB	Reviewed By: JPB	Date: 12/3/15	Revisions: 1ST SUBMITTAL 12/31/15	OCEAN RANCH SUBSTATION ROCKY POINT DRIVE OCEANSIDE, CA 92056 APN 161-512-2600 & 161-512-2700			JAMES P. BENEDETTI LANDSCAPE ARCHITECT 4403 MANCHESTER AVE., SUITE 201 ENCINITAS, CA 92024 760/479-0644 FAX 760/479-0645

PLANT SCHEDULE

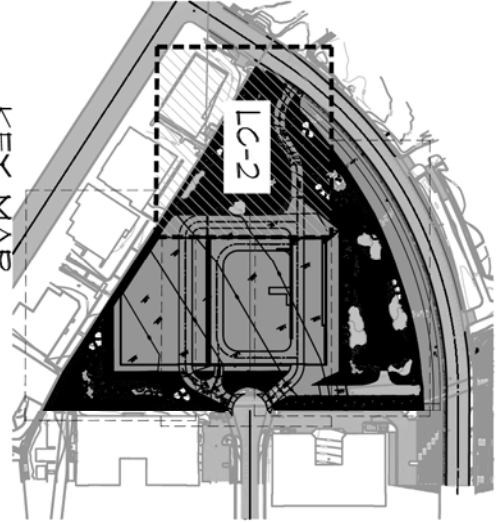
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	9	ABUTILUS X VARRIA'	ABUTILUS STANDARD	24"BOX
	49	GALERA PANFLORA	AUSTRALIAN WILLOW	15 GAL
	30	PRUNUS ILOROLA	HOLLY LEAF CHERRY	15 GAL
	14	RHUS LANCEA	AFRICAN SIALAC MULTI-TWINK	24"BOX
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	91	HEPTACOLETES ABUTILIFOLIA	TOYON	5 GAL
	440	RHAMNOLIBIS NIOCHA 'BALLEBNA'	BALLEBNA INDIAN HAWTHORN	5 GAL
	287	XYLOSMA COMESTIVUM 'COMPACT'	COMPACT TYLOSMA	5 GAL
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	404	LOUANORA LONGIFOLIA 'BREEZE'	DWARF MAI RUSH	1 GAL
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	14	JINCOUS PATERNS	CALIFORNIA GRAY RUSH	1 GAL
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	8	MULLENBERGIA RIGENS	DEER GRASS	1 GAL 36" o.c.
	289 SF	BACCHARIS PILLULARIS 'TRIGON POINT'	COYOTE BRUSH	1 GAL 36" o.c.
	214 SF	CAREX TUMULOCOLA	BERBERY SEDGE	1 GAL 36" o.c.
	182 SF	CELANOTHUS X 'VANCEE POINT'	WILD LILAC	1 GAL 48" o.c.
	307 SF	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	1 GAL 36" o.c.
	8 SF	SENECIO MANDRAKUSCUE	BLUE FINGER	1 GAL 36" o.c.

MATCHLINE, SEE SHEET LC-1



MATCHLINE, SEE SHEET LC-4

MATCHLINE, SEE SHEET LC-3

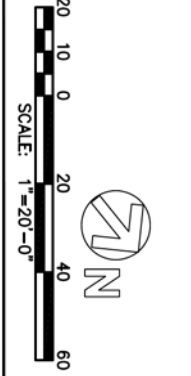


KEY MAP

SCALE: 1" = 20'

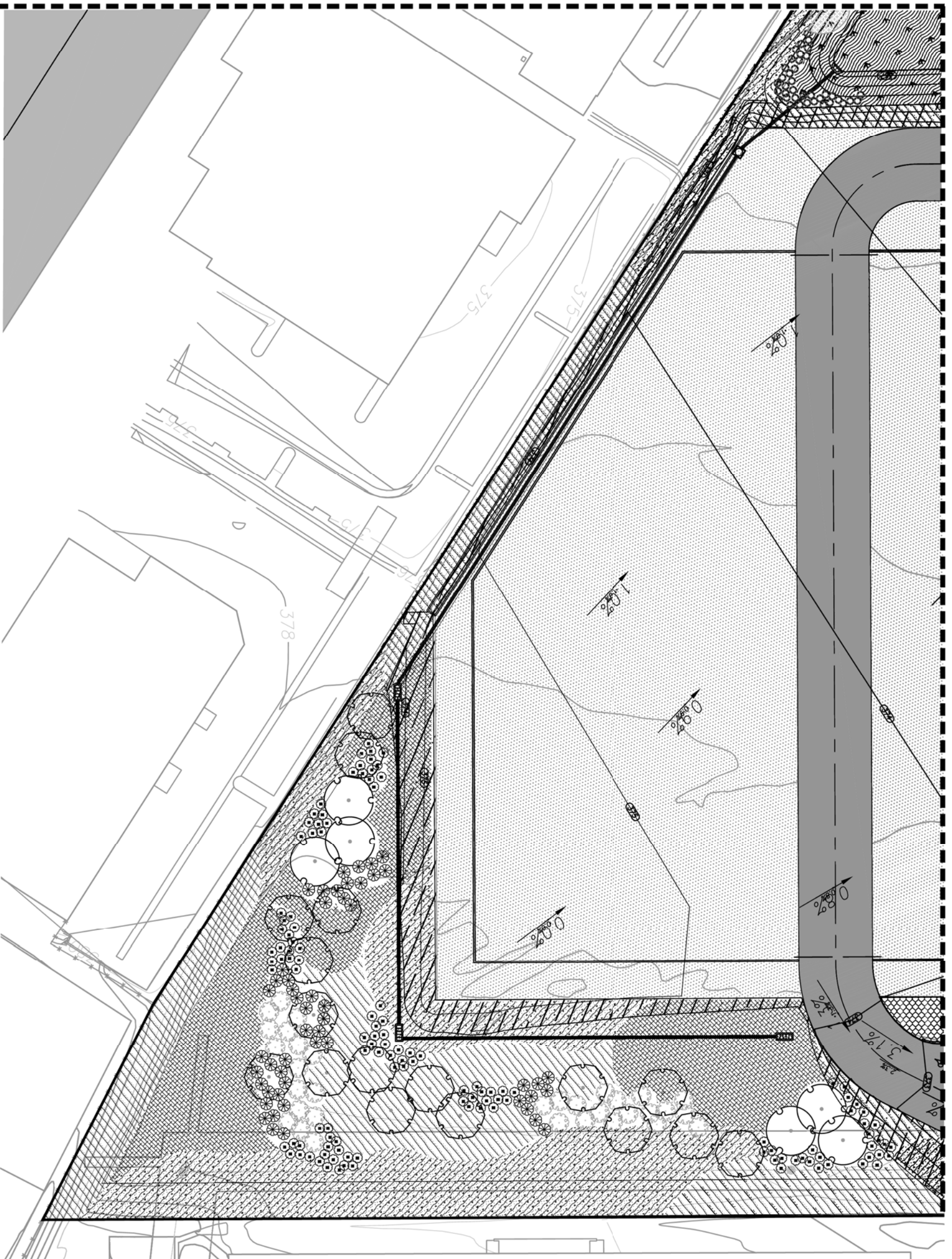
ROOT BARRIER NOTE:
ALL TREES PLANTED WITHIN 3' OF ANY CONCRETE WALL, HARDSCAPE OR PAVED SURFACE SHALL BE INSTALLED WITH A 10' LENGTH OF 24" DEEP ROOT BARRIER. NO ROOT BARRIER SHALL ENCLOSE THE ROOT BALL.

Underground Service Alert
Call: TOLL FREE
1-800-227-2600

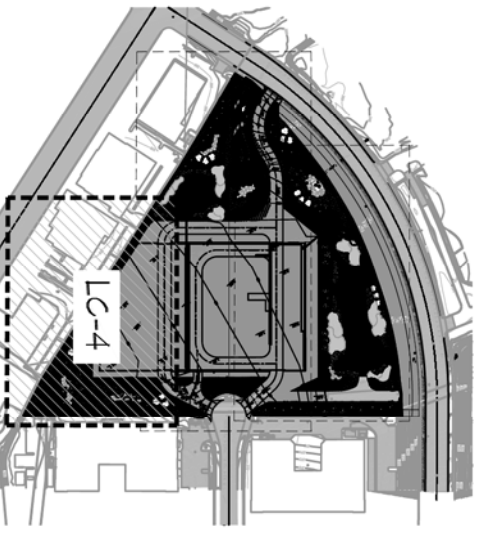


<p>DATE: 12/3/15 DRAWN BY: JPB JOB NO.: 2015-31</p>	<p>REVISIONS</p> <p>1ST SUBMITTAL KS/JS/xx</p>	<p>OCEAN RANCH SUBSTATION ROCKY POINT DRIVE OCEANSIDE, CA 92056 APN 161-512-2600 & 161-512-2700</p>	<p>JPBLA JAMES P. BENEDETTI LANDSCAPE ARCHITECT</p>	<p>4403 MANCHESTER AVE., SUITE 201 ENCINITAS, CA 92024 760/479-0644 FAX 760/479-0645</p>
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MATCHLINE, SEE SHEET LC-3



MATCHLINE, SEE SHEET LC-2



KEY MAP

SCALE: 1" = 20'

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 3' OF ANY CONCRETE WALL, HURDLE, OR CURB SHALL BE INSTALLED WITH A ROOT BARRIER. THE ROOT BARRIER SHALL BE 18" HIGH, 12" WIDE, AND 10' LONG. IF 24" DEEP ROOT BARRIERS ARE USED, THE ROOT BARRIER SHALL ENCLOSE THE ROOT BALL.

Underground Service Alert
 Call: TOLL FREE
 1-800
 227-2600

TWO WORKING DAYS BEFORE YOU DIG
 Call: 800-4-A-SAFE (47273)
 or visit www.8004asafe.com
 or call your local utility company.



SHEET LC-4 OF 4 SHEETS	Scale Title: LANDSCAPE CONCEPT PLAN	Job No.: 2015-31	Drawn: KCK	Date: 12/3/15	Rechecked By: JPB	Phase:	OCEAN RANCH SUBSTATION ROCKY POINT DRIVE OCEANSIDE, CA 92056 APN 161-512-2600 & 161-512-2700			JAMES P. BENEDETTI LANDSCAPE ARCHITECT 4403 MANCHESTER AVE., SUITE 201 ENCINITAS, CA 92024 760/479-0644 FAX 760/479-0645
		1ST SUBMITTAL 12/3/15	REVISIONS							