

# BORELLO RANCH BACKBONE PHASE 4

MORGAN HILL, CALIFORNIA

## GENERAL NOTES

- THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR ALL ACTIVITIES DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL HOLD THE OWNER, LAND OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXEMPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF ENGINEER.
- EXCAVATION SHALL BE ADEQUATELY SHORED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE DOWN. ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PAY FOR ALL REPAIRS AND RECONSTRUCTION AT HIS OWN EXPENSE, WHERE THE EXCAVATION FOR A CONDUIT TRENCH, AND/OR STRUCTURE IS FIVE FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING, SHORING AND BRACING. THE CONTRACTOR SHALL NOT USE CONCRETE FORMS OR LIMS, WHICH SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL ALSO COMPLY WITH THE CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT.
- ALL APPLICABLE REQUIREMENTS OF THE CALIFORNIA CONSTRUCTION AND GENERAL INDUSTRY SAFETY CODES, THE OCCUPATIONAL SAFETY AND HEALTH ACT AND THE CONSTRUCTION SAFETY ACT SHALL BE MET.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN PERMITS NECESSARY TO PERFORM THE WORK SHOWN IN THESE PLANS FROM THE APPROPRIATE AGENCIES.
- THE CONTRACTOR SHALL TAKE EFFECTIVE ACTION TO PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR FAILURE TO DO SO.
- THE CONTRACTOR MUST PROVIDE FOR SAFE ACCESSIBLE INGRESS AND eGRESS FOR ADDED CONSTRUCTION OVERHEAD AND TO THE SITE THROUGHOUT THE PERIOD OF CONSTRUCTION. STAGING OR LIMITATIONS MUST BE FULLY REVIEWED AND APPROVED BY THE OWNER PRIOR TO COMMENCEMENT. ALL ACCESS MUST BE SAFE, SECURED, FLAGGED, SIGNED, AND ACCESSORY PER THE APPROVED SITE ACCESS PLAN SUBMITTED BY THE CONTRACTOR AND REQUIRED BY THE OWNER.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EMERGENCY VEHICLE ACCESS, PUBLIC SAFETY AND SAFETY OF EXISTING STRUCTURES. THE CONTRACTOR SHALL NOT DAMAGE EXISTING UTILITIES, EXCEPT AS MAY BE NECESSARY TO CONTROL FLAGGERS, SHORINGS, BRACING AND GUYS OR OTHER DEVICES NECESSARY TO PROVIDE FOR SAFETY IN ACCORDANCE WITH ALL NATIONAL, STATE SPECS AND LOCAL SAFETY ORDINANCES.
- THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR POLICE, FIRE, AMBULANCE, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF JOB SITE.
- ALL EXISTING UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD. THE CONTRACTOR SHALL NOT REMOVE ANY EXISTING UTILITIES BASED UPON THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST THREE (3) WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL TO LOCATE UTILITIES SHALL BE MADE BY THE CONTRACTOR. THE CONTRACTOR'S RESPONSIBILITY IS THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. THE CONTRACTOR SHALL NOT REMOVE ANY EXISTING UTILITIES UNLESS HE HAS VERIFIED LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY. SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED AND HESED IN THE CONTRACTOR'S BIDDING.
- ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION MUST BE COMPLETELY RESTORED TO THE SATISFACTION OF THE CITY ENGINEER OR UTILITY AGENCY REPRESENTATIVE, AT THE CONTRACTOR'S EXPENSE.
- ANY RELOCATION OF PUBLIC UTILITIES SHALL BE CONDUCTED IN ACCORDANCE WITH ANY AND ALL REQUIREMENTS OF THE UTILITY COMPANY REPRESENTATIVE INCLUDING FEES, BONDS, PERMITTING AND CONSTRUCTION. THIS WORK SHALL BE DONE AT NO EXPENSE TO THE UTILITY COMPANY. THE OWNER SHALL PAY THE COST OF ALL SUCH RELOCATION WORK INCLUDING FEES, BONDS, PERMITS, ETC.
- THE CONSTRUCTION OF ALL GRAVITY UNDERGROUND LINES (STORM DRAINS) SHALL BEGIN AT THE MOST DOWNSTREAM END, UNLESS OTHERWISE SPECIFICALLY APPROVED BY ENGINEER OR BY THE OWNER.
- IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION ACTIVITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE STATE UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SPA) HAS HAD THE OPPORTUNITY TO INSPECT THE MATERIALS OR CONDITIONS AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.
- THE CONTRACTOR MUST MEET AND IMPLEMENT ALL NPDES, SWPPP, AND EROSION CONTROL REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
- SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATED THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT GATES & ASSOCIATES AT (925) 794-8176 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.

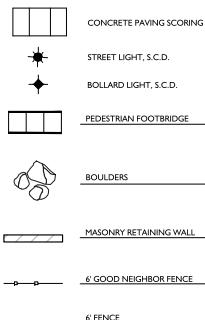
## PAVING SCHEDULE

KEY	DESCRIPTION	COLOR	FINISH	MFG/SUPPLIER	PATTERN	THICKNESS	DETAIL
1	PEDESTRIAN CONCRETE PAVING	STANDARD GREY	MEDIUM BROOM	DAYTON SUPERIOR	PER PLANS	4"	4/L4-02
2	CONCRETE MOWBAND	STANDARD GRAY	MEDIUM BROOM	--	--	SEE DETAIL	2/L4-02
3	DECOMPOSED GRANITE PAVING	CALIFORNIA GOLD	PER MFR	--	--	SEE DETAIL	5/L4-02

## LAYOUT NOTES

- CONTRACTOR SHALL LEAVE ALL UTILITIES, GRAIDS, EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK. ALL DISPARITIES OR QUESTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.
- ALL WRITTEN DIMENSIONS SUPERSEDE ALL SCALLED DISTANCES AND DIMENSIONS. DIMENSIONS SHOWN ARE FROM THE FACE OF THE BUILDING, WALL, FACE OF CURB, EDGE OF WALK, PROPERTY LINE, OR CENTERLINE OF COLUMN UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL DIMENSIONS AT BUILDING ARE TO FACE OF BUILDING. ALL DIMENSIONS AT ROADWAY ARE TO FACE OF CURB.
- ALL ANGLES ARE 45 DEGREE, 90 DEGREE, OR 135 DEGREE UNLESS OTHERWISE NOTED.
- ALL CURVES AND ALL TRANSITIONS BETWEEN CURVES AND STRAIGHT EDGES SHALL BE SMOOTH.
- ALL RETURN RADII AND CURB DATA ARE TO FACE OF CURB.
- WHENEVER BOTTOM OF WALL (BW) ELEVATION IS GIVEN, IT IS FINISH PAVEMENT OR GRADE ELEVATION AT FACE OF WALL.
- SCORE LINES IN SIDEWALKS SHALL BE SPACED TO EQUAL THE WIDTH OF THE WALKWAY, UNLESS OTHERWISE SHOWN. EXPANSION JOINTS IN SIDEWALKS SHALL BE 20' ON CENTER MAXIMUM.
- EXPANSION JOINTS IN CONCRETE WALLS SHALL BE AT 40' O.C. MAXIMUM.
- BUILDING LAYOUT AND LOCATION, SIDEWALK, CURB AND GUTTER, GRADING AND DRAINAGE IS BASED ON DRAWINGS PREPARED BY THE ARCHITECT AND THE CIVIL ENGINEER.
- STATIONING HEREON IS ALONG CONSTRUCTION CENTERLINE UNLESS OTHERWISE SHOWN OR INDICATED.
- ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO THE CONTRACTOR ON A TIME AND EXPENSE BASIS AND PAID FOR BY THE CONTRACTOR.
- SEE IRRIGATION DRAWINGS FOR GENERAL SYSTEM REQUIREMENTS AND FOR LOCATION OF IRRIGATION MAINLINE PIPING, SLEEVES TO ACCOMMODATE IRRIGATION PIPING, SIZED AS NEEDED, SHALL BE IN PLACE UNDER AND THROUGH SLABS AND WALLS, PRIOR TO POURING.
- PROVIDE CONTINUOUS HEADERS AT THE EDGES OF ALL AC PAVING, SHRUB AREAS, LAWN AREAS, DECOMPOSED GRANITE WHERE IT IS NOT CONSTRAINED BY A CONCRETE PAVING OR MOW BAND.
- ALL CONCRETE PAVEMENTS SHALL BE DOVELED INTO CURBS AND BUILDING FOUNDATIONS.
- REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION, SECTIONS, REINFORCEMENT, AND PREPARATION. IN CASE OF DISCREPANCY THE GEOTECHNICAL REPORT SHALL GOVERN.
- ALL TYPICAL DETAILS SHALL APPLY UNLESS NOTED OTHERWISE.
- ANY AND ALL WORK WITHIN CITY RIGHT OF WAY SHALL CONFORM TO ALL CITY STANDARD DETAILS AND SPECIFICATIONS.
- CONCRETE COATINGS INSTALLED FOR ALL SITE FURNISHINGS, SPORTS EQUIPMENT, ETC. IN DECORATIVE PAVEMENT, ASPHALT PAVING, DECOMPOSED GRANITE, CONCRETE PAVING, AND PLANTERS SHALL BE HELD BELOW GRADE.
- ALL EXISTING ITEMS TO REMAIN SHALL BE PROTECTED AS REQUIRED. ANY DAMAGED ITEMS SHALL BE FULLY REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE TO THE FULL SATISFACTION OF THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH OPERATIONS.
- ALL QUANTITIES AND PAY ITEMS ARE AND WILL BE BASED ON HORIZONTAL MEASUREMENTS.
- ALL PATTERNS, LINE TYPES, AND SYMBOLS SHOWN WITHIN THE PLAN SET REFERENCE THE LAYOUT LEGEND AND ARE PART OF THE SCOPE OF WORK. CALLOUTS ARE SHOWN FOR CLARIFICATION OF WORK, BUT DO NOT INDICATE EVERY AND ALL INSTANCES OF SUCH WORK. THE CONTRACTOR SHALL REQUEST CALLOUTS FOR ALL ITEMS (ITEMS NOT SHOWN BUT NOT LIMITED TO PAVING, WALL, BENCHES, COLORS, FENCING, FOUNTAINS, POTS, AND SITE FURNITURE) NOT CLEARLY IDENTIFIED TO BE PART OF THE SCOPE OF WORK PRIOR TO BID.
- SEE ELECTRICAL ENGINEERS PLANS AND LIGHTING PLAN FOR ADDITIONAL INFORMATION.
- SEE CIVIL ENGINEERS PLANS FOR ADDITIONAL INFORMATION.

## LAYOUT LEGEND



## SHEET LIST TABLE

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
LD-01	COVER SHEET
LD-02	PLANTING NOTES AND LEGEND
LI-01	LAYOUT PLAN
LI-02	LAYOUT PLAN
LI-03	LAYOUT PLAN
LI-04	LAYOUT PLAN
LI-05	LAYOUT PLAN
LI-06	LAYOUT PLAN
LI-07	LAYOUT PLAN
LI-08	LAYOUT PLAN
LI-09	IRRIGATION PLAN
LI-02	IRRIGATION PLAN
LI-03	IRRIGATION PLAN
LI-04	IRRIGATION PLAN
LI-05	IRRIGATION PLAN
LI-06	IRRIGATION PLAN
LI-07	IRRIGATION PLAN
LI-08	IRRIGATION PLAN
LI-09	IRRIGATION NOTES AND LEGEND
LI-10	IRRIGATION DETAILS
LI-11	IRRIGATION DETAILS
LI-12	IRRIGATION DETAILS
LI-13	WATER USE CALCULATIONS
LI-01	PLANTING PLAN
LI-02	PLANTING PLAN
LI-03	PLANTING PLAN
LI-04	PLANTING PLAN
LI-05	PLANTING PLAN
LI-06	PLANTING PLAN
LI-07	PLANTING PLAN
LI-08	PLANTING PLAN
LI-09	LANDSCAPE DETAILS
LI-02	LANDSCAPE DETAILS
LI-03	LANDSCAPE DETAILS

## ABBREVIATIONS

S.C.D.	SEE CIVIL DRAWINGS
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.E.D.	SEE ELECTRICAL DRAWINGS
T.Y.P.	TYPICAL
TBD	TO BE DETERMINED
SP	SPACING
POINT OF BEGINNING	POINT OF BEGINNING
C.	CENTERLINE TEXT
EQ	EQUAL
L.O.W.	LIMIT OF WORK
SIM	SIMILAR
ALIGN	ALIGN
CENTER LINE	CENTER LINE
PROPERTY LINE	PROPERTY LINE
ES	EQUAL SPACES
O.C.	ON CENTER
E.W.	EACH WAY
R	RADIUS
SQ	SQUARE
CMU	CONCRETE MASONRY UNIT
ROW	RIGHT OF WAY
JT	JOINT TRENCH

# CITY OF MORGAN HILL PLAN APPROVED

THIS PLAN WAS APPROVED BY  
THE PLANNING DIVISION

ON January 24, 2022

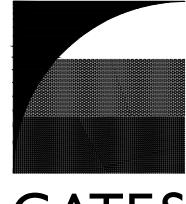
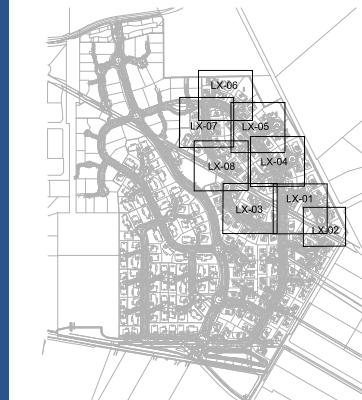
SR2021-0011 Cochrane-Toll Brothers (Borello Ranch)

## FILE NUMBER

Gina Paolini

PLANNING OFFICIAL

## ANDSCAPE SHEET MAP INDEX



BORELLO  
RANCH  
BACKBONE  
PHASE 4  
MORGAN HILL  
CALIFORNIA

Toll Brothers®  
ISSUE: DESCRIPTION: DATE:

PROJECT NUMBER: 5350  
DRAWN: JG, GH  
CHECK: RC  
DATE: 11/07/2021  
SCALE:

COVER SHEET

L0-01

GATES + ASSOCIATES, INC | 2017

## PLANTING NOTES

GENERAL

- ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
- ALL QUANTITIES AND PLANT COUNTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN CASE OF DISCREPANCIES, THE PLAN SHALL GOVERN.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS TO THE PLANTING SCHEDULE AS THEY SEE NECESSARY WHILE WORK IS IN PROGRESS. UPON APPROVAL BY THE OWNER, SUCH CHANGES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE, WHEN NECESSARY.
- PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE LANDSCAPE ARCHITECT. PLANT LOCATIONS ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO SCREEN UTILITIES, BUT SHALL NOT BLOCK WINDOWS, BLOCK SIGNS NOR IMPEDE ACCESS.
- THE DESIGN INTENT OF THE PLANTING PLAN IS TO ESTABLISH AN ATTRACTIVE MATURE LANDSCAPE APPEARANCE. FUTURE PLANT GROWTH WILL NECESSITATE TRIMMING, SHAPING, AND IN SOME CASE REMOVAL OF TREES AND SHRUBS AS AN ON-GOING MAINTENANCE PROCEDURE.
- ALL PLANTING AREA MUST BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE FULLY AUTOMATED AND OPERATIONAL WITH FULL COVERAGE PRIOR TO PLANTING.
- CONTRACTOR TO REVIEW ALL EXISTING PROPOSAL & AS BUILT UTILITY PLANS PRIOR TO CONSTRUCTION. CONTRACTOR TO TAKE PRECAUTIONS IN EXCAVATION OF ALL TREE PLANTING PITS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS FOUND DURING CONSTRUCTION.
- CONTRACTOR MUST REVIEW ALL PLANS PRIOR TO THE BEGINNING OF CONSTRUCTION AND MAINTAIN THE FOLLOWING CLEARANCES FOR ALL TREE PLANTINGS. CONTRACTOR TO TAKE PRECAUTION IN ALL EXCAVATION ACTIVITY. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS PRIOR TO INSTALLATION.

  - FIRING POLES AND PVS: 3' MINIMUM
  - LIGHT POLES: 10' MINIMUM
  - UTILITIES: 3' MINIMUM
  - BUILDING ROOF EDGE: 5' MINIMUM

- CONTRACTOR TO PROVIDE AND ARRANGE FOR PLANT MATERIAL THRU CONTRACT GROW, PLANT STOCKS, OR PURCHASE. CONTRACTOR TO PROVIDE AND ARRANGE FOR PLANTING. CONTRACTOR'S PLANTING PLAN OR CONTRACTOR MUST SUBMIT WITHIN 30 DAYS AFTER AWARD OF A DETAILED NURSERY LIST OF SECURED PLANT MATERIAL, CONTRACT GROW PLANT MATERIAL, AND ANY SUBSTITUTE PLANT REQUESTS. CONTRACTOR SHALL ARRANGE AND SECURE ALL PLANT MATERIAL WITHIN 30 DAYS OF BID DATE. CONTRACTOR SHALL SECURE PLANT MATERIAL THAT MEETS STANDARDS AS ROOTBOUND, OF POOR QUALITY & HEALTH, SUBSTANDARD SIZE, AND / OR IS NOT APPROVED BY THE LANDSCAPE ARCHITECT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. MATERIAL WHICH IS NOT APPROVED BY THE LANDSCAPE ARCHITECT SHALL BE REPAVED OR REPLACED. CONTRACTOR'S PLANT MATERIAL SUBSTITUTIONS OR UP-SIZED PLANT MATERIAL MUST BE PROVIDED AS REQUIRED FOR THE FULL IMPLEMENTATION OF THE PLANTING PLAN AT NO ADDITIONAL COST TO THE CONTRACT AND OWNER.
- PROCUREMENT OF PLANT MATERIAL SHALL NOT BE LIMITED TO NORTHERN CALIFORNIA. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRUCKING, INSPECTIONS, AND INCIDENTALS FOR PROVIDING PLANT MATERIAL FROM SOURCES OUT OF STATE AS REQUIRED BY THE PROJECT PLANTING PLAN.

### EXISTING PLANT MATERIAL

- ALL EXISTING PLANT MATERIAL, TREES, OR LAWN TO REMAIN MUST BE PROTECTED AND MAINTAINED IN PLACE BY THE CONTRACTOR.
- ANY DAMAGED MATERIAL MUST BE FULLY REPLACED TO MATCH EXISTING BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACT AND OWNER.

- CONTRACTOR MUST MAINTAIN ANY EXISTING IRRIGATION SYSTEMS OR PROVIDE TEMPORARY IRRIGATION SYSTEMS AS REQUIRED TO ALL EXISTING PLANTING AREAS TO REMAIN.

### SOILS

- THE CONTRACTOR MUST PROVIDE AN AGRICULTURAL SUITABILITY ANALYSIS FOR ALL SOILS EXISTING AND IMPORTED INCLUDING BUT NOT LIMITED TO EXISTING ON-SITE SOILS, IMPORTED TOPSOIL, TREATED AREAS, AND ALL AMENDMENTS. RECOMMENDATIONS FOR AMENDMENTS CONTAINED IN THIS ANALYSIS ARE TO BE CARRIED OUT BEFORE PLANTING OCCURS. PROVIDE 2 TESTS AT 6' DEPTH AND 2 TESTS AT 24' DEPTH THROUGHOUT THE SITE. PROVIDE ADDITIONAL TESTING ONE 6' AND ONE 24' DEPTH TESTS IF THE CONTRACTOR IS UNABLE TO TEST THE ENTIRE SITE. THE CONTRACTOR MUST CONTAIN 3 REPRESENTATIVE SOIL SAMPLES. ALL LIME TREATED PLANTING AREAS SHALL BE REMOVED AND REPLACED WITH IMPORT TOP SOIL AT NO COST TO THE OWNER. ALL TESTING SHALL BE PAID FOR BY THE CONTRACTOR. CONTRACTOR SHALL PAY FOR ALL TESTS IN YARDS CUBED. CONTRACTOR TO PAY FOR 1000 YARDS CUBED OF YARDAGE. CONTRACTOR TO SUBMIT ALL DELIVERY TICKETS FOR COMPOST AND FERTILIZERS FOR VERIFICATION.
- ALL SOILS IMPORTED ON THE SITE FOR ANY PURPOSE SUCH AS GRADING, NON EXPANSIVE FILL, FIL, OR FOR ANY GENERAL PURPOSE MUST BE TESTED FOR PLANT SUITABILITY PRIOR TO PLACEMENT. ALL IMPORT SOILS SHALL BE NON-DETRIMENTAL TO PLANT MATERIAL, AND SOILS ANALYSIS SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. PROVIDE 1 TEST PER 500 CY OF MATERIAL.
- SOIL IS TO BE AMENDED AT THE RATE INDICATED BY THE SOIL ANALYSIS TO BRING THE SOIL ORGANIC MATTER CONTENT TO A MAXIMUM OF 2% DRY WEIGHT, AND A MINIMUM OF 2' OF Q' QUANTITY RECOMMENDED TO POSITION ON ALL PLANTING AREAS.
- ALL PLANTERS IN AREAS WHICH HAVE BEEN COMPACTED, SUCH AS ADJACENT TO BUILDINGS AND IN PARKING LOTS, SHALL BE CROSS RIPPED TO THE FOLLOWING DEPTHS: PLANTERS LESS THAN THREE (3) FEET WIDE SHALL HAVE COMPACTED TO A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES BELOW SUBGRADE. PLANTERS THREE TO TEN (3-10) FEET WIDE MUST HAVE COMPACTION RELATED TO A MINIMUM DEPTH OF EIGHTEEN (18) FEET BELOW SUBGRADE. PLANTERS MORE THAN 10' WIDE SHALL HAVE COMPACTION RELATED TO A MINIMUM DEPTH OF TWELVE (12) FEET BELOW SUBGRADE. AREAS SHALL BE PROTECTED AFTER DECOMPACTION.
- CONTRACTOR SHALL PERFORM A PERCOLATION TEST AT THE BEGINNING OF CONSTRUCTION AT 1 LOCATION PER ACRE (MAX OF 4) TO DETERMINE THE DRAINAGE CAPACITY OF THE EXISTING SITE SOIL FOR TREE HEALTH. NOTIFY THE LANDSCAPE ARCHITECT IF DRAINAGE IS LESS THAN 2" PER HOUR.

### TREES

- ALL TREES SHALL BE STANDARD UNLESS SPECIFICALLY NOTED.
- ALL TREES ARE TO BE STAKED AS SHOWN ON THE TREE PLANTING/GROWING DIAGRAMS. BRANCHING HEMISPHERE OF TREES SHOULD BE MINIMUM ABOVE FINISH GRADE. ALL TREES IN A FORMAL GROUP PLANTING MUST BE MATCHING IN SIZE AND SHAPE. ALL STREET TREES TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE OWNER. LANDSCAPE ARCHITECT SHALL BE CONSULTED REGARDING ORIENTATION OF TREES PRIOR TO PLANTING AND/OR BACKFILLING.
- PLANT TREES 3' OF MINIMUM FROM FACE OF CURB AT PARKING, AND FROM EDGES OF PAVING. ALL TREES WITHIN 5' OF PAVING AREAS AND FROM EDGES OF PAVING. ALL TREES MUST HAVE ROOT BARRIERS INSTALLED. SEE ROOT BARRIER DETAIL, DEEP ROOT BARRIER MODEL NO. UB.24.2, (415) 344-1464. INSTALL PER MANUFACTURER'S SPECIFICATIONS. WHERE WATER BARRIERS AND ROOT BARRIERS ARE REQUIRED, USE CENTURY PRODUCTS DUAL PURPOSE WATER/ROOT BARRIER CR-PEZ-20, (714) 632-7083, S.C.D. FOR LOCATIONS OF WATER BARRIER.
- PROVIDE 4" BEVEL AROUND THE BASE FOR WATER BASIN. SEE TREE PLANTING DETAIL. BERM TO BE REMOVED IN LAWNS AFTER INITIAL MAINTENANCE (WOOD, MULCH, TREE WELL WITH 2" LAYER OF RECYCLED CHIPPED MULCH, KEEP MULCH AWAY FROM TREE TRUNK). HOLD LAWN AND HYDROSEED 2' CLEAR FROM TRUNKS, TIPS.
- TREES MUST HAVE AN UNCUT LEADER THAT HAS A UNIFORM TAPER FROM BASE TO TIP. TREES MUST MEET AT LEAST A NORMAL CALIPER AND HEIGHT FOR CONTAINER SIZE. OVERGROWN OR ROOT BOUND TREES ARE NOT ACCEPTABLE.
- FOR ALL TREES IN STORMWATER INFILTRATION ZONES HOLD FG OF ROOTBALL 4" ABOVE FG OF FLOWLINE. ADJUST ADJUST GRADE OF SOIL TO BLEND UNIFORMLY AROUND ROOTBALL AND ALLOW ON/Off EDDY LOW OF WATER.

## PLANTING NOTES (CONT)

### SHRUBS, GROUNDCOVERS AND VINES

- SHRUBS AND PERENNIALS MUST HAVE ADEQUATE SETBACK FROM THE ADJACENT SIDEWALK AND EDGES OF PARKING LOT CURBS. NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF PLANT MATERIAL MAY PROTRUDE INTO THE PATH OF TRAVEL.
- THE CONTRACTOR IS TO SECURE ALL VINES TO TRELLISES WITH APPROVED FASTENERS, ALLOWING FOR TWO (2) YEARS GROWTH. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT.
- ALL DISTURBED AREAS WITH NO PLANTING, MULCH, Hardscape or OTHER MEANS OF EROSION CONTROL SHALL HAVE HYDROSEED PLACED.
- ALL HYDROSEED SHALL BE FULLY ROOTED AND ESTABLISHED PRIOR TO OCTOBER 15TH.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION AS REQUIRED TO ESTABLISH ALL NON-IRRIGATED HYDROSEED WITHIN FLOW CHANNELS, RETENTION BASINS, DETENTION BASINS, OR OTHER AREAS SUBJECT TO WATER FLOW.

### ACCESORIES

- ALL PLANTING NOT BOUNDED BY CONCRETE OR A Hardscape Edge SHALL BE COMPLETELY SURROUNDED BY HEADERS. ALL ASPHALT AND DECOMPOSED GRANITE AREAS TO BE COMPLETELY SURROUNDED BY HEADERS OR ADJACENT CONCRETE WORK.
- ALL PLANTING AREAS MUST BE TOP-DRESSED WITH 3" LAYER OF RECYCLED CHIPPED MULCH. COLOR: BROWN. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
- ALL MULCH WITHIN STORMWATER PLANTING AREAS MUST BE 3" OF WASHED PEA GRAVEL. SUBMIT SAMPLE FOR REVIEW AND APPROVAL.
- ALL STORMWATER CURB CUTS MUST BE REINFORCED WITH A MINIMUM 12" WIDE X 18" LONG X 6" DEEP BAND OF COBBLE. COBBLE SHALL BE 40% 4"-6" AND 60% 2"-3" NOYO COBBLE. PROVIDE 24" WIDE BY 6" DEPTH OF COBBLE AROUND ALL CATCH BASINS LOCATED IN DRAINAGE AREAS. SUBMIT SAMPLE FOR REVIEW AND APPROVAL.
- ALL RAINWATER LEADERS DISCHARGING INTO LANDSCAPE AREAS MUST HAVE SPLASH BLOCKS. MODEL: CD1 16X24". COLOR: TO MATCH PAVING. (800) 279-2278.
- ALL SLOPES GREATER THAN 2:1 MUST BE COVERED WITH EROSION CONTROL NETTING PER THE MANUFACTURER'S SPECIFICATIONS. OVERLAP THE EDGES AND MAKE OF 12' AND SECURE AS REQUIRED WITH APPROVED EROSION CONTROL NETTING. APPROVED WESTERN EXCELSIOR CS-3 OR APPROVED EQUAL. AVAILABLE FROM REED & GRAHAM 888-381-0860.
- THE LANDSCAPE CONTRACTOR SHALL AS A PART OF THIS BID PROVIDE FOR A PLANTING ALLOWANCE FOR THE AMOUNT OF \$3,000.00 (THREE THOUSAND DOLLARS), TO BE USED FOR SUPPLYING AND INSTALLING ADDITIONAL PLANT MATERIAL AS DIRECTED BY THE LANDSCAPE ARCHITECT AND APPROVED BY THE OWNER IN WRITING. THE UNUSED PORTION OF THE ALLOWANCE SHALL BE RETURNED TO THE OWNER AT THE BEGINNING OF THE MAINTENANCE PERIOD.

- SEE SPECIFICATIONS FOR ALL FERTILIZER REQUIREMENTS

### SUBMITTALS

- CONTRACTOR MUST SUBMIT ALL TESTS, PRODUCTS, ACCESSORIES, CUT SHEETS OF ALL ITEMS SPECIFIED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY. CONTRACTOR SHALL SUBMIT PHOTOS OF ALL SHRUBS, GROUNDCOVERS, VINES, AND TREES FOR PRELIMINARY REVIEW AND APPROVAL.
- PLANT MATERIAL NOT APPROVED BY THE LANDSCAPE ARCHITECT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT WITH APPROVED PLANT MATERIAL AT NO ADDITIONAL COST TO THE CONTRACT OR OWNER.

## PLANTING LEGEND

	TREE NAME QUANTITY
	SHRUB / GROUNDCOVER NAME QUANTITY

SEE PLANT LIST  
FOR ADDTL INFO.

## LANDSCAPE SHEET MAP INDEX



## PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	QTY
	ACE	ACER X FREMANII "JEFFRED"	AUTUMN BLAZE MAPLE	24" BOX	M	AS SHOWN	19
	LAM	LAGERSTROEMIA X "MUSKOGEE"	LAVENDER CRAPE MYRTLE	24" BOX	L	AS SHOWN	19
	OLA	Olea europaea "FRUITLESS"	FRUITLESS OLIVE	24" BOX	L	AS SHOWN	32
	PIS	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	L	AS SHOWN	47
	PLC	PLATANUS X ACERIFOLIA "COLUMBIA"	COLUMBIA LONDON PLANE TREE	24" BOX	M	AS SHOWN	22
	PRU	PRUNUS SERRULATA	JAPANESE FLOWERING CHERRY	24" BOX	M	AS SHOWN	41
	QUE	QUERCUS AGRIFOLIA	COAST LIVE OAK MULTI-TRUNK	36" BOX	VL	AS SHOWN	4
	QUI	QUERCUS LOBATA	VALLEY OAK	24" BOX	L	AS SHOWN	11
	QUS	QUERCUS SUBER	CORK OAK	24" BOX	L	AS SHOWN	4
SHRUBS							
	CG	CEANOTHUS GRISEUS HORIZONTALIS "YANKEE POINT"	CALIFORNIA LILAC	1 GAL	L	72" O.C.	442
	CT	CHONDROPETALUM TECTORUM	CAPE RUSH	1 GAL	L	42" O.C.	329
	CP	CORTADERIA SELLOANA "PUMILA"	DWARF PAMPAS GRASS	1 GAL	VL	48" O.C.	260
	DG	DIETES GRANDIFLORA	FORTNIGHT LILY	1 GAL	L	36" O.C.	603
	EH	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL	L	48" O.C.	183
	HP	HESPERALOE FARVIFLORA	RED YUCCA	1 GAL	L	48" O.C.	500
	JP	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	L	24" O.C.	256
	LG	LAVANDULA X GINGINSII "GOODWIN CREEK GRAY"	GOODWIN CREEK GRAY LAVENDER	1 GAL	L	24" O.C.	1,146
	LD	LEYMUS CONDENSATUS "CANYON PRINCE"	CANYON PRINCE GIANT WILD RYE	1 GAL	L	42" O.C.	931
	LL	LOMANDRA LONGIFOLIA "BREEZE"	DWARF MAT RUSH	1 GAL	L	36" O.C.	2,453
	MA	MIMULUS ALIANTHAECUS	STICKY MONKEYFLOWER	1 GAL	L	42" O.C.	162
	MIR	MUhlenbergia rigens	DEER GRASS	1 GAL	L	48" O.C.	1,455
	OM	Olea europaea "MONTRA"	LITTLE OLIVE	5 GAL	VL	48" O.C.	689
	RC	RHAPHIOLEPSIS INDICA "CLARA"	CLARA INDIAN HAWTHORN	5 GAL	L	42" O.C.	129
	RH	ROSMARINUS OFFICINALIS "HUNTINGTON CARPET"	HUNTINGTON CARPET ROSEMARY	1 GAL	L	48" O.C.	65
	SA	SANTolina chamaecyparissus	LAVENDER COTTON	5 GAL	L	42" O.C.	183
GROUND COVERS							
	BP	BACCHARIS PILULARIS "TWIN PEAKS #2"	TWIN PEAKS #2 COYOTE BRUSH	1 GAL	L	60" O.C.	361
	BA	BOUTELOUA GRACILIS "BLONDE AMBITION"	BLUE GRAMA	FLAT	L	24" O.C.	936
	BT	BULBINE FRUTESCENS "TINY TANGERINE"	TINY TANGERINE BULBINE	1 GAL	L	48" O.C.	380
	CA	CAREX DIVULSA	BERKELEY SEDGE	FLAT	L	24" O.C.	252
	JC	JUNIPERUS CONFERTA "BLUE PACIFIC"	BLUE PACIFIC JUNIPER	1 GAL	L	60" O.C.	154
	LA	LANTANA MONTEVIDENSIS "ALBA"	WHITE TRAILING LANTANA	1 GAL	L	48" O.C.	625
	MP	MYOPORUM PARVIFOLIUM "PINK"	TRAILING MYOPORUM	1 GAL	L	72" O.C.	36
	SOD	TURF SOD BOLERO PLUS	FESCUE BLEND	SOD	L		18,705 SF

**BORELLO RANCH BACKBONE PHASE 4**  
MORGAN HILL, CALIFORNIA

ISSUE: DATE: DRAWN: DATE: CHECK: DATE: DRAWN: DATE: SCALE: DATE:

PROJECT NUMBER: 5350  
DRAWN: JG, GH  
CHECK: RC  
DATE: 11/07/2021  
SCALE: 1" = 100'

**L0-02**  
PLANTING NOTES AND LEGEND

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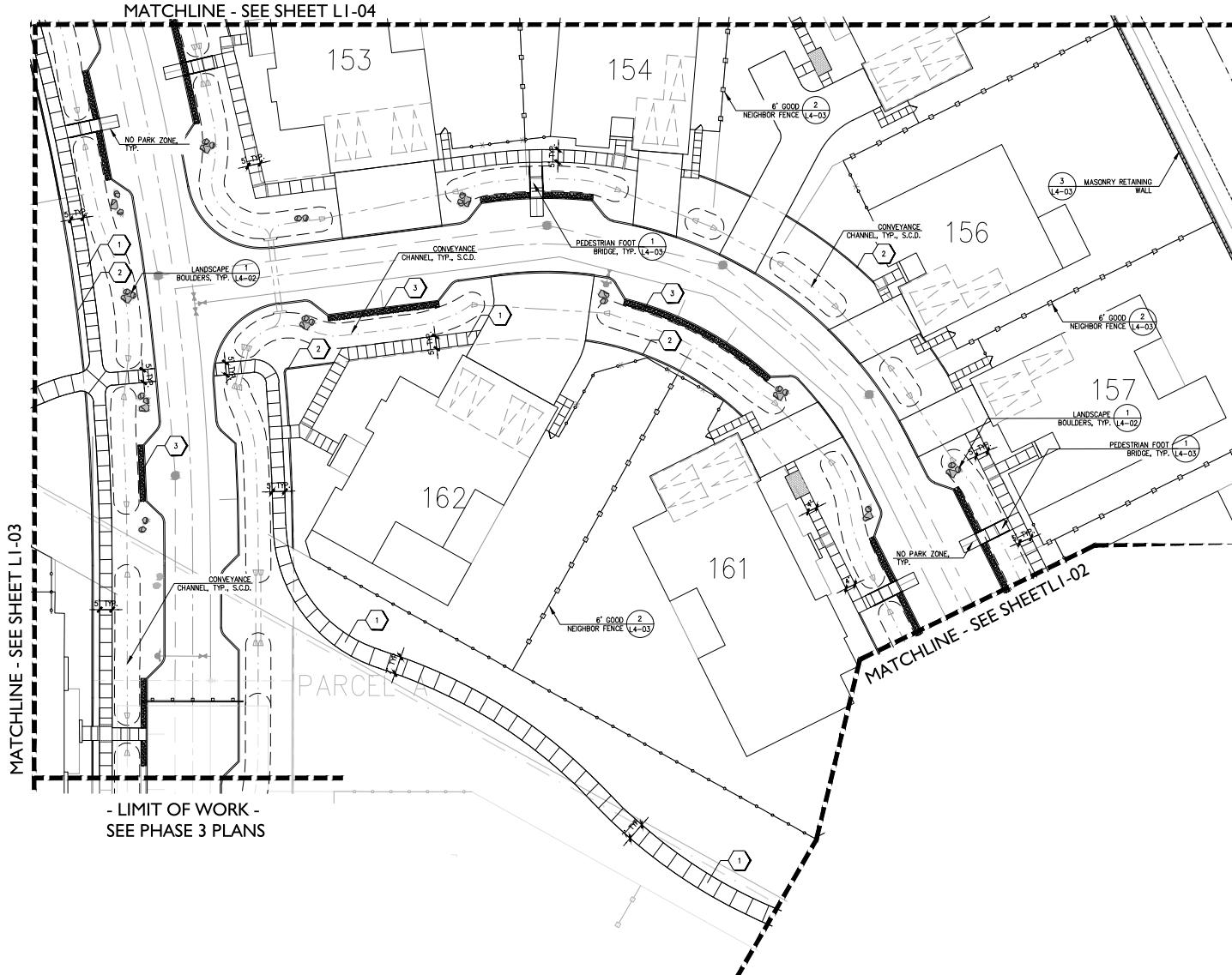


## BORELLA RANCH BACKBONE PHASE 4

MORGAN HILL  
CALIFORNIA

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### LAYOUT LEGEND

	CONCRETE PAVING SCORING
	STREET LIGHT, S.C.D.
	BOLLARD LIGHT, S.C.D.
	PEDESTRIAN FOOTBRIDGE
	BOULDERS
	MASONRY RETAINING WALL
	6' GOOD NEIGHBOR FENCE
	6' FENCE

### LANDSCAPE KEY MAP



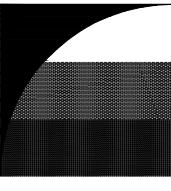
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CHECK: RC  
DATE: 11/07/2021  
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LAYOUT PLAN

LI-01

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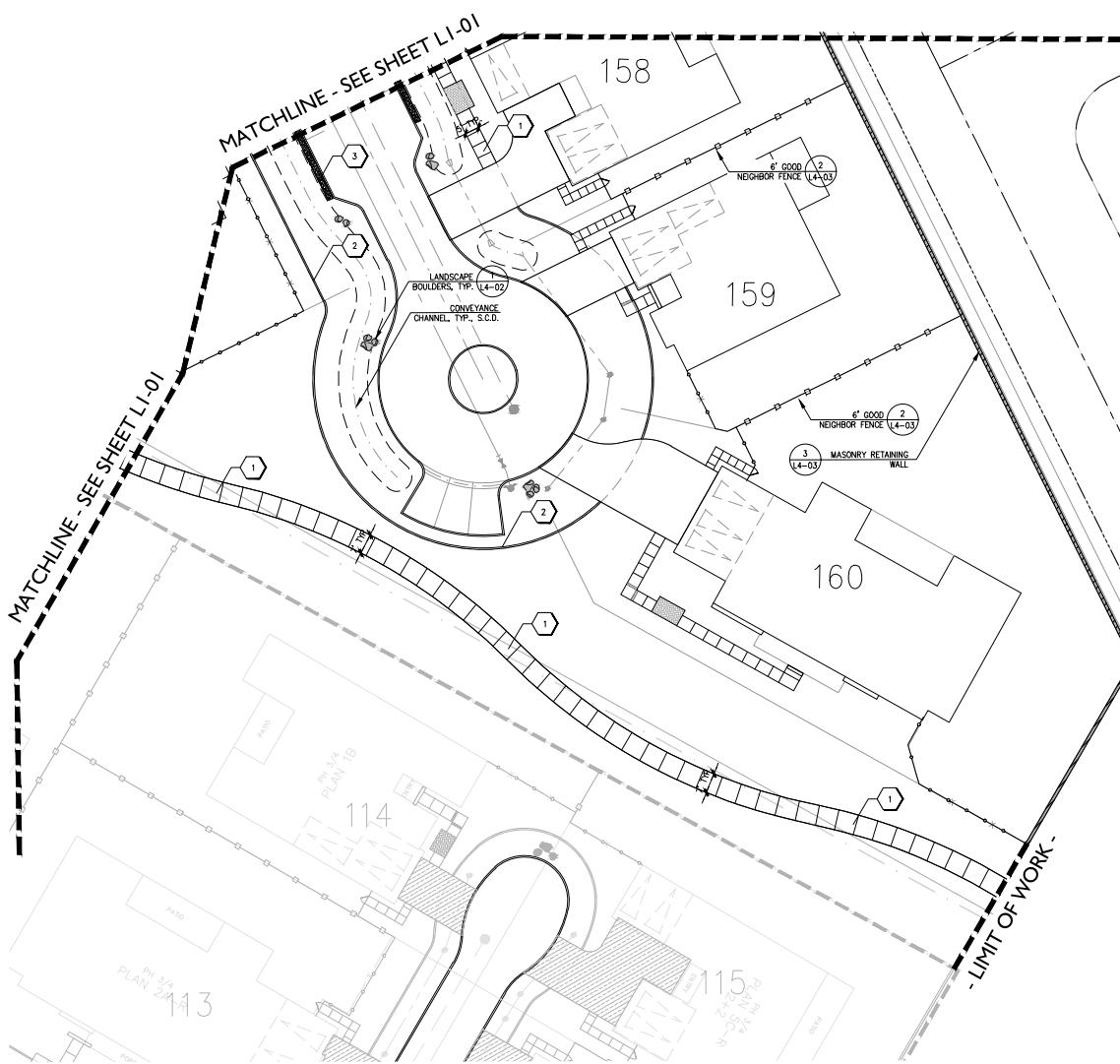
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**BORELLO  
RANCH  
BACKBONE  
PHASE 4**

MORGAN HILL  
CALIFORNIA

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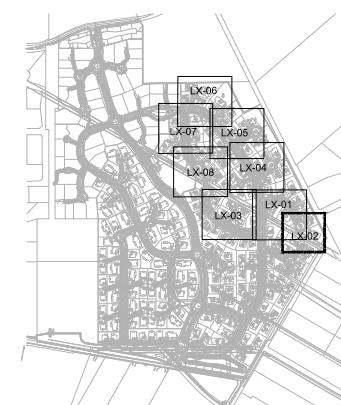
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**LAYOUT LEGEND**

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	PEDESTRIAN FOOTBRIDGE
	BOULDERS
	MASONRY RETAINING WALL
	6' GOOD NEIGHBOR FENCE
	6' FENCE

**LANDSCAPE KEY MAP**



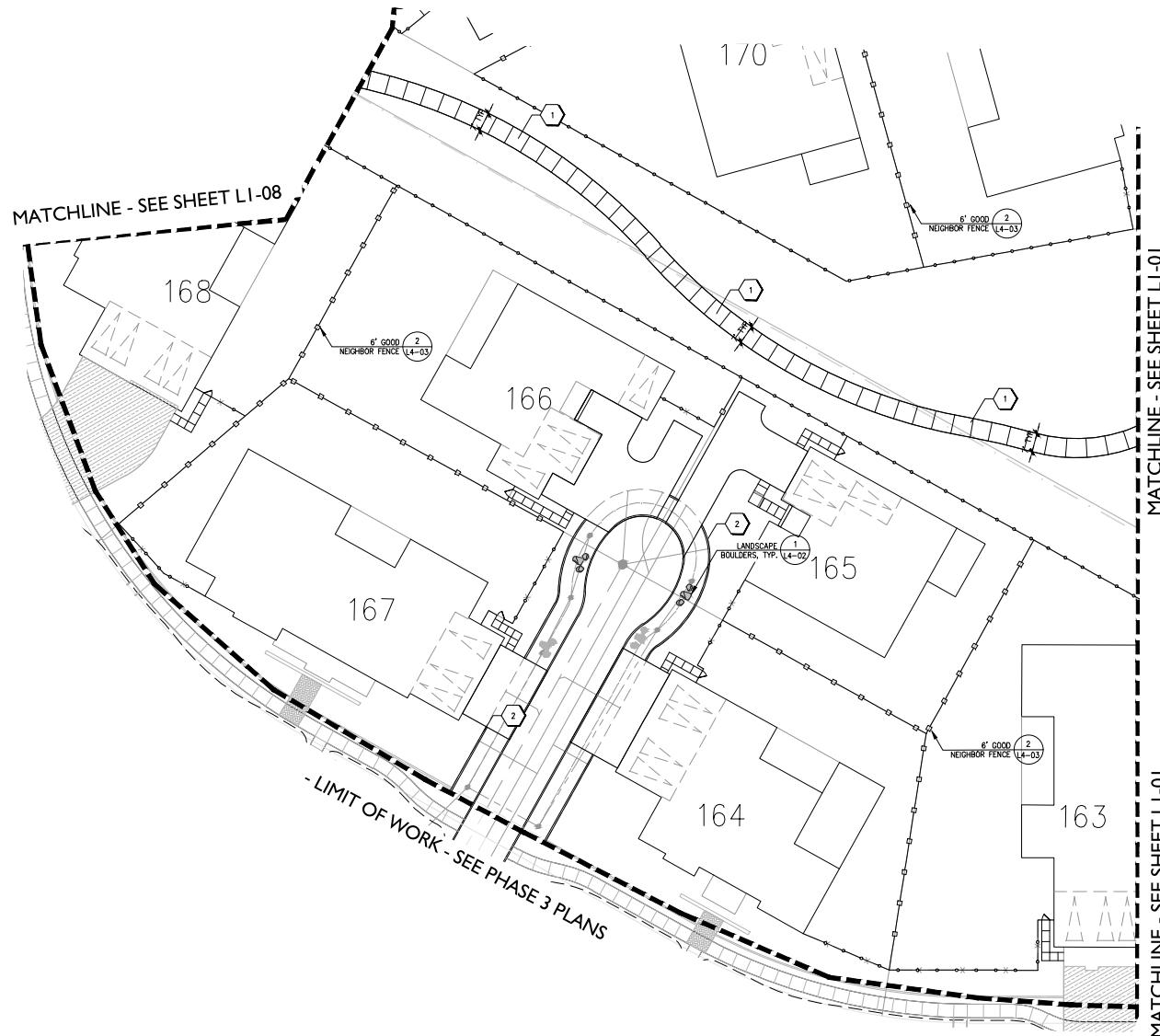
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CHECK: RC  
DATE: 11/07/2021  
SCALE: 1"=20'

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LAYOUT PLAN

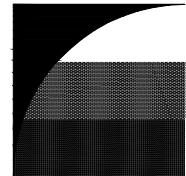
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	PEDESTRIAN FOOTBRIDGE
	BOULDERS
	MASONRY RETAINING WALL
	6' GOOD NEIGHBOR FENCE
	6' FENCE



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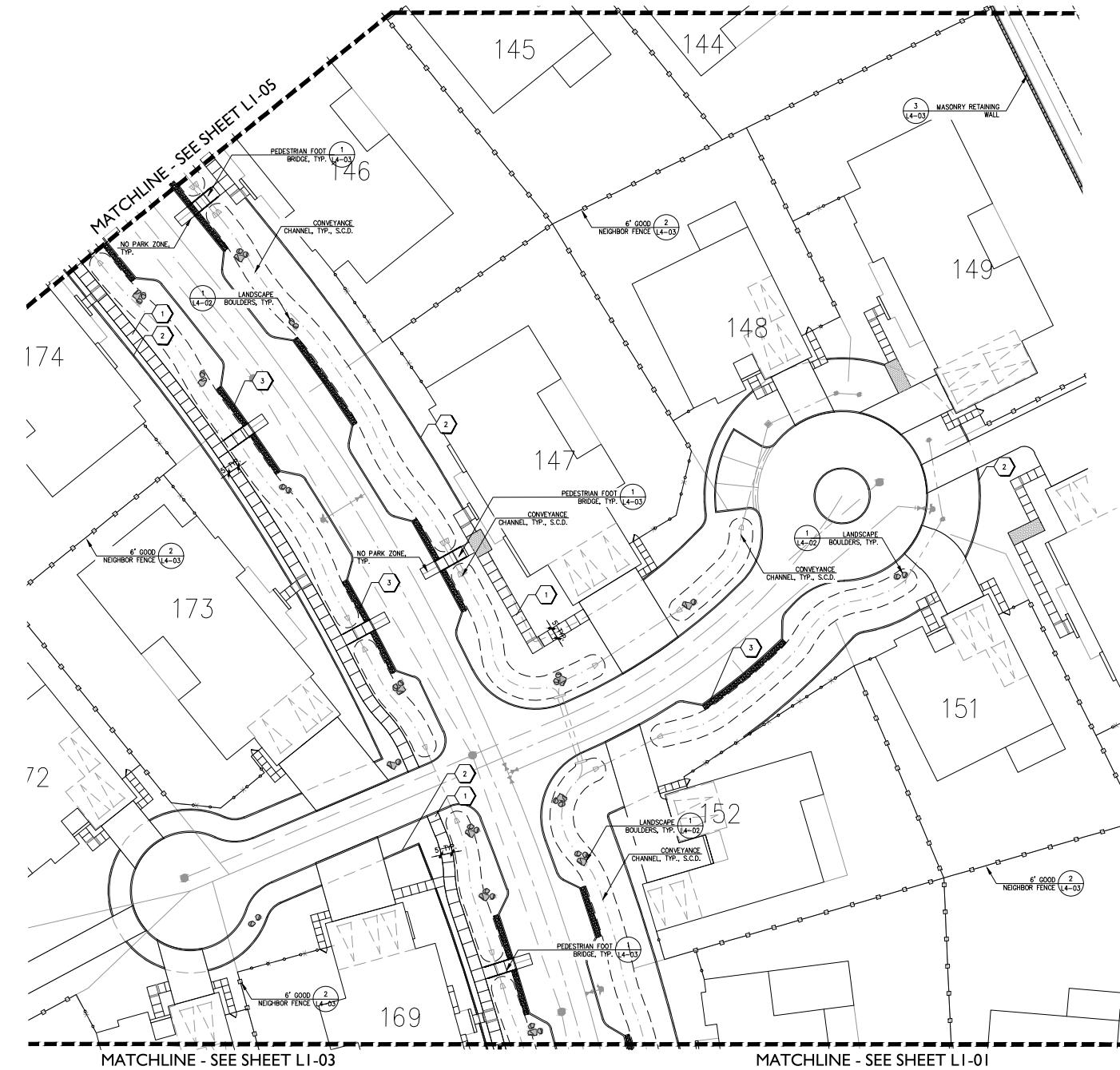
#### LANDSCAPE KEY MAP



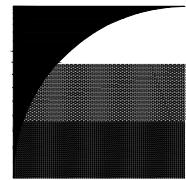
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## LAYOUT LEGEND



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BACKBONE  
PHASE 4**

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CALIFORNIA

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## LANDSCAPE KEY MAP



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**DRAWN:** JG, GH  
**CHECK:** RC  
**DATE:** 11/07/2021  
**SCALE:** 1"=20'

10 of 10

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## LAYOUT PLAN

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1104

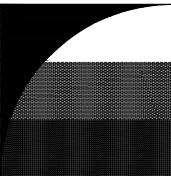
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L1-01

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L1-04

MATCHLINE - SEE SHEET 11-03



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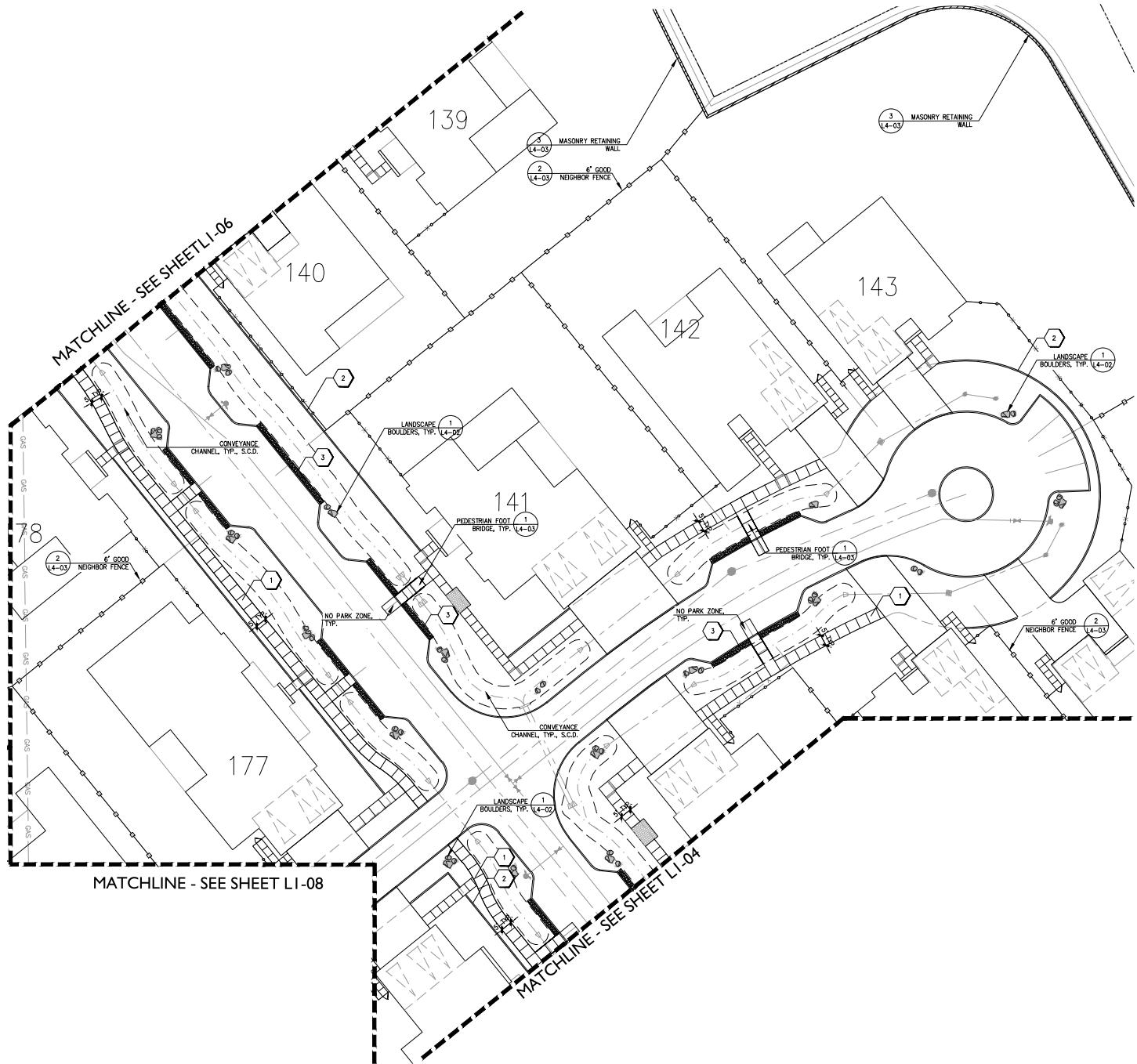
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PHASE 4**

MORGAN HILL  
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**LAYOUT LEGEND**

	CONCRETE PAVING SCORING
	STREET LIGHT, S.C.D.
	BOLLARD LIGHT, S.C.D.
	PEDESTRIAN FOOTBRIDGE
	BOULDERS
	MASONRY RETAINING WALL
	6' GOOD NEIGHBOR FENCE
	6' FENCE

**LANDSCAPE KEY MAP**



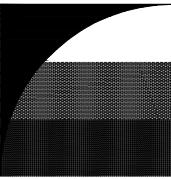
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LAYOUT PLAN

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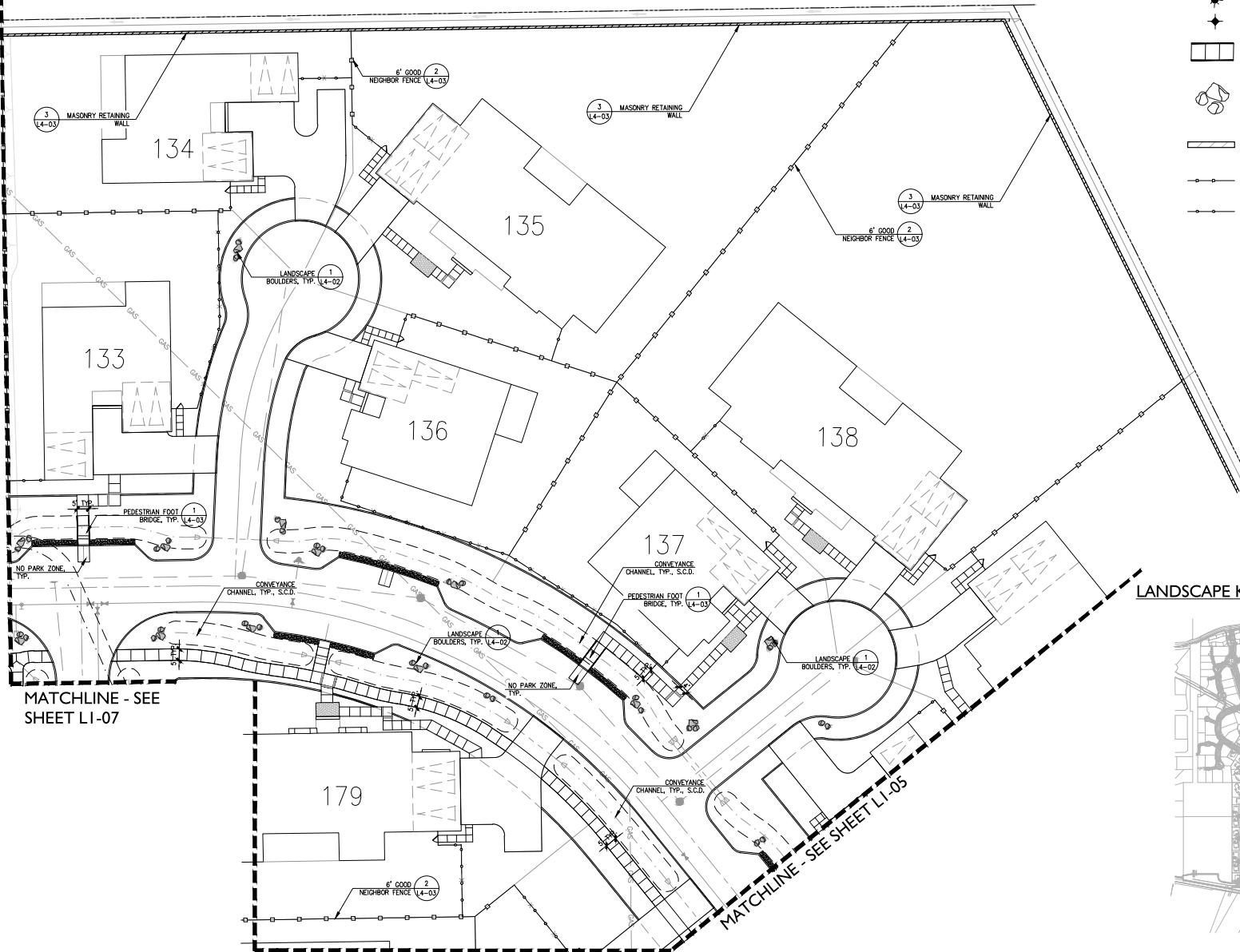
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RANCH  
BACKBONE  
PHASE 4**

MORGAN HILL  
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- LIMIT OF WORK - SEE PHASE I PLANS-



**LAYOUT LEGEND**

	CONCRETE PAVING SCORING
	STREET LIGHT, S.C.D.
	BOLLARD LIGHT, S.C.D.
	PEDESTRIAN FOOTBRIDGE
	BOULDERS
	MASONRY RETAINING WALL
	6' GOOD NEIGHBOR FENCE
	6' FENCE

**LANDSCAPE KEY MAP**

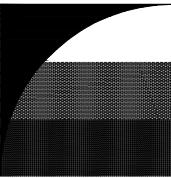


PROJECT NUMBER: 5350  
DRAWN: JG, GH  
CHECK: RC  
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SCALE: 1"=20'

**LAYOUT PLAN**

**LI-06**

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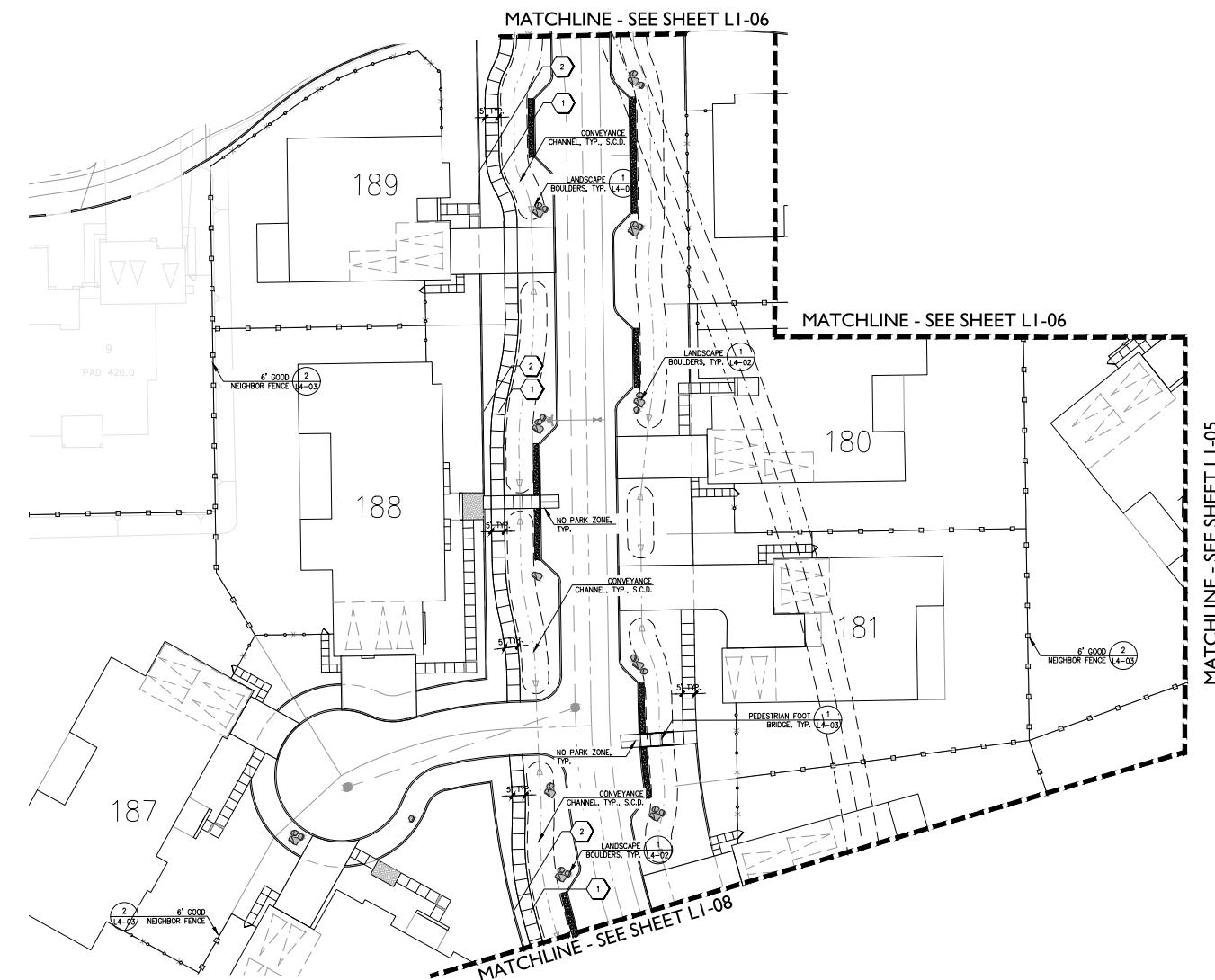
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**BORELLO  
RANCH  
BACKBONE  
PHASE 4**

MORGAN HILL  
CALIFORNIA

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**LAYOUT LEGEND**

	CONCRETE PAVING SCORING
	STREET LIGHT, S.C.D.
	BOLLARD LIGHT, S.C.D.
	PEDESTRIAN FOOTBRIDGE
	BOULDERS
	MASONRY RETAINING WALL
	6' GOOD NEIGHBOR FENCE
	6' FENCE

**LANDSCAPE KEY MAP**



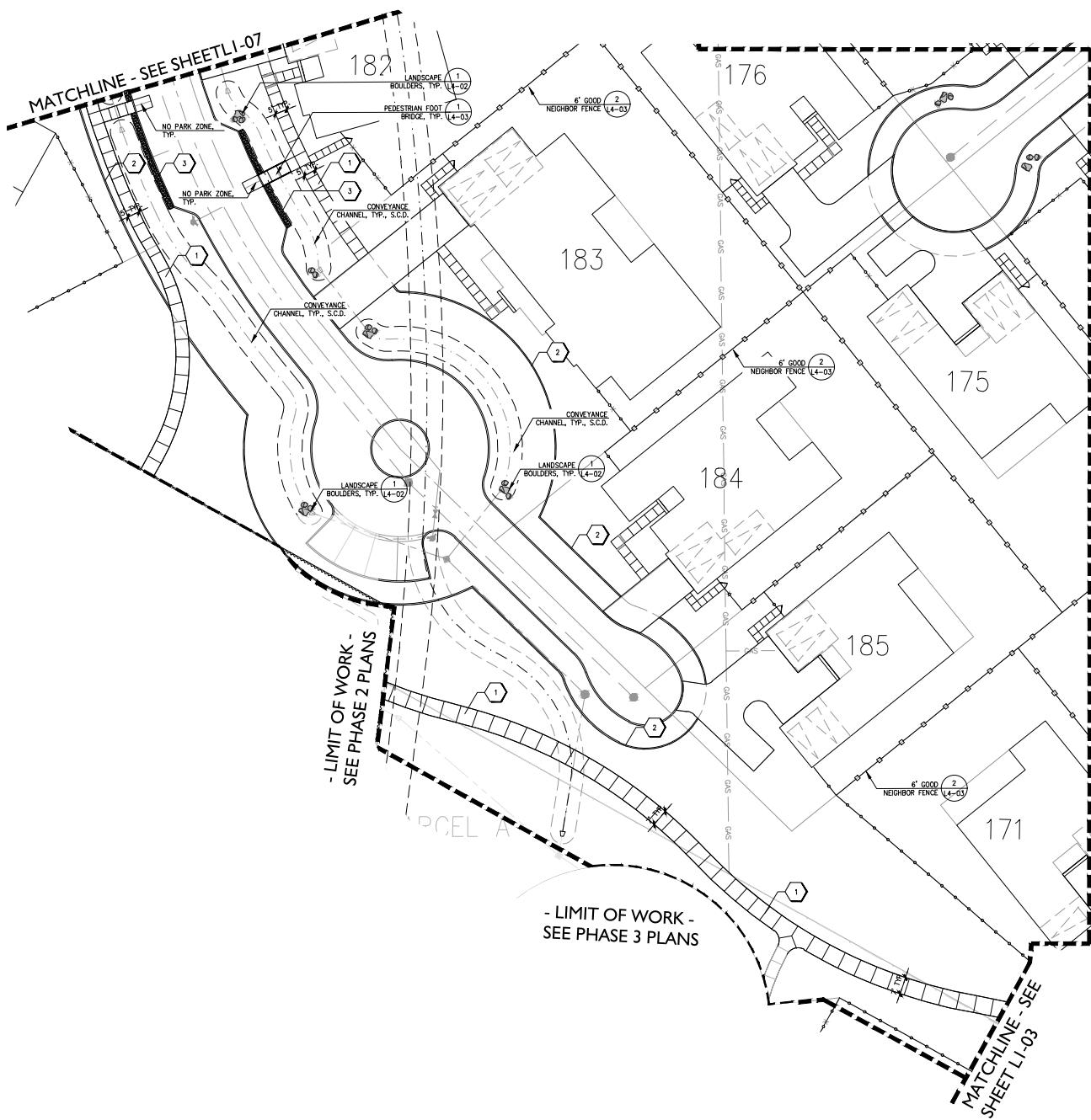
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DATE: 11/07/2021  
SCALE: 1"=20'

0 10' 20' 40'

LAYOUT PLAN

**LI-07**

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#### LAYOUT LEGEND

	CONCRETE PAVING SCORING
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	PEDESTRIAN FOOTBRIDGE
	BOULDERS
	MASONRY RETAINING WALL
	6' GOOD NEIGHBOR FENCE
	6' FENCE

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#### BORELLO RANCH BACKBONE PHASE 4

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#### LANDSCAPE KEY MAP



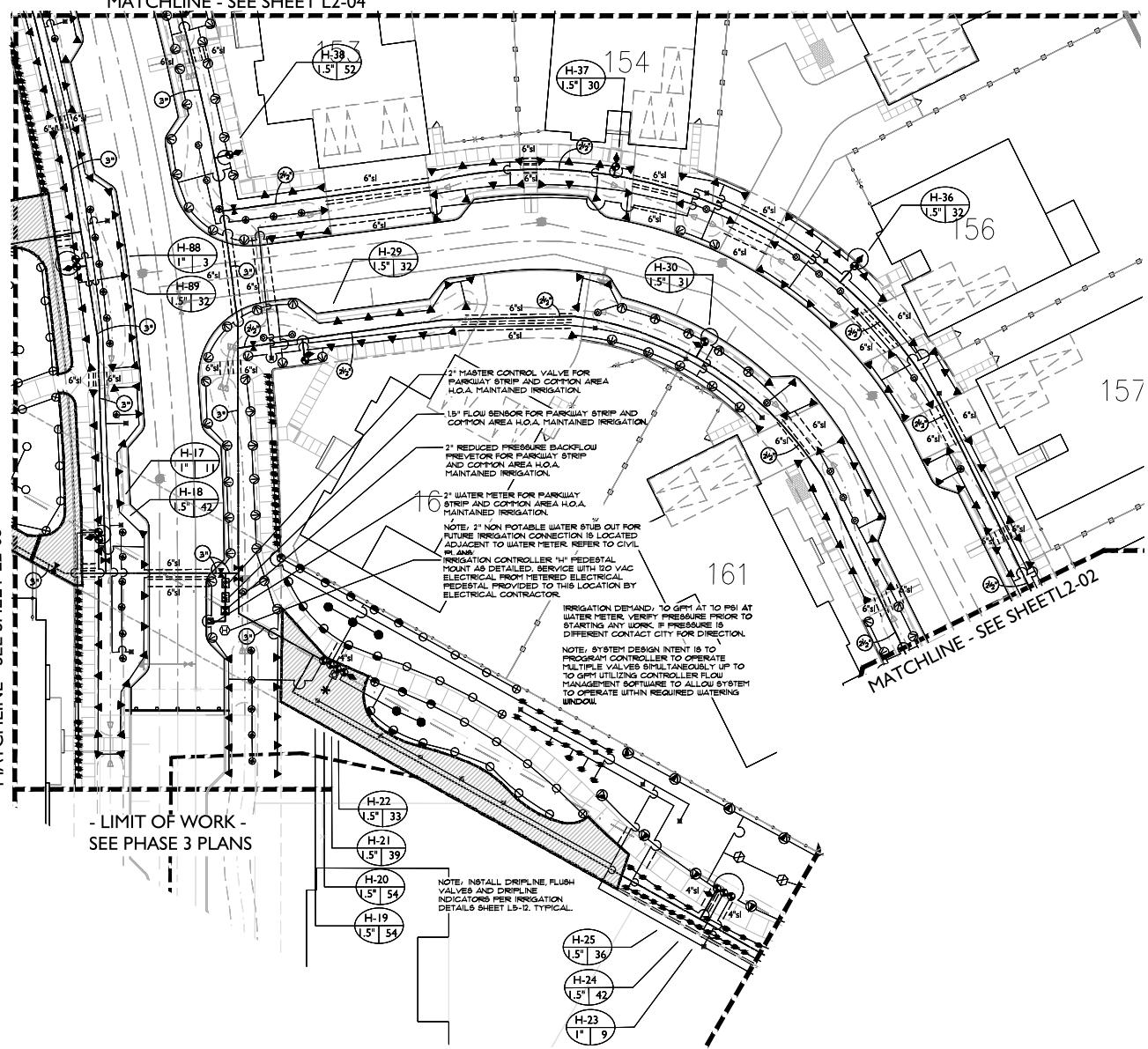
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DATE: 11/07/2021  
SCALE: 1"=20'

#### LAYOUT PLAN

**LI-08**

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MATCHLINE - SEE SHEET L2-03



#### LATERAL LINE SIZING CHART

SPRINKLER TYPE	GPM	PIPE SIZE	NO. OF BUBBLERS*
SHRUB BUBBLERS 0.25 GPM	1-5 5.25-10 10.25-20 20.1-22	3/4" 1" 1 1/4" 1 1/2"	1-20 21-40 41-80 81-88
TREE BUBBLERS 0.50 GPM	1-5 5.25-10 10.25-20	3/4" 1" 1 1/4"	1-10 11-20 21-40
SPRAY HEADS VARIES	1-8 9-15 16-20 21-32 33-45	3/4" 1" 1 1/4" 1 1/2" 2"	N/A
DRIPLINE VARIES	1-5 5.25-10	3/4" 1"	N/A

\* QUANTITY INDICATES NO. OF BUBBLERS, NOT NO. OF TREES. THERE ARE TWO BUBBLERS PER TREE AND ONE BUBBLER PER SHRUB.

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#### BORELLA RANCH BACKBONE PHASE 4

MORGAN HILL CALIFORNIA

**Toll Brothers'**

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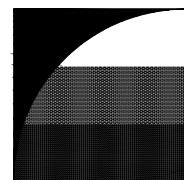
#### LANDSCAPE KEY MAP



#### IRRIGATION PLAN

**L2-01**

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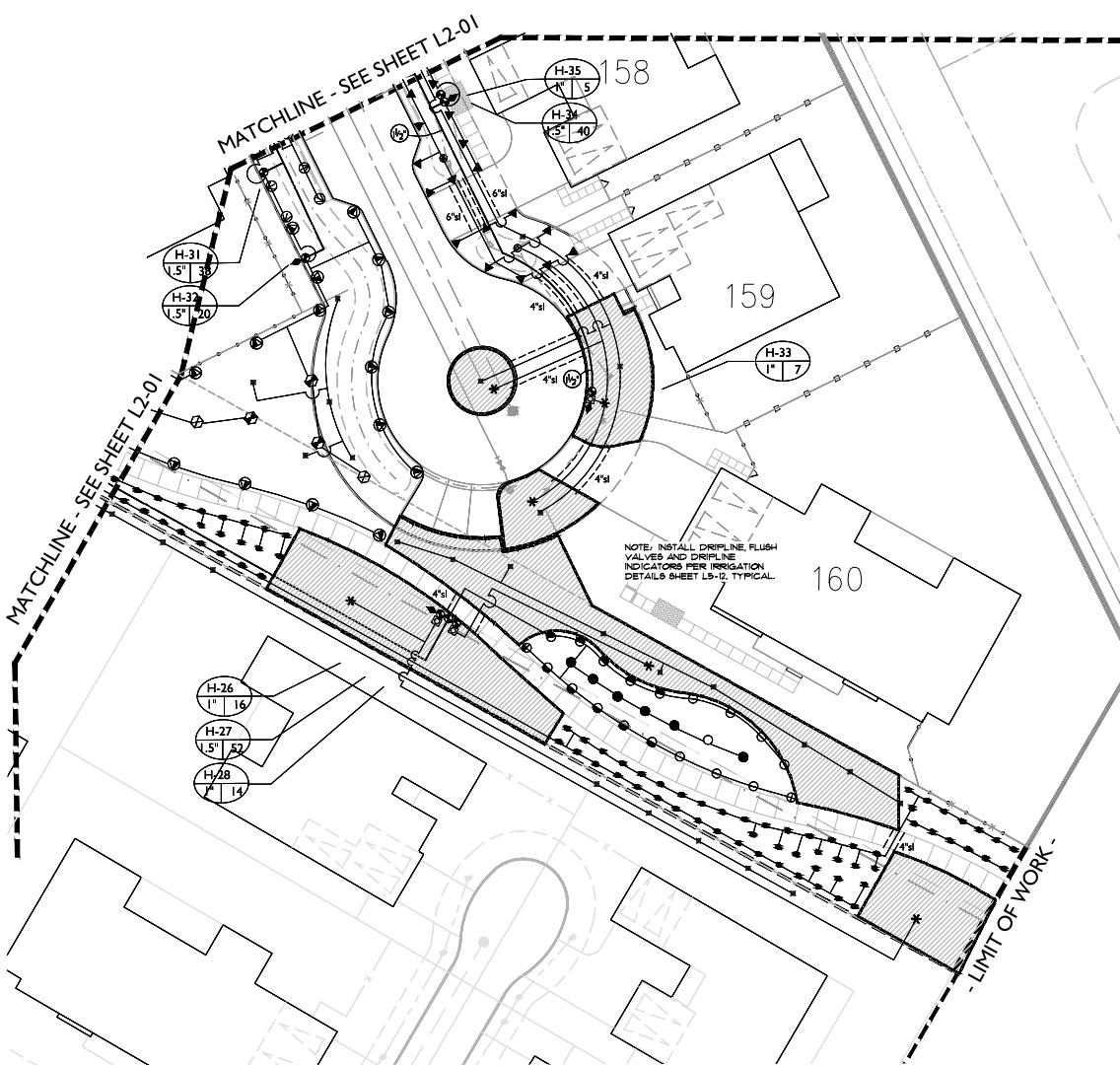


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## BORELLA RANCH BACKBONE PHASE 4

MORGAN HILL  
CALIFORNIA



LATERAL LINE SIZING CHART

SPRINKLER TYPE	GPM	PIPE SIZE	NO. OF BUBBLERS*
SHRUB BUBBLERS 0.25 GPM	1-5	3/4"	1-20
	5.25-10	1"	21-40
	10.25-20	1 1/4"	41-80
	20.1-22	1 1/2"	81-88
TREE BUBBLERS 0.50 GPM	1-5	3/4"	1-10
	5.25-10	1"	11-20
	10.25-20	1 1/4"	21-40
SPRAY HEADS VARIES	1-8 9-15 16-20 21-32 33-45	3/4" 1" 1 1/4" 1 1/2" 2"	N/A
DRIPLINE VARIES	1-5 5.25-10	3/4" 1"	N/A

\* QUANTITY INDICATES NO. OF BUBBLERS, NOT NO. OF TREES. THERE ARE TWO BUBBLERS PER TREE AND ONE BUBBLER PER SHRUB.

**Toll Brothers'**

ISSUE: DESCRIPTION: DATE:



PROJECT NUMBER: 5150

DRAWN: JG, GH

CHECK: RC

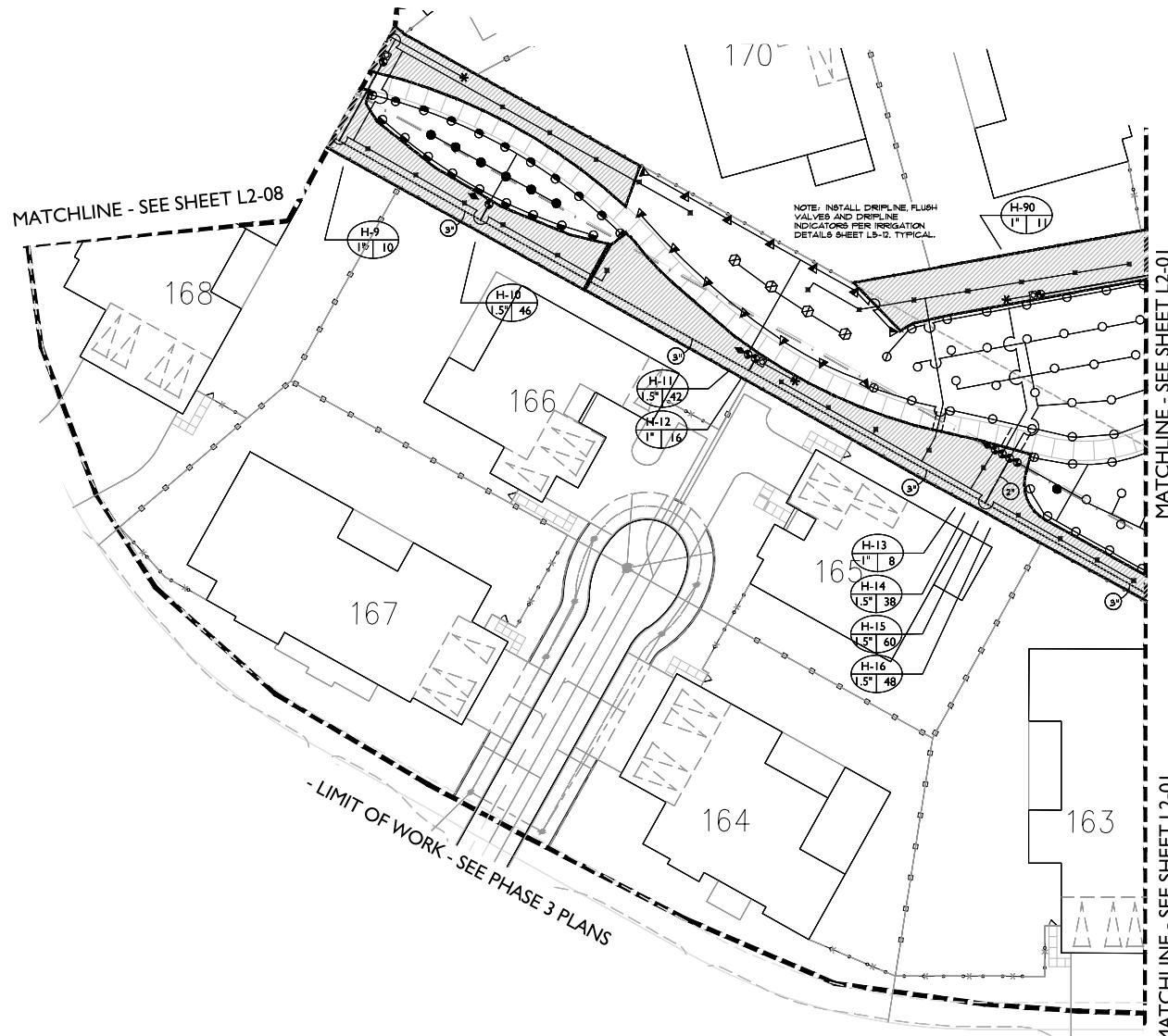
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SCALE: 1"=20'

IRRIGATION PLAN

**L2-02**

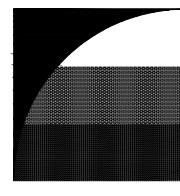
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LATERAL LINE SIZING CHART

SPRINKLER TYPE	GPM	PIPE SIZE	NO. OF BUBBLERS*
SHRUB BUBBLERS 0.25 GPM	1-5	3/4"	1-20
	5.25-10	1"	21-40
	10.25-20	1 1/4"	41-80
	20.1-22	1 1/2"	81-88
TREE BUBBLERS 0.50 GPM	1-5	3/4"	1-10
	5.25-10	1"	11-20
	10.25-20	1 1/4"	21-40
SPRAY HEADS VARIES	1-8	3/4"	N/A
	9-15	1"	
	16-20	1 1/4"	
	21-32	1 1/2"	
	33-45	2"	
DRILINE VARIES	1-5	3/4"	N/A
	5.25-10	1"	

\* QUANTITY INDICATES NO. OF BUBBLERS, NOT NO. OF TREES. THERE ARE TWO BUBBLERS PER TREE AND ONE BUBBLER PER SHRUB.



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## BORELLO RANCH BACKBONE PHASE 4

MORGAN HILL CALIFORNIA

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LANDSCAPE KEY MAP



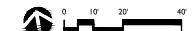
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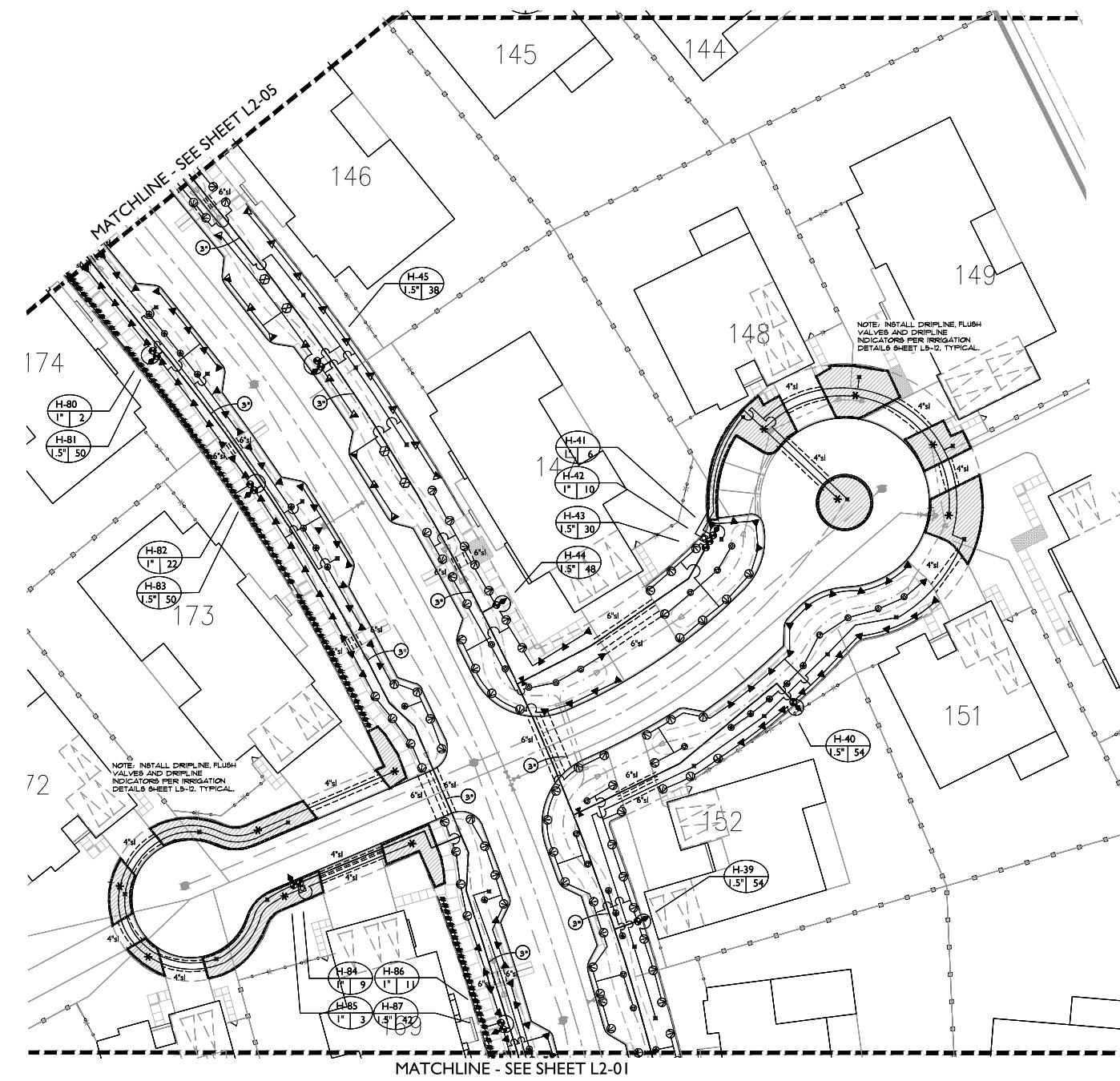
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IRRIGATION PLAN

**L2-03**

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LATERAL LINE SIZING CHART

SPRINKLER TYPE	GPM	PIPE SIZE	NO. OF BUBBLERS*
SHRUB BUBBLERS 0.25 GPM	1-5 5.25-10 10.25-20 20.1-22	3/4" 1" 1 1/4" 1 1/2"	1-20 21-40 41-80 81-88
TREE BUBBLERS 0.50 GPM	1-5 5.25-10 10.25-20	3/4" 1" 1 1/4"	1-10 11-20 21-40
SPRAY HEADS VARIES	1-8 9-15 16-20 21-32 33-45	3/4" 1" 1 1/4" 1 1/2" 2"	N/A
DRIPLINE VARIES	1-5 5.25-10	3/4" 1"	N/A

\* QUANTITY INDICATES NO. OF BUBBLERS, NOT NO. OF TREES. THERE ARE TWO BUBBLERS PER TREE AND ONE BUBBLER PER SHRUB.

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## BORELLO RANCH BACKBONE PHASE 4

MORGAN HILL CALIFORNIA

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### LANDSCAPE KEY MAP

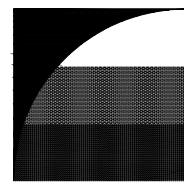


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DATE: 11/07/2021  
SCALE: 1"=20'

### IRRIGATION PLAN

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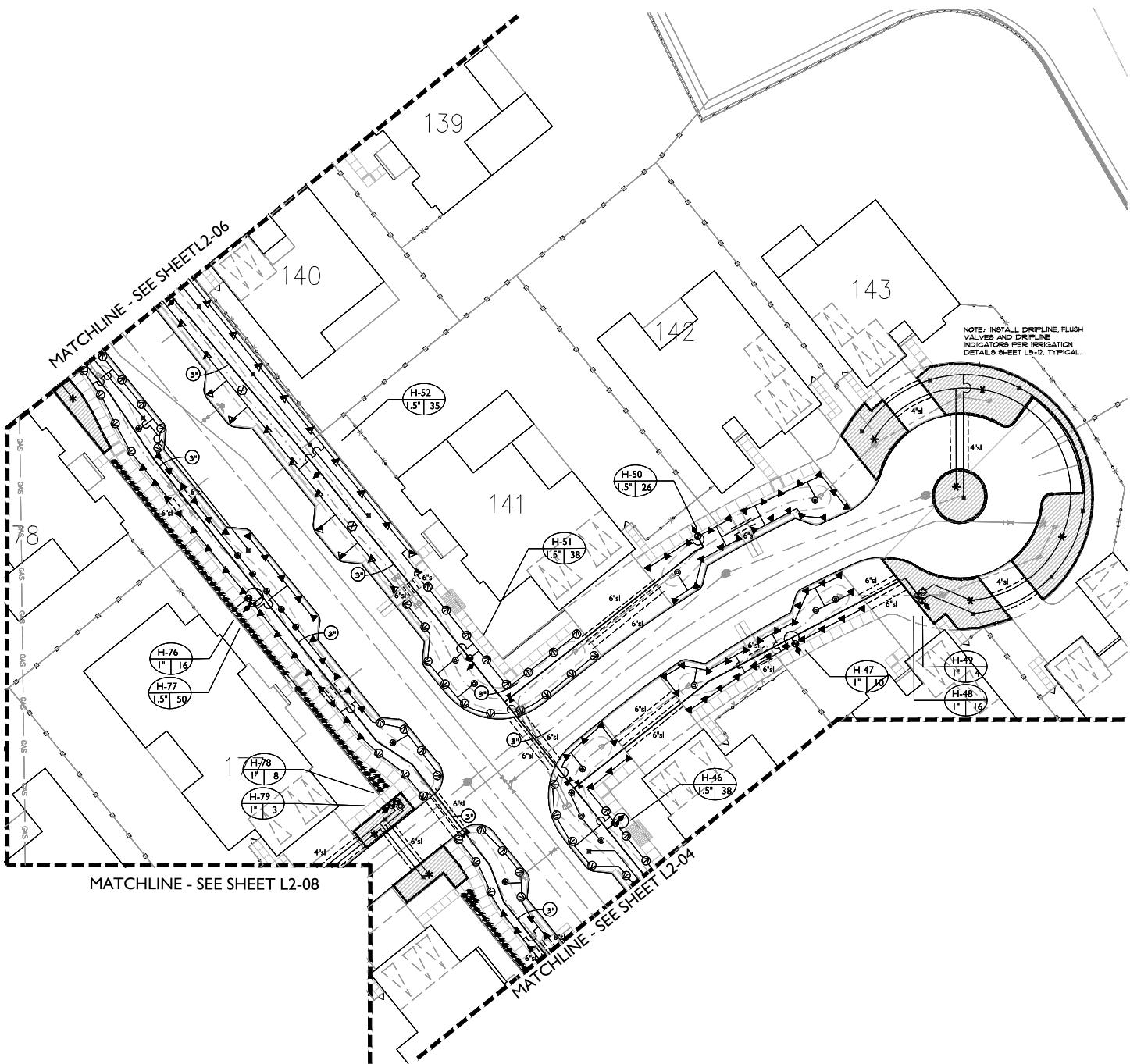
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## BORELLA RANCH BACKBONE PHASE 4

MORGAN HILL CALIFORNIA

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LATERAL LINE SIZING CHART

SPRINKLER TYPE	GPM	PIPE SIZE	NO. OF BUBBLERS*
SHRUB BUBBLERS 0.25 GPM	1-5 5.25-10 10.25-20 20.1-22	3/4" 1" 1 1/4" 1 1/2"	1-20 21-40 41-80 81-168
TREE BUBBLERS 0.50 GPM	1-5 5.25-10 10.25-20	3/4" 1" 1 1/4"	1-10 11-20 21-40
SPRAY HEADS VARIES	1-8 9-15 16-20 21-32 33-45	3/4" 1" 1 1/4" 1 1/2" 2"	N/A
DRIPLINE VARIES	1-5 5.25-10	3/4" 1"	N/A

\* QUANTITY INDICATES NO. OF BUBBLERS, NOT NO. OF TREES. THERE ARE TWO BUBBLERS PER TREE AND ONE BUBBLER PER SHRUB.

LANDSCAPE KEY MAP



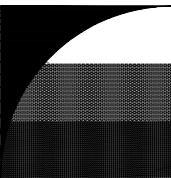
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DRAWN: JG, GH  
CHECK: RC  
DATE: 11/07/2021  
SCALE: 1"=20'



IRRIGATION PLAN

**L2-05**

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LANDSCAPE ARCHITECTURE  
LAND PLANNING • URBAN DESIGN

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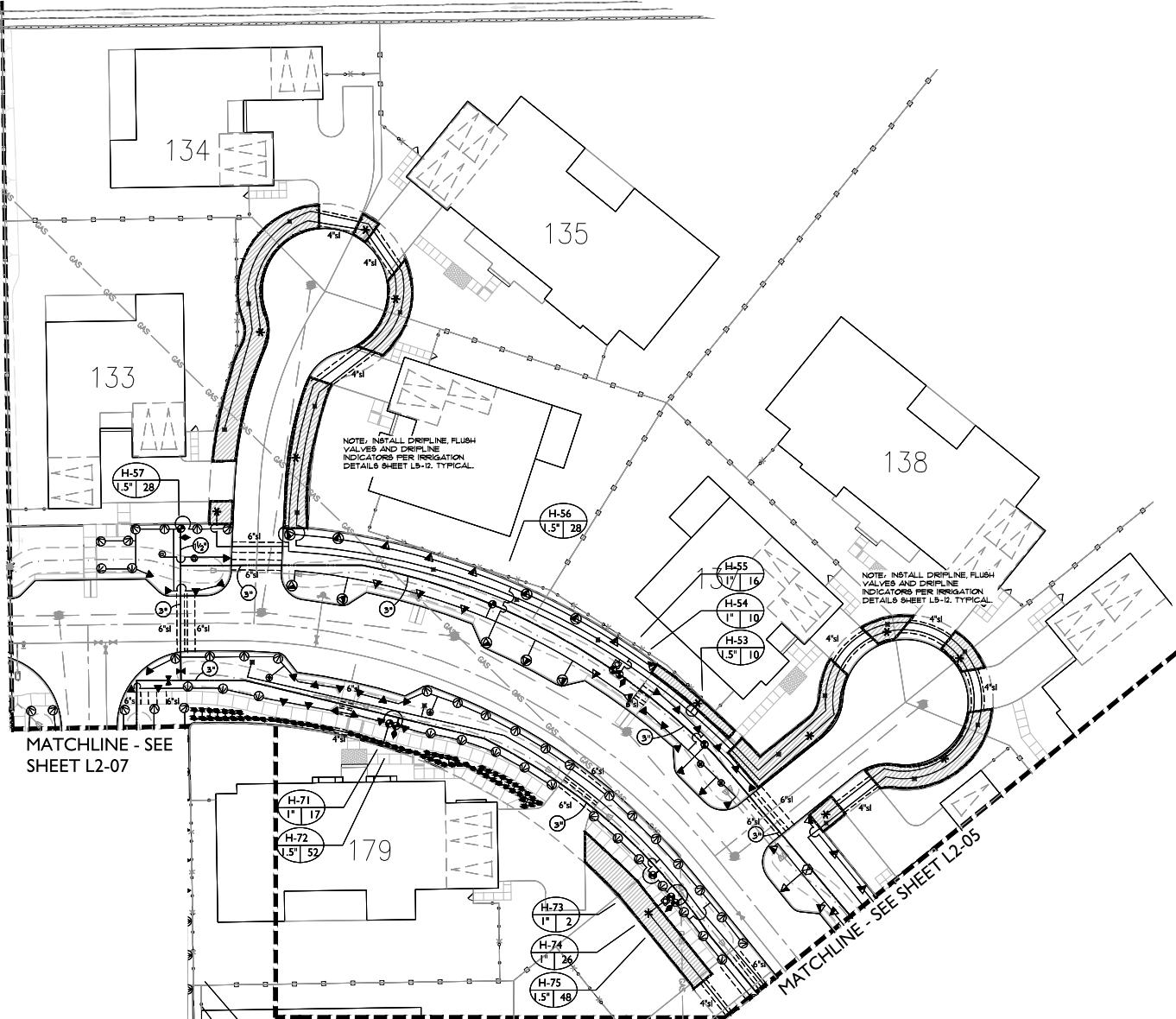
**BORELLIO  
RANCH  
BACKBONE  
PHASE 4**

MORGAN HILL  
CALIFORNIA

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- LIMIT OF WORK - SEE PHASE I PLANS



MATCHLINE - SEE  
SHEET L2-07

MATCHLINE - SEE SHEET L2-05

LATERAL LINE SIZING CHART

SPRINKLER TYPE	GPM	PIPE SIZE	NO. OF BUBBLERS*
SHRUB BUBBLERS 0.25 GPM	1-5 5.25-10 10.25-20 20.1-22	3/4" 1" 1 1/4" 1 1/2"	1-20 21-40 41-80 81-88
TREE BUBBLERS 0.50 GPM	1-5 5.25-10 10.25-20	3/4" 1" 1 1/4"	1-10 11-20 21-40
SPRAY HEADS VARIES	1-8 9-15 16-20 21-32 33-45	3/4" 1" 1 1/4" 1 1/2" 2"	N/A
DRIPLINE VARIES	1-5 5.25-10	3/4" 1"	N/A

\* QUANTITY INDICATES NO. OF BUBBLERS, NOT NO. OF TREES. THERE ARE TWO BUBBLERS PER TREE AND ONE BUBBLER PER SHRUB.

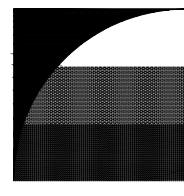
LANDSCAPE KEY MAP



IRRIGATION PLAN

**L2-06**

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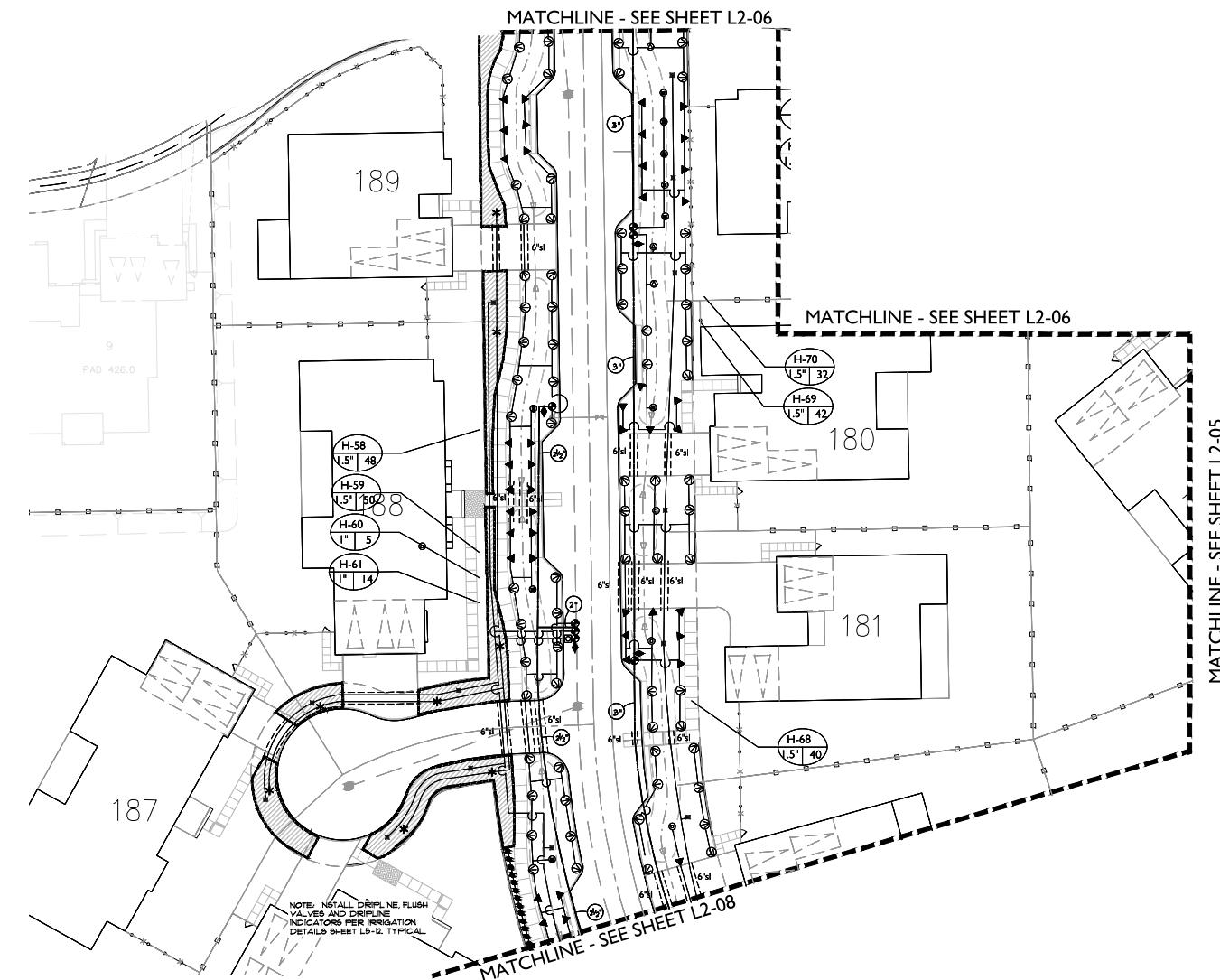
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RANCH  
BACKBONE  
PHASE 4**

MORGAN HILL  
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LATERAL LINE SIZING CHART

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LANDSCAPE KEY MAP



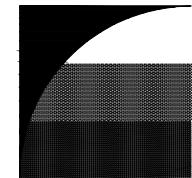
PROJECT NUMBER: 5150  
DRAWN: JG, GH  
CHECK: RC  
DATE: 11/07/2021  
SCALE: 1"-20'



IRRIGATION PLAN

**L2-07**

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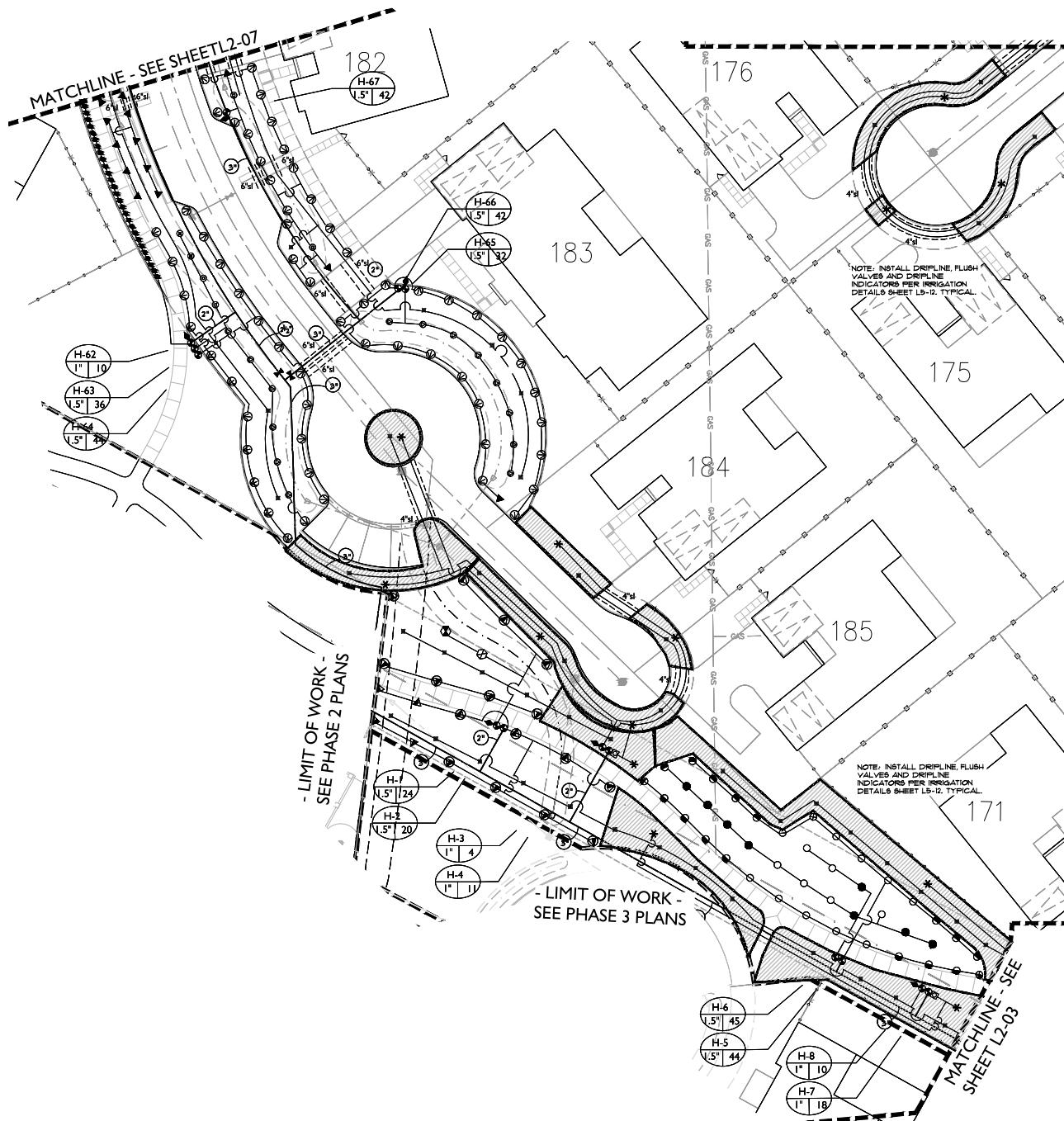
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PHASE 4**

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LATERAL LINE SIZING CHART

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LANDSCAPE KEY MAP



PROJECT NUMBER: 5150  
DRAWN: JG, GH  
CHECK: RC  
DATE: 11/07/2021  
SCALE: 1"-20'

IRRIGATION PLAN

**L2-08**

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## IRRIGATION NOTES

- THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKMEN. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO HIS WORK.
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. PARALLEL PIPES MAY BE INSTALLED IN COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER.
- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND SIZE INSTALLATION OF PIPES, SLEEVES, ETC. WALKS, UTER ROADWAYS, PAVING, STRUCTURES, ETC. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
- DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED, THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED, THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.
- ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. IRRIGATION CONTROL WIRE SHALL BE #14. U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE #12 U.L. APPROVED AND SHALL BE WHITE IN COLOR. WIRING TO INDIVIDUAL REMOTE CONTROL VALVES SHALL BE COLOR OTHER THAN WHITE.
- REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED.
- SPlicing OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36' COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN.
- CONTROL WIRE SHALL BE RAINMASTER TW-SPLICE-14 SOLID CORE TWO WIRE CABLE FROM CONTROLLER TO EACH VALVE GROUPING LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES. USE DIFFERENT JACKET COLOR FOR EACH SEPARATE WIRE RUN. ALL 2-WIRE CABLE SHALL BE INSTALLED WITHIN PVC CONDUIT MINIMUM 1" DIAMETER OR LARGER IF MULTIPLE CABLES ARE TO BE INSTALLED WITHIN A CONDUIT. USE DEDICATED 2-WIRE CABLES FOR EACH SIDE OF THE BACKBONE STREETSCAPE.
- VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA).
- INSTALL VALVE BOXES MINIMUM 12' FROM AND PERPENDICULAR TO WALK, CURB, LAWN, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE MINIMUM 12' APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, LAWN, ETC.
- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.
- IN LOCATIONS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND EXCESS WATER, USE POP-UP SPRINKLER MODELS WITH INTEGRAL CHECK VALVE, FOR DRIP OR BUBBLER CIRCUITS, INSTALL KING BROS. CV SERIES CHECK VALVES IN LATERAL LINES FOR EVERY 10' OF ELEVATION CHANGE.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF FIXED ARC (OR AN ADJUSTABLE ARC IF FIXED ARC DOES NOT MATCH THE ARC TO BE IRRIGATED) TO FIT THE SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. ALL MAIN LINES SHALL BE FLUSHED PRIOR TO THE INSTALLATION OF IRRIGATION HEADS. AT 30 DAYS AFTER INSTALLATION EACH SYSTEM SHALL BE FLUSHED TO ELIMINATE GLUE AND DIRT PARTICLES FROM THE LINES.
- WHEN VERTICAL OBSTRUCTIONS (STREET LIGHTS, TREES, FIRE HYDRANTS, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
- NOTIFY ARCHITECT OF ANY ASPECTS OF LAYOUT THAT WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS INSTRUCTIONS ARE OBTAINED.
- LOCATE BUBBLERS ON UPHILL SIDE OF TREES. TREE BUBBLERS ARE FOR ESTABLISHMENT AND DROUGHT CONDITIONS. THEY ARE TO BE TURNED OFF AFTER TREES ARE ESTABLISHED AND TURNED ON DURING DROUGHT CONDITIONS.
- IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
- ALL EXCAVATIONS ARE TO BE FILLED WITH COMPAKTED BACKFILL. CONTRACTOR TO REPAIR ALL SETTLED TRENCHES PROMPTLY, FOR A PERIOD OF 1 YEAR AFTER COMPLETION OF WORK. ADDITIONALLY, CONTRACTOR SHALL WARRANT THAT THE IRRIGATION SYSTEM WILL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF WORK.
- WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATION IN AREAS WHERE 2 INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS 2 INCHES AND LARGER DIAMETER SHALL BE WRAPPED IN A PLASTIC BAG AND SECURED WITH A RUBBER BAND. TRENCHES ADJACENT TO TREE SHALL BE CLOSED WITHIN 24 HOURS; WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.
- THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.
- IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
- CONTRACTOR SHALL PRESSURE TEST ALL MAINLINE PIPE AS FOLLOWS:

  - A. NOTIFY OWNER IN WRITING (3) DAY IN ADVANCE OF TESTING.
  - B. PERFORM TESTING AT OWN EXPENSE.
  - C. CENTER LOAD PIPING WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTING SHALL BE COVERED.
  - D. APPLY THE FOLLOWING TESTS AFTER WELD PLASTIC PIPE JOINTS HAVE CURED AT LEAST 24 HOURS. 1. TEST LIVE (CONSTANT PRESSURE) AND QUICK COUPLED LINE HYDROSTATICALLY AT 125 PSI MINIMUM. LINES WILL BE APPROVED IF TEST PRESSURE IS MAINTAINED FOR SIX (6) HOURS. THE LINE WILL BE APPROVED OR NOT APPROVED AS SUCH RESULTS MAY INDICATE. THE CONTRACTOR SHALL MAKE TESTS AND REPAIRS AS NECESSARY UNTESTED CONDITIONS AND RE-TEST. 2. TEST RCV CONTROLLED LATERAL LINES WITH WATER AT LINE PRESSURE AND VISUALLY INSPECT FOR LEAKS. RETEST AFTER CORRECTING DEFECTS.

- HIGH EFFICIENCY ADJUSTABLE ARC STREAM AND FAN SPRAY HEADS HAVE BEEN SPECIFIED TO ALLOW THE IRRIGATION SYSTEM TO BE ADJUSTED SO THAT THERE IS NO OVERSPRAY OUTSIDE THE LANDSCAPE AREAS. CONTRACTOR SHALL ADJUST ALL SPRAY HEADS SO THERE IS NO OVERSPRAY ONTO PAVING AND SHALL BE CONFORMED DURING COVERAGE TEST. TYPICAL ALL LOCATIONS

## IRRIGATION LEGEND

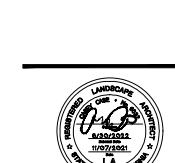
SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	GPM	RADIUS
●	1812-PRS45-SAM-R17-24F	RAINBIRD 12" POP-UP SPRAY HEAD WITH PRESSURE REGULATOR, CHECK VALVE AND 360° STREAM NOZZLES	45	4.0	17'-24"
○	1812-PRS45-SAM-RVAN1724	RAINBIRD 12" POP-UP SPRAY HEAD WITH PRESSURE REGULATOR, CHECK VALVE AND ADJUSTABLE ARC STREAM NOZZLES	45	2.0	17'-24"
○	1812-PRS45-SAM-R13-18F	RAINBIRD 12" POP-UP SPRAY HEAD WITH PRESSURE REGULATOR, CHECK VALVE AND 360° STREAM NOZZLES	45	2.0	13'-18"
▼	1812-PRS45-SAM-R13-18H	RAINBIRD 12" POP-UP SPRAY HEAD WITH PRESSURE REGULATOR, CHECK VALVE AND ADJUSTABLE ARC STREAM NOZZLES	45	1.0	13'-18"
◎	1812-PRS-SAM-15F	RAINBIRD 12" POP-UP SPRAY HEAD WITH PRESSURE REGULATOR, CHECK VALVE AND 360° MPR NOZZLES	30	4.0	15'
◎	1812-PRS-SAM-HE-VAN-15	RAINBIRD 12" POP-UP SPRAY HEAD WITH PRESSURE REGULATOR, CHECK VALVE AND HIGH EFFICIENCY VARIABLE ARC NOZZLES	30	2.0	15'
◎	1812-PRS-SAM-12F	RAINBIRD 12" POP-UP SPRAY HEAD WITH PRESSURE REGULATOR, CHECK VALVE AND 360° MPR NOZZLES	30	3.0	12'
▼	1812-PRS-SAM-HE-VAN-12	RAINBIRD 12" POP-UP SPRAY HEAD WITH PRESSURE REGULATOR, CHECK VALVE AND HIGH EFFICIENCY VARIABLE ARC NOZZLES	30	1.5	12'
◎	1812-PRS-SAM-10F	RAINBIRD 12" POP-UP SPRAY HEAD WITH PRESSURE REGULATOR, CHECK VALVE AND 360° MPR NOZZLES	30	2.0	10'
◎	1812-PRS-SAM-HE-VAN-10	RAINBIRD 12" POP-UP SPRAY HEAD WITH PRESSURE REGULATOR, CHECK VALVE AND HIGH EFFICIENCY VARIABLE ARC NOZZLES	30	1.0	10'
○ ⊕ ⊖	1806-PRS30-SAM-15 F,H,Q	RAINBIRD 6" POP-UP SPRAY HEAD WITH MPR SERIES NOZZLES	30	2.4, 1.2, .60	15'
● ⊕ ⊖	1806-PRS30-SAM-12 F,H,Q	RAINBIRD 6" POP-UP SPRAY HEAD WITH MPR SERIES NOZZLES	30	1.60, .80, .40	12'
●	1401	RAINBIRD BUBBLER ON FLEX RISER FOR SHRUBS	30	.25 GPM	
■	RWS-M-B-C-1401	RAINBIRD ROOT 18" WATERING BUBBLER ASSEMBLY. INSTALL 2 WATERING TUBES WITH BUBBLERS PER TREE EACH TREE ON OPPOSITE SIDES OF ROOTBALL.	30	.25/.25 GPM	
◆	33DNP	RAIN BIRD 3/4" QUICK COUPLING VALVE WITH PURPLE LOCKING COVER			
□	1-1201-1151-8130 PMR-MF-30-1"	AMiad 1" FILTER WITH 130 MESH SCREEN WITH SENNINGER 1" IN-LINE PRESSURE REDUCING VALVE (1-22 GPM)			
●	PESBR SERIES	RAINBIRD REMOTE CONTROL SCRUBBER VALVE FOR USE WITH NON POTABLE WATER			
▲	T-113-IRR	NIBCO GATE VALVE (LINE SIZE) IN ROUND BOX			
■	825Y-BV / 650 SERIES	FEBCO BACKFLOW PREVENTOR WITH FEBCO WYE STRAINER INSIDE STRONG BOX ENCLOSURE WITH POLAR PARKA BACKFLOW FREEZE PROTECTION COVER. SEE PLANS FOR SIZE.			
■	FS-150-3100-2"	RAINMASTER FLOW SENSOR WITH SUPERIOR NORMALLY OPEN MASTER VALVE, WIRE FLOW SENSOR TO CONTROLLER WITH RAINMASTER EV-CAB-SEN COMMUNICATION CABLE AND WIRE MASTER VALVE WITH TW-CAB-14 TWO WIRE CABLE INSIDE 1" PVC CONDUIT.			
□	EGP-TWI-PSB PROMAX	RAINMASTER EAGLE PLUG SERIES 2-WIRE ET BASED SELF ADJUSTING CONTROLLERS WITH UP TO 200 STATION CAPACITY. CONTROLLER SHALL INCLUDE 1-CENTRAL ET CARD FOR ET OPERATION. CONTROLLER TO BE MOUNTED INSIDE VT STRONG BOX SB16 SLANT TOP STAINLESS STEEL PEDESTAL MOUNT ENCLOSURE. CONTROLLERS SHALL BE WIRED TO FLOW SENSOR WITH RAINMASTER EV-CAB-SEN COMMUNICATION CABLE AND WIRED TO MASTER VALVE WITH #14 LOW VOLTAGE WIRE. INSTALL FLOW SENSOR AND SUPERIOR NORMALLY OPEN MASTER VALVE AS SHOWN ON PLANS. INCLUDE RAINMASTER MAINTENANCE REMOTE. CONTROLLER COMES WITH 2 YEAR ET SUBSCRIPTION. INCLUDE IRRITROL RAIN SENSOR INSIDE STRONG BOX SS SENSOR ENCLOSURE TO BE MOUNTED ON CONTROLLER PEDESTAL AND WIRE TO CONTROLLER PER MANUFACTURERS INSTRUCTIONS.			
*		PIPE CONTINUATION SYMBOL AFTER CONTROL VALVE AND FILTER ASSEMBLY FOR SUBSURFACE DRIP TUBING, TYPICAL REFER TO DRIP TUBING PIPE CONFIGURATION DETAILS.			
					
					
					
					
					
<p>IRRIGATION INSIDE DASHED OUTLINE AREA: NETAFIM TECHLINE DRIP Emitter TUBING WITH INTERNAL CHECK VALVE # TLVC6-1810 0.60 GPH EMMITTERS 18" ON CENTER DRIPLINE PIPE WITH NETAFIM BARBED FITTINGS INSTALLED 4" COVER. INSTALL DRIPLINE PER INSTALLATION DETAILS</p>					
<p>STATION NUMBER GALLONS PER MINUTE VALVE SIZE</p>					
<p>MAINLINE: 2.5" AND LARGER: CL315 PVC PURPLE PIPE, 2" AND SMALLER" SCHEDULE 40 PVC PURPLE PLASTIC PIPE. FITTINGS SHALL BE SCHEDULE 40 PVC SOLVENT WELD. LATERAL LINE: 1120-CLASS 200 PURPLE PVC PLASTIC PIPE WITH SCHEDULE 40 PVC PLASTIC FITTINGS. 12" COVER. ALL PIPE SHALL BE PURPLE FOR USE WITH NON POTABLE WATER.</p>					
<p>SLEEVE:1120-200 PSI PVC PLASTIC PIPE WITH SCHEDULE 40 PVC PLASTIC FITTINGS. 24" COVER. SIZE NOTED ON PLANS.</p>					



BORELLIO  
RANCH  
BACKBONE  
PHASE 4  
MORGAN HILL  
CALIFORNIA

Toll Brothers

ISSUE: DESCRIPTION: DATE:



PROJECT NUMBER: 5350  
DRAWN: JG, GH  
CHECK: RC  
DATE: 11/07/2021  
SCALE: 1"-20'



IRRIGATION NOTES AND LEGEND

L2-09

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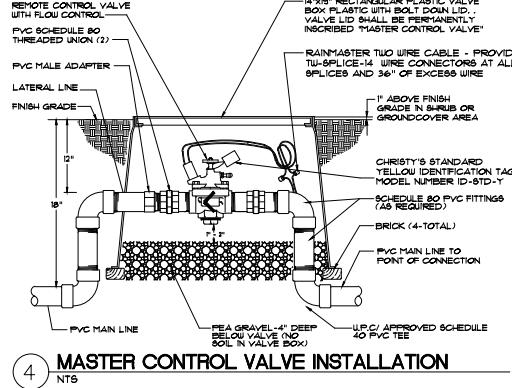
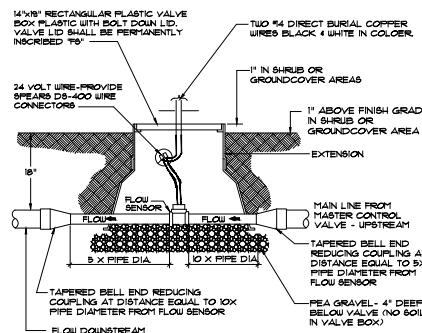
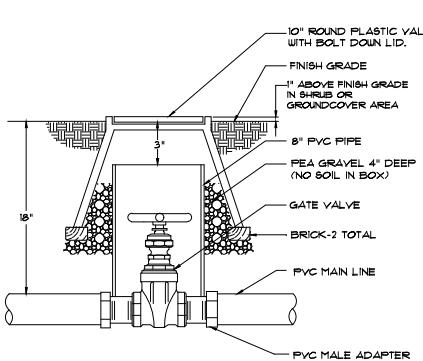
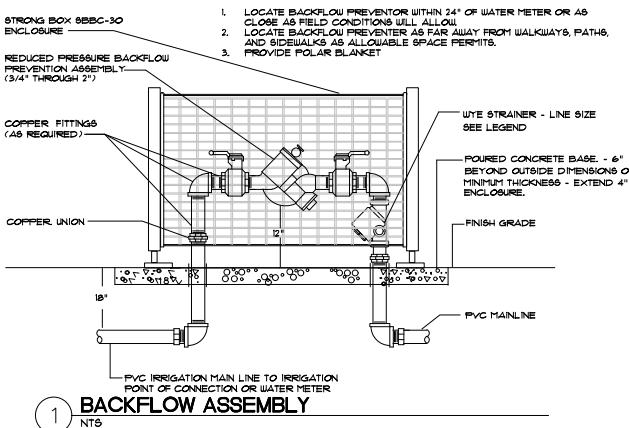
## BORELLA RANCH BACKBONE PHASE 4

MORGAN HILL

CALIFORNIA

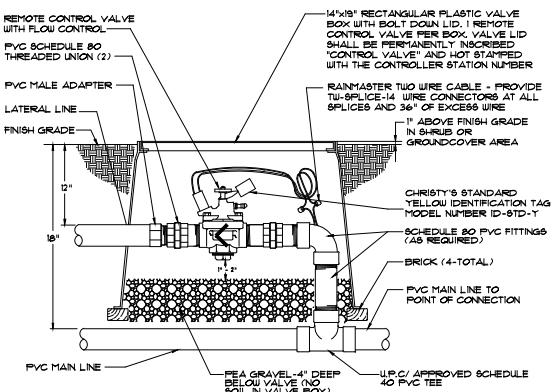
**Toll Brothers'**

ISSUE: DESCRIPTION: DATE:



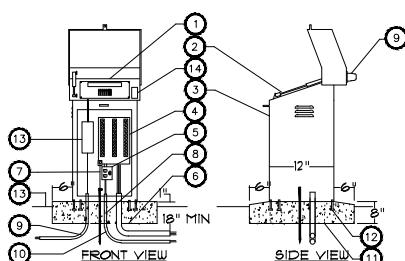
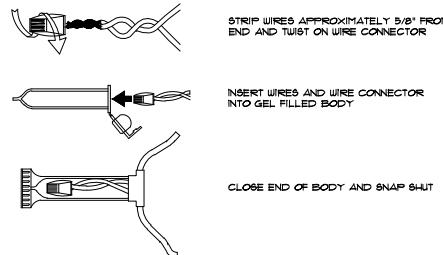
## 2 GATE VALVE INSTALLATION

NTS



## 3 FLOW SENSOR INSTALLATION

NTS



## 6 PEDESTAL MOUNT CONTROLLER INSTALLATION

NTS

## 5 REMOTE CONTROL VALVE INSTALLATION

NTS

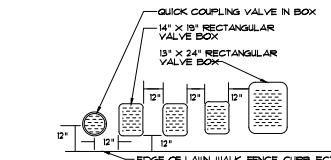
1. HYDROPOINT WEATHERTRAK ETROS 2-WIRE SERIES CONTROLLER PANEL MOUNTED FLUSH ON FACE OF ENCLOSURE AT 25 DEGREES ANGLE FOR EASY ACCESS AND VISION.
2. PISTON CONNECTED TO PLM TOP.
3. STRONG BOX WIDE STAINLESS STEEL CONTROLLER ENCLOSURE HYDROPOINT MODEL NUMBER 871.
4. STRONG BOX CONTROLLER SUBASSEMBLY
5. GPI OUTLET AND SWITCH
6. SCHEDULE 40 SHEET PVC ELECTRICAL CONDUITS WITH SHIMM BELL FOR LOW VOLTAGE WIRES.
7. 1/8 AGG GROUNDING WIRE
8. DO VOLT ELECTRICAL SERVICE PER LOCAL CODES.
9. CABINET MOUNTED ANTENNA
10. 8' X 1 LONG COPPER CLAD GROUNDING ROD (INSIDE ENCLOSURE)
11. 4" CONCRETE SLAB OVER 4" COMPACTED AGGREGATE BASE EXTEND 6" BEYOND ALL SIDES OF ENCLOSURE.
12. CONCRETE SLAB TEMPLATE WITH MOUNTING BOLTS ATTACHED (INCLUDED WITH 871 ENCLOSURE) SET IN CONCRETE BASE.
13. FINISH GRADE.
14. RECYCLED WATER DECAL PER DMRN STANDARDS.
15. HYDROPOINT CONNECTIONS FOR ALL TWO LINE SYSTEM SPLICES: J1M-DST-6, TWO WIRE CABLE FOR CONTROLLER PAGE ITM#6, TWO WIRE CABLE FOR CONTROLLER PAGE ITM#7 (4X DOUBLE JACKET CABLE).
16. INSTALL HYDROPOINT DECODERS FOR ALL CONTROL VALVES CONNECTED TO TWO WIRE CONTROLLER PER MANUFACTURERS SPECIFICATIONS.
17. INSTALL HYDROPOINT VALVE ARRESTERS PER MANUFACTURERS SPECIFICATION FOR TWO LINE SYSTEMS.
18. HYDROPOINT CONTROLLER IS 3.75 INCHES HIGH. ADJUST CONTRACTOR TO ELEVATION OF 3.75 INCHES. ALL REQUIRED DATA TO CONTROLLER TO ALLOW SELF SCHEDULING INCLUDES OF PLANT SPECIES, PLANT WATER REQUIREMENTS, EXPOSURE, SOIL TYPE, SLOPE, IRRIGATION TYPE, AND IRRIGATION EFFICIENCY.
19. DO NOT SPIN OVER 30 FEET AND AT END OF COPIANCHE LINE SET ON GROUND AT A 90 DEGREES ANGLE. IF SMALLER AREA, SPIN OVER 10 FEET AND AT EACH GROUNDING LOCATION, A SPLIT BOLT CONNECTION IS TO BE USED TO CONNECT THE GROUND DEVICE TO THE GROUND LINE WITH SPLIT-A GROUNDING CONNECTOR.

## 7 PEDESTAL MOUNT CONTROLLER NOTES

NTS

## 5 TW-SPICE-14 WIRE CONNECTION

NTS



1. CENTER BOX 1" ABOVE FINISH GRADE IN GROUND COVERAGE SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN AREA ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
2. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVERAGE SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN AREA ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
3. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
4. AVOID HEAVILY COMPACTION SOIL AROUND VALVE BOX EDGES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
5. ALL VALVE BOXES SHALL HAVE BOLT DOWN LIDS.
6. VALVE LID SHALL BE PERMANENTLY INSCRIBED "CONTROL VALVE" AND HOT STAMPED WITH THE CONTROLLER STATION NUMBER.

## 8 VALVE BOX INSTALLATION

NTS

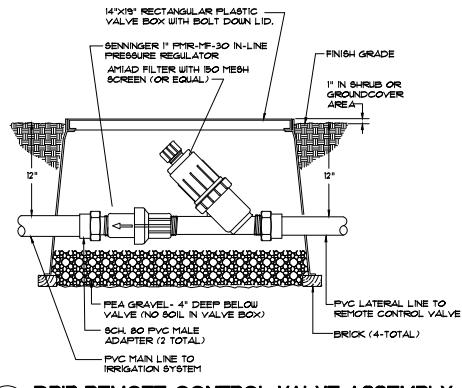


PROJECT NUMBER: 5120  
DRAWN: JG, GH  
CHECK: RC  
DATE: 11/07/2021  
SCALE: 1"=20'

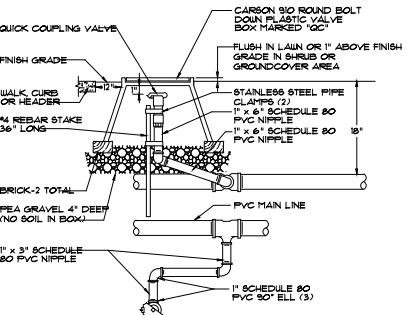
## IRRIGATION DETAILS

L2-10

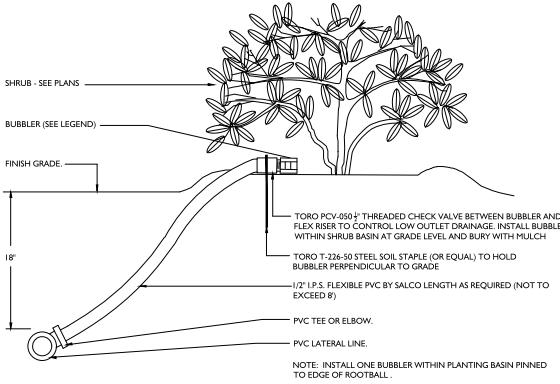
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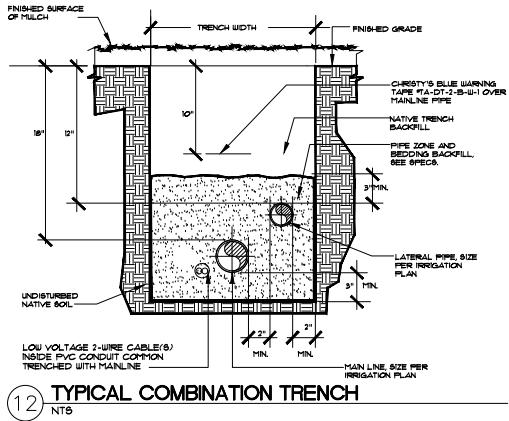
**9 DRIP REMOTE CONTROL VALVE ASSEMBLY**



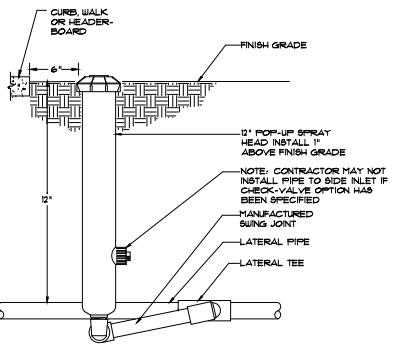
**10 3/4" QUICK COUPLER IN BOX**



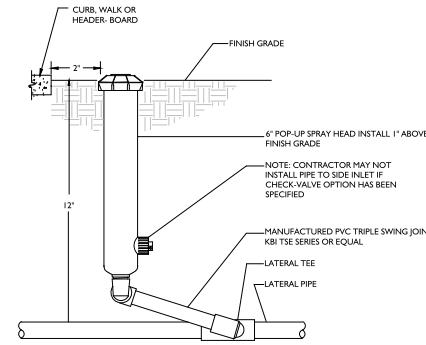
## **11 SHRUB BUBLER INSTALLATION**



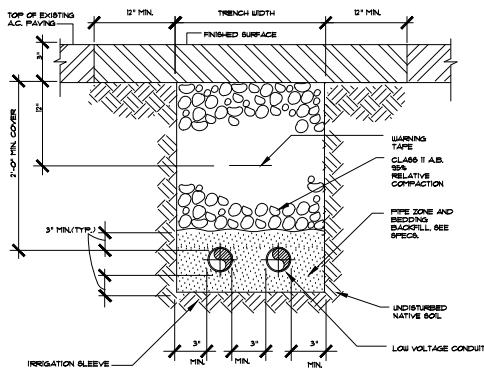
12 TYPICAL COMBINATION TRENCH



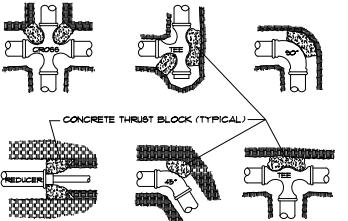
## **13 POP-UP 12" SPRAY HEAD INSTALLATION**



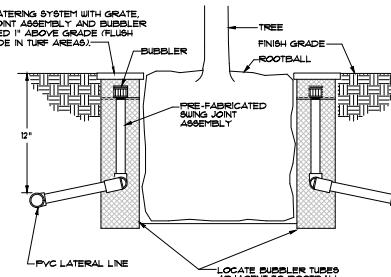
## **14 POP-UP 6" SPRAY HEAD INSTALLATION**



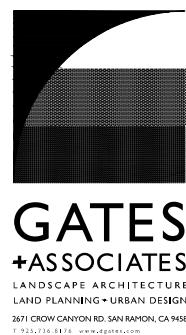
**15 SLEEVE TRENCH DETAIL UNDER ROADWAY**



## **6) THRUST BLOCK INSTALLATION**



**17** **TREE BUBBLER INSTALLATION**



**BORELLO  
RANCH  
BACKBONE  
PHASE 4**

MORGAN HILL  
CALIFORNIA

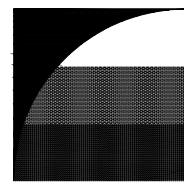
**Toll Brothers**



**PROJECT NUMBER:** 5250  
**DRAWN:** JG, GH  
**CHECK:** RC  
**DATE:** 11/07/2021  
**SCALE:** 1" = 20'

#### IRRIGATION DETAILS

L2-11



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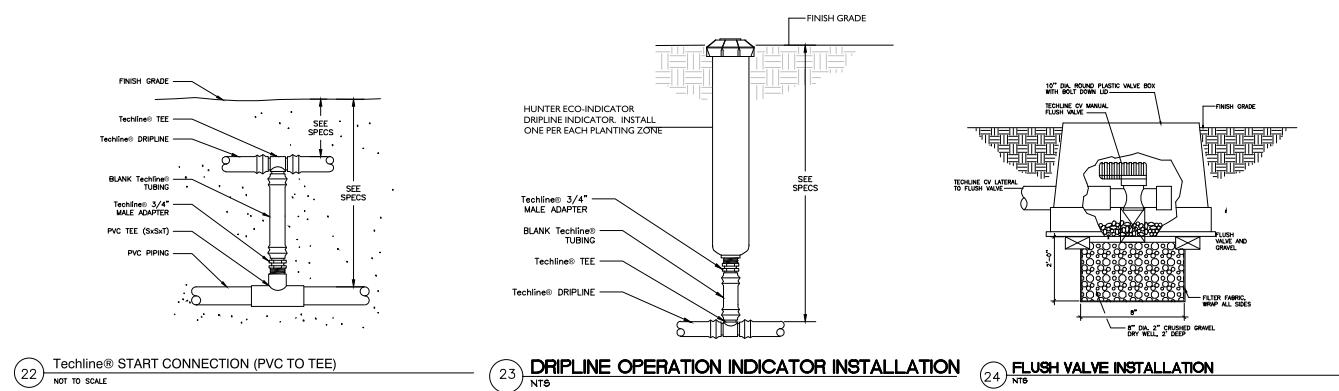
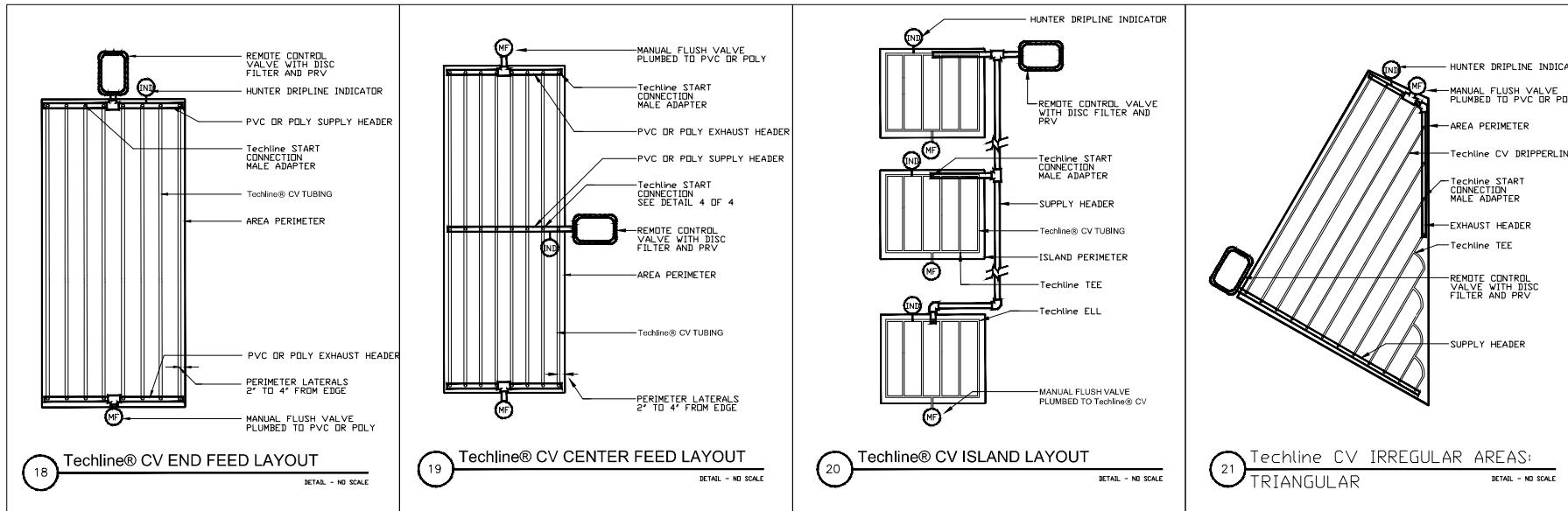
## BORELLA RANCH BACKBONE PHASE 4

MORGAN HILL

CALIFORNIA

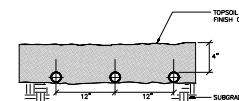
**Toll Brothers®**

ISSUE: DESCRIPTION: DATE:



SUBSURFACE IRRIGATION INSTALLATION NOTES:

- ASSEMBLE AND INSTALL FILTER, REMOTES CONTROL VALVE AND PRESSURE REGULATING VALVE ASSEMBLIES ACCORDING TO DETAILS.
- ASSEMBLE AND INSTALL SUPPLY HEADERS ACCORDING TO DETAIL, TAPE OR PLUG OPEN CONNECTIONS TO PREVENT DEBRIS CONTAMINATION.
- ASSEMBLE AND INSTALL EXHAUST HEADERS IN ACCORDANCE WITH DETAILS. TAPE OR PLUG ALL OPEN CONNECTIONS TO PREVENT DEBRIS CONTAMINATION.
- INSTALL DRIP LATERALS. TAPE OR PLUG OPEN ENDS WHILE INSTALLING TO PREVENT DEBRIS CONTAMINATION.
- AIR VACUUM RELIEF VALVES ARE NOT REQUIRED PER MANUFACTURER WHEN USING TECHLINE CV SERIES TO RETAIN WATER WITHIN TUBING.
- THOROUGHLY FLUSH DRIPLINE LATERALS AND CONNECT TO EXHAUST HEADERS OR INTERCONNECTING LATERALS WHILE FLUSHING.
- THOROUGHLY FLUSH EXHAUST HEADERS AND INSTALL LINE FLUSHING VALVES ACCORDING TO DETAILS.
- THOROUGH FLUSHING OF EACH INSTALLATION SEGMENT IS NECESSARY TO ENSURE THAT NO DEBRIS CONTAMINATION OCCURS.
- LOCATE AND INSTALL CHECK VALVE(S) AS NEEDED AND AS SHOWN IN INSTALLATION DETAILS.
- LOCATE AND INSTALL DRIPLINE INDICATORS AS SHOWN IN DETAILS MINIMUM ONE PER PLANTING ZONE.



**25 TYPICAL DRIPLINE SUBGRADE INSTALLATION** NTS

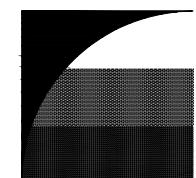


PROJECT NUMBER: 5150  
DRAWN: JG, GH  
CHECK: RC  
DATE: 11/07/2021  
SCALE: 1"=20'

IRRIGATION DETAILS

L2-12

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**BORELLIO  
RANCH  
BACKBONE  
PHASE 4**

MORGAN HILL  
CALIFORNIA

**Toll Brothers®**

ISSUE: DESCRIPTION: DATE:

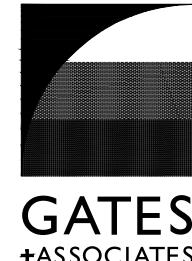
**WATER USE ESTIMATION**

WATER TYPE	POTABLE
SITE ETO <sup>a</sup>	43

**REGULAR LANDSCAPE AREAS**

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/EI)	AREA (SQ. FT.) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
H-1	Shrub	LOW	0.2	SPRAY	0.75	0.27	2,650	.707	18,840	0.06	25.19	2%
H-2	Shrub	LOW	0.2	SPRAY	0.75	0.27	2,641	.708	18,778	0.06	25.10	2%
H-3	Tree	MOD	0.5	BUBBLER	0.81	0.62	70	.43	1,152	0.00	1.54	0%
H-4	Shrub	LOW	0.2	Drip	0.81	0.25	2,010	.496	13,231	0.04	17.69	1%
H-5	Lawn	MOD	0.5	SPRAY	0.75	0.67	2,200	1.467	36,101	0.12	52.27	1%
H-6	Lawn	MOD	0.5	SPRAY	0.75	0.67	2,200	1.467	36,101	0.12	52.27	1%
H-7	Shrub	LOW	0.2	Drip	0.81	0.25	300	.74	1,975	0.01	2.64	0%
H-8	Tree	MOD	0.5	BUBBLER	0.81	0.62	4,421	2.729	72,755	0.22	97.27	3%
H-9	Shrub	LOW	0.2	Drip	0.81	0.25	3,214	.794	21,157	0.06	28.28	2%
H-10	Lawn	MOD	0.5	SPRAY	0.75	0.67	1,700	1,133	30,216	0.09	40.39	1%
H-11	Shrub	LOW	0.2	SPRAY	0.75	0.27	2,985	.796	21,221	0.07	28.37	2%
H-12	Tree	LOW	0.2	Drip	0.81	0.25	3,443	.850	22,664	0.07	30.30	2%
H-13	Tree	MOD	0.5	BUBBLER	0.81	0.62	160	.99	2,633	0.01	3.52	0%
H-14	Lawn	MOD	0.5	SPRAY	0.75	0.67	2,734	1,823	48,592	0.15	64.98	2%
H-15	Lawn	MOD	0.5	SPRAY	0.75	0.67	2,178	1,452	38,710	0.12	51.75	1%
H-16	Lawn	MOD	0.5	SPRAY	0.75	0.67	2,285	1,523	40,612	0.12	54.29	1%
H-17	Shrub	LOW	0.2	BUBBLER	0.81	0.25	268	.66	1,751	0.01	2.34	0%
H-18	Shrub	LOW	0.2	SPRAY	0.75	0.27	2,120	.565	15,072	0.05	20.15	1%
H-19	Tree	LOW	0.2	SPRAY	0.75	0.27	3,100	.827	22,036	0.07	29.48	2%
H-20	Lawn	MOD	0.5	SPRAY	0.75	0.67	1,635	1,990	28,059	0.09	38.85	1%
H-21	Shrub	LOW	0.2	Drip	0.81	0.25	2,431	.660	18,003	0.05	21.39	1%
H-22	Lawn	MOD	0.5	SPRAY	0.75	0.67	1,375	.917	24,438	0.07	32.67	1%
H-23	Tree	MOD	0.5	BUBBLER	0.81	0.62	170	.105	2,798	0.01	3.74	0%
H-24	Shrub	LOW	0.2	BUBBLER	0.81	0.25	5,380	1,328	35,415	0.11	47.35	3%
H-25	Shrub	LOW	0.2	SPRAY	0.75	0.27	4,647	1,239	33,037	0.10	44.17	3%
H-26	Shrub	LOW	0.2	Drip	0.81	0.25	3,514	.888	23,132	0.07	30.92	2%
H-27	Lawn	MOD	0.5	SPRAY	0.75	0.67	1,842	1,228	32,738	0.10	43.77	1%
H-28	Shrub	LOW	0.2	Drip	0.81	0.25	3,371	.822	22,190	0.07	29.67	2%
H-29	Shrub	LOW	0.2	SPRAY	0.75	0.27	1,745	.466	12,413	0.04	16.59	1%
H-30	Shrub	LOW	0.2	SPRAY	0.75	0.27	1,805	.481	12,832	0.04	17.18	1%
H-31	Shrub	LOW	0.2	SPRAY	0.75	0.27	1,951	.520	13,870	0.04	18.54	1%
H-32	Shrub	LOW	0.2	SPRAY	0.75	0.27	3,436	.916	24,428	0.07	32.88	2%
H-33	Shrub	LOW	0.2	Drip	0.81	0.25	1,695	.416	11,092	0.03	14.83	1%
H-34	Shrub	LOW	0.2	SPRAY	0.75	0.27	2,174	.589	15,456	0.05	20.66	1%
H-35	Tree	MOD	0.5	BUBBLER	0.81	0.62	100	.62	1,646	0.01	2.20	0%
H-36	Shrub	LOW	0.2	SPRAY	0.75	0.27	1,147	.306	8,154	0.03	10.90	1%
H-37	Shrub	LOW	0.2	SPRAY	0.75	0.27	1,634	.436	11,817	0.04	15.53	1%
H-38	Shrub	LOW	0.2	SPRAY	0.75	0.27	2,481	.656	17,496	0.05	23.39	1%
H-39	Shrub	LOW	0.2	SPRAY	0.75	0.27	3,052	.814	21,696	0.07	29.01	2%
H-40	Shrub	LOW	0.2	SPRAY	0.75	0.27	3,324	.886	23,831	0.07	31.59	2%
H-41	Tree	MOD	0.5	BUBBLER	0.81	0.62	120	.74	1,975	0.01	2.64	0%
H-42	Shrub	LOW	0.2	Drip	0.81	0.25	2,422	.598	15,943	0.05	21.31	1%
H-43	Shrub	LOW	0.2	SPRAY	0.75	0.27	1,506	.402	10,707	0.03	14.31	1%
H-44	Shrub	LOW	0.2	SPRAY	0.75	0.27	2,673	.713	19,003	0.06	25.41	2%
H-45	Shrub	LOW	0.2	SPRAY	0.75	0.27	3,395	.905	24,136	0.07	32.27	2%
H-46	Shrub	LOW	0.2	SPRAY	0.75	0.27	1,980	.523	13,934	0.04	18.63	1%
H-47	Shrub	LOW	0.2	SPRAY	0.75	0.27	1,423	.379	10,117	0.03	13.52	1%
H-48	Shrub	LOW	0.2	Drip	0.81	0.25	3,830	.946	25,212	0.08	33.71	2%
H-49	Tree	LOW	0.2	BUBBLER	0.81	0.25	70	.17	461	0.00	0.62	0%
H-50	Shrub	LOW	0.2	SPRAY	0.75	0.27	1,390	.371	9,882	0.03	13.21	1%

H-51	Shrub	LOW	0.2	SPRAY	0.75	0.27	2,000	.533	14,219	0.04	19.01	1%
H-52	Shrub	LOW	0.2	SPRAY	0.75	0.27	4,692	1,251	33,357	0.10	44.59	3%
H-53	Shrub	LOW	0.2	SPRAY	0.75	0.27	840	224	5,972	0.02	7.98	0%
H-54	Tree	MOD	0.5	BUBBLER	0.81	0.62	190	.117	3,127	0.01	4.18	0%
H-55	Shrub	LOW	0.2	Drip	0.81	0.25	3,653	.902	24,047	0.07	32.15	2%
H-56	Shrub	LOW	0.2	SPRAY	0.75	0.27	3,676	.980	26,134	0.08	34.84	2%
H-57	Shrub	LOW	0.2	SPRAY	0.75	0.27	1,265	.337	8,993	0.03	12.02	1%
H-58	Shrub	LOW	0.2	SPRAY	0.75	0.27	2,240	.597	15,925	0.05	21.29	1%
H-59	Shrub	LOW	0.2	SPRAY	0.75	0.27	1,121	.299	7,970	0.02	10.85	1%
H-60	Tree	MOD	0.5	BUBBLER	0.81	0.62	100	.62	1,646	0.01	2.20	0%
H-61	Shrub	LOW	0.2	Drip	0.81	0.25	2,970	.733	19,551	0.06	26.14	2%
H-62	Shrub	LOW	0.2	BUBBLER	0.81	0.25	395	.98	2,600	0.01	3.48	0%
H-63	Shrub	LOW	0.2	SPRAY	0.75	0.27	2,008	.535	14,276	0.04	19.08	1%
H-64	Shrub	LOW	0.2	SPRAY	0.75	0.27	2,008	.535	14,276	0.04	19.08	1%
H-65	Shrub	LOW	0.2	SPRAY	0.75	0.27	1,680	.448	11,944	0.04	15.97	1%
H-66	Shrub	LOW	0.2	SPRAY	0.75	0.27	1,680	.448	11,944	0.04	15.97	1%
H-67	Shrub	LOW	0.2	SPRAY	0.75	0.27	3,342	.891	23,759	0.07	31.76	2%
H-68	Shrub	LOW	0.2	SPRAY	0.75	0.27	1,778	.474	12,640	0.04	16.90	1%
H-69	Shrub	LOW	0.2	SPRAY	0.75	0.27	1,990	.531	14,148	0.04	18.91	1%
H-70	Shrub	LOW	0.2	SPRAY	0.75	0.27	1,980	.531	14,148	0.04	18.91	1%
H-71	Shrub	LOW	0.2	BUBBLER	0.81	0.25	645	.159	4,246	0.01	5.68	0%
H-72	Shrub	LOW	0.2	SPRAY	0.75	0.27	2,692	.718	19,138	0.06	25.59	2%
H-73	Tree	LOW	0.2	BUBBLER	0.81	0.25	40	.10	263	0.00	0.35	0%
H-74	Shrub	LOW	0.2	Drip	0.81	0.25	885	.219	5,628	0.02	7.79	1%
H-75	Shrub	LOW	0.2	SPRAY	0.75	0.27	2,236	.596	15,695	0.05	21.25	1%
H-76	Shrub	LOW	0.2	BUBBLER	0.81	0.25	600	.148	3,660	0.01	5.28	0%
H-77	Shrub	LOW	0.2	SPRAY	0.75	0.27	2,700	.720	19,195	0.06	25.66	2%
H-78	Shrub	LOW	0.2	Drip	0.81	0.25	1,884	.465	12,402	0.04	16.58	1%
H-79	Tree	MOD	0.5	BUBBLER	0.81	0.62	60	.37	987	0.00	1.32	0%
H-80	Tree	MOD	0.5	BUBBLER	0.81	0.62	40	.25	658	0.00	0.88	0%
H-81	Shrub	LOW	0.2	SPRAY	0.75	0.27	2,492	.665	17,718	0.05	23.89	1%
H-82	Shrub	LOW	0.2	SPRAY	0.75	0.27	2,007	.535	14,268	0.04	19.08	1%
H-83	Tree	MOD	0.5	BUBBLER	0.81	0.62	50	.31	823	0.00	1.10	0%
H-84	Tree	MOD	0.5	BUBBLER	0.81	0.62	50	.31	823	0.00	1.10	0%
H-85	Shrub	LOW	0.2	Drip	0.81	0.25	2,007	.496	13,212	0.04	17.66	1%
H-86	Shrub	LOW	0.2	BUBBLER	0.81	0.25	425	.105	2,894	0.01	3.75	0%
H-87	Shrub	LOW	0.2	SPRAY	0.75	0.27	1,695	.289	7,714	0.02	10.31	1%
H-88	Shrub	LOW	0.2	SPRAY	0.75	0.27	60	.16	427	0.00	0.57	0%
H-89	Shrub	LOW	0.2	SPRAY	0.75	0.27	1,731	.462	12,306	0.04	16.45	1%
H-90	Shrub	LOW	0.2	Drip	0.81	0.25	2					



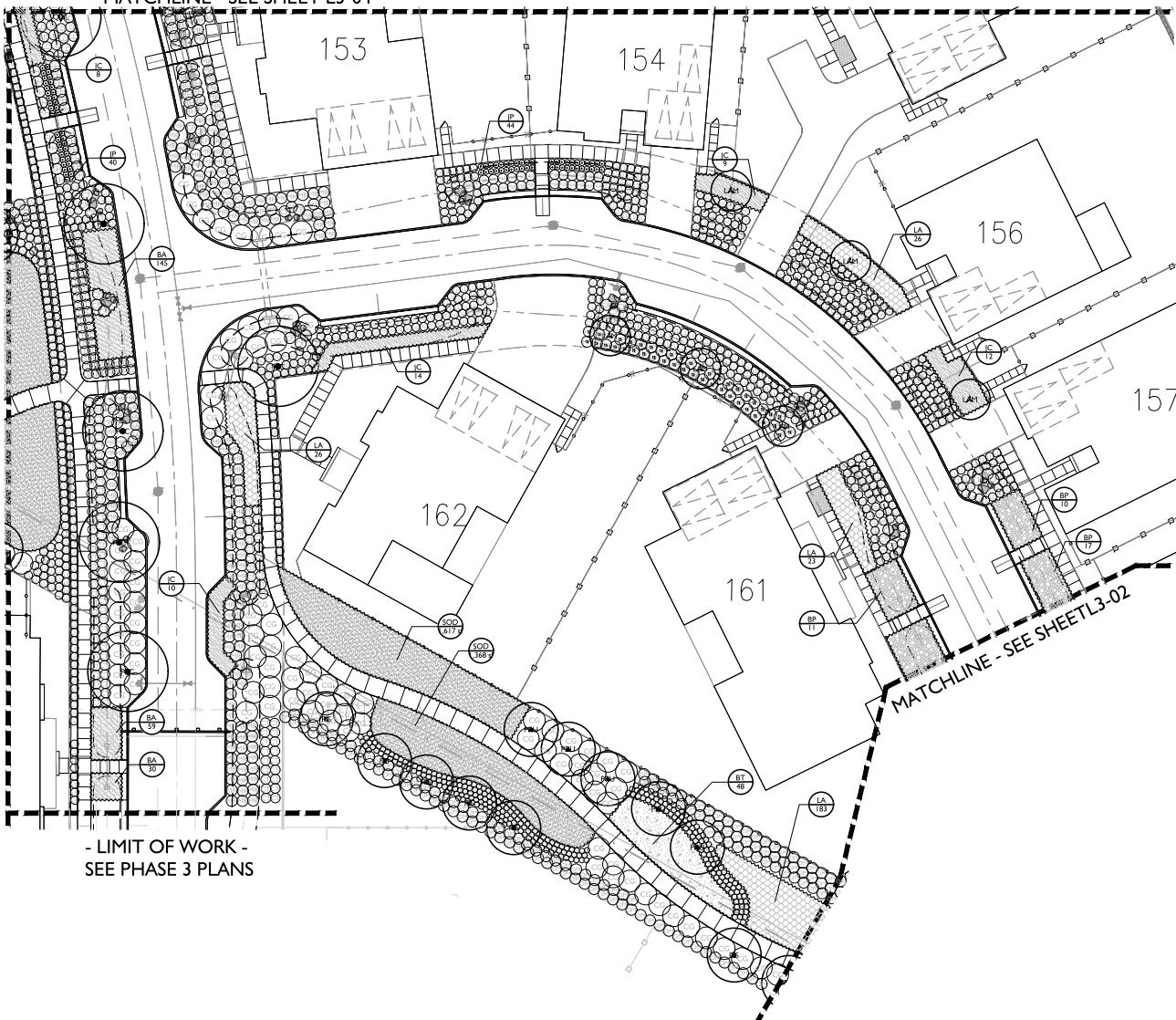
## BORELLA RANCH BACKBONE PHASE 4

MORGAN HILL  
CALIFORNIA

**Toll Brothers®**

ISSUE: DESCRIPTION: DATE:

MATCHLINE - SEE SHEET L3-03



- LIMIT OF WORK -  
SEE PHASE 3 PLANS

MATCHLINE - SEE SHEET L3-04

### PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
ACE	ACER X FREEMANII 'JEFFSRED'	AUTUMN BLAZE MAPLE
LAM	LAGERSTROEMIA X 'MUSKOGEE'	LAVENDER CRATE MYRTLE
OLA	OLEA EUROPAEA 'FRUITLESS'	FRUITLESS OLIVE
PIS	PISTACIA CHINENSIS	CHINESE PISTACHE
PLC	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE
PRU	PRUNUS SERRULATA 'JAPANESE FLOWERING CHERRY'	JAPANESE FLOWERING CHERRY
QUE	QUERCUS AGRIIFOLIA	COAST LIVE OAK MULTI-TRUNK
QUL	QUERCUS LOBATA	VALLEY OAK
QUS	QUERCUS SUBER	CORK OAK
SHRUBS	BOTANICAL NAME	COMMON NAME
CG	CEANOHTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	CALIFORNIA LILAC
CT	CHONDROPETALUM TECTORIUM	CAPE RUSH
CP	CORTADERIA SELLOANA 'PUHILA'	DWARF PAMPS GRASS
DG	DIETES GRANDIFLORA	FORTNIGHT LILY
EH	EPILOBIUM CANUM	CALIFORNIA FUCHSIA
HP	HESPERALOE PARVIFLORA	RED YUCCA
JP	JUNCUS PATENS	CALIFORNIA GRAY RUSH
LG	LAVANDULA X GINGINSII 'GOODWIN CREEK GRAY'	GOODWIN CREEK GRAY LAVENDER
LD	LEYHUS CONDENATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE
LL	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH
MA	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER
MR	MUhlenbergia rigens	DEER GRASS
OM	Olea europaea 'MONTRA'	LITTLE OLIVE
RC	RAPHIOLEPIS INDICA 'CLARA'	CLARA INDIAN HAWTHORN
RH	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY
SA	SANTOLINA CHAMAECYPARISUS	LAVENDER COTTON
GROUND COVERS	BOTANICAL NAME	COMMON NAME
BP	BACCHARIS PILULARIS 'TWIN PEAKS #2'	TWIN PEAKS #2 COYOTE BRUSH
BA	BOUTEJOURIA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA
BT	BUXUS FRUTICOSA 'TINY TANGERINE'	TINY TANGERINE BULBINE
CA	CAREX DYNELLSA	BERKELEY SEDGE
CG	JUNIPERUS CONFERTA 'BLUE PACIFIC'	BLUE PACIFIC JUNIPER
LA	LANTANA MONTEVIDENSIS 'ALBA'	WHITE TRAILING LANTANA
MP	MYOPORUM PARVIFOLIUM 'PINK'	TRAILING MYOPORUM
SOD	TURF SOD 'BOLERO PLUS'	FESCUE BLEND

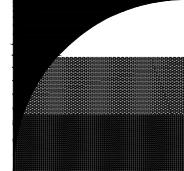
SEE SHEET L0-02 FOR COMPLETE PLANTING SCHEDULE

### LANDSCAPE KEY MAP



PROJECT NUMBER: 5350  
DRAWN: JG, GH  
CHECK: RC  
DATE: 11/07/2021  
SCALE: 1"=20'

L3-01  
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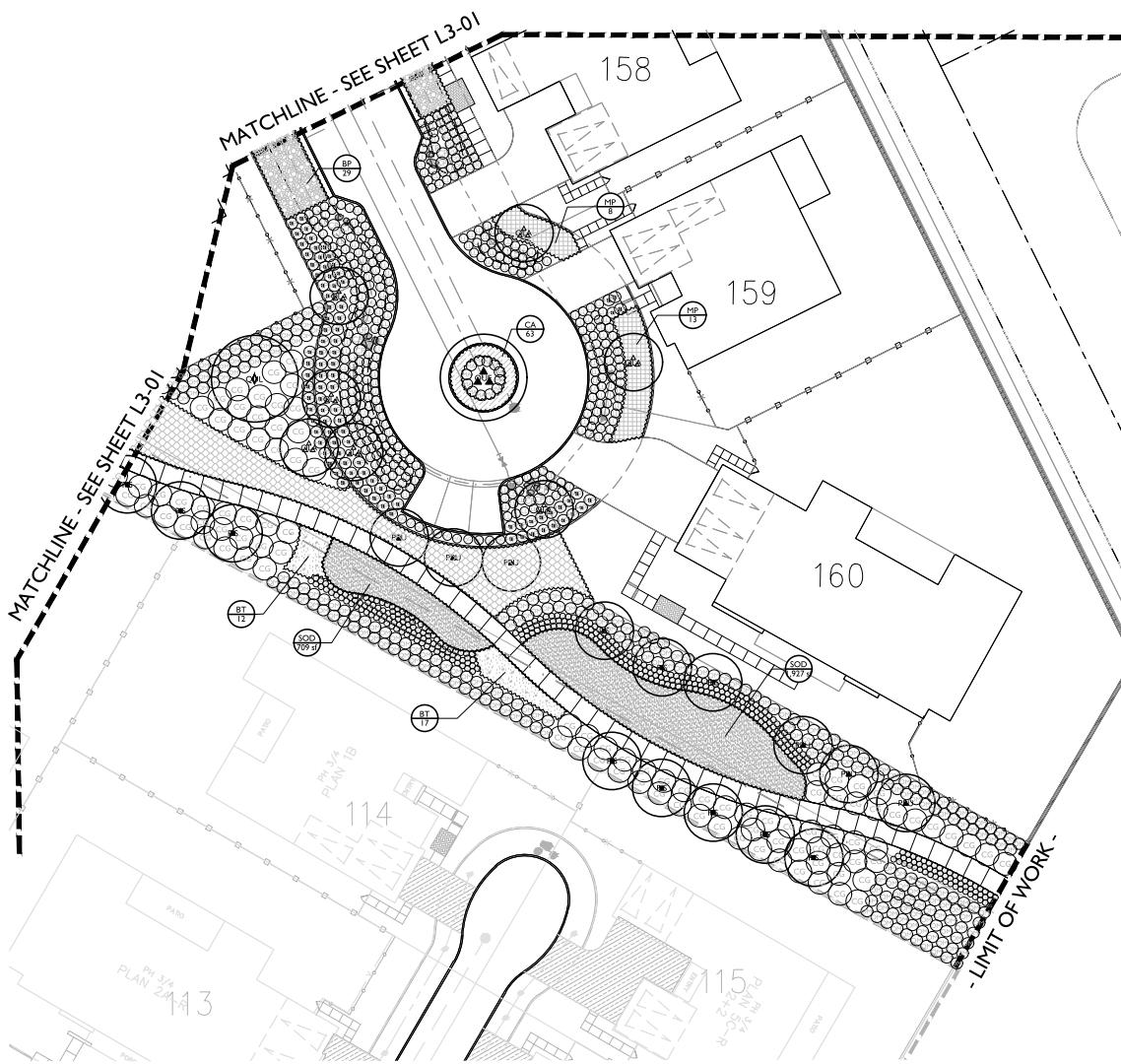
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**BORELLA  
RANCH  
BACKBONE  
PHASE 4**

MORGAN HILL  
CALIFORNIA

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**PLANT SCHEDULE**

	BOTANICAL NAME	COMMON NAME
TREES		
ACE	ACER X FREEMANII 'JEFFREYI'	AUTUMN BLAZE MAPLE
LAM	LAGERSTROEMIA X 'MUSKOGEE'	LAVENDER CRAPE MYRTLE
OLA	OLEA EUROPAEA 'FRUITLESS'	FRUITLESS OLIVE
PIS	PISTACHIA CHINENSIS	CHINESE PISTACHE
PLC	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE
PRU	PRUNUS SERRULATA 'JAPANESE FLOWERING CHERRY'	JAPANESE FLOWERING CHERRY
QUE	QUERCUS AGRIIFOLIA	COAST LIVE OAK MULTI-TRUNK
QUL	QUERCUS LOBATA	VALLEY OAK
QUS	QUERCUS SUBER	CORK OAK
SHRUBS		
CG	CEANOHTHUS GIGLEUS HORIZONTALIS 'YANKEE POINT'	CALIFORNIA LILAC
CT	CHONDROPETALUM TECTORIJM	CAPE RUSH
CP	CORTADERIA SELLOANA 'PUHILA'	DWARF PAMPAS GRASS
DG	DIETES GRANDIFLORA	FORTNIGHT LILY
EH	EPILOBIUM CANUM	CALIFORNIA FUCHSIA
HP	HESPERALOE PARVIFLORA	RED YUCCA
JP	JUNCUS PATENS	CALIFORNIA GRAY RUSH
LG	LAVANDULA X GINGINSII 'GOODWIN CREEK GRAY'	GOODWIN CREEK GRAY LAVENDER
LD	LEYHUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE
LL	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH
MA	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER
MR	MUhlenbergia rigens	DEER GRASS
OM	OLEA EUROPAEA 'MONTRA'	LITTLE OLIVE
RC	RHAPHIOLEPSIS INDICA 'CLARA'	CLARA INDIAN HAWTHORN
RH	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY
SA	SANTOLINA CHAMAECYPARISUS	LAVENDER COTTON
GROUND COVERS		
BP	BACCHARIS PILULARIS 'TWIN PEAKS #2'	TWIN PEAKS #2 COYOTE BRUSH
BA	BOUTELLA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA
BT	BUXUS FRUTICOSA 'TINY TANGERINE'	TINY TANGERINE BULBINE
CA	CAREX DIVERSIFOLIA	BERKELEY SEDGE
JC	JUNIPERUS CONFERTA 'BLUE PACIFIC'	BLUE PACIFIC JUNIPER
LA	LANTANA MONTEVIDENSIS 'ALBA'	WHITE TRAILING LANTANA
MP	MYOPORUM PARVIFOLIUM 'PINK'	TRAILING MYOPORUM
SOD	TURF SOD 'BOLERO PLUS'	FESCUE BLEND

SEE SHEET L0-02 FOR COMPLETE PLANTING SCHEDULE

**LANDSCAPE KEY MAP**

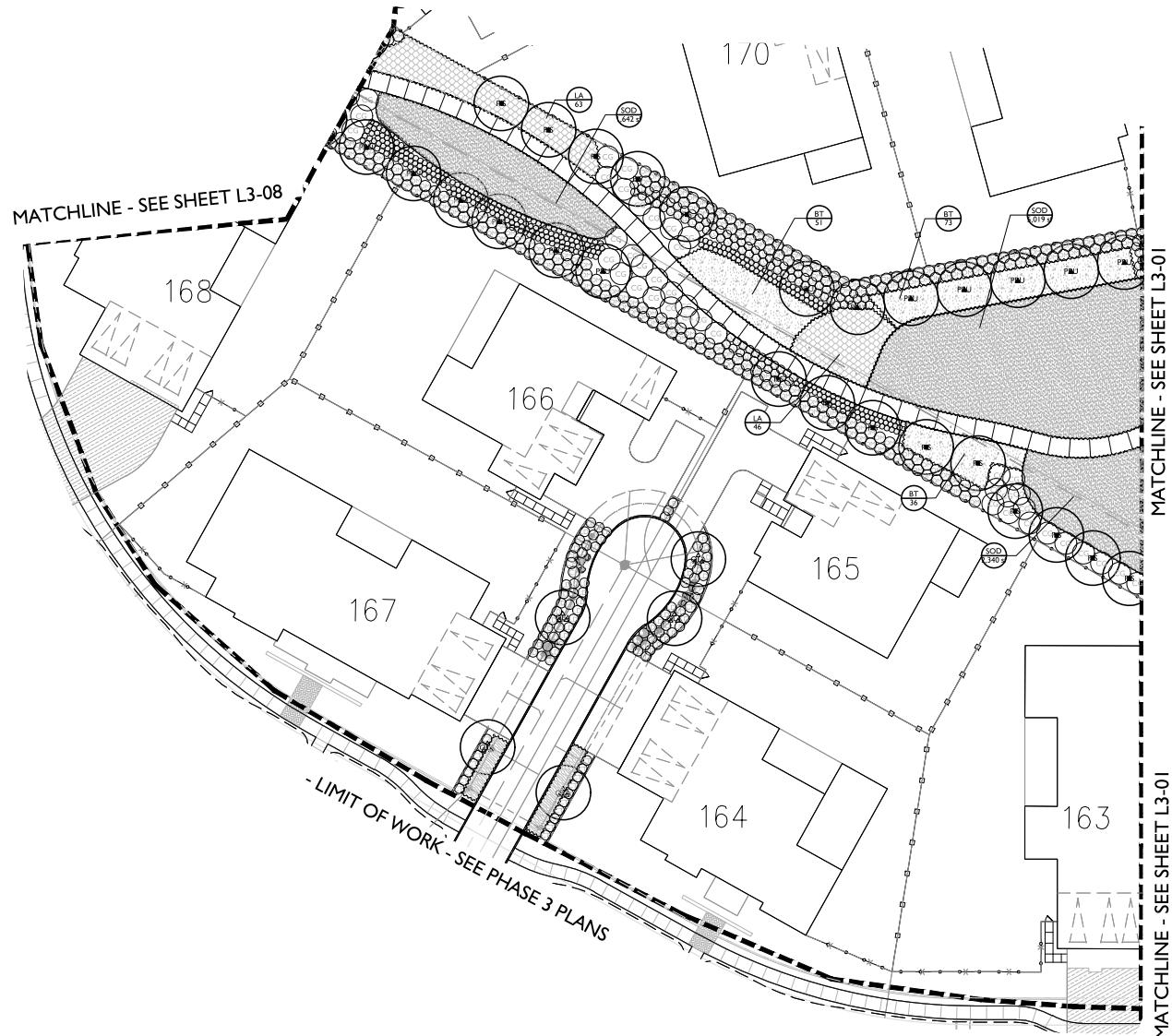


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SCALE: 1"=20'

**PLANTING PLAN**

**L3-02**

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#### PLANT SCHEDULE

BOTANICAL NAME		COMMON NAME
TREES		
ACE	ACER X FREEMANII 'JEFFREYI'	AUTUMN BLAZE MAPLE
LAM	LAGERSTROEMIA X 'MUSKOGEE'	LAVENDER CRAPAE MYRTLE
OLA	Olea europaea 'FRUITLESS'	FRUITLESS OLIVE
PIS	PISTACHIA CHINENSIS	CHINESE PISTACHE
PLC	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE
PRU	PRUNUS SERRULATA 'COLUMBIA'	JAPANESE FLOWERING CHERRY
QUE	QUERCUS AGRIFOLIA	COAST LIVE OAK MULTI-TRUNK
QUI	QUERCUS LOBATA	VALLEY OAK
QUS	QUERCUS SUBER	CORK OAK
SHRUBS		
CG	CEANOHTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	CALIFORNIA LILAC
CT	CHONDROPETALUM TECTORIUM	CAPE RUSH
CP	CORTADERIA SELLOANA 'PUMILA'	DWARF PAMPAS GRASS
DG	DIETES GRANDIFLORA	FORTNIGHT LILY
EH	EPILOBIUM CANUM	CALIFORNIA FUCHSIA
HP	HESPERALOPE PARVIFLORA	RED YUCCA
JP	JUNCUS PATENS	CALIFORNIA GRAY RUSH
LG	LAVANDULA X GINGINSII 'GOODWIN CREEK GRAY'	GOODWIN CREEK GRAY LAVENDER
LD	LEYHUS CONDENANSIS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE
LL	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH
MA	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER
MR	MUhlenbergia rigens	DEER GRASS
OM	OLEA EUROPAEA 'MONTRA'	LITTLE OLIVE
RC	RAPHIOLEPSIS INDICA 'CLARA'	CLARA INDIAN HAWTHORN
RH	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY
SA	SANTOLINA CHAMAECYPARISUS	LAVENDER COTTON
GROUND COVERS		
BP	BACCHARIS PILULARIS TWIN PEAKS #2	TWIN PEAKS #2 COYOTE BRUSH
BA	BOUCOURIA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA
BT	BUXUS FRUTICOSA 'TINY TANGERINE'	TINY TANGERINE BULBINE
CA	CAREX DIVERSIFOLIA	BERKELEY SEDGE
JC	JUNIPERUS CONFERTA 'BLUE PACIFIC'	BLUE PACIFIC JUNIPER
LA	LANTANA MONTEVIDENSIS 'ALBA'	WHITE TRAILING LANTANA
MP	MYOPORUM PARVIFOLIUM 'PINK'	TRAILING MYOPORUM
SOD	TURF SOD BOLERO PLUS	FESCUE BLEND

SEE SHEET L0-02 FOR COMPLETE PLANTING SCHEDULE

#### LANDSCAPE KEY MAP



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**BORELLO  
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BACKBONE  
PHASE 4**

MORGAN HILL  
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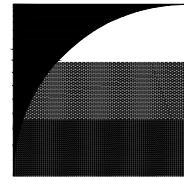


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PLANTING PLAN

**L3-03**

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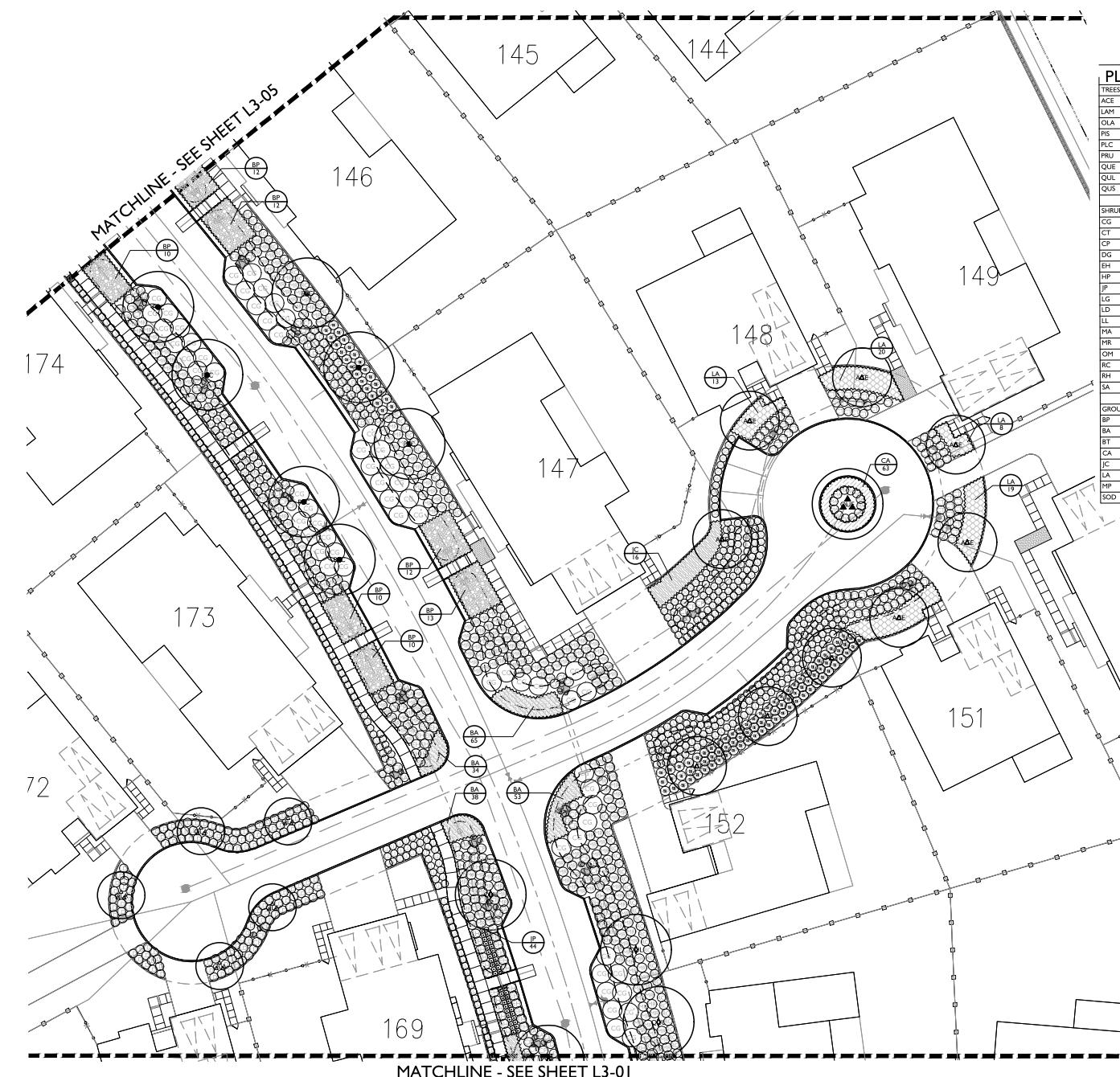
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## BORELLA RANCH BACKBONE PHASE 4

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### PLANT SCHEDULE

	BOTANICAL NAME	COMMON NAME
ACE	ACER X FREEMANII 'JEFFSRED'	AUTUMN BLAZE MAPLE
LAM	LAGERSTROEMIA X 'MUSKOGEE'	LAVENDER CRAPE MYRTLE
OLA	Olea europaea 'FRUITLESS'	FRUITLESS OLIVE
PIS	PISTACHIA CHINENSIS	CHINESE PISTACHE
PLC	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE
PRU	PRUNUS SERRULATA	JAPANESE FLOWERING CHERRY
QUE	QUERCUS GRIFOLIA	COAST LIVE OAK MULTI-TRUNK
QUL	QUERCUS LOBATA	VALLEY OAK
QUS	QUERCUS SUBER	CORK OAK
<hr/>		
SHRUBS	BOTANICAL NAME	COMMON NAME
CG	Ceanothus griseus horizontalis 'YANKEE POINT'	CALIFORNIA LILAC
CT	Chondropetalum tectorium	CAPE RUSH
CP	Cortaderia selloana 'PUHILA'	DAWAR PAMPAS GRASS
DG	Dietera grandiflora	FORTNIGHT LILY
EH	Epilobium canum	CALIFORNIA FUCHSIA
HP	Hesperaloe parviflora	RED YUCCA
JP	Juncus patens	CALIFORNIA GRAY RUSH
LG	Lavandula x genginsii 'GOODWIN CREEK GRAY'	GOODWIN CREEK GRAY LAVENDER
LD	Leymus condensatus 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE
LL	Lomandra longifolia 'BREEZE'	DAWRFAT RUSH
MA	Mimulus aurantiacus	STICKY MONKEYFLOWER
MR	Muhlenbergia rigens	DEER GRASS
OM	Olea europaea 'MONTRA'	LITTLE OLIVE
RC	Raphiolepis indica 'CLARA'	CLARA INDIAN HAWTHORN
RH	Rosmarinus officinalis 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY
SA	Santolina chamaecyparissus	LAVENDER COTTON
<hr/>		
GROUND COVERS	BOTANICAL NAME	COMMON NAME
BP	Baccharis pilularis twin peaks #2	TWIN PEAKS #2 COYOTE BRUSH
BA	Bouteloua gracilis	BLUE GRAMA
BI	Buxus frutescens 'tiny tangerine'	TINY TANGERINE BUXBINE
CA	Calystegia sepium	BERKELEY SEDGE
JC	Juniperus conferta 'blue pacific'	BLUES PACIFIC JUNIPER
LA	Lantana montevidensis 'alba'	WHITE TRAILING LANTANA
MP	Myoporum parvifolium 'pink'	TRAILING MYOPORUM
SOD	Turf sod bolero plus	FESCUE BLEND

SEE SHEET L0-02 FOR COMPLETE PLANTING SCHEDULE

### LANDSCAPE KEY MAP



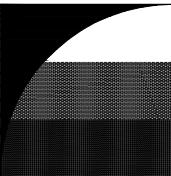
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CHECK: RC  
DATE: 11/07/2021  
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### PLANTING PLAN

**L3-04**

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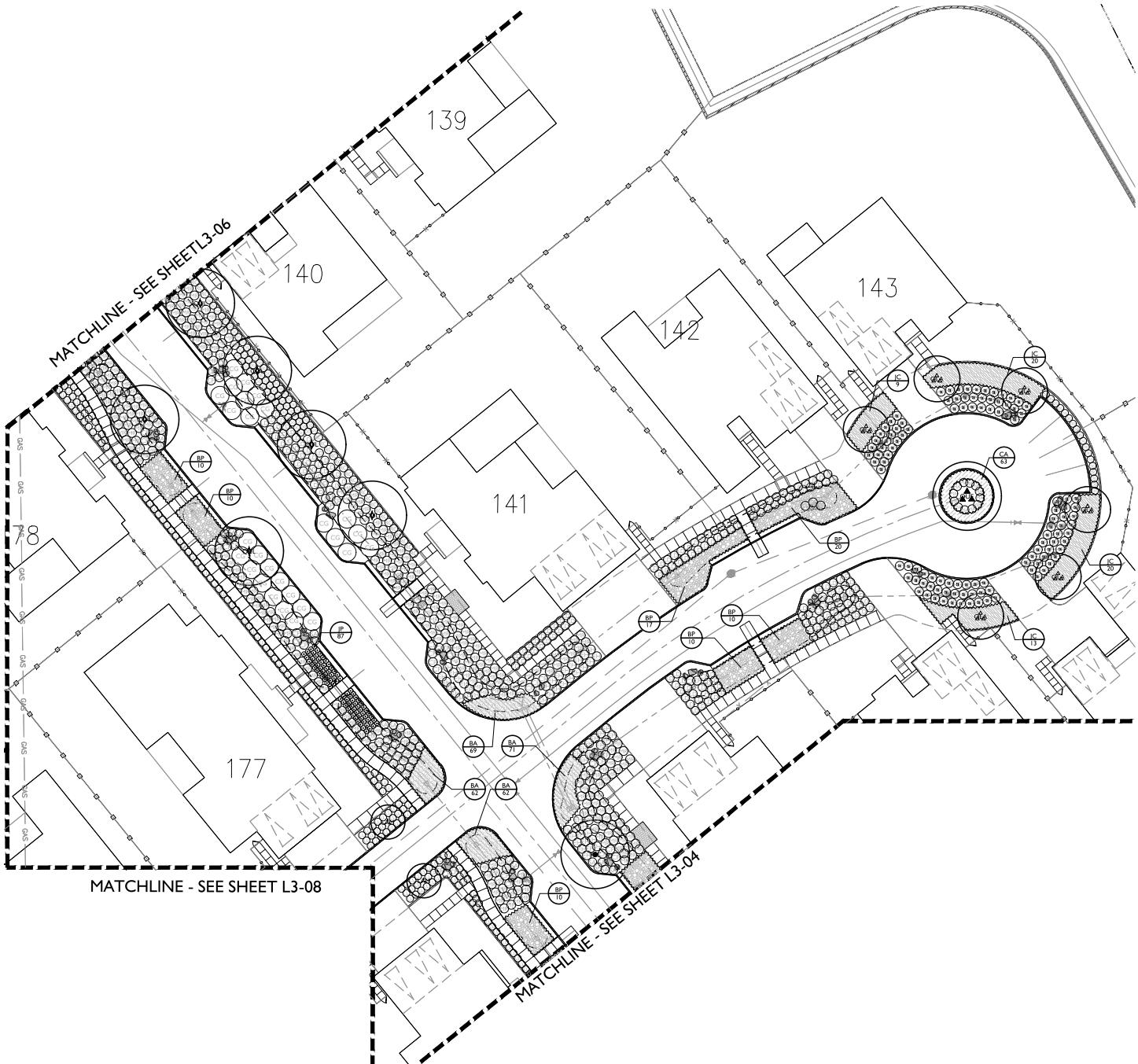
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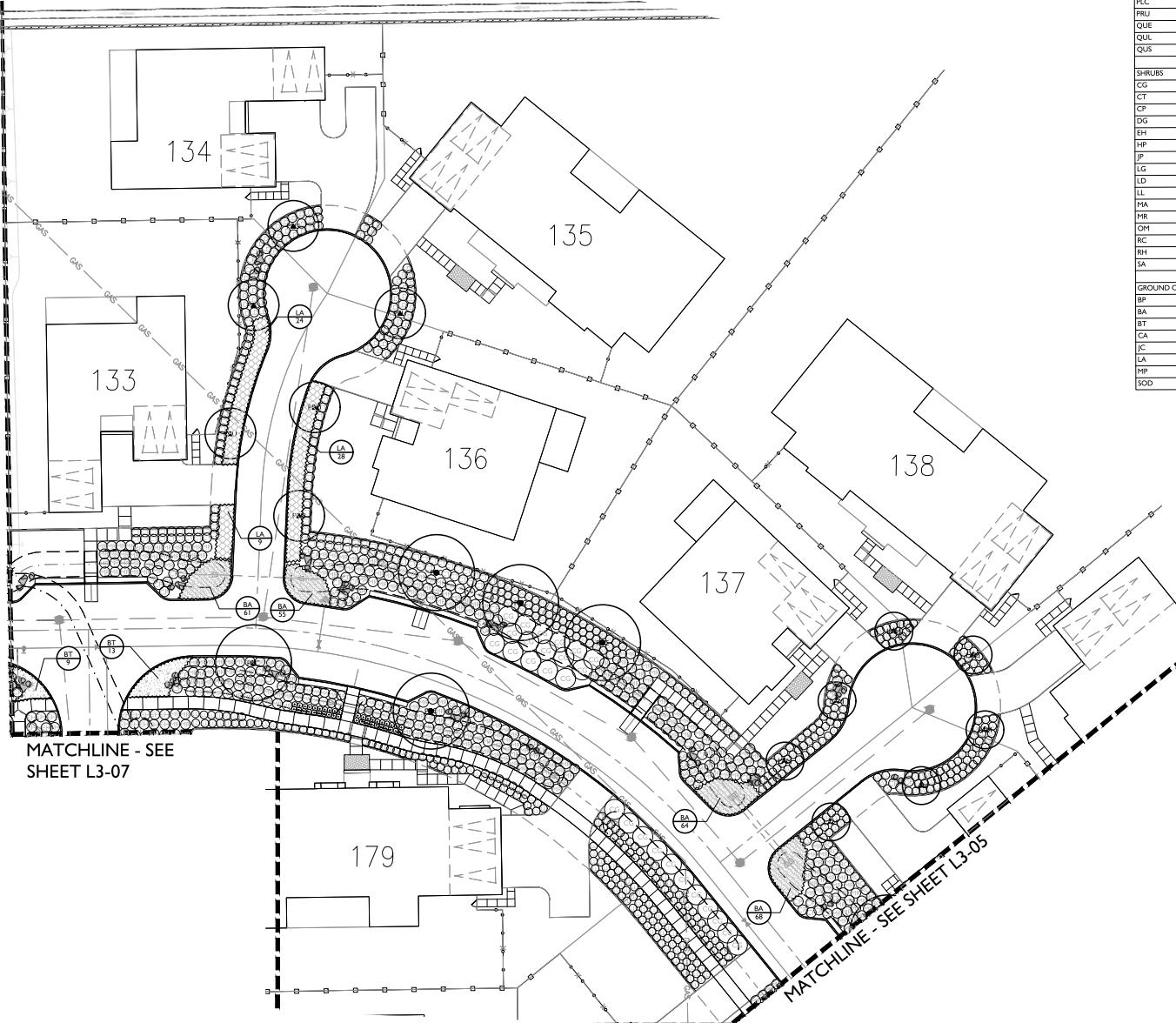
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PLANTING PLAN

**L3-05**

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- LIMIT OF WORK - SEE PHASE I PLANS-



#### PLANT SCHEDULE

	BOTANICAL NAME	COMMON NAME
TREES		
ACE	ACER X FREEMANII 'JEFFREYI'	AUTUMN BLAZE MAPLE
LAM	LAGERSTROEMIA X 'MUSKOGEE'	LAVENDER CRAPÉ MYRTLE
OLA	Olea europaea 'FRUITLESS'	FRUITLESS OLIVE
PIS	PISTACHIA CHINENSIS	CHINESE PISTACHE
PLC	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE
PRU	PRUNUS SERRULATA	JAPANESE FLOWERING CHERRY
QUE	QUERCUS GRIFOLIA	COAST LIVE OAK MULTI-TRUNK
QUL	QUERCUS LOBATA	VALLEY OAK
QUS	QUERCUS SUBER	CORK OAK
SHRUBS		
CG	CEANOHTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	CALIFORNIA LILAC
CT	CHONDROPETALUM TECTORIUM	CAPE RUSH
CP	CORTADERIA SELLOANA 'PUMILA'	DAWAR PAMPAS GRASS
DG	DIETES GRANDIFLORA	FORTNIGHT LILY
EH	EPILOBIUM CANUM	CALIFORNIA FUCHSIA
HP	HESPERALOKE PARVIFLORA	RED YUCCA
JP	JUNCUS PATENS	CALIFORNIA GRAY RUSH
LG	LAVANDULA X GINGINSII 'GOODWIN CREEK GRAY'	GOODWIN CREEK GRAY LAVENDER
LD	LEYHUS CONDENATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE
LL	LOMANDRA LONGIFOLIA 'BREEZE'	DAWAR MAT RUSH
MA	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER
MR	MUhlenbergia rigens	DEER GRASS
OM	Olea europaea 'MONTRA'	LITTLE OLIVE
RC	RAPHIOLEPSIS INDICA 'CLARA'	CLARA INDIAN HAWTHORN
RH	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY
SA	SANTOLINA CHAMAECYPARISUS	LAVENDER COTTON
GROUND COVERS		
BP	BACCHARIS PILULARIS 'TWIN PEAKS #2'	TWIN PEAKS #2 COYOTE BRUSH
BA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA
BT	BUXUS FRUTICOSA 'TINY TANGERINE'	TINY TANGERINE BULBINE
CA	CAREX DYNILSA	BERKELEY SEDGE
JC	JUNIPERUS CONFERTA 'BLUE PACIFIC'	BLUE PACIFIC JUNIPER
LA	LANTANA MONTEVIDENSIS 'ALBA'	WHITE TRAILING LANTANA
MP	MYOPORUM PARVIFOLIUM 'PINK'	TRAILING MYOPORUM
SOD	TURF SOD BOLERO PLUS	FESCUE BLEND

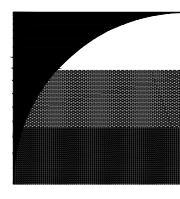
SEE SHEET L0-02 FOR COMPLETE PLANTING SCHEDULE

#### LANDSCAPE KEY MAP



**L3-06**

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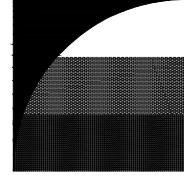
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**PLANTING PLAN**



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**BORELLA  
RANCH  
BACKBONE  
PHASE 4**

MORGAN HILL  
CALIFORNIA

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ISSUE: DESCRIPTION: DATE:

**PLANT SCHEDULE**

TREES	BOTANICAL NAME	COMMON NAME
ACE	ACER X FREEMANII 'JEFFREYI'	AUTUMN BLAZE MAPLE
LAM	LAGERSTROEMIA X 'MUSKOGEE'	LAGENDER CRAPE MYRTLE
OLA	OLEA EUROPAEA 'FRUITLESS'	FRUITLESS OLIVE
PIS	PISTACHIA CHINENSIS	CHINESE PISTACHE
PLC	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE
PRU	PRUNUS SERRULATA	JAPANESE FLOWERING CHERRY
QUE	QUERCUS GRIFOLIA	COAST LIVE OAK MULTI-TRUNK
QUL	QUERCUS LOBATA	VALLEY OAK
QUS	QUERCUS SUBER	CORK OAK

SHRUBS	BOTANICAL NAME	COMMON NAME
CG	CEANOHTHUS GIRSEUS HORIZONTALIS 'YANKEE POINT'	CALIFORNIA LILAC
CT	CHONDROPETALUM TECTORIUM	CAPE RUSH
CP	CORTADERIA SELLOANA 'PUMILA'	DWARF PAMPAS GRASS
DG	DIETES GRANDIFLORA	FORTNIGHT LILY
EH	EPILOBIUM CANUM	CALIFORNIA FUCHSIA
HP	HESPERALOAE PARVIFLORA	RED YUCCA
JP	JUNCUS PATENS	CALIFORNIA GRAY RUSH
LG	LAVANDULA X GINGINSII 'GOODWIN CREEK GRAY'	GOODWIN CREEK GRAY LAVENDER
LD	LEYHUS CONDENATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE
LL	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH
MA	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER
MR	MUHLENBERGIA RIGENS	DEER GRASS
OM	OLEA EUROPAEA 'MONTRA'	LITTLE OLIVE
RC	RAPHIOLEPSIS INDICA 'CLARA'	CLARA INDIAN HAWTHORN
RH	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY
SA	SANTOLINA CHAMAECYPARISUS	LAVENDER COTTON

GROUND COVERS	BOTANICAL NAME	COMMON NAME
BP	BACCHARIS PILULARIS TWIN PEAKS #2	TWIN PEAKS #2 COYOTE BRUSH
BA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA
BT	BUXUS PROTEGENS 'TINY' TANGERINE	TINY TANGERINE BULBINE
CA	CAREX DYNELLA	BERKELEY SEDGE
JC	JUNIPERUS CONFERTA 'BLUE PACIFIC'	BLUE PACIFIC JUNIPER
LA	LANTANA MONTEVIDENSIS 'ALBA'	WHITE TRAILING LANTANA
MP	MYOPORUM PARVIFOLIUM 'PINK'	TRAILING MYOPORUM
SOD	TURF SOD BOLERO PLUS	FESCUE BLEND

MATCHLINE - SEE SHEET L3-05

MATCHLINE - SEE SHEET L3-06

MATCHLINE - SEE SHEET L3-06

MATCHLINE - SEE SHEET L3-06

SEE SHEET L0-02 FOR COMPLETE PLANTING SCHEDULE

**LANDSCAPE KEY MAP**

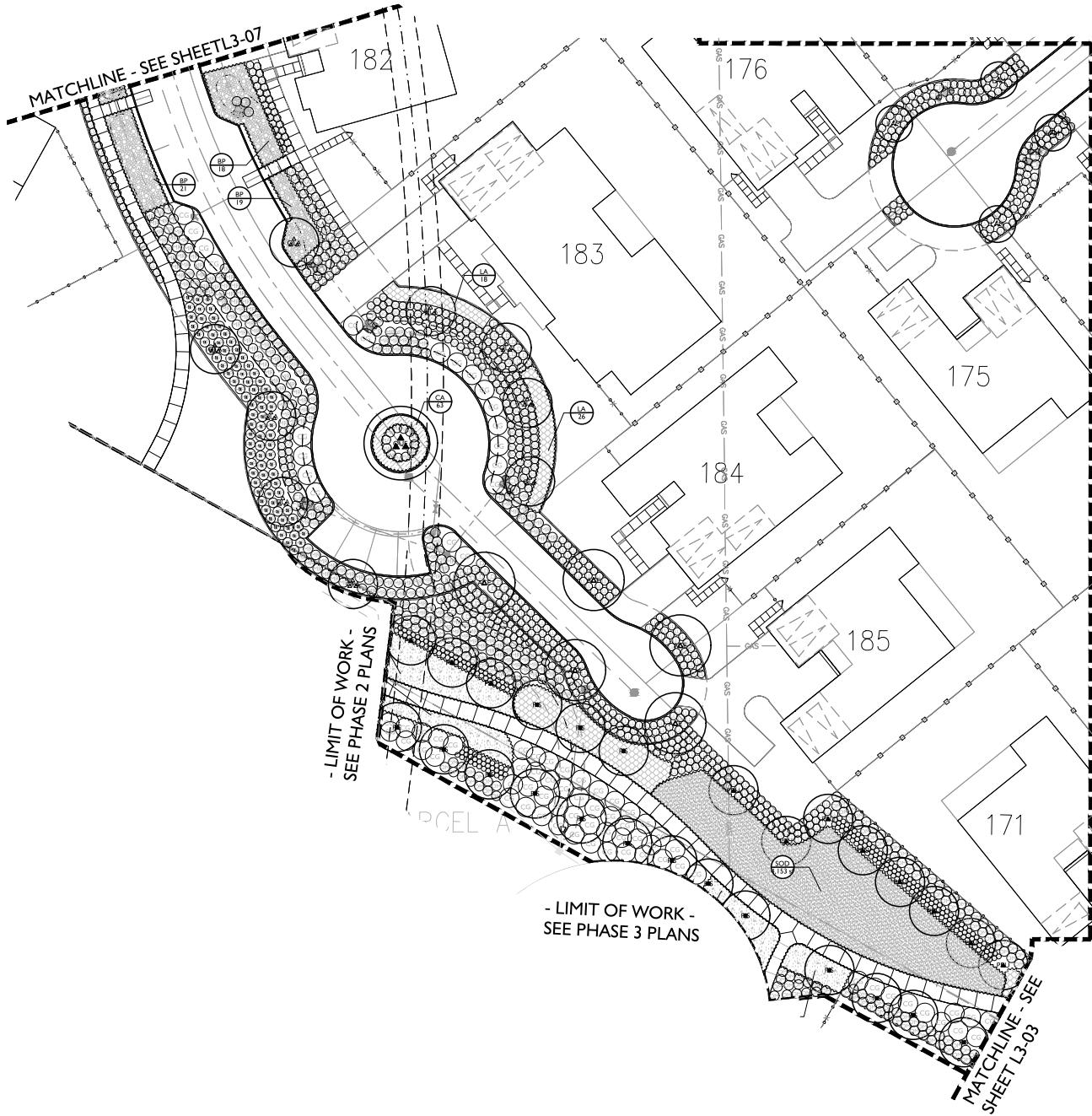


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**PLANTING PLAN**

**L3-07**

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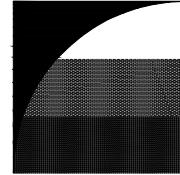


#### PLANT SCHEDULE

	BOTANICAL NAME	COMMON NAME
TREES		
ACE	ACER X FREEMANII 'JEFFREYI'	AUTUMN BLAZE MAPLE
LAM	LAGERSTROEMIA X 'MUSKOGEE'	LAVENDER CRAPÉ MYRTLE
OLA	Olea europaea 'FRUITLESS'	FRUITLESS OLIVE
PIS	PISTACHIA CHINENSIS	CHINESE PISTACHE
PLC	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE
PRU	PRUNUS SERRULATA 'JAPANESE FLOWERING CHERRY'	JAPANESE FLOWERING CHERRY
QUE	QUERCUS AGRIFOLIA	COAST LIVE OAK MULTI-TRUNK
QUI	QUERCUS LOBATA	VALLEY OAK
QUS	QUERCUS SUBER	CORK OAK
SHRUBS		
CG	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	CALIFORNIA LILAC
CT	CHONDROPETALUM TECTORIUM	CAPE RUSH
CP	CORTADERIA SELLOANA 'PUMILA'	DWARF PAMPAS GRASS
DG	DIETES GRANDIFLORA	FORTNIGHT LILY
EH	EPILOBIUM CANUM	CALIFORNIA FUCHSIA
HP	HESPERALOPE PARVIFLORA	RED YUCCA
JP	JUNCUS PATENS	CALIFORNIA GRAY RUSH
LG	LAVANDULA X GINGINSII 'GOODWIN CREEK GRAY'	GOODWIN CREEK GRAY LAVENDER
LD	LEYHUS CONDENATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE
LL	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH
MA	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER
MR	MUhlenbergia rigens	DEER GRASS
OM	Olea europaea 'MONTRA'	LITTLE OLIVE
RC	RAPHIOLEPSIS INDICA 'CLARA'	CLARA INDIAN HAWTHORN
RH	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY
SA	SANTOLINA CHAMAECYPARISUS	LAVENDER COTTON
GROUND COVERS		
BP	BACCHARIS PILULARIS 'TWIN PEAKS #2'	TWIN PEAKS #2 COYOTE BRUSH
BA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA
BT	BUXUS FRUTICOSA 'TINY TANGERINE'	TINY TANGERINE BULBINE
CA	CAREX DYNILSIS	BERKELEY SEDGE
JC	JUNIPERUS CONFERTA 'BLUE PACIFIC'	BLUE PACIFIC JUNIPER
LA	LANTANA MONTEVIDEENSIS 'ALBA'	WHITE TRAILING LANTANA
MP	MYOPORUM PARVIFOLIUM 'PINK'	TRAILING MYOPORUM
SOD	TURF SOD BOLERO PLUS	FESCUE BLEND

SEE SHEET L0-02 FOR COMPLETE PLANTING SCHEDULE

#### LANDSCAPE KEY MAP



GATES  
+ASSOCIATES  
LANDSCAPE ARCHITECTURE  
LAND PLANNING • URBAN DESIGN  
2671 CROW CANYON RD, SAN RAMON, CA 94583  
+ 925.731.8174 | www.gatesinc.com

#### BORELLO RANCH BACKBONE PHASE 4

MORGAN HILL CALIFORNIA

**Toll Brothers®**

ISSUE: DESCRIPTION: DATE:



PROJECT NUMBER: 5350  
DRAWN: JG, GH  
CHECK: RC  
DATE: 11/07/2021  
SCALE: 1"=20'

#### PLANTING PLAN

**L3-08**

GATES ASSOCIATES, INC. | 2017



**GATES  
+ASSOCIATES**

LANDSCAPE ARCHITECTURE  
LAND PLANNING - URBAN DESIGN

161 N. WILLOW STREAM VALLEY CIR., CAMPBELL

T 925.736.8176 www.gates.com

## BORELLO RANCH BACKBONE PHASE 3

MORGAN HILL  
CALIFORNIA

**Toll Brothers®**

ISSUE: DESCRIPTION: DATE:



PROJECT NUMBER: 5350  
DRAWN: JG, GH  
CHECK: RC  
DATE: 11/08/2021  
SCALE: PER DETAIL

## LANDSCAPE DETAILS

**L4-01**

GATES + ASSOCIATES, INC | 2017

NOTES:  
1. ROOT CONTROL BARRIER MUST BE USED IF TREE IS PLANTED WITHIN 5' OF CURB OR SIDEWALK.  
SEE DETAIL.

DESCRIPTION DRAWINGS FOR ADDITIONAL INFORMATION.  
2. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO PLANTING. PERCOLATION RATE MUST BE 3' PER HOUR OR LESS THAN 1" PER HOUR. NOTIFY LANDSCAPE ARCHITECT.

L4-01

2.1 MAXIMUM SLOPE

(1) 1"X2" DOUGLAS FIR SPACER, ATTACH TO LODGEPOLE STAKES W/ COMMON BD NAILS.

TREE TIES: 2" OD ADVANCED BLACK RUBBER TREE TIES NAILED TO TREE TRUNK AND GALVANIZED ROOFING NAILS. NAIL 6" BELOW TOP OF STEM.

STAKE: 3" DIA X 10' LODGE POLE PINE W/ CHEMONITE OR APPROVED EQUAL. CUT STAKE 2" BELOW LOWEST BRANCH. DRIVE A MIN. OF 4" BELOW GRADE @ OUTSIDE EDGE OF ROOTBALL.

SEE IRRIGATION PLANS

SET ROOT BALL 2" ABOVE FINISH GRADE

3" LAYER BARK MULCH PER SPEC'S

FINISH GRADE

WATER BASIN BERM, 4" HIGH (OMIT IN LAWNS)

AMENDED SOIL MIX PER SOIL & PLANT LAB REPORT

SCARIFY SIDES AND BOTTOM OF PLANT PIT

FERTILIZER TABLETS, PLACE IN CONTACT WITH

ROOTBALL, HALFWAY UP, PER SPECIFICATION

UNDISTURBED NATIVE SOIL

NOTES:  
1. ROOT CONTROL BARRIER MUST BE USED IF TREE IS PLANTED WITHIN 5' OF CURB OR SIDEWALK.  
SEE DETAIL.

2. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO PLANTING. PERCOLATION RATE MUST BE 3' PER HOUR. IF RATE IS NOT 3' PER HOUR NOTIFY LANDSCAPE ARCHITECT.

L4-01

(2) 1"X2" DOUGLAS FIR SPACER, ATTACH TO TREE STAKES WITH GALVANIZED ROOFING NAILS. NAIL 6" BELOW TOP OF STEM.

TREE TIES: 2" OD ADVANCED BLACK RUBBER TREE TIES NAILED TO TREE TRUNK AND GALVANIZED ROOFING NAILS. NAIL 6" BELOW TOP OF STEM.

STAKE: 3" DIA X 10' LODGE POLE PINE W/ CHEMONITE OR APPROVED EQUAL. CUT STAKE 2" BELOW LOWEST BRANCH. DRIVE A MIN. OF 4" BELOW GRADE @ OUTSIDE EDGE OF ROOTBALL.

SEE IRRIGATION PLANS

SET ROOT CROWN 2" ABOVE FINISH GRADE

3" LAYER BARK MULCH PER SPEC'S

FINISH GRADE

WATER BASIN BERM, NOT TO EXCEED HEIGHT OF

ROOT CROWN (OMIT IN LAWN AREAS)

AMENDED SOIL MIX PER SOIL & PLANT LAB REPORT

SCARIFY SIDES AND BOTTOM OF PLANT PIT

FERTILIZER TABLETS, PLACE IN CONTACT WITH

ROOTBALL, HALFWAY UP, PER SPECIFICATION

UNDISTURBED NATIVE SOIL

NOTES:  
1. TIE WITHIN THE OPEN SOIL SURFACE AREA SHALL BE WELL KERATED TO A DEPTH OF EIGHT INCHES, EXCEPT THAT IN THE CASE OF A PLANTING PIT SURROUNDED BY PAVEMENT, IT SHALL BE WELL KERATED TO A DEPTH OF 18 INCHES.

2. THE SOIL SHALL CONTAIN AT LEAST 5% OMICRON.

3. SOIL pH SHALL BE WITHIN THE RANGE OF 5.8 TO 7.0.

4. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO PLANTING. PERCOLATION RATE MUST BE 3' PER HOUR. IF RATE IS NOT 3' PER HOUR NOTIFY LANDSCAPE ARCHITECT.

L4-01

PLANT SHALL BE PRUNED IMMEDIATELY AFTER PLANTING TO REMOVE DEAD, BROKEN, OR DISEASED BRANCHES. CO-DOMINANT STEMS LESS THAN 4 INCHES IN DIAMETER AT THE TOP OF THE PLANTING PIT SHALL NOT EXIST. ONE MAIN STEM SHOULD REMAIN. TREE TOPPING OR HEADING IS NOT PERMITTED AT ANY TIME.

MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE THE TREE NORTH ON SITE WHEREVER POSSIBLE.

REMOVE ALL TWINE, ROPE AND WIRE AND BURLAP FROM TOP 12" OF ROOT BALL.

SET ROOT BALL 2" ABOVE FINISH GRADE

3" LAYER BARK MULCH

FINISH GRADE

WATER BASIN BERM, 4" HIGH

BACK FILL AMENDED SOIL PER SPEC'S

SCARIFY SIDES OF PLANT PIT

FERTILIZER TABLETS, PLACE IN CONTACT WITH

ROOTBALL, HALFWAY UP, PER SPECIFICATION

UNDISTURBED NATIVE SOIL

NOTES: ALL LIME TREATED SOIL, WITHIN PARKING LOT AND BUILDING TO BE EXCAVATED AND REPLACED WITH CLEAN IMPORT SOIL, SEE SPEC'S.

PLANTING TABLETS, PLACE IN CONTACT WITH

ROOTBALL, HALFWAY UP, PER SPECIFICATIONS

BACKFILL WITH COMPOST

TAMPED SOIL

PLANTING PIT, 2 X CONTAINER WIDTH

SCARIFY EDGES OF PIT

PLANTING TABLETS, PLACE IN CONTACT WITH

ROOTBALL, HALFWAY UP, PER SPECIFICATIONS

BACKFILL WITH IMPORT AMENDED SOIL PER SPEC'S

SCARIFY SIDES AND BOTTOM OF PLANT PIT

FERTILIZER TABLETS, PLACE IN CONTACT WITH

ROOTBALL, HALFWAY UP, PER SPECIFICATION

UNDISTURBED NATIVE SOIL

NOTE: ALL LIME TREATED SOIL, WITHIN PARKING LOT AND BUILDING TO BE EXCAVATED AND REPLACED WITH CLEAN IMPORT SOIL, SEE SPEC'S.

PLANTING TABLETS, PLACE IN CONTACT WITH

ROOTBALL, HALFWAY UP, PER SPECIFICATIONS

BACKFILL WITH COMPOST

TAMPED SOIL

PLANTING PIT, 2 X CONTAINER WIDTH

SCARIFY EDGES OF PIT

PLANTING TABLETS, PLACE IN CONTACT WITH

ROOTBALL, HALFWAY UP, PER SPECIFICATIONS

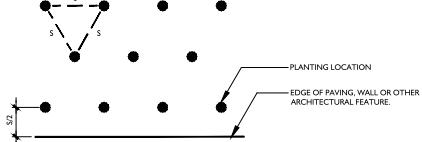
BACKFILL WITH IMPORT AMENDED SOIL PER SPEC'S

SCARIFY SIDES AND BOTTOM OF PLANT PIT

FERTILIZER TABLETS, PLACE IN CONTACT WITH

ROOTBALL, HALFWAY UP, PER SPECIFICATION

UNDISTURBED NATIVE SOIL



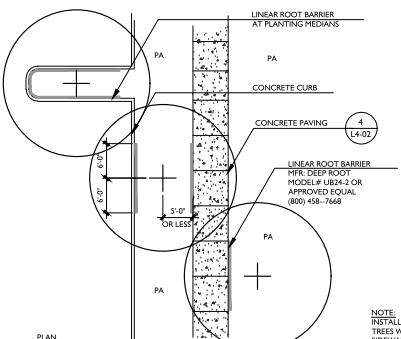
NOTES:  
A. S = PLANT SPACING DISTANCE  
ON CENTER, SEE CHART

B. PLANT SPACING DISTANCE FOR SHRUBS AND  
GROUNDCOVER WHEN PLANTS ARE  
SPACED EQUIDISTANT FROM EACH OTHER.

Plant Quantity Chart	
Spacing	# of Plants/S.F.
6' o.c.	4.60
8' o.c.	2.60
12' o.c.	1.15
18' o.c.	.512
24' o.c.	.290
30' o.c.	.185
36' o.c.	.128
42' o.c.	.087
48' o.c.	.063

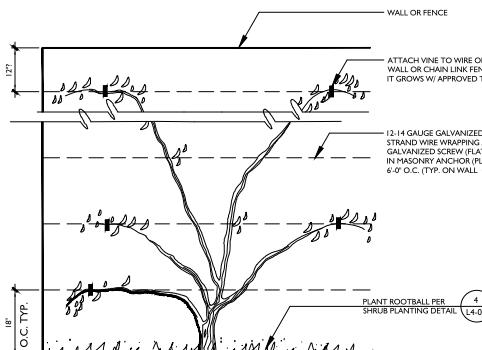
## 6 PLANT SPACING

SCALE: N.T.S.



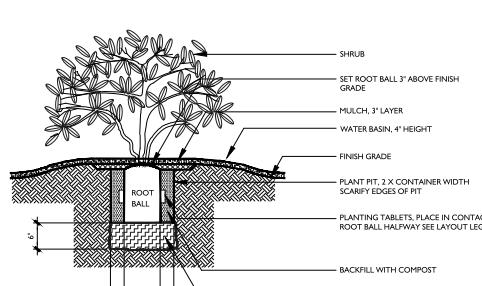
## 8 LINEAR ROOT BARRIER

SCALE: 1" = 10'-0"



## 5 VINE PLANTING

SCALE: N.T.S.



## 7 SHRUB PLANTING ON SLOPE

SCALE: N.T.S.

NOTES: ALL LIME TREATED SOIL, WITHIN PARKING LOT AND BUILDING TO BE EXCAVATED AND REPLACED WITH CLEAN IMPORT SOIL, SEE SPEC'S.

PLANTING TABLETS, PLACE IN CONTACT WITH

ROOTBALL, HALFWAY UP, PER SPECIFICATIONS

BACKFILL WITH IMPORT AMENDED SOIL, SEE SPECIFICATIONS

TAMPED SOIL UNDER ROOTBALL

PLANTING PIT, 3X CONTAINER WIDTH

SCARIFY EDGES OF PIT

PLANTING TABLETS, PLACE IN CONTACT WITH

ROOTBALL, HALFWAY UP, PER SPECIFICATIONS

BACKFILL WITH IMPORT AMENDED SOIL, SEE SPECIFICATIONS

SCARIFY SIDES AND BOTTOM OF PLANT PIT

FERTILIZER TABLETS, PLACE IN CONTACT WITH

ROOTBALL, HALFWAY UP, PER SPECIFICATIONS

UNDISTURBED NATIVE SOIL

NOTES: ALL LIME TREATED SOIL, WITHIN PARKING LOT AND BUILDING TO BE EXCAVATED AND REPLACED WITH CLEAN IMPORT SOIL, SEE SPEC'S.

PLANTING TABLETS, PLACE IN CONTACT WITH

ROOTBALL, HALFWAY UP, PER SPECIFICATIONS

BACKFILL WITH IMPORT AMENDED SOIL, SEE SPECIFICATIONS

TAMPED SOIL

PLANTING PIT, 3X CONTAINER WIDTH

SCARIFY EDGES OF PIT

PLANTING TABLETS, PLACE IN CONTACT WITH

ROOTBALL, HALFWAY UP, PER SPECIFICATIONS

BACKFILL WITH IMPORT AMENDED SOIL, SEE SPECIFICATIONS

SCARIFY SIDES AND BOTTOM OF PLANT PIT

FERTILIZER TABLETS, PLACE IN CONTACT WITH

ROOTBALL, HALFWAY UP, PER SPECIFICATIONS

UNDISTURBED NATIVE SOIL

NOTES: ALL LIME TREATED SOIL, WITHIN PARKING LOT AND BUILDING TO BE EXCAVATED AND REPLACED WITH CLEAN IMPORT SOIL, SEE SPEC'S.

PLANTING TABLETS, PLACE IN CONTACT WITH

ROOTBALL, HALFWAY UP, PER SPECIFICATIONS

BACKFILL WITH IMPORT AMENDED SOIL, SEE SPECIFICATIONS

TAMPED SOIL

PLANTING PIT, 3X CONTAINER WIDTH

SCARIFY EDGES OF PIT

PLANTING TABLETS, PLACE IN CONTACT WITH

ROOTBALL, HALFWAY UP, PER SPECIFICATIONS

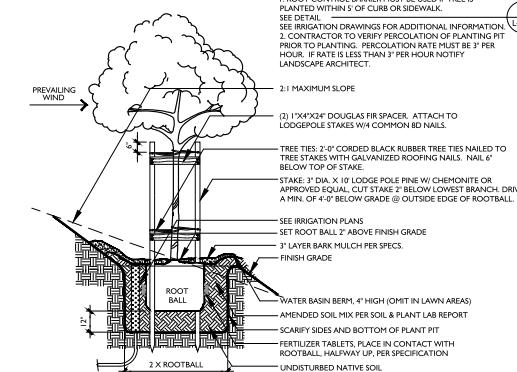
BACKFILL WITH IMPORT AMENDED SOIL, SEE SPECIFICATIONS

SCARIFY SIDES AND BOTTOM OF PLANT PIT

FERTILIZER TABLETS, PLACE IN CONTACT WITH

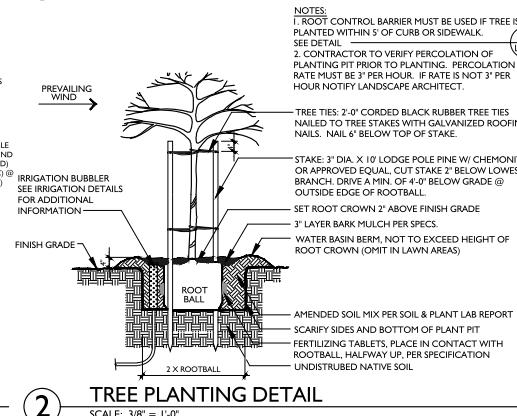
ROOTBALL, HALFWAY UP, PER SPECIFICATIONS

UNDISTURBED NATIVE SOIL



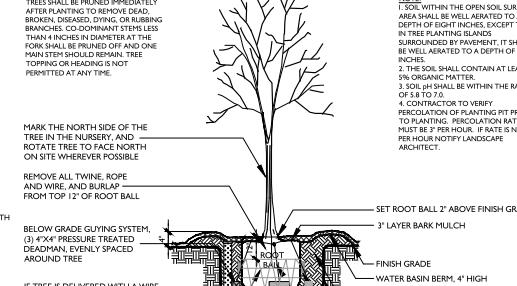
## 3 TREE PLANTING ON SLOPE

SCALE: 3/8" = 1'-0"



## 2 TREE PLANTING DETAIL

SCALE: 3/8" = 1'-0"



## 1 TREE PLANTING - BALLED & BURLAPPED TREE

SCALE: 3/8" = 1'-0"



**GATES  
+ASSOCIATES**

LANDSCAPE ARCHITECTURE  
LAND PLANNING - URBAN DESIGN

161 N. MILPERA STREET, SUITE 100, CARMEL, CALIFORNIA

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## BORELLA RANCH BACKBONE PHASE 3

MORGAN HILL, CALIFORNIA

**Toll Brothers®**

ISSUE: DESCRIPTION: DATE:

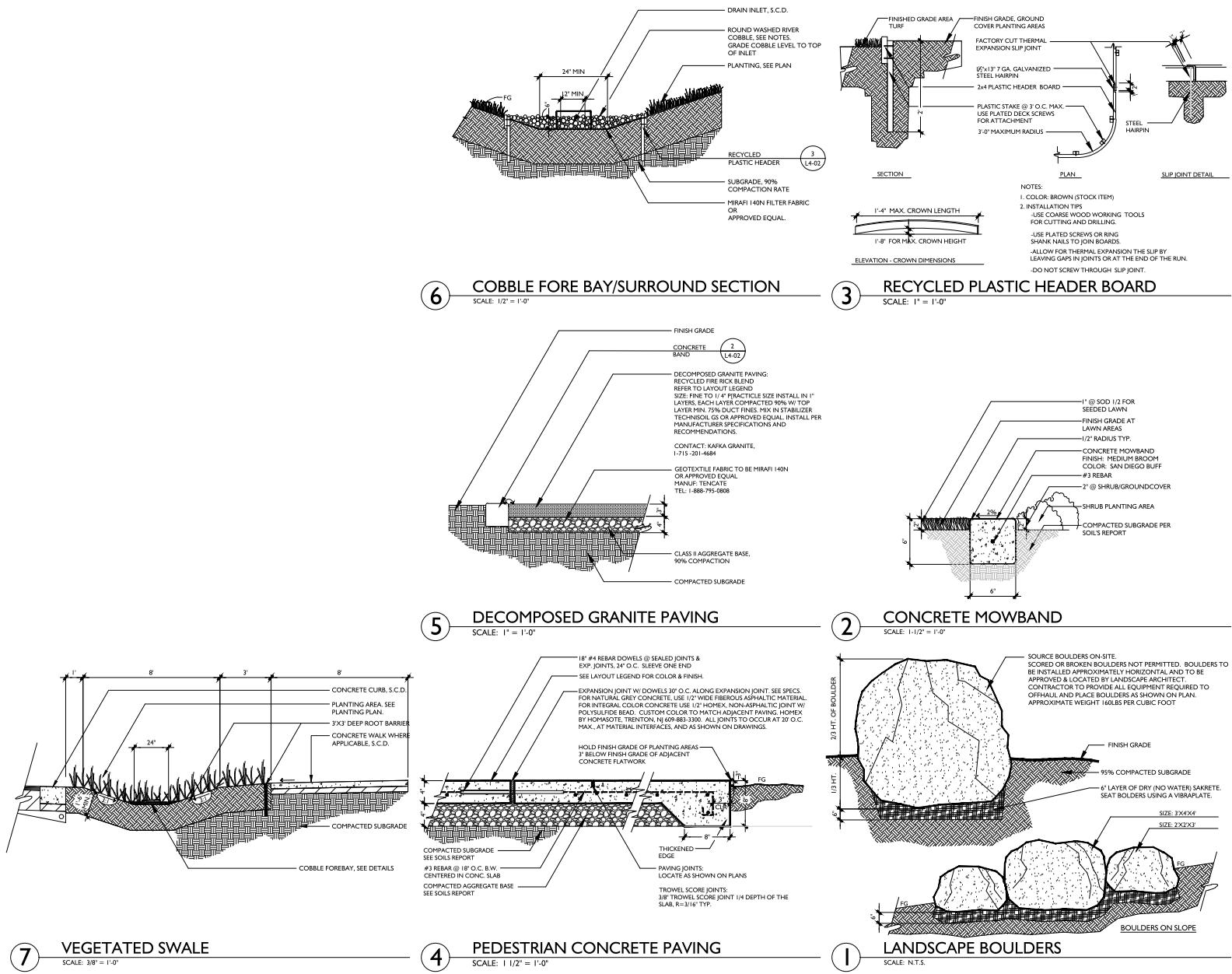


PROJECT NUMBER: 5350  
DRAWN: JG, GH  
CHECK: RC  
DATE: 11/08/2021  
SCALE: PER DETAIL

## LANDSCAPE DETAILS

**L4-02**

GATES + ASSOCIATES, INC | 2017





**GATES  
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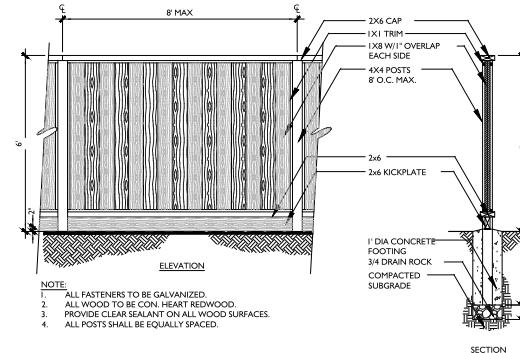
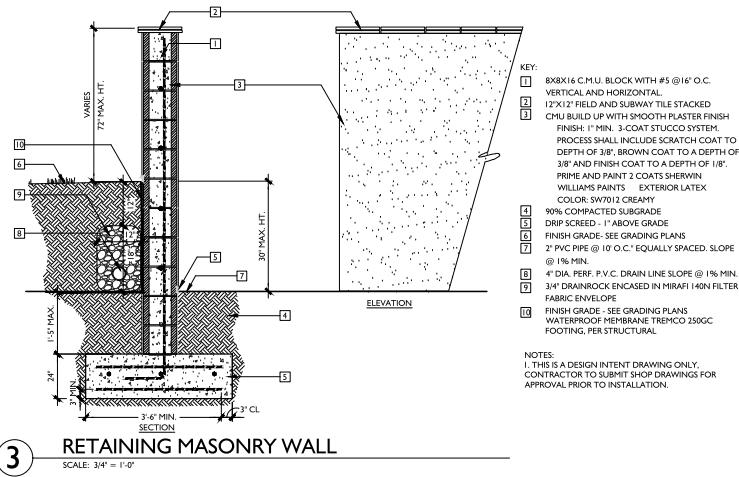
LANDSCAPE ARCHITECTURE  
LAND PLANNING - URBAN DESIGN  
HIGHWAY ENGINEERING CONSULTANT  
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**BORELLO  
RANCH  
BACKBONE  
PHASE 3**

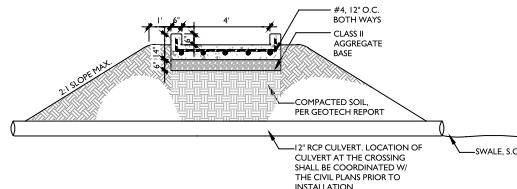
MORGAN HILL  
CALIFORNIA

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ISSUE: DESCRIPTION: DATE:



**6' GOOD NEIGHBOR FENCE**  
 SCALE: 1/2" = 1'-0"



**PEDESTRIAN CULVERT CROSSING**  
 SCALE: 3/8" = 1'-0"



PROJECT NUMBER: 5350  
 DRAWN: JG, GH  
 CHECK: RC  
 DATE: 11/08/2021  
 SCALE: PER DETAIL

**LANDSCAPE DETAILS**

**L4-03**