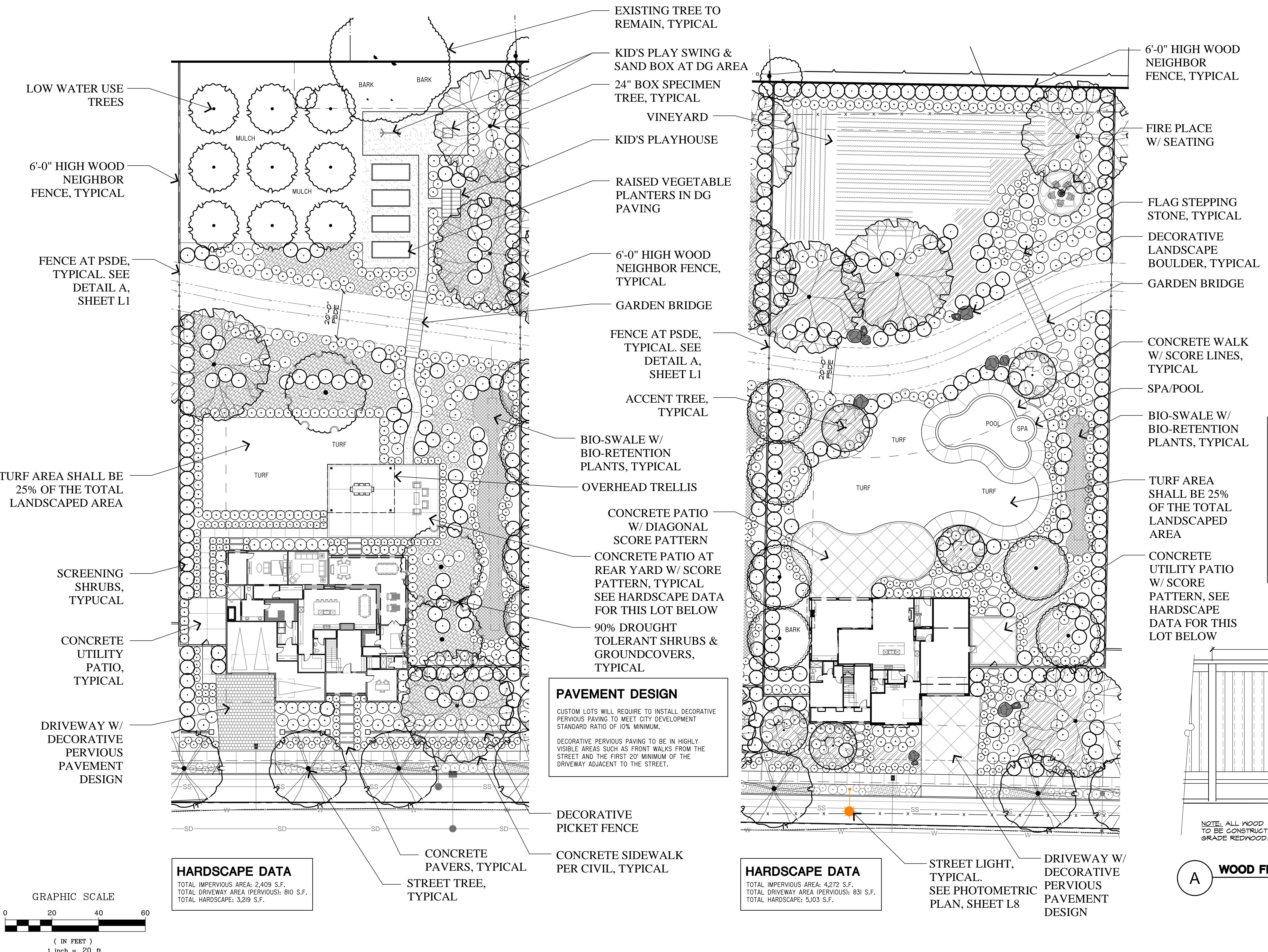


Preliminary Landscape Site Plan



CONCEPTUAL LANDSCAPE STATEMENT

REGIONAL AND MICRO-CLIMATE CONDITIONS, SOLAR ORIENTATION AND SOIL CONDITIONS WILL BE TAKEN INTO ACCOUNT WITH REGARDS TO PLANT SELECTION AND PLACEMENT. THE PLANT PALETTE PROVIDES MANY PLANTS WITH VARYING GROWTH HABITS, PREFERENCES AND TOLERANCES, SO SELECTION OF JUST THE RIGHT PLANT SHOULD NOT BE DIFFICULT. ALL PROPOSED SHRUBS AND GROUNDCOVER PLANTS ARE RATED AS LOW WATER USE TO PROMOTE THE DROUGHT TOLERANT DESIGN.

BY SELECTING PLANTS WHICH REQUIRE LITTLE TO NO PRUNING, THE GREEN WASTE WILL BE REDUCED. PLANTS SELECTED WILL COMPLEMENT THE ARCHITECTURE.

ENTRYWAYS AND PICTURE WINDOWS WILL BE FRAMED BY SPECIMEN SHRUBS AND NODOS WILL HAVE ACCENT PLANTINGS. PLANT SPECIES WHICH ENHANCE THE ARCHITECTURAL ELEVATIONS SHALL BE USED. FOR EXAMPLE NARROW UPRIGHT SHRUBS ARE PROPOSED AT THE SIDES OF THE GARAGE DOOR, TALLER SHRUBS WILL ALSO BE LOCATED AT SOLID BUILDING SURFACES AND FENCES, WHILE LOWER SHRUBS WILL BE LOCATED WHERE GROUND LEVEL WINDOWS AND ARCHITECTURAL FEATURES OCCUR, AND AT CORNERS TO MAINTAIN SITE LINE DISTANCES. A DIVERSE USE OF PLANT SPECIES WILL DISPLAY VARIOUS TEXTURES, FORMS, FOLIAGE COLOR, AND FLOWERS; WILL CREATE A BEAUTIFUL LANDSCAPE TO CONTRIBUTE AESTHETICALLY TO THE SURROUNDING NEIGHBORHOODS.

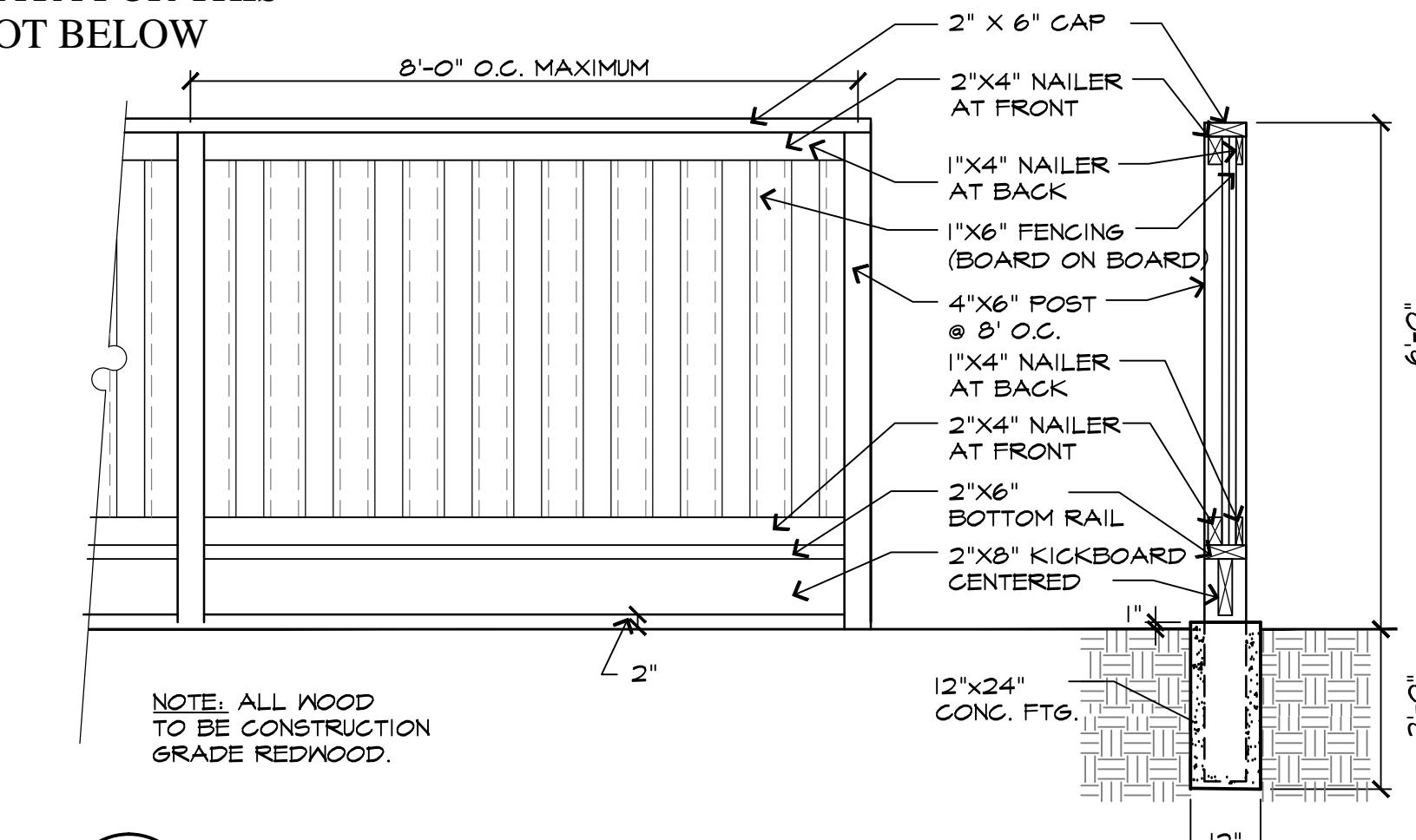
A MAJORITY OF TREES THROUGHOUT THE PROJECT ARE PLACED TO MINIMIZE BUILDING BULK AND MASS. THE TREES HAVE BEEN SELECTED TO HAVE NON-INVASIVE ROOT SYSTEMS, AND PLACED WITH ADEQUATE SETBACKS TO ENSURE NO CONFLICT WITH UTILITIES AND HARDCAPE, OR CONFLICT WITH ANY SITE LINE DISTANCES. ROOT BARRIERS WILL BE INSTALLED ON ALL TREES NEAR PAVING AND UTILITIES. WHERE FEASIBLE, TREES HAVE BEEN PLACED TO MITIGATE SOLID BUILDING SURFACES AND FENCES.

THE IRRIGATION SYSTEM WILL USE WEATHER-BASED CONTROLLERS TO CONSERVE THE USE OF WATER. THE PLANTING AREAS WILL BE IRRIGATED USING Drip IRRIGATION METHODS. THE TREES WILL BE ON SEPARATE VALVES AND WILL BE IRRIGATED WITH BUBBLERS. SHRUBS WILL BE HYDROZONED ACCORDING TO THEIR WATER REQUIREMENTS AND MICROCLIMATES.

IT IS OUR INTENT TO SPECIFY IN THE LANDSCAPE CONSTRUCTION DOCUMENTS THE USE OF RECYCLED MATERIALS SUCH AS RECYCLED WOOD MULCH, INGREDIENTS WITHIN THE CONCRETE, FORMWORK, SITE FURNITURE, ETC. IT IS OUR INTENT TO STOCKPILE THE TOPSOIL FOR RE-USE, UNLESS SOIL TESTS DEEM THE SOIL INADEQUATE AND RECOMMEND IMPORTED SOIL. WE INTEND TO RECYCLE A MINIMUM OF 50% OF THE LANDSCAPE CONSTRUCTION AND GREEN WASTES.

NOTES:

1. PER CITY OF MORGAN HILL MUNICIPAL CODE 18.84.060, 90% PLANTS & TREES SHALL BE DROUGHT TOLERANT
2. TURF SHALL BE 25% OR LESS OF THE TOTAL LANDSCAPED AREA PER CITY OF MORGAN HILL MUNICIPAL CODE 18.84.060
3. DROUGHT-TOLERANT GRASS SPECIES SHALL BE USED EXCLUSIVELY.
4. SEPARATE LANDSCAPE WATER METERS FOR LANDSCAPE AREAS EXCEEDING FIVE THOUSAND SQUARE FEET
5. EQUIPMENT SUCH AS UTILITY METERS, BACKFLOW PREVENTION DEVICES, IRRIGATION CONTROL VALVES, TRANSFORMERS AND PULL BOXES SHALL BE SCREENED WITH WOOD SCREEN OR SCREENING SHRUBS SO AS NOT TO BE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY OR COMMON AREAS.
6. ANY TURF AREAS SHALL BE IRRIGATED BY OVERHEAD SPRAY WITH A PRECIPITATION RATE LESS THAN 3/4 OF AN INCH PER HOUR.



A **WOOD FENCE W/KICKERBOARD** SCALE: 1/2" = 1'-0"
024 - fndRur

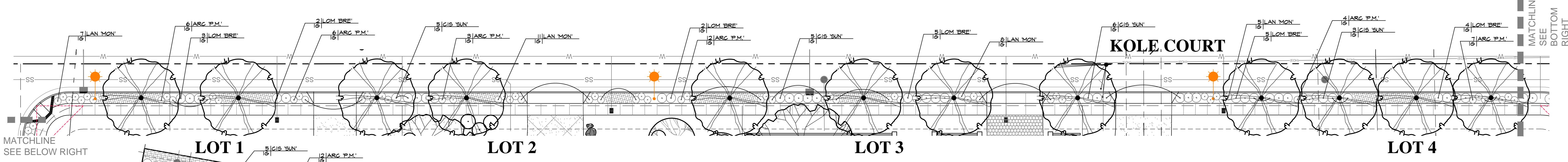


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TEL: 408.396.2706

SERENE HILLS
Morgan Hill, California
September 12, 2023

**Preliminary Landscape
Typical Lot Plans**



KOLE COURT

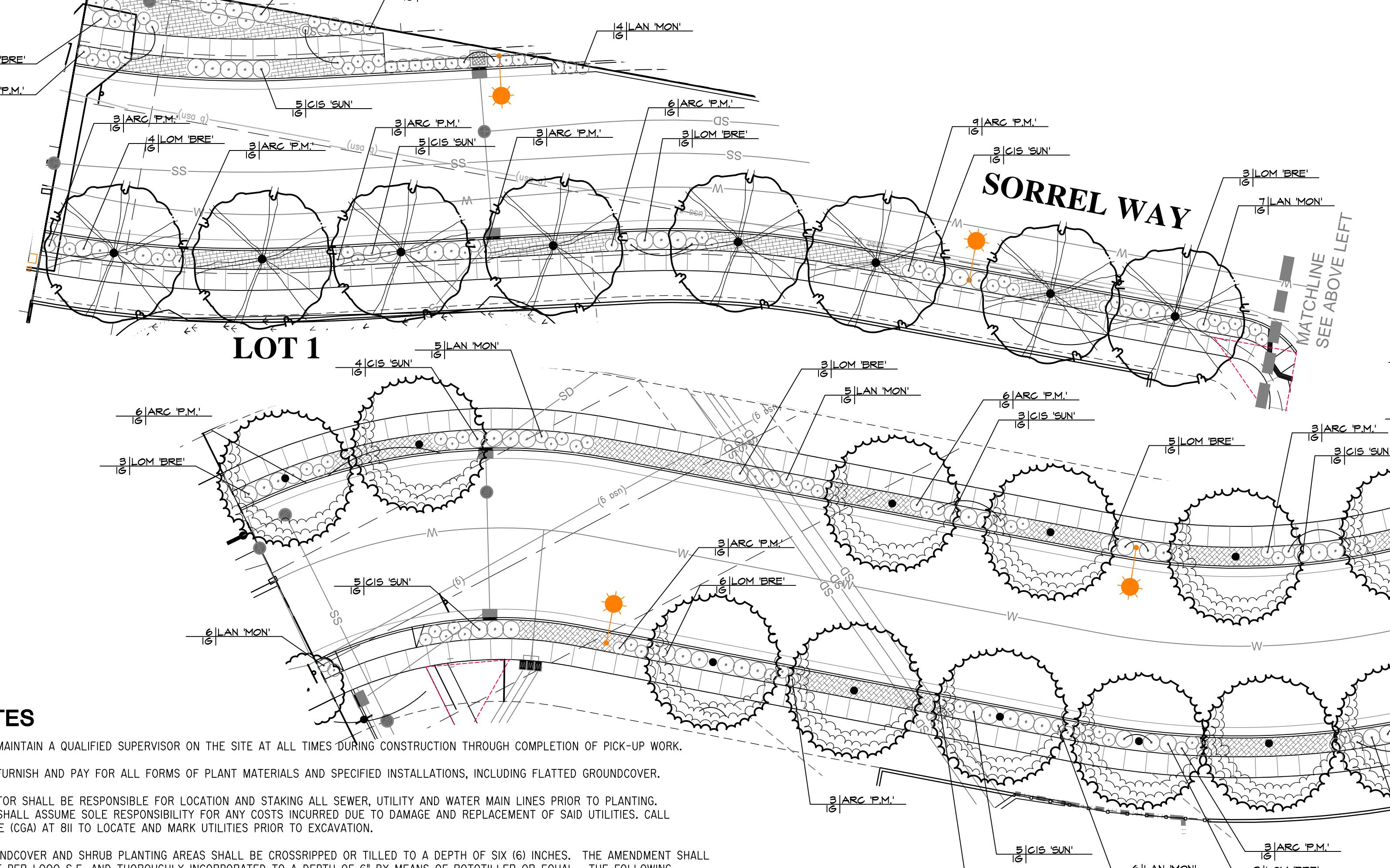
MATCHLINE
SEE BELOW RIGHT

LOT

LOT 2

LOT 3

LOT 4



PLANTING NOTES

- I. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.
2. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL FORMS OF PLANT MATERIALS AND SPECIFIED INSTALLATIONS, INCLUDING FLATTED GROUNDCOVER.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND STAKING ALL SEWER, UTILITY AND WATER MAIN LINES PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES. CALL COMMON GROUND ALLIANCE (CGA) AT 811 TO LOCATE AND MARK UTILITIES PRIOR TO EXCAVATION.
4. SOIL PREPARATIONS: GROUNDCOVER AND SHRUB PLANTING AREAS SHALL BE CROSSTILLED OR TILLED TO A DEPTH OF SIX (6) INCHES. THE AMENDMENT SHALL BE UNIFORMLY BROADCAST PER 1,000 S.F. AND THOROUGHLY INCORPORATED TO A DEPTH OF 6" BY MEANS OF ROTOTILLER OR EQUAL. THE FOLLOWING FORMULA SHALL BE USED FOR BIDDING PURPOSES ONLY:

6 CU.YDS.	ORGANIC COMPOST
35 LBS.	6-20-20 COMMERCIAL FERTILIZER
50 LBS.	IRON SULFATE (20% Fe)

* FOR ACCURATE SOIL PREPARATION, REFER TO SOIL'S REPORT SOIL AMENDMENT RECOMMENDATIONS.
5. BACKFILL FOR TREES AND SHRUBS: THE PLANTING PITS FOR TREES AND SHRUBS SHALL BE EXCAVATED TO TWICE THE DIAMETER AND TO THE DEPTH OF THE ROOTBALL. ON SITE SOIL SHALL BE USED FOR BACKFILL PURPOSES. THE FOLLOWING MIX SHALL BE USED FOR BIDDING PURPOSES ONLY:

6 PARTS BY VOLUME ON SITE SOIL
4 PARTS BY VOLUME ORGANIC AMENDMENT PER ABOVE
2LB./CU.YD. OF MIX 6-20-20
2LB./CU.YD. OF MIX IRON SULFATE PER CU.YD. OF MIX

* FOR ACCURATE SOIL BACKFILL, REFER TO SOIL'S REPORT SOIL AMENDMENT RECOMMENDATIONS.
6. ALL SOIL AMENDMENTS SPECIFIED ARE FOR BIDDING PURPOSES ONLY. ONCE SITE HAS BEEN ROUGH GRADED, CONTRACTOR SHALL OBTAIN A SOILS REPORT FROM WAYPOINT ANALYTICAL CALIFORNIA, INC. (408-727-0330) OR EQUIVALENT FOR SOIL AMENDMENTS. CONTRACTOR TO SUBMIT ONE COPY OF THE SOILS REPORT TO THE CITY, ONE COPY TO THE OWNER, AND ONE COPY TO THE LANDSCAPE ARCHITECT FOR USE IN PROVIDING UPDATED IRRIGATION SCHEDULING RECOMMENDATIONS TO BE INCLUDED PRIOR TO APPROVAL OF CERTIFICATE OF COMPLIANCE. CONTRACTOR SHALL FOLLOW THE SOIL PREPARATION AND BACKFILL MIX PER THE REPORT.
7. ALL 5 GALLON SHRUBS SHALL RECEIVE TWO (2) 21 GRAM AGRIFORM PLANTING TABLETS, ALL 15 GALLON TREES SHALL RECEIVE FOUR (4) 21 GRAM AGRIFORM PLANTING TABLETS AND ALL BOX TREES SHALL RECEIVE EIGHT (8) 21 GRAM AGRIFORM TABLETS.
8. ALL SHRUB AND GROUNDCOVER PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3". MULCH TO BE ORGANIC RECYCLED WOOD WASTE, COLOR TO BE BLACK, $\frac{1}{4}$ " TO 1" DIAMETER FROM WASTE MANAGEMENT, INC., SACRAMENTO, (916-452-0142).
9. CONTRACTOR SHALL SPRAY ALL EXISTING WEEDS IN PLANTING AREAS PRIOR TO RIPPING AND APPLY PRE-EMERGENT TO ALL SHRUB AREAS AFTER PLANTING.
10. CONTRACTORS SHALL APPLY FERTILIZER AND PRE-EMERGENT AT END OF MAINTENANCE PERIOD.
- II. LANDSCAPE ARCHITECT AND/ OR OWNER RESERVES THE RIGHT TO SELECT OR REJECT ANY OR ALL PLANT MATERIAL.
12. REFER TO TREE PLANTING/STAKING DETAILS ON SHEET L4.
13. STABILIZING MULCHING PRODUCTS SHALL BE USED ON SLOPES THAT MEET CURRENT ENGINEERING STANDARDS, THE MULCHING PORTION OF THE SEED/MULCH SLURRY IN HYDRO-SEEDED APPLICATIONS SHALL MEET THE MULCHING REQUIREMENT.
14. THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

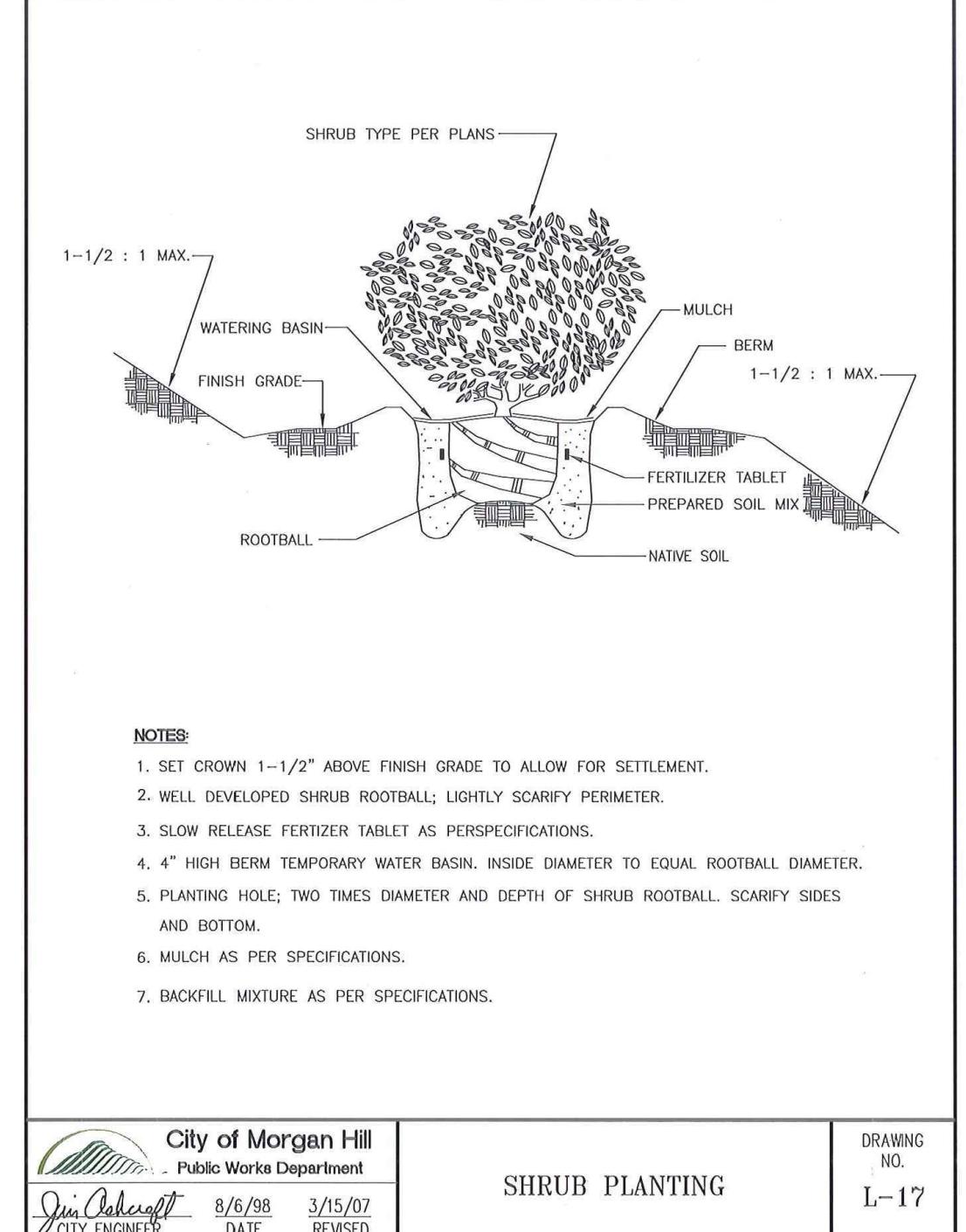
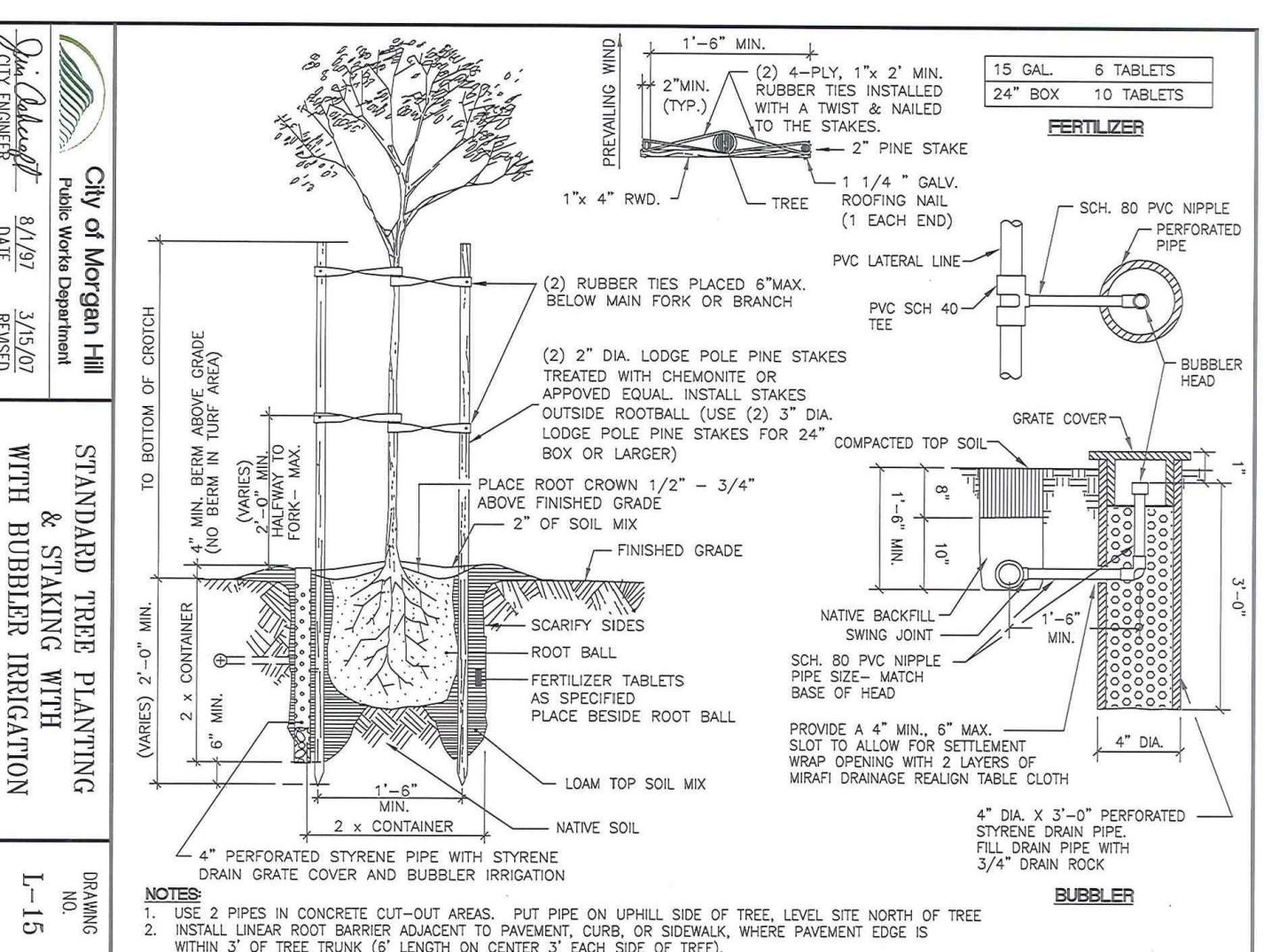
NOTE:
PRIOR TO THE PLANTING OF ANY MATERIALS,
COMPACTED SOILS SHALL BE TRANSFORMED TO A
FRIABLE CONDITION. ON ENGINEERED SLOPES,
ONLY AMENDED PLANTING HOLES NEED MEET THIS
REQUIREMENT.

PROPOSED PRELIMINARY PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE
TREES				
SEE SHEET LI FOR PROPOSED PRELIMINARY TREE LEGEND				
SHRUBS - RIGHT-OF-WAY AREA				
ARC 'P.M.'	ARCTOSTAPHYLOS 'PACIFIC MIST'	MANZANITA	LOW	1 GALLON
CIS 'SUN'	CISTUS X PULVERULENTUS 'SUNSET'	MAGENTA ROCK ROSE	LOW	1 GALLON
LAN 'MON'	LANTANA 'MONTEVIDENSIS'	TRAILING LANTANA	LOW	1 GALLON
LOM 'BRE'	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	LOW	1 GALLON
GROUNDCOVERS				
	MYOPORUM PARVIFOLIUM 1 GALLON 2 20" x 20"	MYOPORUM	LOW	

LOW DRY	COMMANDER LONG-LEAF BREEZE	SWAMP MAP ROSE	LOW	FORREST
GROUNDCOVERS				
	MYOPORUM PARVIFOLIUM 1 GALLON 4-6" H	MYOPORUM	LOW	

PLANT CALLOUT SYMBOL KEY



NOTES:

1. SET CROWN 1-1/2" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT.
2. WELL DEVELOPED SHRUB ROOTBALL; LIGHTLY SCARIFY PERIMETER.
3. SLOW RELEASE FERTIZER TABLET AS PERSPECIFICATIONS.
4. 4" HIGH BERM TEMPORARY WATER BASIN. INSIDE DIAMETER TO EQUAL ROOTBALL DIAMETER.
5. PLANTING HOLE; TWO TIMES DIAMETER AND DEPTH OF SHRUB ROOTBALL. SCARIFY SIDES AND BOTTOM.
6. MULCH AS PER SPECIFICATIONS.
7. BACKFILL MIXTURE AS PER SPECIFICATIONS.

City of Morgan Hill Public Works Department			DR
 Schaeffer ENGINEER	8/6/98 DATE	3/15/07 REVISED	SHRUB PLANTING

S E R E N E H I L L S
M o r g a n H i l l , C a l i f o r n i a
S e p t e m b e r 1 2 , 2 0 2 3

RIPLEY DESIGN GROUP

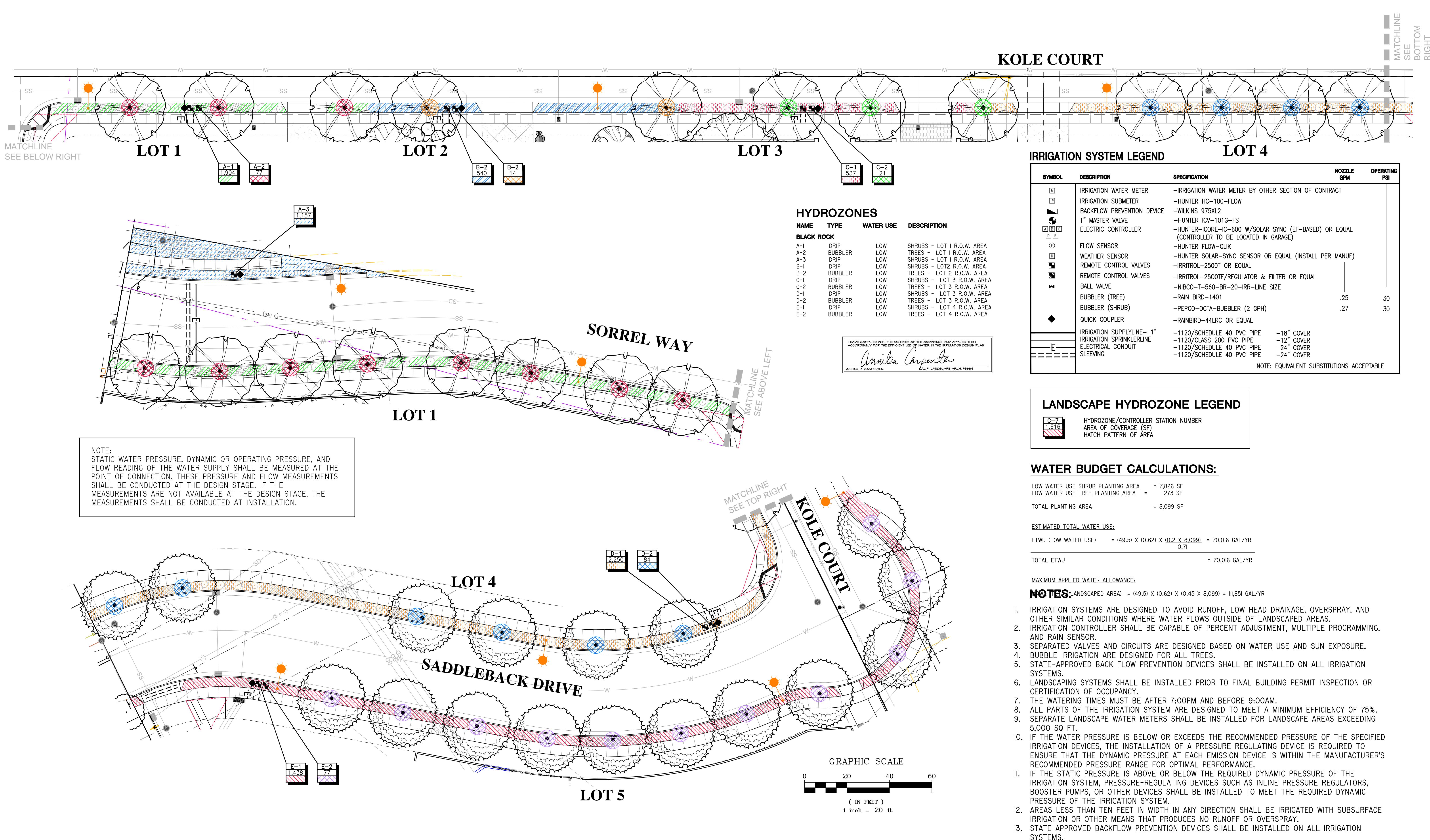
**LANDSCAPE ARCHITECTURE
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Preliminary Landscape Streetfront Planting

L3



SHRUBS & GROUNDCOVERS



LOMANDRA LONGIFOLIA
'BREEZE'
DWARF MAT RUSH



CHONDROPELALUM TECTORUM
CAPE RUSH



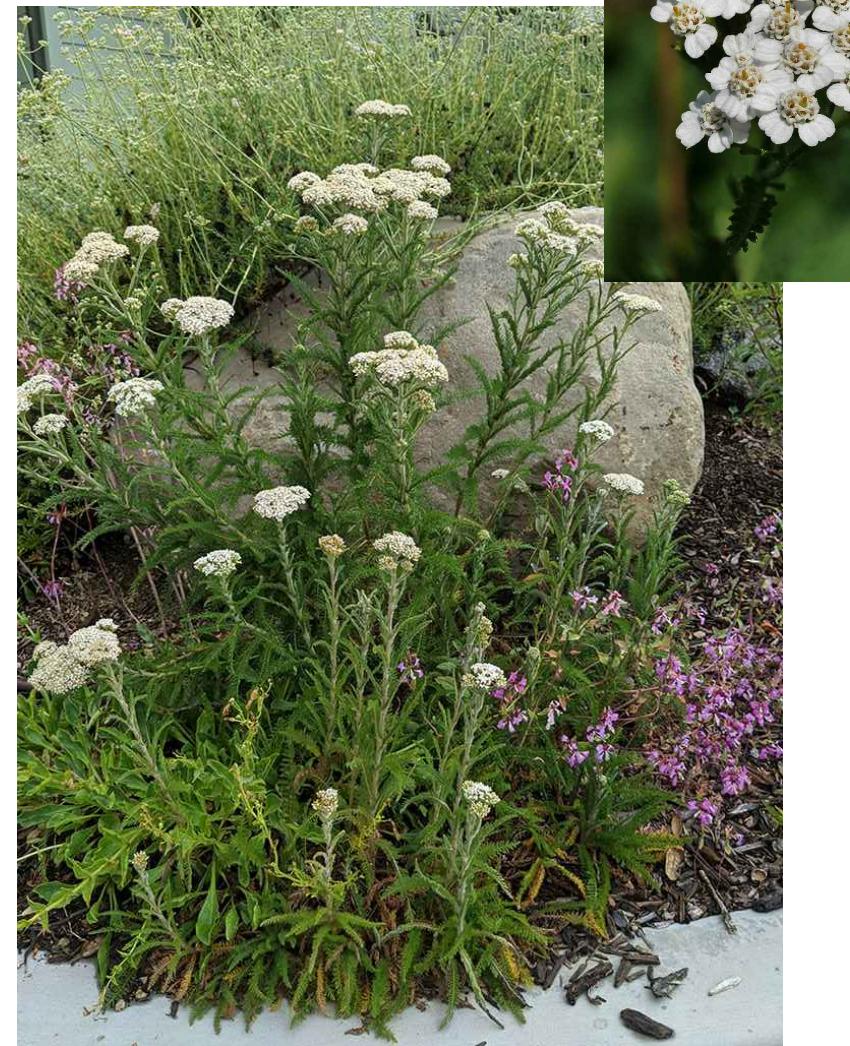
RHAMNUS 'EVE CASE'
COFFEEBERRY



LANTANA 'MONTEVIDENSIS'
TRAILING LANTANA



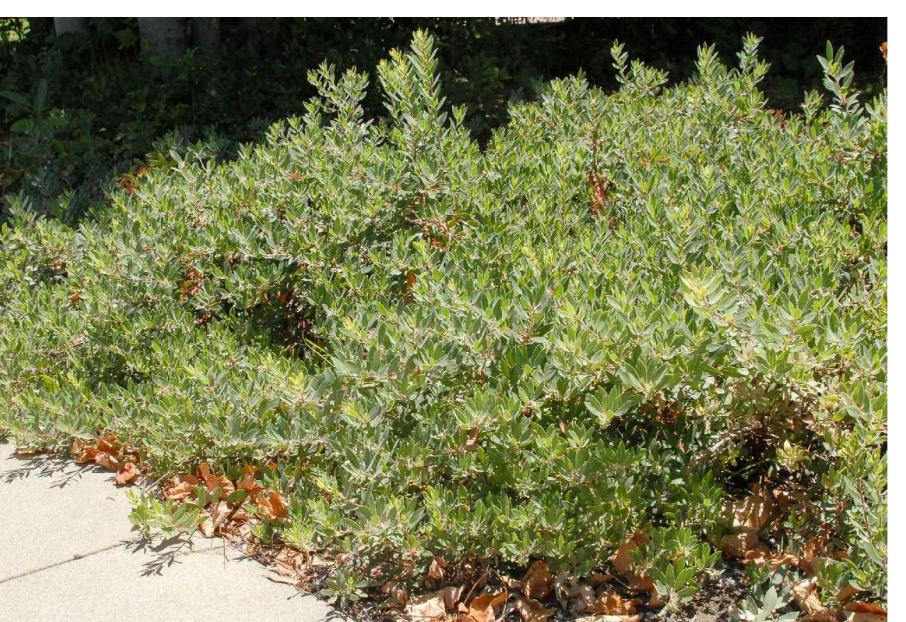
DIETES IRIDIOIDES
FORTNIGHT LILY



ACHILLEA MILLEFOLIUM
COMMON YARROW



CISTUS X PULVERULENTUS 'SUNSET'
MAGENTA ROCKROSE



ARCTOSTAPHYLOS 'PACIFIC MIST'
MANZANITA



MYOPORUM PARVIFOLIUM
MYOPORUM

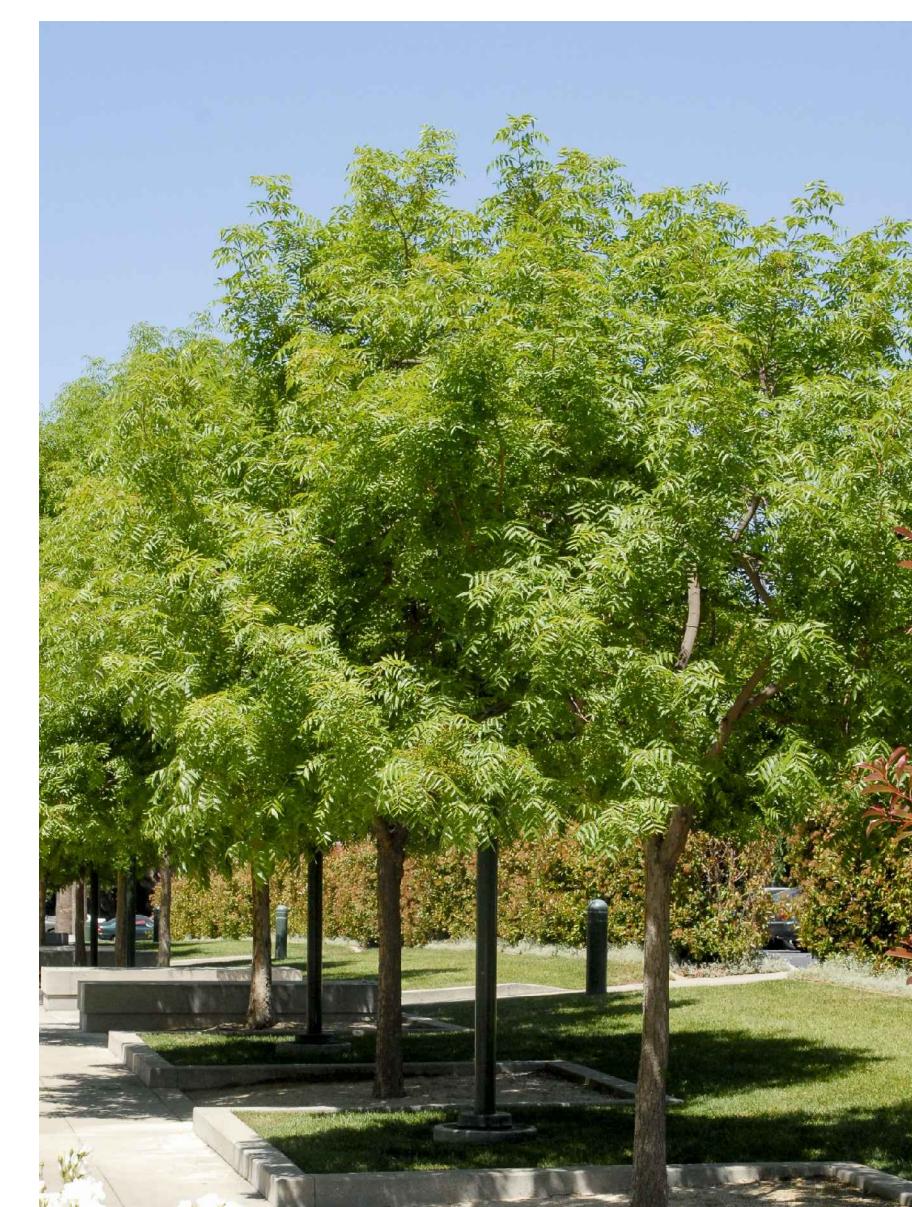
TREES



LAURUS 'SARATOGA'
SARATOGA LAUREL



ARBUTUS 'MARINA'
MARINA MADRONE



PISTACIA CHINENSIS
CHINESE PISTACHE

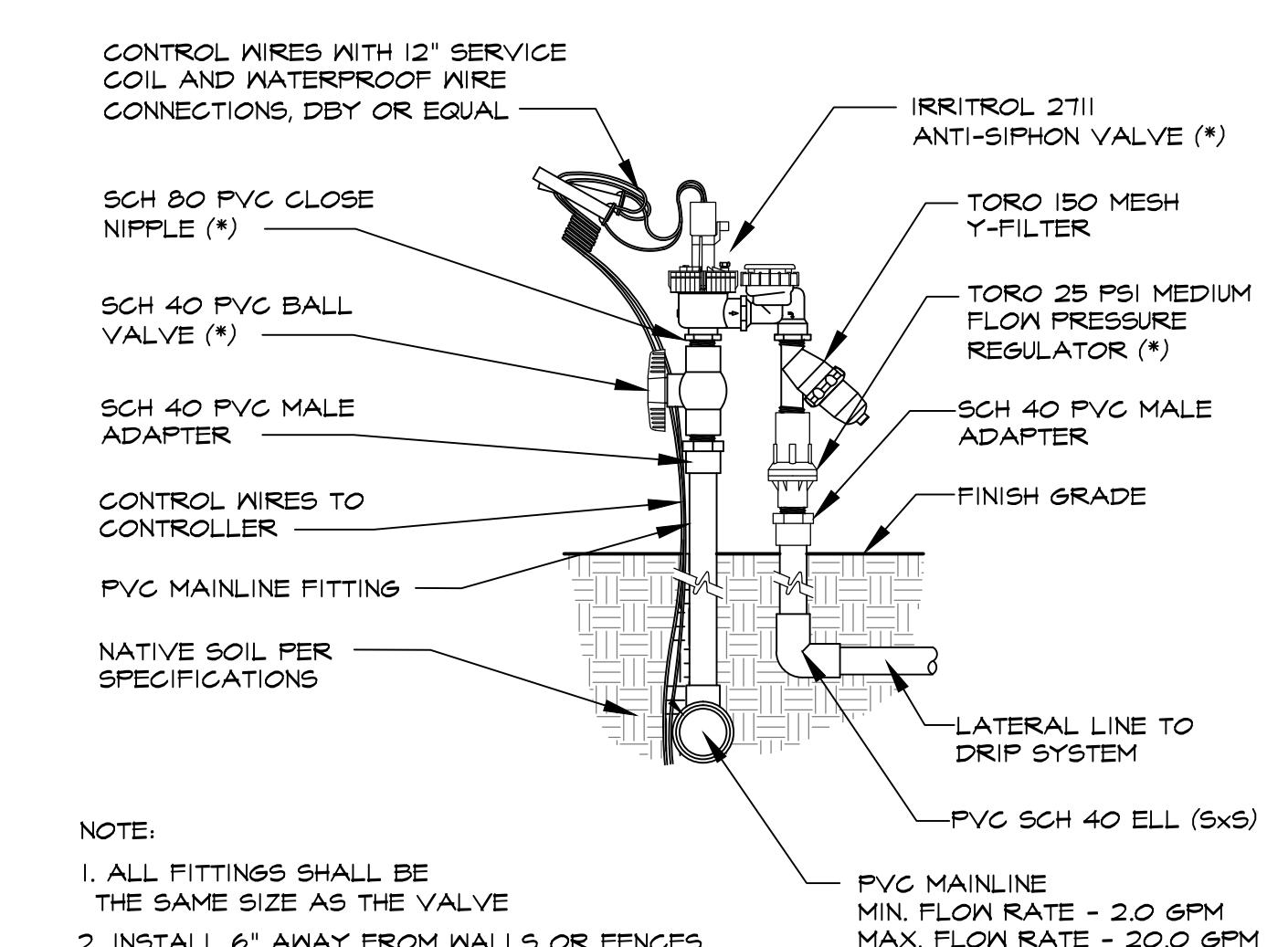
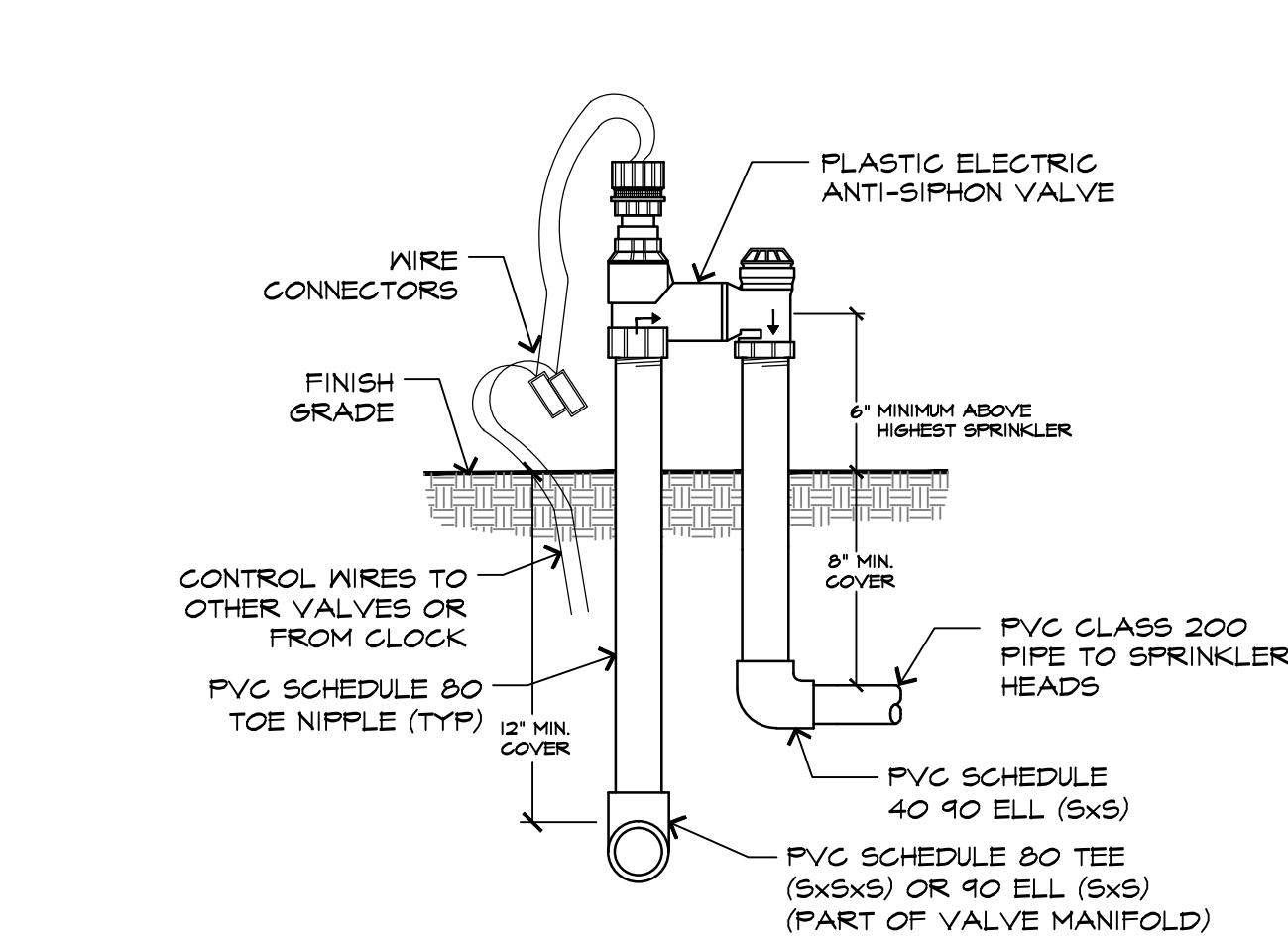
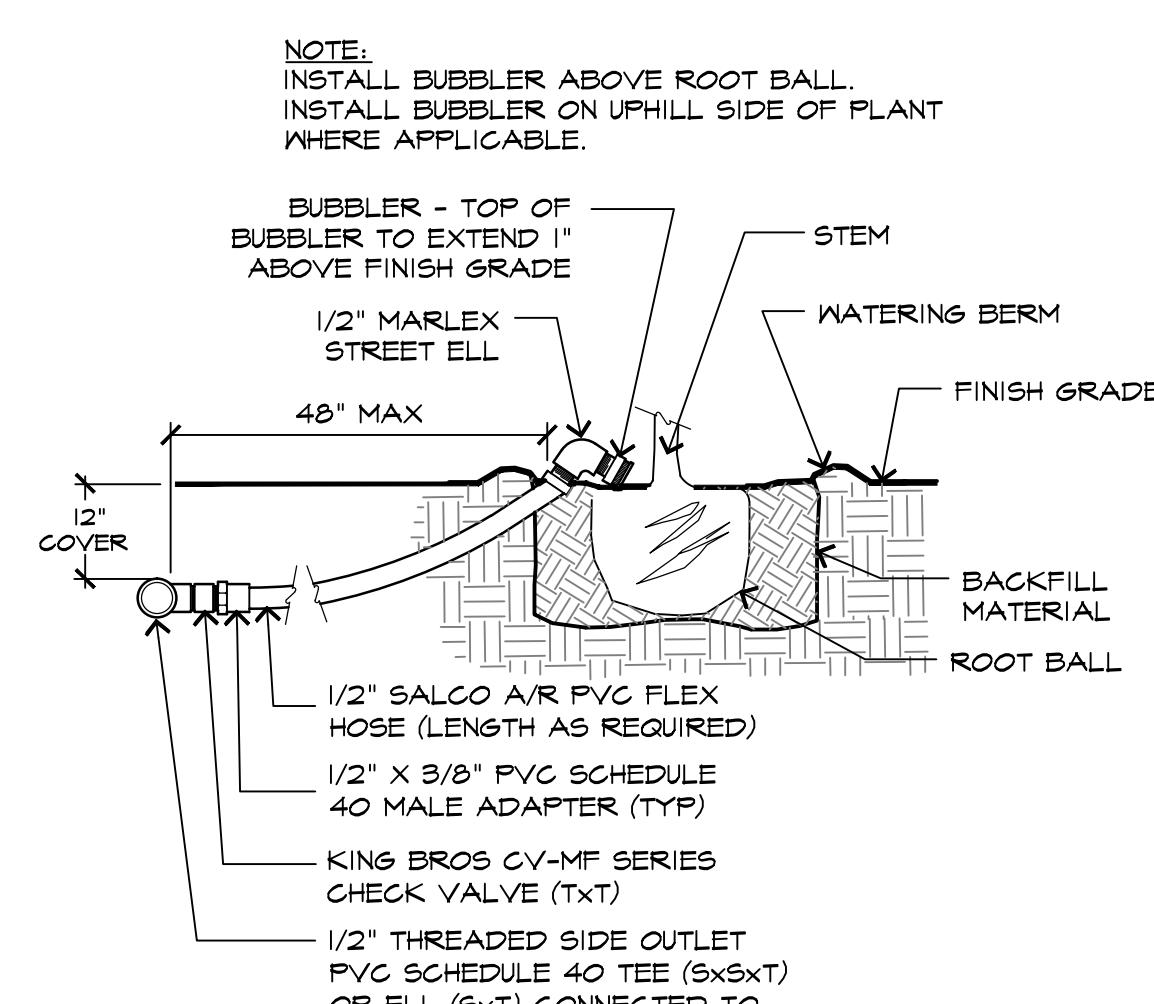
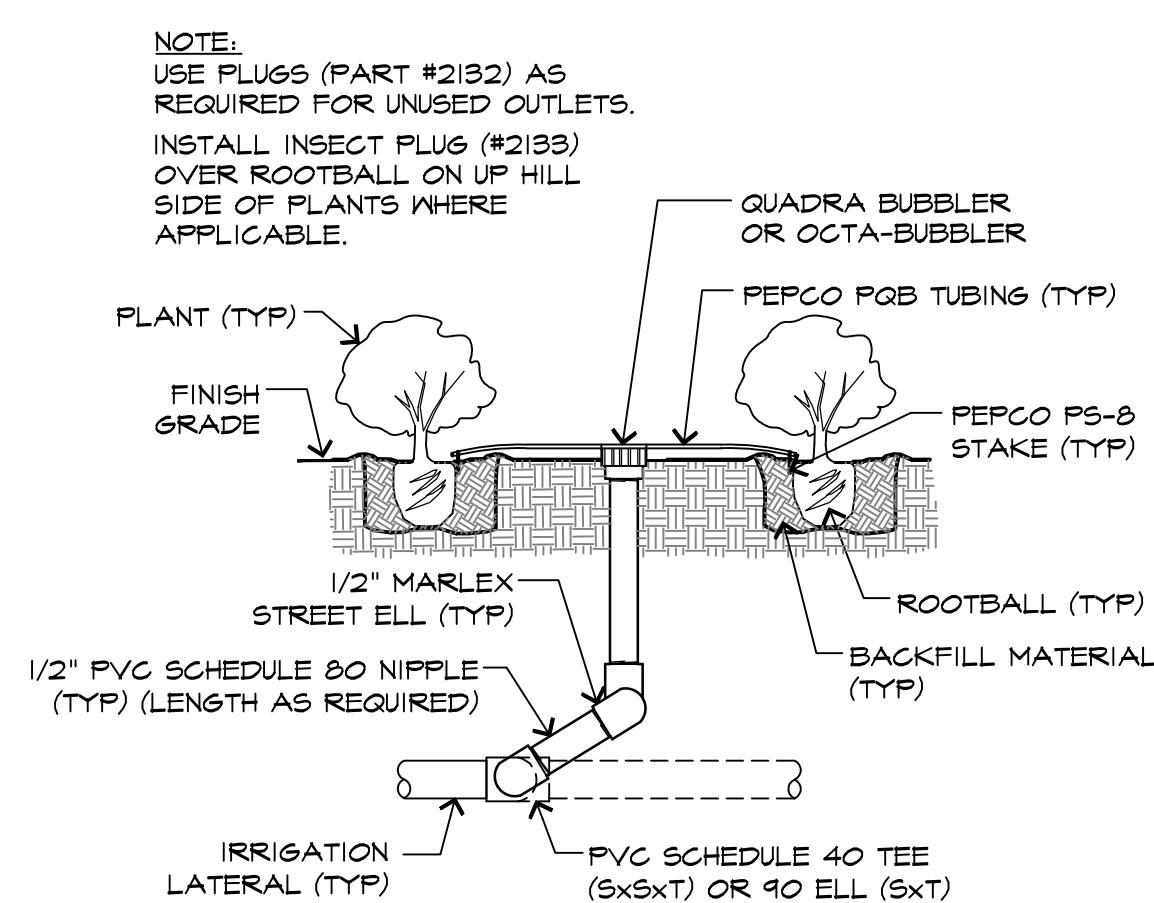
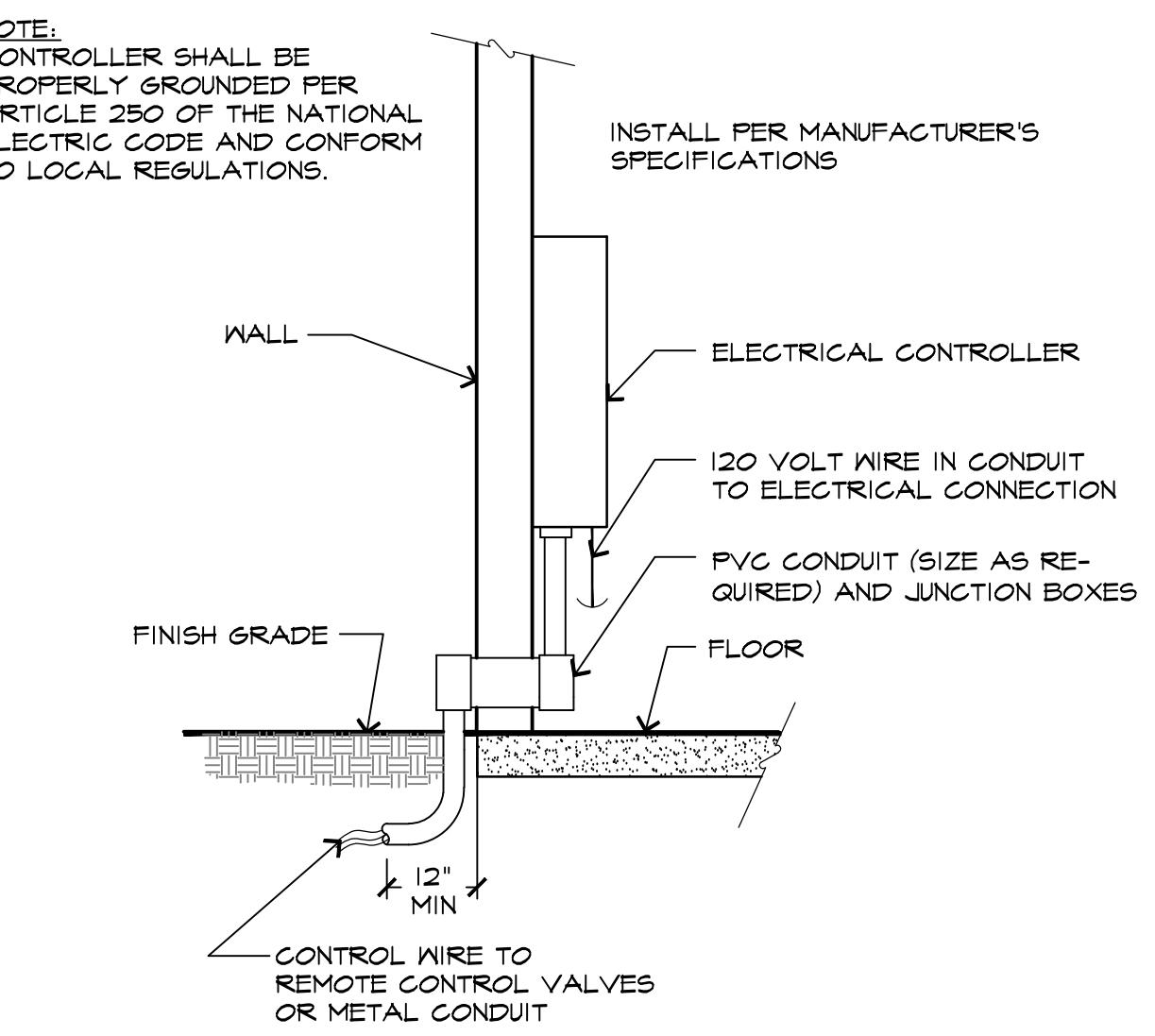
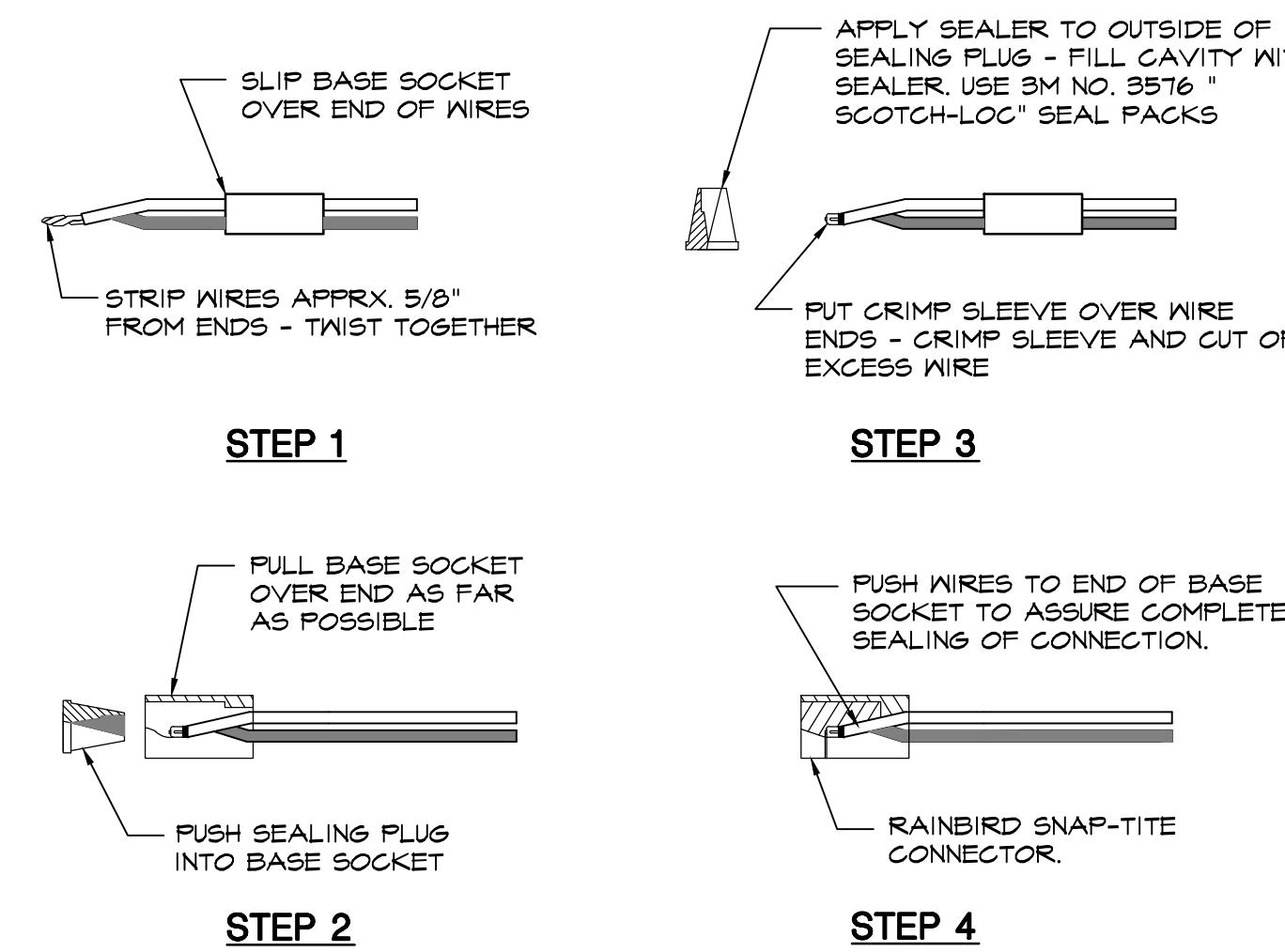
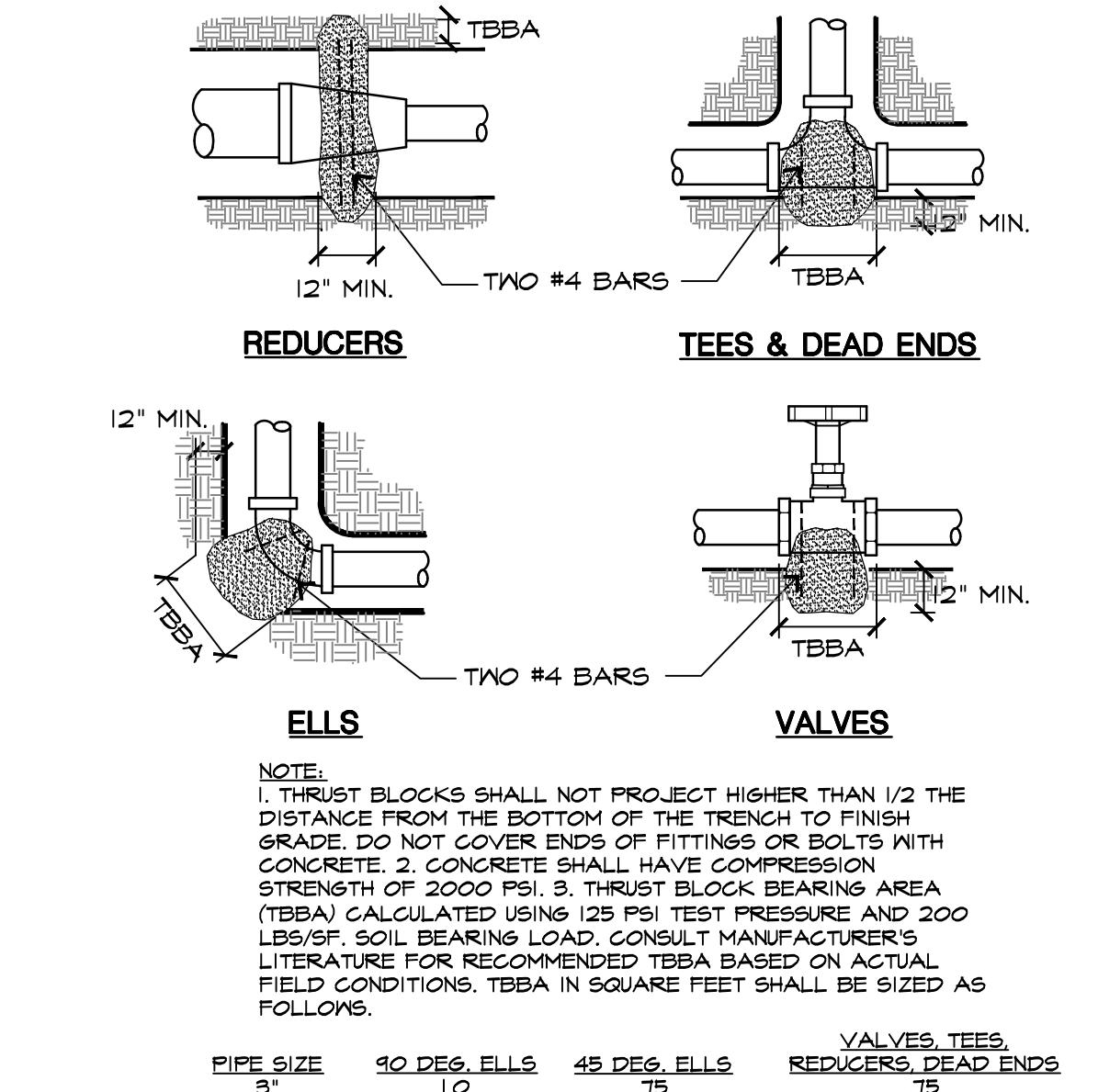
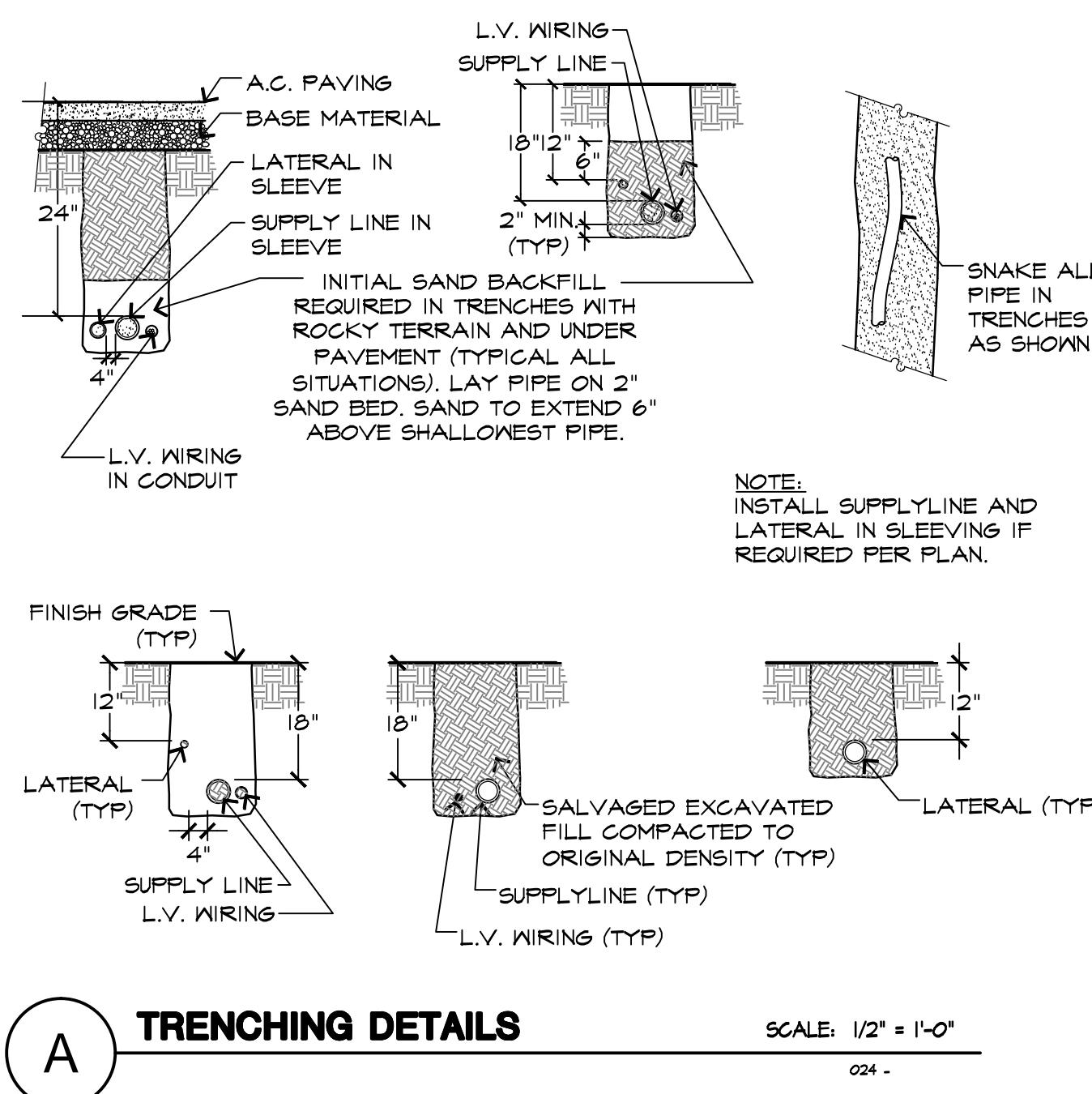


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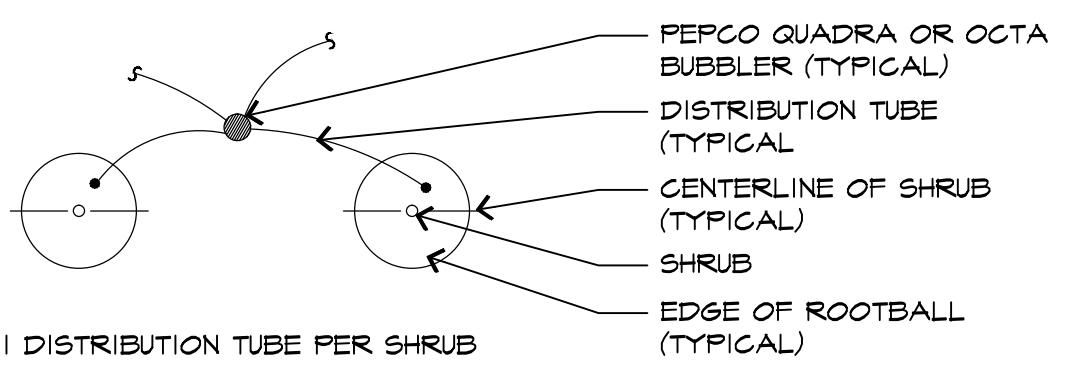
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Morgan Hill, California
September 12, 2023

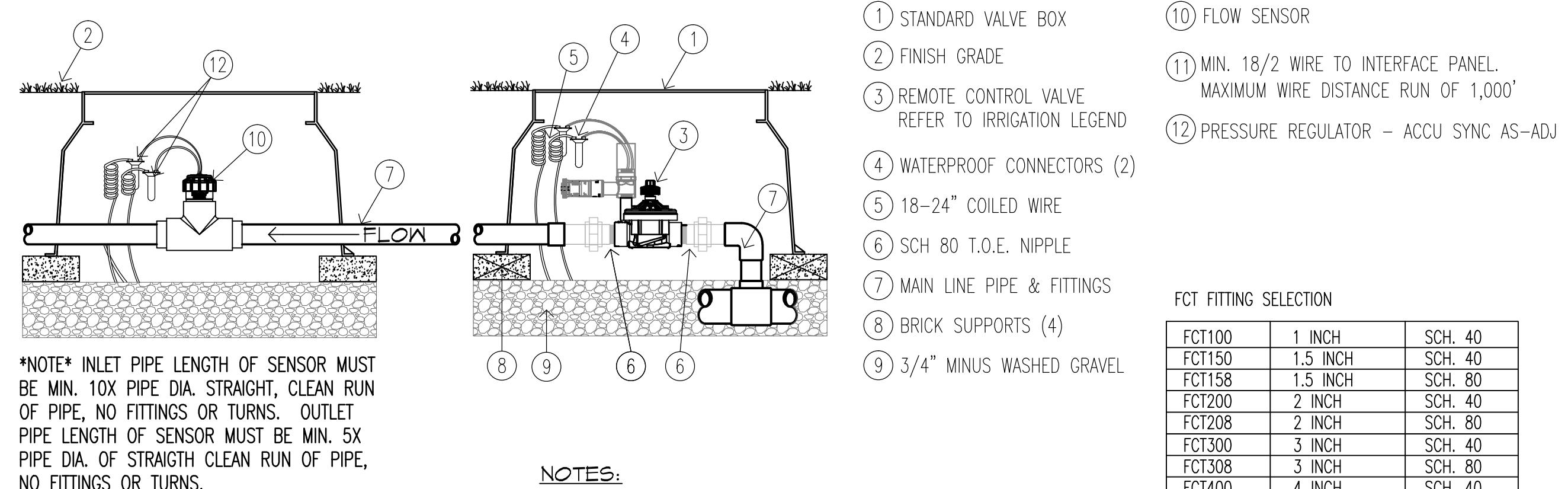
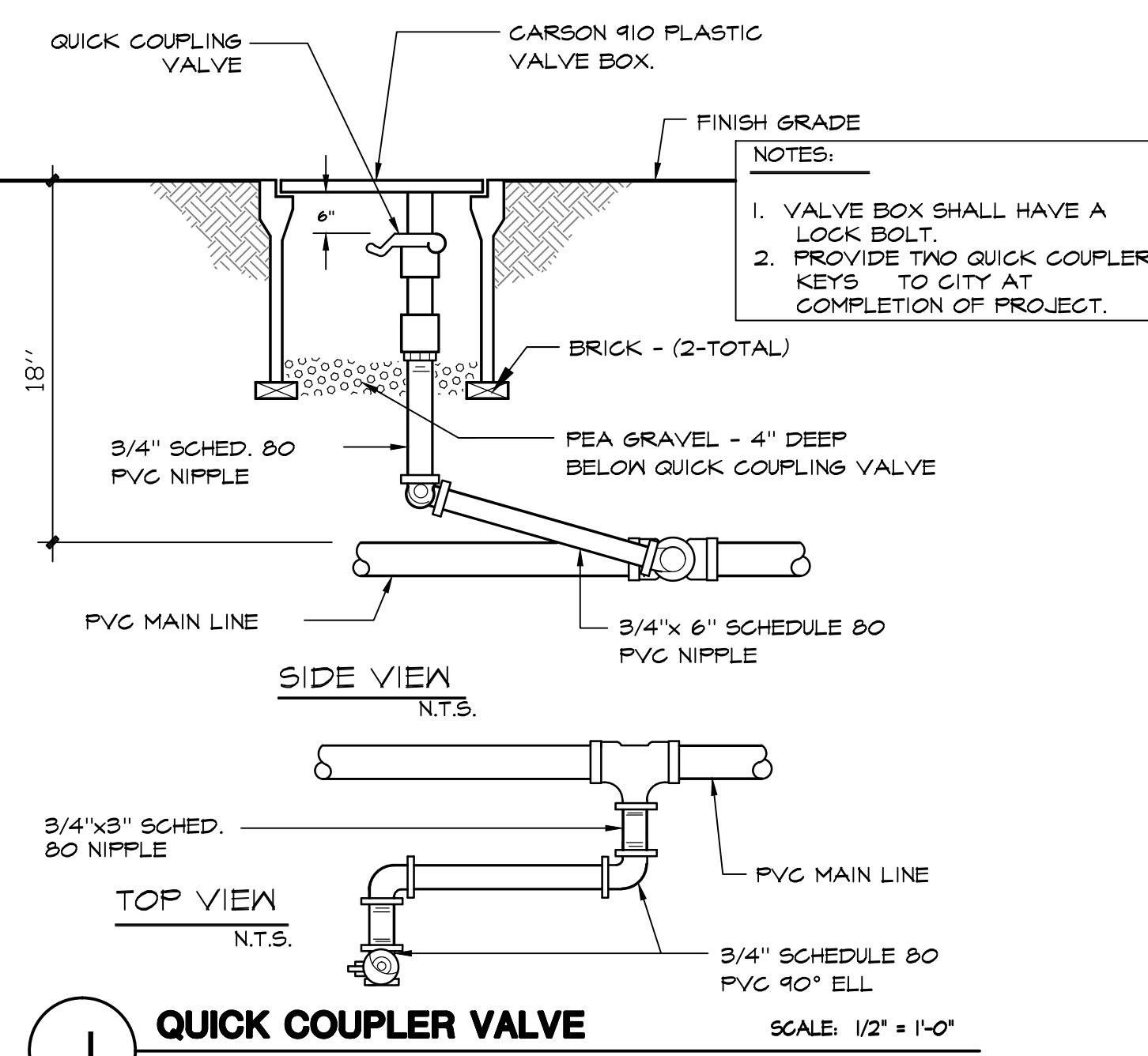
Preliminary Landscape
Plant Palette



NOTES:
1. MAXIMUM LENGTH OF DISTRIBUTION TUBE FROM Emitter BODY TO OUTLET LOCATION SHALL NOT EXCEED TEN (10) FEET
2. Emitter outlets shall be as follows:
(i) 2-GPH Emitter per 1 gal. Low Water Use Shrub
(ii) 2-GPH Emitter per 1 gal. Medium Water Use Shrub
(iii) 2-GPH Emitter per 5 gal. Low Water Use Shrub
(iv) 2-GPH Emitter per 5 gal. Medium Water Use Shrub



I Emitter Tube Placement SCALE: 3/4" = 1'-0" 06 -



FCT FITTING SELECTION		
FCT100	1 INCH	SCH. 40
FCT150	1.5 INCH	SCH. 40
FCT158	1.5 INCH	SCH. 80
FCT200	2 INCH	SCH. 40
FCT208	2 INCH	SCH. 80
FCT300	3 INCH	SCH. 40
FCT308	3 INCH	SCH. 80
FCT400	4 INCH	SCH. 40



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**Preliminary Landscape
Irrigation Details**

