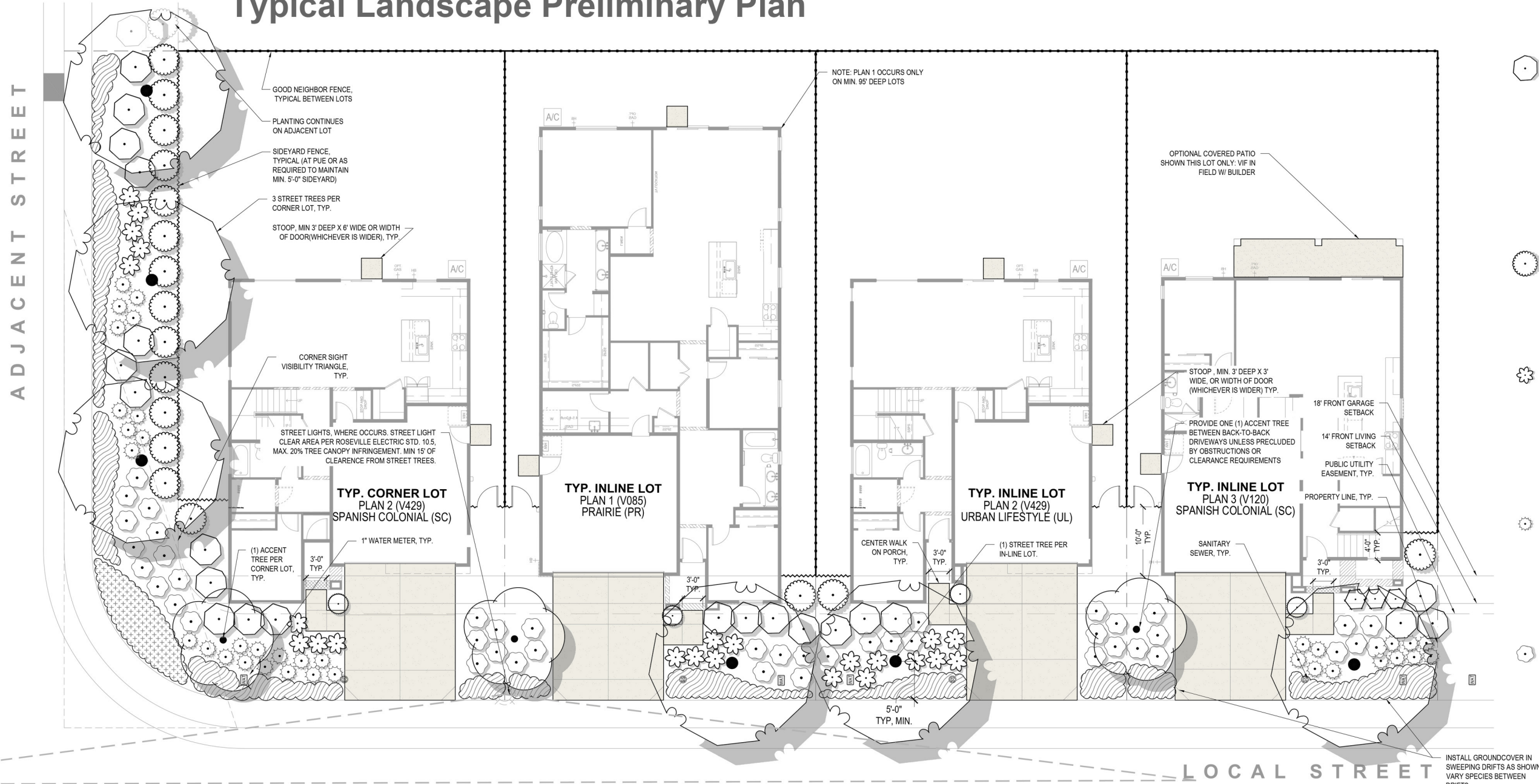


PC EXHIBIT C

Typical Landscape Preliminary Plan

PRELIMINARY PLANT LEGEND (SHRUBS)



LARGE SHRUBS	
LARGE EVERGREEN SHRUBS USED AS FOUNDATION PLANTING, BACKGROUND PLANTING, AND FOR SCREENING.	
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA	5 GAL.
WUCOLS (L), S/W EXPOSURES	
OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE	5 GAL.
WUCOLS (L), S/W EXPOSURES	
OSMANTHUS FRAGRANS / SWEET OLIVE	5 GAL.
WUCOLS (M), N/E EXPOSURES	
PHOTINIA X FRASERI / PHOTINIA	5 GAL.
WUCOLS (L), ALL EXPOSURES	
PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE	5 GAL.
WUCOLS (L), S/W EXPOSURES	
PRUNUS LAUROCEASUS 'OTTO LUYKEN' / LUYKENS LAUREL	5 GAL.
WUCOLS (M), N/E EXPOSURES	
RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY	5 GAL.
WUCOLS (L), ALL EXPOSURES	
RHAPHIOLEPIS X 'MONTIC' / MAGESTIC BEAUTY INDIAN HAWTHORN	5 GAL.
WUCOLS (L), ALL EXPOSURES	

VERTICAL SCREEN	
VERTICAL SCREENING SHRUBS - UPRIGHT HABIT, USED AGAINST WALLS, FENCES, ETC.	
ELAEOCARPUS DECIPRENS 'LITTLE EMPEROR' / DWARF JAPANESE BLUEBERRY TREE	5 GAL.
WUCOLS (M), ALL EXPOSURES	
LIGUSTRUM TEXANUM 'COMPACTA' / TEXAS PRIVET	5 GAL.
WUCOLS (L), N/E EXPOSURES	
PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW	5 GAL.
WUCOLS (L), N/E EXPOSURES	
PRUNUS CAROLINIANA 'COMPACTA' / DWARF CAROLINA LAUREL	5 GAL.
WUCOLS (L), ALL EXPOSURES	

ACCENT PLANTS	
ACCENT PLANTS FOR SPECIAL INTEREST	
AGAPANTHUS AFRICANUS 'BLUE' OR 'WHITE' / LILY OF THE NILE	1 GAL.
WUCOLS (M), N/E EXPOSURES	
DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY	1 GAL.
WUCOLS (L), S/W EXPOSURES	
DIETES VEGATA / FORTNIGHT LILY	1 GAL.
WUCOLS (L), ALL EXPOSURES	
ERIGERON KARVINSKIANUS 'PROFUSION' / SANTA BARBARA DAISY	1 GAL.
WUCOLS (L), ALL EXPOSURES	
PENNISETUM X 'FAIRY TAILS' / EVERGREEN FOUNTAIN GRASS	1 GAL.
WUCOLS (L), S/W EXPOSURES	
PHORMIUM TENAX 'MAORI MAIDENSUNRISE' / TRICOLOR NEW ZEALAND FLAX	1 GAL.
WUCOLS (M), S/W EXPOSURES	

ORNAMENTAL GRASSES	
ORNAMENTAL GRASSES FOR SEASONAL INTEREST AND TEXTURE.	
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL.
WUCOLS (L), ALL EXPOSURES	
FESTUCA GLAUCA 'ELIJAH BLUE' / BLUE FESCUE	1 GAL.
WUCOLS (L), S/W EXPOSURES	
FESTUCA GLAUCA 'SISKIYOU BLUE' / SISKIYOU BLUE FESCUE	1 GAL.
WUCOLS (M), ALL EXPOSURES	
FESTUCA MAIREI 'GREENLEE'S FORM' / GREENLEE ATLAS FESCUE	1 GAL.
WUCOLS (L), ALL EXPOSURES	
PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS	1 GAL.
WUCOLS (L), S/W EXPOSURES	

MID-GROUND SHRUBS	
MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. PREDOMINATELY LOW WATER USE.	
CAMELLIA SASANQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA	5 GAL.
WUCOLS (M), N/E EXPOSURES	
CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE	5 GAL.
WUCOLS (L), ALL EXPOSURES	
ESCALLONIA X 'COMPACTA' / COMPACT ESCALLONIA	5 GAL.
WUCOLS (L), S/W EXPOSURES	
LAVANDULA DENTATA 'MUNSTEAD' OR 'GOODWIN CREEK' / FRENCH LAVENDER	5 GAL.
WUCOLS (L), S/W EXPOSURES	
LOROPETALUM CHINENSE RUBRUM 'FIRE DANCE' / PURPLE LEAF FRINGE FLOWER	5 GAL.
WUCOLS (M), N/E EXPOSURES	
RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE	5 GAL.
WUCOLS (M), S/W EXPOSURES	
RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDA HAWHORNE	5 GAL.
WUCOLS (L), ALL EXPOSURES	
ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE	5 GAL.
WUCOLS (M), S/W EXPOSURES	
ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM' / ROSEMARY	5 GAL.
WUCOLS (L), S/W EXPOSURES	
SALVIA CHAMAEDRYOIDES / MEXICAN BLUE SAGE	5 GAL.
WUCOLS (L), S/W EXPOSURES	
SPIRAEA X BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA	5 GAL.
WUCOLS (M), ALL EXPOSURES	
TEUCRIUM FRUTICANS 'AZUREUM' / AZURE BUSH GERMANDER	5 GAL.
WUCOLS (L), ALL EXPOSURES	
WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY	5 GAL.
WUCOLS (L), S/W EXPOSURES	

PRELIMINARY LANDSCAPE DESIGN STATEMENT

Verrado II is a proposed community of single family residences. As part of an overall master-planned community, interest and variation is provided through the various differing architectural elevations. To provide continuity throughout the community, a consistent style is reflected in the landscape, eschewing arbitrary and jarring juxtapositions of varying design styles in the ground plane.

Front yard planting shown is indicative of builder-installed landscape. Planting will include a mixed palette of plants, from low foreground planting to large background planting. Flowering groundcover used consistently at corner lots provides continuity at corner lots provides continuity and ensures visibility. Varying plant types emphasize a natural and native feel, with varying leaf color, structure, and texture, balancing the textures of the architecture.

All planting and irrigation will conform to the City's Water Efficient Landscape Ordinance (per lot). Point-source drip emitters will be used to irrigate shrubs and groundcover. Irrigation controllers will be self-adjusting (smart). All other requirements of the ordinance will be followed, including a minimum 3" deep layer of bark mulch in all non-turf planter areas. Note: Proposed plant legend is representative, and not intended to be exclusive. Conversely, additional plants may be added depending upon availability.

PRELIMINARY PLANT LEGEND (TREES)

	ACCENT TREES ACCENT TREES - SMALLER SIZE SUITABLE FOR PLANTING ADJACENT HOMES. LOCATED NEAR FRONT DOOR AT END UNITS.	
	CERIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD	15 GAL.
	WUCOLS (L)	
	CHIONANTHUS RETUSUS / CHINESE FRINGE TREE	15 GAL.
	WUCOLS (L)	
	ILEX X ALTACLAARENSIS 'WILSONII' / WILSON ALTACLAARA HOLLY	15 GAL.
	WUCOLS (L)	
	LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE	15 GAL.
	WUCOLS (L)	
	LAURUS NOBILIS / SWEET BAY	15 GAL.
	WUCOLS (L)	
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA	15 GAL.
	WUCOLS (L)	
	STREET TREES CARPINUS BETULUS / EUROPEAN HORNBEAM	15 GAL.
	WUCOLS (M)	
	KOELREUTERIA BIPINNATA / CHINESE FLAME TREE	15 GAL.
	WUCOLS (L)	
	NYSSA SYLVATICA / TUPELO	15 GAL.
	WUCOLS (M) - NOT LOW-BRANCHED	
	PISTACIA CHINENSIS 'RED PUSH' / RED PUSH CHINESE PISTACHE	15 GAL.
	WUCOLS (M)	
	TILIA CORDATA / LITTLELEAF LINDEN	15 GAL.
	WUCOLS (M)	
	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE SAWLEAF ZELKOVA	15 GAL.
	WUCOLS (M)	

PRELIMINARY PLANT LEGEND (GROUNDCOVERS)

	GROUNDCOVER GROUNDCOVER - SPREADING PLANTS, TYPICALLY EVERGREEN, AS FOREGROUND AND TURF SUBSTITUTE	
	ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA	1 GAL. 36" oc
	WUCOLS (L), ALL EXPOSURES	
	COPROSMA PUMILA 'VERDE VISTA' / CREEPING COPROSMA	1 GAL. 36" oc
	WUCOLS (L), ALL EXPOSURES	
	COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER	1 GAL. 36" oc
	WUCOLS (L), ALL EXPOSURES	
	JUNIPERUS HORIZONTALIS 'BLUE RUG' / BLUE RUG JUNIPER	1 GAL. 36" oc
	WUCOLS (L), ALL EXPOSURES	
	ROSMARINUS OFF. 'HUNTINGTON CARPET' / PROSTRATE ROSEMARY	1 GAL. 36" oc
	WUCOLS (L), ALL EXPOSURES	
	CORNER INTEREST GROUNDCOVER LOW FLOWERING GROUNDCOVERS, USED TO ADD INTEREST AND COLOR AT CORNERS	
	ROSA X 'MEIDRIFORA' TM / CORAL DRIFT GROUNDCOVER ROSE	1 GAL. 30" oc
	WUCOLS (L), ALL EXPOSURES	
	ROSA X 'MEIZORLAND' TM / WHITE DRIFT GROUNDCOVER ROSE	1 GAL. 30" oc
	WUCOLS (M), ALL EXPOSURES	

	VERTICAL ACCENT USED TO HIGHLIGHT UNIQUE ARCHITECTURAL ELEMENTS.	
	CUPRESSUS SEMPERVIRENS 'TINY TOWER' TM / TINY TOWER ITALIAN CYPRESS	5 GAL.
	WUCOLS (L)	
	ILEX CRENATA 'SKY PENCIL' / SKY PENCIL JAPANESE HOLLY	5 GAL.
	WUCOLS (L)	
	JUNIPERUS SCOPULORUM 'BLUE ARROW' / BLUE ARROW JUNIPER	5 GAL.
	WUCOLS (L)	
	PODOCARPUS X 'ICEE BLUE' OR 'CRYSTAL BLUE' / BLUE PODOCARPUS, VAR. AS AVAILABLE	5 GAL.
	WUCOLS (M)	
	UPRIGHT SHRUBS MEDIUM-STATURED SHRUBS USED TO PROVIDE SOME PRIVACY OR SCREENING IN CONFINED LOCATIONS.	
	CALLISTEMON VIMINALIS 'BETTER JOHN' / BETTER JOHN WEEPING BOTTLEBRUSH	5 GAL.
	WUCOLS (M), ALL EXPOSURES	
	ESCALLONIA X 'NEWPORT DWARF' / NEWPORT DWARF ESCALLONIA	5 GAL.
	WUCOLS (L), ALL EXPOSURES	
	EUONYMUS FORTUNEI 'EMERALD 'N GOLD' / EMERALD 'N GOLD WINTERCREEPER	5 GAL.
	WUCOLS (M), ALL EXPOSURES	
	RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDA HAWHORNE	5 GAL.
	WUCOLS (L), ALL EXPOSURES	
	SPIRAEA JAPONICA 'ANTHONY WATERER' / ANTHONY WATERER SPIREA	5 GAL.
	WUCOLS (L), ALL EXPOSURES	