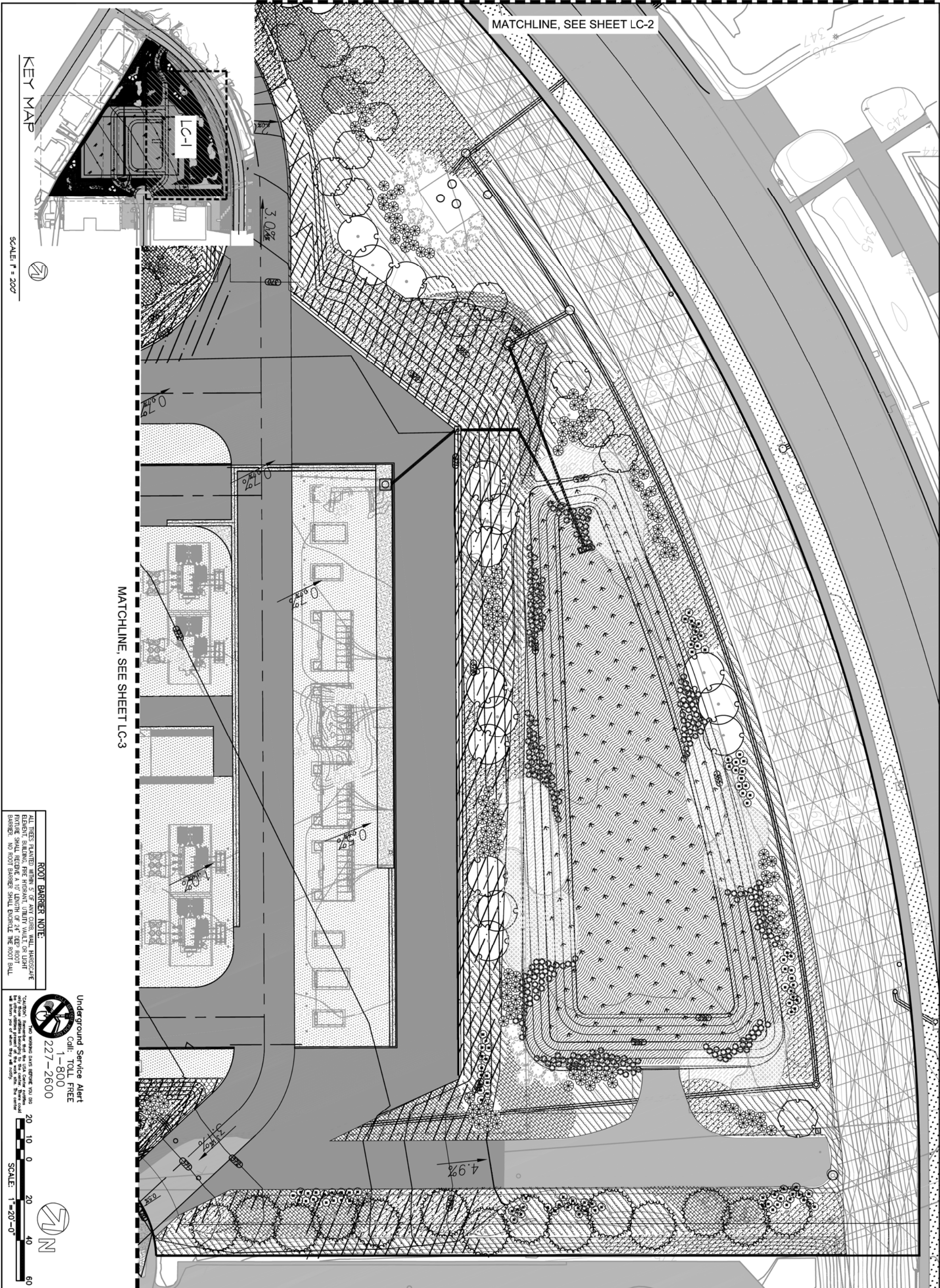


Appendix C

Landscape Concept Plan

MATCHLINE, SEE SHEET LC-2



MATCHLINE, SEE SHEET LC-3

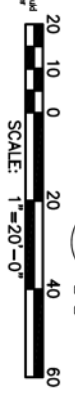
KEY MAP

SCALE: 1" = 20'

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 3' OF ANY CURB SHALL HAVE SCAPE
CURED SINKS PLANTED AT 12" DIA. AND 18" DEEP. SINKS SHALL BE
PRINTED SHALL BE 18" DIA. AND 18" DEEP. SINKS SHALL BE 18" DIA.
AND 18" DEEP. SINKS SHALL BE 18" DIA. AND 18" DEEP. SINKS SHALL BE
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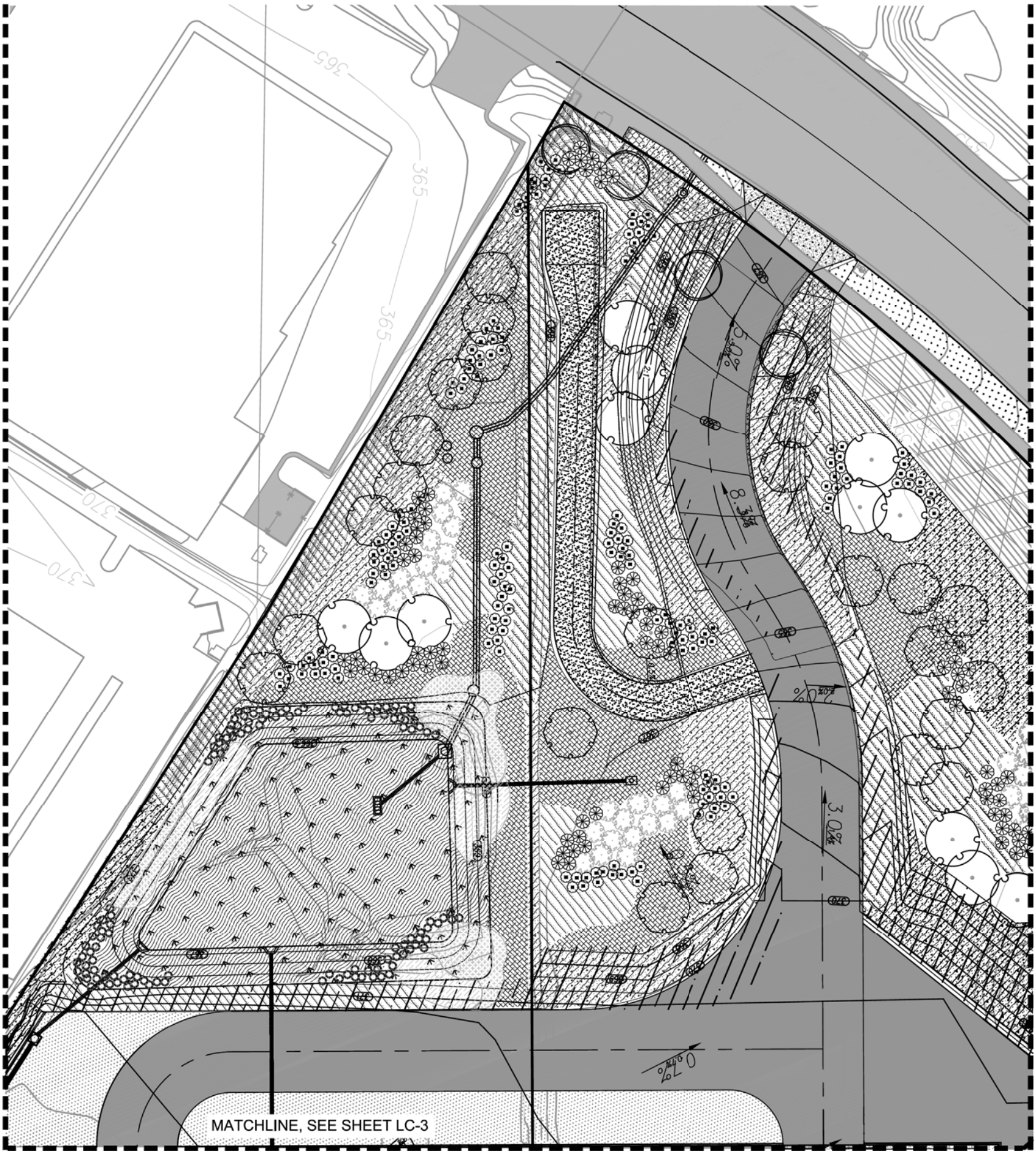
Underground Service Alert
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227-2600



LC-1 OF 4 Sheets	Sheet Title: LANDSCAPE CONCEPT PLAN	Job No.: 2015-31	Date: 12/3/15	Drawn: KCK	Reviewed By: JPB	Date: 12/3/15	Project: OCEAN RANCH SUBSTATION ROCKY POINT DRIVE OCEANSIDE, CA 92056 APN 161-512-2600 & 161-512-2700	JPBLA JAMES P. BENEDETTI LANDSCAPE ARCHITECT 4403 MANCHESTER AVE., SUITE 201 ENCINITAS, CA 92024 760/479-0644 FAX 760/479-0645	
	Revisions: 1ST SUBMITTAL 12/3/15	Scale: 1" = 20'-0"	Project: OCEAN RANCH SUBSTATION	Date: 12/3/15	Drawn: KCK	Reviewed By: JPB	Date: 12/3/15	Project: OCEAN RANCH SUBSTATION	Project: OCEAN RANCH SUBSTATION

PLANT SCHEDULE

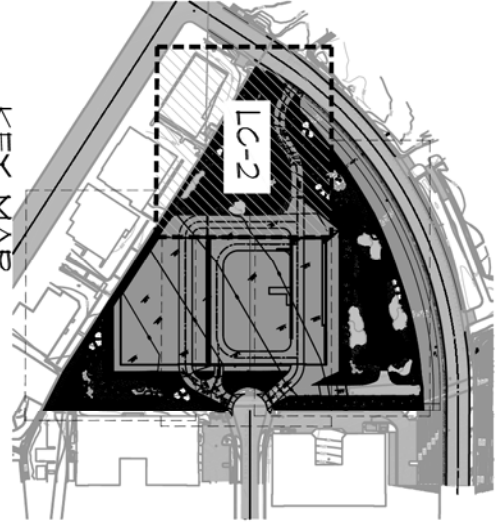
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	9	ABUTILUS X VARUNA'	ABUTILUS STANDARD	24"BOX
	49	GALERA PAVANLORA	AUSTRALIAN WILLOW	15 GAL
	30	PRUNUS ILICIFOLIA	HOLLY LEAF CHERRY	15 GAL
	14	RHUS LANCEA	AFRICAN SIALAC MULTI-TWINK	24"BOX
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	91	HEPTACOLETES ABUTILIFOLIA	TOYON	5 GAL
	440	RHAMNOLIBIS NIOCA 'BALLEBNA'	BALLEBNA INDIAN HAWTHORN	5 GAL
	287	XYLOSMA COMESTIVUM 'COMPACTA'	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 PATENS	CALIFORNIA GRAY RUSH	1 GAL
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	8	MULLENBERGIA RIGENS	DEER GRASS	1 GAL
	289 SF	BACCHARIS PILLULARIS 'TRIGON POINT'	COYOTE BRUSH	1 GAL
	214 SF	CAREX TUMULOCOLA	BERBERY SEDGE	1 GAL
	182 SF	CELANOTHUS X 'VANCE POINT'	WILD LILAC	1 GAL
	307 SF	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	1 GAL
	8 SF	SENECIO MANDRAKUSCUE	BLUE FINGER	1 GAL



MATCHLINE, SEE SHEET LC-1

MATCHLINE, SEE SHEET LC-4

MATCHLINE, SEE SHEET LC-3

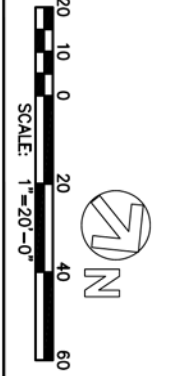


KEY MAP

SCALE: 1" = 20'

ROOT BARRIER NOTE:
ALL TREES PLANTED WITHIN 3' OF ANY CONCRETE WALL, HARDSCAPE CURB, DRIVE, DRIVEWAY, OR SIDEWALK SHALL BE INSTALLED WITH A ROOT BARRIER. NO ROOT BARRIER SHALL ENCLOSE THE ROOT BALL.

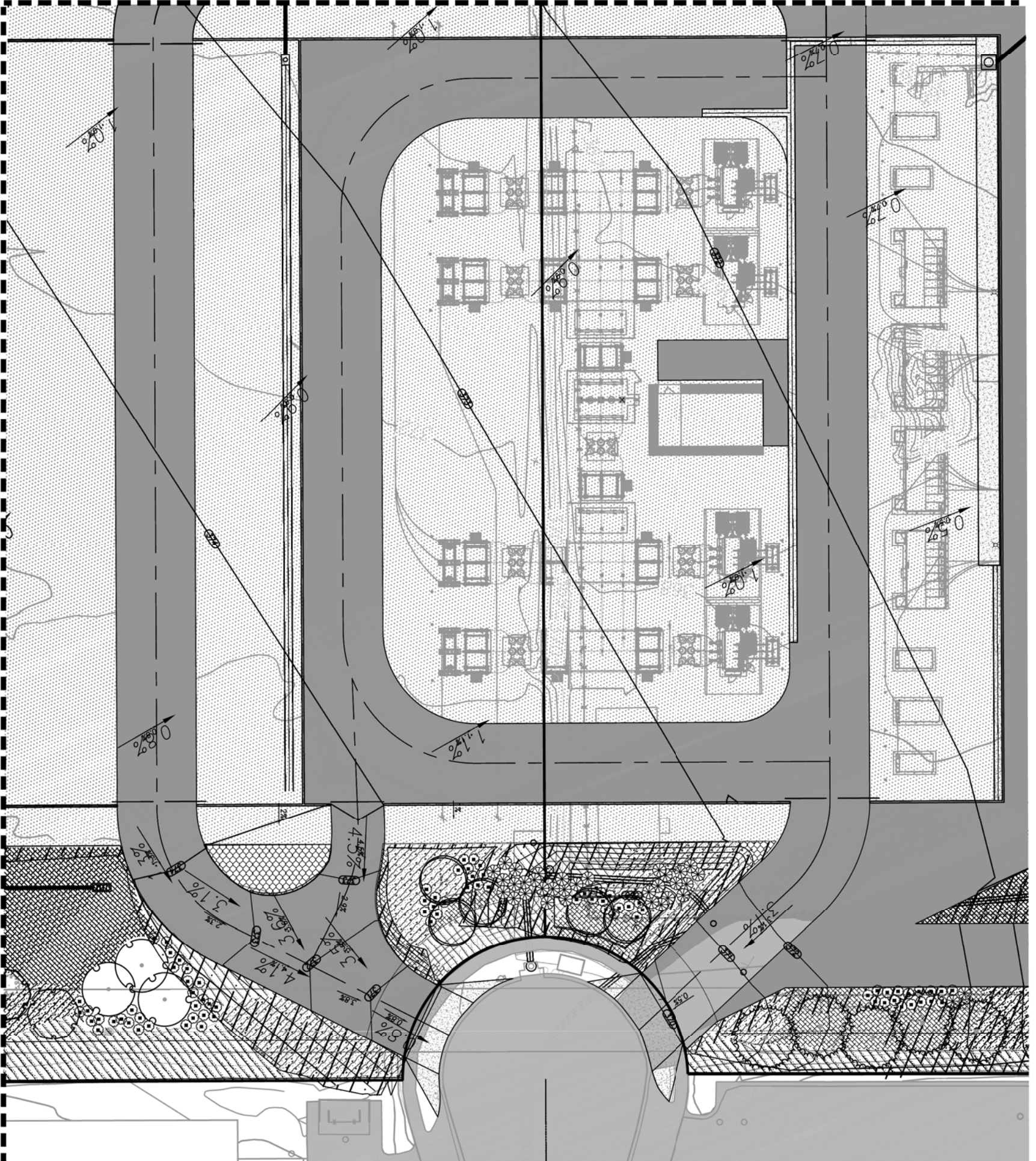
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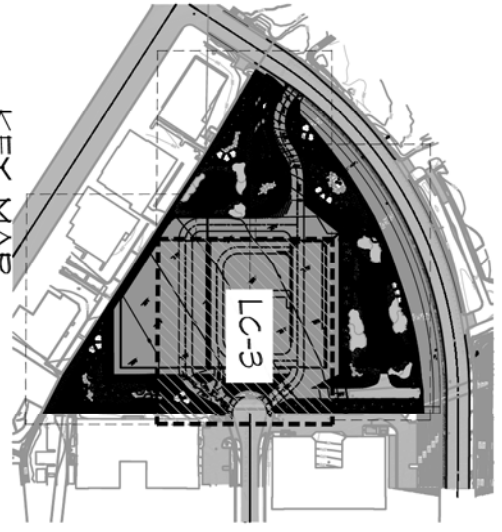
<p>DATE: 12/3/15 DRAWN BY: JPB CHECKED BY: KCK</p>	<p>PHASE:</p>	<p>REVISONS</p>	<p>1ST SUBMITTAL 12/3/15</p>	<p>OCEAN RANCH SUBSTATION ROCKY POINT DRIVE OCEANSIDE, CA 92056 APN 161-512-2600 & 161-512-2700</p>			<p>JAMES P. BENEDETTI LANDSCAPE ARCHITECT 4403 MANCHESTER AVE., SUITE 201 ENCINITAS, CA 92024 760/479-0644 FAX 760/479-0645</p>

LC-2
OF 4 Sheets

MATCHLINE, SEE SHEET LC-2



MATCHLINE, SEE SHEET LC-4



KEY MAP

SCALE: 1" = 20'



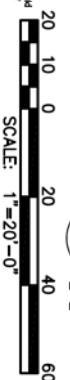
ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 3' OF ANY CURB SHALL HAVE A 3" ROOT BARRIER. THE ROOT BARRIER SHALL BE 1/2" THICK AND SHALL BE 1/2" HIGH. THE ROOT BARRIER SHALL BE 1/2" LONGER AT EACH END THAN THE ROOT BALL.

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 be other address present on the map. The center
 of the circle is the center of the hole.



OCEAN RANCH SUBSTATION
 ROCKY POINT DRIVE
 OCEANSIDE, CA 92056
 APN 161-512-2600 & 161-512-2700

REVISIONS

1ST SUBMITTAL
 12/23/15

Reviewed By: JPB

Drawn: KCK

Job No.: 2015-31

Phase:

Sheet Title:

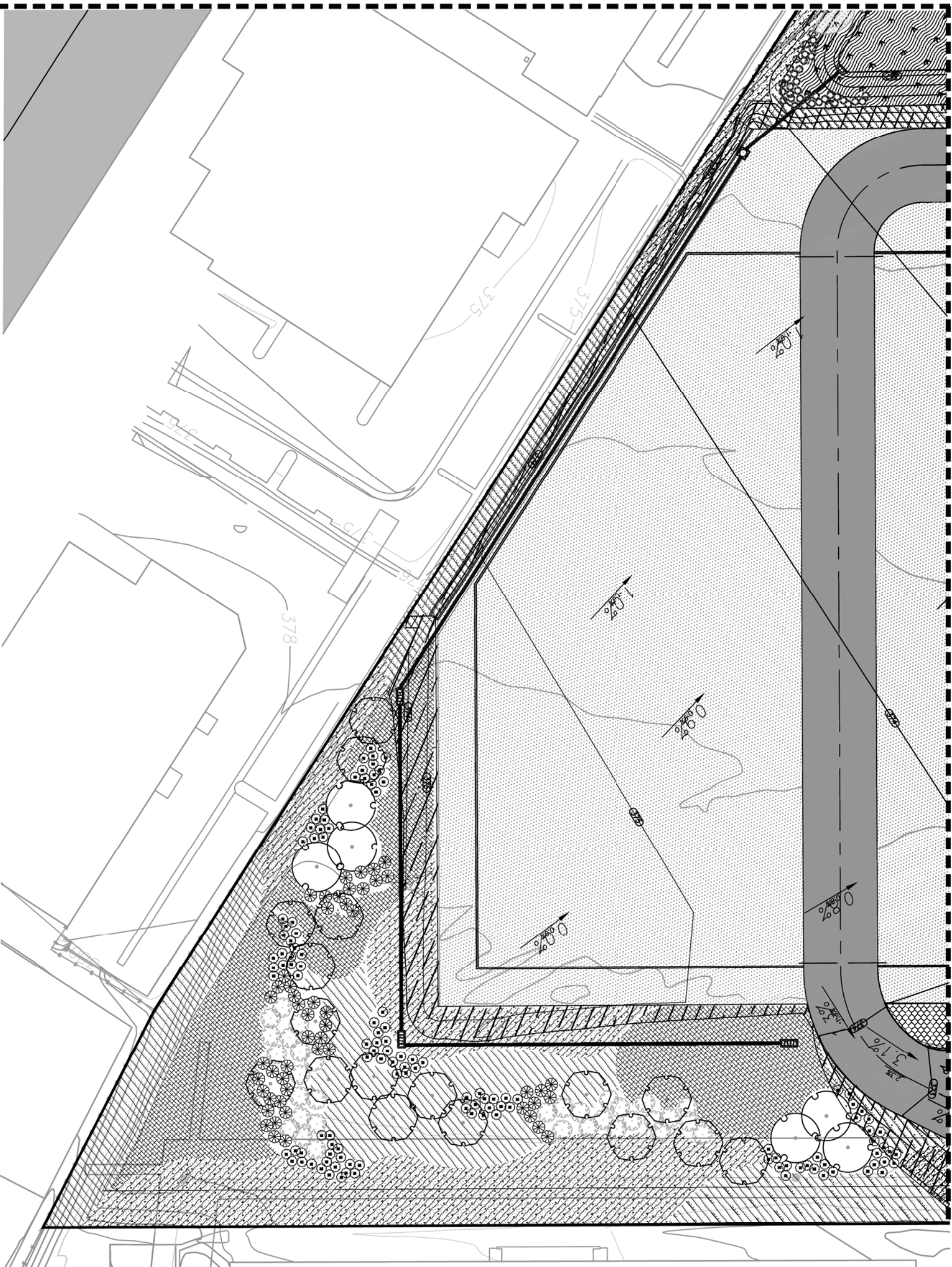
LANDSCAPE
 CONCEPT
 PLAN

LC-3
 OF 4 SHEETS

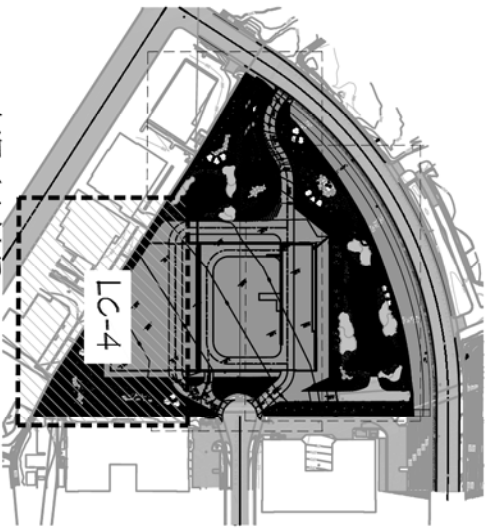


JAMES P. BENEDETTI
 LANDSCAPE ARCHITECT
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 ENCINITAS, CA 92024
 760/479-0644 FAX 760/479-0645

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.



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SHEET LC-4 OF 4 SHEETS	LANDSCAPE CONCEPT PLAN	Job No.: 2015-31	Date: 12/3/15	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
		Drawn: KCK	Reviewed By: JPB				