

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 JOB SITE CONDITIONS DURING THE COURSE OF 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 WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF AND ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF ENGINEER.
- EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHIELDED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT 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 AND HE SHALL EFFECT NECESSARY REPAIRS OR 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 OR EQUIVALENT METHOD, FOR THE PROTECTION OF LIFE, OR LIMB, WHICH SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL ALWAYS COMPLY WITH OSHA REQUIREMENTS.
- ALL APPLICABLE REQUIREMENTS OF THE CALIFORNIA CONSTRUCTION AND GENERAL INDUSTRY SAFETY ORDERS, 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 ADJACENT PROPERTY OWNERS AND THROUGHOUT THE PERIOD OF CONSTRUCTION. TEMPORARY THROUGH ACCESS FOR THE GENERAL PUBLIC DUE TO CONSTRUCTION STAKING OR LIMITATIONS MUST BE FULLY REVIEWED AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. ALL ACCESS MUST BE SAFE, SECURED, FLAGGED, SIGNED, AND ACCESSIBLE 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 PROVIDE ALL LIGHTS, SIGNS, FENCING, BARRICADES, TRAFFIC CONTROL, FLAGGERS, SHORING, BRACING AND GUTTS 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 AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST THREE (3) WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL UNDERGROUND SERVICE ALERT (U.S.A.) AT 800-221-2809. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTORS FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDING MERGED IN THE CONTRACT UNIT PRICE.
- 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 CONTRACTORS SOLE EXPENSE.
- ANY RELOCATION OF PUBLIC UTILITIES SHALL BE CONDUCTED IN ACCORDANCE WITH ANY AND ALL REQUIREMENTS OF THE UTILITY COMPANY REPRESENTATIVE INCLUDING FEES, BONDS, PERMITS AND WORKING CONDITIONS, ETC. 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 ARCHEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION, EARTHWORK WITHIN 50 FEET OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.
- THE USE OR INSTALLATION OF ANY MATERIAL OR EQUIPMENT WHICH IS MADE FROM, OR WHICH CONTAINS ASBESTOS FOR USE IN THE CONSTRUCTION OF THESE IMPROVEMENTS IS NEITHER SPECIFIED NOR RECOMMENDED. ANY PARTY INSTALLING OR USING ANY PAINTY SUCH MATERIALS OR EQUIPMENT SHALL BE SOLELY RESPONSIBLE FOR ALL INJURIES, DAMAGES, OR LIABILITIES OF ANY KIND, CAUSED BY THE USE OF SUCH MATERIALS OR EQUIPMENT.
- 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 RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT GATES & ASSOCIATES AT (925) 794-8776 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 MOWBOARD	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 VERIFY ALL UTILITIES, GRADES, EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK. ALL DISCREPANCIES OR QUESTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.
- ALL WRITTEN DIMENSIONS SUPERSEDE ALL SCALED 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 RADI 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 30 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 NECESSATED SOLELY BY THE CONTRACTORS 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 DOWELED 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 FOOTINGS INSTALLED FOR ALL SITE FINISHINGS, 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 CONTRACTORS 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 CLARIFICATION ON ANY ITEMS INCLUDING BUT NOT LIMITED TO PAVING, WALLS, FINISHES, 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

	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

ABBREVIATIONS

S.C.D.	SEE CIVIL DRAWINGS
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.E.D.	SEE ELECTRICAL DRAWINGS
TYP.	TYPICAL
TBD	TO BE DETERMINED
SP	SPACING
◆	POINT OF BEGINNING
EQ	CENTERLINE TEXT
EQ	EQUAL
L.O.W.	LIMIT OF WORK
SIM	SIMILAR
CL	CENTER LINE
PL	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

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
L0-01	COVER SHEET
L0-02	PLANTING NOTES AND LEGEND
L1-01	LAYOUT PLAN
L1-02	LAYOUT PLAN
L1-03	LAYOUT PLAN
L1-04	LAYOUT PLAN
L1-05	LAYOUT PLAN
L1-06	LAYOUT PLAN
L1-07	LAYOUT PLAN
L1-08	LAYOUT PLAN
L2-01	IRRIGATION PLAN
L2-02	IRRIGATION PLAN
L2-03	IRRIGATION PLAN
L2-04	IRRIGATION PLAN
L2-05	IRRIGATION PLAN
L2-06	IRRIGATION PLAN
L2-07	IRRIGATION PLAN
L2-08	IRRIGATION PLAN
L2-09	IRRIGATION NOTES AND LEGEND
L2-10	IRRIGATION DETAILS
L2-11	IRRIGATION DETAILS
L2-12	IRRIGATION DETAILS
L2-13	WATER USE CALCULATIONS
L3-01	PLANTING PLAN
L3-02	PLANTING PLAN
L3-03	PLANTING PLAN
L3-04	PLANTING PLAN
L3-05	PLANTING PLAN
L3-06	PLANTING PLAN
L3-07	PLANTING PLAN
L3-08	PLANTING PLAN
L4-01	LANDSCAPE DETAILS
L4-02	LANDSCAPE DETAILS
L4-03	LANDSCAPE DETAILS

CITY OF MORGAN HILL PLAN APPROVED

THIS PLAN WAS APPROVED BY
THE PLANNING DIVISION

ON January 24, 2022

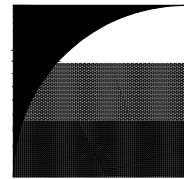
SR2021-0011 Cochrane-Toll Brothers (Borello Ranch)

FILE NUMBER

Gina Paolini

PLANNING OFFICIAL

LANDSCAPE SHEET MAP INDEX



**GATES
& ASSOCIATES**

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

Toll Brothers

ISSUE: DESCRIPTION: DATE:



PROJECT NUMBER: 5250
DRAWN: JG, GH
CHECK: RC
DATE: 11/07/2021
SCALE:



COVER SHEET

L0-01

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PLANTING NOTES

GENERAL

1. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
2. ALL QUANTITIES AND PLANT COUNTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN CASE OF DISCREPANCIES, THE PLAN SHALL GOVERN.
3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS IN THE PLANTING SCHEME AS THEY FEEL 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.
4. 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.
5. 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.
6. ALL PLANTING AREA MUST BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE FULLY AUTOMATED AND OPERATIONAL, WITH FULL COVERAGE PRIOR TO PLANTING.
7. CONTRACTOR TO REVIEW ALL EXISTING, PROPOSED, & 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.
8. 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.
 - FIRE HYDRANTS AND PVS: 3' MINIMUM
 - LIGHT POLES: 10' MINIMUM
 - UTILITIES: 3' MINIMUM
 - BUILDING ROOF EDGE: 5' MINIMUM
9. CONTRACTOR TO PROVIDE AND ARRANGE FOR PLANT MATERIAL THRU CONTRACT GROW, PLANT BROKERS, OR DIRECT PURCHASE AS REQUIRED FOR THE FULL IMPLEMENTATION OF THE PROJECTS PLANTING PLAN. CONTRACTOR MUST SUBMIT WITHIN 30 DAYS OF BID A DETAILED NURSERY LIST OF SECURED PLANT MATERIAL, CONTRACT GROW PLANT MATERIAL, AND ANY SUBSTITUTION REQUESTS. CONTRACTOR SHALL ARRANGE AND SECURE ALL PLANT MATERIAL WITHIN 30 DAYS OF BID. UPON DELIVERY, PLANT MATERIAL THAT DOES NOT MEET NURSERY STANDARDS IS ROOTBOUND, OF POOR QUALITY & HEALTH, SUBSTANDARD SIZE, AND / OR IS NOT APPROVED BY THE LANDSCAPE ARCHITECT. IT SHALL BE REPLACED AT THE CONTRACTORS EXPENSE. MATERIAL WHICH IS NOT SECURED AND IS UNAVAILABLE IN THE SIZE SPECIFIED SHALL BE UP-SIZED, IF AVAILABLE. ALL REPLACEMENT 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.
10. 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

1. ALL EXISTING PLANT MATERIAL, TREES, OR LAWN TO REMAIN MUST BE PROTECTED AND MAINTAINED IN PLACE BY THE CONTRACTOR.
2. ANY DAMAGED MATERIAL MUST BE FULLY REPLACED TO MATCH EXISTING BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACT AND OWNER.
3. CONTRACTOR MUST MAINTAIN ANY EXISTING IRRIGATION SYSTEMS OR PROVIDE TEMPORARY IRRIGATION SYSTEMS AS REQUIRED TO ALL EXISTING PLANTING AREAS OF REMAIN.

SOILS

1. THE CONTRACTOR MUST PROVIDE AN AGRICULTURAL SUITABILITIES ANALYSIS FOR ALL SOILS EXISTING AND IMPORTED INCLUDING BUT NOT LIMITED TO: EXISTING ON-SITE SOILS, IMPORTED TOPSOIL, LIME TREATED AREAS, AND ALL AMENDMENTS. RECOMMENDATIONS FOR AMENDMENTS CONTAINED IN THIS ANALYSIS ARE TO BE CARRIED OUT BEFORE PLANTING OCCURS. PROVIDE 2 TESTS AT 4" DEPTH AND 2 TESTS AT 24" DEPTH THROUGHOUT THE SITE. PROVIDE ADDITIONAL TESTING (ONE 4" AND ONE 24" DEPTH TEST PER 25,000 SF FOR AREAS WHICH WERE LIME TREATED). EACH TEST SAMPLE SHALL 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. FOR BID PURPOSES AMEND ALL SOIL WITH 4 YARDS OHW COMPOST SILTS CYPRESS AND 10 LBS OF GRO-POWER PLUS 5-3-1 W/1 PER 100SF. CONTRACTOR TO SUBMIT ALL DELIVERY TICKETS FOR COMPOST AND FERTILIZERS FOR VERIFICATION.
2. ALL SOILS IMPORTED ONTO THE SITE FOR ANY PURPOSE SUCH AS GRADING, NON EXPANSIVE FILL, FILL, 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.
3. SOIL IS TO BE AMENDED, AT THE RATE INDICATED BY THE SOIL ANALYSIS, TO BRING THE SOIL ORGANIC MATTER CONTENT TO A MINIMUM OF 3.5% BY DRY WEIGHT, AND A MINIMUM OF 2" OF QUALITY RECYCLED COMPOST, ON ALL PLANTING AREAS.
4. 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 COMPACTION RELIEVED TO A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES BELOW SUBGRADE, PLANTERS THREE TO TEN (3-10) FEET WIDE MUST HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF 18" BELOW SUBGRADE, PLANTERS MORE THAN 10' WIDE SHALL HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF 12" BELOW SUBGRADE. AREAS SHALL BE PROTECTED AFTER DECOMPACTION.
5. 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

1. ALL TREES SHALL BE STANDARDS UNLESS SPECIFICALLY NOTED.
2. ALL TREES ARE TO BE STAKED AS SHOWN ON THE TREE STAKING/CULIVING DIAGRAMS. BRANCHING HEIGHT OF TREES SHALL BE A 6'-0" 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.
3. PLANT TREES 3'-0" MINIMUM FROM FACE OF CURB AT PARKING, AND FROM EDGES OF PAVING. ALL TREES WITHIN 5' OF PAVING AREAS AND BUILDINGS MUST HAVE ROOT BARRIERS INSTALLED. SEE ROOT BARRIER DETAIL. DEEP ROOT BARRIER MODEL NO. UB-24.2 (415) 344-1464. INSTALL PER MANUFACTURERS SPECIFICATIONS. WHERE WATER BARRIERS AND ROOT BARRIERS ARE REQUIRED, USE CENTURY PRODUCTS DUAL PURPOSE WATER ROOT BARRIER CR-PE2-30, (714)632-7083, 3" C.D. FOR LOCATIONS OF WATER BARRIER.
4. PROVIDE 4" BERM AROUND TREE FOR WATER BASIN. SEE TREE STAKING DETAIL. BERM TO BE REMOVED IN LAWN AREA AFTER INITIAL MAINTENANCE PERIOD. MULCH TREE WELL WITH 3" LAYER OF RECYCLED CHIPPED MULCH. KEEP MULCH AWAY FROM TREE TRUNK. HOLD LAWN AND HYDROSEED 2' CLEAR FROM TRUNKS, TYP.
5. TREES MUST HAVE AN UNCUT LEADER THAT HAS A UNIFORM TAPER FROM BASE TO TIP. TREES MUST MEET AT LEAST NORMAL CALIPER AND HEIGHT FOR CONTAINER SIZE. OVERGROWN OR ROOT BOUND TREES ARE NOT ACCEPTABLE.
6. FOR ALL TREES IN STORMWATER INFILTRATION ZONES HOLD FG OF ROOTBALL 4" ABOVE FG OF FLOWLINE, ADJUST ADJACENT GRADE OF SOIL TO BLEND UNIFORMLY AROUND ROOTBALL AND ALLOW UNIMPEDED FLOW OF WATER.

PLANTING NOTES (CONT)

SHRUBS, GROUNDCOVERS AND VINES

1. GROUNDCOVER MUST BE PLANTED AS SHOWN ON THE PLAN, INCLUDING UNDER SHRUBS AND IN TREE WATERING BASINS.
 2. 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.
 3. THE CONTRACTOR IS TO SECURE ALL VINES TO TRELLISES WITH APPROVED FASTENERS, ALLOWING FOR TWO (2) YEARS GROWTH. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT.
- HYDROSEED
1. ALL DISTURBED AREAS WITH NO PLANTING, MULCH, HARDCAPE OR OTHER MEANS OF EROSION CONTROL SHALL HAVE HYDROSEED PLACED.
 2. ALL HYDROSEED SHALL BE FULLY ROOTED AND ESTABLISHED PRIOR TO OCTOBER 15TH.
 3. 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.

ACCESSORIES

1. ALL PLANTING NOT BOUNDED BY CONCRETE OR A HARDCAPE EDGE SHALL BE COMPLETELY SURROUNDED BY HEADERS. ALL ASPHALT AND DECOMPOSED GRANITE AREAS TO BE COMPLETELY SURROUNDED BY HEADERS OR ADJACENT CONCRETE WORK.
2. 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.
3. ALL MULCH WITHIN STORMWATER PLANTING AREAS MUST BE 3" OF WASHED PEA GRAVEL. SUBMIT SAMPLE FOR REVIEW AND APPROVAL.
4. 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" & 40% 2"-3" NO.10 COBBLE. PROVIDE 24" WIDE BY 6" DEPTH OF COBBLE AROUND ALL CATCH BASINS LOCATED IN DRAINAGE AREAS. SUBMIT SAMPLE FOR REVIEW AND APPROVAL.
5. ALL RAINWATER LEADERS DISCHARGING INTO LANDSCAPE AREAS MUST HAVE SPLASH BLOCKS. MODEL: CDI 1624". COLOR: TO MATCH PAVING. (800) 279-2278.
6. ALL SLOPES GREATER THAN 2:5:1 MUST BE COVERED WITH EROSION CONTROL NETTING PER THE MANUFACTURERS SPECIFICATIONS. OVERLAP ALL EDGES A MINIMUM OF 12" AND SECURE AS REQUIRED WITH METAL STAPLES. EROSION CONTROL NETTING TO BE WESTERN EXCELSIOR, EXCEL, CS-3 OR APPROVED EQUAL. AVAILABLE FROM REED & GRAHAM 888-381-0800.
7. 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.
8. SEE SPECIFICATIONS FOR ALL FERTILIZER REQUIREMENTS

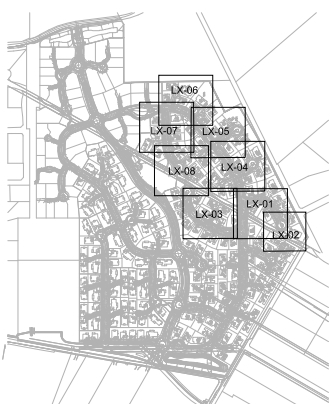
SUBMITTALS

1. CONTRACTOR MUST SUBMIT ALL TESTS, PRODUCTS, ACCESSORIES, CUT SHEETS OF ALL ITEMS SPECIFIED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
2. ALL PLANT MATERIAL MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY. CONTRACTOR SHALL SUBMIT PHOTOS OF ALL SHRUBS, GROUND COVERS, VINES, AND TREES FOR PRELIMINARY REVIEW AND APPROVAL.
3. 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

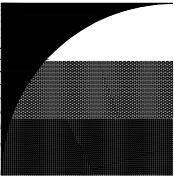
	TREE NAME QUANTITY
	SHRUB / GROUND COVER NAME QUANTITY
SEE PLANT LIST FOR ADDTL INFO.	

LANDSCAPE SHEET MAP INDEX



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	QTY
	ACE	ACER X FREEMANII 'JEFFRESD'	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
	PRJ	PRUNUS SERULATA	JAPANESE FLOWERING CHERRY	24"BOX	M	AS SHOWN	41
	QUE	QUERCUS AGRIFOLIA	COAST LIVE OAK MULTI-TRUNK	36"BOX	VL	AS SHOWN	4
	QUL	QUERCUS LOBATA	VALLEY OAK	24"BOX	L	AS SHOWN	11
	QUS	QUERCUS SUBER	CORK OAK	24"BOX	L	AS SHOWN	4
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	QTY
	CG	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	CALIFORNIA LILAC	1 GAL	L	72" O.C.	442
	CT	CHONDRLOPETALLUM TECTORIUM	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 PARVIFLORA	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 GINGERSII 'GOODWIN CREEK GRAY'	GOODWIN CREEK GRAY LAVENDER	1 GAL	L	24" O.C.	1,146
	LD	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE GRANT WILD RYE	1 GAL	L	42" O.C.	931
	LL	LOPHANDRIA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	L	36" O.C.	2,453
	MA	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL	L	42" O.C.	162
	MR	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	RHAPHIOLEPS 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	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	QTY
	BP	BACCHARIS PILLULARIS '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	BENKELEY SEDGE	FLAT	L	24" O.C.	252
	JC	JUNIPERUS CONFERTA 'BLUE PACIFIC'	BLUE PACIFIC JUNIPER	1 GAL	L	60" O.C.	154
	LA	LANTANA MONTEVIDEENSIS 'ALBA'	WHITE TRAILING LANTANA	1 GAL	L	48" O.C.	625
	MP	MYOPORIUM PARVIFOLIUM 'PINK'	TRAILING MYOPORIUM	1 GAL	L	72" O.C.	36
	SOD	TURF SOD BOLEERO PLUS	FESCUE BLEND	SOD	L		18,705 SF



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BORELLO RANCH
BACKBONE
PHASE 4
MORGAN HILL
CALIFORNIA

Toll Brothers

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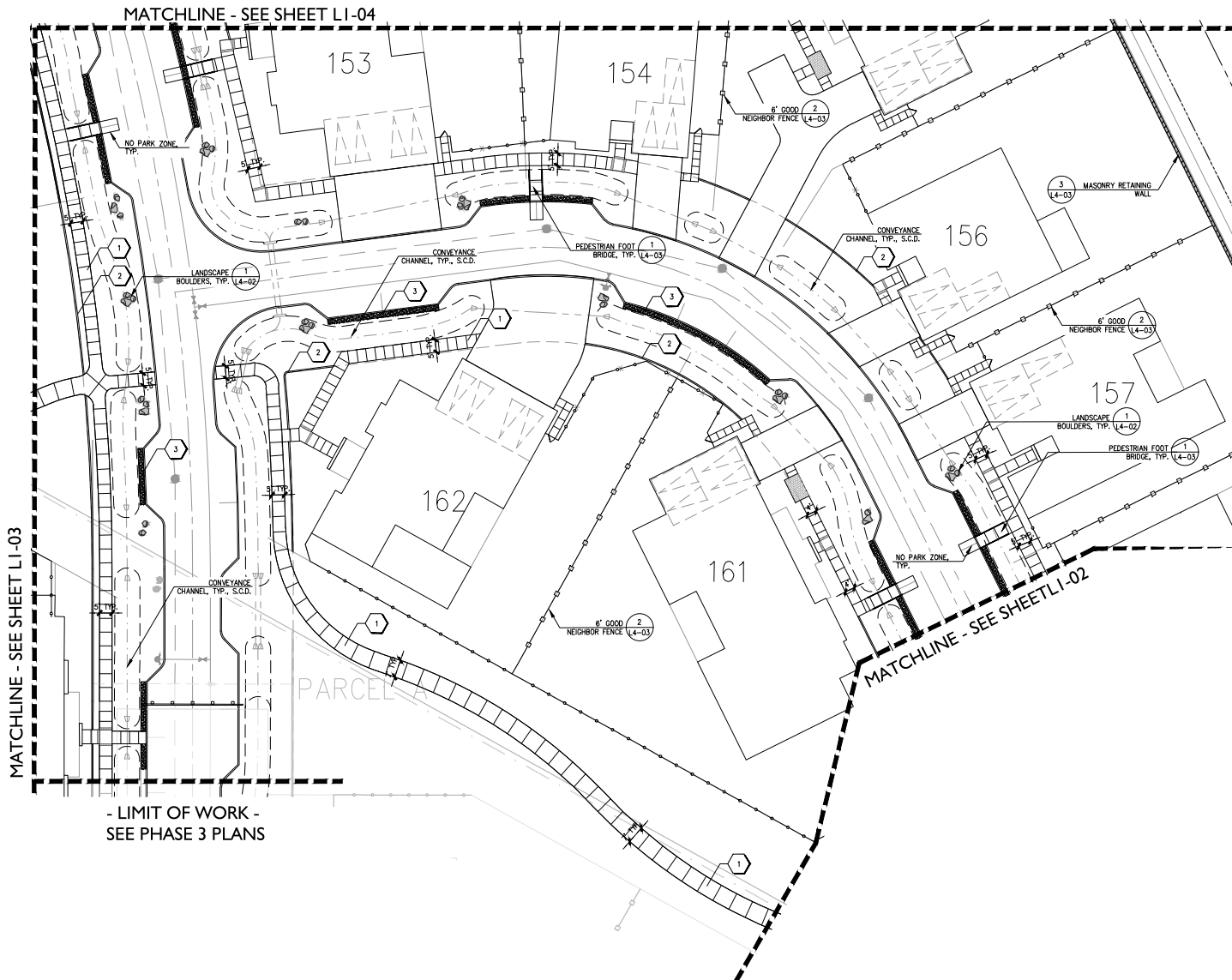


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



PLANTING NOTES AND
LEGEND

L0-02

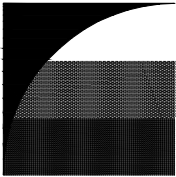
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-  STREET LIGHT, S.C.D.
-  BOLLARD LIGHT, S.C.D.
-  PEDESTRIAN FOOTBRIDGE
-  BOULDERS
-  MASONRY RETAINING WALL
-  6\"/>

LANDSCAPE KEY MAP



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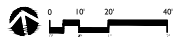
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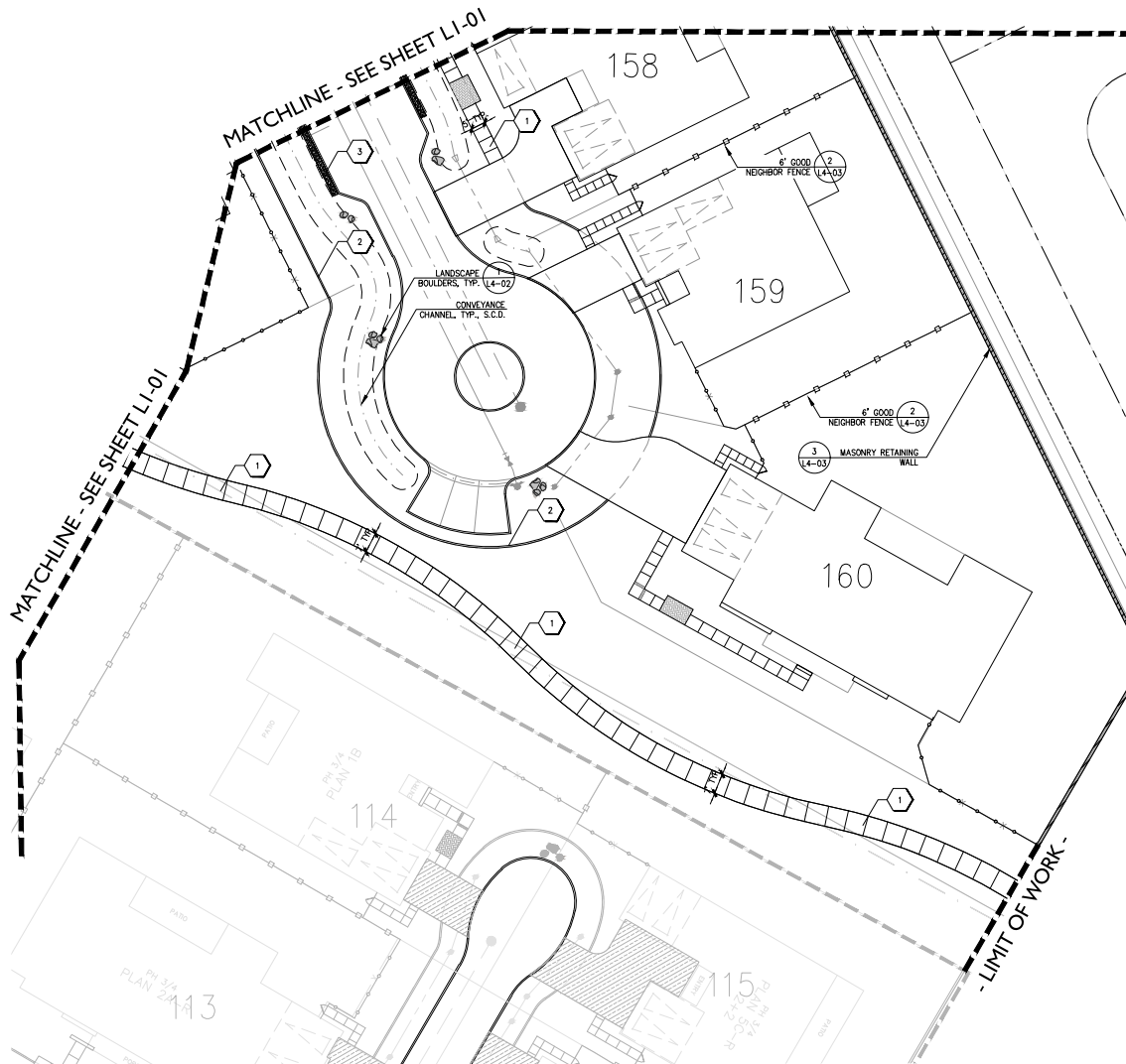
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LAYOUT PLAN

LI-01

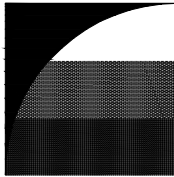
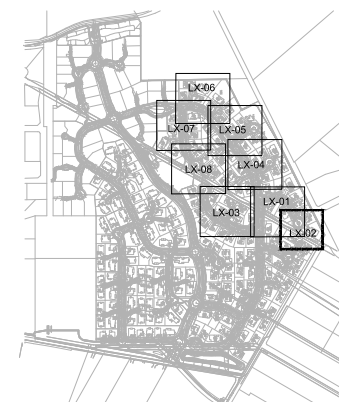
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	6' FENCE

LANDSCAPE KEY MAP



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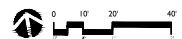
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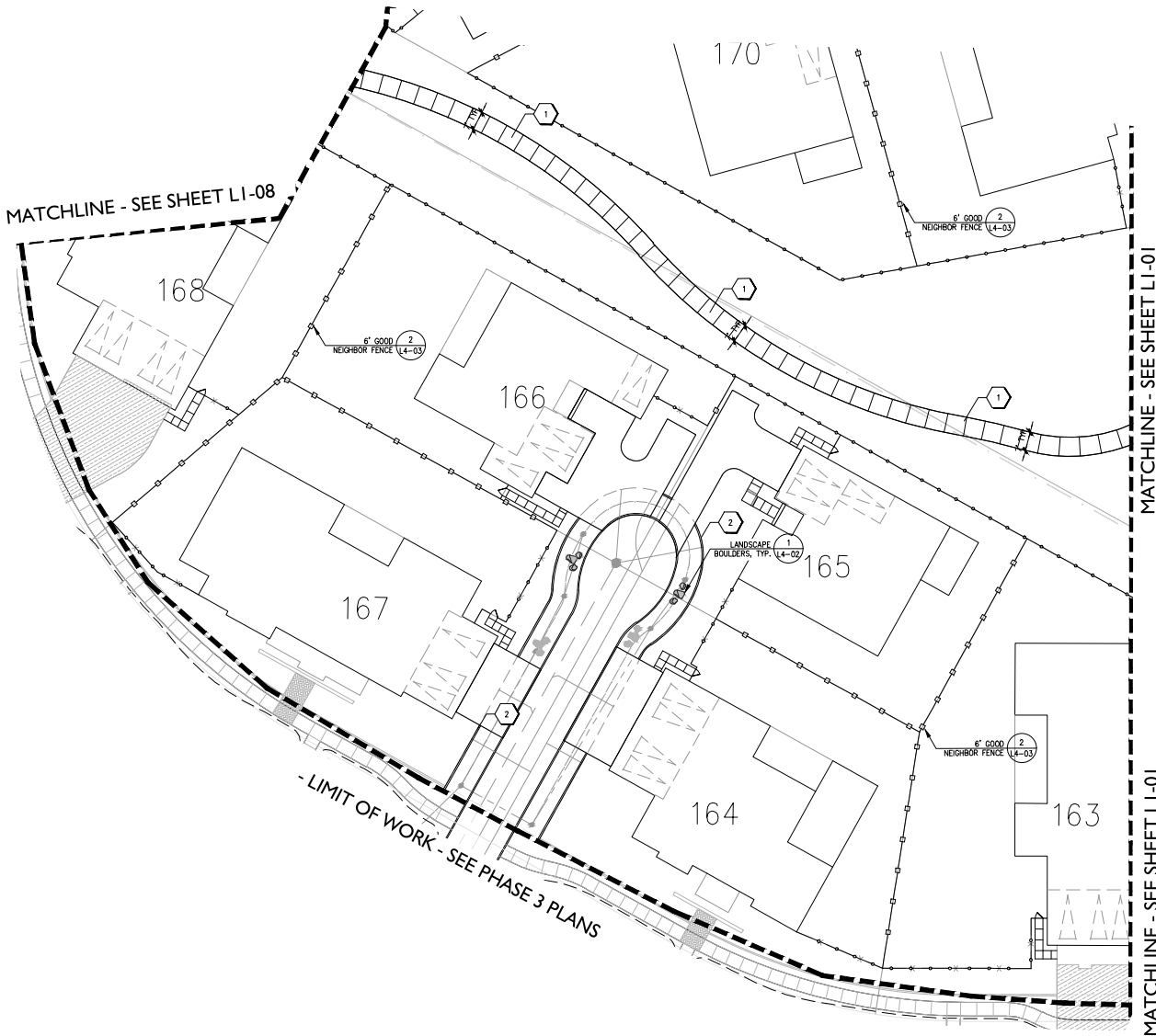
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LAYOUT PLAN

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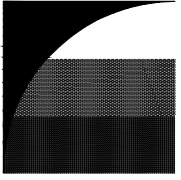
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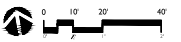
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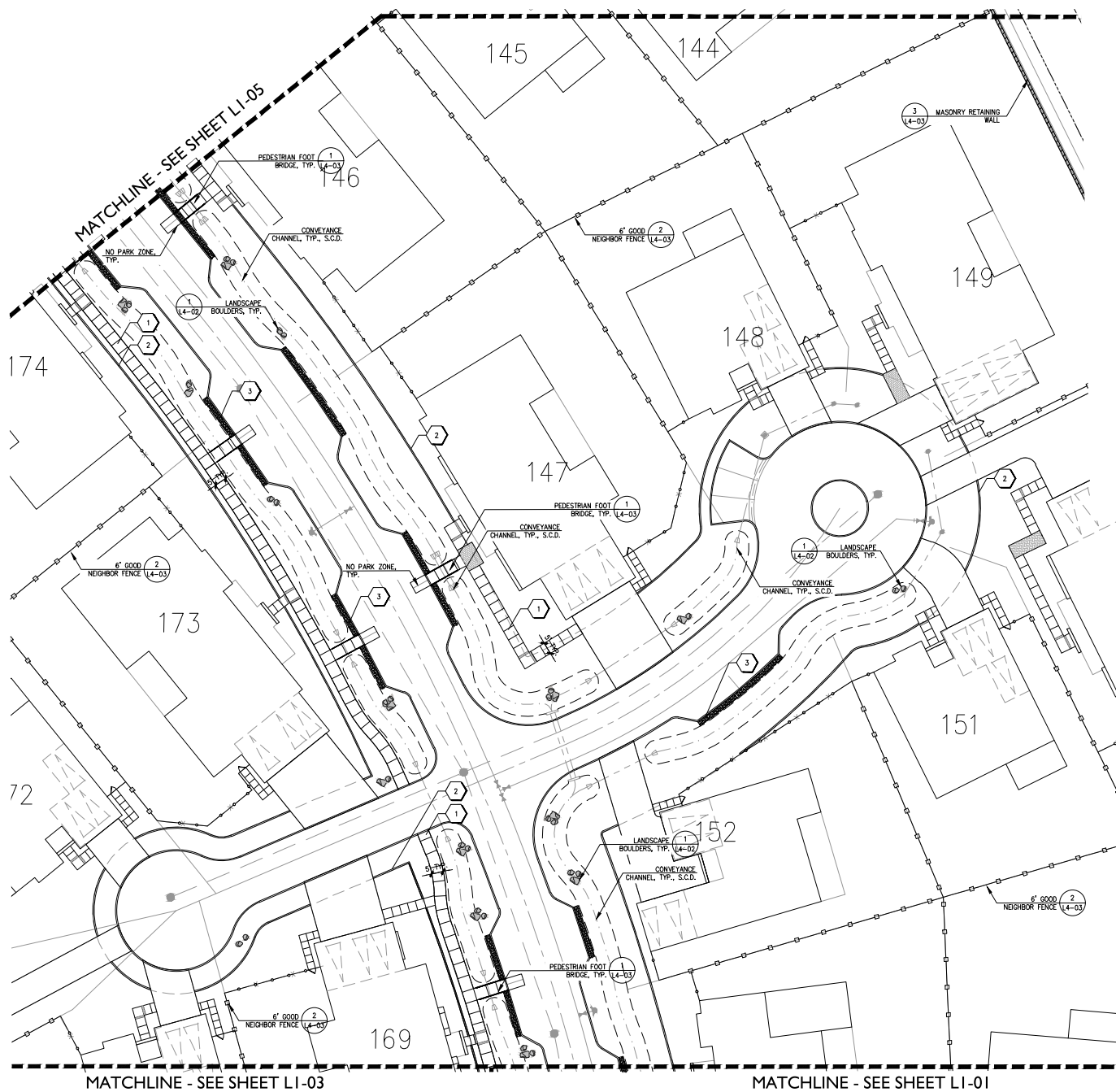
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




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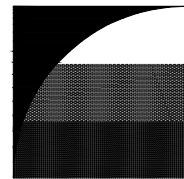
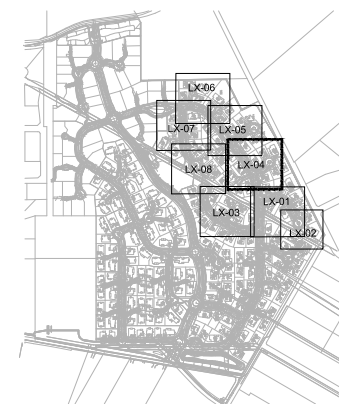
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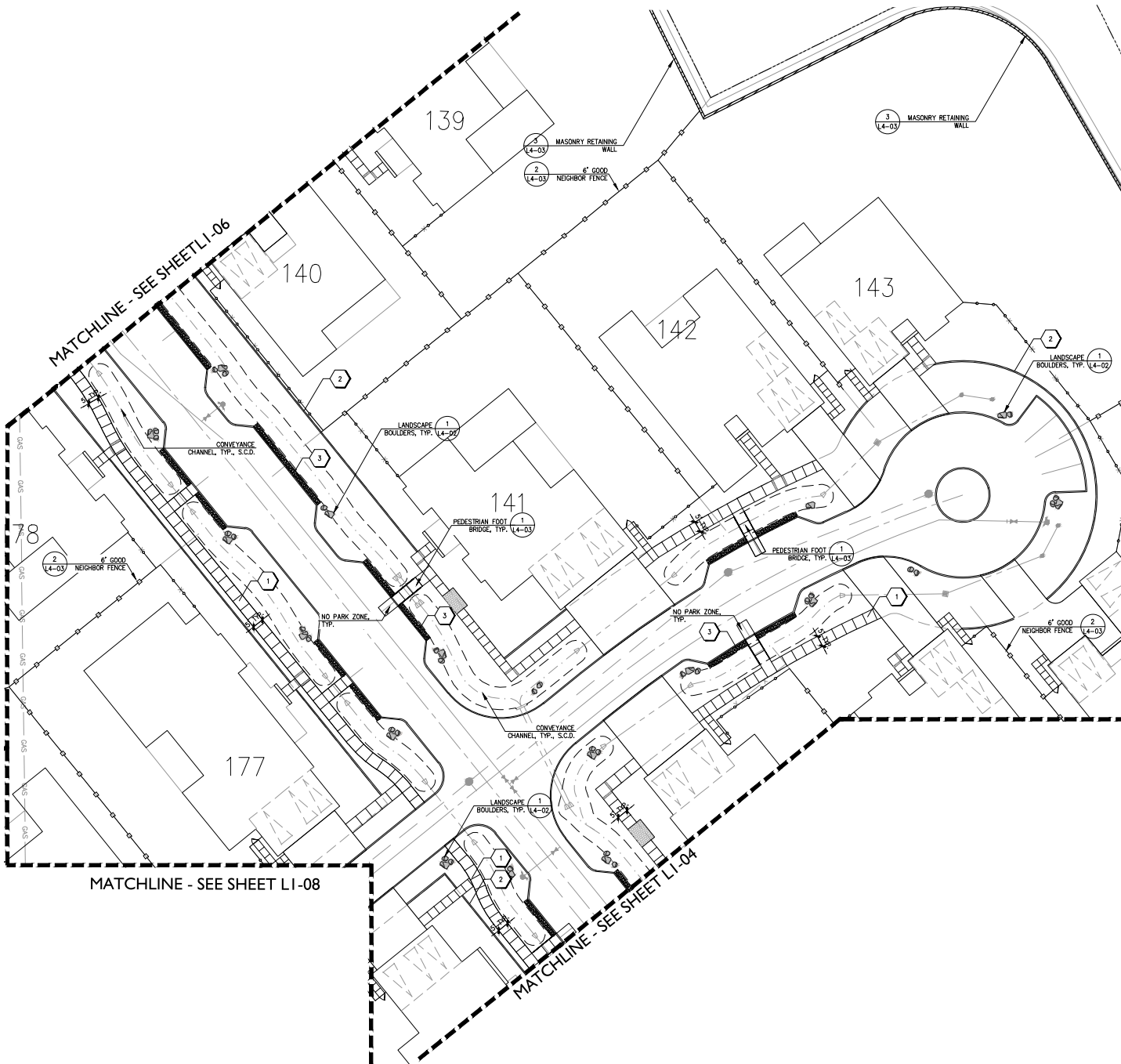
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




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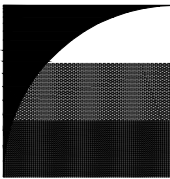
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CHECK: R.C.
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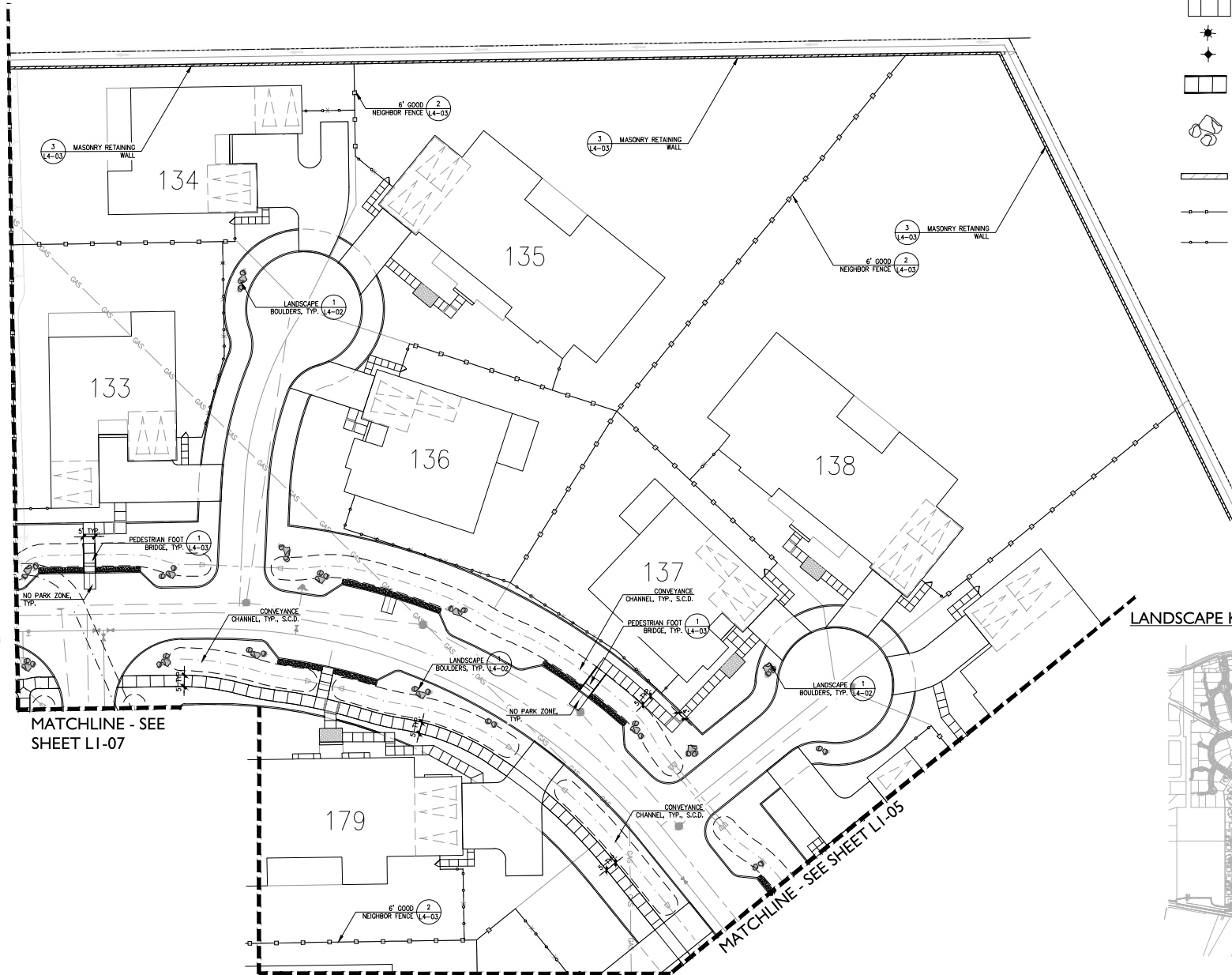
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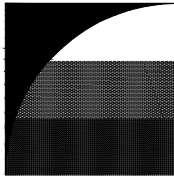
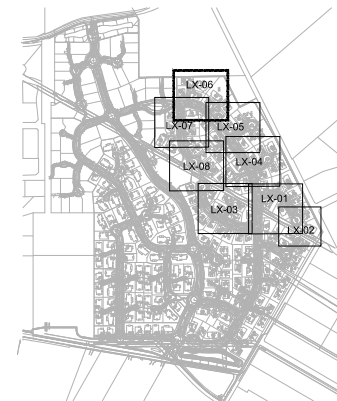
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LAYOUT LEGEND

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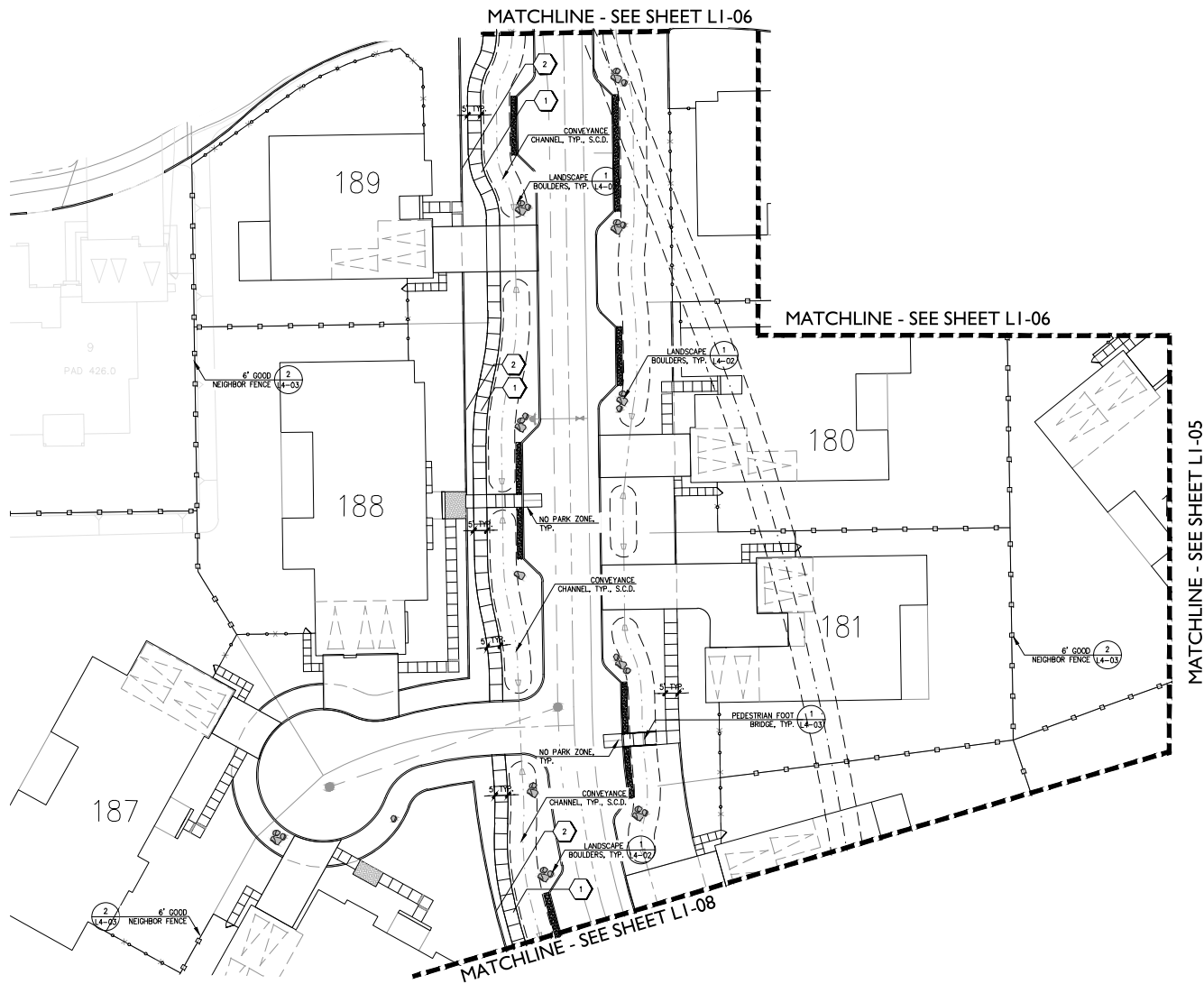
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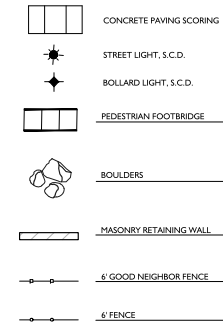
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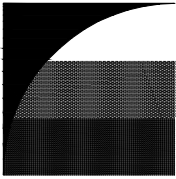
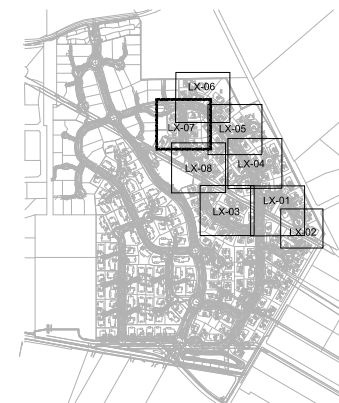
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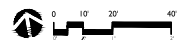
**BORELLO RANCH
 BACKBONE
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 CALIFORNIA

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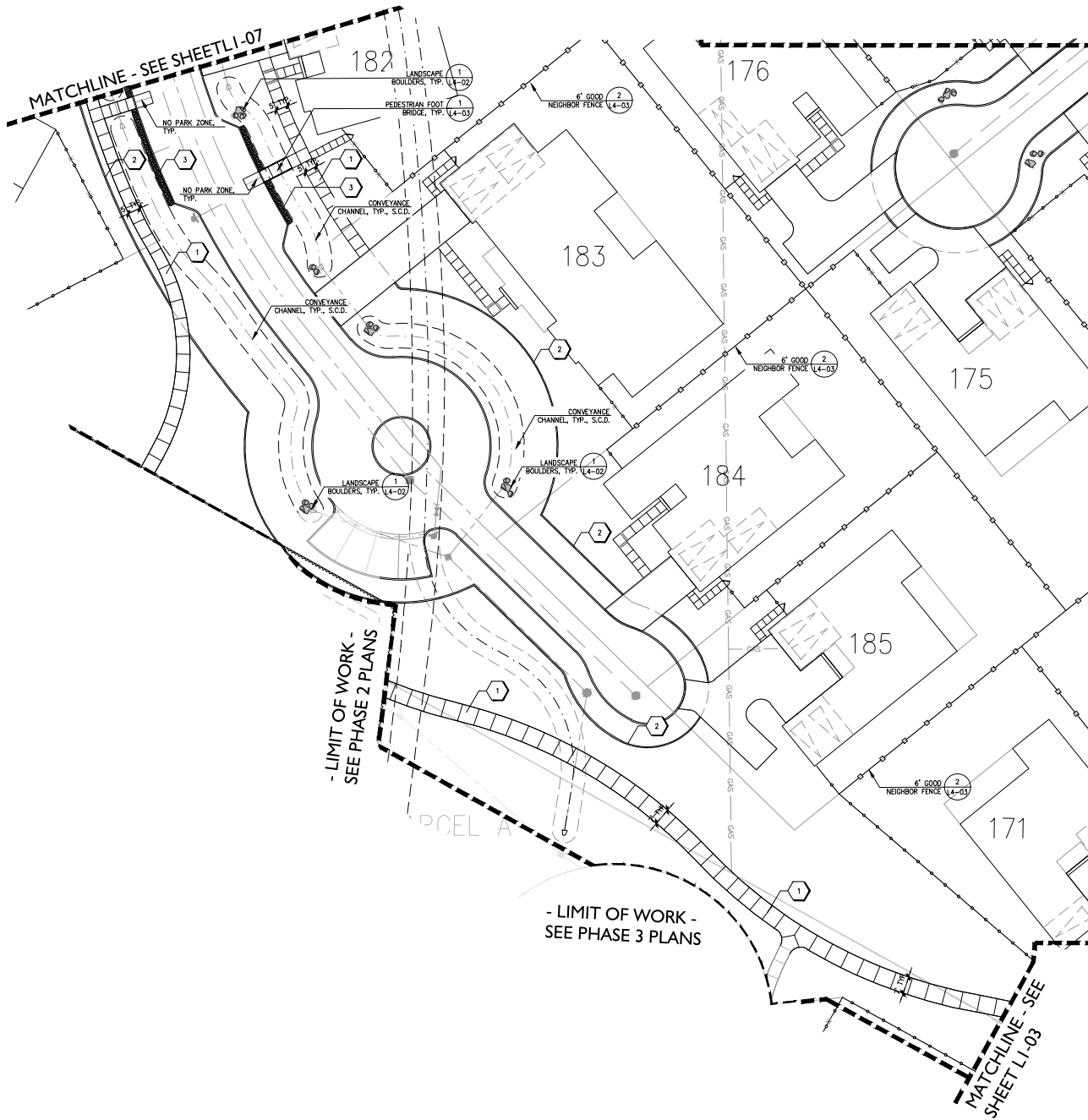
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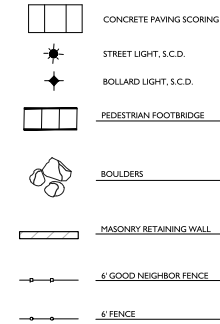
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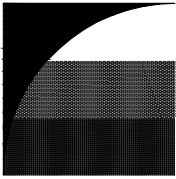
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LANDSCAPE KEY MAP



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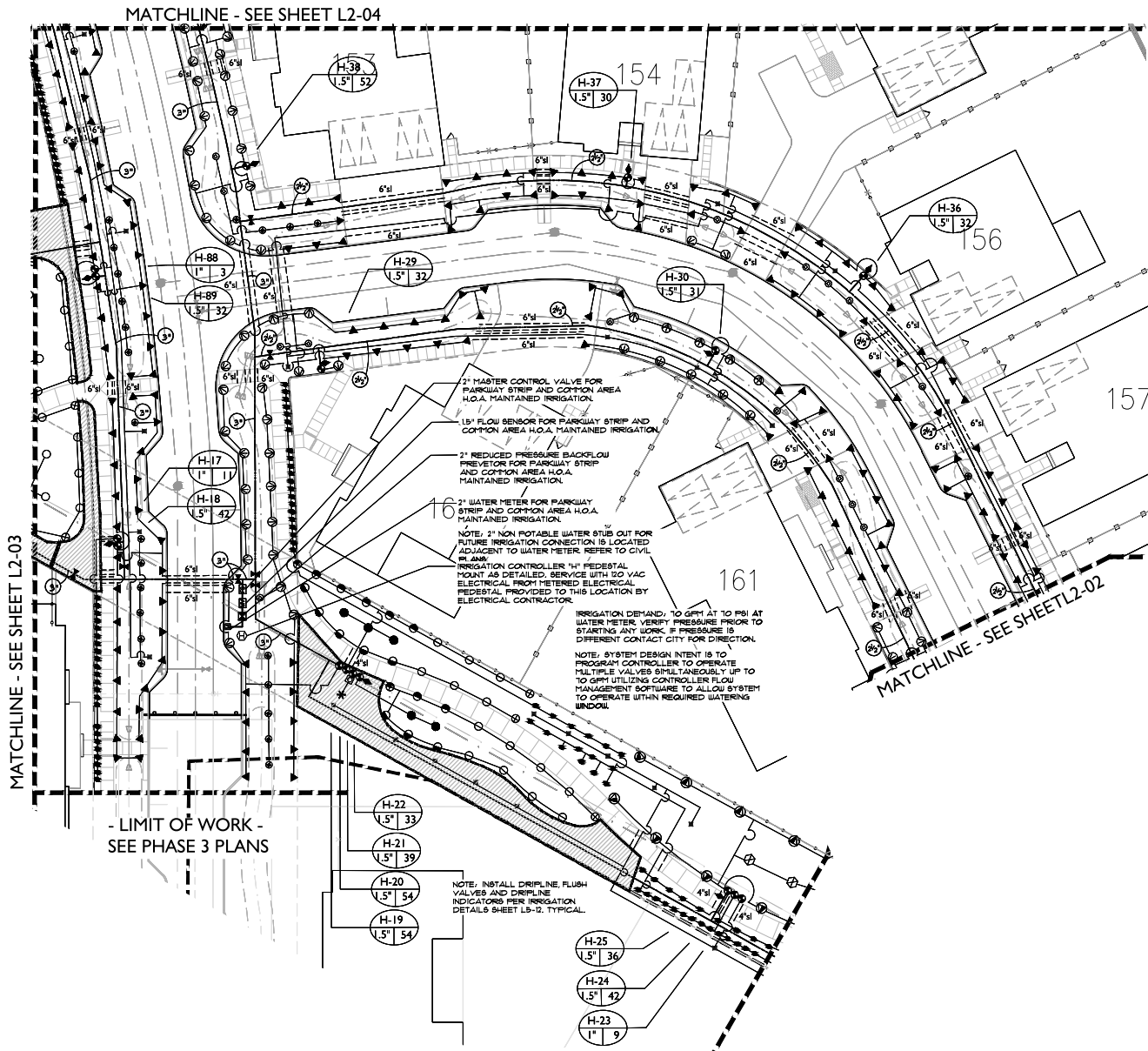
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LAYOUT PLAN

LI-08

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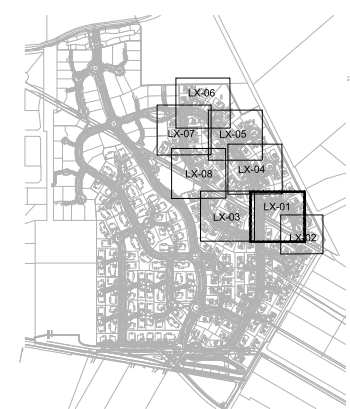


LATERAL LINE SIZING CHART

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"	
DRIPLINE 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.

LANDSCAPE KEY MAP



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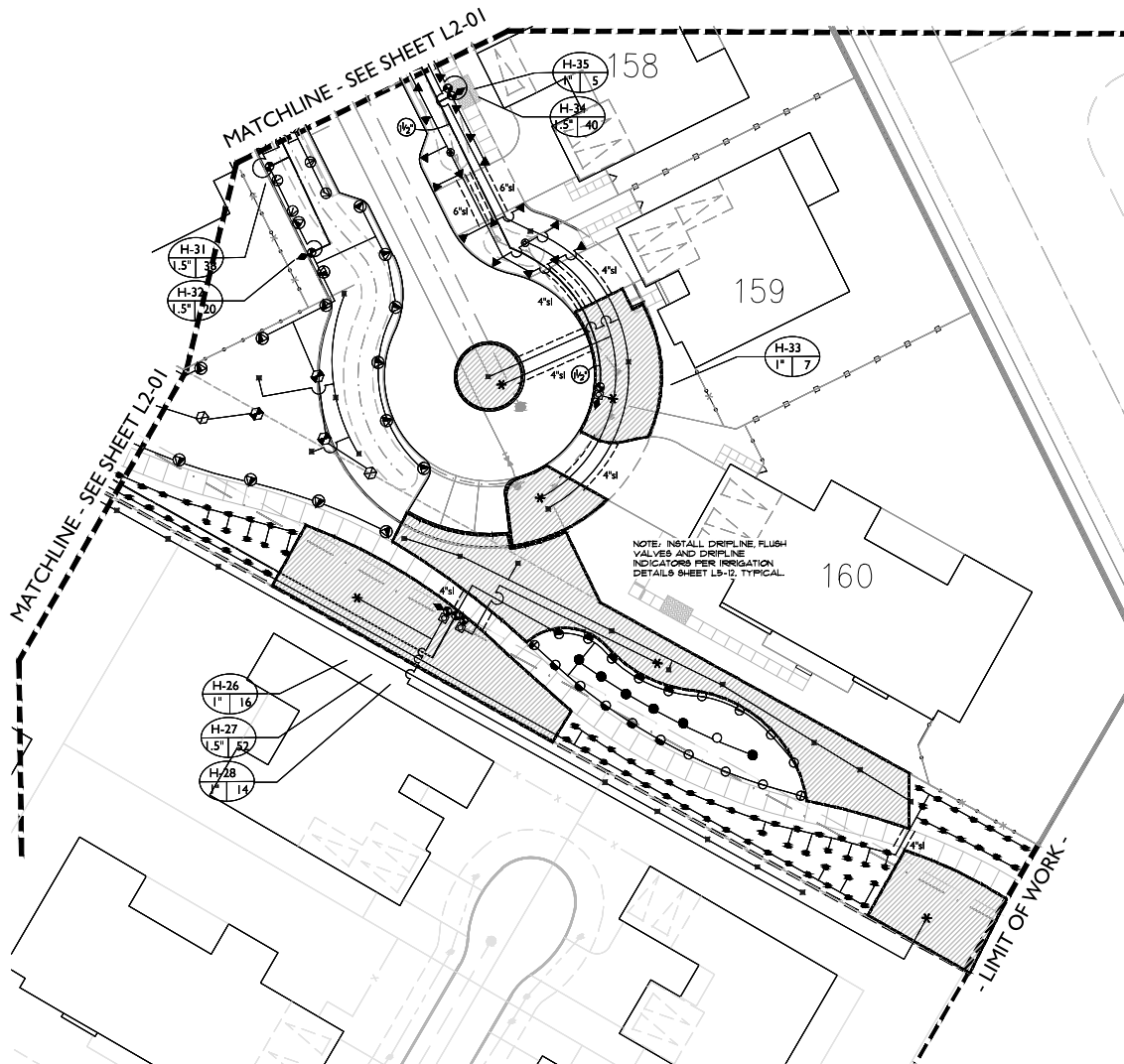


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IRRIGATION PLAN

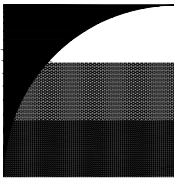
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LATERAL LINE SIZING CHART

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
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	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"	
DRIPLINE VARIES	1-5	3/4"	N/A
	5.25-10	1"	

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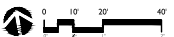
**BORELLO
RANCH
BACKBONE
PHASE 4**
MORGAN HILL
CALIFORNIA

Toll Brothers

ISSUE: DESCRIPTION: DATE:



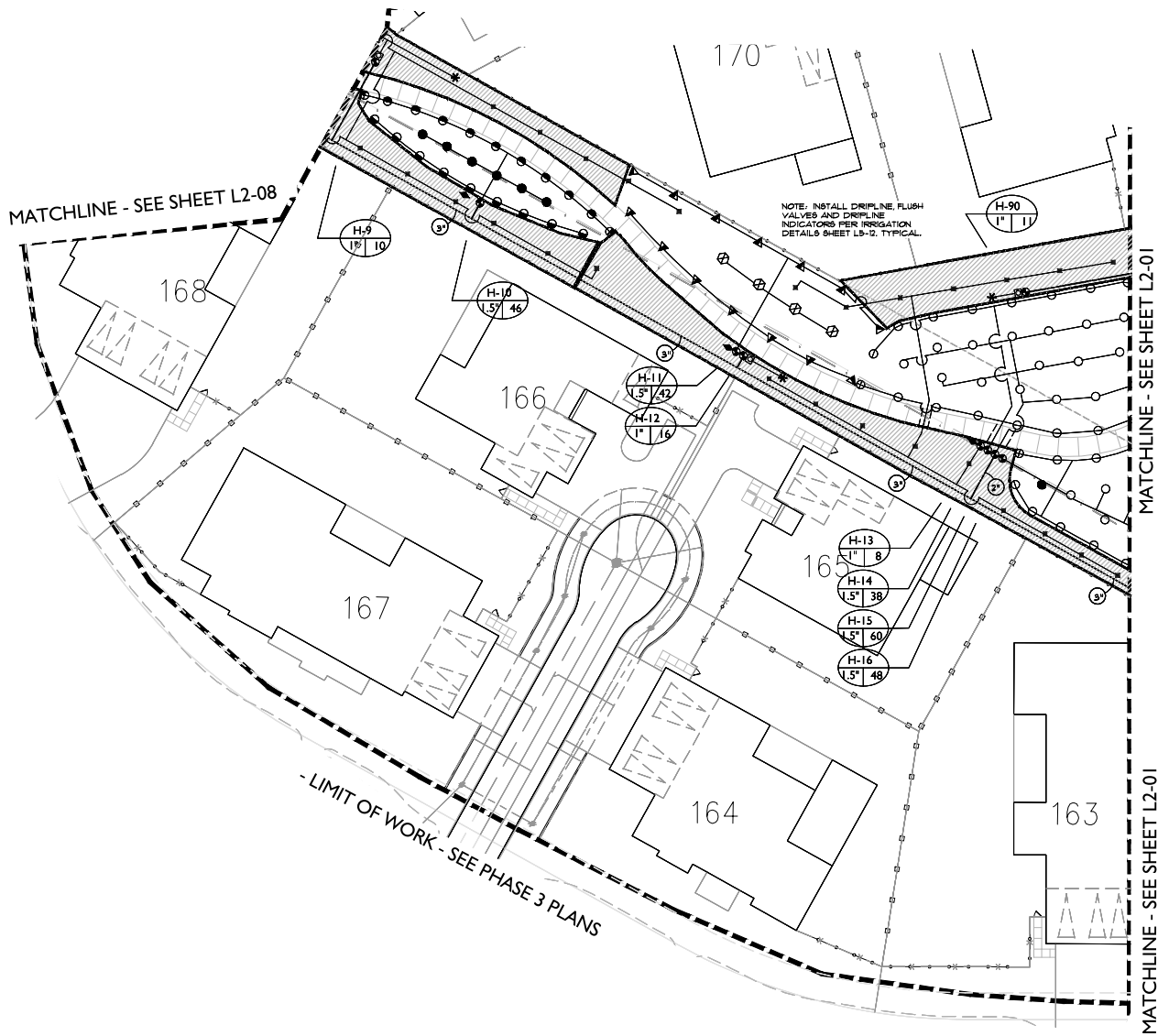
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IRRIGATION PLAN

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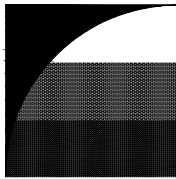
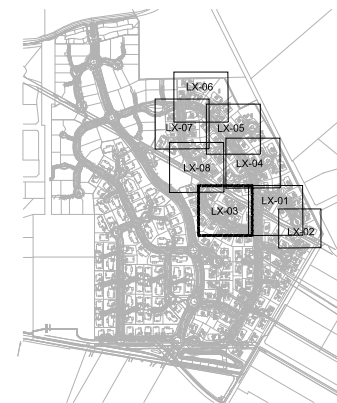


LATERAL LINE SIZING CHART

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LANDSCAPE KEY MAP



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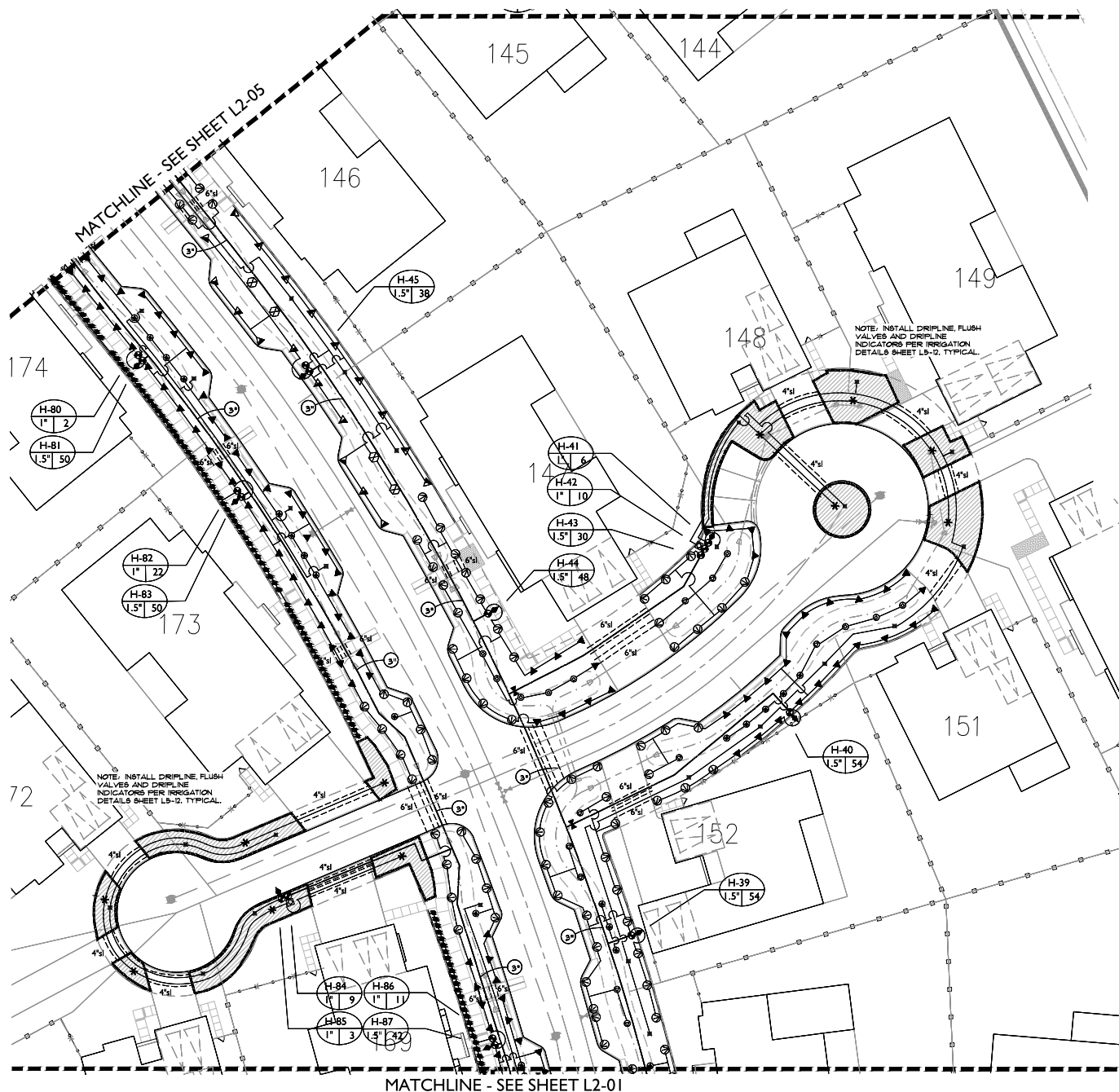
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IRRIGATION PLAN

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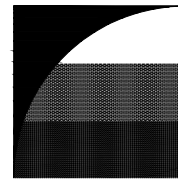


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LANDSCAPE KEY MAP



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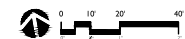
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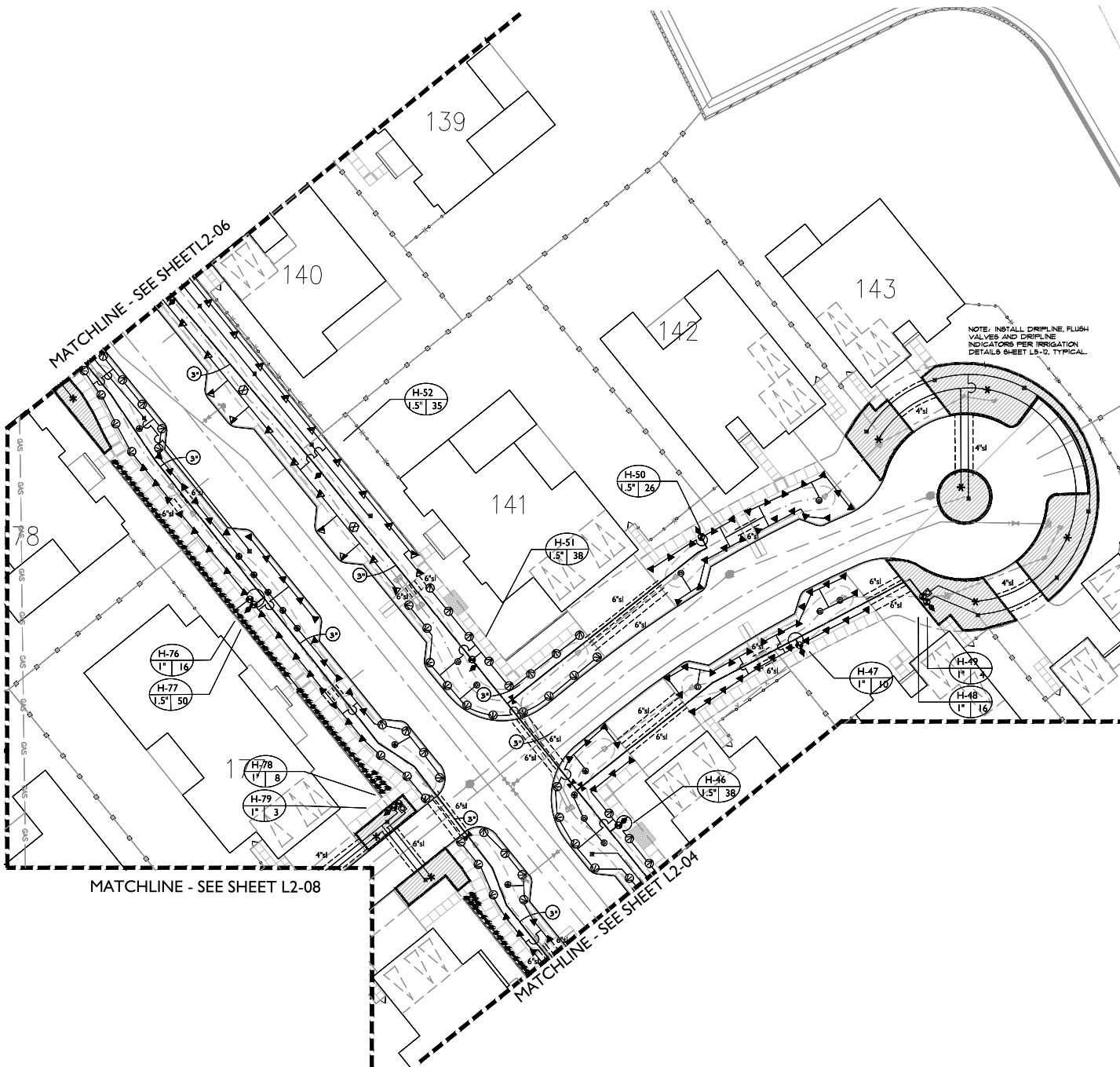
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IRRIGATION PLAN

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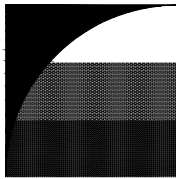
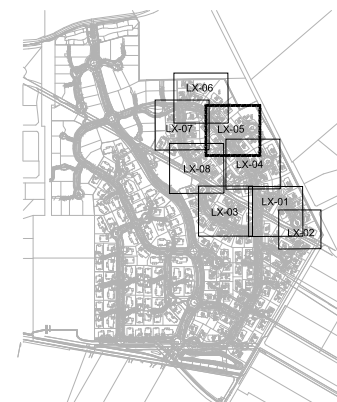


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LANDSCAPE KEY MAP



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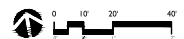
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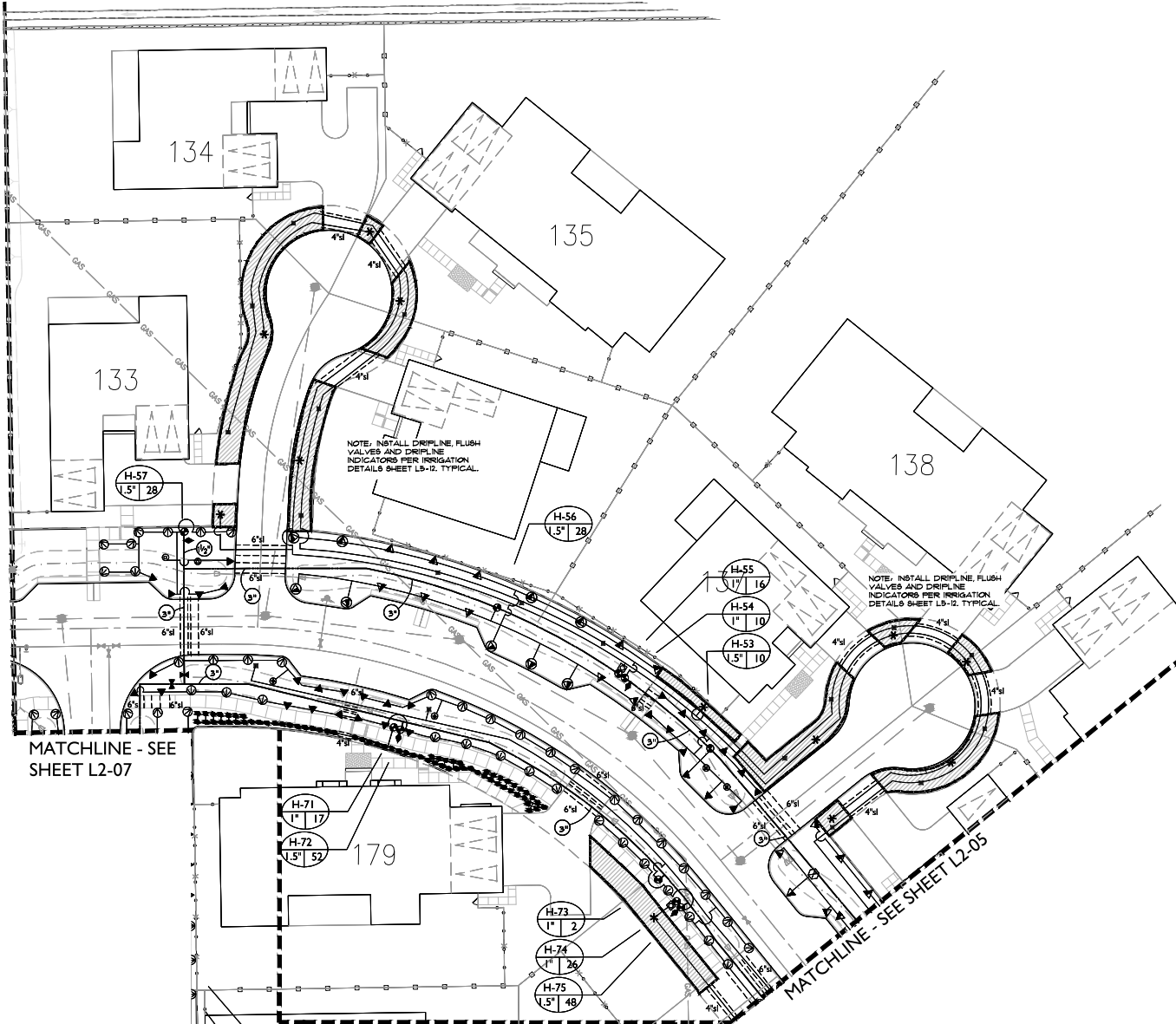


IRRIGATION PLAN

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- LIMIT OF WORK - SEE PHASE 1 PLANS -

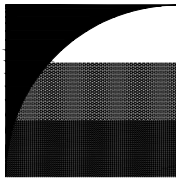
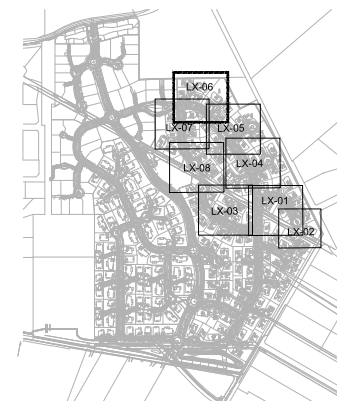


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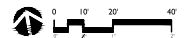
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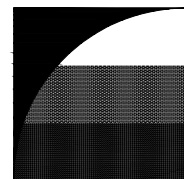
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IRRIGATION PLAN

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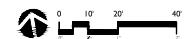
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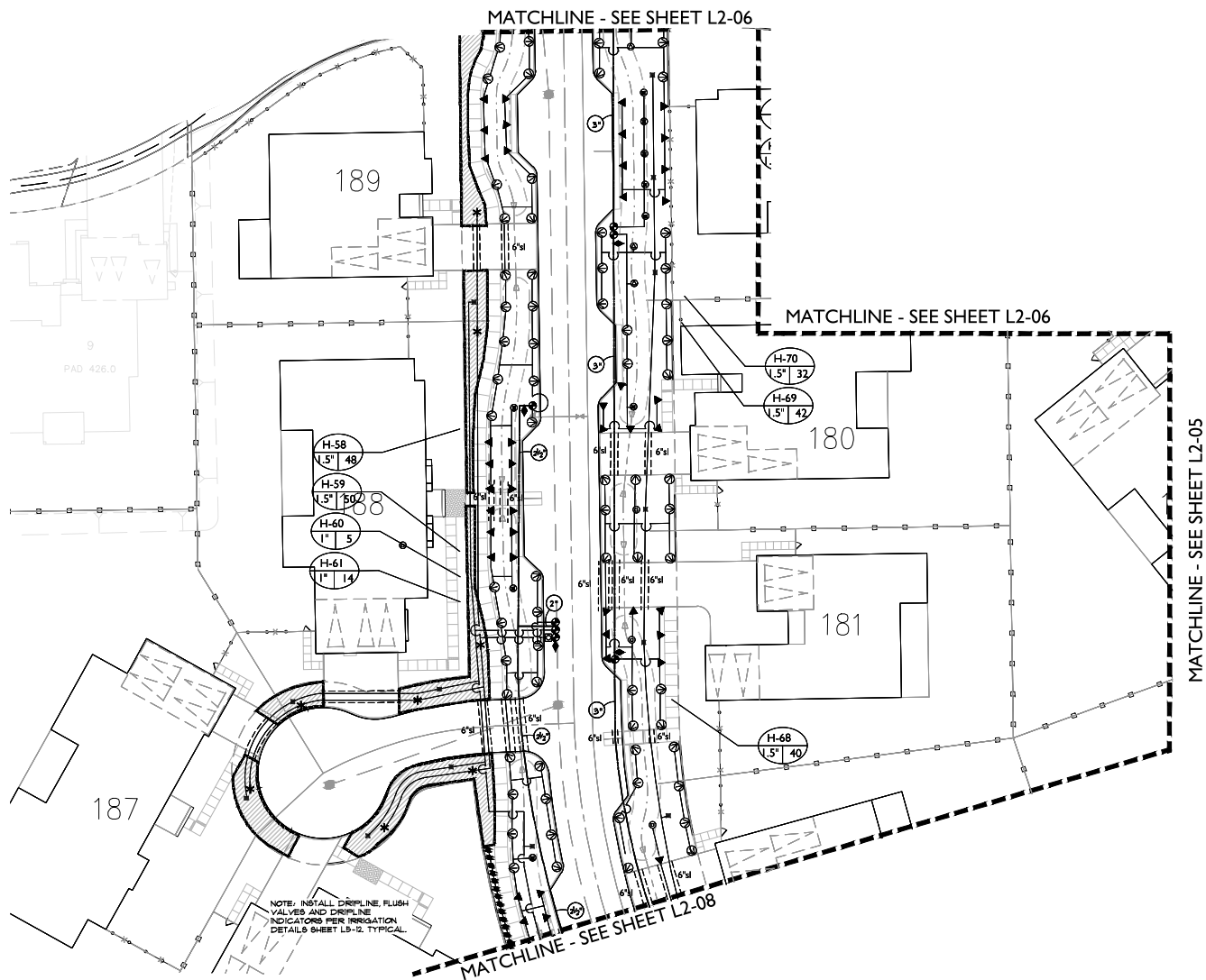
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IRRIGATION PLAN

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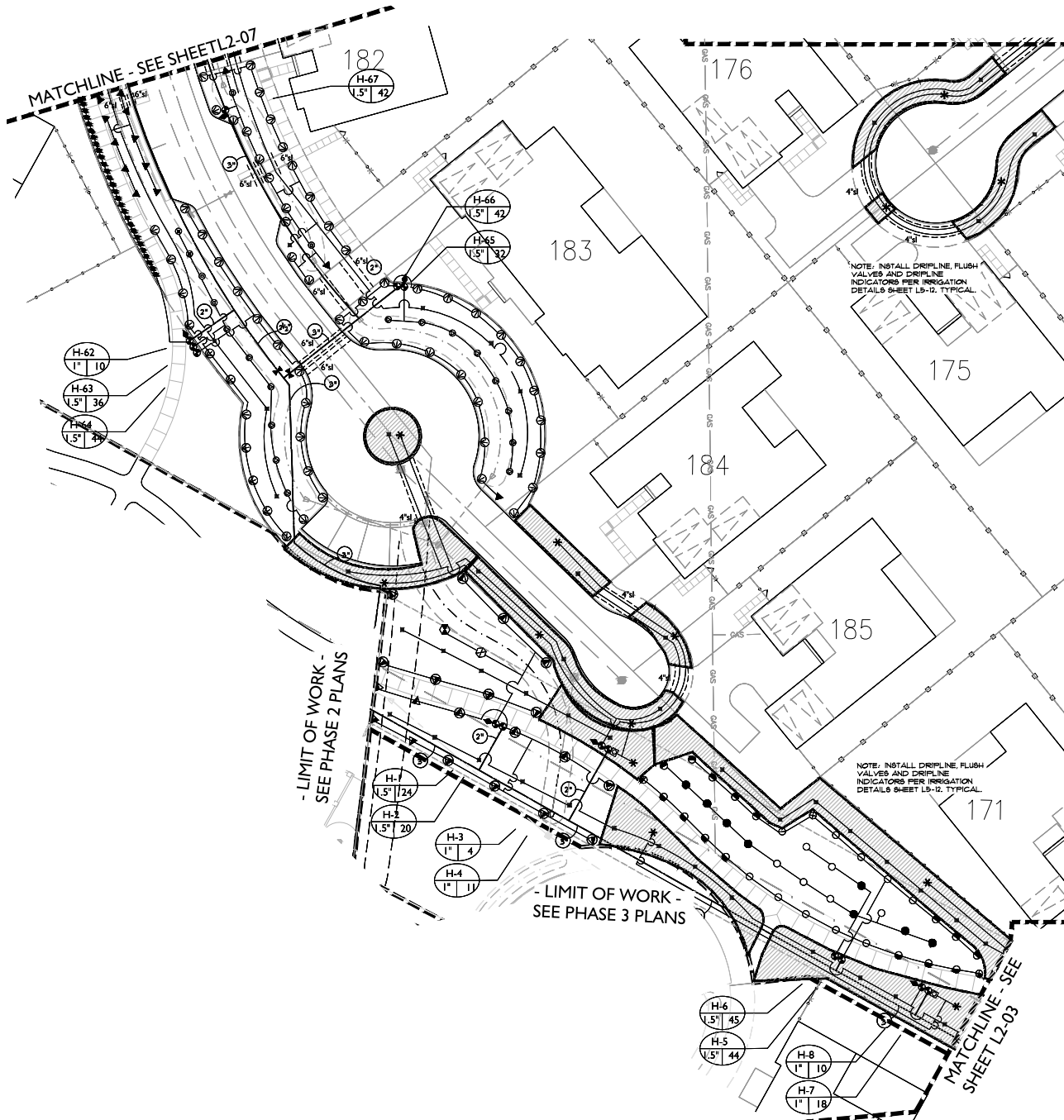
LATERAL LINE SIZING CHART

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LANDSCAPE KEY MAP



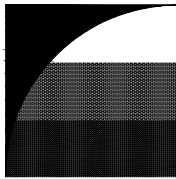
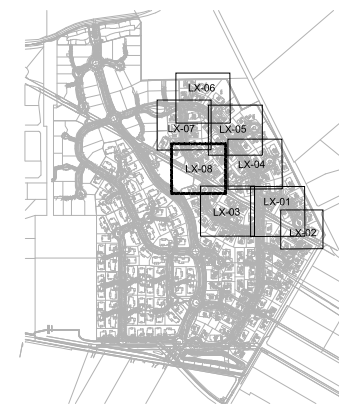


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LANDSCAPE KEY MAP



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BORELLO RANCH BACKBONE PHASE 4 MORGAN HILL CALIFORNIA

Toll Brothers

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IRRIGATION PLAN

L2-08

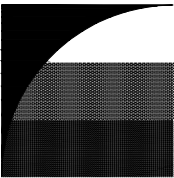
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IRRIGATION NOTES

1. THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.
2. 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.
3. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PAVING 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.
4. 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.
5. 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 THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER 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.
6. 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.
7. 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.
8. 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 OF VALVE BOXES WILL NOT BE PERMITTED.
9. SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 3/6" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN.
9. 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.
10. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA.)
11. 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.
12. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. ALL EXCAVATIONS ARE TO BE FILLED WITH COMPACTED 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.
20. 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 ADJACENT TO TREES, WHERE 2 INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN A PLASTIC BAG AND SECURED WITH A RUBBER BAND. TRENCHES ADJACENT TO TREE SHOULD 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.
21. 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 READINGS AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
22. OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.
23. IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
24. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
26. CONTRACTOR SHALL PRESSURE TEST ALL MAINLINE PIPE AS FOLLOWS:
A. NOTIFY ARCHITECT AT LEAST THREE (3) DAY IN ADVANCE OF TESTING.
B. PERFORM TESTING AT HIS 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 COUPLER 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 UNTIL TEST CONDITIONS ARE MET. 2. TEST RCV CONTROLLED LATERAL LINES WITH WATER AT LINE PRESSURE AND VISUALLY INSPECT FOR LEAKS. RETEST AFTER CORRECTING DEFECTS.
27. 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 FMR-MF-30-1"	AMIAID 1" FILTER WITH 130 MESH SCREEN WITH PENNINGER 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-TW-PSB PROMAX	RAINMASTER EAGLE PLUS SERIES 2-WIRE ET BASED SELF ADJUSTING CONTROLLER WITH UP TO 200 STATION CAPACITY. CONTROLLER SHALL INCLUDE I-CENTRAL ET CARD FOR ET OPERATION. CONTROLLER TO BE MOUNTED INSIDE VIT STRONG BOX SB18 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.			
		IRRIGATION INSIDE DASHED OUTLINE AREA: NETAFIM TECHLINE DRIP EMITTER TUBING WITH INTERNAL CHECK VALVE #: TLVC6-1810.0.60 GPH EMITTERS 18" ON CENTER DRIPLINE PIPE WITH NETAFIM BARBED FITTINGS INSTALLED 4" COVER. INSTALL DRIPLINE PER INSTALLATION DETAILS			
		STATION NUMBER GALLONS PER MINUTE VALVE SIZE			
		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. 18" COVER. ALL PIPE SHALL BE PURPLE FOR USE WITH NON POTABLE WATER.			
		LATERAL LINE: 1120-CLASS 200 PURPLE PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER. ALL PIPE SHALL BE PURPLE FOR USE WITH NON POTABLE WATER.			
		SLEEVE:1120-200 PSI PVC PLASTIC PIPE WITH SCHEDULE 40 PVC PLASTIC FITTINGS. 24" COVER. SIZE NOTED ON PLANS.			



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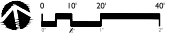
**BORELLO
RANCH
BACKBONE
PHASE 4**
MORGAN HILL
CALIFORNIA

Toll Brothers

ISSUE: DESCRIPTION: DATE:



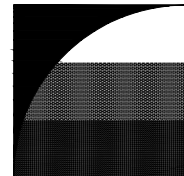
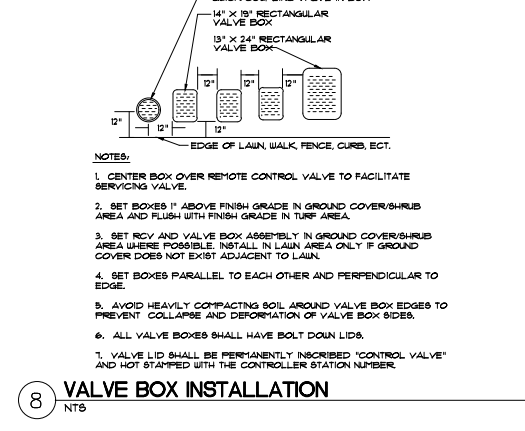
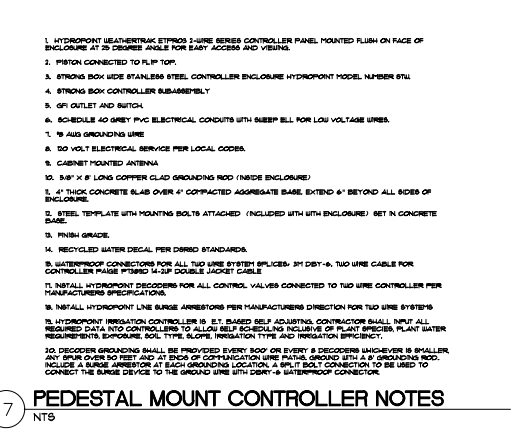
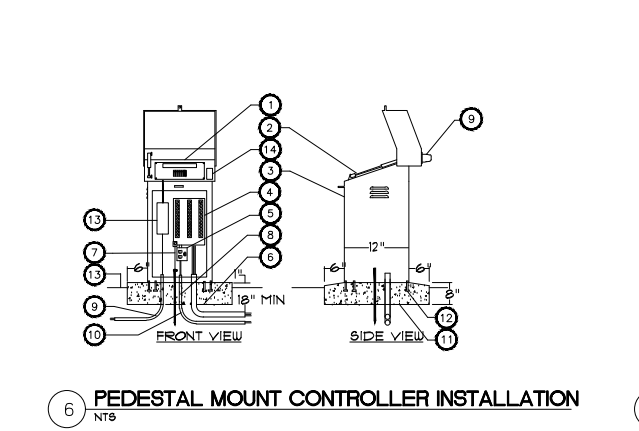
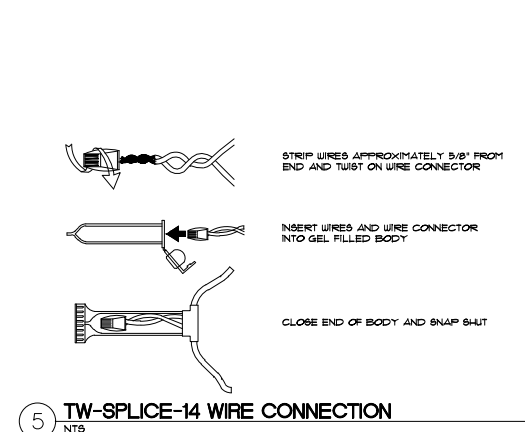
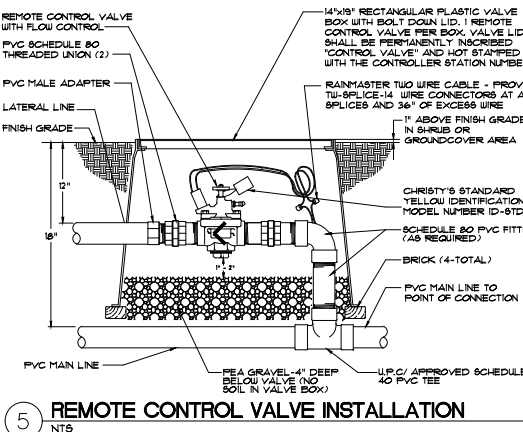
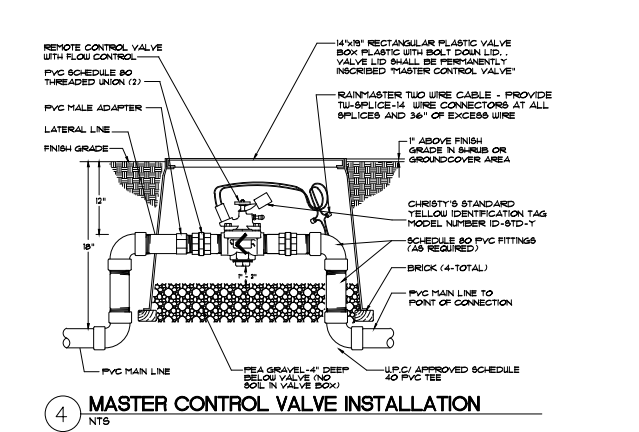
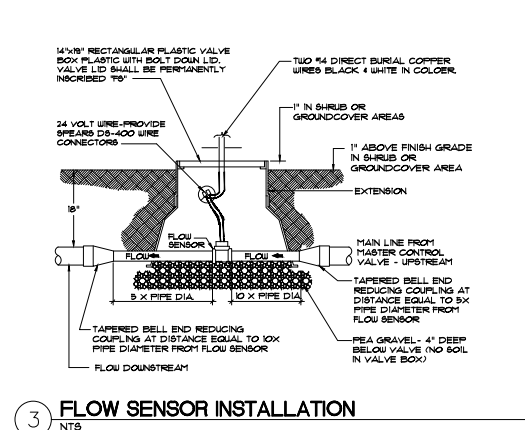
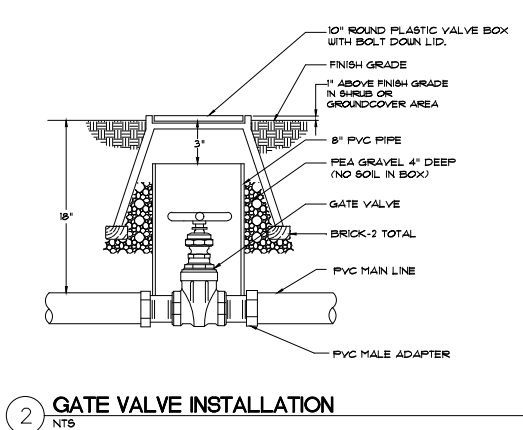
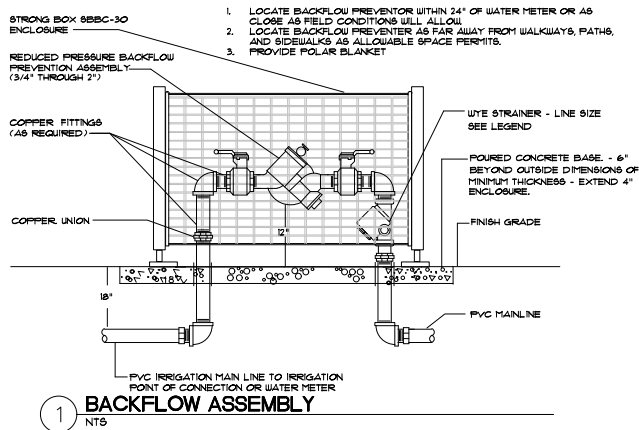
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DRAWN: JG:GH
CHECK: RC
DATE: 11/07/2021
SCALE: 1"=20'



IRRIGATION NOTES AND
LEGEND

L2-09

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BORELLO RANCH BACKBONE PHASE 4

MORGAN HILL CALIFORNIA

Toll Brothers

ISSUE: DESCRIPTION: DATE:



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

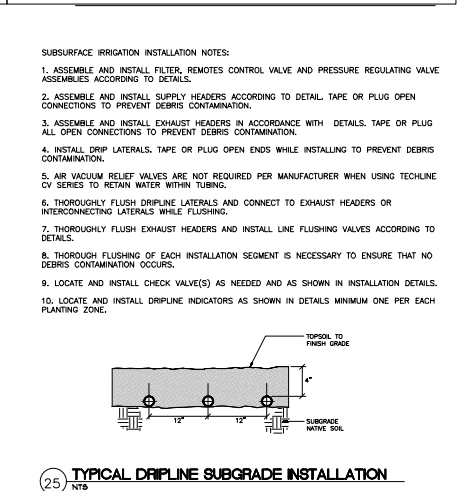
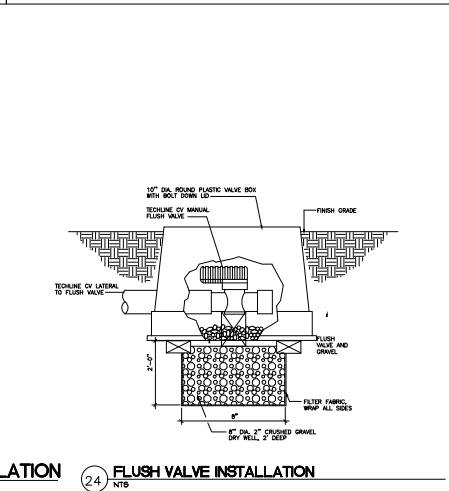
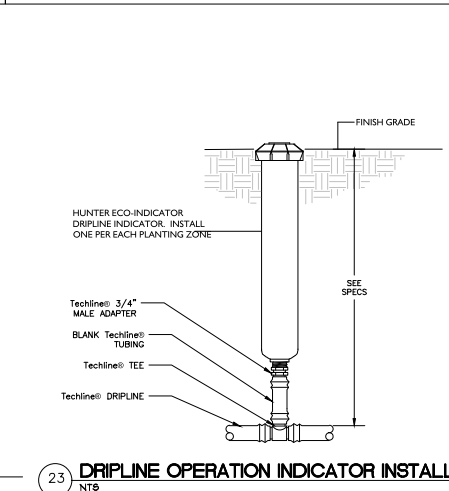
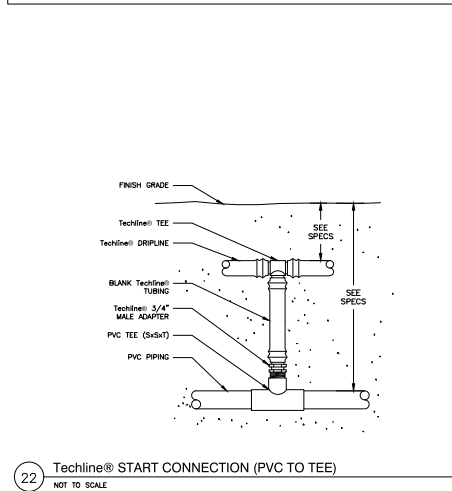
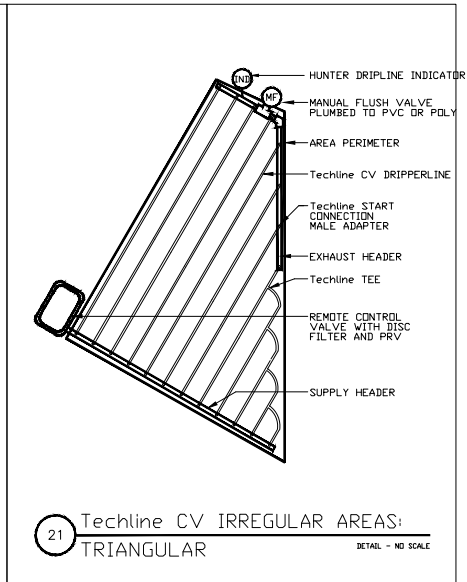
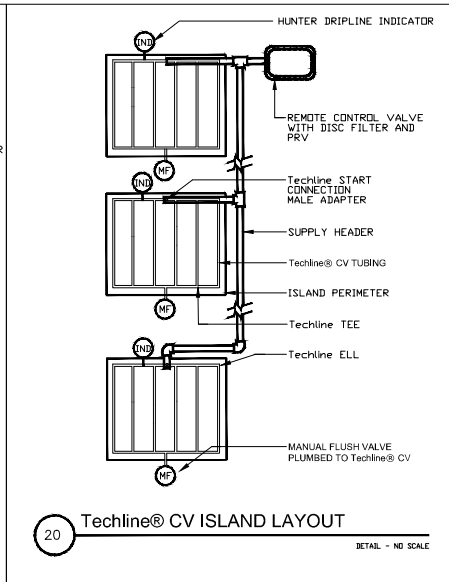
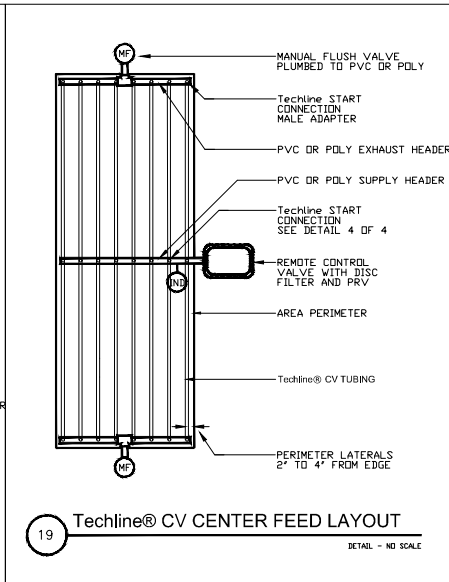
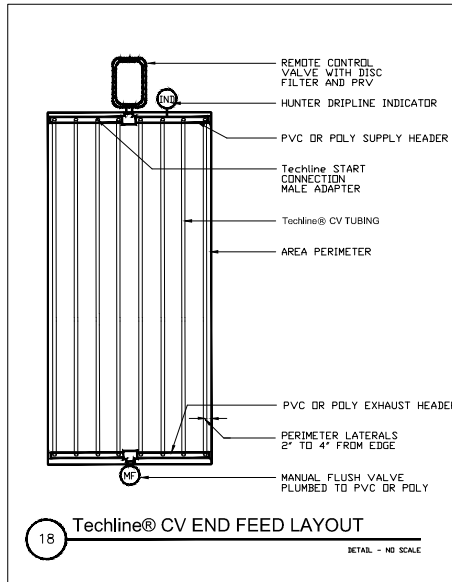


IRRIGATION DETAILS

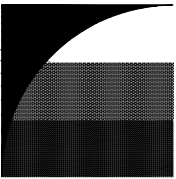
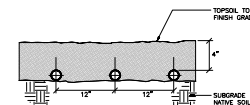
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- SUBSURFACE IRRIGATION INSTALLATION NOTES:
1. ASSEMBLE AND INSTALL FILTER, REMOTES CONTROL VALVE AND PRESSURE REGULATING VALVE ASSEMBLIES ACCORDING TO DETAILS.
 2. ASSEMBLE AND INSTALL SUPPLY HEADERS ACCORDING TO DETAIL TAPE OR PLUG OPEN CONNECTIONS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



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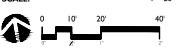
**BORELLO
RANCH
BACKBONE
PHASE 4**
MORGAN HILL
CALIFORNIA

Toll Brothers

ISSUE: DESCRIPTION: DATE:



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



IRRIGATION DETAILS

L2-12

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WATER USE ESTIMATION

WATER TYPE	POTABLE
SITE ETCH	43

REGULAR LANDSCAPE AREAS												
HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	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	2,690	767	18,840	0.06	25.19	2%
H-2	Shrub	LOW	0.2	SPRAY	0.75	0.27	2,841	704	18,776	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	26.26	2%
H-10	Lawn	MOD	0.5	SPRAY	0.75	0.67	1,700	1,133	30,215	0.09	40.39	1%
H-11	Shrub	LOW	0.2	SPRAY	0.75	0.27	2,985	786	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	48,562	0.15	64.96	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	2,286	1,523	40,612	0.12	54.29	1%
H-17	Shrub	LOW	0.2	BUBBLER	0.81	0.25	266	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	22,039	0.07	29.46	2%
H-20	Lawn	MOD	0.5	SPRAY	0.75	0.67	1,635	1,090	29,059	0.09	38.95	1%
H-21	Shrub	LOW	0.2	DRIP	0.81	0.25	2,431	600	16,003	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	868	23,132	0.07	30.92	2%
H-27	Lawn	MOD	0.5	SPRAY	0.75	0.67	1,842	1,226	32,738	0.10	43.77	1%
H-28	Shrub	LOW	0.2	DRIP	0.81	0.25	3,371	832	22,190	0.07	29.67	2%
H-29	Shrub	LOW	0.2	SPRAY	0.75	0.27	1,746	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	17.16	1%
H-31	Shrub	LOW	0.2	SPRAY	0.75	0.27	1,951	529	13,970	0.04	18.54	1%
H-32	Shrub	LOW	0.2	SPRAY	0.75	0.27	3,436	916	24,426	0.07	32.66	2%
H-33	Shrub	LOW	0.2	DRIP	0.81	0.25	1,685	416	11,092	0.03	14.83	1%
H-34	Shrub	LOW	0.2	SPRAY	0.75	0.27	2,174	580	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	11,617	0.04	15.53	1%
H-38	Shrub	LOW	0.2	SPRAY	0.75	0.27	2,461	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	896	23,631	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	599	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	26,136	0.07	32.27	2%
H-46	Shrub	LOW	0.2	SPRAY	0.75	0.27	1,990	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	47	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	33,367	0.10	44.59	3%
H-53	Shrub	LOW	0.2	SPRAY	0.75	0.27	840	224	5,972	0.02	7.68	0%
H-54	Tree	MOD	0.5	BUBBLER	0.81	0.62	190	117	3,127	0.01	4.16	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	34.94	2%
H-57	Shrub	LOW	0.2	SPRAY	0.75	0.27	1,265	337	8,990	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	10.65	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	88	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	16.91	1%
H-70	Shrub	LOW	0.2	SPRAY	0.75	0.27	1,990	531	14,148	0.04	16.91	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	2,892	748	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	5,626	0.02	7.79	1%
H-75	Shrub	LOW	0.2	SPRAY	0.75	0.27	2,236	596	15,696	0.05	21.26	1%
H-76	Shrub	LOW	0.2	BUBBLER	0.81	0.25	600	148	3,950	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	15.58	1%
H-79	Tree	MOD	0.5	BUBBLER	0.81	0.62	60	37	967	0.00	1.32	0%
H-80	Tree	MOD	0.5	BUBBLER	0.81	0.62	40	25	656	0.00	0.88	0%
H-81	Shrub	LOW	0.2	SPRAY	0.75	0.27	2,492	665	17,716	0.05	23.69	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	426	105	2,804	0.01	3.75	0%
H-87	Shrub	LOW	0.2	SPRAY	0.75	0.27	1,065	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	16.46	1%
H-90	Shrub	LOW	0.2	DRIP	0.81	0.25	2,431	600	16,003	0.05	21.39	1%
TOTALS							172,085	54,143	1,443,441	4.43	1,929.73	100%

SPECIAL LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	1 TOTALS	0	0	0%
			0		0%

MAWA	GALLONS/YR	2,064,504
	ACRE FEET/YR	6.34
	HCF/YR	2,760.03

ETWU	GALLONS/YR	1,443,441
	ACRE FEET/YR	4.43
	HCF/YR	1,929.73

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
33.6%	0.12	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF X AREA	54,143
TOTAL AREA	172,085
AVG. ETAF	31.46%

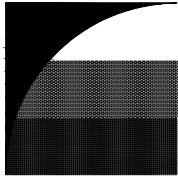
MAWA FORMULA	
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR	
MAWA = (ETo)(0.62)[(LA x 0.45) + (0.55 x SLA)]	

ETo = REFERENCE EVAPOTRANSPIRATION
0.45= ET ADJUSTMENT FACTOR
LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA	
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR	
ETWU= ((ETo)(.62)(ETAF x LA))	

ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY



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BORELLO RANCH
BACKBONE
PHASE 4
MORGAN HILL
CALIFORNIA

Toll Brothers

ISSUE: DESCRIPTION: DATE:



PROJECT NUMBER: 3250
DRAWN: JG GH
CHECK: RC
DATE: 11/07/2021
SCALE: 1"=20'



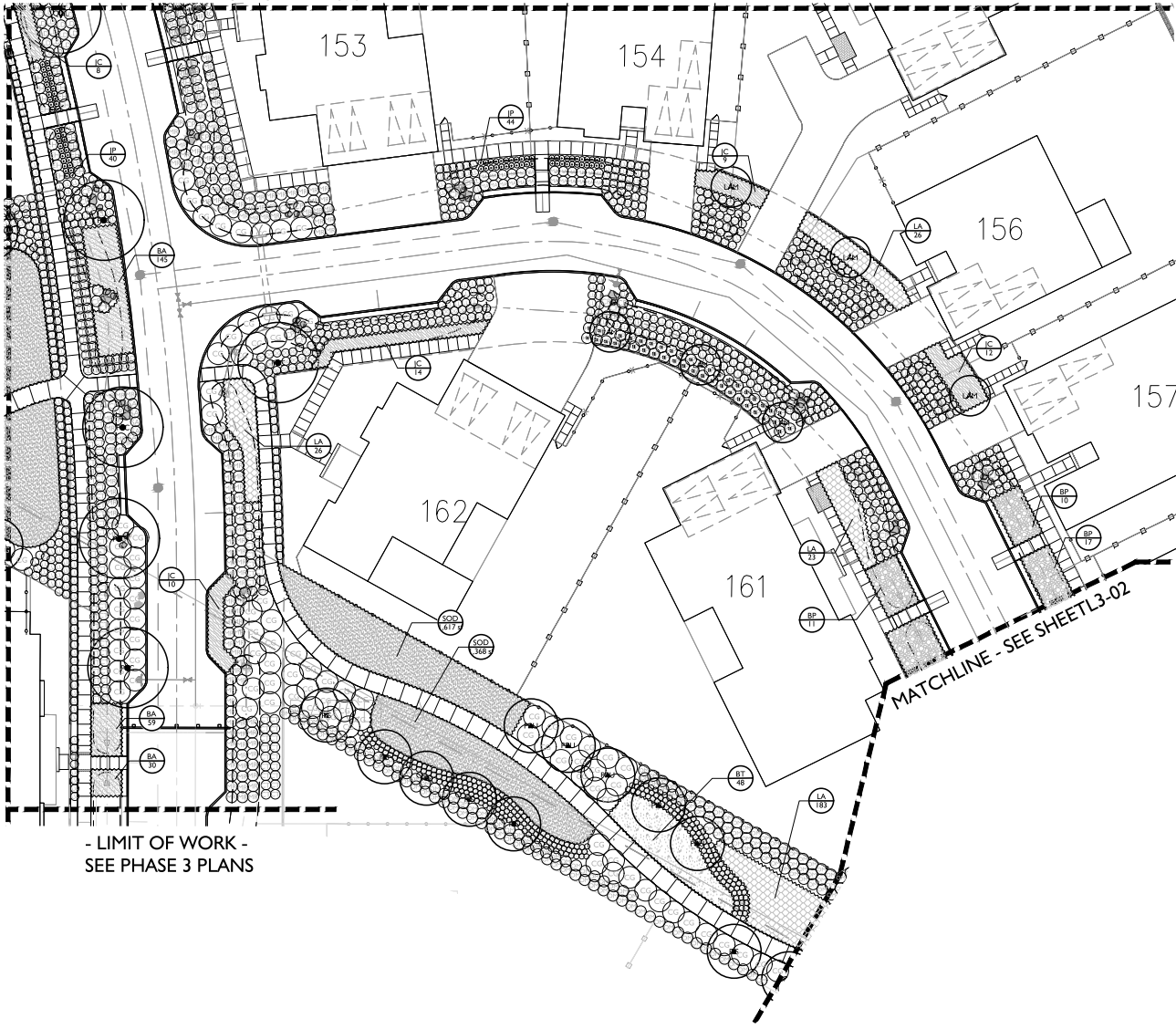
WATER USE
CALCULATIONS

L2-13

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MATCHLINE - SEE SHEET L3-03

MATCHLINE - SEE SHEET L3-04



- LIMIT OF WORK -
SEE PHASE 3 PLANS

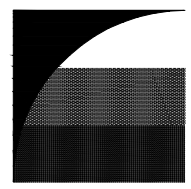
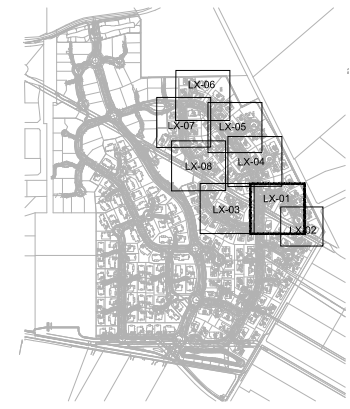
MATCHLINE - SEE SHEET L3-02

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
ACE	ACER X FREEMANNII 'JEFFS RED'	AUTUMN BLAZE MAPLE
LAM	LAGERSTROEMIA X 'MUSKOGEE'	LAVENDER CRAPE MYRTLE
OLA	OLEA EUROPAEA 'FRUITLESS'	FRUITLESS OLIVE
PIS	PISTACIA CHINENSIS	CHINESE PISTACHE
PLC	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE
PRU	PRUNUS SEROTINA	JAPANESE FLOWERING CHERRY
QUL	QUERCUS AGRIFFOLIA	COAST LIVE OAK MULTI-TRUNK
QUL	QUERCUS LOBATA	VALLEY OAK
QUS	QUERCUS SUBER	CORK OAK
SHRUBS	BOTANICAL NAME	COMMON NAME
CG	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	CALIFORNIA LILAC
CT	CHONOROPETALUM TECTORIUM	CAPE RUSH
CP	CORTADERIA SELLOANA 'PUMILA'	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	LEVINS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE
LL	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF HAT RUSH
MA	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER
MR	MUHLENBERGIA RIGENS	DEER GRASS
OM	OLEA EUROPAEA 'MONTRA'	LITTLE OLIVE
RC	RHAPHIOLEPS INDICA 'CLARA'	CLARA INDIAN HAWTHORN
RH	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY
SA	SANTOLINA CHAMMAECYPARASSUS	LAVENDER COTTON
GROUND COVERS	BOTANICAL NAME	COMMON NAME
BP	BACCHARIS PILLULARIS 'TWIN PEAKS #2'	TWIN PEAKS #2 COYOTE BRUSH
BA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA
BT	BULBINE FRUTESCENS 'TINY TANGERINE'	TINY TANGERINE BULBINE
CA	CAREX DIVULSA	BERKELEY SEDGE
JC	JUNIPERUS COMPERTA '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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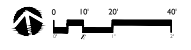
**BORELLO RANCH
BACKBONE
PHASE 4**
MORGAN HILL
CALIFORNIA

Toll Brothers

ISSUE: DESCRIPTION: DATE:

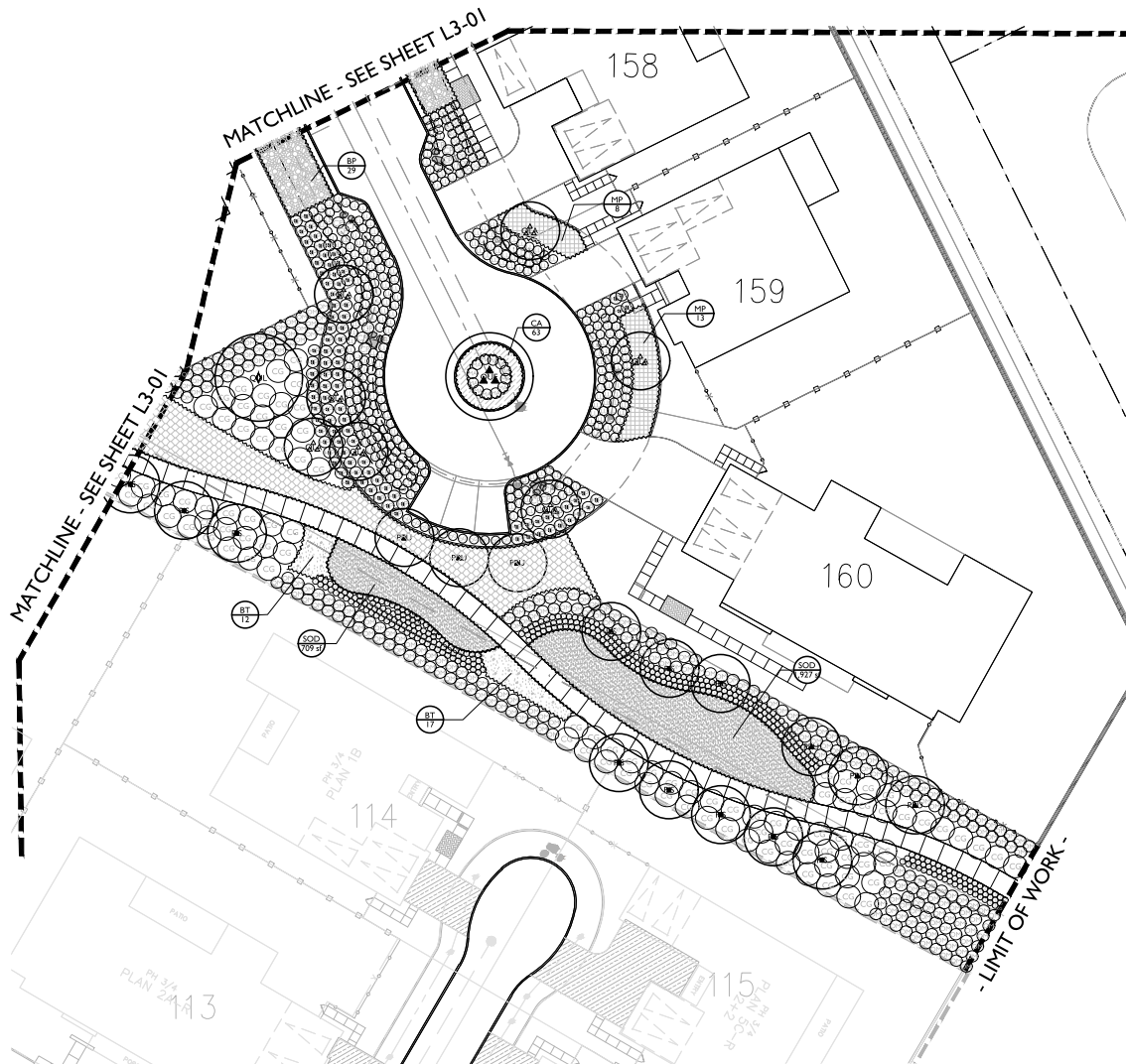


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PLANTING PLAN

L3-01
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PLANT SCHEDULE

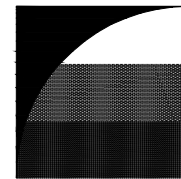
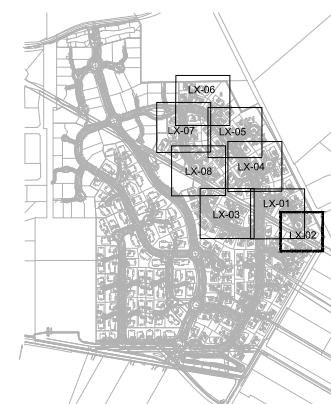
TREES	BOTANICAL NAME	COMMON NAME
ACE	ACER X FREEMANII 'JEFFS RED'	AUTUMN BLAZE MAPLE
LAM	LAGERSTROEMIA X 'MUSKOGEE'	LAVENDER CRAPE MYRTLE
OLA	OLEA EUROPAEA 'FRUITLESS'	FRUITLESS OLIVE
PIS	PISTACIA CHINENSIS	CHINESE PISTACHE
PLC	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE
PRU	PRUNUS SERULATA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

SHRUBS	BOTANICAL NAME	COMMON NAME
CG	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	CALIFORNIA LILAC
CT	CHONDEROPETALUM TECTORIUM	CAPE RUSH
CP	CORTADERIA SELLOANA 'PUMILA'	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	LEYMUS 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	RHAPHIOLEPS INDICA 'CLARA'	CLARA INDIAN HAWTHORN
RH	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY
SA	SANTOLINA CHAMMECTOPARSSUS	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	BULBINE FRUTESCENS 'TINY TANGERINE'	TINY TANGERINE BULBINE
CA	CAREX DIVULSA	BERNARD'S SEDGE
JC	JUNIPERUS COMPERTA '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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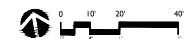
**BORELLO
RANCH
BACKBONE
PHASE 4**
MORGAN HILL
CALIFORNIA

Toll Brothers

ISSUE: DESCRIPTION: DATE:



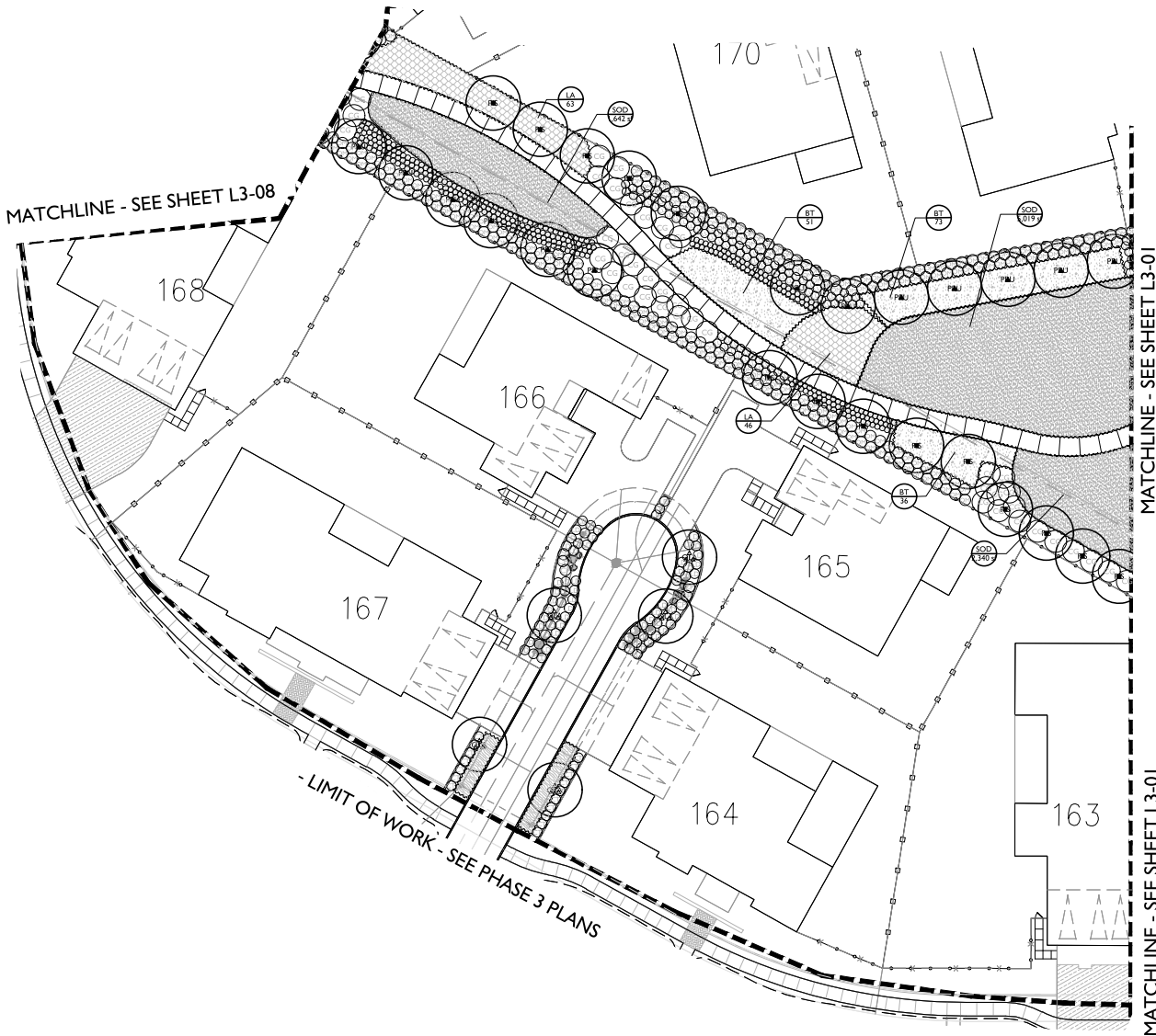
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SCALE: 1"=20'



PLANTING PLAN

L3-02

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PLANT SCHEDULE		
TREES	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	PISTACIA CHINENSIS	CHINESE PISTACHE
PLC	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE
PRU	PRUNUS SERULATA	JAPANESE FLOWERING CHERRY
QUE	QUERCUS AGRIFFOLIA	COAST LIVE OAK MULTI-TRUNK
QUL	QUERCUS LOBATA	VALLEY OAK
QUS	QUERCUS SUBER	CORK OAK
SHRUBS	BOTANICAL NAME	COMMON NAME
CG	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	CALIFORNIA LILAC
CT	CHONOSKOPETALUM TECTORIUM	CAPE RUSH
CP	CORTADERIA SELLOANA 'PUMILA'	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 GINGERSII 'GOODWIN CREEK GRAY'	GOODWIN CREEK GRAY LAVENDER
LD	LEYMUS 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	RHAPHIOLEPS INDICA 'CLARA'	CLARA INDIAN HAWTHORN
RH	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY
SA	SANTOLINA CHAMMECTYPARISSUS	LAVENDER COTTON
GROUND COVERS	BOTANICAL NAME	COMMON NAME
BP	BACCHARIS PILLULARIS 'TWIN PEAKS #2'	TWIN PEAKS #2 COYOTE BRUSH
BA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA
BT	BULBINE FRUTESCENS 'TINY TANGERINE'	TINY TANGERINE BULBINE
CA	CAREX DIVULSA	BERKELEY SEDGE
JC	JUNIPERUS COMPERTA 'BLUE PACIFIC'	BLUE PACIFIC JUNIPER
LA	LANтана 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 RANCH
BACKBONE
PHASE 4**
MORGAN HILL
CALIFORNIA

Toll Brothers

ISSUE: DESCRIPTION: DATE:

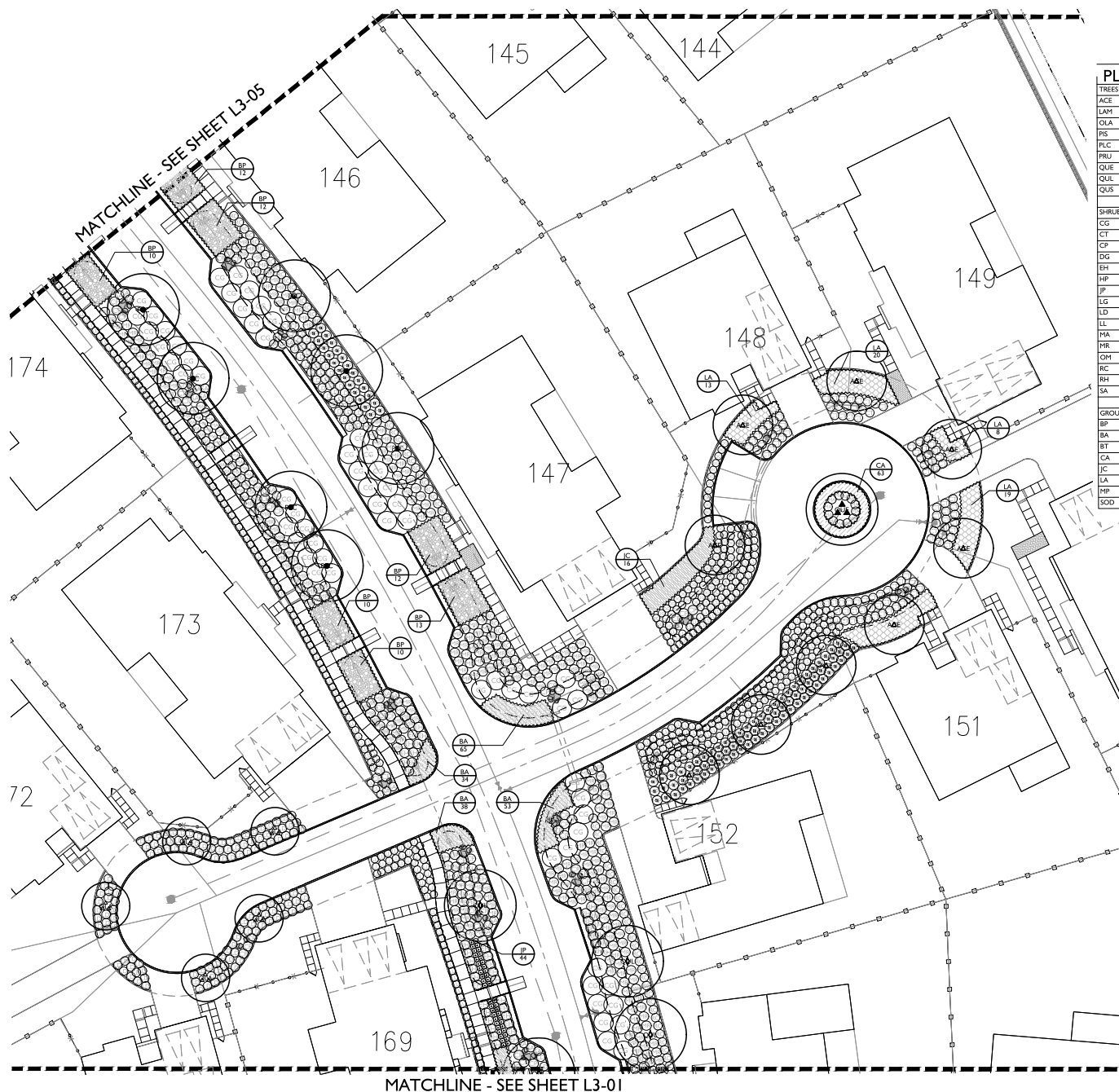
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DRAWN: JG, GH
CHECK: RC
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SCALE: 1"=20'

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PLANTING PLAN

L3-03

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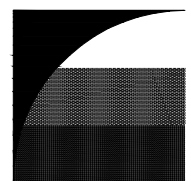


PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
ACE	ACER X FREEMANNII 'JEFFS RED'	AUTUMN BLAZE MAPLE
LAM	LAGERSTROEMIA X 'MUSKOGEE'	LAVENDER CRAPE MYRTLE
OLA	OLEA EUROPAEA 'FRUITLESS'	FRUITLESS OLIVE
PIS	PISTACIA CHINENSIS	CHINESE PISTACHE
PLC	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE
PRU	PRUNUS SERULATA	JAPANESE FLOWERING CHERRY
QUL	QUERCUS AGRIFFOLIA	COAST LIVE OAK MULTI-TRUNK
QUL	QUERCUS LOBATA	VALLEY OAK
QUS	QUERCUS SUBER	CORK OAK
SHRUBS	BOTANICAL NAME	COMMON NAME
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	HESPERALOE PARVIFLORA	RED YUCCA
JP	JUNCUS PATENS	CALIFORNIA GRAY RUSH
LG	LAVANDULA X GINGINSII 'GOODWIN CREEK GRAY'	GOODWIN CREEK GRAY LAVENDER
LD	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE
LL	LOPMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH
MA	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER
MR	MUHLENBERGIA RIGENS	DEER GRASS
OM	OLEA EUROPAEA 'MONTRA'	LITTLE OLIVE
RC	RHAPHIOLEPS INDICA 'CLARA'	CLARA INDIAN HAWTHORN
RH	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY
SA	SANTOLINA CHAMMACEPTARRISUS	LAVENDER COTTON
GROUND COVERS	BOTANICAL NAME	COMMON NAME
BP	BACCHARIS PILLULARIS TWIN PEAKS#2	TWIN PEAKS #2 COYOTE BRUSH
BA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA
BT	BULBINE FRUTESCENS 'TINY TANGERINE'	TINY TANGERINE BULBINE
CA	CAREX DIVULSA	BERKELEY SEDGE
JC	JUNIPERUS COMPERTA 'BLUE PACIFIC'	BLUE PACIFIC JUNIPER
LA	LANтана MONTEVIDENSIS 'ALBA'	WHITE TRAILING LANTANA
MP	MYOPORIUM PARVIFOLIUM 'PINK'	TRAILING MYOPORIUM
SOD	TURF SOD 'BOLERO PLUS'	FESCUE BLEND

SEE SHEET L0-02 FOR COMPLETE PLANTING SCHEDULE

LANDSCAPE KEY MAP



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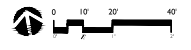
**BORELLO RANCH
BACKBONE
PHASE 4**
MORGAN HILL
CALIFORNIA

Toll Brothers

ISSUE: DESCRIPTION: DATE:



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



PLANTING PLAN

L3-04
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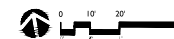
**BORELLO
RANCH
BACKBONE
PHASE 4**
MORGAN HILL
CALIFORNIA

Toll Brothers®

ISSUE: DESCRIPTION: DATE:



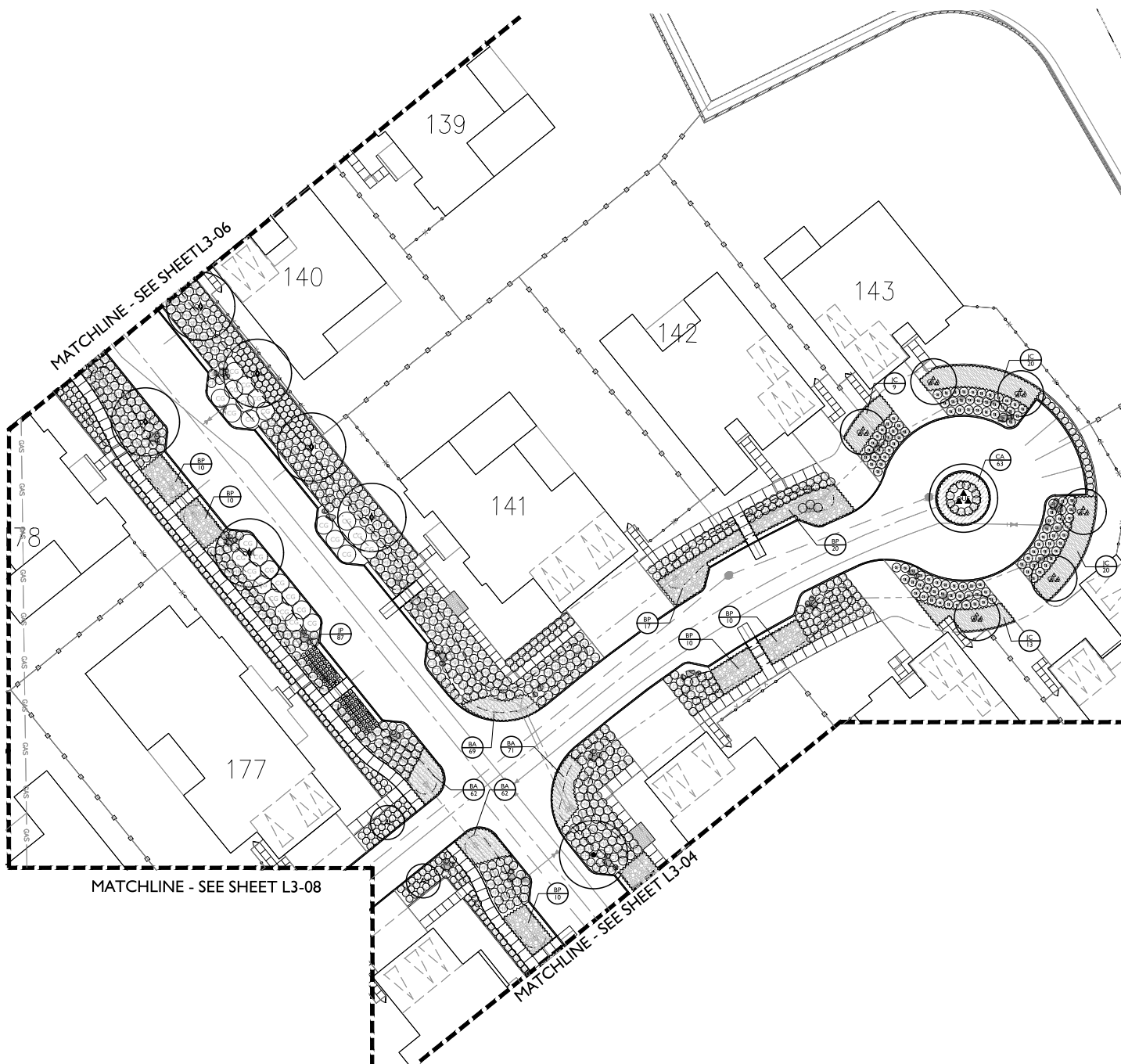
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SCALE:	1"=20'



PLANTING PLAN

L3-05

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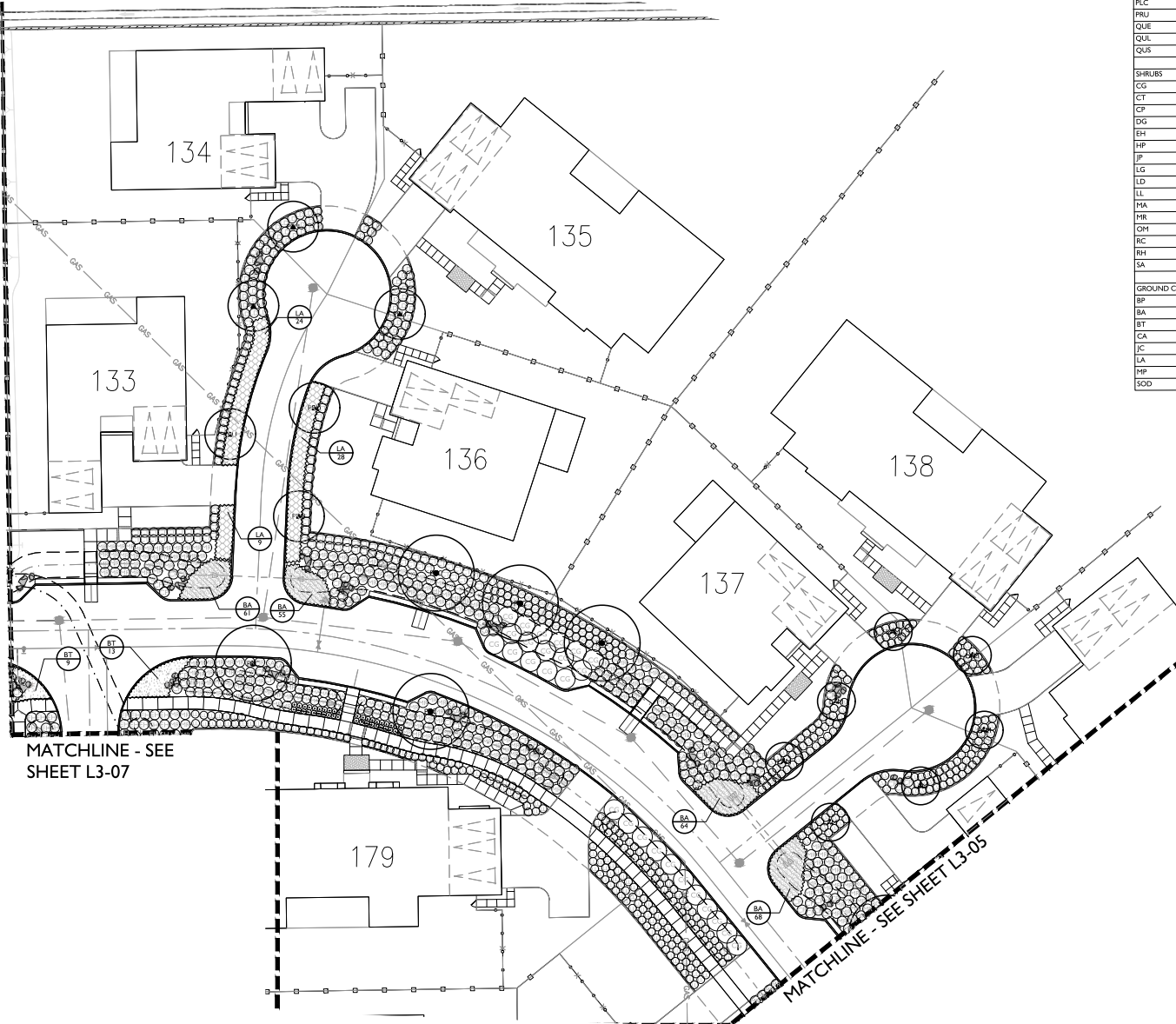


SEE SHEET L0-02 FOR COMPLETE PLANTING SCHEDULE

LANDSCAPE KEY MAP



- LIMIT OF WORK - SEE PHASE 1 PLANS -

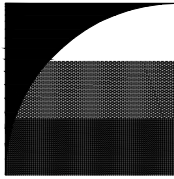
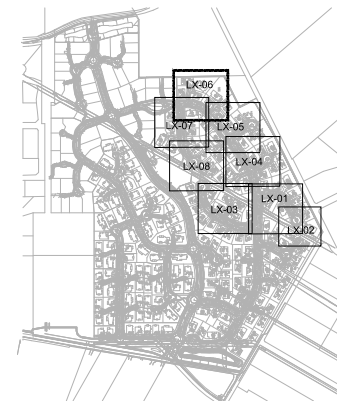


PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
ACE	ACER X FREEMANNI 'JEFFS RED'	AUTUMN BLAZE MAPLE
LAM	LAGERSTROEMIA X 'MUSKOGEE'	LAVENDER CRAPE MYRTLE
OLA	OLEA EUROPAEA 'FRUITLESS'	FRUITLESS OLIVE
PIS	PISTACIA CHINENSIS	CHINESE PISTACHE
PLC	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE
PRU	PRUNUS SERULATA	JAPANESE FLOWERING CHERRY
QUE	QUERCUS AGRIFFOLIA	COAST LIVE OAK MULTI-TRUNK
QUL	QUERCUS LOBATA	VALLEY OAK
QUS	QUERCUS SUBER	CORK OAK
SHRUBS	BOTANICAL NAME	COMMON NAME
CG	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	CALIFORNIA LILAC
CT	CHONDEROPETALUM TECTORIUM	CAPE RUSH
CP	CORTADERIA SELLONIA 'PUMILA'	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 GINGERSH 'GOODWIN CREEK GRAY'	GOODWIN CREEK GRAY LAVENDER
LID	LEYNIS 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	RHAPHIOLEPS INDICA 'CLARA'	CLARA INDIAN HAWTHORN
RH	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY
SA	SANTOLINA CHAMACEYFARSSUS	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	BULBINE FRUTESCENS 'TINY TANGERINE'	TINY TANGERINE BULBINE
CA	CAREX DIVULSA	BERKELEY SEDGE
JC	JUNIPERUS COMPERTA '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



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

Toll Brothers

ISSUE: DESCRIPTION: DATE:



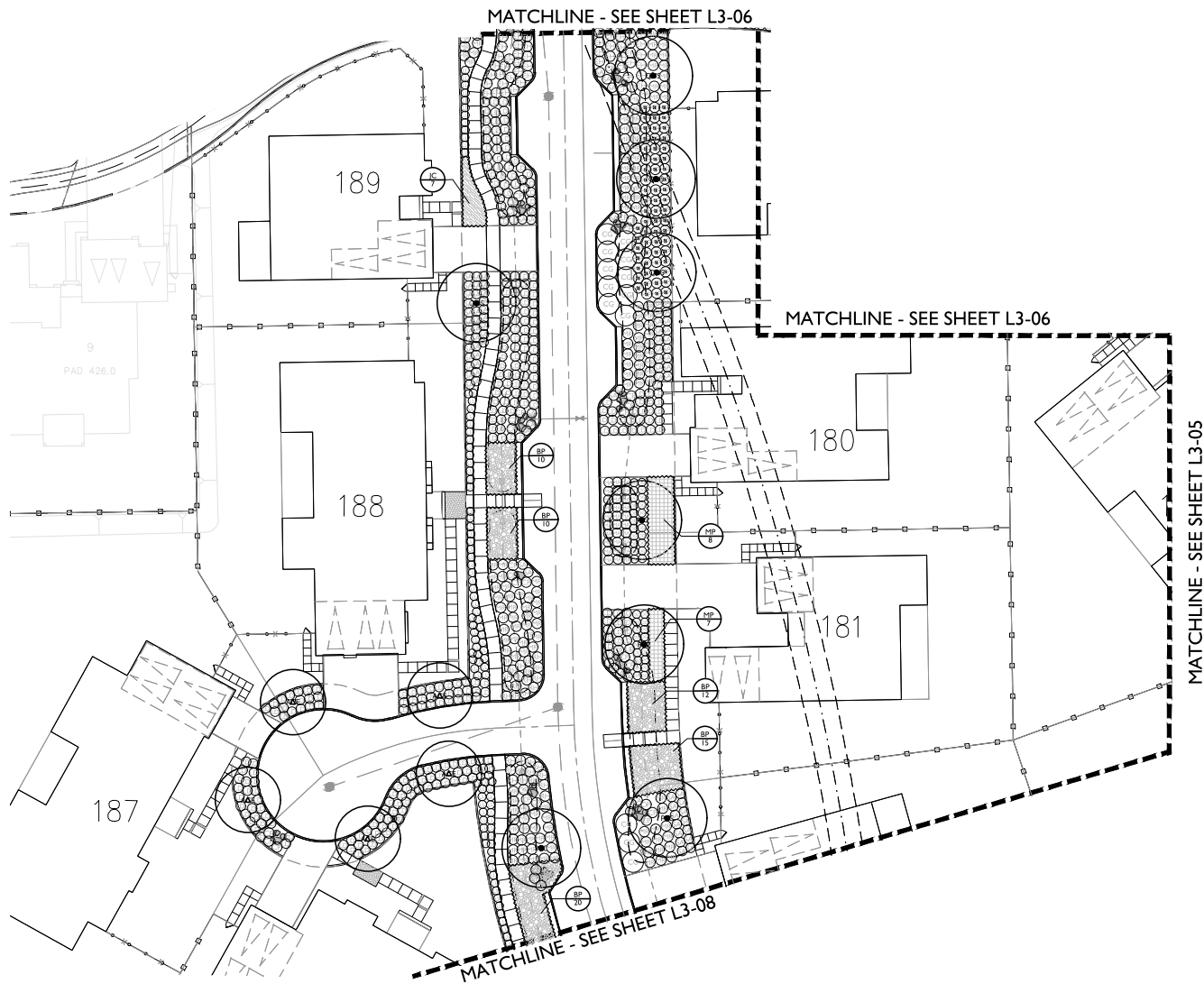
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DRAWN: JG, GH
CHECK: RC
DATE: 11/07/2021
SCALE: 1"=20'



PLANTING PLAN

L3-06

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PLANT SCHEDULE

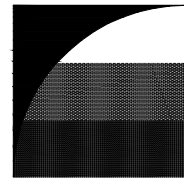
TREES	BOTANICAL NAME	COMMON NAME
ACE	ACER X FREEMANII 'JEFFSRED'	AUTUMN BLAZE MAPLE
LAM	LAGERSTROEMIA X 'MUSKOGEE'	LAVENDER CRAPE MYRTLE
OLA	OLEA EUROPAEA 'FRUITLESS'	FRUITLESS OLIVE
PIS	PISTACIA CHINENSIS	CHINESE PISTACHE
PLC	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE
PRU	PRUNUS SERULATA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

SHRUBS	BOTANICAL NAME	COMMON NAME
CG	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	CALIFORNIA LILAC
CT	CHONOSOPETALUM TECTORIUM	CAPE RUSH
CP	CORTADERIA SELLOANA 'PUMILA'	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	LEPNUS 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	RHAPHIOLEPS INDICA 'CLARA'	CLARA INDIAN HAWTHORN
RH	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY
SA	SANTOLINA CHAMMECTYPARISSUS	LAVENDER COTTON

GROUND COVERS	BOTANICAL NAME	COMMON NAME
BP	BACCHARIS PILLULARIS 'TWIN PEAKS #2'	TWIN PEAKS #2 COYOTE BRUSH
BA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA
BT	BULBINE FRUTESCENS 'TINY TANGERINE'	TINY TANGERINE BULBINE
CA	CAREX DIVULSA	BERKELEY SEDGE
JC	JUNIPERUS COMPERTA '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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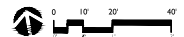
**BORELLO
RANCH
BACKBONE
PHASE 4**
MORGAN HILL
CALIFORNIA

Toll Brothers

ISSUE: DESCRIPTION: DATE:



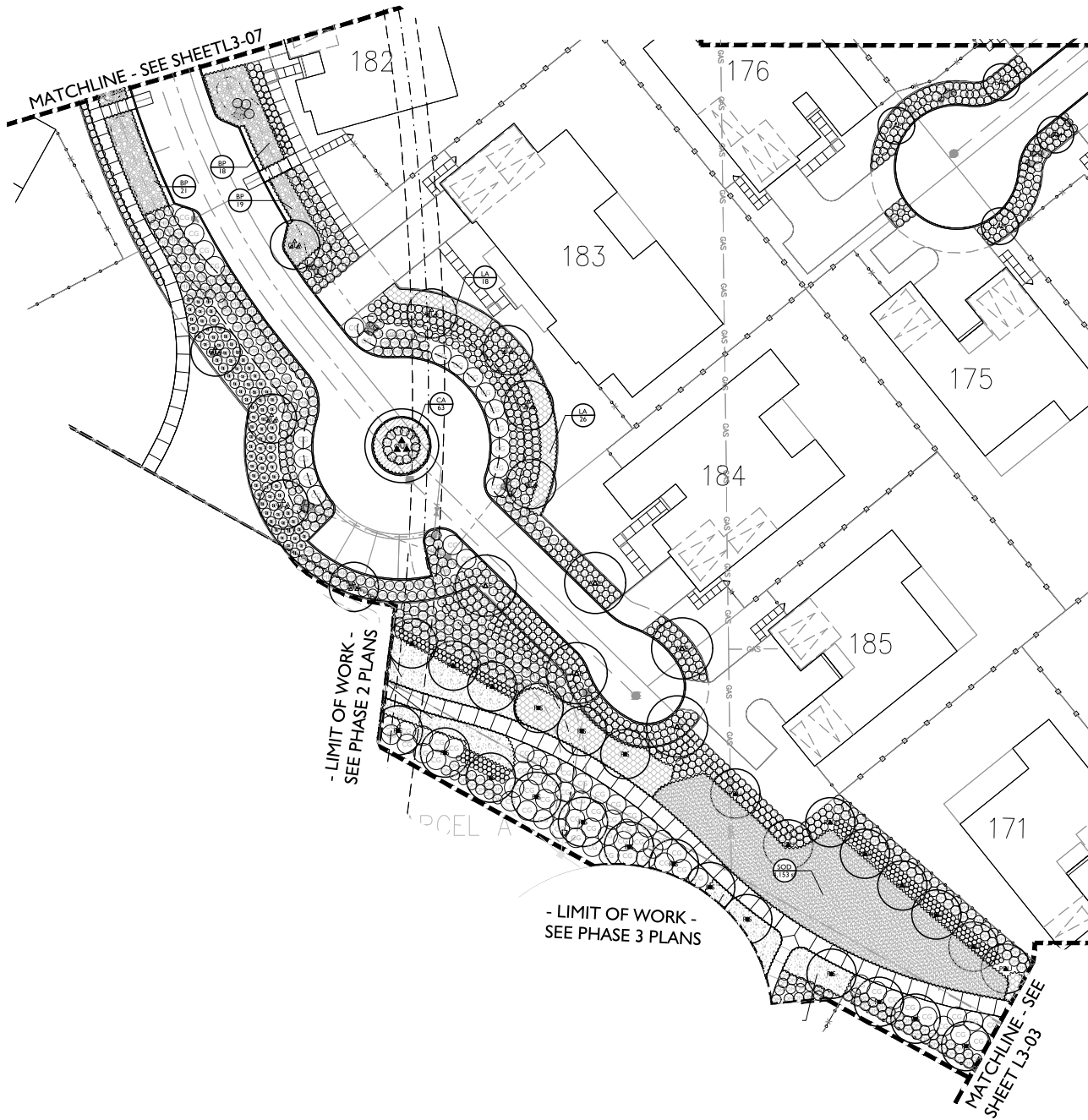
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DATE: 11/07/2021
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PLANTING PLAN

L3-07

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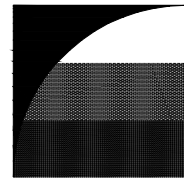
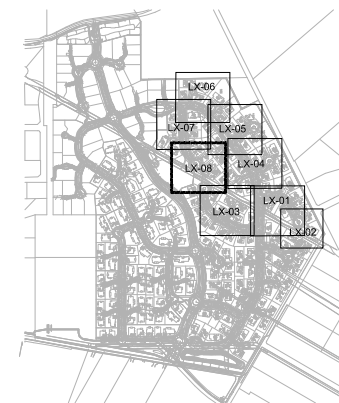


PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
ACE	ACER X FREEMANTII 'JEFFSRED'	AUTUMN BLAZE MAPLE
LAM	LAGERSTROEMIA X 'MUSKOGEE'	LAVENDER CRAPE MYRTLE
OLA	OLEA EUROPAEA 'FRUITLESS'	FRUITLESS OLIVE
PIS	PISTACIA CHINENSIS	CHINESE PISTACHE
PLC	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE
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QUL	QUERCUS LOBATA	VALLEY OAK
QUS	QUERCUS SUBER	CORK OAK
SHRUBS	BOTANICAL NAME	COMMON NAME
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CT	CHONOSOPETALUM TECTORIUM	CAPE RUSH
CP	CORTADERIA SELLOANA 'PUMILA'	DWARF PAMPAS GRASS
DG	DIETES GRANDIFLORA	FORTNIGHT LILY
EH	EPILOBIUM CANUM	CALIFORNIA FUCHSIA
HP	HESPERALOE PARVIFLORA	RED YUCCA
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LG	LAVANDULA X GINGINSII 'GOODWIN CREEK GRAY'	GOODWIN CREEK GRAY LAVENDER
LID	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE
LL	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH
MA	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER
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SA	SANTOLINA CHAMACEYFARISSUS	LAVENDER COTTON
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SOD	TURF SOD 'BOLERO PLUS'	FESCUE BLEND

SEE SHEET L0-02 FOR COMPLETE PLANTING SCHEDULE

LANDSCAPE KEY MAP



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

Toll Brothers

ISSUE: DESCRIPTION: DATE:



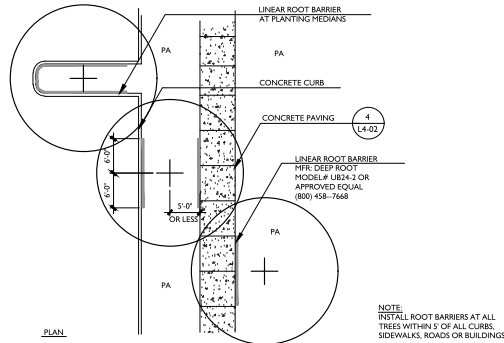
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DRAWN: JG, GH
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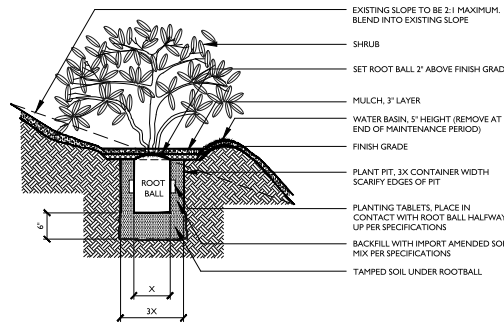
PLANTING PLAN

L3-08

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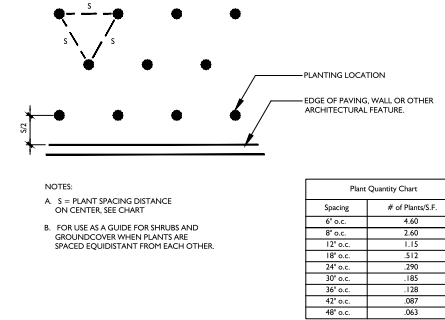


8 LINEAR ROOT BARRIER
 SCALE: 1" = 10'-0"

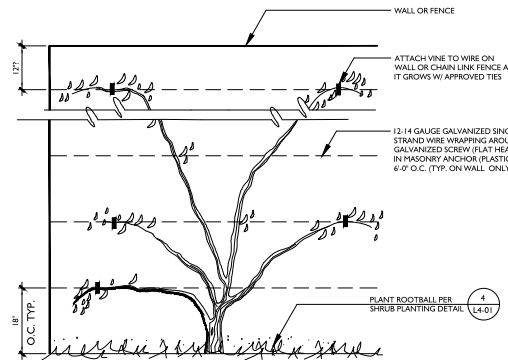


7 SHRUB PLANTING ON SLOPE
 SCALE: N.T.S.

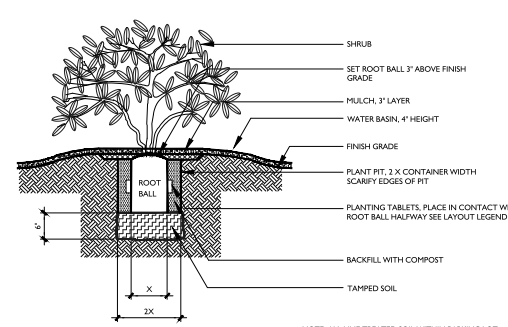
6 PLANT SPACING
 SCALE: N.T.S.



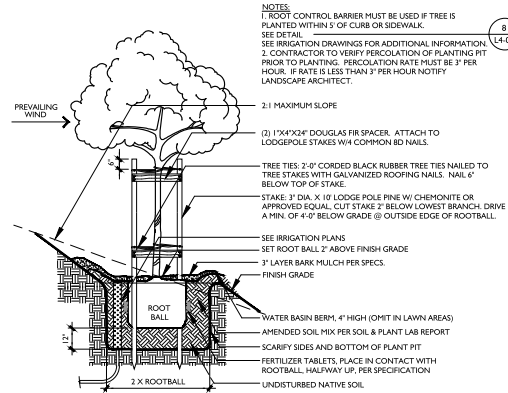
5 VINE PLANTING
 SCALE: N.T.S.



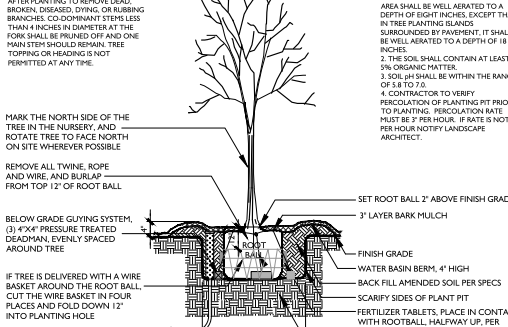
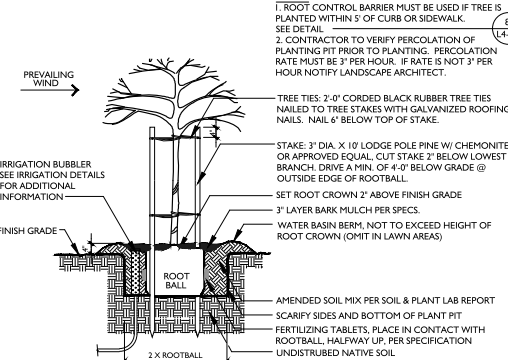
4 SHRUB PLANTING
 SCALE: N.T.S.



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"

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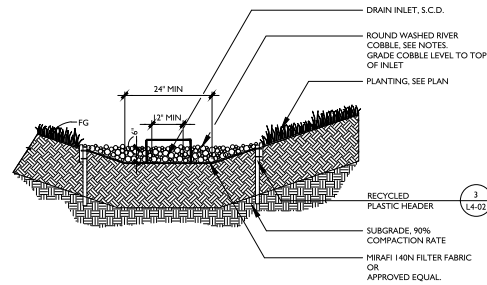
BORELLO RANCH BACKBONE PHASE 3
 MORGAN HILL, CALIFORNIA

Toll Brothers
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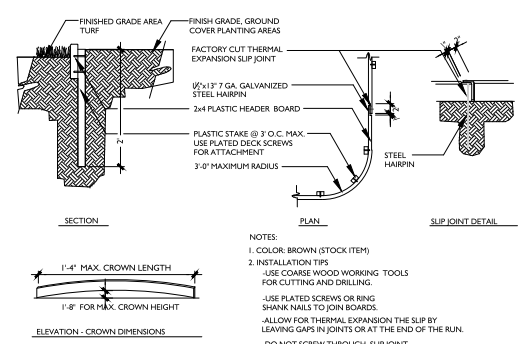
PROJECT NUMBER: 5250
 DRAWN: JG, GH
 CHECK: RC
 DATE: 11/06/2021
 SCALE: PER DETAIL

LANDSCAPE DETAILS

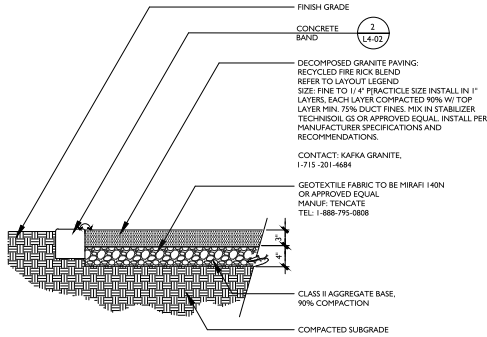
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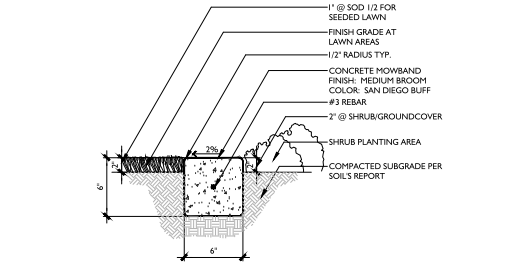
6 COBBLE FORE BAY/SURROUND SECTION
 SCALE: 1/2" = 1'-0"



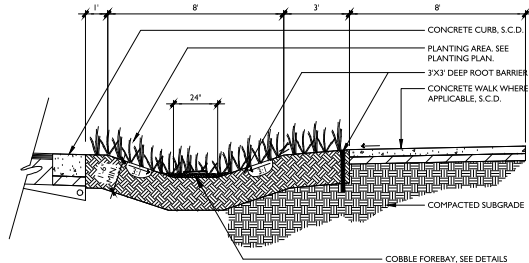
3 RECYCLED PLASTIC HEADER BOARD
 SCALE: 1" = 1'-0"



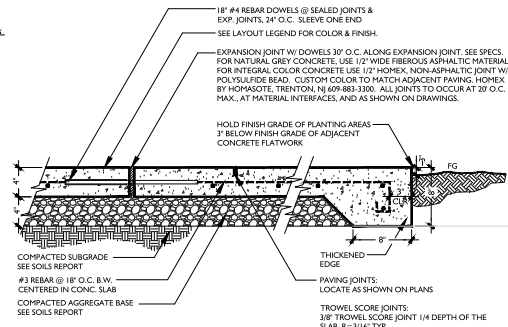
5 DECOMPOSED GRANITE PAVING
 SCALE: 1" = 1'-0"



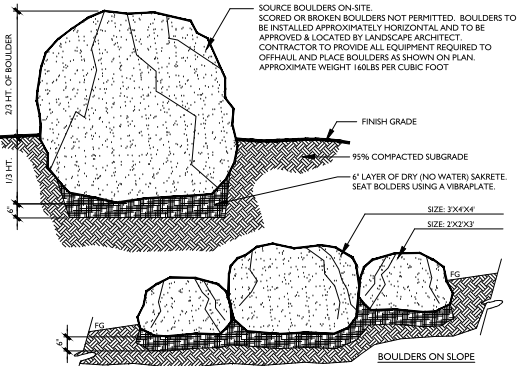
2 CONCRETE MOWBAND
 SCALE: 1-1/2" = 1'-0"



7 VEGETATED SWALE
 SCALE: 3/8" = 1'-0"

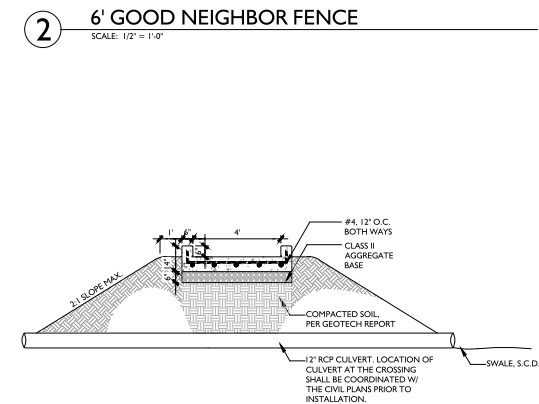
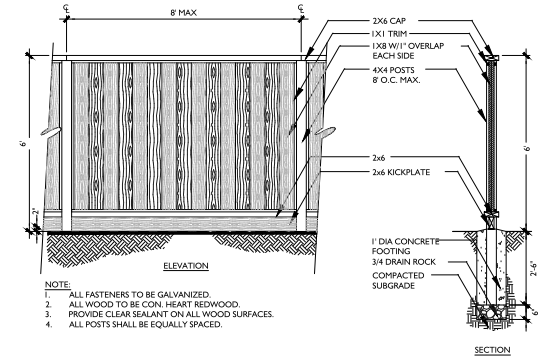
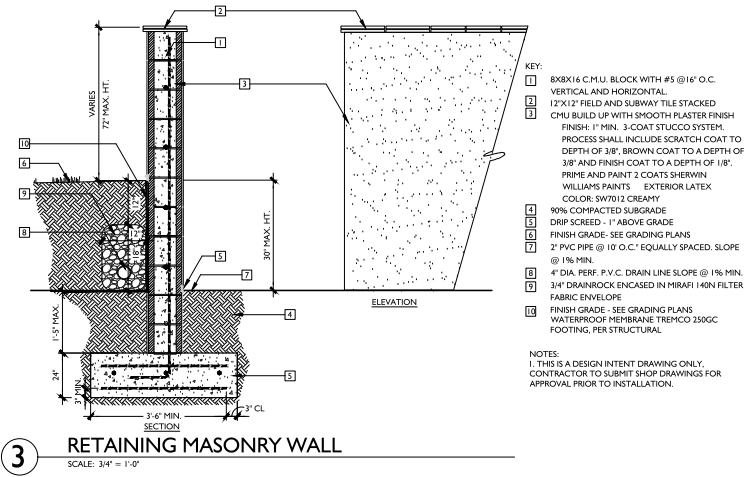


4 PEDESTRIAN CONCRETE PAVING
 SCALE: 1 1/2" = 1'-0"



1 LANDSCAPE BOULDERS
 SCALE: N.T.S.





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**BORELLO RANCH
BACKBONE
PHASE 3**
MORGAN HILL
CALIFORNIA

Toll Brothers

ISSUE: DESCRIPTION: DATE:



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DRAWN: J.G. GH
CHECK: R.C.
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SCALE: PER DETAIL



LANDSCAPE DETAILS

L4-03

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