

BORELLO RANCH BACKBONE PHASE 4

MORGAN HILL, CALIFORNIA

GENERAL NOTES

- THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR ALL ACTIVITIES DURING THE CONSTRUCTION AND 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 NOT EXEMPT THE OWNER AND HOLD 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 THE SLOPES. 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 BE RESPONSIBLE FOR ALL COSTS OF REPAIRS 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, BRACING AND SHEETING, AND SHALL BE RESPONSIBLE FOR ALL COSTS OF REPAIRS, WHICH SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL ALSO CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL NOT EXEMPT THE OWNER AND HOLD OWNER 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.
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- 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 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 ACCESS AGREED TO 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 NEEDED 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 PROVIDED TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD. THE CONTRACTOR SHALL NOT DESTROY 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 IS RESPONSIBLE FOR THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATIONS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING FEES TO VERIFY 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 CONTRACT 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 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, PERMITS, 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 SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SPA) HAS HAD BEEN APPROVED BY THE CONTRACTOR TO DETERMINE THE NATURE OF THE MATERIALS 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.

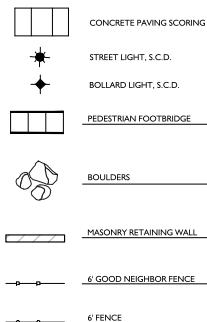
PAVING SCHEDULE

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, GRADES, EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD UNTIL COMMENCING WORK. ALL DISPARITIES 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 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 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 PAVINGS 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 NOT SHOWN BUT NOT LIMITED TO PAVERS, 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	
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LD-05	LAYOUT PLAN
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LD-07	LAYOUT PLAN
LD-08	LAYOUT PLAN
LD-09	IRRIGATION PLAN
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LD-04	IRRIGATION PLAN
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LD-10	IRRIGATION DETAILS
LD-11	IRRIGATION DETAILS
LD-12	IRRIGATION DETAILS
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LD-06	PLANTING PLAN
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LD-08	PLANTING PLAN
LD-09	LANDSCAPE DETAILS
LD-02	LANDSCAPE DETAILS
LD-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

Jina Paolini

PLANNING OFFICIAL

ANDSCAPE SHEET MAP INDEX



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PHASE 4**
MORGAN HILL
CALIFORNIA

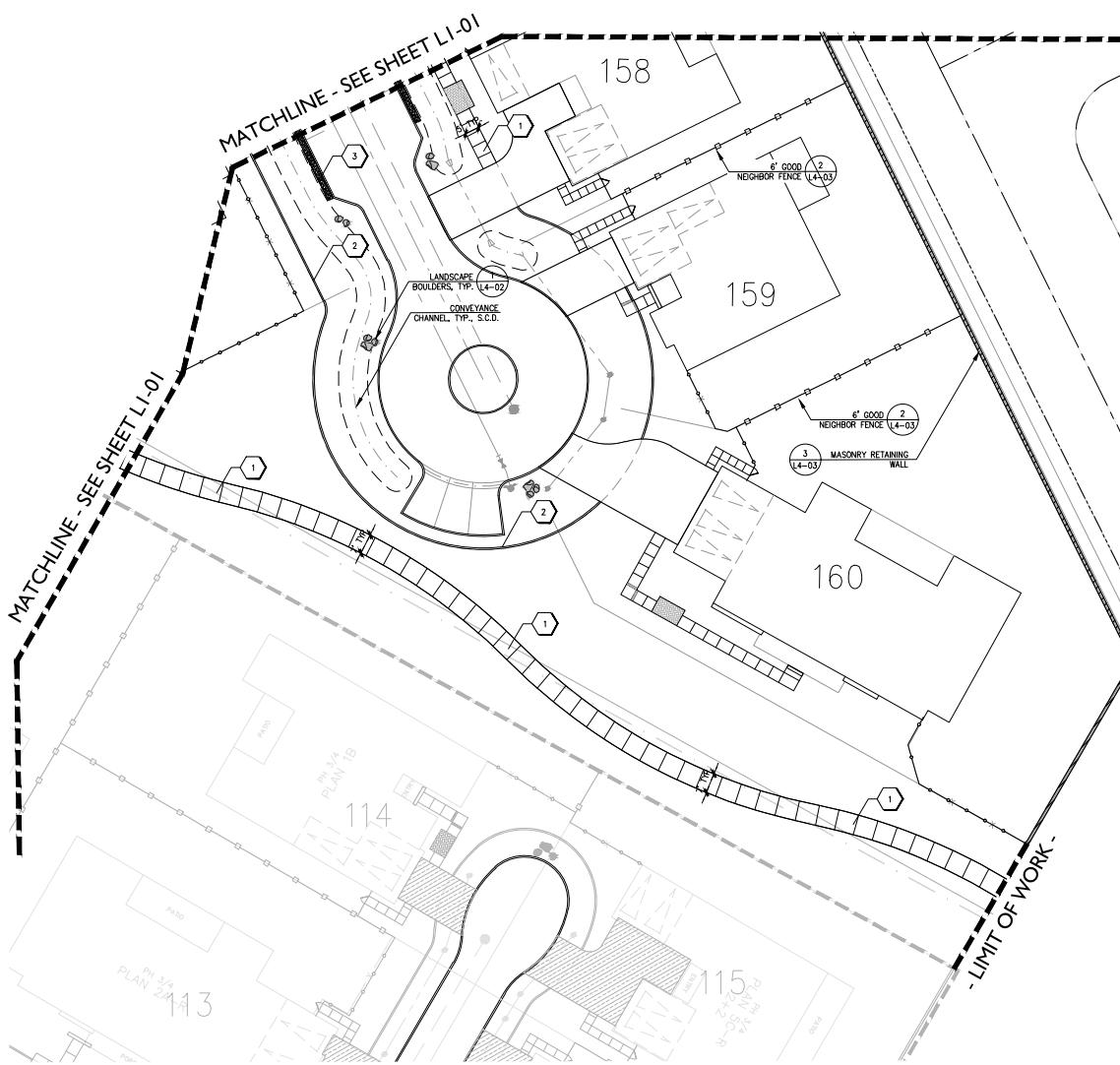
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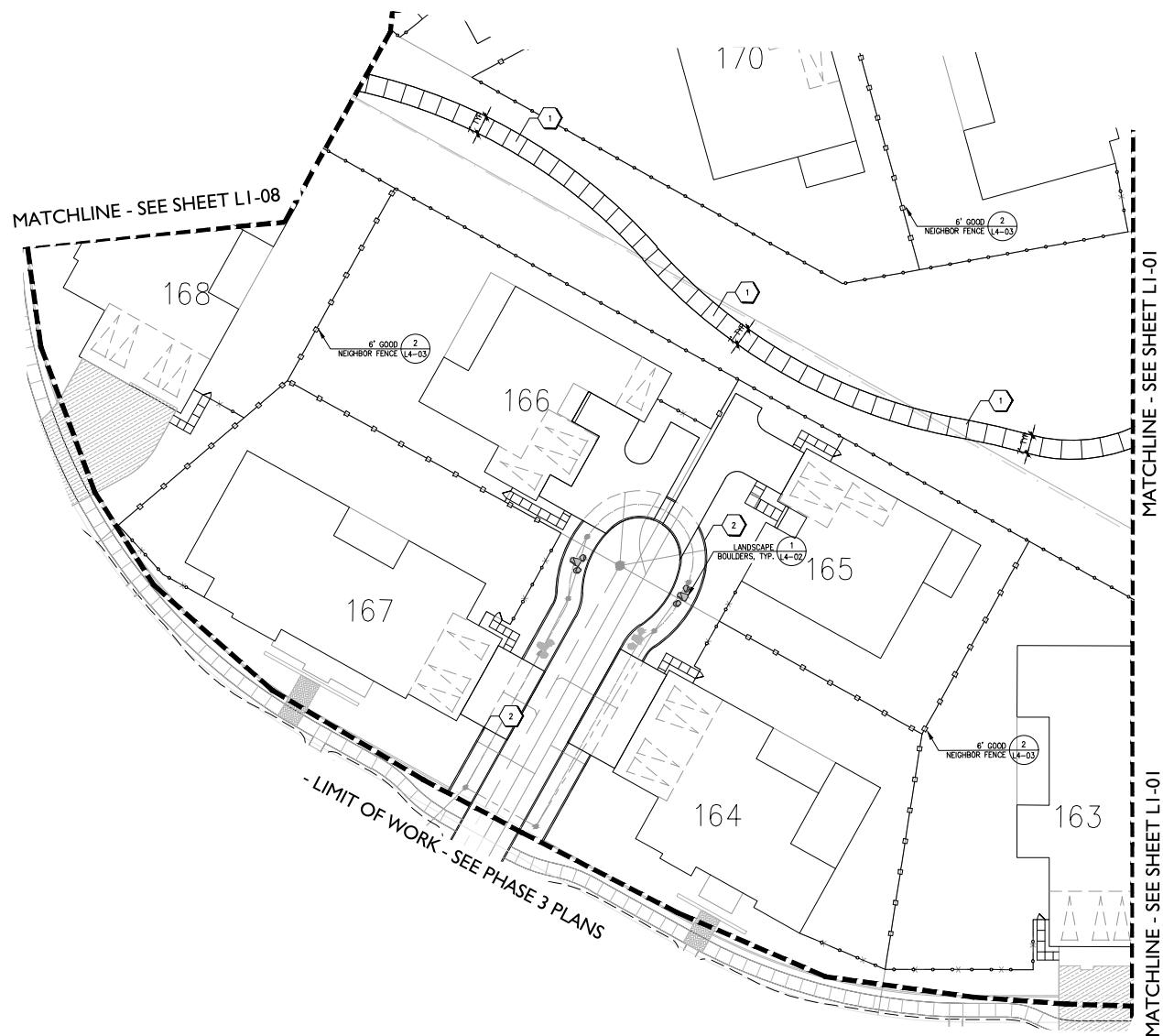
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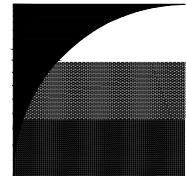
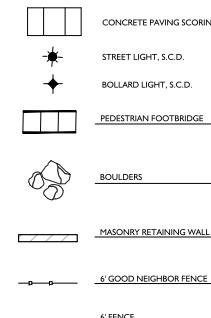
L0-01
COVER SHEET

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LAYOUT LEGEND



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BORELLO RANCH BACKBONE PHASE 4

MORGAN HILL
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LANDSCAPE KEY MAP



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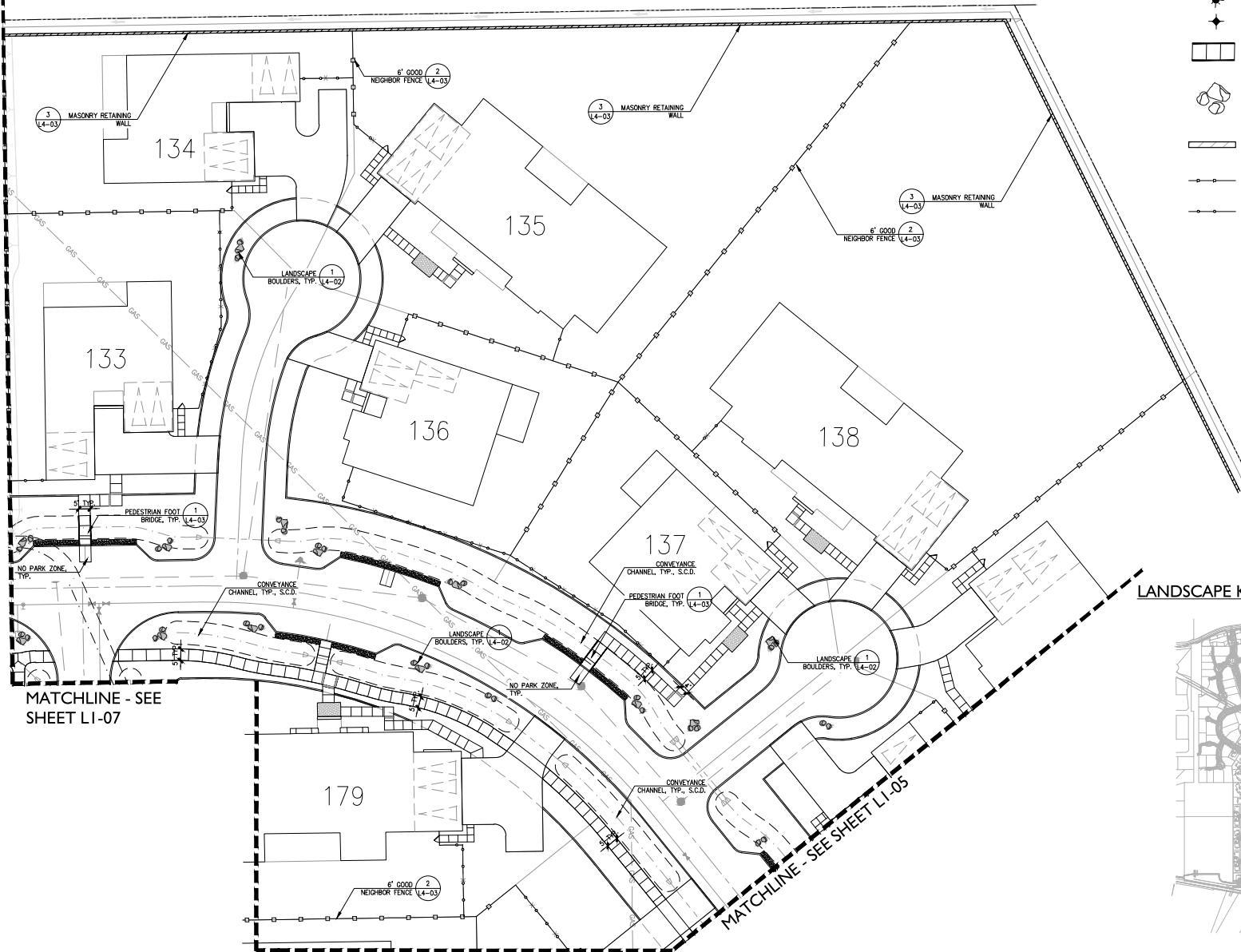
0 10' 20' 40'

LAYOUT PLAN

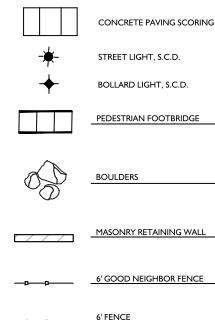
LI-03

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- LIMIT OF WORK - SEE PHASE I PLANS



LAYOUT LEGEND



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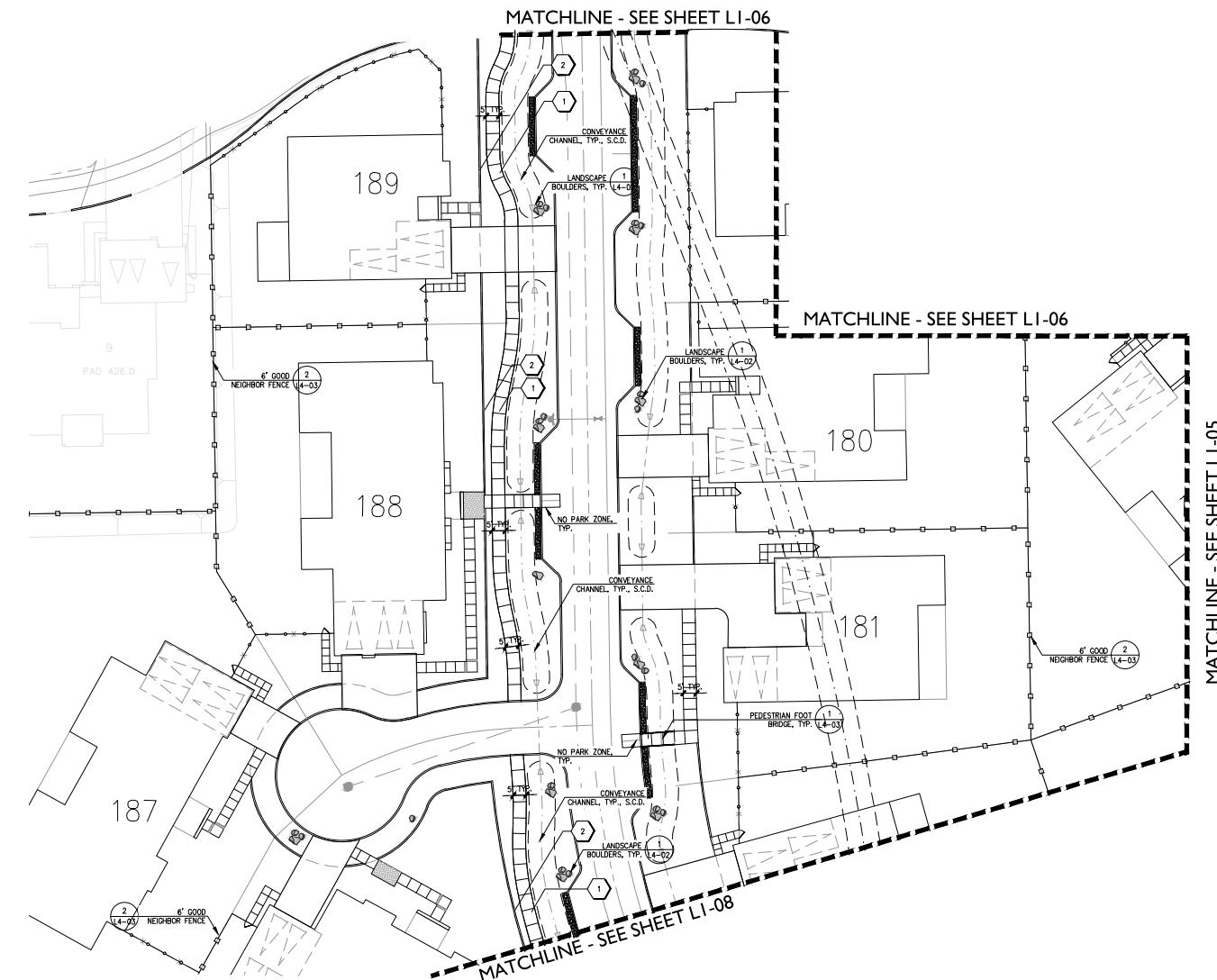
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LAYOUT PLAN

LI-06

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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

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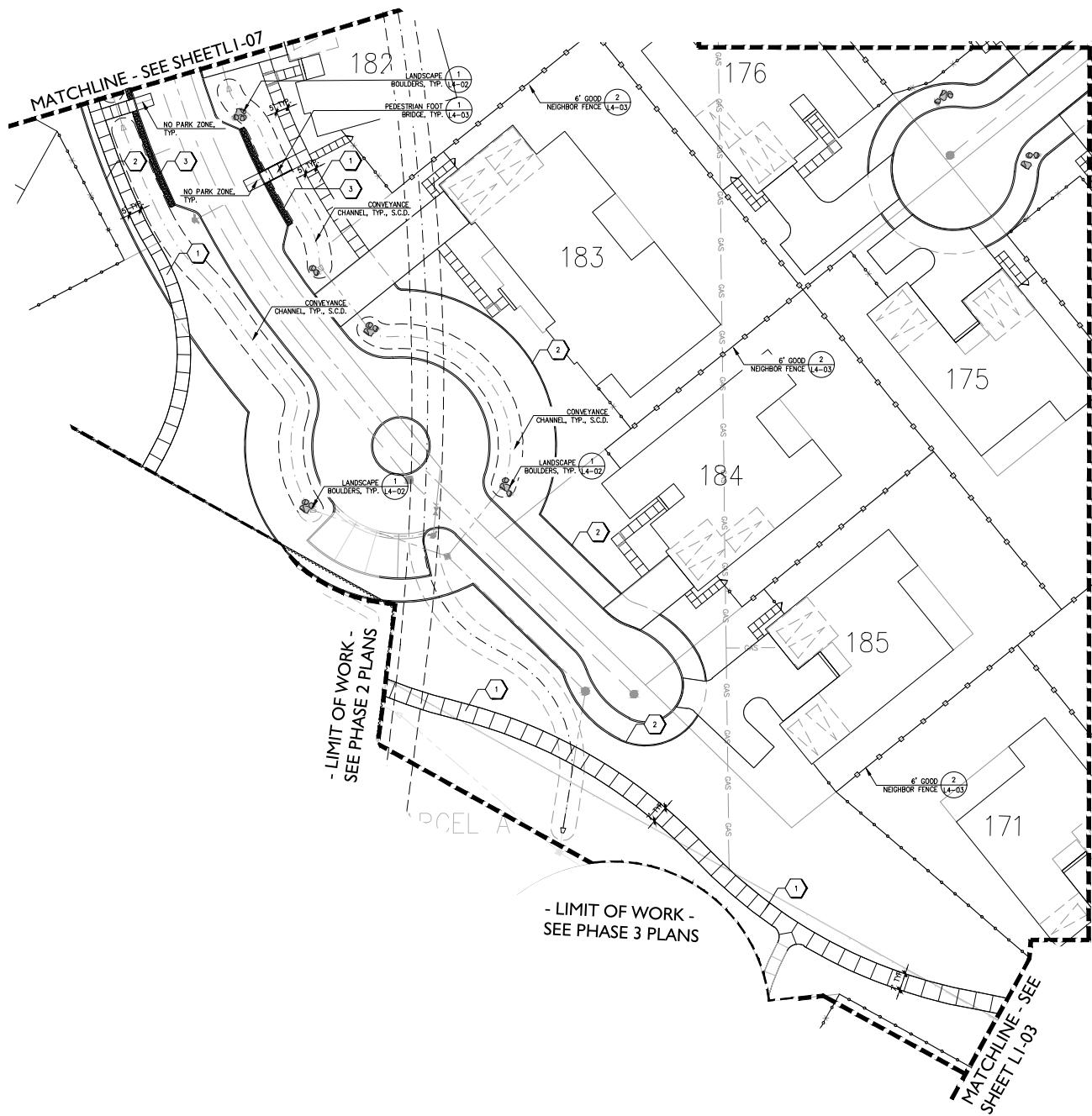


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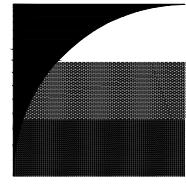
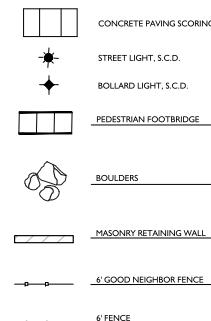
LAYOUT PLAN

LI-07

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LAYOUT LEGEND



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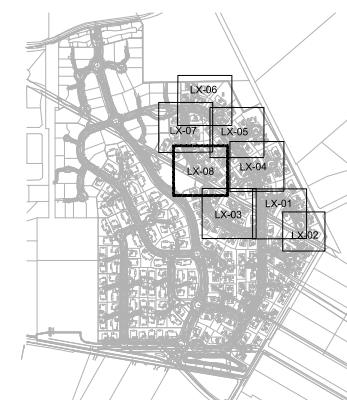
BORELLO RANCH BACKBONE PHASE 4

MORGAN HILL
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LANDSCAPE KEY MAP



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LAYOUT PLAN

LI-08

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MATCHLINE - SEE SHEET L2-04

LIMIT OF WORK - SEE PHASE 3 PLANS

MATCHLINE - SEE SHEET L2-03

LIMIT OF WORK - SEE PHASE 3 PLANS

154

156

157

161

H-30 1.5" 31

H-29 1.5" 32

H-37 1.5" 30

H-38 1.5" 52

H-88 1" 3

H-89 1.5" 37

H-17 1" 11

H-18 1.5" 42

H-20 1.5" 54

H-21 1.5" 39

H-22 1.5" 33

H-19 1.5" 54

H-25 1.5" 36

H-24 1.5" 42

H-23 1" 9

2" MASTER CONTROL VALVE FOR PARKWAY STRIP AND COMMON AREA H.O.A. MAINTAINED IRRIGATION

1.5" FLOW SENSOR FOR PARKWAY STRIP AND COMMON AREA H.O.A. MAINTAINED IRRIGATION

2" REDUCED PRESSURE BACKFLOW AND VETOR FOR PARKWAY STRIP AND COMMON AREA H.O.A. MAINTAINED IRRIGATION

2" WATER METER FOR PARKWAY STRIP AND COMMON AREA H.O.A. MAINTAINED IRRIGATION

NOTE: 2" NON POTABLE WATER STUB OUT FOR FUTURE IRRIGATION CONNECTION IS LOCATED ADJACENT TO WATER METER. REFER TO CIVIL IRRIGATION CONTROLLER "H" FREESTANDING MOUNT AS DETAILED. SERVICED WITH 20 VAC ELECTRIC POWER. PROVIDED BY ELECTRICAL CONTRACTOR PROVIDED TO THIS LOCATION BY ELECTRICAL CONTRACTOR.

IRRIGATION DEMAND: TO GROW AT 10 PSI AT 100' HEAD. VERTICALLY POSITION VALVE TO STARTING ANY WORK. IF PRESSURE IS DIFFERENT CONTACT CITY FOR DIRECTION.

NOTE: SYSTEM DESIGN INTENT IS TO PROGRAM CONTROLLER TO OPERATE MULTIPLE ZONES SIMULTANEOUSLY UP TO 10 ZONES. UTILIZE CONTRACTOR PROVIDED MANAGEMENT SOFTWARE TO ALLOW SYSTEM TO OPERATE WITHIN REQUIRED WATERING BUDGET.

NOTE: INSTALL DRIPLINE, FLUSH VALVE AND DRAIN VALVE FOR IRRIGATION. DETAILS SHEET LB-12, TYPICAL.

MATCHLINE - SEE SHEET 2-02

LATERAL LINE SIZING CHART

SPRINKLER TYPE	GPM	PIPE SIZE	NO. OF BUBBLERS
<u>SHRUB BUBBLERS</u>			
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
<u>TREE BUBBLERS</u>			
0.50 GPM	1-5 5.25-10 10.25-20	3/4" 1" 1 1/4"	1-10 11-20 21-40
<u>SPRAY HEADS</u>			
<u>VARIES</u>	1-8 9-15 16-20 21-32 33-45	3/4" 1" 1 1/4" 1 1/2" 2"	N/A
<u>DRIPLINE</u>			
<u>VARIES</u>	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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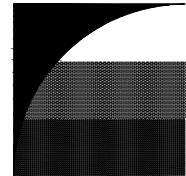
LANDSCAPE KEY MAP



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IRRIGATION PLAN

L2-01



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**BORELLA
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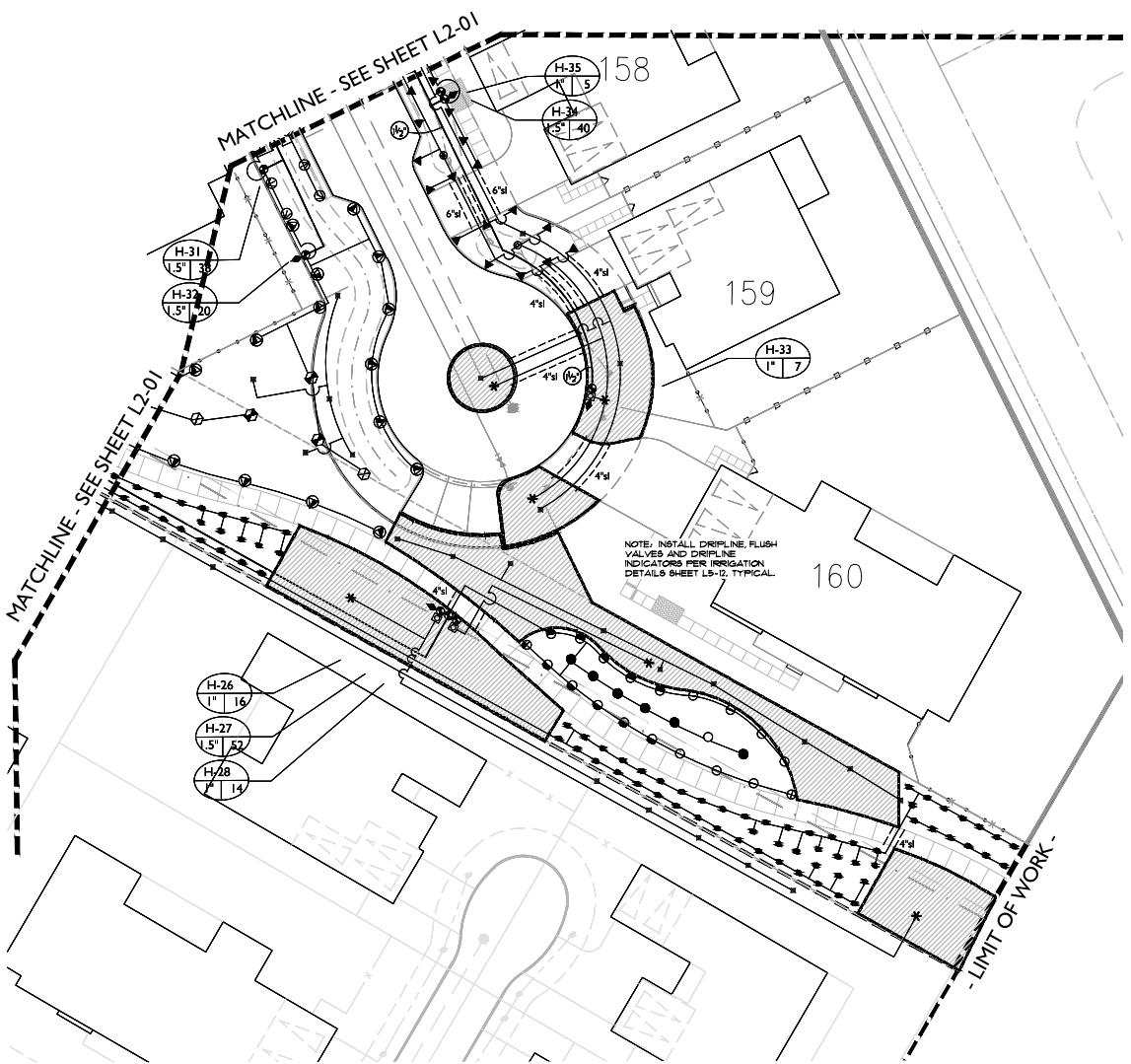
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IRRIGATION PLAN

L2-02



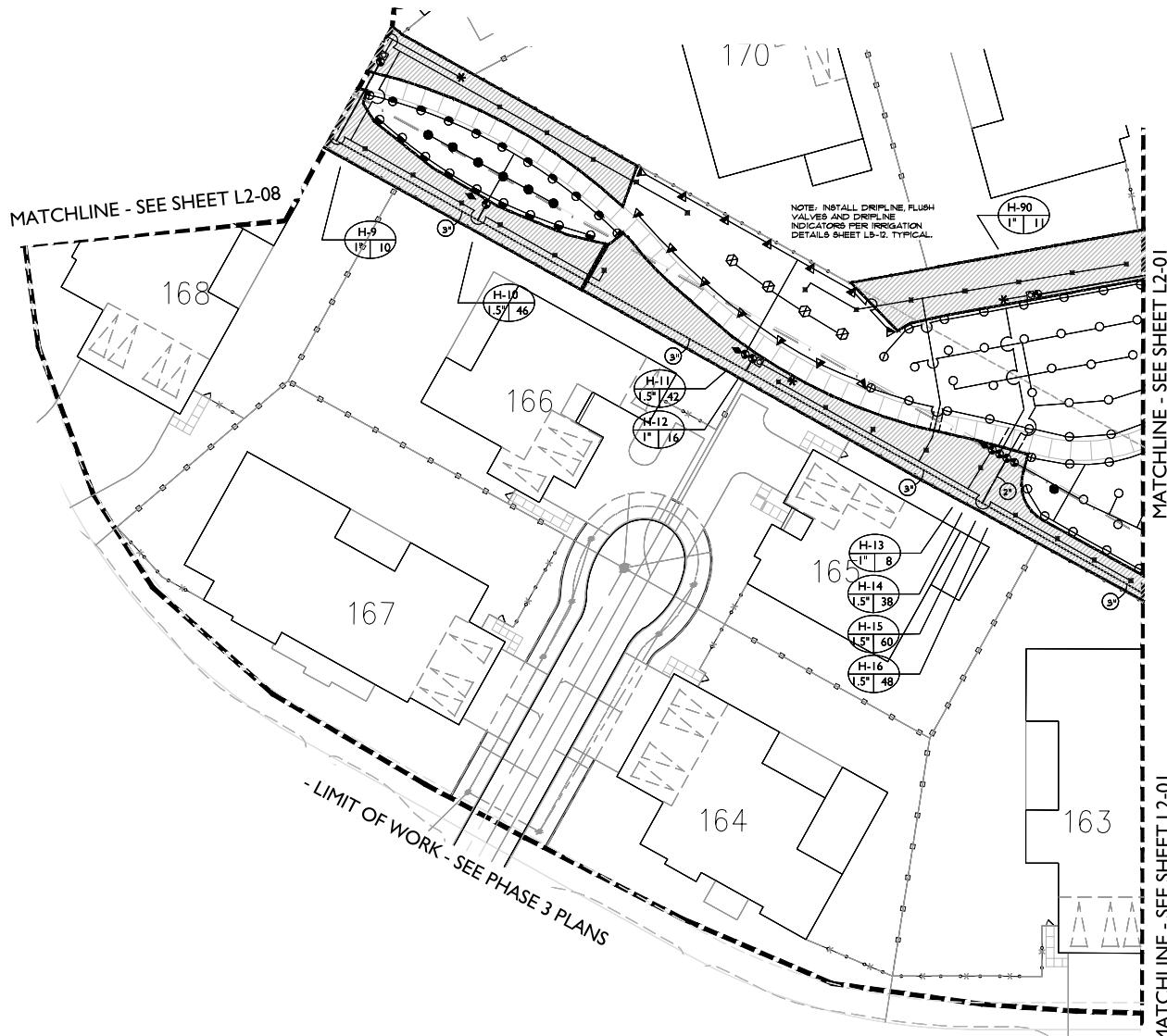
LATERAL LINE SIZING CHART

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" 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.



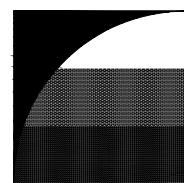
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LATERAL LINE SIZING CHART

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'

ISSUE: DESCRIPTION: DATE:

LANDSCAPE KEY MAP

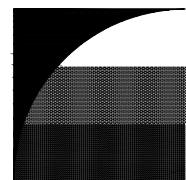


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IRRIGATION PLAN

L2-03

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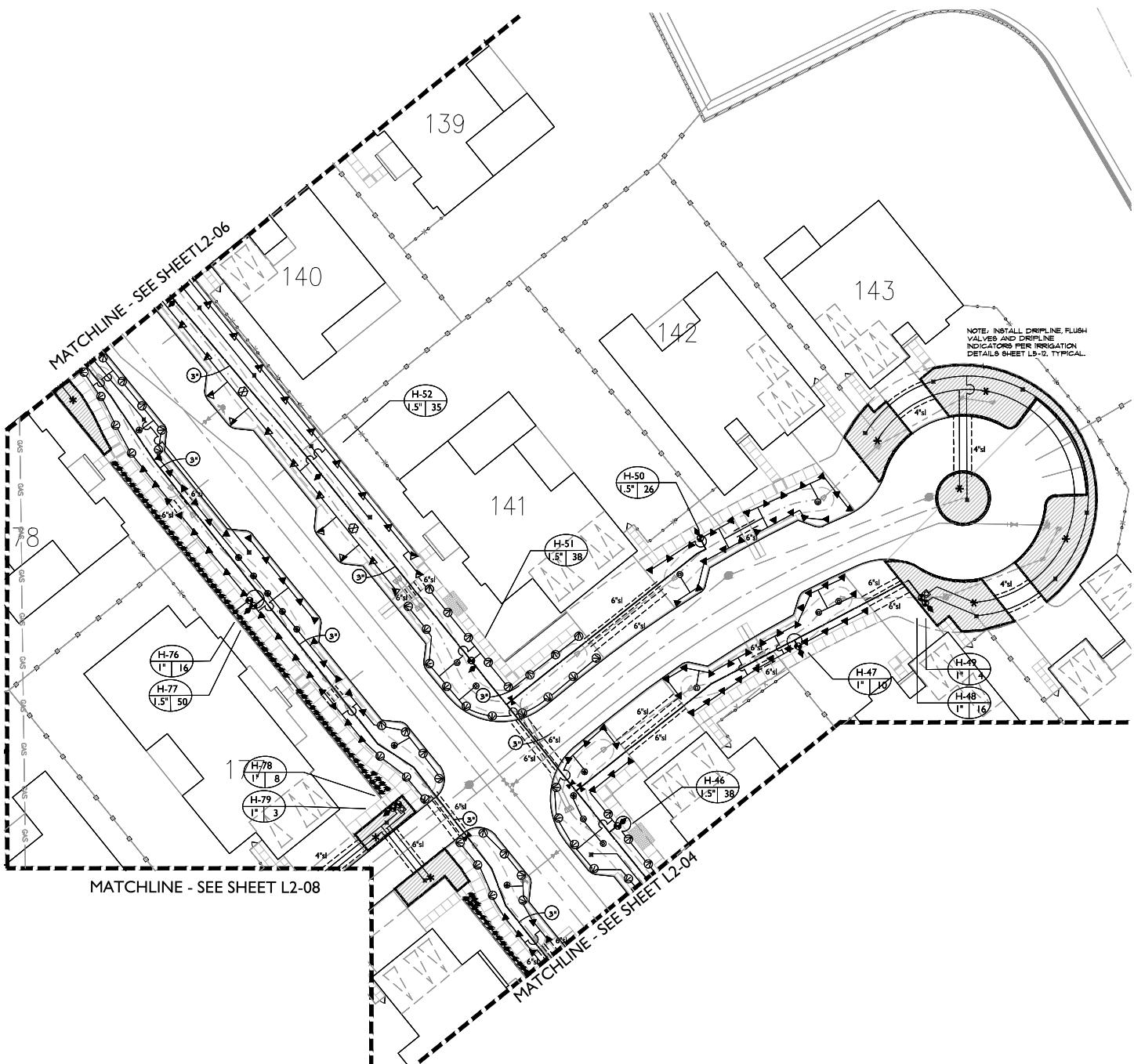
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LATERAL LINE SIZING CHART

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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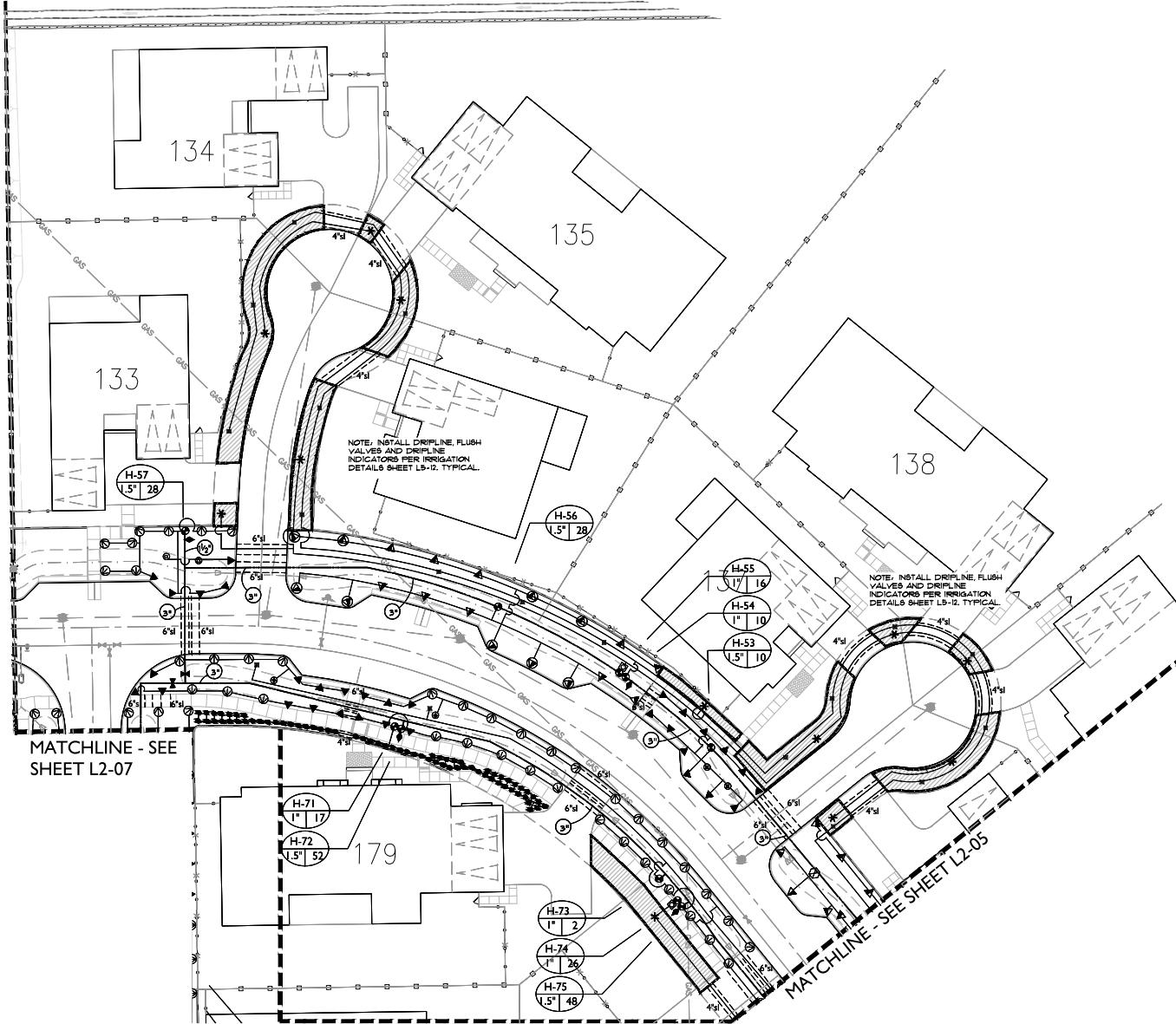
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IRRIGATION PLAN

L2-05

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- LIMIT OF WORK - SEE PHASE I PLANS



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
TREE BUBBLERS 0.50 GPM	20.1-22	1 1/2"	81-88
	5.25-10	3/4"	1-10
SPRAY HEADS VARIES	10.25-20	1"	11-20
	9-15	1 1/4"	21-40
	16-20	1 1/2"	N/A
	21-32	2"	N/A
DRIFLINE VARIES	33-45	3/4"	N/A
	5.25-10	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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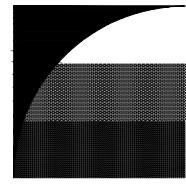
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IRRIGATION PLAN

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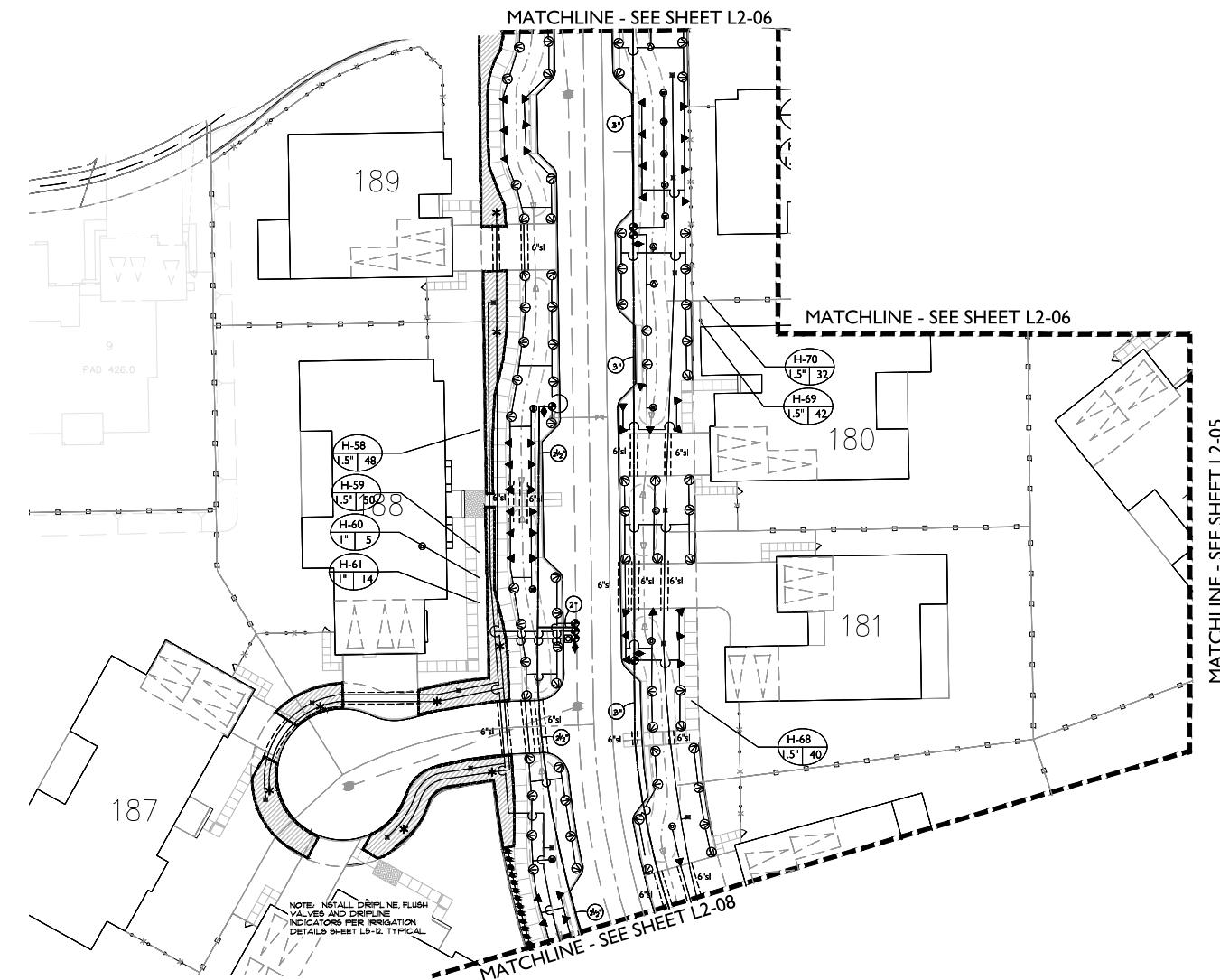
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LATERAL LINE SIZING CHART

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.

LANDSCAPE KEY MAP

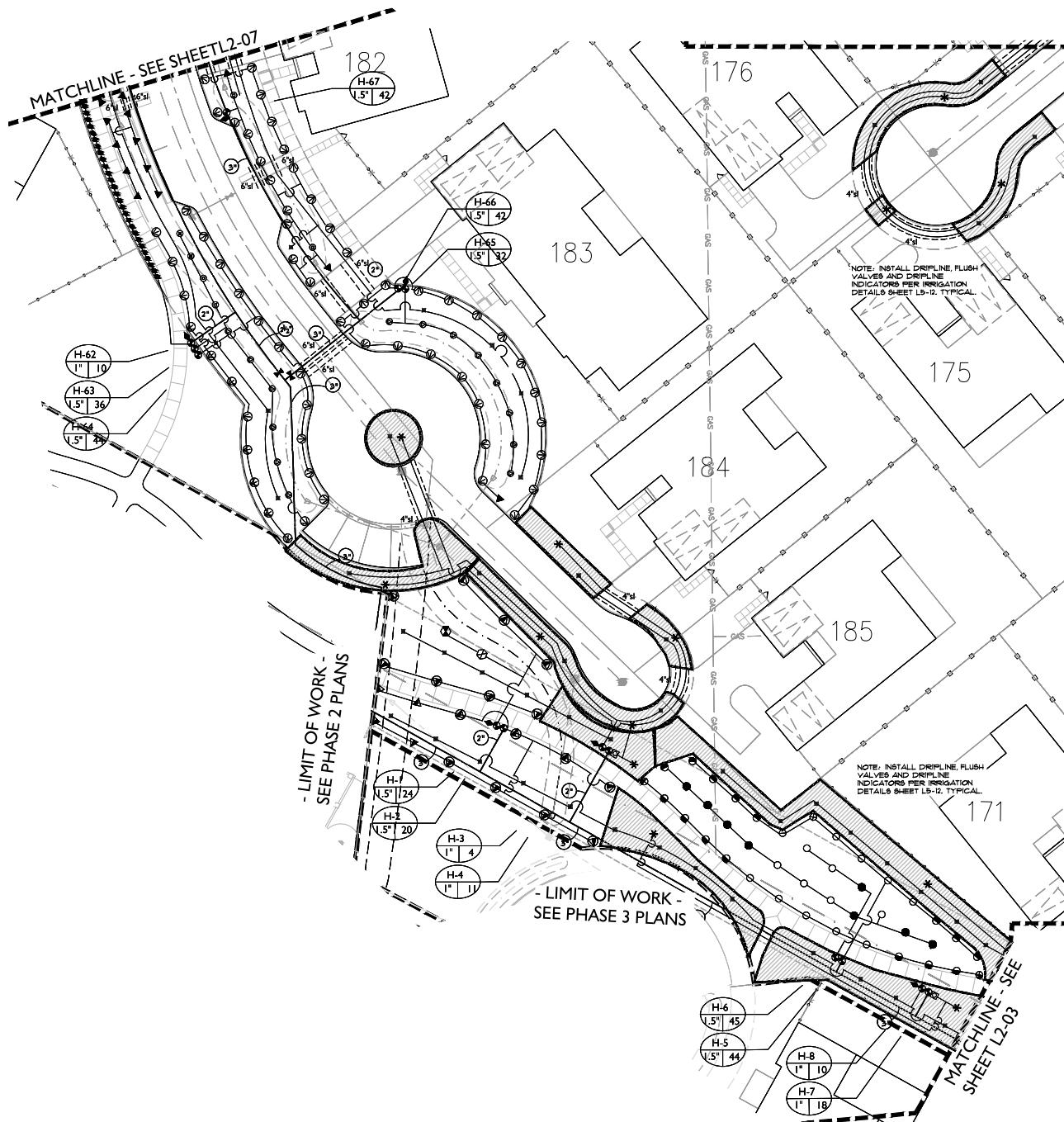


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IRRIGATION PLAN

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BORELLA RANCH BACKBONE PHASE 4

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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

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LANDSCAPE KEY MAP



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IRRIGATION PLAN

L2-08

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IRRIGATION NOTES

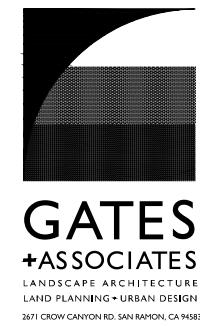
- THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKMEN. CONTRACTOR 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 OF INSTALLATION OF PIPES, SLEEVES, ETC. ON 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.
- DOE 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 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:

 - NOTIFY ALL LOCAL JURISDICTIONS AT LEAST THREE (3) DAY IN ADVANCE OF TESTING.
 - PERFORM TESTING AT OWN EXPENSE.
 - CENTER LOAD PIPING WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTING SHALL BE COVERED.
 - 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 AS PER 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 FUR 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.			
◆	ECP-TWI-PSB PROMAX	RAINMASTER EAGLE PLUG SERIES 2-WIRE ET BASED SELF ADJUSTING CONTROLLER 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>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: 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 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC PLASTIC FITTINGS. 24" COVER. SIZE NOTED ON PLANS.</p>					



BORELLO
RANCH
BACKBONE
PHASE 4
MORGAN HILL
CALIFORNIA

Toll Brothers

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PROJECT NUMBER: 5350
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SCALE: 1"-20'

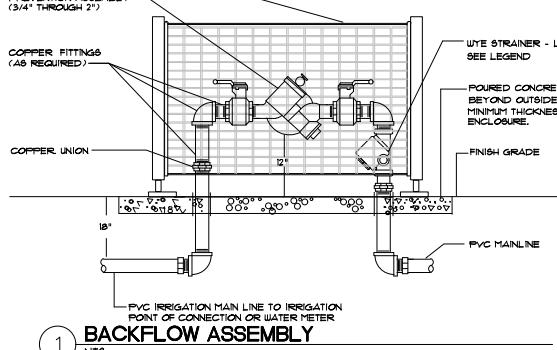


IRRIGATION NOTES AND
LEGEND

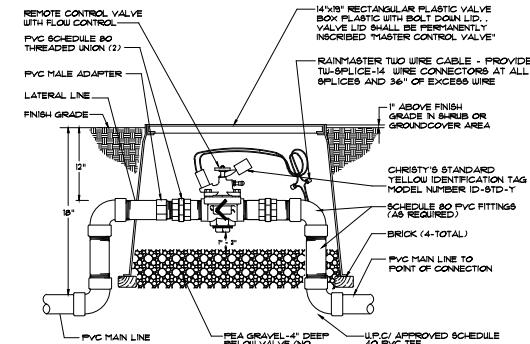
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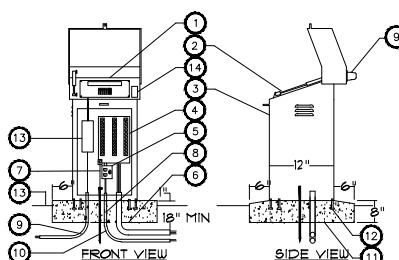
- STRONG BOX 8BBC-30
ENCLOSURE
1. LOCATE BACKFLOW PREVENTOR WITHIN 24" OF WATER METER OR AS CLOSE AS FIELD CONDITIONS WILL ALLOW.
 2. LOCATE BACKFLOW PREVENTER AS FAR AWAY FROM WALKWAYS, PATHS, AND SIDEWALKS AS ALLOWABLE SPACE PERITS.
 3. PROVIDE POLAR BLANKET
- REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY
(1/4" THROUGH 2")



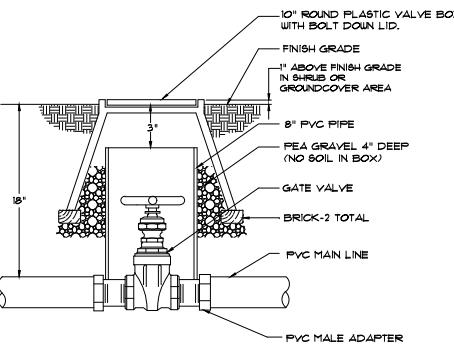
1 BACKFLOW ASSEMBLY



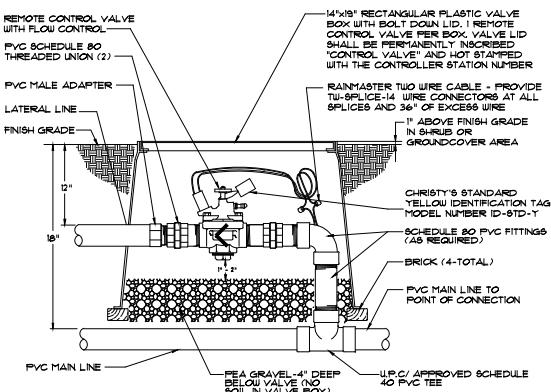
4 MASTER CONTROL VALVE INSTALLATION



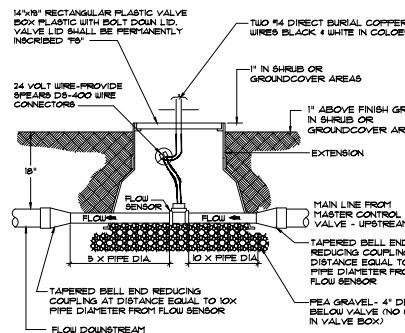
6 PEDESTAL MOUNT CONTROLLER INSTALLATION



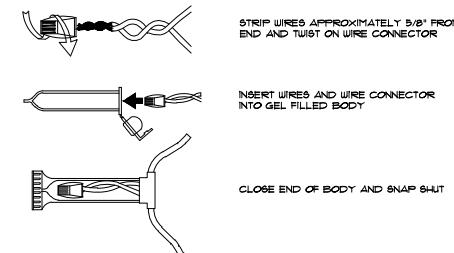
2 GATE VALVE INSTALLATION



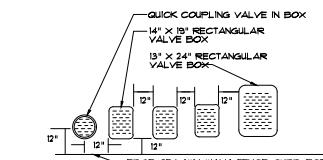
5 REMOTE CONTROL VALVE INSTALLATION



3 FLOW SENSOR INSTALLATION



5 TW-SPLIC-14 WIRE CONNECTION



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 BOXES 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.
3. 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.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOX EDGES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. ALL VALVE BOXES SHALL HAVE BOLT DOWN LIDS.
7. VALVE LID SHALL BE PERMANENTLY INSCRIBED "CONTROL VALVE" AND HOT STAMPED WITH THE CONTROLLER STATION NUMBER.

8 VALVE BOX INSTALLATION



BORELLA RANCH BACKBONE PHASE 4

MORGAN HILL CALIFORNIA

Toll Brothers®

ISSUE: DESCRIPTION: DATE:

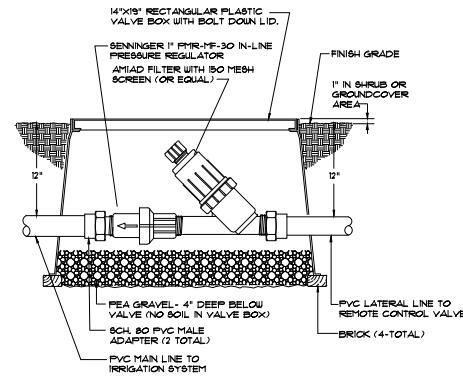


PROJECT NUMBER: 5150
DRAWN: JG, GH
CHECK: RC
DATE: 11/07/2021
SCALE: 1"=20'

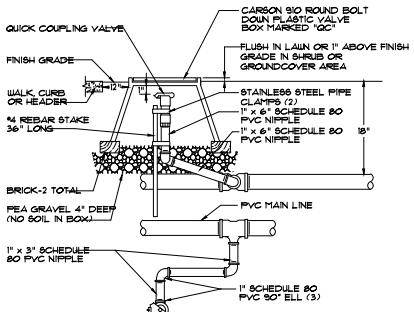
IRRIGATION DETAILS

L2-10

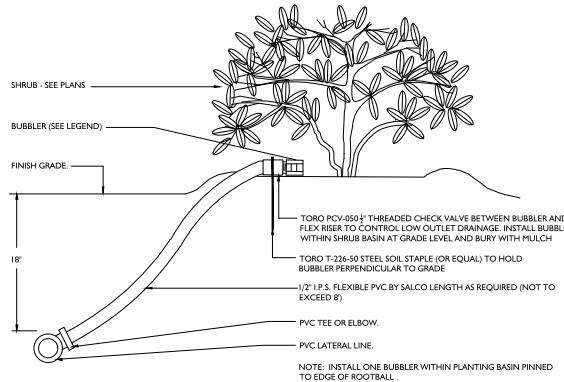
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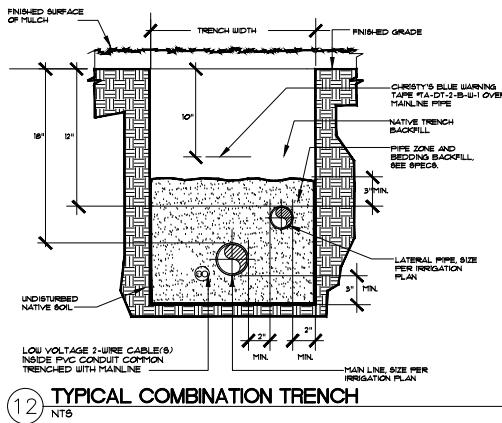
9 Drip Remote Control Valve Assembly
NTS



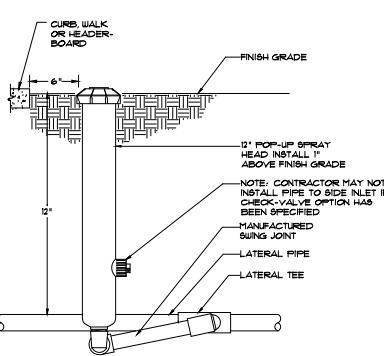
10 3/4" Quick Coupler in Box
NTS



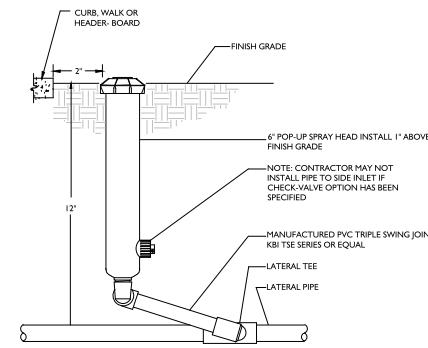
11 Shrub Bubbler Installation
NTS



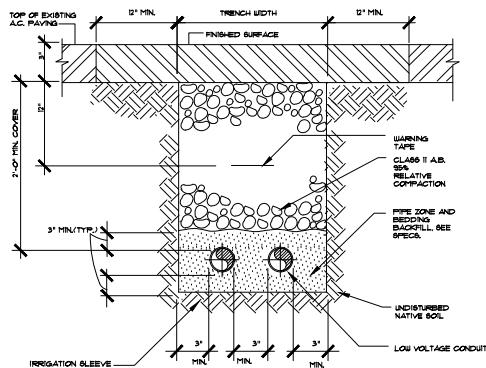
12 Typical Combination Trench
NTS



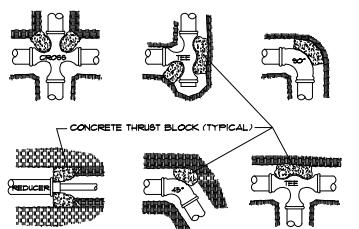
13 Pop-up 12" Spray Head Installation
NTS



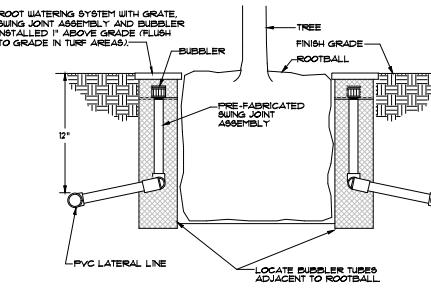
14 Pop-up 6" Spray Head Installation
NTS



15 Sleeve Trench Detail Under Roadway
NTS



16 Thrust Block Installation
NTS



17 Tree Bubbler Installation
NTS



BORELLA RANCH BACKBONE PHASE 4

MORGAN HILL CALIFORNIA

Toll Brothers®

ISSUE: DESCRIPTION: DATE:

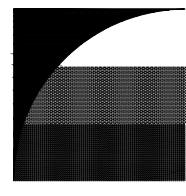


PROJECT NUMBER: 5120
DRAWN: JG, GH
CHECK: RC
DATE: 11/07/2021
SCALE: 1"=20'

IRRIGATION DETAILS

L2-11

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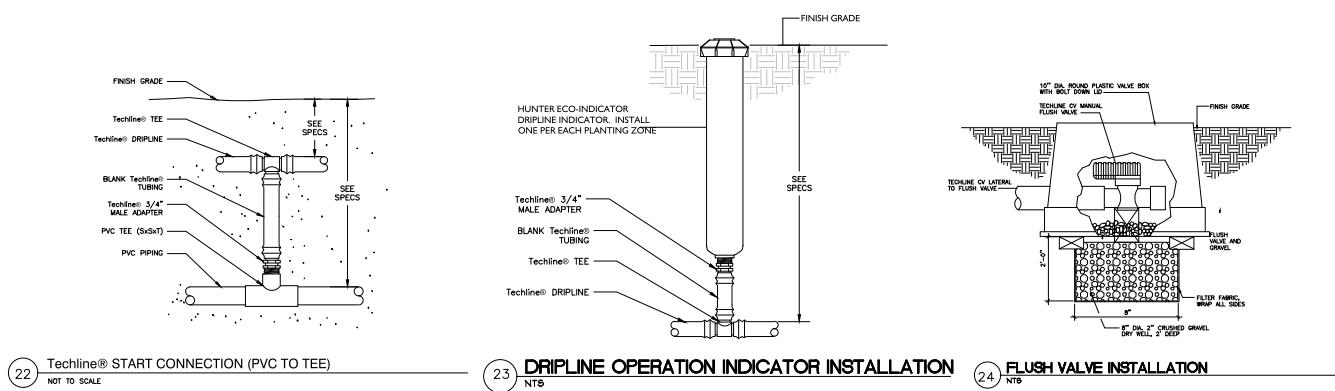
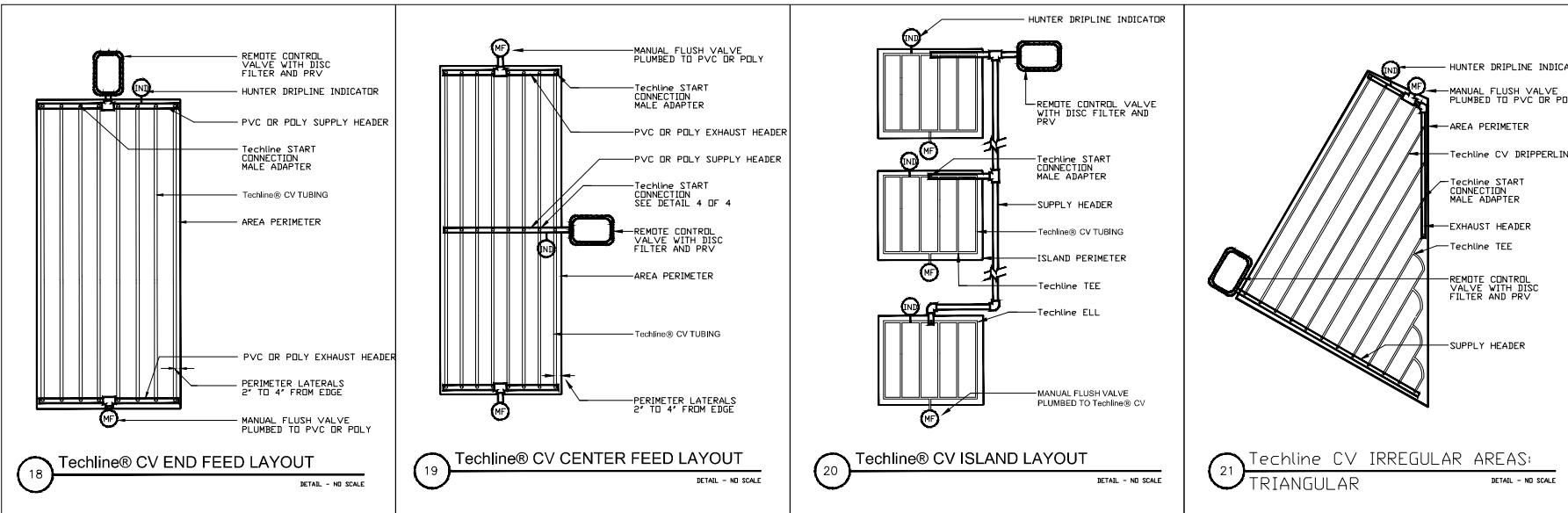
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**BORELLA
RANCH
BACKBONE
PHASE 4**

MORGAN HILL
CALIFORNIA

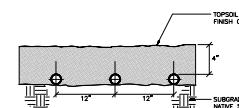
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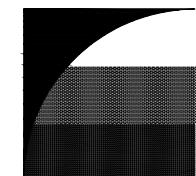
ISSUE: DESCRIPTION: DATE:



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 PLANTING ZONE.





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**BORELLIO
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PHASE 4**

MORGAN HILL
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ISSUE: DESCRIPTION: DATE:

WATER USE ESTIMATION

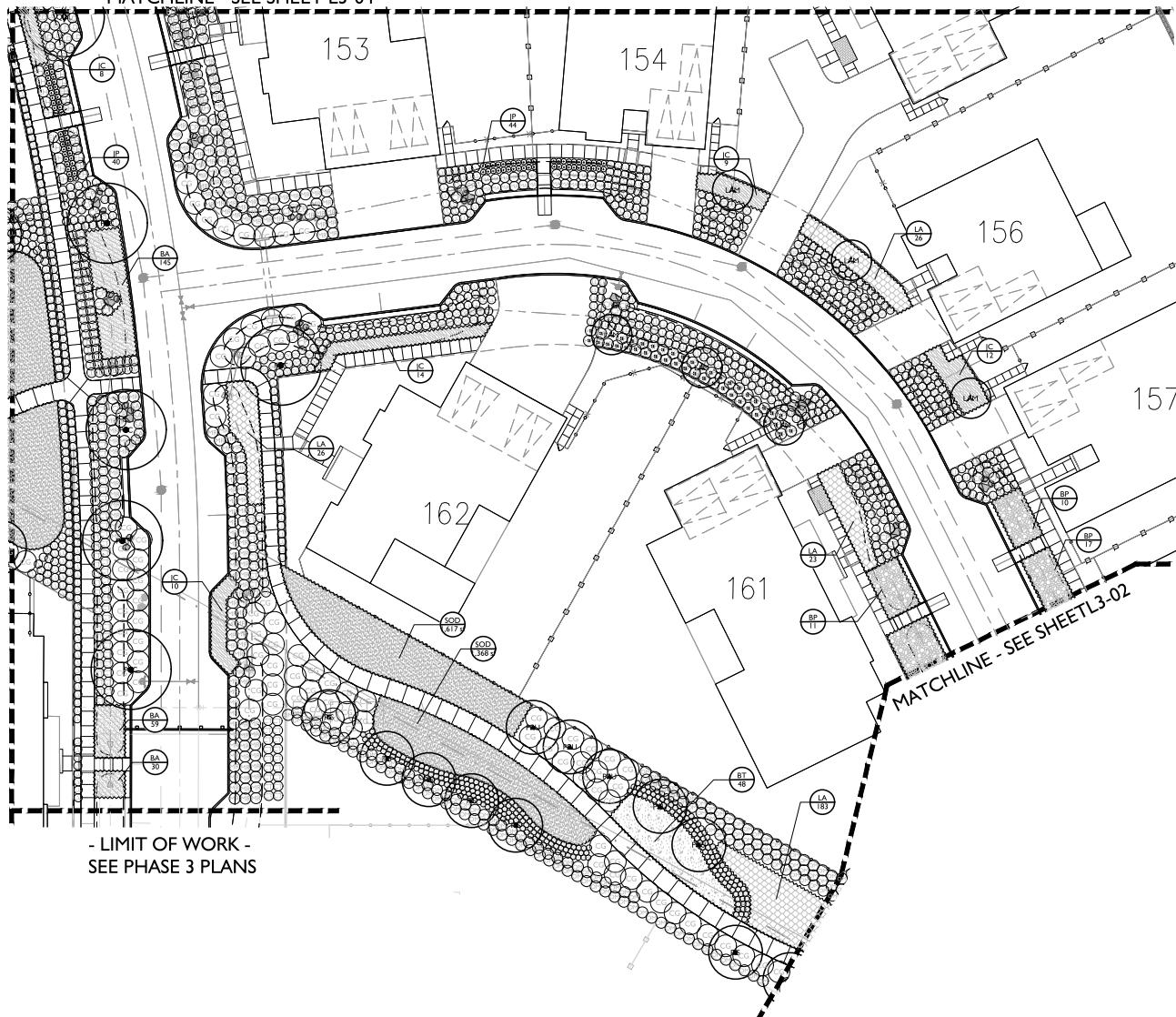
WATER TYPE	POTABLE
SITE ETO ^a	43

REGULAR LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT)	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	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	.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	.832	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	21,698	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	1,508	.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	3,650	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	14,288	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	40	.25	496	0.04	17.66	1%
H-85	Shrub	LOW	0.2	DRIP	0.81	0.25	2,007	.465	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	0.8							

MATCHLINE - SEE SHEET L3-03



PLANT SCHEDULE

	BOTANICAL NAME	COMMON NAME
TREES		
ACE	ACER X FREEMANII 'JEFFREY'	AUTUMN BLAZE MAPLE
LAM	LAGERSTROEMIA X 'MUSKOGEE'	LAGERSTROEMIA 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 'COLUMBIA'	JAPANESE FLOWERING CHERRY
QUE	QUERCUS AGRIIFOLIA	COAST LIVE OAK MULTI-TRUNK
QUL	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 'PUHILA'	DWARF PAMPAS GRASS
DG	DIETES GRANDIFLORA	FORTNIGHT LILY
EH	EPILOBIUM CANUM	CALIFORNIA FUCHSIA
HP	HEUCHERA 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	RAPHIOLEPSIS INDICA 'CLARA'	CLARA INDIAN HAWTHORN
RH	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY
SA	SANTOLINA CHAMAEHYPERBISUS	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 BUXBANE
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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**BORELLIO
RANCH
BACKBONE
PHASE 4**

MORGAN HILL
CALIFORNIA

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ISSUE: DESCRIPTION: DATE:

PROJECT NUMBER: 5350

DRAWN: JG, GH

CHECK: RC

DATE: 11/07/2021

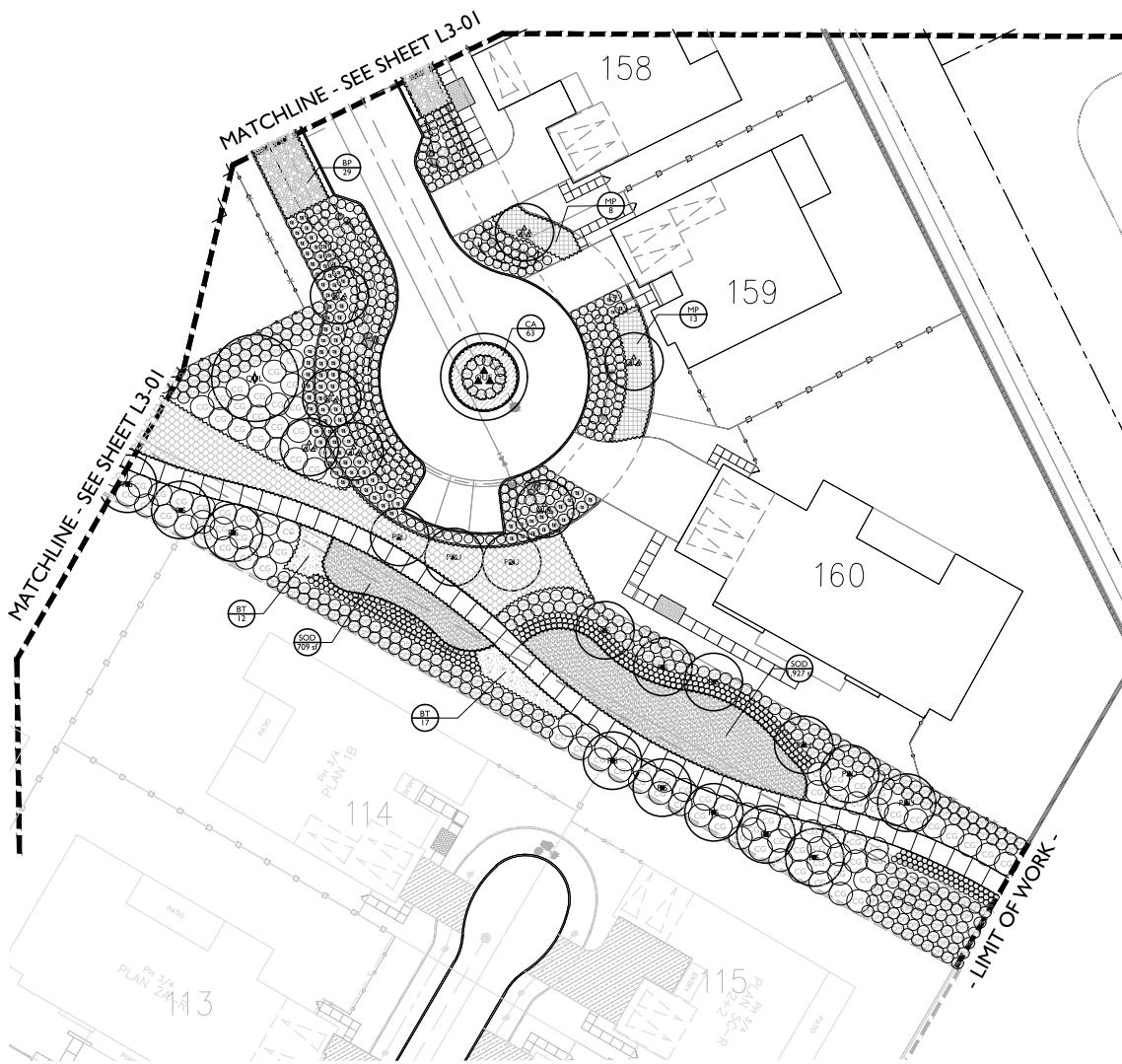
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PLANTING PLAN

L3-01

GATES ASSOCIATES INC. | 2017

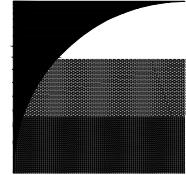


PLANT SCHEDULE

BOTANICAL NAME		COMMON NAME
ACE	ACER X FREEMANII 'JEFFREY'	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 PLANE TREE
PRU	PRUNUS SERRULATA 'COLUMBIA'	JAPANESE FLOWERING CHERRY
QUE	QUERCUS AGRIIFOLIA	COAST LIVE OAK MULTI-TRUNK
QUL	QUERCUS LOBATA	VALLEY OAK
QUS	QUERCUS SUBER	CORK OAK
SHRUBS		COMMON NAME
CG	CEANOTHUS 'IRISLEAF HORIZONTALIS' 'YANKEE POINT'	CALIFORNIA LILAC
CT	CHONDROPETALUM TECTORIUM	CAPE RUSH
CP	CORTADERIA SELLOANA 'PUHILA'	DAWAR 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 CONDENSATUS '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	RHAPHIOLEPSIS INDICA 'CLARA'	CLARA INDIAN HAWTHORN
RH	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY
SA	SANTOLINA CHAMAELEPHYLLUS	LAVENDER COTTON
GROUND COVERS		COMMON NAME
BP	BACCHARIS PILULARIS 'TWIN PEAKS #2'	TWIN PEAKS #2 COYOTE BRUSH
BA	BOUDIQUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA
BT	BUXUS FRUTICOSA 'TINY TANGERINE'	TINY TANGERINE BUXBANE
CA	CAREX DENSIFLORA	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 RANCH BACKBONE PHASE 4

MORGAN HILL
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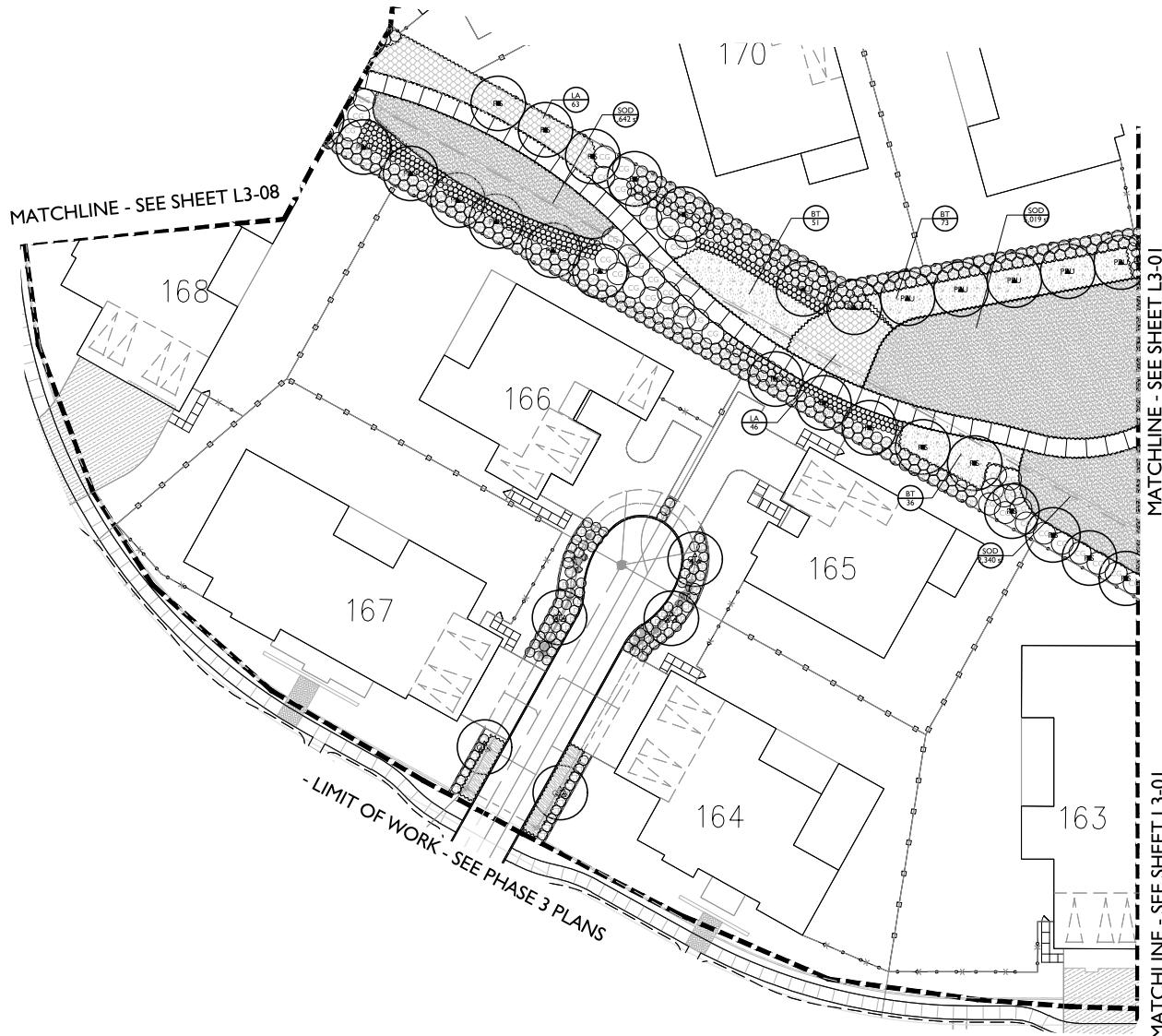


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CHECK: RC
DATE: 11/07/2021
SCALE: 1"=20'

PLANTING PLAN

L3-02

GATES+ASSOCIATES, INC. | 2017



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
ACE	ACER X FREMILLONII 'JEFFREYI'	AUTUMN BLAZE MAPLE
LAM	LAGERSTROEMIA X 'MUSKOGEE'	LAVENDER CREEP 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
QUF	QUERKUS AGRIFOLIA	COAST LIVE OAK MULTI-TRUNK
QUL	QUERKUS LOBATA	VALLEY OAK
QUS	QUERKUS SUBER	CORK OAK

SHRUBS	BOTANICAL NAME	COMMON NAME
CG	<i>CEANOTHUS GRISEUS HORIZONTALIS</i>	YANKEE POINT CALIFORNIA LILAC
CT	<i>CHONDROPETALUM TECTIFORM</i>	CAPE RUSH
CP	<i>CORTADERIA SELLOANA 'PUMILA'</i>	DIWARI PAMPAS GRASS
DG	<i>DIETES GRANDIFLORA</i>	FORTNIGHT LILY
EH	<i>EPILIBIUM CANUM</i>	CALIFORNIA FUCHSIA
HP	<i>HEPSALOE PARVIFLORA</i>	RED YUCCA
JP	<i>JUNCUS PATENS</i>	CALIFORNIA GRAY RUSH
LG	<i>LAVANDULA X GINGINSII</i> 'GOODWIN CREEK GRAY'	GOODWIN CREEK GRAY LAVENDER
LD	<i>LEYMUS CONDENSATUS</i> 'CANYON PRINCE'	CANYON PRINCE GRASS GENTLE RYE
LL	<i>LOMANDRA LONGIFOLIA</i> 'BREEZE'	DIWARI MATT RUSH
MA	<i>MIMULUS AURANTIACUS</i>	STICKY MONKEYFLOWER
MR	<i>MUHLENBERGIA RIGENS</i>	DEER GRASS
OM	<i>CLEA EUROPEA</i> 'MONTRA'	LITTLE OLIVE
RC	<i>RHAPHIOLEPSIS INDICA</i> 'CLARA'	CLARA INDIAN HAWTHORN
RH	<i>ROSMARINUS OFFICINALIS</i> 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY
SA	<i>SANTOLINA CHAMAEACYPARIS</i>	LAVENDER COTTON

GROUND COVERS	BOTANICAL NAME	COMMON NAME
BP	BACCHARIS PILULARIS 'TWIN PEAKS' #2	TWIN PEAKS #2 COYOTE BRUSH
BA	BOUTELOUA GRACILIS	BLONDE AMBITION
BT	BULBINE FRUTICOSAE	TINY TANGERINE
CA	CAREX DIVULSA	BERKELEY SEDGE
JC	JUNIPERUS CONFERTA	BLUE PACIFIC
LA	LANTANA MONTEVIDEANA 'ALBA'	WHITE TRAILING LANTANA
MP	HYPOPHYLUM PARVIFOLIUM	PINK
POD	TRI BE CONS. PROLERO BLJS.	ESQUELL BI END

SEE SHEET 10-02 FOR COMPLETE PLANTING SCHEDULE

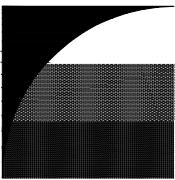
LANDSCAPE KEY MAP



PROJECT NUMBER: 5250
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DATE: 11/07/2021
SCALE: 1" = 20'

PLANTING PLAN

L3-03



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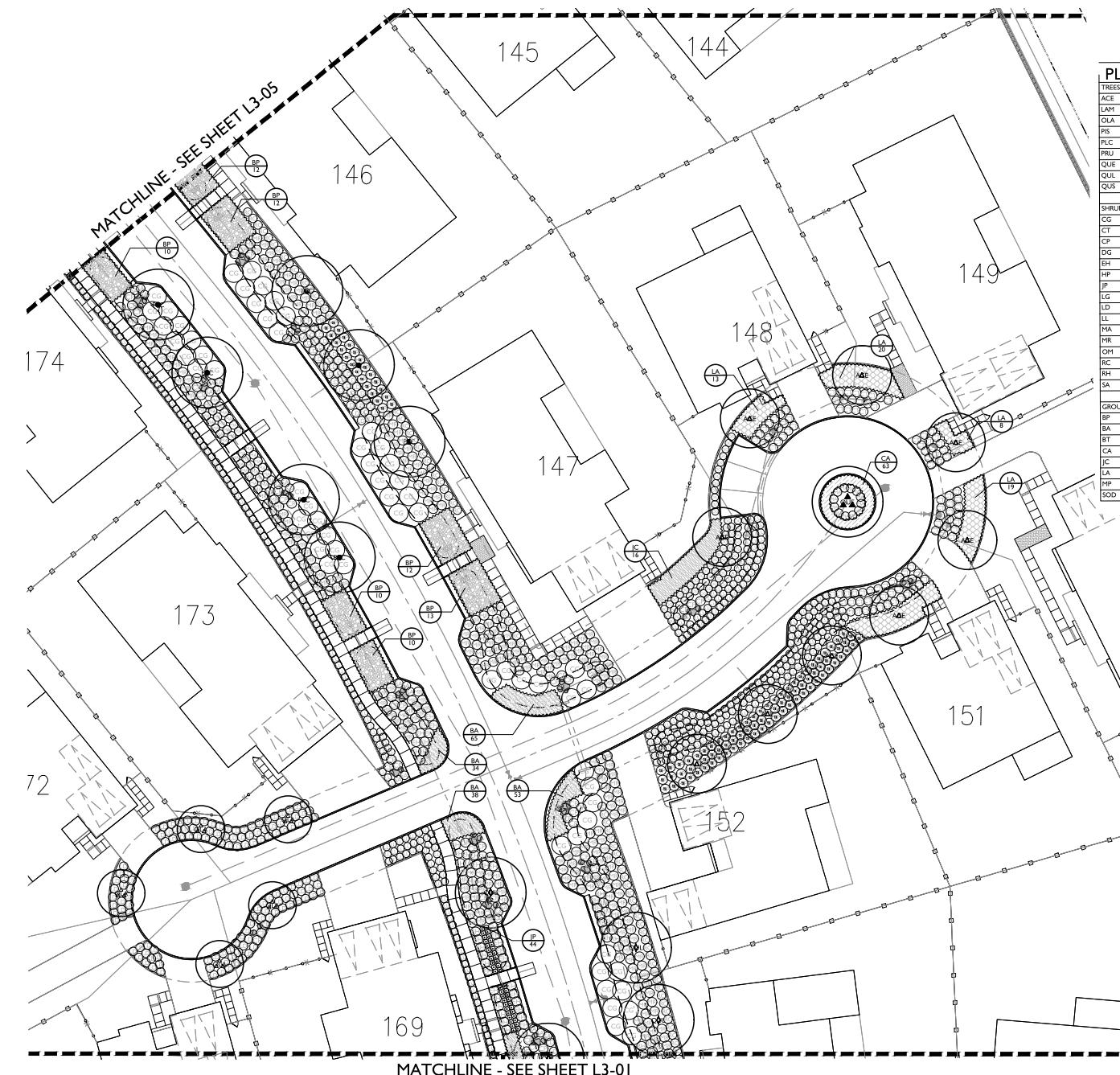
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BORELLO RANCH BACKBONE PHASE 4

MORGAN HILL
CALIFORNIA

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PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
ACE	ACER X FREEMANII 'JEFFREY'	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
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 GIGLEUS HORIZONTALIS 'YANKEE POINT'	CALIFORNIA LILAC
CT	CHONDROPETALUM TECTORIUM	CAPE RUSH
CP	CORTADERIA SELLOANA 'PUHILA'	DAWAR 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'	DAWAR 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 CHAMAELEPHYLLUS	LAVENDER COTTON

GROUND COVERS	BOTANICAL NAME	COMMON NAME
BP	BACCHARIS PILULARIS 'TWIN PEAKS #2'	TWIN PEAKS #2 COYOTE BRUSH
BA	BOUCALIA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA
BR	BUXUS FRUITESCENS 'TINY TANGERINE'	TINY TANGERINE BUXBINE
CA	CARDEX DIVULSA	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

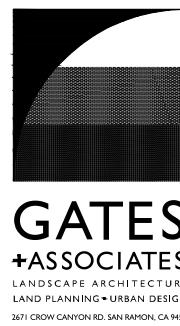
SEE SHEET L0-02 FOR COMPLETE PLANTING SCHEDULE

LANDSCAPE KEY MAP



L3-04

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BORELLO
RANCH
BACKBONE
PHASE 4

MORGAN HILL
CALIFORNIA

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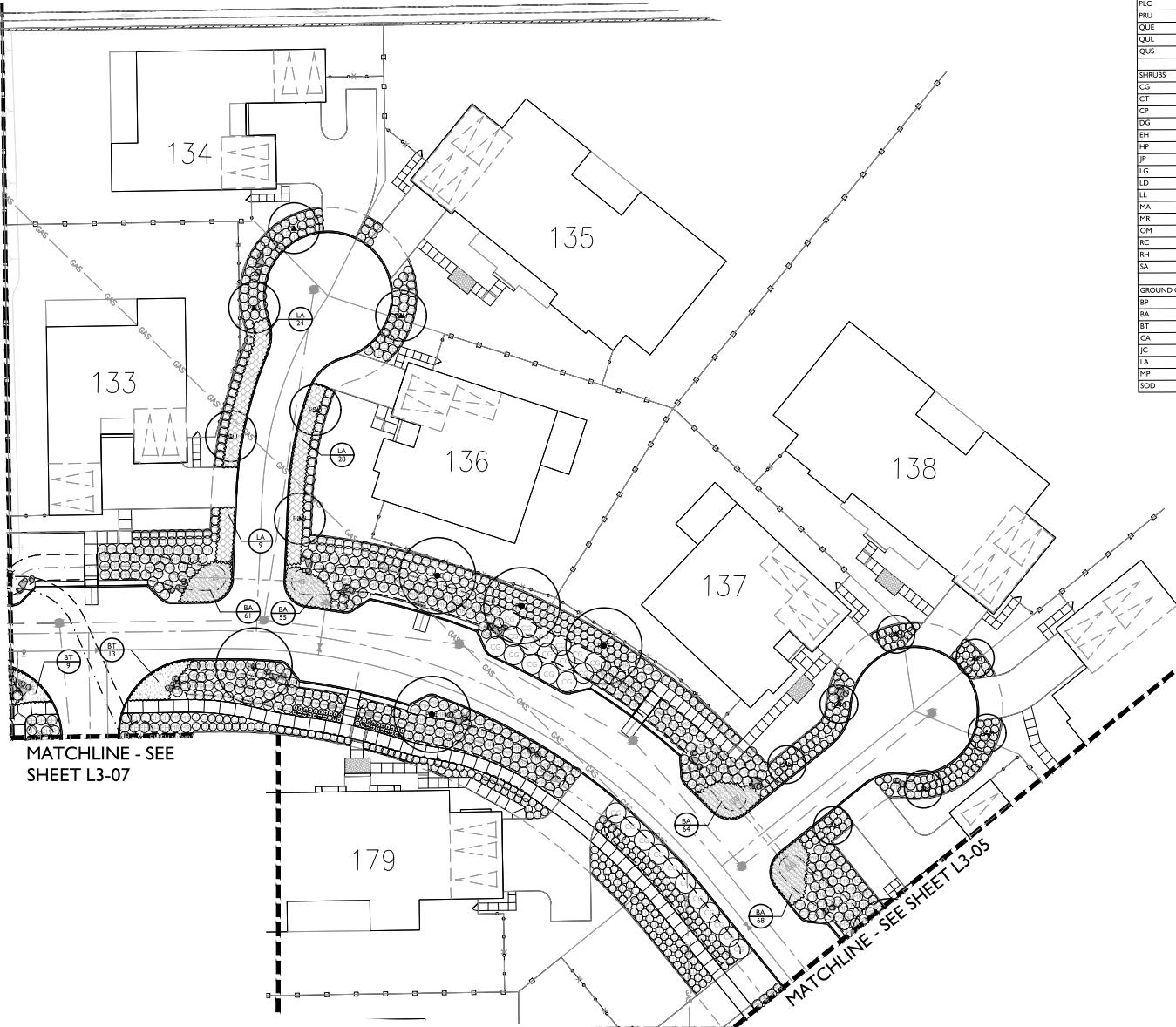
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PROJECT NUMBER: 5350
DRAWN: JG, GH
CHECK: RC
DATE: 11/07/2021
SCALE: 1"=20'

PLANTING PLAN

- LIMIT OF WORK - SEE PHASE I PLANS-



MATCHLINE - SEE
SHEET L3-07

179
MATCHLINE - SEE SHEET L3-05

PLANT SCHEDULE

	BOTANICAL NAME	COMMON NAME
TREES		
ACE	ACER X FREEMANII 'JEFFREY'	AUTUMN BLAZE MAPLE
LAM	LAGERSTROEMIA X 'MUSKOGEE'	LAVENDER CRAPÉ 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
QUE	QUERCUS GRIFOLIA	COAST LIVE OAK MULTI-TRUNK
QUL	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	HESPERALOAE PARVIFLORA	RED YUCCA
JP	JUNCUS PATENS	CALIFORNIA GRAY RUSH
LG	LAVANDULA X GINGINSII 'GOODWIN CREEK GRAY'	GOODWIN CREEK GRAY LAVENDER
LD	LEYHUS CONDENSIUS '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 CHAMAEHYPERBIS	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

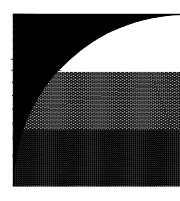
SEE SHEET L0-02 FOR COMPLETE PLANTING SCHEDULE

LANDSCAPE KEY MAP



L3-06

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**BORELLO
RANCH
BACKBONE
PHASE 4**

MORGAN HILL
CALIFORNIA

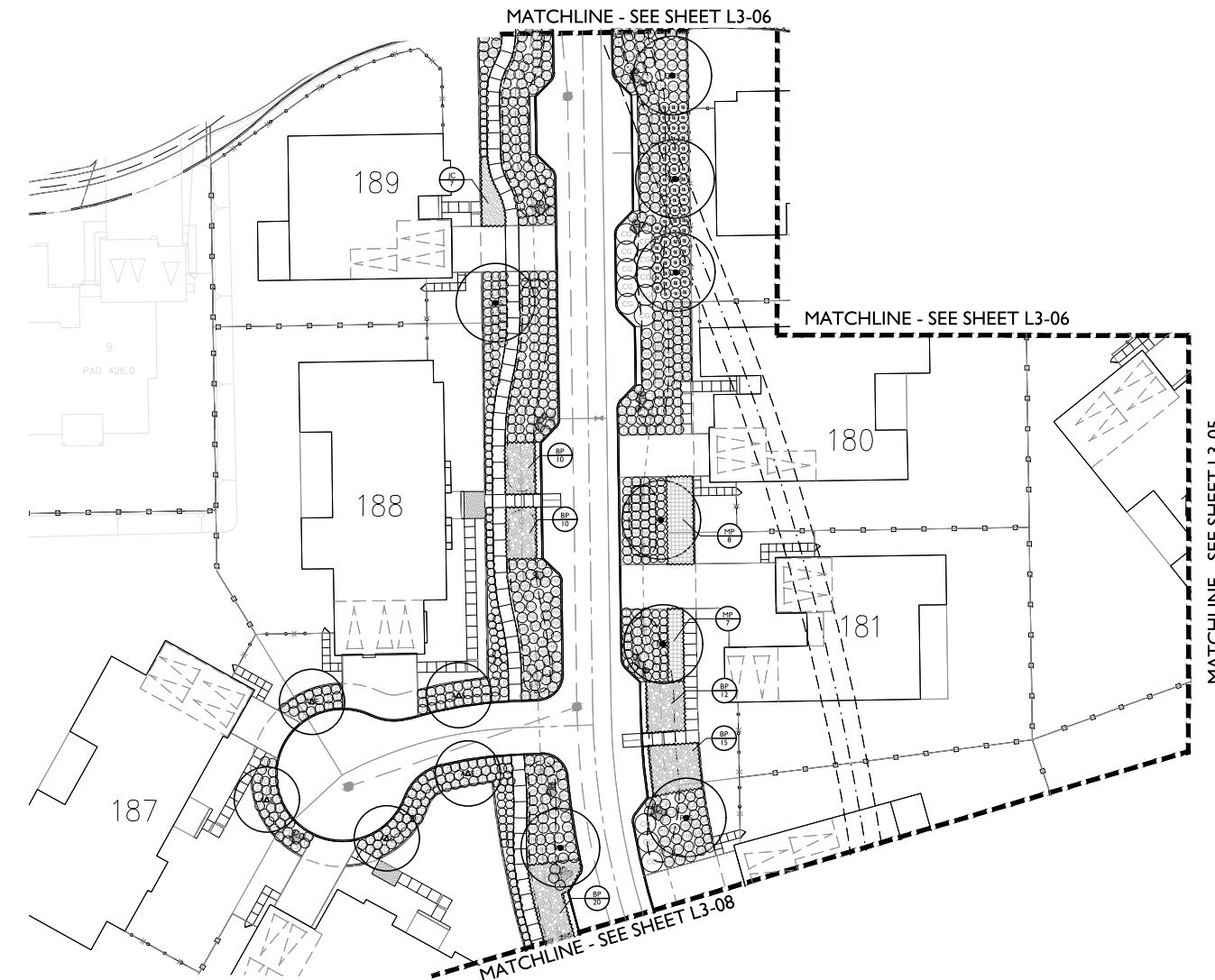
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DATE: 11/07/2021
SCALE: 1"=20'

PLANTING PLAN



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
ACE	ACER X FREEMANII 'JEFFREY'	AUTUMN BLAZE MAPLE
LAM	LAGERSTROEMIA X 'MUSKOGEE'	LAGENDER 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
QUE	QUERCUS GRIFOLIA	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	HESPERALOKE 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 CHAMAELEPHYLLUS	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 DYNILSIS	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

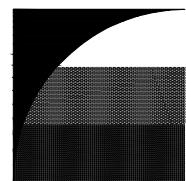
SEE SHEET L0-02 FOR COMPLETE PLANTING SCHEDULE

LANDSCAPE KEY MAP



L3-07

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**BORELLIO
RANCH
BACKBONE
PHASE 4**

MORGAN HILL
CALIFORNIA

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PROJECT NUMBER: 5350

DRAWN: JG, GH

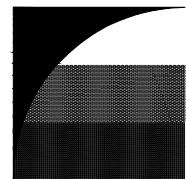
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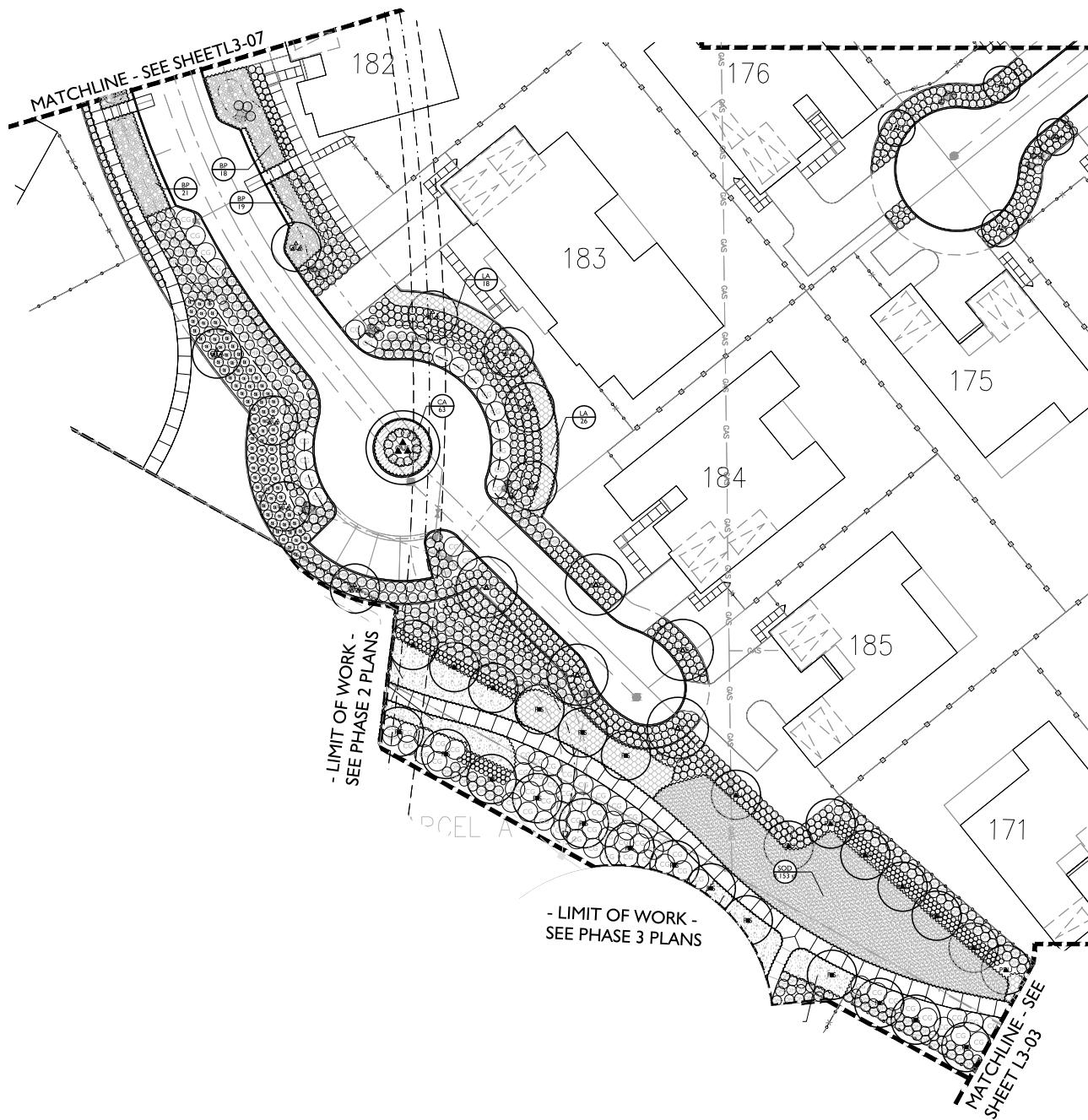
DATE: 11/07/2021

SCALE: 1"=20'



PLANTING PLAN





PLANT SCHEDULE

BOTANICAL NAME		COMMON NAME
ACE	ACER X FREEMANII 'JEFFREYI'	AUTUMN BLAZE MAPLE
LAM	LAGERSTROEMIA X 'MUSKOGEE'	LAVENDER CRAPÉ MYRTLE
OLA	Olea europaea 'FRUITLESS'	FRUITLESS OLIVE
PIS	PISTACIA 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		COMMON NAME
CG	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	CALIFORNIA LILAC
CT	CHONDROPETALUM TECTORIUM	CAPE RUSH
CP	CORTADERIA SELLOANA 'PUPIILA'	DWARF PAMPS 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 CONDENSIUS '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 'MONTRIA'	LITTLE OLIVE
RC	RHAPHIOLEPSIS INDICA 'CLARA'	CLARA INDIAN HAWTHORN
RH	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY
SA	SANTOLINA CHAMAELEPHYLLUS	LAVENDER COTTON
GROUND COVERS		COMMON NAME
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
IC	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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ISSUE: DESCRIPTION: DATE:

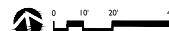
PROJECT NUMBER: 5350

DRAWN: JG, GH

CHECK: RC

DATE: 11/07/2021

SCALE: 1"=20'



PLANTING PLAN

L3-08

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LANDSCAPE ARCHITECTURE
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**BORELLA
RANCH
BACKBONE
PHASE 3**

MORGAN HILL
CALIFORNIA

Toll Brothers®

ISSUE: DESCRIPTION: DATE:

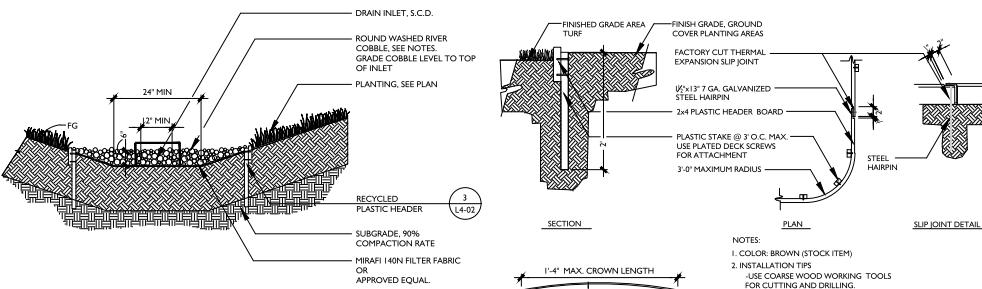


PROJECT NUMBER: 5350
DRAWN: JG, GH
CHECK: RC
DATE: 11/08/2021
SCALE: PER DETAIL

LANDSCAPE DETAILS

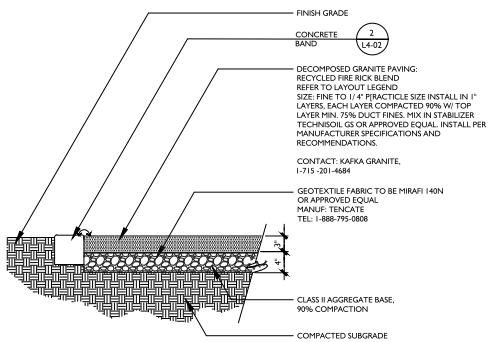
L4-02

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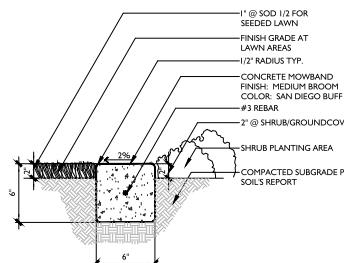


6 COBBLE FORE BAY/SURROUND SECTION
SCALE: 1/2" = 1'-0"

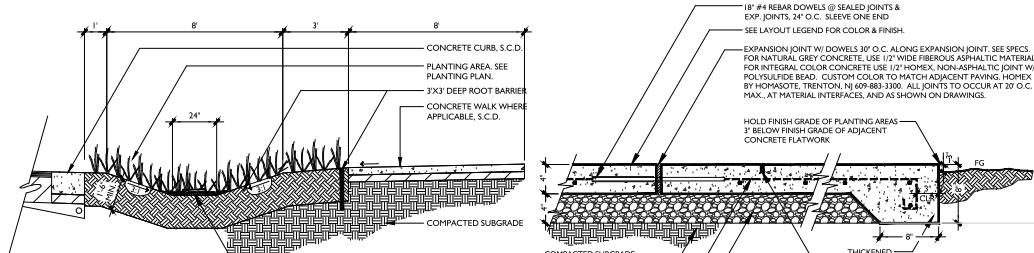
3 RECYCLED PLASTIC HEADER BOARD
SCALE: 1" = 1'-0"



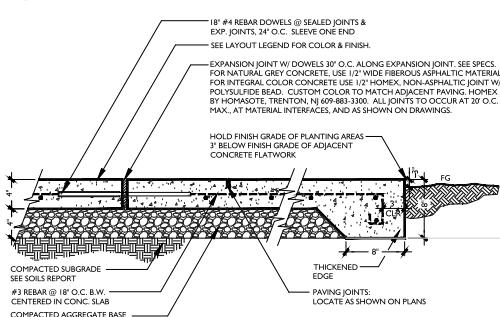
5 DECOMPOSED GRANITE PAVING
SCALE: 1" = 1'-0"



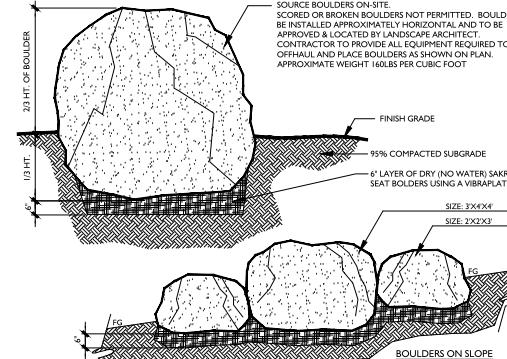
2 CONCRETE MOWBAND
SCALE: 1-1/2" = 1'-0"



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



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



1 LANDSCAPE BOULDERS
SCALE: N.T.S.

