

AFTER INSTALLATION OF LANDSCAPING ON PROPERTY, I AGREE TO HAVE AN IRRIGATION AUDIT, LANDSCAPE AUDIT, IRRIGATION SCHEDULE, AND MAINTENANCE SCHEDULE CONDUCTED BY A CERTIFIED IRRIGATION AUDITOR AND SUBMIT IT TO THE CITY FOR FINAL PROJECT SIGN OFF.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE. MHMC 18.148.060

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN. MHMC 18.148.100

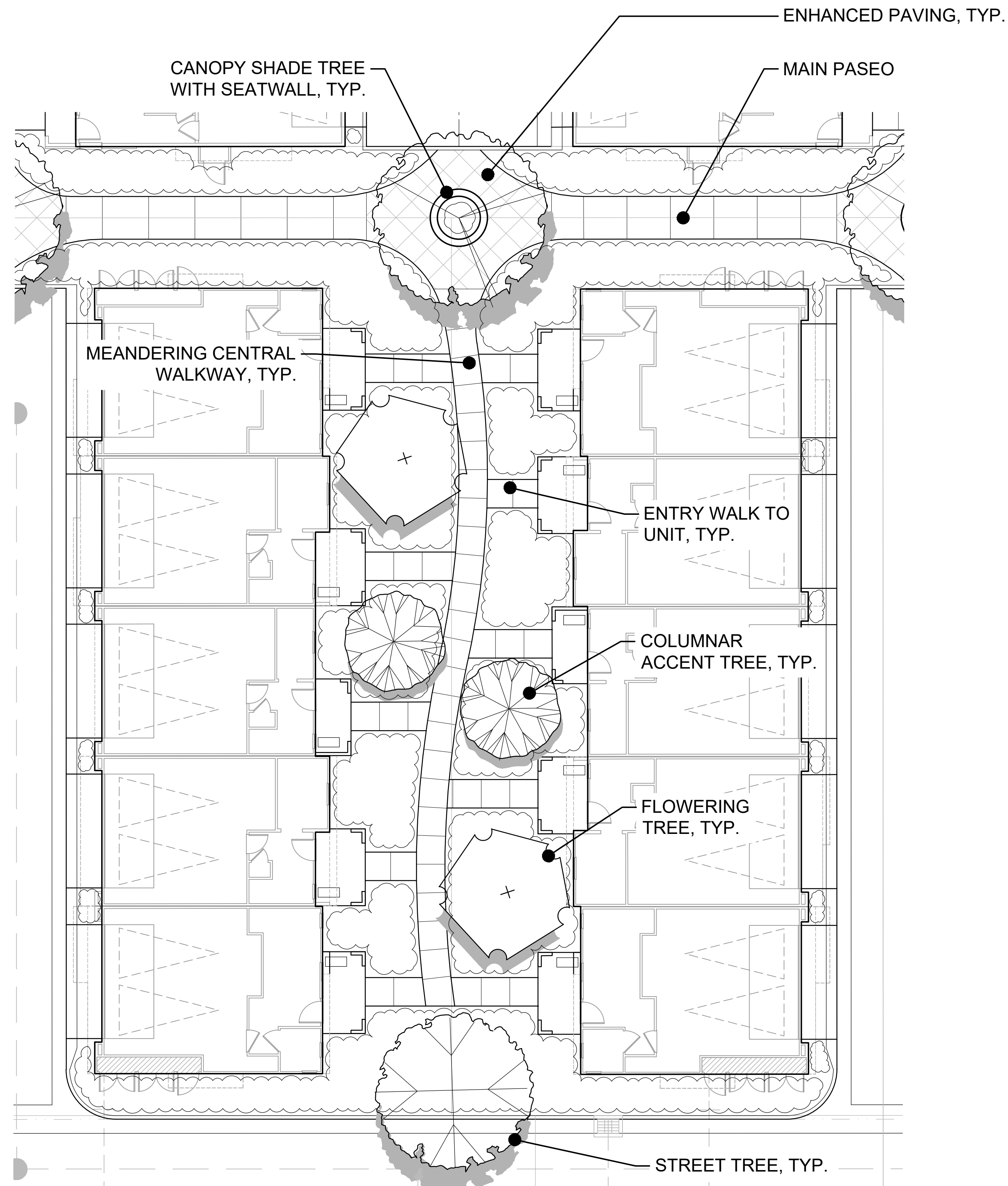
MWELO LANDSCAPE DOCUMENT PACKAGE CHECKLIST

DATE:	MARCH 2024
PROJECT APPLICANT:	DENOVA HOMES, INC. 1500 WILLOW PASS COURT CONCORD, CA 94520 (925) 605-9304
PROJECT ADDRESS:	15570 MONTEREY ROAD MORGAN HILL, CA 95037
PROJECT ASSESSOR'S PARCEL #	APN 817-06-006, 817-06-060
TOTAL LANDSCAPE AREA:	155,024 SQUARE FEET
PROJECT TYPE:	NEW; PRIVATE
WATER SUPPLY:	POTABLE - CITY OF MORGAN HILL
WATER METER:	SIZE = 2"
MWELO LANDSCAPE WORKSHEET:	SEE SHEET L-11 FOR HYDROZONE INFORMATION TABLE & WATER BUDGET CALCULATIONS (MAWA & ETWU)
SOIL MANAGEMENT REPORT:	SUBMITTAL OF SOIL ANALYSIS & AMENDMENT RECOMMENDATIONS FOLLOWING MASS GRADING AS PART OF THE CERTIFICATE OF COMPLETION. MHMC 18.148.070
LANDSCAPE DESIGN PLAN:	SEE SHRUB PLAN SHEETS L-8 TO L-10
IRRIGATION DESIGN PLAN:	SEE IRRIGATION PLAN SHEETS L-14 TO L-15
LANDSCAPE AUDIT REPORT:	SUBMITTED UPON COMPLETION OF LANDSCAPE INSTALLATION
GRADING DESIGN PLAN:	SEE CIVIL'S PRELIMINARY SB330 APPLICATION PLANS PREPARED BY RJA.

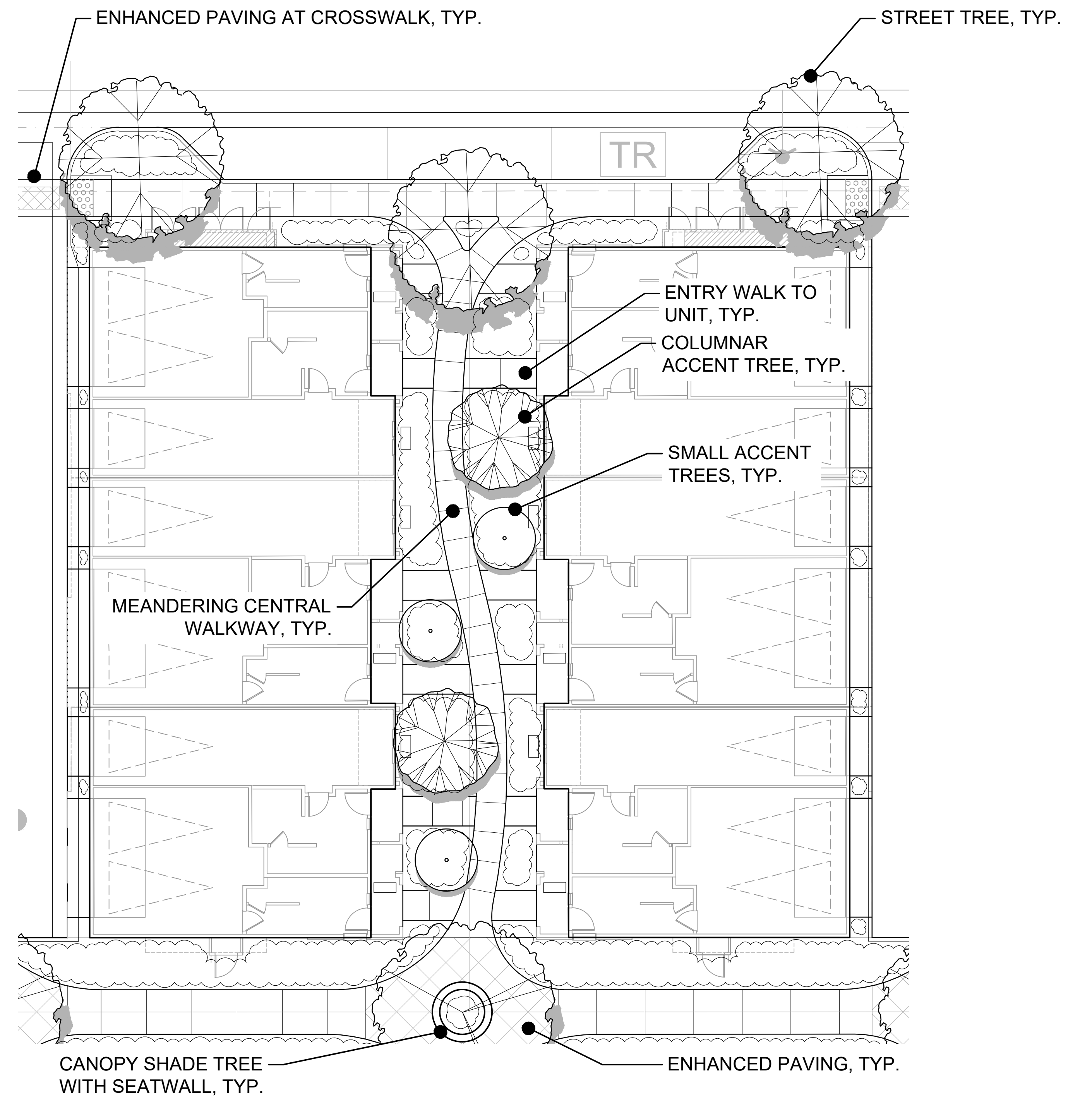
PROPOSED TREE LEGEND

BOTANICAL NAME	COMMON NAME
CELTIS SINENSIS	CHINESE HACKBERRY
CERCIS R. 'OKLAHOMA'	TEXAS REDBUD
CHILOPSIS L. 'ART'S SEEDLESS'	DESERT WILLOW
LAGERSTROEMIA I. 'TUSCARORA'	CRAPE MYRTLE
LAURUS X 'SARATOGA'	HYBRID LAUREL
LYONOTHAMNUS F. ASPLENIFOLIUS	CATALINA IRONWOOD
PISTACIA C. 'KEITH DAVEY'	CHINESE PISTACHE
RHAPHIOLEPIS I. 'MAGNIFICENT'	INDIAN HAWTHORN
TILIA T. 'STERLING'	SILVER LINDEN
ULMUS X 'FRONTIER'	FRONTIER ELM

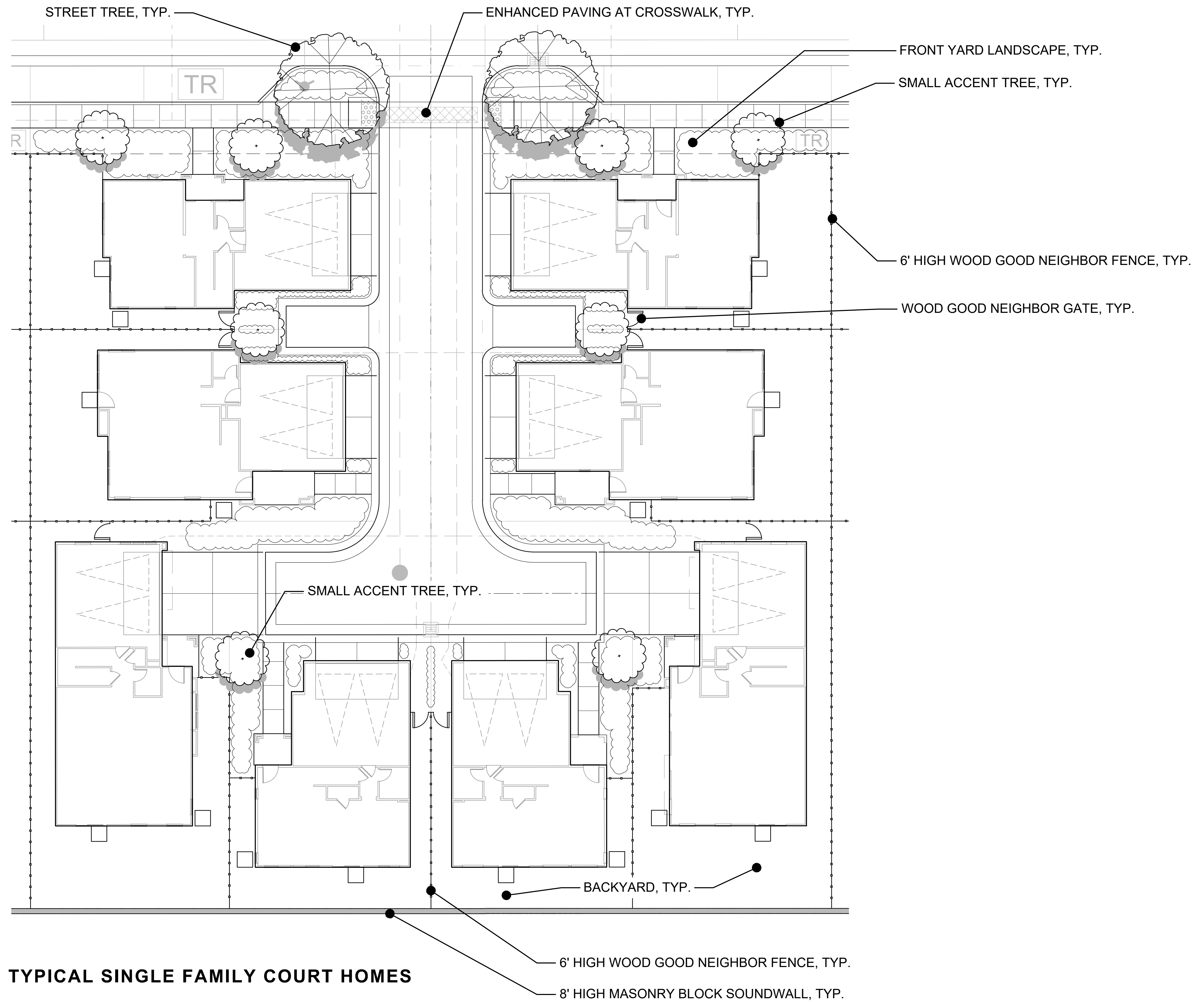
NOTE: SEE SHEET L-8 FOR COMPLETE PLANT PALETTE

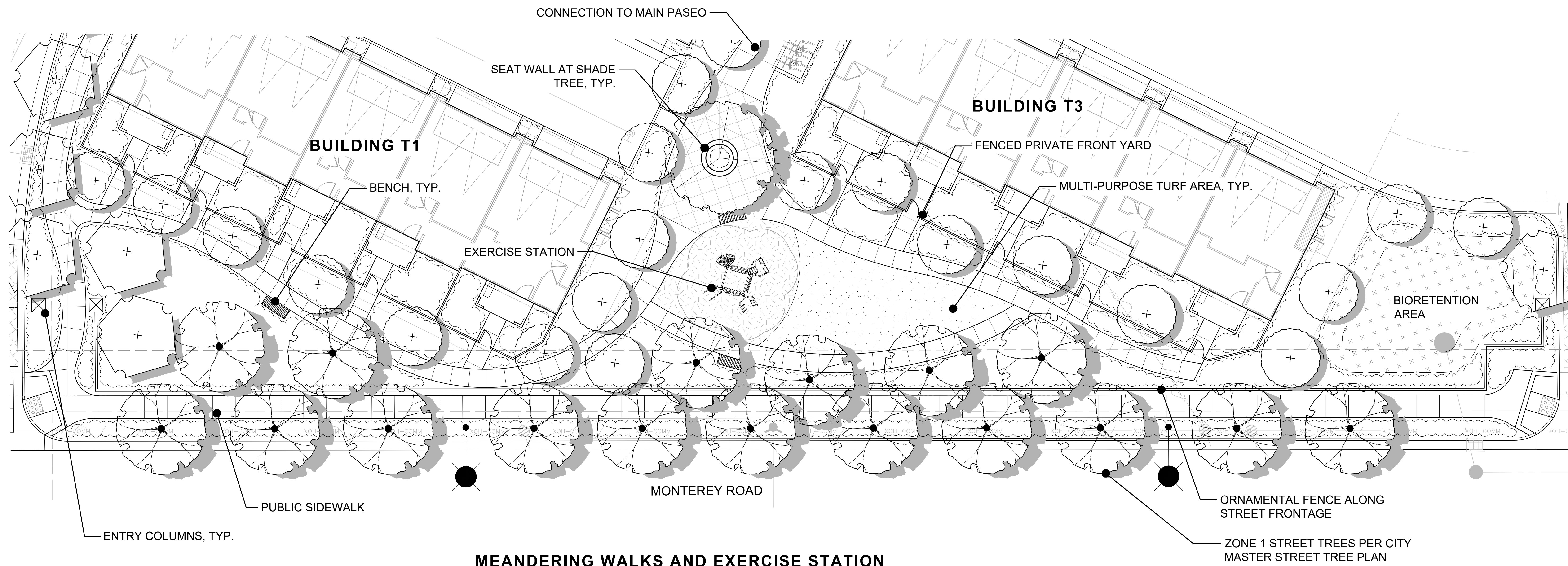


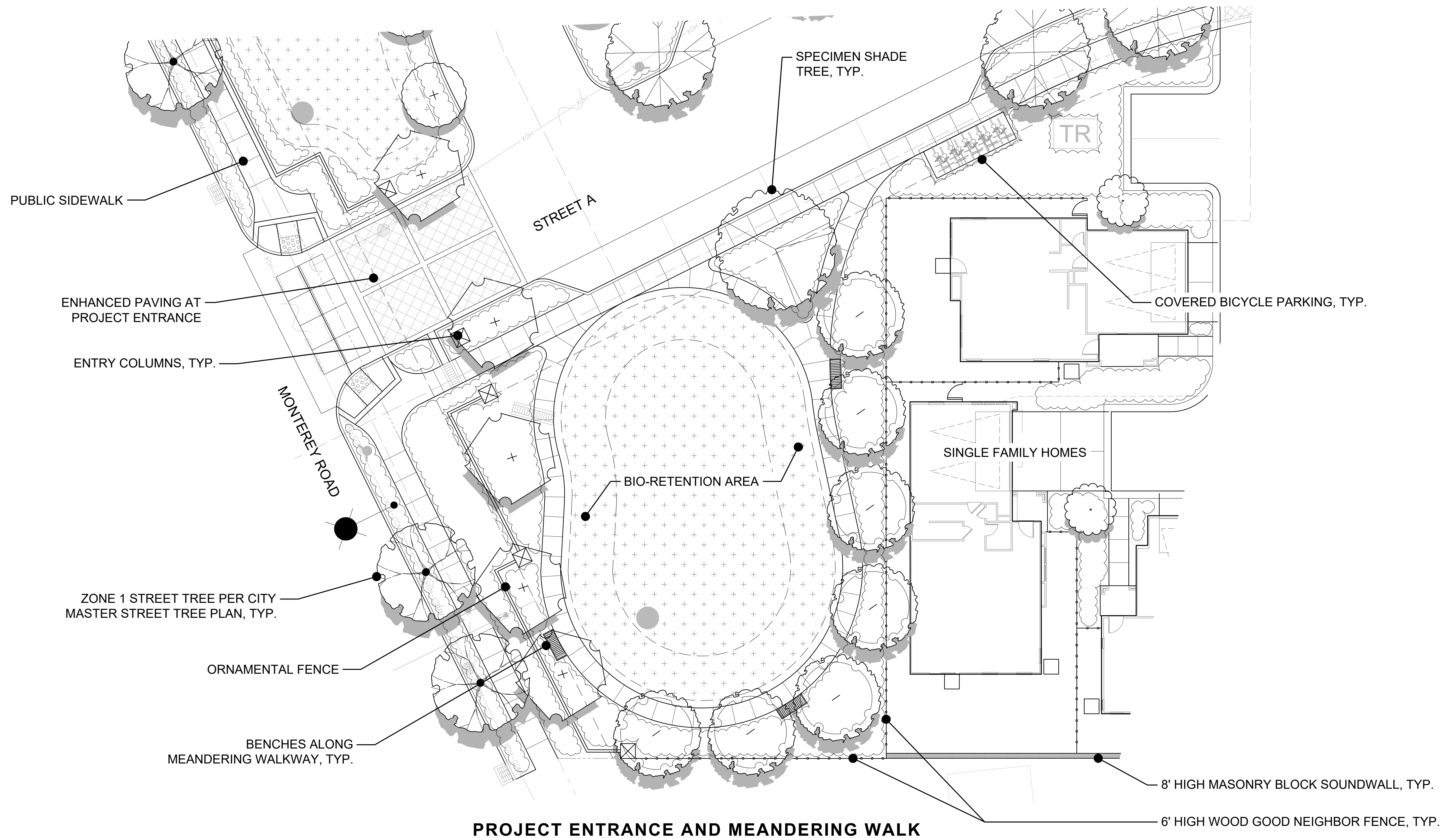
TYPICAL TOWNHOMES PASEO

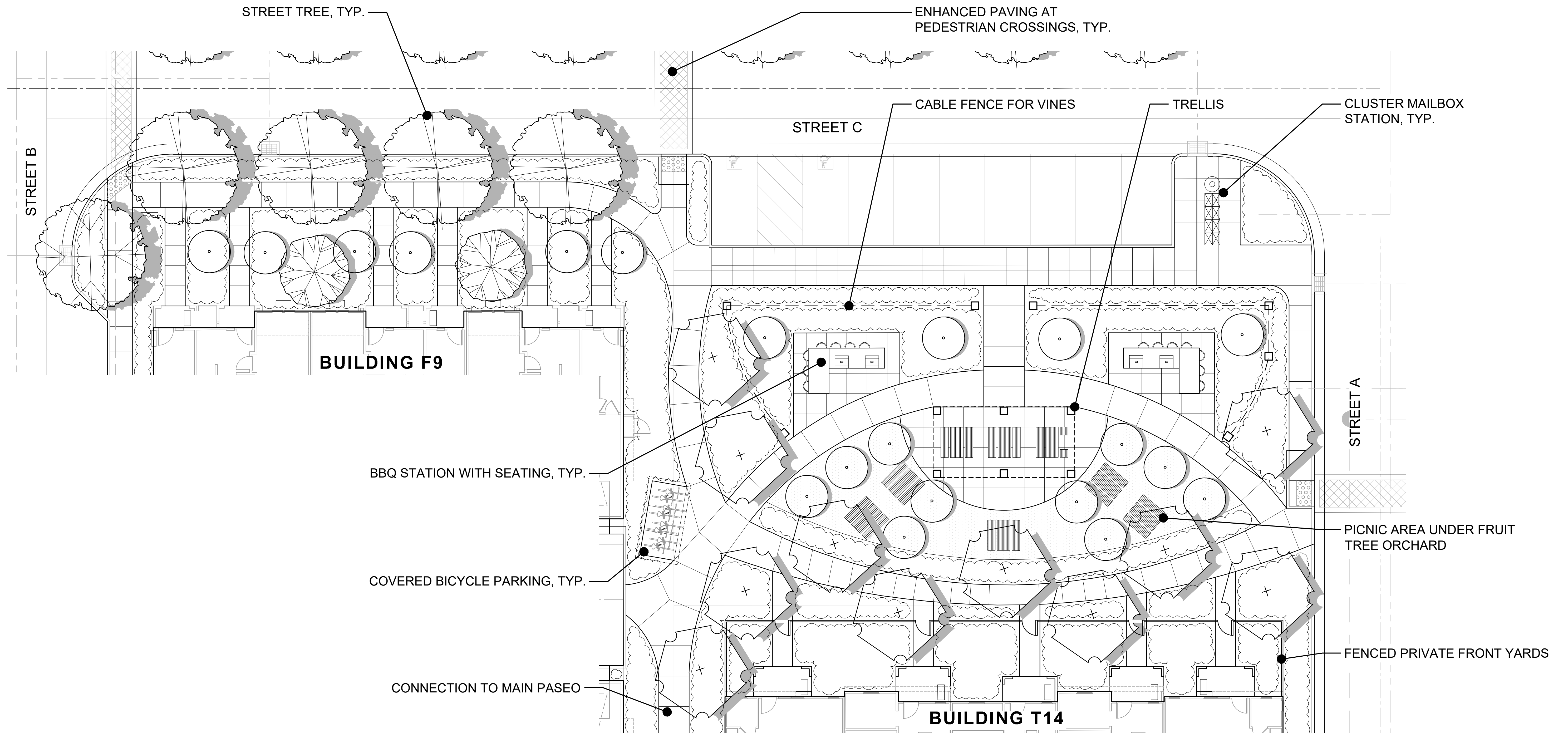


TYPICAL STACKED FLATS PASEO

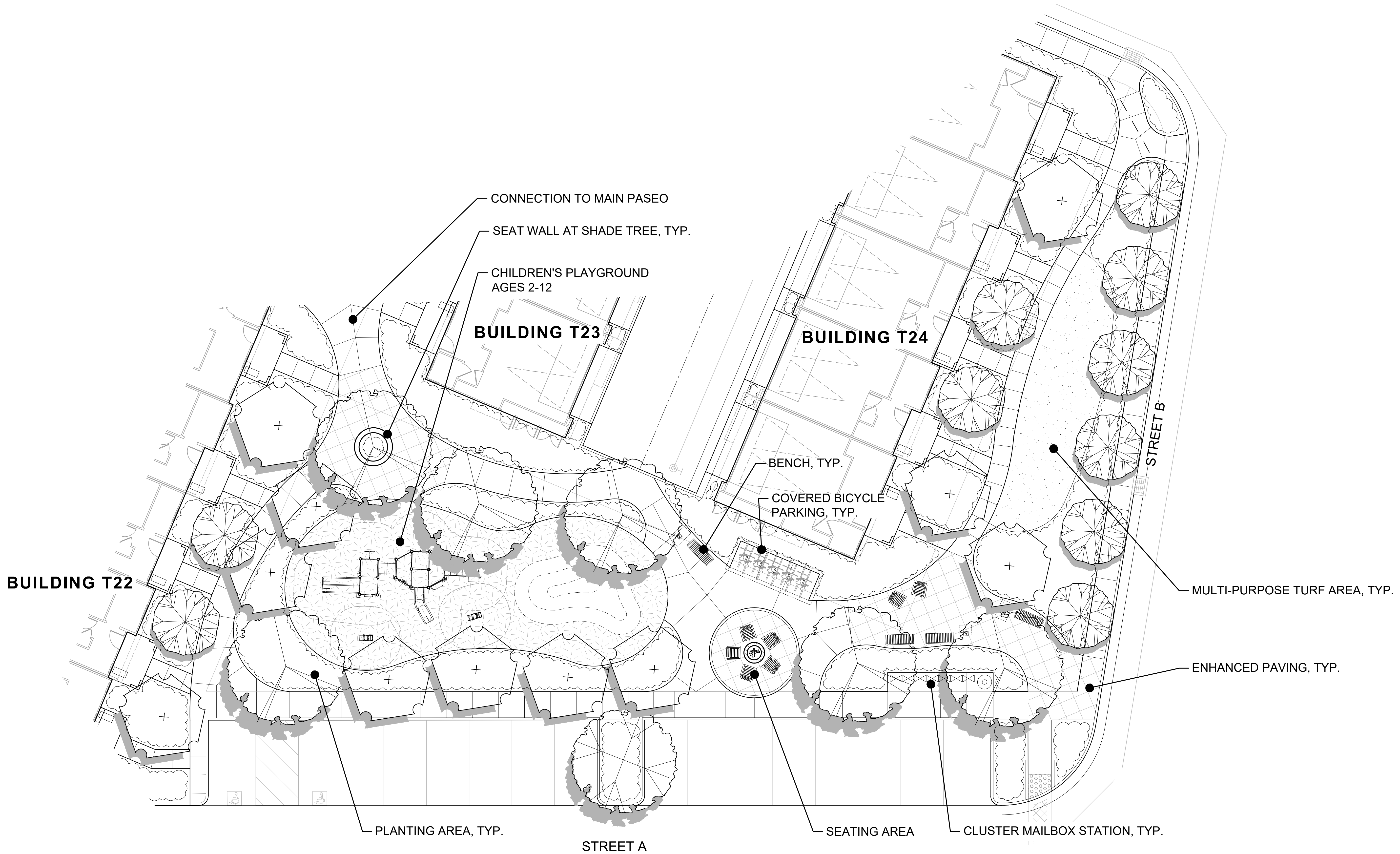








COMMUNITY PICNIC AND GATHERING AREA



GENERAL PLANTING NOTES

1.

CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION AND THROUGH THE COMPLETION OF PICKUP WORK.
2.

CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.
3.

VERIFY EXISTING GRADE IN FIELD PRIOR TO PLANTING. EXISTING GRADE SHALL BE WITHIN ± ONE TENTH (1/10) OF A FOOT OF FINISH GRADE. FINISH GRADE SHALL BE 1 INCH BELOW TOP OF CURB AND/OR PAVING IN TURF AREAS AND 2 INCHES BELOW TOP OF CURB OR PAVING IN GROUND COVER AREAS.
4.

PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL. THOROUGHLY WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.
5.

PRIOR TO EXCAVATION, CONTRACTOR SHALL VERIFY LOCATIONS OF UNDERGROUND UTILITIES.
6.

PRIOR TO START OF PROJECT CONTRACTOR SHALL SUBMIT SOURCES OF PLANT MATERIALS AND TREES TO LANDSCAPE ARCHITECT.
7.

PRIOR TO INSTALLATION, ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE. PLANT MATERIALS REJECTED FOR THE PROJECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE.
8.

LANDSCAPE ARCHITECT SHALL APPROVE ALL TREE LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT MIN. 72 HOURS PRIOR TO SCHEDULE TREE APPROVAL SITE VISIT. ANY AND ALL TREES INSTALLED COULD BE SUBJECT TO RELOCATION AT CONTRACTOR'S EXPENSE.
9.

ALL VINE RUNNERS SHALL BE INSTALLED WITH THE NURSERY STAKES REMOVED AND VINE RUNNERS SHALL BE ESPALIERED TO ADJACENT FENCE, WALL, OR TRELLIS.
10.

PRIOR TO PLANTING, ALL PLANTING AREAS SHALL BE FREE OF WEEDS, ROCKS, AND DEBRIS. PRE-EMERGENT AND POST-EMERGENT HERBICIDES SHALL NOT BE USED. ALL WEEDING SHALL BE ACCOMPLISHED THOUGH MECHANICAL METHODS.
11.

PRIOR TO PLANTING COMPACTED SOILS SHALL BE AERATED TO A DEPTH OF AT LEAST 12".
12.

PRIOR TO PLANTING A SOILS ANALYSIS WITH RECOMMENDATIONS SHALL BE PERFORMED PER MORGAN HILL MUNICIPAL CODE 18.148.070. SUBMIT SOILS REPORT, RECOMMENDATIONS, AND PROOF OF SOIL AMENDMENTS USED TO CITY LANDSCAPE ARCHITECT WITH CERTIFICATE OF COMPLETION.
13.

HERBICIDES AND PESTICIDES THAT ARE PROHIBITED BY THE ORGANIC MATERIALS RESEARCH INSTITUTE (OMRI) SHALL NOT BE USED IN THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT.
14.

FERTILIZERS OR SOIL AMENDMENT MATERIALS PROHIBITED BY THE ORGANIC MATERIALS RESEARCH INSTITUTE (OMRI) IN ITS GENERIC MATERIAL LIST ARE PROHIBITED IN THE CONSTRUCTION OF THIS PROJECT.
15.

SYNTHETIC PRE-EMERGENTS ARE PROHIBITED IN THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT.
16.

THE CONTRACTOR SHALL AMEND SOIL WITH COMPOST (QUALITY LOCALLY SOURCED COMPOST THAT COMPLYS WITH THE US COMPOSTING COUNCIL'S STANDARD TESTING ASSURANCE SPECIFICATIONS) BEFORE PLANTING, AT RATES INDICATED BY SOIL ANALYSIS TO BRING THE SOIL ORGANIC MATTER CONTENT TO A MINIMUM OF 5% BY DRY WEIGHT. PRIOR TO PLANTING ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 4 CUBIC YARDS OF COMPOST PER 1,000 SQUARE FEET.
17.

THE PLANTING PIT PERIMETERS FOR TREES AND SHRUBS SHALL BE EXCAVATED TO TWICE THE DIAMETER OF THE ROOTBALL, AS NOTED AND SHOWN ON THE PLANTING DETAILS. THE PIT'S SHALL BE SCARIFIED. THE ROOTBALL SHALL BE SET ON UNDISTURBED SOIL AND THE CROWN SHALL BE SET 1" ABOVE FINISH GRADE. A 3" BERM SHALL BE CREATED AROUND THE PLANT PIT AND MULCHED WITH 3" MINIMUM BARK MULCH.
- 6 PARTS ON-SITE SOIL
-4 PARTS BY VOLUME ORGANIC AMENDMENT PER ABOVE (#16) SOIL PREP MIX.
-2 LBS/CU. YD. MIX OF 6-24-24 IRON SULFATE
-5 LBS/CU. YD. MIX AGRICULTURAL GYPSUM
18.

THIRTY DAYS AFTER INSTALLATION ALL LANDSCAPE AREAS SHALL BE FERTILIZED WITH APPROVED FERTILIZER PER POST AMENDMENT AGRONOMY REPORT.
19.

BACKFILL: THE FOLLOW PLANTING BACKFILL RATIO ARE TO BE USED FOR BIDDING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AGRONOMY REPORTS, WHICH SHALL OUTLINE BACKFILL SPECIFICATIONS. FULLY AMENDED (UPPER) EXCAVATION MATERIALS SHALL BE PUT IN ONE PILE TO GO AROUND THE ROOTBALL. ANY DEEPER UN-AMENDED MATERIALS SHALL BE PUT IN A SEPARATE PILE. CONDITION THIS DEEPER SOIL AT THE FOLLOWING RATES AND USE FOR THE PLANTING PIT BELOW THE ROOTBALL:

-PAM (POLYACRYLAMIDE) 0.5 LBS/CY
-GYPSUM 16 LBS/CY

OVER-EXCAVATE THE PLANTING PIT'S SO THAT THERE SHALL BE ONE FOOT OF THIS MATERIAL BETWEEN NATIVE SOIL AND THE BOTTOM OF THE ROOT BALL. NO ORGANIC MATTER OR FERTILIZER SHALL BE USED BELOW THE ROOT BALL.
20.

A MINIMUM 3 INCH LAYER OF MULCH SHALL BE APPLIED TO ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTED GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE, UP TO 5% OF THE LANDSCAPE AREA MAY BE LEFT WITHOUT MULCH. DESIGNATED INSECT HABITAT MUST BE INCLUDED IN THE LANDSCAPE DESIGN PLAN AS SUCH.

ORGANIC MULCH MATERIALS MADE FROM RECYCLED OR POST-CONSUMER SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS OR VIRGIN FOREST PRODUCTS UNLESS THE RECYCLED POST-CONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE. ORGANIC MULCHES ARE NOT REQUIRED WHERE PROHIBITED BY LOCAL FUEL MODIFICATION PLAN GUIDELINES OR OTHER APPLICABLE LOCAL ORDINANCES. TYPES OF MULCH NOT ALLOWED INCLUDE: BARK MULCH, GORILLA HAIR, SHREDDED CEDAR, OR OTHER VIRGIN MATERIALS.

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.
21.




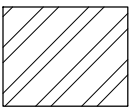
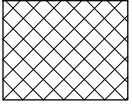

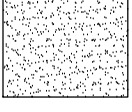
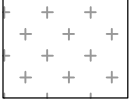
PRIOR TO COMPLETION, THE LANDSCAPE ARCHITECT SHALL REVIEW THE PROJECT LANDSCAPE FOR COMPLIANCE OF INSTALLATION IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT A MINIMUM OF 72 HOURS PRIOR TO A SITE VISIT. PRIOR TO BUILDING OCCUPANCY, THE LANDSCAPE ARCHITECT SHALL CERTIFY IN WRITING TO THE DIRECTOR OF COMMUNITY DEVELOPMENT THAT THE LANDSCAPING HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE AND IRRIGATION PLANS WITH RESPECT TO SIZE, NUMBER, AND SPECIES OF PLANTS AND OVERALL DESIGN CONCEPT.
22.

TREE SETBACKS SHALL BE:
-6' FROM PAVED SURFACES
-5' FROM WATER METERS AND JOINT TRENCHES
-7' FROM STREETLIGHTS
-10' FROM SANITARY SEWER LINES
23.

ALL TREES PLANTED WITHIN 5' OF PAVING, WATER METERS, JOINT TRENCHES, OR PLANTED IN AREAS LESS THAN 10' WIDE SHALL RECEIVE POLYETHYLENE RS24 LINEAR ROOT BARRIERS AS MANUFACTURED BY DEEPROOT - #UB-24-2. (800) 458-7668.
24.

THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE AND GUARANTEE THAT ALL SHRUBS ARE FREE FROM DEFECT IN MATERIAL OR WORKMANSHIP FOR A PERIOD OF 90 DAYS AFTER FINAL ACCEPTANCE OF WORK. TREES SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE OF WORK. THE CONTRACTOR SHALL REPLACE ANY DEFECTIVE PLANT MATERIAL OR WORKMANSHIP AT NO ADDITIONAL COST TO THE OWNER DURING THIS PERIOD.

SHRUB & GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	NATIVE/ ADAPTIVE	SIZE	SPACING
LARGE/SCREEN SHRUBS						
	ARCTOSTAPHYLOS SP.	MANZANITA	L	N	5 GAL	4' O.C.
	DODONEA V. 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	L	N	5 GAL	5' O.C.
	GREVILLEA 'NOELLII'	GREVILLEA	L	A	5 GAL	4' O.C.
	LEUCADENDRON 'JESTER'	CONEBUSH	L	A	5 GAL	4' O.C.
	LOROPETALUM C. 'RAZZELBERRY'	CHINESE FRINGE FLOWER	L	A	5 GAL	4' O.C.
	ROMNEYA COULTERI	MATILJA POPPY	VL	N	5 GAL	8' O.C.
	ROSMARINUS O. 'TUSCAN BLUE'	ROSEMARY	L	A	5 GAL	5' O.C.
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	L	A	5 GAL	5' O.C.
	XYLOSMA C. 'COMPACTA'	DWARF XYLOSMA	L	A	5 GAL	3' O.C.
MEDIUM SHRUBS						
 	CALLISTEMON V. 'LITTLE JOHN'	DWARF BOTTLEBRUSH	L	A	5 GAL	3' O.C.
	CISTUS SPP.	ROCKROSE	L	A	5 GAL	4' O.C.
	CORREA PULCHRA 'DUSTY BELLS'	AUSTRALIAN FUSCHIA	L	A	5 GAL	4' O.C.
	DIETIES VEGETA	FORTNIGHT LILY	L	A	1 GAL	3' O.C.
	NANDINA D. 'GULF STREAM'	GULF STREAM NANDINA	L	A	5 GAL	3' O.C.
	NEPETA 'SIX HILLS GIANT'	CAT MINT	L	A	5 GAL	4' O.C.
	PHORMIUM SPP.	NEW ZEALAND FLAX	L	A	5 GAL	3' O.C.
	RHAPHIOLEPIS I. 'PINKIE'	INDIAN HAWTHORNE	L	A	5 GAL	4' O.C.
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	L	A	5 GAL	4' O.C.
	SALVIA C. 'WINNIFRED GILMAN'	BLUE SAGE	L	N	5 GAL	5' O.C.
	TEUCRIUM F. 'COMPACTUM'	GERMANDER	L	A	5 GAL	4' O.C.
SMALL SHRUBS						
	ANGIOZANTHOS SPP.	KANGAROO PAW	L	A	1 GAL	2' O.C.
	BULBINE FRUTESCENS	BULBINE	L	A	1 GAL	2' O.C.
	KNIPHOFIA UVARIA	RED HOT POKER	L	A	1 GAL	2' O.C.
	NANDINA D. 'FIRE POWER'	FIRE POWER NANDINA	L	A	1 GAL	3' O.C.
	PENSTEMON H. 'MAGARITA BOP'	PENSTEMON	L	N	1 GAL	3' O.C.
GROUNDCOVERS						
	CEANOTHUS G. 'YANKEE POINT'	YANKEE POINT CEANOTHUS	L	N	1 GAL	2' O.C.
	COPROSMA X. KIRKII	COPROSMA	L	A	1 GAL	2' O.C.
	COTONEASTER D. 'LOWFAST'	BEARBERRY COTONEASTER	L	A	1 GAL	2' O.C.
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	L	A	1 GAL	2' O.C.
	MYOPORIUM PARVIFOLIUM	MYOPORIUM	L	A	1 GAL	4' O.C.
	SCAEVOLA A. 'MAUVE CLUSTERS'	FAIRY FAN FLOWER	L	A	1 GAL	2' O.C.
	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	L	A	1 GAL	2' O.C.
GRASSES						
	CAREX TUMULICOLA	BERKELEY SEDGE	L	N	1 GAL	2' O.C.
	CHONDROPETALUM TECTORUM	CAPE RUSH	L	A	1 GAL	3' O.C.
	FESTUCA MAIREI	ALTAS FESCUE	L	A	1 GAL	2' O.C.
	LEYMUS C. 'CANYON PRINCE'	GIANT RYE GRASS	L	N	1 GAL	3' O.C.
	LOMANDRA LONGIFOLIA 'LIME TOUGH'	DWARF MAT RUSH	L	A	1 GAL	3' O.C.
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	L	A	1 GAL	3' O.C.
TURF						
	RHIZOMATOUS TALL FESCUE (RTF)	SELF-HEALING TURF	H	A	SOD	
BIORETENTION						
	BOUTELOUA GRACILIS	BLUE GRAMA	L	N	1 GAL	2' O.C.
	CAREX TUMULICOLA	BERKELEY SEDGE	L	N	1 GAL	2' O.C.
	CHONDROPETALUM TECTORUM	CAPE RUSH	L	A	1 GAL	3' O.C.
	DESCHAMPSIA CAESPITOSA	TUFTED HAIRGRASS	L	N	1 GAL	2' O.C.
	JUNCUS PATENS	GREY RUSH	L	N	1 GAL	2' O.C.
	MUHLENBERGIA RIGENS	DEER GRASS	L	N	1 GAL	4' O.C.
	BIORETENTION SOD	AVAILABLE AT DELTA BLUEGRASS (800) 637-8873	L	A	SOD	

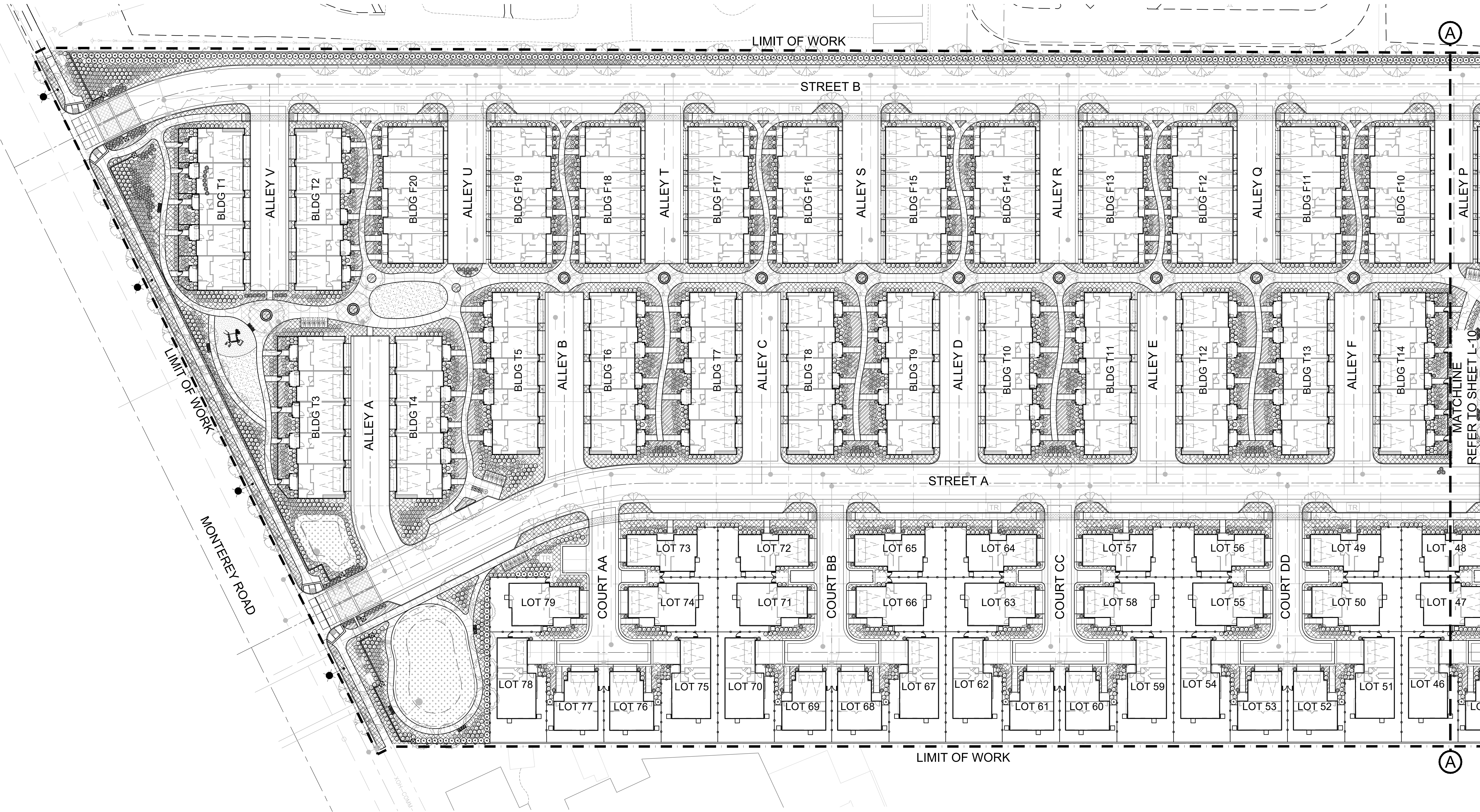
- NOTES:
1. LANDSCAPE WILL UTILIZE LOW WATER USE PLANT MATERIALS, HYDRO ZONING AND EMPLOY WATER EFFICIENT LOW VOLUME DRIP AND SPRAY IRRIGATION AND SMART CONTROLLERS, SEE L-11 THROUGH L-13 FOR HYDROZONE PLAN AND WATER USE CALCULATIONS AND L-14 & L-15 FOR IRRIGATION PLAN.

PARKING AREA SHADE COVERAGE NOTE

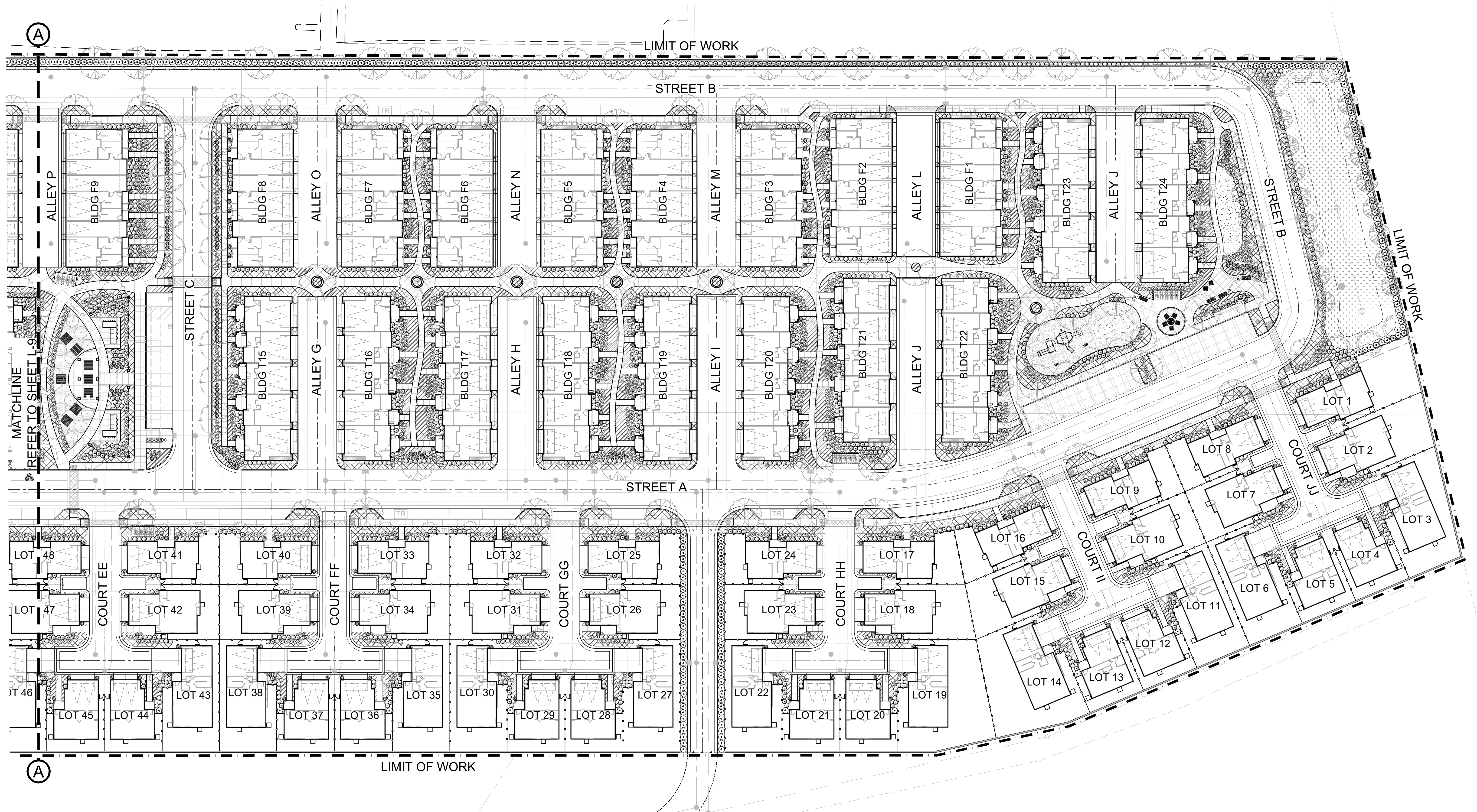
- PER MORGAN HILL MUNICIPAL CODE 18.72.070, 1 SHADE TREE SHALL BE PROVIDED FOR EVERY 5 PARKING SPACES IN PARKING LOTS. SHADE TREES WILL HAVE MINIMUM CONTAINER SIZE OF 24" BOX AND SHALL PROVIDE A MINIMUM 30' CANOPY AT MATURITY.
- SHADE TREES SHALL BE OF A TYPE THAT CAN REACH MATURITY WITHIN 15 YEARS OF PLANTING AND SHALL BE SELECTED FORM THE CITY RECOMMENDED LIST OF CANOPY TREE SPECIES.
- SHADE TREES SHALL BE ARRANGED IN A PARKING LOT TO PROVIDE MAXIMUM SHADE COVERAGE AND WILL APPROXIMATE NEARLY FIFTY PERCENT SHADE COVERAGE.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN. MHMC 18.148.090

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE. MHMC 18.148.060



NOTE: SEE SHEET L-8 FOR SHRUB & GROUNDCOVER LEGEND



NOTE: SEE SHEET L-8 FOR SHRUB & GROUNDCOVER LEGEND

GENERAL IRRIGATION NOTES

1.

THE IRRIGATION PLAN IS DIAGRAMMATIC: ALL IRRIGATION EQUIPMENT SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. ALL VALVES AND SYSTEM EQUIPMENT SHALL BE LOCATED IN SHRUB AREAS WHEREVER POSSIBLE.
2.

THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED CONTRACTOR IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES/ORDINANCES. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATED TO HIS WORK ON THE PROJECT.
3.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH GRADE DIFFERENCES AND WITH ALL LOCATIONS OF STRUCTURES, UTILITIES, AND FENCES. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHERS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH FOOTINGS, UNDER PAVING, ETC. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
4.

DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
5.

THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM PRESSURE AND THE MAXIMUM FLOW DEMAND AS STATED ON THE DRAWINGS FOR EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE, SERVICE LINE SIZE, AND WATER METER SIZE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE ACTUAL WATER PRESSURE, SERVICE SIZE, AND METER SIZE WITH THAT INDICATED ON THE DRAWINGS IS TO BE IMMEDIATELY REPORTED TO THE OWNER'S REPRESENTATIVE AS WELL AS THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
6.

ALL PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. LATERAL PIPE NOT SIZED ON DRAWINGS AND DOWNSTREAM OF 1" PIPE SHALL BE 3/4" SIZE. NO SUBSTITUTIONS OF SMALLER PIPE SHALL BE PERMITTED. HOWEVER, SUBSTITUTIONS FOR LARGER PIPE SIZES MAY BE APPROVED.
7.

ALL MAINLINE PIPING AND CONTROL WIRES UNDER PAVING OR WALLS SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE SLEEVES SHALL BE A MINIMUM OF TWICE (2x) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE (MINIMUM 1" SIZE) FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING.
8.

ALL EXCAVATIONS ARE TO BE BACKFILLED TO 85% COMPACTION (95% UNDER PAVING) UNLESS OTHERWISE NOTED.
9.

THE CONTRACTOR SHALL REVIEW AND VERIFY THE LOCATION AND TYPE OF ELECTRICAL POWER SOURCE IN THE FIELD WITH THE OWNER'S REPRESENTATIVE AND THE IRRIGATION DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO BOTH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL OBTAIN THE APPROVAL OF ALL CONTROLLER LOCATIONS PRIOR TO INSTALLATION AND SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER(S).
10.

IRRIGATION CONTROL WIRE SHALL BE #14-1, U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE WHITE IN COLOR AND PILOT WIRES SHALL BE A COLOR OTHER THAN WHITE.
11.

ALL WIRE SPLICES SHALL BE MADE WITHIN VALVE BOXES. SPLICES SHALL BE MADE WITH A COPPER CRIMP-TYPE CONNECTOR AND INSTALLED WITHIN '3M" #0BY SEALING PACK, OR APPROVED EQUAL.
12.

ALL SPRINKLERS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS, NOZZLES, AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO PAVING, WALKS, WALLS, FENCES, ETC.
13.

IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
14.

THE CONTRACTOR SHALL GUARANTEE THAT THE IRRIGATION SYSTEM IS FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF WORK. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY DEFECTIVE MATERIALS OR WORK AT NO ADDITIONAL COST TO THE OWNER.
15.

THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN ACCURATE AS-BUILT SET OF IRRIGATION DRAWINGS PRIOR TO FINAL ACCEPTANCE OF THE WORK. THE AS-BUILT DRAWINGS SHALL BE DELINEATED ON REPRODUCIBLE MATERIALS TO BE SUPPLIED BY THE LANDSCAPE ARCHITECT.
16.

SUBMITTAL OF A CERTIFICATE OF COMPLETION TO THE CITY IS REQUIRED PRIOR TO FINAL ACCEPTANCE PER MORGAN HILL MUNICIPAL CODE 18.148.120. AN IRRIGATION AUDIT AND SOILS ANALYSIS SHALL BE SUBMITTED AS PART OF THE CERTIFICATE OF COMPLETION.
17.

IRRIGATION WATERING WINDOW SHALL OCCUR AFTER 7:00PM AND BEFORE 9:00AM.

MWELO LANDSCAPE DOCUMENT PACKAGE CHECKLIST

DATE:	MARCH 2024
PROJECT APPLICANT:	DENOVA HOMES, INC. 1500 WILLOW PASS COURT CONCORD, CA 94520 (925) 605-9304
PROJECT ADDRESS:	15570 MONTEREY ROAD MORGAN HILL, CA 95037
PROJECT ASSESSOR'S PARCEL #	APN 817-06-006, 817-06-060
TOTAL LANDSCAPE AREA:	155,024 SQUARE FEET
PROJECT TYPE:	NEW; PRIVATE
WATER SUPPLY:	POTABLE - CITY OF MORGAN HILL
WATER METER:	SIZE = 2"
MWELO LANDSCAPE WORKSHEET:	SEE SHEET L-11 FOR HYDROZONE INFORMATION TABLE & WATER BUDGET CALCULATIONS (MAWA & ETWU)
SOIL MANAGEMENT REPORT:	SUBMITTAL OF SOIL ANALYSIS & AMENDMENT RECOMMENDATIONS FOLLOWING MASS GRADING AS PART OF THE CERTIFICATE OF COMPLETION. MHMC 18.148.070
LANDSCAPE DESIGN PLAN:	SEE SHRUB PLAN SHEETS L-8 TO L-10
IRRIGATION DESIGN PLAN:	SEE IRRIGATION PLAN SHEETS L-14 TO L-15
LANDSCAPE AUDIT REPORT:	SUBMITTED UPON COMPLETION OF LANDSCAPE INSTALLATION
GRADING DESIGN PLAN:	SEE CIVIL'S PRELIMINARY SB330 APPLICATION PLANS PREPARED BY RJA.

IRRIGATION CONCEPT STATEMENT

THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (TITLE 23 - DIVISION 2-CHAPTER 2.7) AND THE CITY OF MORGAN HILL WATER EFFICIENT LANDSCAPE STANDARDS.

THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.

THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS, AND MP ROTATOR IRRIGATION FOR TURF.

PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPARATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.

IRRIGATION NOTES

1. IRRIGATION ZONES: ALL LANDSCAPED AREAS HAVE AN IRRIGATION ZONE DESIGNATION OF "SHRUBS / GROUNDCOVERS/ TREES" OR "TURF." NO IRRIGATION ZONES FOR ANNUALS AND TURFED SLOPES EXCEEDING 10% ARE PROPOSED.
2. DEPTH OF IRRIGATION LINES: ALL ON-GRADE LATERAL LINES SHALL BE BURIED TO A DEPTH OF 18" MIN. ALL ON-GRADE MAINLINES SHALL BE BURIED TO A DEPTH OF 24" MIN.
3. BACKFLOW PREVENTER: BACKFLOW PREVENTER SHALL BE A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (FEBCO 825Y OR EQUAL) TYPE AS APPROVED BY WATER PURVEYOR.
4. IRRIGATION SPRINKLER TYPES: ALL SPRINKLERS SHALL UTILIZE MATCHED PRECIPITATION, PRESSURE COMPENSATING NOZZLES FOR MAXIMUM UNIFORMITY OF DISTRIBUTION. IRRIGATION SYSTEMS TO BE INSPECTED PERIODICALLY FOR BROKEN OR DEFICIENT EQUIPMENT.
5. IRRIGATION CONTROLLERS: CONTROLLER SHALL BE AN AUTOMATIC ET (EVAPOTRANSPIRATION) WITH MULTIPLE PROGRAMMING CAPABILITY. CONTROLLER TO BE REPROGRAMMED SEASONALLY TO MINIMIZE RUNOFF OR OVER WATERING. MOISTURE SENSING DEVICES SHALL BE UTILIZED TO CONTROL IRRIGATION CYCLES ACCORDING TO SPECIFIC IRRIGATION REQUIREMENTS.
6. CLASS OF IRRIGATION PIPE: ALL MAINLINE SHALL BE CLASS 315 PVC. ALL LATERAL LINE SHALL BE CLASS 200 PVC.
7. IRRIGATION EMITTERS: ALL TURF AREAS SHALL BE IRRIGATED USING MP ROTATOR SPRAY IRRIGATION SYSTEM. ALL SHRUB/ GROUNDCOVER AREAS SHALL BE IRRIGATED USING DRIP IRRIGATION SYSTEM. ALL TREE AREAS SHALL BE IRRIGATED USING BUBBLER IRRIGATION SYSTEM.
8. RECLAIMED WATER: IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET SOUTH BAY WATER RECYCLING PROGRAM REQUIREMENTS FOR FUTURE RECLAIMED WATER SYSTEM.
9. TURF IRRIGATION: OVERHEAD IRRIGATION SHALL NOT BE LOCATED WITHIN 24" OF ANY NON-PERMEABLE SURFACE PER MHMC 18.148.100(A)(1)(u). IRRIGATION WITHIN THE SETBACK FROM NON-PERMEABLE SURFACES SHALL BE DRIP. EXCEPTIONS TO THE SETBACK RESTRICTIONS INCLUDE:
 - THE LANDSCAPE AREA IS ADJACENT TO PERMEABLE SURFACING AND NO RUNOFF OCCURS; OR
 - THE ADJACENT NON-PERMEABLE SURFACES ARE DESIGNED AND CONSTRUCTED TO DRAIN ENTIRELY TO LANDSCAPING; OR
 - THE IRRIGATION DESIGNER SPECIFIES AN ALTERNATIVE DESIGN OR TECHNOLOGY, AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE AND CLEARLY DEMONSTRATES STRICT ADHERENCE TO IRRIGATION SYSTEM DESIGN CRITERIA IN SECTION 18.148.100A.1. PREVENTION OF OVERSPRAY AND RUNOFF MUST BE CONFIRMED DURING THE IRRIGATION AUDIT.

WATER EFFICIENT LANDSCAPE WORKSHEET

MAXIMUM APPLIED WATER ALLOWANCE					ESTIMATED TOTAL WATER USE				
THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASED ON THE FOLLOWING FORMULA:					THE ESTIMATED TOAL WATER USE (ETWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:				
MAWA = (ETo) (0.62) [(ETAF x LA) + ((1-ETAF) X SLA)]					ETWU = (ETo) (0.62) (ETAF) (HA)				
ETo = ANNUAL EVAPOTRANSPIRATION RATE (IN/YEAR)					ETo = ANNUAL EVAPOTRANSPIRATION RATE (IN/YEAR)				
ETAF = ET ADJUSTMENT FACTOR (.45 NON RESIDENTIAL ; .55 RESIDENTIAL)					HA = HYDROZONE AREA (SQUARE FEET)				
LA = TOTAL LANDSCAPE AREA (SQUARE FEET)					0.62 = CONVERSION FACTOR (TO GALLONS/SQUARE FOOT)				
SLA = SPECIAL LANDSCAPE AREA (SQUARE FEET)					0.62 = CONVERSION FACTOR (TO GALLONS/SQUARE FOOT)				

REFERENCE EVAPOTRANSPIRATION (ETo) 49.5									
HYDROZONE NUMBER	WATER USE (WUCOLS IV)	PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (SQ. FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS									
1	LOW	SHRUBS	0.2	DRIP	0.81	0.2	138,913	34,300	1,052,652
2	HIGH	TURF	0.7	LV SPRAY	0.75	0.9	2,730	2,548	78,189
3	LOW	BIORETENTION	0.2	LV SPRAY	0.75	0.3	13,381	3,568	109,510
4	LOW	TREES	0.2	DRIP	0.81	0.2	3,458	854	26,204
(LV = LOW VOLUME)							TOTALS	(A) 156,482	(B) 41,270
									1,266,564
SPECIAL LANDSCAPE AREA (SLA)									
N/A	N/A	N/A	N/A		N/A	N/A	1	0	0
							TOTALS	(C) 0 SQ. FT.	(D) 0
									0
							ETWU TOTAL		1,266,564
							MAXIMUM APLIED WATER ALLOWANCE (MAWA)		2,675,097
ETAF CALCULATIONS									
REGULAR LANDSCAPE AREAS									
TOTAL ETAF X AREA								(B)	41,270
TOTAL AREA								(A)	156,482
AVERAGE ETAF								(B) / (A)	0.37
ALL LANDSCAPE AREAS									
TOTAL ETAF X AREA								(B+D)	41,270
TOTAL AREA								(A+C)	156,482
SITEWIDE ETAF								(B+D) / (A+C)	0.37

IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD PESB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.
	HUNTER PGV-ASV 3/4" & 1" PLASTIC ELECTRIC REMOTE CONTROL VALVE WITH REMOVABLE ANTI-SIPHON CAP, AND FLOW CONTROL. FOR RESIDENTIAL USE.
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY IN VALVE BOX WITH LOCKING COVER.
	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 3/4" - 3"
	HUNTER ICV2016-FS WITH FLOW-SYNC SENSOR (FCT-200) 2" PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, WITH FILTER SENTRY.
	FEBCO 825Y 2" REDUCED PRESSURE BACKFLOW PREVENTER. PAINT GREEN.
	HUNTER ACC W/ SOLAR SYNC & RAIN-CLIK 12 TO 99 STATION OUTDOOR MODULAR IRRIGATION CONTROLLER. HIGH-END COMMERCIAL USE. METAL PEDESTAL.
	HUNTER XC-400i W/ SOLAR SYNC & RAIN-CLIK 4 STATION CONTROLLER, RESIDENTIAL USE. PLASTIC INDOOR WALL MOUNT.
	WATER METER 2"
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 SIZE RANGE: 3/4" TO 1 1/2"
	IRRIGATION MAINLINE: PVC SCHEDULE 40 (2" & SMALLER) CLASS 315 (2 1/2" & LARGER)
	PIPE SLEEVE: CPVC SCHEDULE 40 PIPE & WIRE SLEEVING UNDER ALL PAVING. 2" MINIMUM SIZE OR TWICE THE SIZE OF PIPE TO BE SLEEVED, WHICHEVER IS GREATER.

LANDSCAPE AREA

PLANTING TYPE	IRRIGATION TYPE	SQUARE FOOTAGE	PERCENT OF LANDSCAPE
TREES, SHRUBS & GROUNDCOVERS	DRIP	138,913 SF	90%
BIORETENTION	MP ROTATOR	13,381 SF	9%
TURF	MP ROTATOR	2,730 SF	1%
TOTAL LANDSCAPE AREA		155,024 SF	100%

DRIP & BUBBLER LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.
	HUNTER ICZ-151-40 DRIP CONTROL ZONE KIT. 1-1/2" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 20 GPM TO 60 GPM. 120 MESH STAINLESS STEEL SCREEN.
	HUNTER ACZ-075-25 DRIP CONTROL ZONE KIT. 3/4" PGV-ASV VALVE WITH 3/4" HY075 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 0.5 GPM TO 15 GPM. 150 MESH STAINLESS STEEL SCREEN.
	AREA TO RECEIVE BUBBLERS RAIN BIRD RWS-B-C ROOT WATERING SYSTEM WITH 4.0" DIAMETER X 36.0" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE, AND CHECK VALVE. RAIN BIRD BUBBLER 1402 0.5 GPM. DESIGN OPERATING PRESSURE: 40 PSI APPLICATION RATE: 1.88 - 2.16 IN/HR (2) BUBBLERS PER 15 GAL. TREE & 24" BOX TREE (4) BUBBLERS PER 48" BOX TREE
	AREA TO RECEIVE DRIPLENE RAIN BIRD XFS-CV-06-18 XFS-CV SUB-SURFACE LANDSCAPE DRIPLENE WITH A HEAVY-DUTY 4.3 PSI CHECK VALVE. 0.6 GPH EMITTERS AT 18" O.C. DRIPLENE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. GREAT FOR ELEVATION CHANGE. SPECIFY XF INSERT FITTINGS. DESIGN OPERATING PRESSURE: 30 PSI APPLICATION RATE: 0.43 IN/HR

TURF & BIORETENTION SPRAY LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER MP1000, MP2000 & MP3000 PROS-04-PRS40-CV TURF ROTATOR, 4" POP-UP WITH CHECK VALVE. PRESSURE REGULATED TO 40 PSI (DESIGN OPERATING PRESSURE). MP ROTATOR NOZZLE ON PRS40 BODY. MP1000 (8'-15' RADIUS), MP2000 (13'-21' RADIUS), MP3000 (22'-30' RADIUS). APPLICATION RATE: 0.45 - 0.48 IN/HR
	HUNTER MP1000, MP2000 & MP3000 PROS-12-PRS40-CV SHRUB ROTATOR, 12" POP-UP WITH CHECK VALVE. PRESSURE REGULATED TO 40 PSI (DESIGN OPERATING PRESSURE). MP ROTATOR NOZZLE ON PRS40 BODY. MP1000 (8'-15' RADIUS), MP2000 (13'-21' RADIUS), MP3000 (22'-30' RADIUS). APPLICATION RATE: 0.45 - 0.48 IN/HR

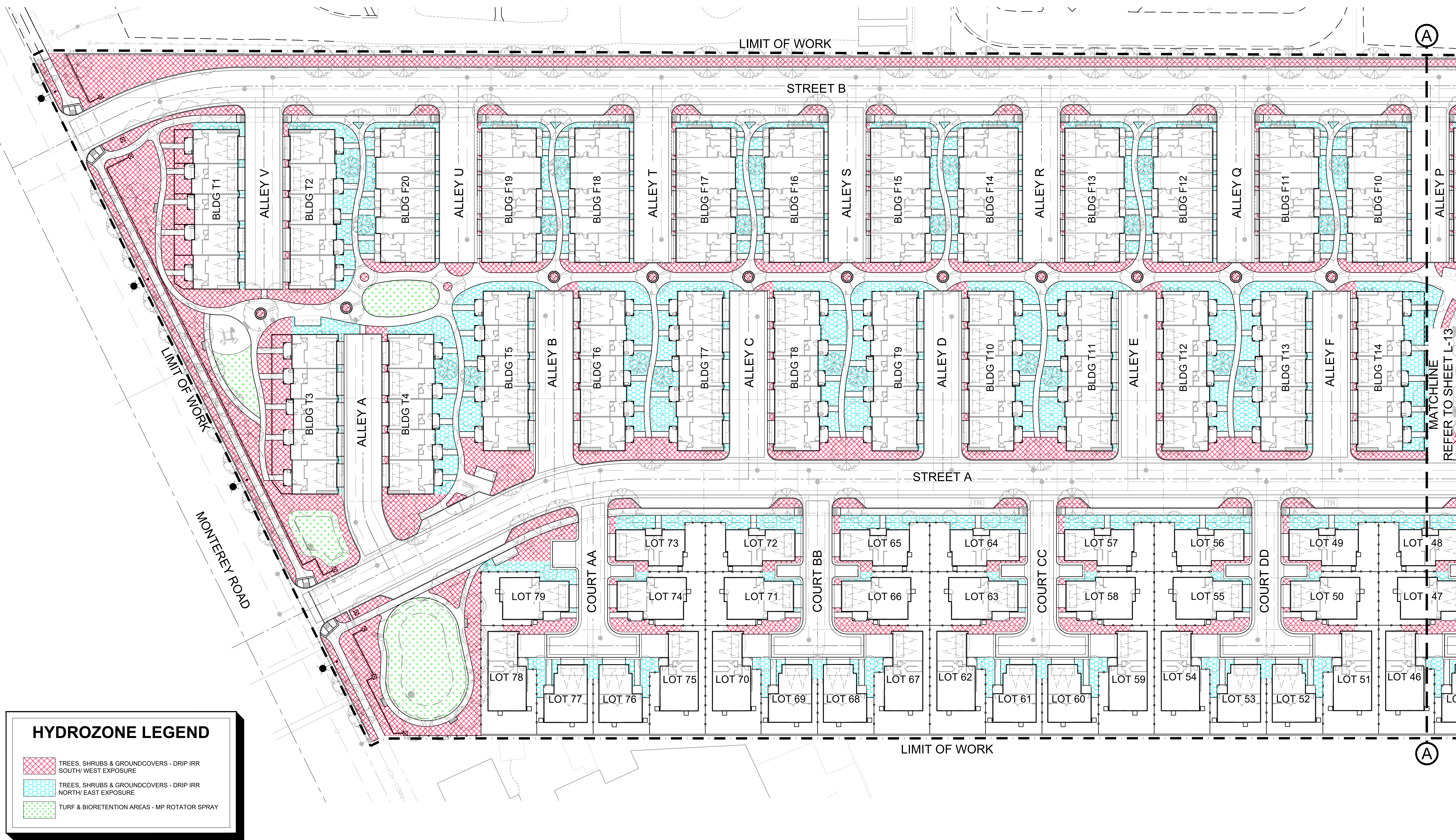
HYDROZONE LEGEND

	TREES, SHRUBS & GROUNDCOVERS - DRIP IRR SOUTH/ WEST EXPOSURE
	TREES, SHRUBS & GROUNDCOVERS - DRIP IRR NORTH/ EAST EXPOSURE
	TURF & BIORETENTION AREAS - MP ROTATOR SPRAY

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE. MHMC 18.148.060

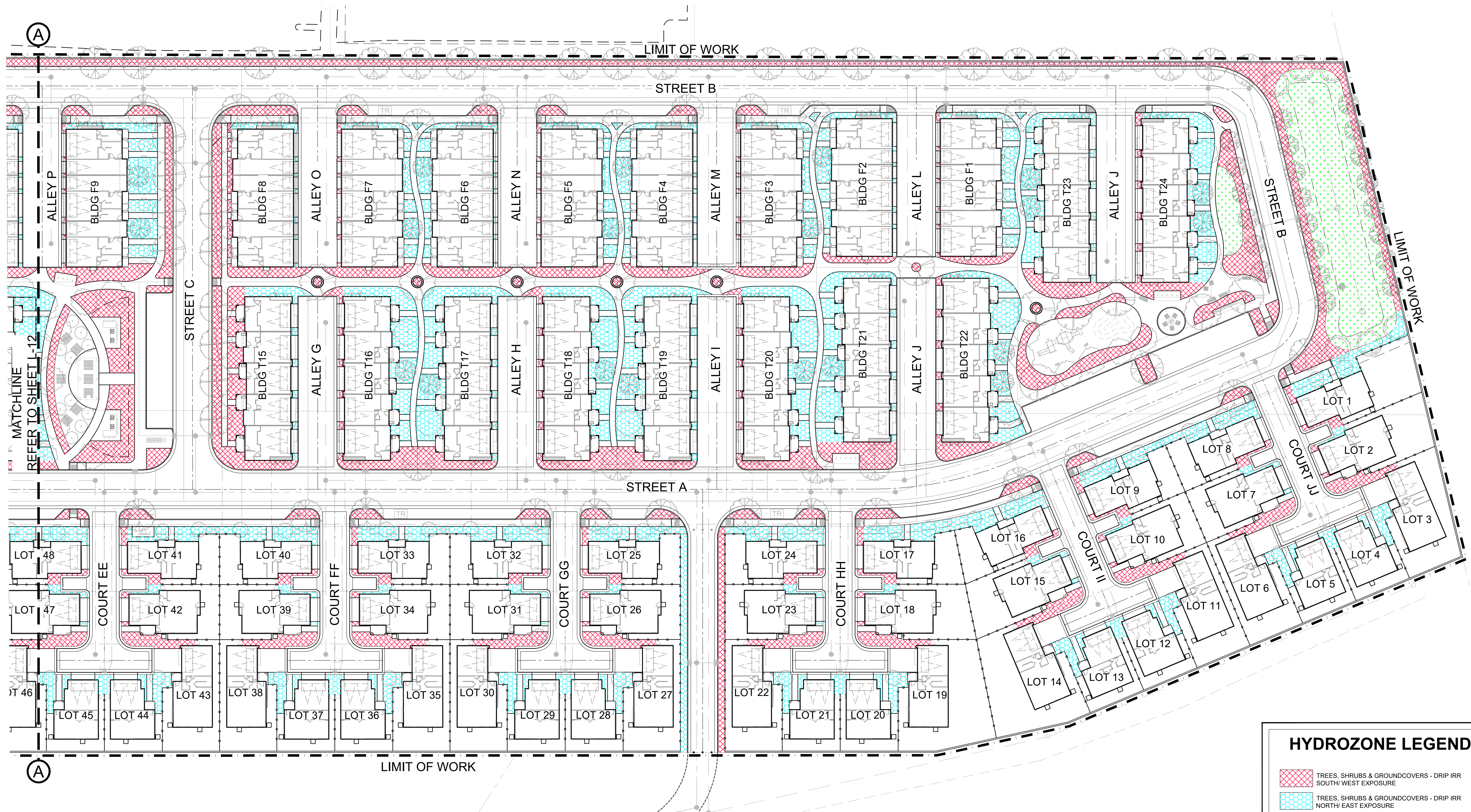
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN. MHMC 18.148.100

AFTER INSTALLATION OF LANDSCAPING ON PROPERTY, I AGREE TO HAVE AN IRRIGATION AUDIT, LANDSCAPE AUDIT, IRRIGATION SCHEDULE, AND MAINTENANCE SCHEDULE CONDUCTED BY A CERTIFIED IRRIGATION AUDITOR AND SUBMIT IT TO THE CITY FOR FINAL PROJECT SIGN OFF.



HYDROZONE LEGEND

- TREES, SHRUBS & GROUNDCOVERS - DRIP IRR SOUTH/ WEST EXPOSURE
- TREES, SHRUBS & GROUNDCOVERS - DRIP IRR NORTH/ EAST EXPOSURE
- TURF & BIORETENTION AREAS - MP ROTATOR SPRAY





IRRIGATION POINT OF CONNECTION (POC) 'A'

WATER POINT OF CONNECTION:
2" SERVICE LINE AND 2" WATER METER PROVIDED BY OTHERS.
REFER TO CIVIL ENGINEER'S PLANS AND/OR JOINT UTILITY PLANS
FOR COORDINATION OF SIZES AND LOCATIONS.

IRRIGATION DESIGN IS BASED ON A MINIMUM STATIC
WATER PRESSURE OF 80 P.S.I. AT THE POINT OF
CONNECTION AND A MAXIMUM FLOW RATE OF 55 G.P.M.

VERIFY THE ACCURACY OF ALL INFORMATION IN THE FIELD PRIOR
TO BEGINNING ANY WORK. NOTIFY OWNER AND LANDSCAPE
ARCHITECT OF ANY DISCREPANCIES.

IRRIGATION CONTROLLER 'A'

ELECTRICAL POINT OF CONNECTION:
120 VOLT POWER FOR IRRIGATION CONTROLLERS.

EXTERIOR MOUNT WIRELESS SOLAR SENSOR. SENSOR MUST BE
LOCATED AT TOP EDGE OF BUILDING WHERE IT WILL RECEIVE
UNOBSTRUCTED RAINFALL & UNOBSTRUCTED SOLAR EXPOSURE.
FIELD DETERMINE LOCATION FOR OPTIMAL PERFORMANCE.

IRRIGATION LAYOUT NOTE:

THE IRRIGATION PLAN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT
SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND
SHALL BE INSTALLED IN THE PLANTING AREAS. ALL VALVES AND SYSTEM
EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS.
CONTRACTOR SHALL INSTALL MAINLINE AND LATERALS CLEAR OF JOINT
TRENCH PER CODE.

**NOTE: SEE SHEET L-11 THROUGH L-13 FOR HYDROZONE
PLAN, IRRIGATION CONCEPT STATEMENT, NOTES AND
WATER EFFICIENT LANDSCAPE WORKSHEET.**



DeNova Homes
Building a Better Community.

1500 WILLOW PASS COURT
CONCORD, CALIFORNIA 94520
(925)685-0110

MONTEREY-BUTTERFIELD

Morgan Hill, California

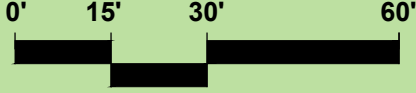
IRRIGATION PLAN

CONCEPTUAL LANDSCAPE PLAN
MARCH 28, 2024


vanderToolen Associates
700 Ygnacio Valley Rd.
Suite 100
Walnut Creek, CA 94596
tel: 925.274.1305
www.vandertoolen.com



0' 15' 30' 60'



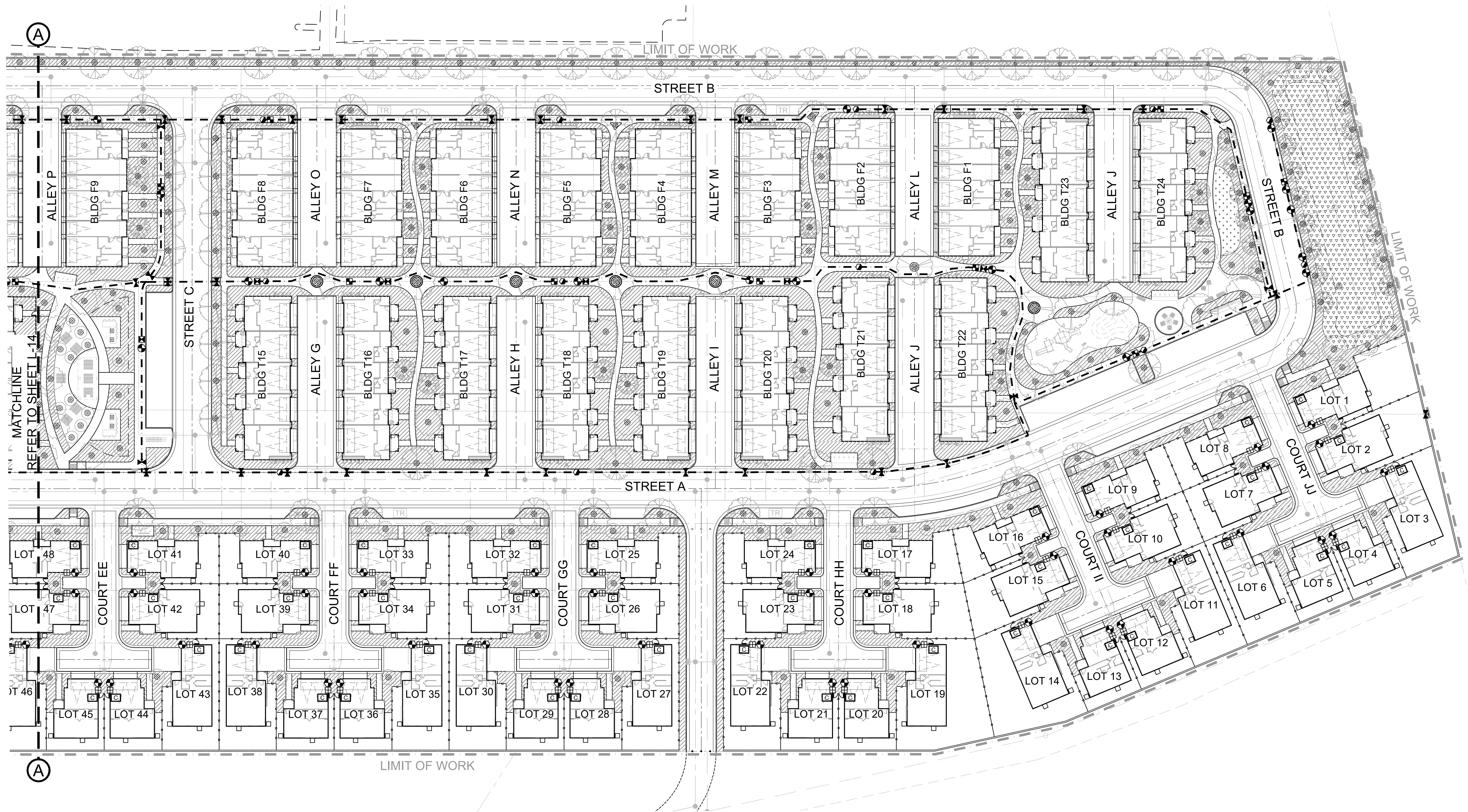
SCALE: 1" = 30'-0"



NORTH

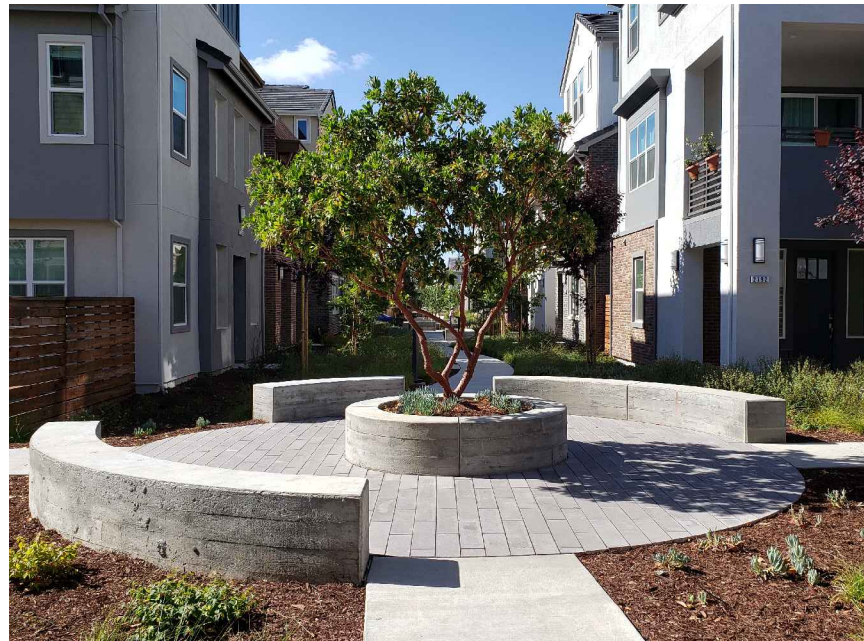
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Project No. 07823





A ENHANCED PAVING



B CONCRETE SEATWALL



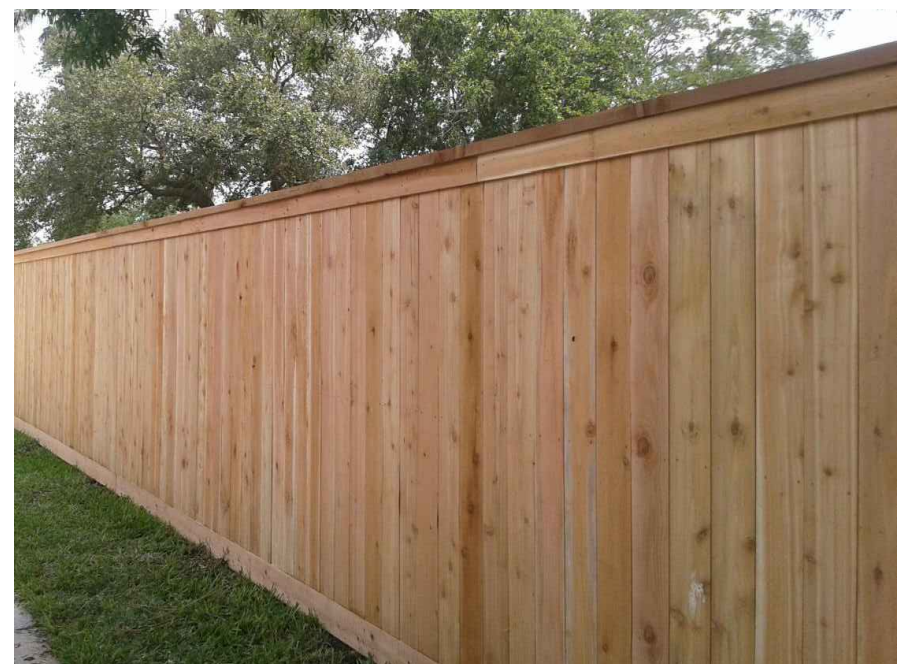
C 8' HIGH MASONRY BLOCK SOUNDWALL



D 3' HIGH MASONRY BLOCK RETAINING WALL



E LOW FENCE AT FRONTAGE UNITS



F 6' HIGH WOOD GOOD NEIGHBOR FENCE



G CHILDREN'S PLAY STRUCTURE



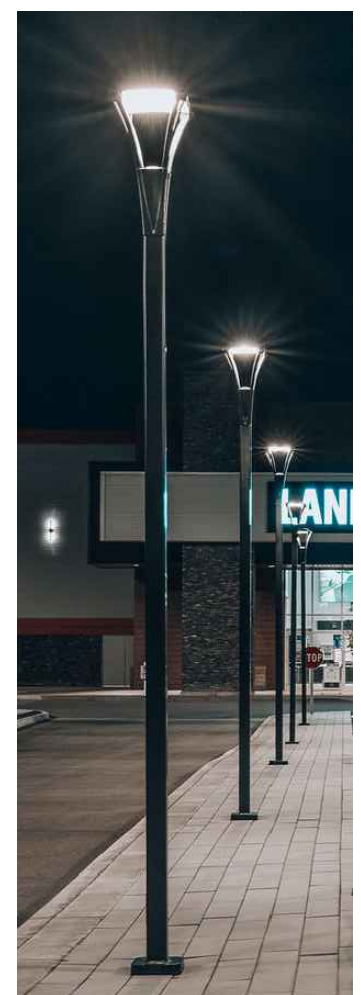
H EXERCISE STRUCTURE



I METAL TRELLIS



J COVERED BICYCLE PARKING



K POST TOP LIGHT & BOLLARD



L CLUSTER MAILBOX



M BIKE RACK



N BENCH



O PICNIC TABLE



P TRASH & RECYCLING RECEPTACLE

NOTE: THE PROPOSED SITE AMENITY DESIGNS ARE CONCEPTUAL. SIMILARLY THEMED DESIGN, COLORS & MATERIALS MAY BE SELECTED BASED UPON PRODUCT AVAILABILITY AT TIME OF INSTALLATION.