LANDSCAPE AREAS

EXISTING LANDSCAPE AREA	3,008 SF
PROPOSED LANDSCAPE AREA	21,416 SF
COBBLE	154 SF
TOTAL LANDSCAPE AREA	24,578 SF
PARCEL AREA	149,128 SF
PERCENTAGE OF PARCEL IN LANDSCAPE	16.5%

0 30' 60'

siTe. landscape architecture

LICENSED LANDSCAPE ARCHITECT
MATTHEW B. HARRIS 5629
SIGNATURE
3/31/27
RENEWAL DATE
7/31/25
DATE
STATE OF CALIFORNIA

TSC TRACTOR SUPPLY Co

TRACTOR SUPPLY COMPANY
PARCEL A - JARVIS DRIVE
CITY OF MORGAN HILL, CA

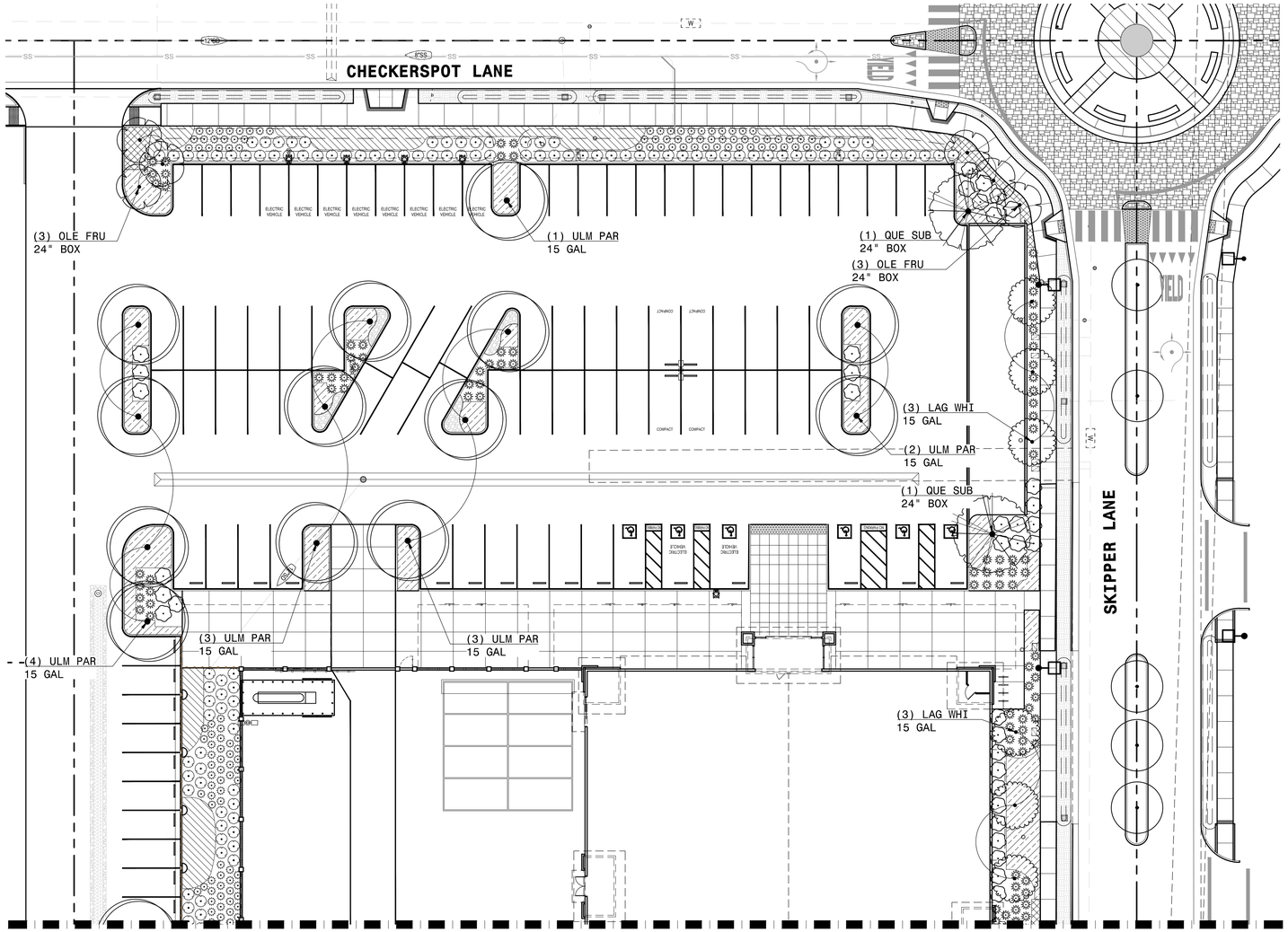
REV#	DATE	DESCRIPTION
	2025.06.11	PLANNING SUBMITTAL
	2025.07.31	PLANNING RESUBMITTAL

PROJECT NO.:	12351
DESIGNED BY:	MBH
DRAWN BY:	AR
CHECKED BY:	MBH
DATE:	2025.07.31
SCALE:	
CAD DWG FILE:	PLANT.DWG

ILLUSTRATIVE LANDSCAPE PLAN

L0.1

PLOTTED: 8/13/2025 11:14 AM



MATCHLINE, SEE LO.3

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY	WUCOLS
TREES				
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' NATCHEZ CRAPE MYRTLE MULTI-TRUNK	15 GAL	9	L
	LAURUS X 'SARATOGA' SARATOGA HYBRID LAUREL	15 GAL	3	L
	OLEA EUROPAEA 'FRUITLESS' FRUITLESS OLIVE	24" BOX	6	L
	QUERCUS SUBER CORK OAK	24" BOX	2	L
	ULMUS PARVIFOLIA LACEBARK ELM	15 GAL	17	L
SHRUBS				
	CHONDROPETALUM TECTORUM SMALL CAPE RUSH	1 GAL	218	L
	JUNCUS PATENS CALIFORNIA GRAY RUSH	1 GAL	333	L
	MUHLENBERGIA DUBIA PINE MUHLY	1 GAL	232	L
	OLEA EUROPAEA 'LITTLE OLLIE' DWARF OLIVE	5 GAL	82	L
	RHAMNUS CALIFORNICA 'EVE CASE' EVE CASE COFFEEBERRY	5 GAL	6	L

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	WUCOLS
GROUND COVERS					
	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	1 GAL	48" o.c.	372	L
	COTONEASTER DAMMERI 'LOWFAST' LOWFAST BEARBERRY COTONEASTER	1 GAL	54" o.c.	144	L
	TEUCRIUM CHAMAEDRYS 'PROSTRATUM' PROSTRATE GERMANDER	1 GAL	36" o.c.	66	L
	EXISTING PLANTING AREA - CONSISTING OF COTONEASTER GROUNDCOVER TO REMAIN AND BE PROTECTED IN PLACE. SEE PLANTING NOTES ON SHEET LO.4.				

NOTES:
1. SEE SHEET LO.4 FOR PLANTING LEGEND AND NOTES
2. ALL PLANTING AREAS TO RECEIVE 3" LAYER BARK MULCH, SEE SHEET LO.4, NOTE 12 FOR MORE INFORMATION.

0 20' 40'

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LICENSED LANDSCAPE ARCHITECT
MATTHEW B. HARRIS 6429
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TRACTOR SUPPLY COMPANY
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CITY OF MORGAN HILL, CA

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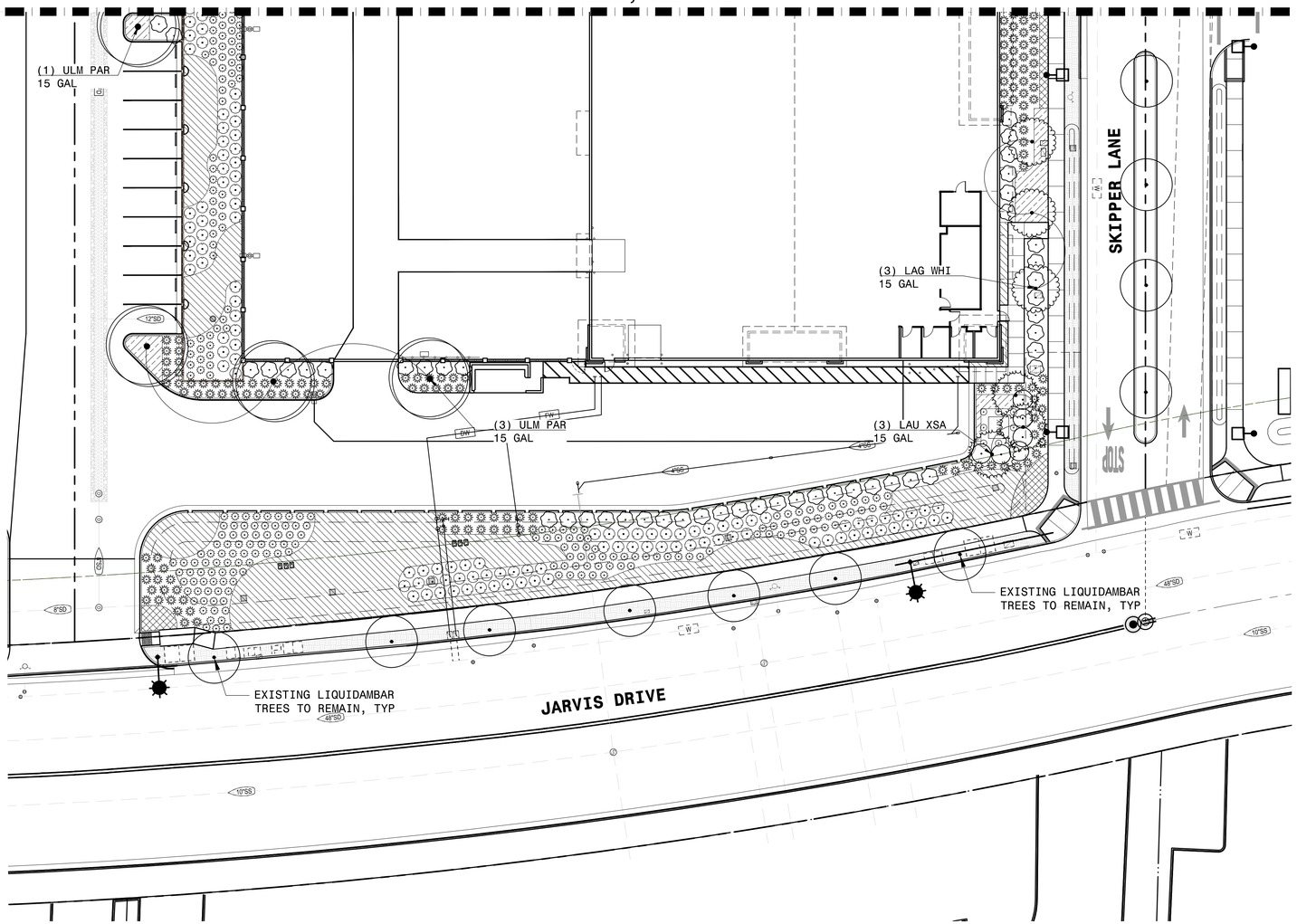
CAD DWG FILE:	PLANT.DWG

PLANTING PLAN

LO.2

PLOTTED: 8/13/2025 11:36 AM



PLANT SCHEDULE

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TREES				
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	OLEA EUROPAEA 'FRUITLESS' FRUITLESS OLIVE	24" BOX	6	L
	QUERCUS SUBER CORK OAK	24" BOX	2	L
	ULMUS PARVIFOLIA LACEBARK ELM	15 GAL	17	L
SHRUBS				
	CHONDROPETALUM TECTORUM SMALL CAPE RUSH	1 GAL	218	L
	JUNCUS PATENS CALIFORNIA GRAY RUSH	1 GAL	333	L
	MUHLENBERGIA DUBIA PINE MUHLY	1 GAL	232	L
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SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	WUCOLS
GROUND COVERS					
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	TEUCRIUM CHAMAEDRYS 'PROSTRATUM' PROSTRATE GERMANDER	1 GAL	36" o.c.	66	L
	EXISTING PLANTING AREA - CONSISTING OF COTONEASTER GROUNDCOVER TO REMAIN AND BE PROTECTED IN PLACE. SEE PLANTING NOTES ON SHEET L0.4.				

NOTES:
1. SEE SHEET L0.4 FOR PLANTING LEGEND AND NOTES
2. ALL PLANTING AREAS TO RECEIVE 3" LAYER BARK MULCH, SEE SHEET L0.4, NOTE 12 FOR MORE INFORMATION.

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landscape architecture

LICENSED LANDSCAPE ARCHITECT
MATTHEW B. HARRIS
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CAD DWG FILE:	PLANT.DWG

PLANTING PLAN

L0.3

PLOTTED: 8/13/2025 11:36 AM

PLANTING PLAN NOTES:

1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.
2. UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.
3. PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.
4. A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.
5. SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.
6. ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.
7. LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
8. TREES HALL BE PLANTED NO CLOSER THAN TEN (10) FEET FROM EXISTING UTILITIES AND NO CLOSER THAN FIVE (5) FEET FROM NEW UTILITIES.
9. TREES PLANTED WITHIN FIVE (5) FEET OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
10. CONTRACTOR MUST CONTACT THE CITY OF MORGAN HILL ARBORIST TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.
11. ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1). FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4". FOR CALIPERS GREATER THAN 4" CALIPER SHALL BE MEASURED 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS. CALIPER IS MEASURED 6" ABOVE THE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

    CALIPER SIZE STANDARDS:
    15 GALLON: 0.75 - 1.25"
    24" BOX: 1.25 - 2"
    36" BOX: 2 - 3.5"
    48" BOX: 3.5 - 5"
    60" BOX: 4 - 6"

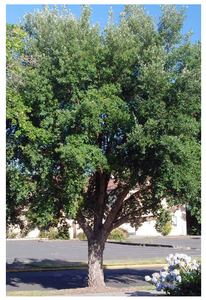
12. **ALL PLANTING AREAS TO RECEIVE 3" THICK BARK MULCH LAYER. IN THE EVENT THAT BARK MULCH EXISTS ON SITE, CONTRACTOR SHALL PROVIDE SAMPLE OF EXISTING AND PROPOSED MATCHING BARK MULCH FOR APPROVAL. OTHERWISE, BARK MULCH SHALL BE LYNGSO SMALL FIR BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.**

TREES


LAGERSTROEMIA INDICA FAURIEI 'NATCHEZ'


LAURUS X 'SARATOGA'


OLEA EUROPEA 'FRUITLESS'


QUERCUS SUBER


ULMUS PARVIFOLIA

SHRUBS


CHONDROPETALUM TECTORUM


JUNCUS PATENS


MUHLENBERGIA DUBIA


OLEA EUROPEA 'LITTLE OLLIE'


RHAMNUS CALIFORNICA 'EVE CASE'

GROUNDCOVERS


BOUTELOUA GRACILIS 'BLONDE AMBITION'


COTONEASTER DAMMERI 'LOWFAST'


TEUCRIUM CHAMAEDRYS PROSTRATUM

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	WUCOLS
TREES					
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	EXISTING PLANTING AREA - CONSISTING OF COTONEASTER GROUNDCOVER TO REMAIN AND BE PROTECTED IN PLACE. SEE PLANTING NOTES ON SHEET L0.4.				

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LICENSED LANDSCAPE ARCHITECT
MATTHEW B. HARRIS 6420
SIGNATURE
3/31/27
RENEWAL DATE
7/31/25
DATE
STATE OF CALIFORNIA

TSC TRACTOR SUPPLY Co

TRACTOR SUPPLY COMPANY
PARCEL A - JARVIS DRIVE
CITY OF MORGAN HILL, CA

REV#	DATE	DESCRIPTION
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PROJECT NO.:	12351
DESIGNED BY:	MBH
DRAWN BY:	AR
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DATE:	2025.07.31
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CAD DWG FILE:	PLANT.DWG

PLANTING LEGEND AND NOTES

L0.4

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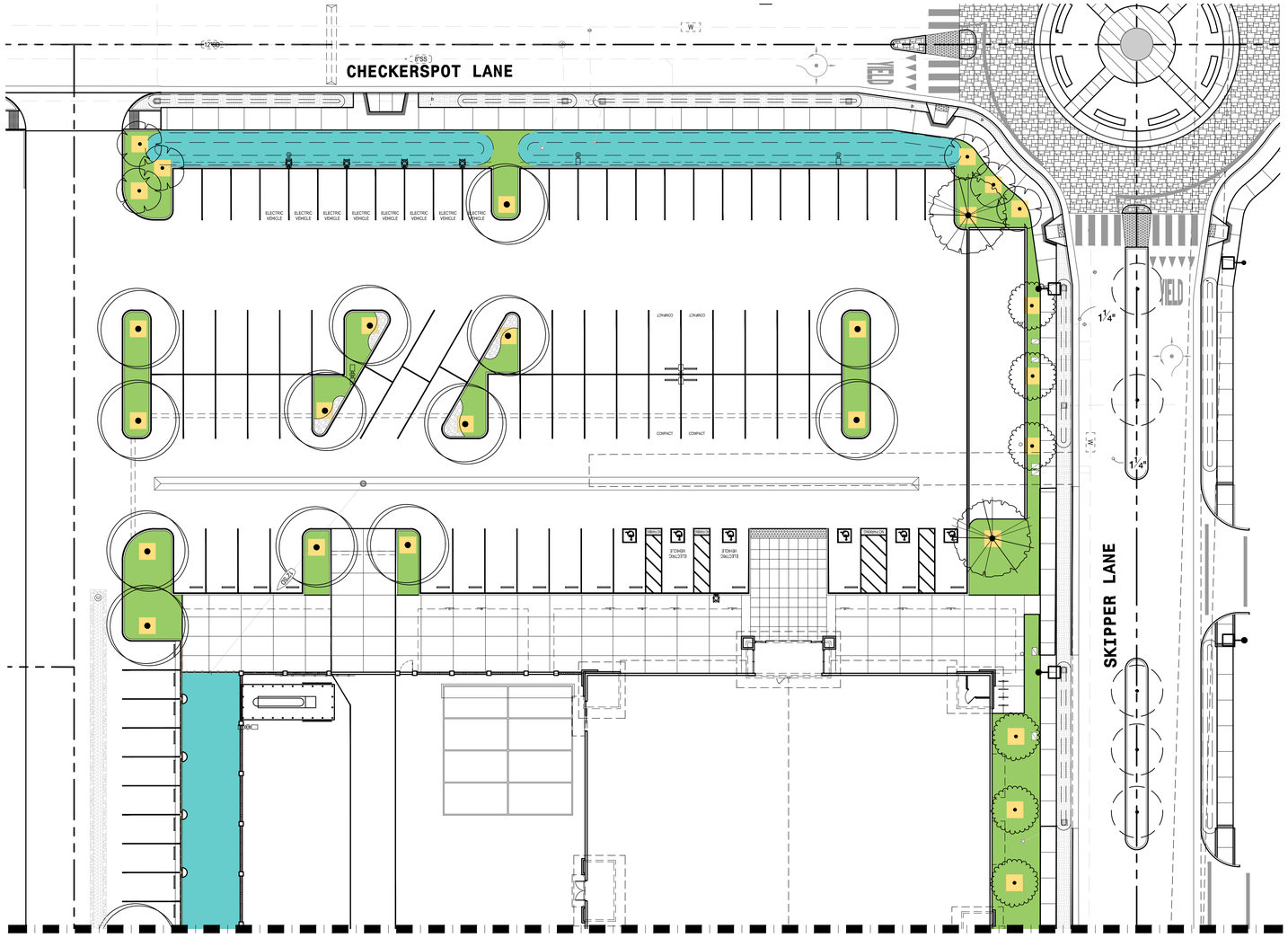


MATCHLINE, SEE LO.6

WATER EFFICIENT LANDSCAPE ORDINANCE CALCULATIONS

Date:	6/4/2025
Project Name:	Tractor Supply - Morgan Hill
Project Contact:	Matt hawks
Project Contact Email:	mhawks@sitelandarch.com

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)	
	Non-residential	49.2	0.45	-	21,416	**293,973**	MAWA =[(ETo) * (0.62) *[(ETAF*LA) + ((1-ETAF) * SLA)].

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)	
	49.2	8,046	-	**245,437**	ETWU =(ETo) * (0.62) *[(PF*SF/IE) + SLA]

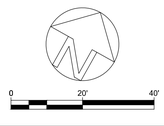
Difference between MAWA and ETWU	**48,536**

Project meets water budget.

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	Low Water Use Shrubs/Groundcover	Drip	8,071	0.30	0.81	2,989
	2	Low Water Use Shrubs at Stormwater Treatment Areas	Drip	12,420	0.30	0.81	4,600
	3	Trees	Bubbler	925	0.40	0.81	457
		Landscape area (not including SLA)		**21,416**			**8,046**

ETWU Calculation Special Landscape Areas (SLA)	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area		1.0	-
	Multi-use and sports field turf area		1.0	-
	Area irrigated with recycled water		1.0	-
	Pool		1.0	-
	Total SLA	**0**		**0**

Total Landscape Area (including SLA) from ETWU Calculation	**21,416**



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LICENSED LANDSCAPE ARCHITECT
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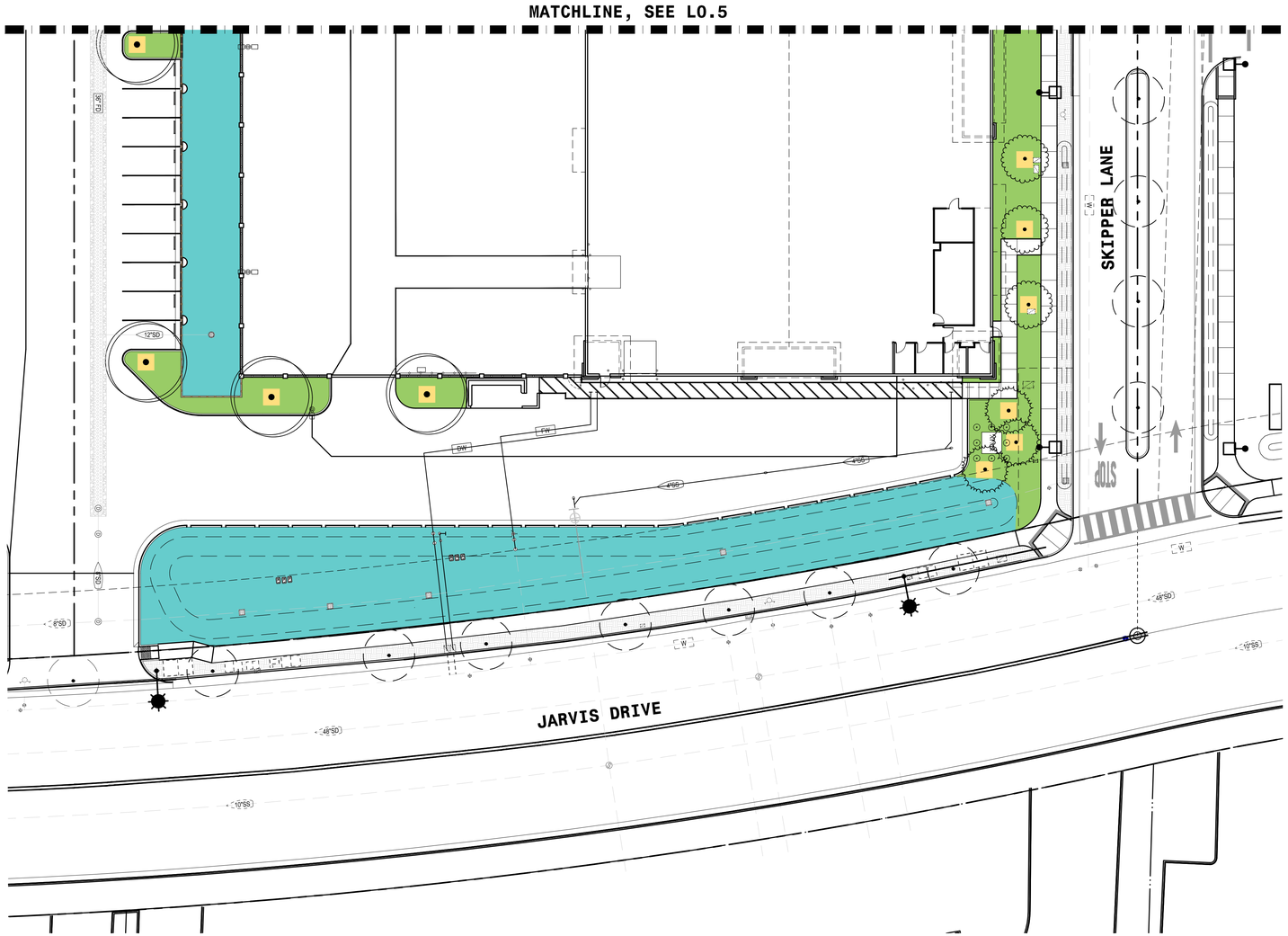
CAD DWG FILE:	IRRIG.DWG

LANDSCAPE HYDROZONE PLAN - WITH WELO CALCS

LO.5



WATER EFFICIENT LANDSCAPE ORDINANCE CALCULATIONS

Date:	6/4/2025
Project Name:	Tractor Supply - Morgan Hill
Project Contact:	Matt hawks
Project Contact Email:	mhawks@sitelandarch.com

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Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)	
	49.2	8,046	-	**245,437**	ETWU =(ETo) * (0.62) *[(PF*SF/IE) + SLA]
Difference between MAWA and ETWU				**48,536**	**Project meets water budget.**

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		Landscape area (not including SLA)		**21,416**			**8,046**

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	Edible planting area		1.0	-
	Multi-use and sports field turf area		1.0	-
	Area irrigated with recycled water		1.0	-
	Pool		1.0	-
	Total SLA	**0**		**0**

Total Landscape Area (including SLA) from ETWU Calculation	**21,416**

0 20' 40'

PLOTTED: 8/13/2025 11:33 AM

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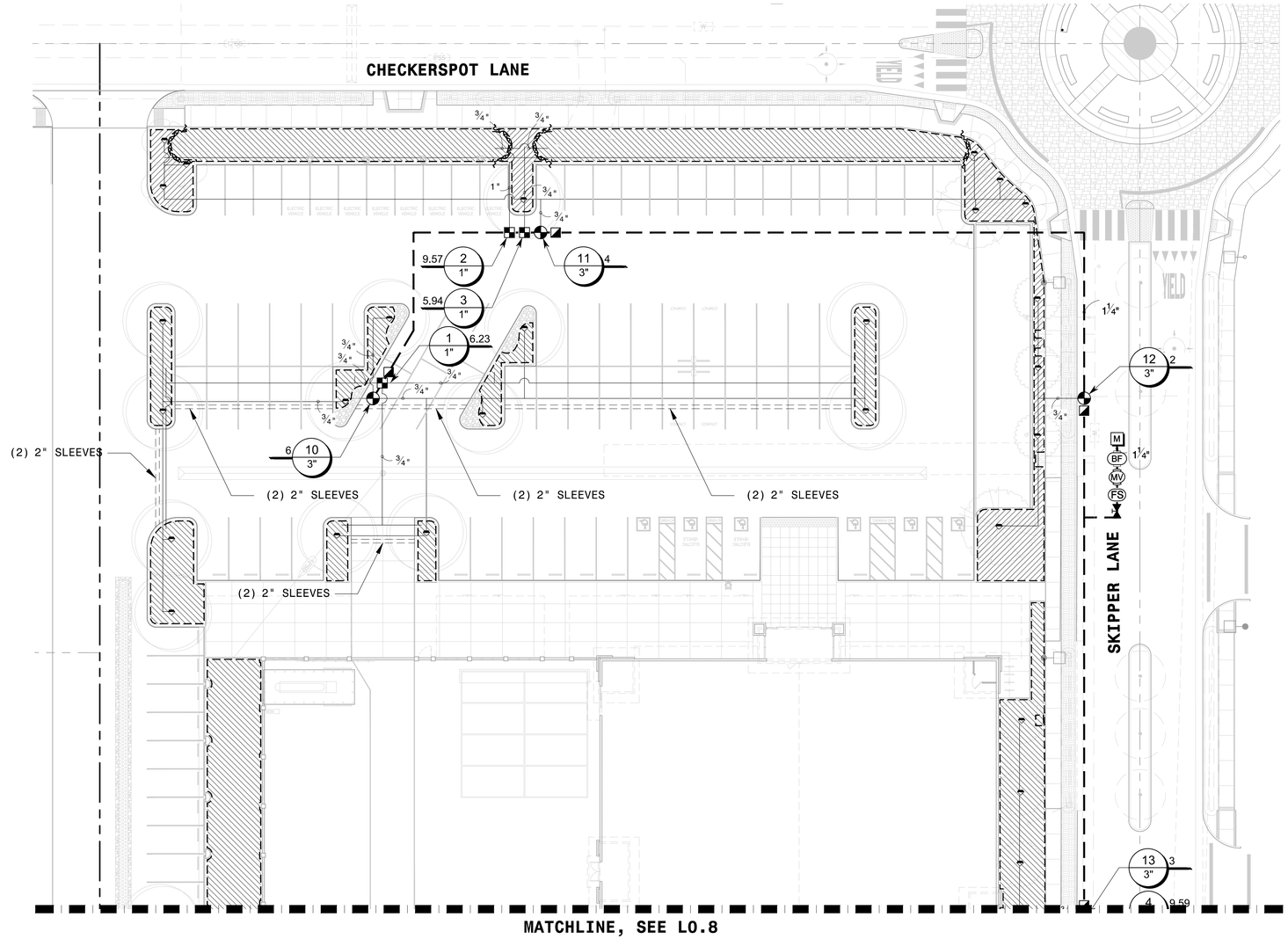
LANDSCAPE HYDROZONE PLAN - WITH WELO CALCS

L0.6



MATCHLINE, SEE L0.8

WATER EFFICIENT LANDSCAPE ORDINANCE CALCULATIONS

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Project Name:	Tractor Supply - Morgan Hill
Project Contact:	Matt hawks
Project Contact Email:	mhawks@sitelandarch.com

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Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)	
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Difference between MAWA and ETWU				**48,536**	**Project meets water budget.**

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		Landscape area (not including SLA)		**21,416**			**8,046**

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	Edible planting area		1.0	-
	Multi-use and sports field turf area		1.0	-
	Area irrigated with recycled water		1.0	-
	Pool		1.0	-
	Total SLA	**0**		**0**
Total Landscape Area (including SLA) from ETWU Calculation		**21,416**		

0 20' 40'

IRRIGATION SCHEDULE

DRIP IRRIGATION

SYMBOL	DESCRIPTION
	ON GRADE DRIP
	DRIP ZONE REMOTE CONTROL VALVE KIT
	SEPARATION BETWEEN CIRCUITS

TREE BUBBLER IRRIGATION

SYMBOL	DESCRIPTION
	TREE BUBBLERS

EQUIPMENT

SYMBOL	MANUFACTURER/MODEL
M	WATER METER
BF	BACKFLOW PREVENTION DEVICE AND ENCLOSURE
FS	FLOW SENSOR
C	CONTROLLER
SS	WEATHER SENSOR
	GATE VALVE
	QUICK COUPLER VALVE
MV	MASTER VALVE
	REMOTE CONTROL VALVE
	LATERAL LINE
	MAINLINE
	PIPE SLEEVE

Valve Callout
Valve Number
Valve Flow
Valve Size

NOTES:
CONTRACTOR TO VERIFY EXISTENCE AND FUNCTIONALITY OF IRRIGATION COMPONENTS. IF COMPONENTS ARE NOT CURRENTLY INSTALLED OR ARE NOT FUNCTIONAL, CONTRACTOR TO INSTALL COMPONENTS PER IRRIGATION EQUIPMENT LEGEND ON SHEET L0.9.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO IRRIGATION SYSTEM INCURRED DURING CONSTRUCTION.
- IRRIGATION IS SHOWN DIAGRAMMATICALLY FOR GRAPHIC CLARITY. INSTALL MAINLINE AND LATERALS IN PLANTING AREAS WHEN POSSIBLE.

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LICENSED LANDSCAPE ARCHITECT
MATTHEW B. HAWKS REESE
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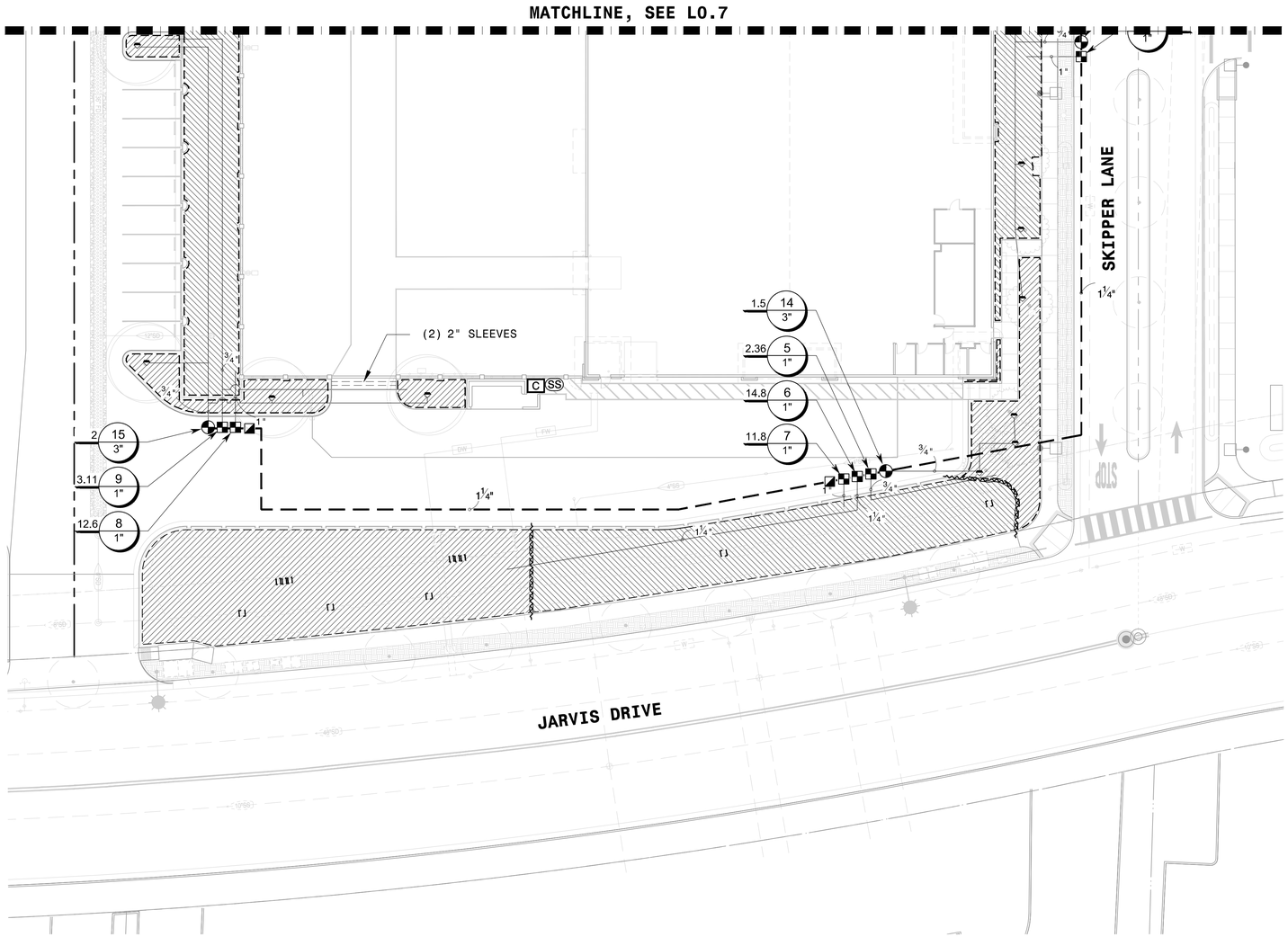
CAD DWG FILE:	IRRIG.DWG

PRELIMINARY IRRIGATION PLAN

L0.7

PLOTTED: 8/13/2025 11:34 AM



WATER EFFICIENT LANDSCAPE ORDINANCE CALCULATIONS

Date:	6/4/2025
Project Name:	Tractor Supply - Morgan Hill
Project Contact:	Matt hawks
Project Contact Email:	mhawks@sitelandarch.com

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)	
	Non-residential	49.2	0.45	-	21,416	**293,973**	MAWA =[(ETo) * (0.62) *[(ETAF*LA) + ((1-ETAF) * SLA)].

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)	
	49.2	8,046	-	**245,437**	ETWU =[(ETo) * (0.62) *[(PF*SF/IE) + SLA]

Difference between MAWA and ETWU	**48,536**

Project meets water budget.

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	Low Water Use Shrubs/Groundcover	Drip	8,071	0.30	0.81	2,989
	2	Low Water Use Shrubs at Stormwater Treatment Areas	Drip	12,420	0.30	0.81	4,600
	3	Trees	Bubbler	925	0.40	0.81	457
		Landscape area (not including SLA)		**21,416**			**8,046**

ETWU Calculation Special Landscape Areas (SLA)	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area		1.0	-
	Multi-use and sports field turf area		1.0	-
	Area irrigated with recycled water		1.0	-
	Pool		1.0	-
	Total SLA	**0**		**0**

Total Landscape Area (including SLA) from ETWU Calculation	**21,416**

IRRIGATION SCHEDULE

DRIP IRRIGATION

SYMBOL	DESCRIPTION
	ON GRADE DRIP
	DRIP ZONE REMOTE CONTROL VALVE KIT
	SEPARATION BETWEEN CIRCUITS

TREE BUBBLER IRRIGATION

SYMBOL	DESCRIPTION
	TREE BUBBLERS

EQUIPMENT

SYMBOL	MANUFACTURER/MODEL
M	WATER METER
BF	BACKFLOW PREVENTION DEVICE AND ENCLOSURE
FS	FLOW SENSOR
C	CONTROLLER
SS	WEATHER SENSOR
	GATE VALVE
	QUICK COUPLER VALVE
MV	MASTER VALVE
	REMOTE CONTROL VALVE
	LATERAL LINE
	MAINLINE
	PIPE SLEEVE

Valve Callout
Valve Number
Valve Flow
Valve Size

NOTES:
CONTRACTOR TO VERIFY EXISTENCE AND FUNCTIONALITY OF IRRIGATION COMPONENTS. IF COMPONENTS ARE NOT CURRENTLY INSTALLED OR ARE NOT FUNCTIONAL, CONTRACTOR TO INSTALL COMPONENTS PER IRRIGATION EQUIPMENT LEGEND ON SHEET L0.9.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO IRRIGATION SYSTEM INCURRED DURING CONSTRUCTION.
- IRRIGATION IS SHOWN DIAGRAMMATICALLY FOR GRAPHIC CLARITY. INSTALL MAINLINE AND LATERALS IN PLANTING AREAS WHEN POSSIBLE.

0 20' 40'

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LICENSED LANDSCAPE ARCHITECT
MATTHEW B. HAWKS
SIGNATURE
3/31/27
RENEWAL DATE
7/31/25
DATE
STATE OF CALIFORNIA

TSC TRACTOR SUPPLY CO

TRACTOR SUPPLY COMPANY
PARCEL A - JARVIS DRIVE
CITY OF MORGAN HILL, CA

REV#	DATE	DESCRIPTION
	2025.06.11	PLANNING SUBMITTAL
	2025.07.31	PLANNING RESUBMITTAL

PROJECT NO.:	12351
DESIGNED BY:	MBH
DRAWN BY:	AR
CHECKED BY:	MBH
DATE:	2025.07.31
SCALE:	
CAD DWG FILE:	IRRIG.DWG

PRELIMINARY IRRIGATION PLAN

L0.8

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IRRIGATION NOTES:

1. CONTRACTOR SHALL UTILIZE THE EXISTING MAINLINES AND IRRIGATION SLEEVES WHENEVER POSSIBLE IN ORDER TO COMPLETE THE ENTIRE SYSTEM AS SHOWN ON THE PLANS AND SPECIFICATIONS.
2. DRAWINGS ARE DIAGRAMMATIC AND DO NOT NECESSARILY INDICATE ALL THE OFFSETS AND FITTINGS REQUIRED FOR A COMPLETE IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE INSTALLED WITHIN A PLANTING AREA WHEREVER POSSIBLE. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS NECESSARY TO CONFORM TO ACTUAL FIELD CONDITIONS.
3. EQUIPMENT INCLUDING MAIN, LATERALS, AND VALVES SHOWN GRAPHICALLY IN HARDSCAPE AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN PLANTED AREAS AT A REASONABLE, REACHABLE DISTANCE FROM HARDSCAPE OR TURF AREAS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
4. CONTRACTOR SHALL INSTALL WIRE AND PIPE UNDER HARDSCAPE AREAS IN SEPARATE P.V.C. SCHEDULE 40 SLEEVES. CONTRACTOR SHALL COORDINATE PIPING AND SLEEVING LOCATION PRIOR TO HARDSCAPE INSTALLATION. SLEEVING SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES. WHEREVER POSSIBLE, CONTROL WIRES SHALL OCCUPY THE SAME TRENCH AS PIPES. EACH CONTROLLER SHALL HAVE AN INDEPENDENT GROUND WIRE.
5. IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND ORDINANCES, INCLUDING AB1881 IN CALIFORNIA.
6. THE EXISTING WATER PRESSURE AT THE PROPOSED WATER METER LOCATION IS UNKNOWN. THE CONTRACTOR SHALL VERIFY WATER PRESSURE IS ADEQUATE FOR THE SYSTEM AS DESIGNED. IF ANY DISCREPANCY EXISTS BETWEEN DESIGN AND ACTUAL FIELD CONDITIONS, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING FOR A DECISION BEFORE PROCEEDING WITH THE INSTALLATION.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE AND EFFECTIVE COVERAGE OF ALL PLANTING AREAS. DURING THE MAINTENANCE PERIOD, IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR TO ENSURE ALL PLANT MATERIAL RECEIVES AS MUCH WATER AS IS NECESSARY FOR ESTABLISHMENT AND TO SUSTAIN GOOD PLANT HEALTH.
8. CONTRACTOR SHALL FLUSH ALL LINES AND ADJUST IRRIGATION SYSTEM FOR OPTIMUM PERFORMANCE IN ACCORDANCE WITH THE SPECIFICATIONS. COSTS INCURRED DUE TO ANY ADJUSTMENTS FOR 100% COVERAGE, INCLUDING THOSE REQUIRED BY THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO ENSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. THE IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO THE INSTALLATION OF ANY PLANT MATERIALS.
10. TRENCHING DEPTHS FOR IRRIGATION PIPES SHALL BE AS FOLLOWS:
    MAIN: 24" ALL LATERALS: 12"
    ALL DIMENSIONS ARE FROM THE TOP OF THE PIPE. PROVIDE A MINIMUM 3" SAND ENVELOPE AROUND ALL MAINLINE PIPE.
11. MINIMUM LATERAL SIZE SHALL BE 3/4". SEE PIPE SIZING CHART 1 FOR SIZING.
12. IF SETTLEMENT OCCURS ALONG TRENCHES AND ADJUSTMENT(S) TO PIPES, VALVES, OR HEADS IS REQUIRED, THE CONTRACTOR, AS PART OF WORK UNDER THIS CONTRACT, SHALL MAKE ALL ADJUSTMENTS WITHOUT EXTRA COSTS TO THE OWNER.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FILL AND REPAIR ALL DEPRESSIONS AND REPLACE ALL NECESSARY LAWN AND/OR PLANTING DUE TO THE SETTLEMENT OF IRRIGATION FOR ONE YEAR FOLLOWING THE ACCEPTED COMPLETION OF MAINTENANCE.
14. CONTRACTOR SHALL GUARANTEE THAT ALL MATERIAL, EQUIPMENT, AND WORKMANSHIP FURNISHED BY HIM BE FREE OF DEFECTS FOR ONE YEAR FOLLOWING THE ACCEPTED COMPLETION OF MAINTENANCE. CONTRACTOR SHALL BE LIABLE FOR REPAIRS AND REPLACEMENT OF FAILED MATERIAL DURING THIS GUARANTEE PERIOD.
15. ALL PLASTIC FITTINGS SHALL BE A MINIMUM OF 18" APART TO FACILITATE REMOVAL AND REPLACEMENT OF INDIVIDUAL FOOTINGS.
16. SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. CONTRACTOR TO LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE AND EVERY 100' ON CENTER ALONG WIRE RUN. TAPE WIRE BUNDLES 10' ON CENTER. NO TAPING WILL BE PERMITTED INSIDE SLEEVES. WIRE CONNECTORS SHALL BE SCOTCH DBY OR APPROVED EQUAL, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
17. CONTROL VALVES SHALL BE SIZED AS DESIGNATED ON THE DRAWINGS AND SHALL BE INSTALLED IN VALVE BOXES AS INDICATED IN THE DETAILS. BOXES SHALL BE SET FLUSH WITH THE FINISH GRADE OR SURFACE AND PERMANENTLY MARKED AS INDICATED IN THE DETAILS.
18. EXACT LOCATION OF CONTROLLERS TO BE DETERMINED AT JOB SITE BY PROJECT MANAGER. USE THIN WALL METAL CONDUIT ABOVE GRADE AND IN GARAGES. PAINT ALL CONDUIT TO MATCH BUILDING OR WALL COLOR. USE WATERPROOF CONNECTIONS FOR OUTDOOR INSTALLATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. SEAL ALL CONDUIT HOLES WITH SILICONE OR EQUAL. PROGRAM CONTROLLER TO IRRIGATE USING MULTIPLE REPEAT CYCLES OF SHORT DURATION. CARE SHALL BE TAKEN TO PREVENT RUNOFF OF WATER AND SLOPE/SOIL EROSION DUE TO PROLONGED APPLICATIONS OF WATER.
19. CONTROL WIRES SHALL BE 14 GAUGE (RED). SEPARATE WIRES SHALL RUN FROM THE CONTROLLER TO EACH VALVE. COMMON GROUND WIRES SHALL BE 12 GAUGE (WHITE). ALL CONTROL WIRES LEADING FROM VALVES TO CONTROLLER SHALL BE LOOPED-UP A MINIMUM OF 30" INTO EVERY VALVE BOX INTERCEPTED ON THE WAY TO THE CONTROLLER.
20. CONTRACTOR TO COORDINATE CONTROLLER POWER HOOKUP WITH PROJECT ELECTRICIAN. THE GENERAL CONTRACTOR SHALL COORDINATE HIS PORTION OF WORK WITH THE UNDERGROUND ELECTRICAL CONTRACTOR TO MINIMIZE CONFLICTS.
21. BUBBLERS SHALL BE LOCATED ON THE UPHILL SIDE OF TREES. SEE IRRIGATION LEGEND FOR QUANTITY REQUIRED PER TREE CONTAINER SIZE.
22. ALL WATER TO DRAIN AWAY FROM BUILDINGS PER LOCAL BUILDING CODE.
23. A LAMINATED, COLOR CODED, REDUCED SIZE IRRIGATION PLAN SHALL BE FURNISHED TO THE OWNER AFTER FINAL ACCEPTANCE. PLACE ANOTHER LAMINATED COPY INSIDE THE CONTROLLER CABINET DOOR.
24. LANDSCAPE CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR PRIOR TO DEMOLITION OF PROTECTION OF EXISTING MAINLINE AND CONTROLLER WIRE FOR FUTURE USE.
25. IF THE INTENT IS TO DEMO ANY IRRIGATION EQUIPMENT IN THE NEW CONSTRUCTION AREA, LANDSCAPE CONTRACTOR SHALL SUPPLY ALL NEW MAINLINE AND CONTROLLER WIRE TO NEW REMOTE CONTROL VALVE AS DESIGNED PER THIS PLAN, TYPICAL.
26. CONTRACTOR SHALL INSTALL DRIPLINE ON SLOPES PER MANUFACTURER'S RECOMMENDATIONS WITH 25% INCREASE SPACING AT BOTTOM 1/3 OF SLOPE.
27. CONTRACTOR TO INSTALL LATERAL LINE CHECK VALVES WHERE NECESSARY TO PREVENT LOW HEAD DRAINAGE. MODEL SHALL BE NDS FLO CONTROL SPRING CHECK VALVE RATED TO 200PSI, MODEL 1790 (SLIP X SLIP CONNECTION WITH UNION), LINE SIZE OR APPROVED EQUAL.
28. CONTRACTOR MUST PROVIDE AN IRRIGATION AUDIT IN ACCORDANCE WITH LOCAL WELO AND TITLE 23 DEPARTMENT OF WATER RESOURCES SECTION 492.12: IRRIGATION AUDIT, IRRIGATION SURVEY, AND IRRIGATION WATER USE ANALYSIS, PRIOR TO PROJECT ACCEPTANCE.
29. CONTRACTOR SHALL PROVIDE A CERTIFICATE OF COMPLETION AS REQUIRED TO THE LOCAL REVIEWING AGENCY, SEE CALIFORNIA CODE OF REGULATIONS TITLE 23 WATER DIVISION 2 DEPARTMENT OF WATER RESOURCES CHAPTER 2.7: MODEL WATER EFFICIENT LANDSCAPE ORDINANCE, APPENDIX C.
30. SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO CLIENT, PROJECT LANDSCAPE ARCHITECT, AND LOCAL AGENCY AS REQUIRED. SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE, OR AGENCY ADOPTED WELO.
31. CONTRACTOR IS RESPONSIBLE FOR HAND WATERING, INCLUDING BUT NOT LIMITED TO THE FOLLOWING AREAS DURING PLANT ESTABLISHMENT: BIO-TREATMENT AREAS, SODDED AREAS. THESE AREAS WILL NEED SUPPLEMENTAL HAND WATERING IF THE YARE IRRIGATED BY DRIP IRRIGATION UNTIL ROOTS ARE ESTABLISHED AS DRIP IRRIGATION MAY NOT PROVIDE SUFFICIENT WATER TO THESE AREAS FOR HEALTH PLANT ESTABLISHMENT.
32. **ALL EXISTING IRRIGATION SYSTEMS SHALL REMAIN OPERATIONAL DURING CONSTRUCTION WHERE PRACTICAL. IF THE IRRIGATION SYSTEM IS TO BE SHUT OFF FOR PERIODS OF TIME LONGER THAT THREE DAYS, A HAND WATERING MAINTENANCE PROGRAM SHALL BE ESTABLISHED TO MAINTAIN CURRENT PLAN HEALTH. CONTRACTOR WILL BE RESPONSIBLE FOR REPLACING ANY DEAD OR DECLINING PLANT MATERIAL DUE TO LACK OF WATERING. ALL EXISTING MAINLINE, CONTROL WIRES, LATERAL LINES, SPRAY HEADS, DRIP TUBING, OR OTHER IRRIGATION EQUIPMENT SHALL REMAIN IN PLACE AND UNDAMAGED. IF MODIFICATIONS TO THE EXISTING SYSTEM NEED TO TAKE PLACE, THE CONTRACTOR SHALL REPAIR, REPLACE, OR ADD NEW EQUIPMENT AS NEEDED TO MAINTAIN PROPER COVERAGE AND WATER DISTRIBUTION FOR ALL PLANTING AREAS. ANY UNUSED CONTROL WIRES RESULTING IN THE RETROFIT SHALL BE PUT IN A NEW VALVE BOX AND LABELED. UPDATE THE CONTROLLER SCHEDULE TO INDICATE THAT THESE VALVE STATIONS ARE NO LONGER IN USE.**
33. **DO NOT WILLFULLY INSTALL THE IRRIGATION 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 OF THE SYSTEM. SUCH OBSTRUCTIONS OF DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.**

IRRIGATION EQUIPMENT LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION
M	WATER METER	1" WATER METER PER CIVIL ENGINEER'S PLANS. CONTRACTOR TO VERIFY PSI IN FIELD.
BF	BACKFLOW PREVENTION DEVICE AND ENCLOSURE	PROPOSED 1" RPDA BACKFLOW PREVENTER PER CIVIL ENGINEER
C	CONTROLLER	HUNTER ACC2 CONVENTIONAL WIRING WITH METAL WALL MOUNT CABINET
SS	WEATHER SENSOR	HUNTER WIRELESS SOLAR SYNC, MODEL: WSS-SEN. CONTRACTOR TO ENSURE COMMUNICATION BETWEEN WEATHER SENSOR AND CONTROLLER.
	GATE VALVE	NIBCO T-113 GATE VALVE - (LINE SIZE)
	3/4" QUICK COUPLER VALVE	HUNTER QUICK COUPLER. MODEL HQ-33-DLRC
MV	MASTER VALVE	SUPERIOR 3100 SERIES MASTER VALVE, MODEL 3100PRS - LINE SIZE
FS	FLOW SENSOR	1" CREATIVE SENSOR TECHNOLOGY PVC FLOW SENSOR, MODEL: FS1-T15-SP3
	DRIP ZONE REMOTE CONTROL VALVE KIT	1" HUNTER ICZ 101: REMOTE CONTROL VALVE, PRESSURE REGULATOR, FILTER
	REMOTE CONTROL VALVE	HUNTER ICV-101G, 1" REMOTE CONTROL VALVE

DRIP LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION	REQUIRED COMPONENTS (NOT GRAPHICALLY DEPICTED)
	ON-GRADE DRIP TUBING DRIPLINE SPACING: 18" EMITTER SPACING: 18" OPERATING PRESSURE: 30 PSI	TORO 17MM SURFACE DRIPLINE (PCB-218)	- FLUSH VALVE (TORO FCH-H-FIPT, 1 PER VALVE) - AIR VACUUM RELIEF VALVE (TORO YD-500-34, 1 PER VALVE) - OPERATION INDICATOR (TORO DL-MP9, 1 PER VALVE) - DRIP TUBE FITTINGS (TORO TRI-LOC FITTINGS)
	TREE BUBBLER	- HUNTER RZWS-18-25 0.25 GPM ROOT ZONE WATERING SYSTEM (ONE PER TREE) WITH PCB-25 SUPPLEMENTAL BUBBLER ON PVC IPS FLEX RISER.	

MAIN, LATERAL, AND SLEEVE LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION	REQUIRED COMPONENTS (NOT GRAPHICALLY DEPICTED)
	NON-PRESSURE LATERAL	SCHEDULE 40 PVC (SEE SIZING CHART)	12" COVER
	NON-PRESSURE SUPPLY LINE	CLASS 200 PVC (3/4" MIN)	12" COVER
	PRESSURE SUPPLY MAINLINE	SCHD 40 PVC (FOR 1.5" AND SMALLER)	24" COVER
	SLEEVE	SCHEDULE 40 PVC (SEE SIZING CHART)	24" COVER

CONDUIT AND SLEEVE SIZING (SCHD 40 PVC)

MAX # WIRES	MIN CONDUIT SIZE	MAX PIPE SIZE	MIN SLEEVE SIZE
4	1"	1/2"	1-1/2"
8	1-1/4"	3/4"	2"
12	1-1/2"	1" TO 1-1/4"	2-1/2"
17	2"	1-1/2"	3"
25	2-1/2"	2" TO 2-1/2"	4"
35	3"	3"	6"
50	4"	4" - 6"	8"
>50	6"	-	-

PIPE SIZING

FLOW RATE (GPM)	PIPE SIZE (DIAMETER)
0 TO 9	3/4"
9.1 TO 18	1"
18.1 TO 30	1-1/4"
30.1 TO 40	1-1/2"
40.1 TO 60	2"
60.1 TO 70	2-1/2"

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LICENSED LANDSCAPE ARCHITECT — MATTHEW B. HARRIS — SIGNATURE — 3/31/27 RENEWAL DATE — 7/31/25 DATE — STATE OF CALIFORNIA

TSC TRACTOR SUPPLY CO

TRACTOR SUPPLY COMPANY
PARCEL A - JARVIS DRIVE
CITY OF MORGAN HILL, CA

REV#	DATE	DESCRIPTION
	2025.06.11	PLANNING SUBMITTAL
	2025.07.31	PLANNING RESUBMITTAL

PROJECT NO.:	12351
DESIGNED BY:	MBH
DRAWN BY:	AR
CHECKED BY:	MBH
DATE:	2025.07.31
SCALE:	
CAD DWG FILE:	IRRIG.DWG

IRRIGATION LEGEND AND NOTES

L0.9