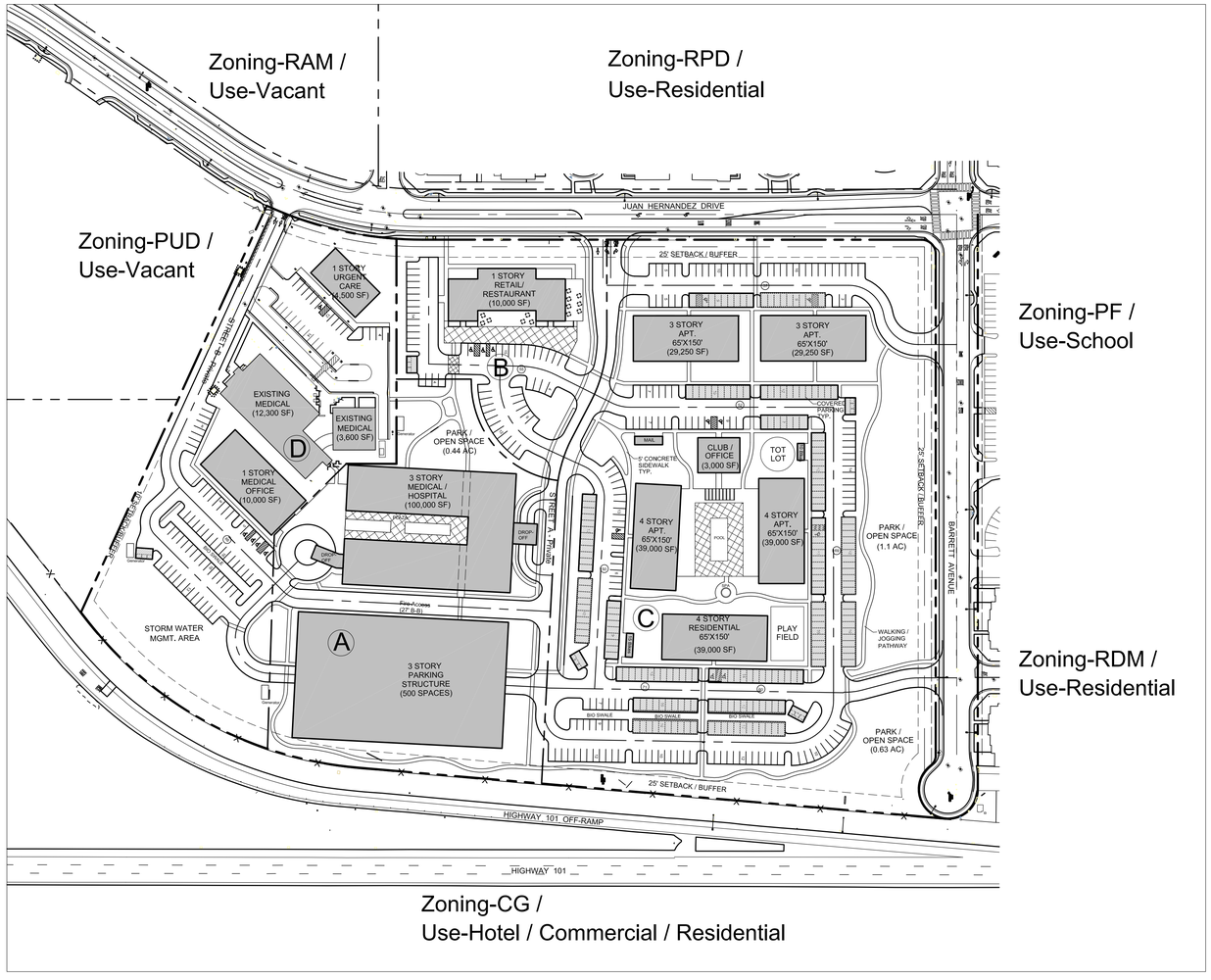
Lillian Commons / Morgan Hill Medical Campus A Mixed Use Development

PD Master Plan / General Plan Amendment / Application for Development Permit

October 30, 2019



VICINITY MAP

SITE DATA

Address: 0 & 16130 Juan Hernandez Drive
APN: 817-09-039, 040 and 041
Site Area: GLA -19.67 AC, 856,782 SF
Zoning: Service Commercial - CS w/ PD Overlay
Existing General Plan Designation: Commercial
Proposed General Plan Amendment: Mixed Use Flex

PROJECT TEAM

Applicant:

Lillian Commons, LLC
782 Sleeper Avenue
Mountain View, CA 94040
Phone-605-575-9608
Cecily Murray
jcm01252002@yahoo.com

Planner:

EMC Planning Group
301 Lighthouse Ave., Ste. C
Monterey, CA 93940
Phone-831-649-1799
Michael J. Groves, AICP-Sr. Principal
groves@emcplanning.com

Engineer:

Whitson Engineers
6 Harris Court
Monterey, CA 93840
Phone-831-649-5225
Richard Weber, PE, LS, QSD-Principal
rweber@whitsonengineers.com

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EVOCO Architecture/Interior
160 South Linden Ave., Ste. 210
So. San Francisco, CA 94080
Phone-415-312-0454
Deepak Patankar, AIA, LEED AP
deepak@evocoarch.com

Landscape Architect:

W. Jeffrey Heid
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Phone-408-691-5207
W. Jeffery Heid, LA
wjheidasla@gmail.com

PREPARED FOR

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Morgan Hill, CA 95037
Phone-408-778-6480
Jennifer Carman
jennifer.carman@morganhill.ca.gov

SHEET INDEX

Existing Conditions Map
Site Plan
Conceptual Site & Utility Plan
Conceptual Grading Plan
Conceptual Landscape Plans (7)

COVER SHEET

Lillian Commons / Morgan Hill Medical Campus
A Mixed Use Development

PD Master Plan / General Plan Amendment /
Application for Development Permit

Rev: January 13, 2020

EMC PLANNING GROUP INC.
A LAND USE PLANNING & DESIGN FIRM
Monterey, CA 831.649.1799 www.emcplanning.com

SURVEY NOTES

1. THIS MAP REPRESENTS AN AERIAL TOPOGRAPHIC SURVEY PERFORMED BY WHITSON ENGINEERS ON JUNE 26, 2019. MAPING SCALE IS 20' PER INCH WITH CONTOURS AT ONE FOOT INTERVALS.
2. THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE CLIENT.
3. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY SHOWN IS FROM RECORD DATA. THIS TOPOGRAPHY DOES NOT CONSTITUTE A BOUNDARY SURVEY. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.
4. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
5. LOCATING OF UNDERGROUND UTILITIES WAS NOT WITHIN THE SCOPE OF THE TOPOGRAPHIC SURVEY. WITH THE EXCEPTION OF OBSERVED FACILITIES, SIZE AND LOCATION OF UNDERGROUND UTILITIES ARE SHOWN BASED ON AS-BUILT DOCUMENTS PROVIDED BY THE CITY OF MORGAN HILL.

BENCHMARK

LOCAL BENCHMARK TAKEN AS 2-INCH BRASS DISC. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). ELEVATIONS WERE DETERMINED THROUGH STATIC GPS OBSERVATIONS AND THE USE OF THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE (OPUS). A NAVD88 ELEVATION OF 343.77 FEET FOR THE BRASS DISC WAS ESTABLISHED FOR THE LOCAL SITE BENCHMARK DESIGNATED POINT NUMBER 600, SHOWN HEREON.

LEGEND

- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- SANITARY SEWER LINE
- WATER LINE
- STORM DRAIN
- EXISTING CONTOUR
- UTILITY MANHOLE
- STORM DRAIN CATCH BASIN
- FIRE HYDRANT
- WATER VALVE
- SURVEY MONUMENT (FOUND)

ABBREVIATIONS

AC	ACRE
BW	BACK OF WALK
CB	CATCH BASIN
CH-LNK	CHAIN LINK
CONC	CONCRETE
EP	EDGE OF PAVEMENT
FL	FLOWLINE
GR	GRATE
HP	HIGH POINT
INV	INVERT
JP	JOINT POLE
LP	LOW POINT
MH	MANHOLE
OH	OVERHEAD
PL	PROPERTY LINE
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB
TS	TRAFFIC SIGNAL
WV	WATER VALVE
WM	WATER METER
x271.19	EXISTING SPOT ELEVATION

PROJECT TEAM

CIVIL ENGINEER / SURVEYOR

WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

(831) 649-5225

ARCHITECT

EVOCO ARCHITECTURE
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SOUTH SAN FRANCISCO, CA 94080

(415) 312-0454

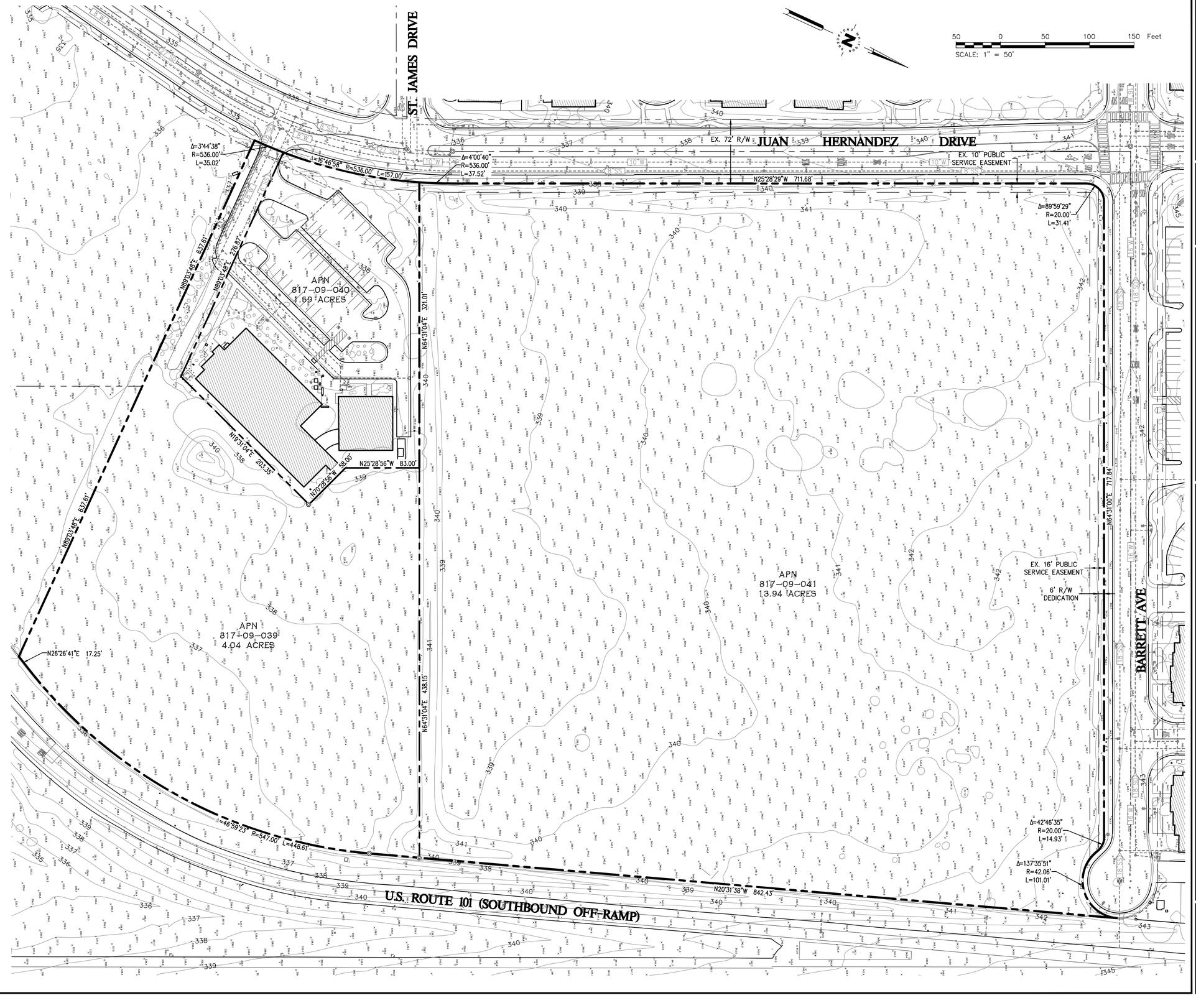
LANDSCAPE ARCHITECT

W. JEFFREY HEID LANDSCAPE ARCHITECT
6179 ONEIDA DRIVE
SAN JOSE, CA 95123

(408) 691-5207

SHEET INDEX

C1.0	EXISTING CONDITIONS MAP
C2.0	CONCEPTUAL SITE AND UTILITY PLAN
C2.1	CONCEPTUAL GRADING PLAN



Civil Engineering
Land Surveying
6 Harris Court
Monterey, California
831-649-5225
whitsonengineers.com

Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55219 CIVIL STATE OF CALIFORNIA

SUBMITTAL / REVISION

LILLIAN COMMONS / MORGAN HILL MEDICAL CAMPUS - A MIXED USE DEVELOPMENT

Morgan Hill, California

APN 817-09-039, -040, -041

EXISTING CONDITIONS MAP

NOT FOR CONSTRUCTION

SCALE:	1"=50'
DRAWN:	GK
JOB No.:	2690.01
SHEET	C1.0

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0 1 2 INCHES 3

Lillian Commons / Morgan Hill Medical Campus

SITE DATA:

APN: 817-09-039, 040 and 041

Site Area: GLA -19.67 AC, 856,782 SF

Structure Size:

- Parcel A - Proposed MedicalOffice / Hospital - 4.17 AC
  - 100,000 SF, 500 Pkg. Spaces
  - 0.44 AC Passive Park
- Parcel B - Proposed Commercial/Restaurant - 1.78 AC
  - 10,000 SF, 55 Pkg. Spaces
- Parcel C - Proposed Residential Apartments - 9.49 AC
  - 175,500 SF Res., 359 Pkg. Spaces
  - 3,000 SF Leaseing Office/Club House
  - 2.42 AC Park/Recreation
- Parcel D - Proposed Urgent Care/ Existing Medical - 4.13 AC
  - 15,900 SF Ex. Medical
  - 4,500 SF Proposed Urgent Care
  - 10,000 SF Proposed Medical Office,
  - 96 Pkg. Spaces
- Right-of-way Dedication - 0.10 AC

Zoning: Service Commercial - CS w/ PD Overlay

Existing General Plan Designation: Commercial

Proposed General Plan Amendment: Mixed Use Flex

Parking: Total Required 1,161 spaces/ Provided 1,010 spaces*

- Required: Medical Office / Hospital @ 1/200 = 652 spaces
- Proposed: Medical Office / Hospital @ 1/219 = 596 spaces
- Required: Retail/Restaurant @ 1/250 and 1/100 = 70 spaces (Assumes 5,000 Retail and 5,000 Restaurant)
- Proposed: Retail/Restaurant 55 spaces
- Required: Apartments @ 1.5/1 bdrm and 2.0/2 bdrm = 375 spaces
- Guest Parking at 1/3 DU = 68 spaces Total = 443 (203 covered)
- Proposed: Apartments 359 spaces

*Shared parking proposed per Municipal Code Section 18.72.050

Lot Coverage:

- Building = 212,319 SF (25% NLA)
- Parking/Driveways = 227,804 SF
- Landscape/Storm Water Mgmt. = 335,045 SF
- Hardscape = 81,614 SF

Floor Area Ratio: 351,786 SF (0.42%)

LEGEND:

- Site Boundary (Whitson Engineering)
- Structures on Site
- Parking Carports

0 50' 100'

Figure 10

SITE PLAN

PD Master Plan / General Plan Amendment / Application for Development Permit
Morgan Hill, CA

October 30, 2019

Rev.: January 13, 2020

EMC PLANNING GROUP INC.
A LAND USE PLANNING & DESIGN FIRM
Monterey, CA 831.649.1799 www.emcplanning.com

PROJECT DATA

1. PROPERTY DATA:

ASSESSORS PARCEL NO.:	817-09-039
	817-09-040
	817-09-041

3. EXISTING SITE:

PERVIOUS:	±18.51 AC
IMPERVIOUS:	±1.16 AC
TOTAL AREA:	±19.67 AC

4. PROPOSED SITE:

PERVIOUS:	±8.82 AC
IMPERVIOUS:	±10.75 AC
RIGHT OF WAY DEDICATION:	±0.10 AC
TOTAL AREA:	±19.67 AC

5. OFF-SITE UTILITIES:

STORM DRAINAGE	CITY OF MORGAN HILL
SANITARY SEWER	CITY OF MORGAN HILL
WATER/FIRE	CITY OF MORGAN HILL
GAS & ELECTRIC	PACIFIC GAS & ELECTRIC
TELEPHONE	VERIZON

ON-SITE UTILITIES:

STORM DRAINAGE	PRIVATE
SANITARY SEWER	PRIVATE
WATER/FIRE	CITY OF MORGAN HILL
GAS & ELECTRIC	PACIFIC GAS & ELECTRIC
TELEPHONE	VERIZON

6. ESTIMATED PRELIMINARY EARTHWORK:

CUT: ±30,000 CY
FILL: ±30,000 CY
NET BALANCE

7. LEGAL DESCRIPTION:

PARCELS C, D AND E, AS SAID PARCELS ARE SHOWN AND SO DESIGNATED ON THE PARCEL MAP FILED FOR RECORD MAY 24, 1983, IN BOOK 513 OF MAPS, PAGE 16, SANTA CLARA COUNTY RECORDS, STATE OF CALIFORNIA.

8. PARCEL AREAS:

PARCEL A	4.17	AC
PARCEL B	1.78	AC
PARCEL C	9.49	AC
PARCEL D	4.13	AC
R/W DEDICATION	0.10	AC
TOTAL AREA:	19.67	AC

9. BUILDING SETBACKS:

FRONT	25'
REAR	0'
SIDE	0'
STREET	15'

CONSTRUCTION KEYNOTES:

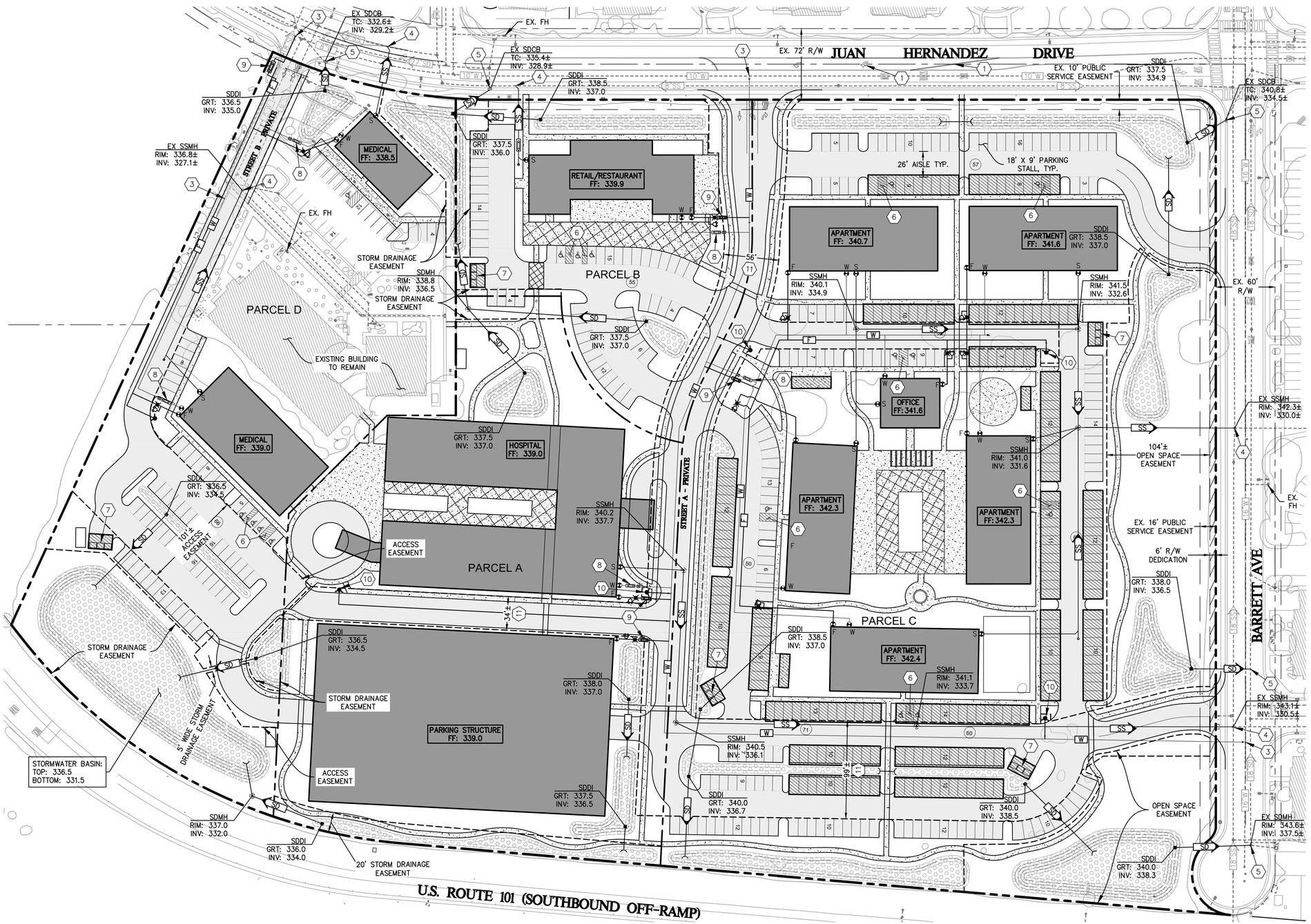
1. SOUTHBOUND LEFT TURN LANE CHANNELIZATION PER TRAFFIC STUDY.
2. STORMWATER BASIN SIZED TO DETAIN THE 10-YEAR, 24-HOUR STORM EVENT, INCLUDING FLOW CONTROL STRUCTURE TO LIMIT POST-PROJECT PEAK FLOWS TO PRE-PROJECT PEAK FLOWS FOR THE 2- THROUGH 10-YEAR STORM EVENTS.
3. CONNECT TO EXISTING WATER MAIN.
4. CONNECT TO EXISTING SEWER MAIN.
5. CONNECT TO EXISTING STORM DRAIN.
6. ACCESSIBLE PARKING. SEE SITE PLAN FOR PARKIG COUNT AND REQUIREMENTS.
7. TRASH ENCLOSURE.
8. DOMESTIC WATER METER AND BACKFLOW DEVICE.
9. FIRE MAIN DOUBLE CHECK ASSEMBLY.
10. FIRE HYDRANT.
11. PUBLIC SERVICE ACCESS AND UTILITY EASEMENT

CONSTRUCTION PLAN LEGEND

- (#) CONSTRUCTION KEYNOTE
- ASPHALT PAVING
- PROPOSED BUILDING
- CONCRETE WALKS AND FLATWORK
- (2) STORMWATER BIORETENTION OR BIOSWALE
- PROPOSED CARPORT/SHADE STRUCTURE
- RIGHT OF WAY DEDICATION
- PROPERTY LINE (EXISTING)
- PROPOSED PROPERTY LINE
- S — SEWER BUILDING POINT OF CONNECTION
- W — WATER BUILDING POINT OF CONNECTION
- F — FIRE BUILDING POINT OF CONNECTION
- FIRE DEPARTMENT CONNECTION AND POST INDICATOR VALVE
- UTILITY MANHOLE
- CLEANOUT

0 1 2 INCHES 3

50 0 50 100 150 Feet
SCALE: 1" = 50'



Know what's below. Call before you dig. 811

Civil Engineering
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whitsonengineers.com

Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55219 CIVIL STATE OF CALIFORNIA

SUBMITTAL / REVISION

LILLIAN COMMONS / MORGAN HILL MEDICAL CAMPUS - A MIXED USE DEVELOPMENT

Morgan Hill, California

APN 817-09-039, -040, -041

CONCEPTUAL SITE AND UTILITY PLAN

SCALE:	1"=50'
DRAWN:	GK
JOB No.:	2690.01

SHEET
C2.0

NOT FOR CONSTRUCTION

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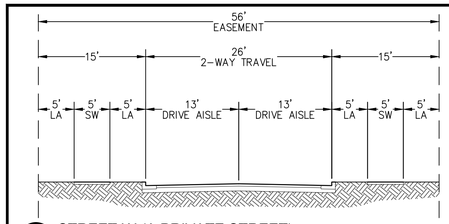
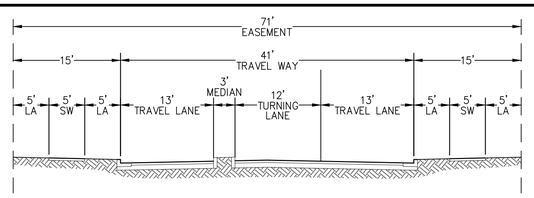
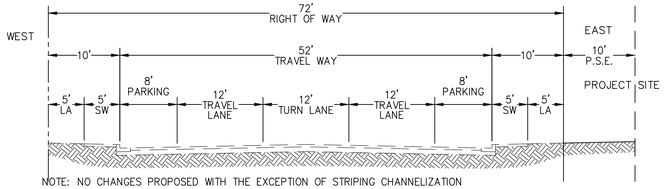


1 STREET 'A' (A PRIVATE STREET)
SCALE: 1" = 10'

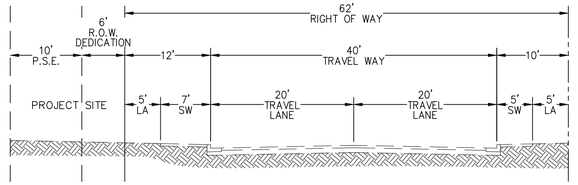


2 STREET 'A' (A PRIVATE STREET)
SCALE: 1" = 10'



NOTE: NO CHANGES PROPOSED WITH THE EXCEPTION OF STRIPING CHANNELIZATION

3 JUAN HERNANDEZ DRIVE
SCALE: 1" = 10'



NOTE: NO CHANGES PROPOSED WITH THE EXCEPTION OF R.O.W. DEDICATION

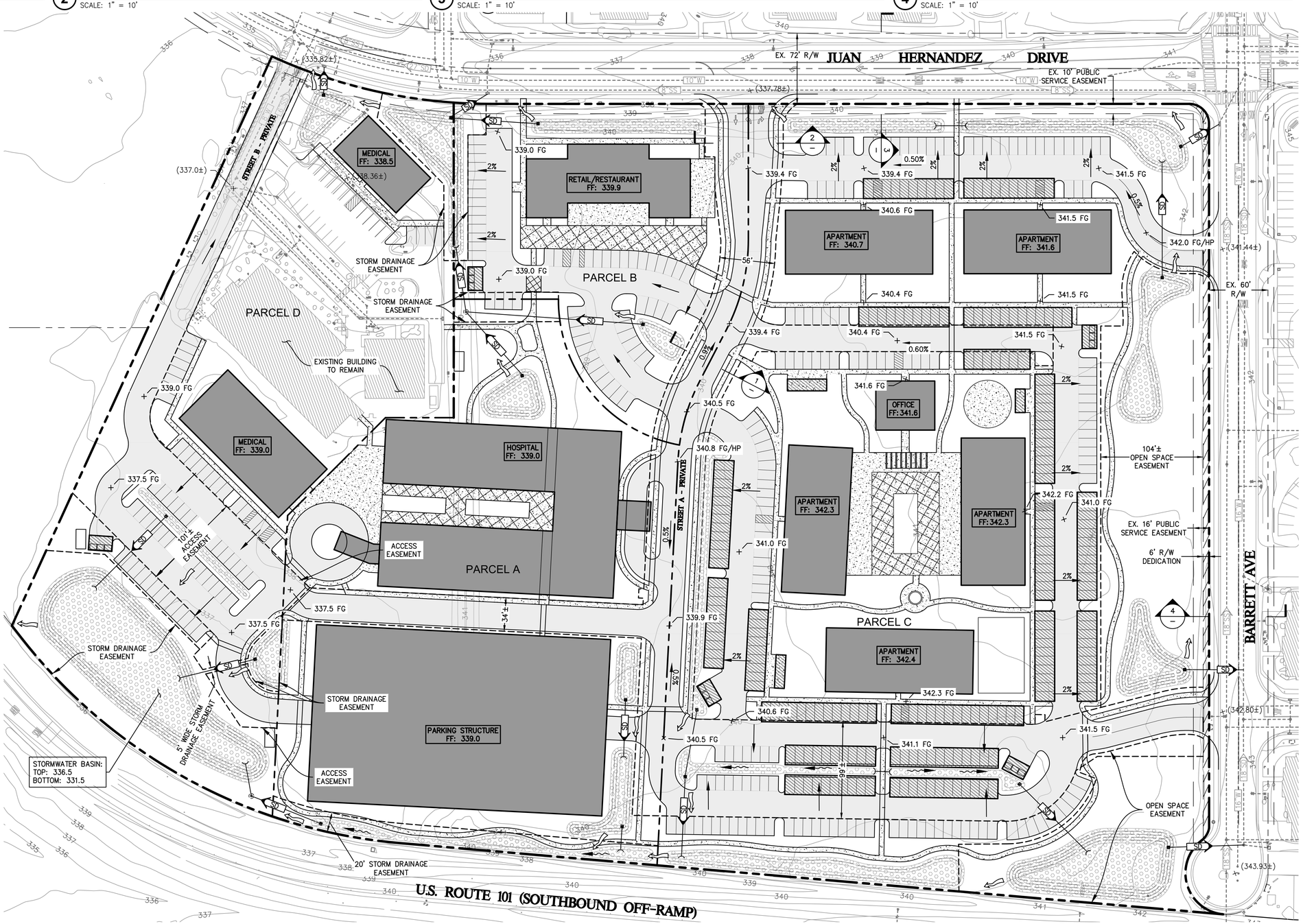
4 BARRETT DRIVE
SCALE: 1" = 10'

PROJECT DATA

ESTIMATED PRELIMINARY EARTHWORK:
CUT: ±30,000 CY
FILL: ±30,000 CY
NET BALANCE

CONSTRUCTION PLAN LEGEND

⇐ OVERLAND RELEASE FLOW DIRECTION



50 0 50 100 150 Feet
SCALE: 1" = 50'

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Monterey, California
831-649-5225
whitsonengineers.com

Whitson ENGINEERS

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LILLIAN COMMONS / MORGAN HILL
MEDICAL CAMPUS - A MIXED USE DEVELOPMENT
Morgan Hill, California
APN 817-09-039, -040, -041

CONCEPTUAL GRADING PLAN

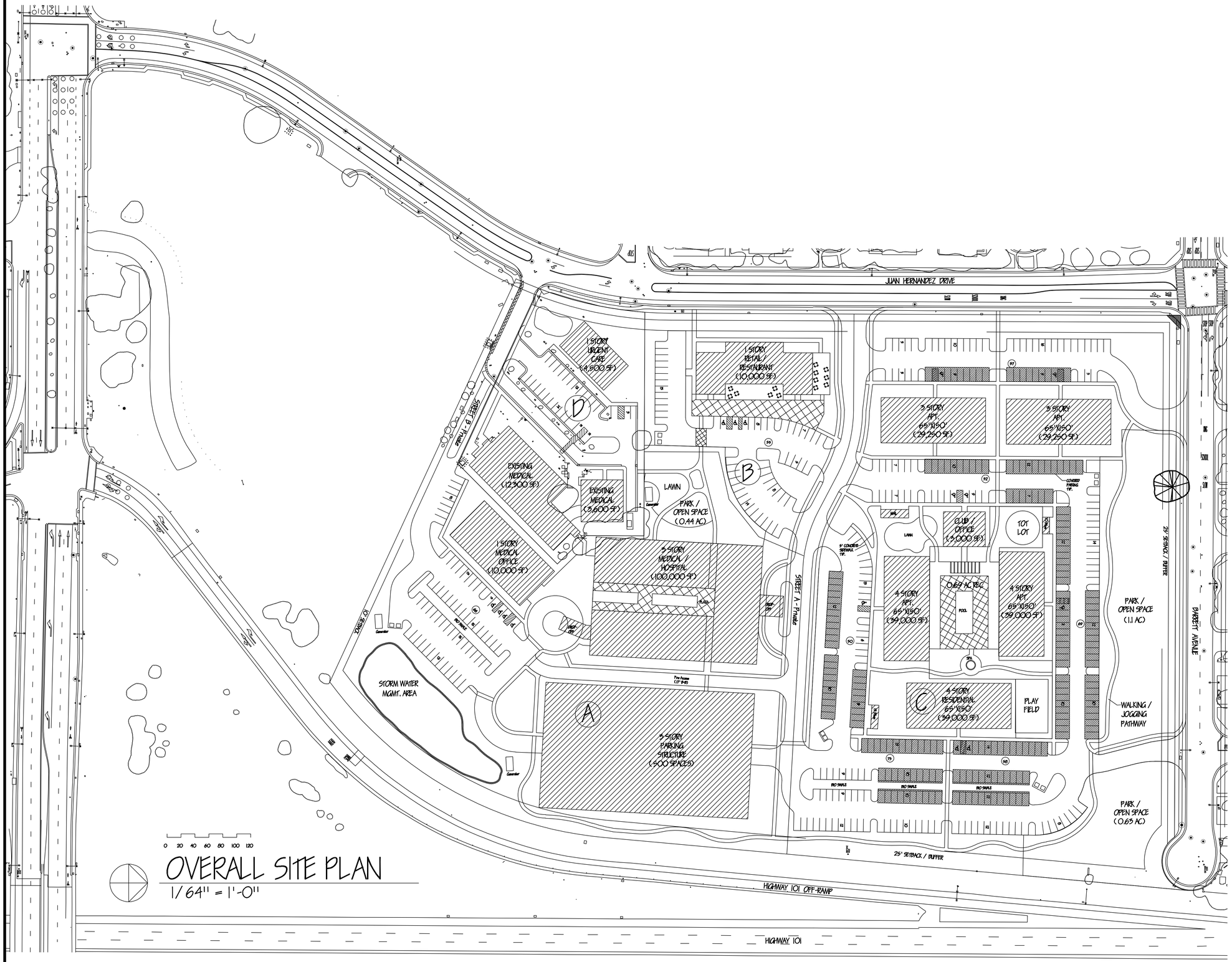
SCALE:	1"=50'
DRAWN:	GK
JOB No.:	2690.01

SHEET
C2.1

NOT FOR CONSTRUCTION

LANDSCAPE PLAN INDEX

L 1 - Overall Site Plan
L 2 - Landscape Plan
L 3 - Landscape Plan
L 4 - Landscape Plan
L 5 - Preliminary Water Budget
L 6 - Conceptual Irrigation Plan
L 7 - Proposed Plant Selections



OVERALL SITE PLAN

1/64" = 1'-0"

W. Jeffrey Held
Landscape Architect
C-2235

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San Jose, California 95123

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fax 408 226-6085
email wjheldasla@comcast.net

OWNERSHIP AND USE OF DRAWINGS

All drawings, specifications and copies thereof furnished by W. Jeffrey Held Landscape Architect are and shall remain its property. They are to be used only with respect to this Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of W. Jeffrey Held Landscape Architect , common law, copyright or other reserved rights.

REGISTERED LANDSCAPE ARCHITECT
No. 2235
Signature
EXPIRATION DATE: 06/30/2021
STATE OF CALIFORNIA

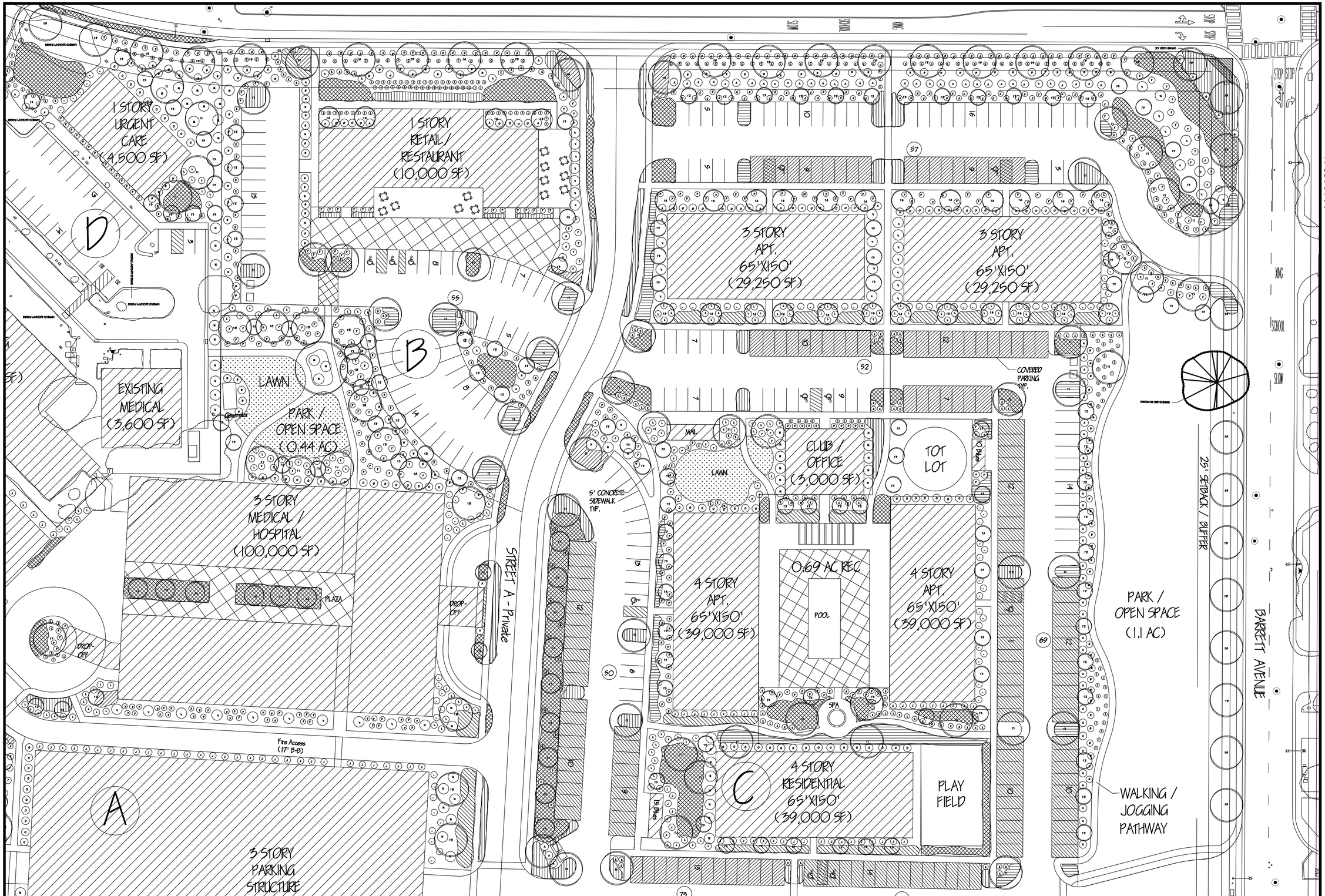
LILLIAN COMMONS/
MORGAN HILL
MEDICAL CAMPUS

for:

LILLIAN COMMONS, LLC
JUAN HERNANDEZ DRIVE
MORGAN HILL, CA. 95037

OVERALL SITE PLAN

date: 10/30/19
scale: NOTED
drawn by: WJH
job no. 21953
sheet L 1
of shts



LANDSCAPE PLAN

1/32" = 1'-0"

W. Jeffrey Held
Landscape Architect
C-2235

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San Jose, California 95123

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fax 408 226-6085
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Signature
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MORGAN HILL
MEDICAL CAMPUS

for:

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MORGAN HILL, CA. 95037

LANDSCAPE PLAN

date: 10/30/19
scale: NOTED
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sheet
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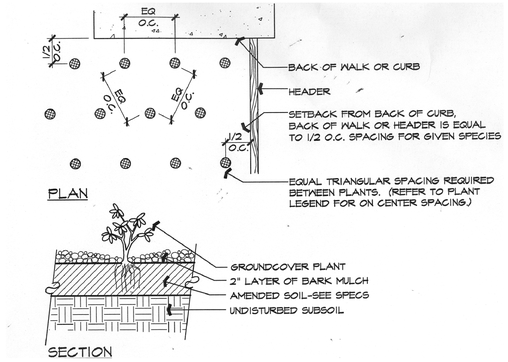
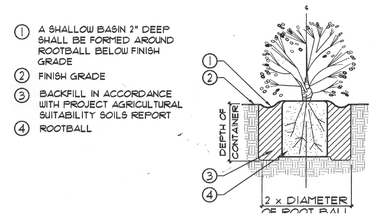
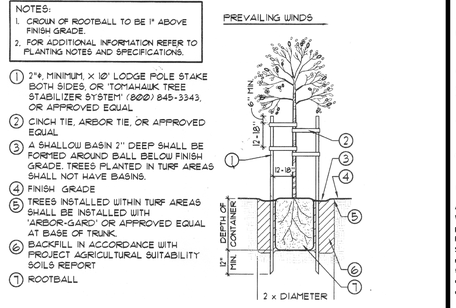
of shts



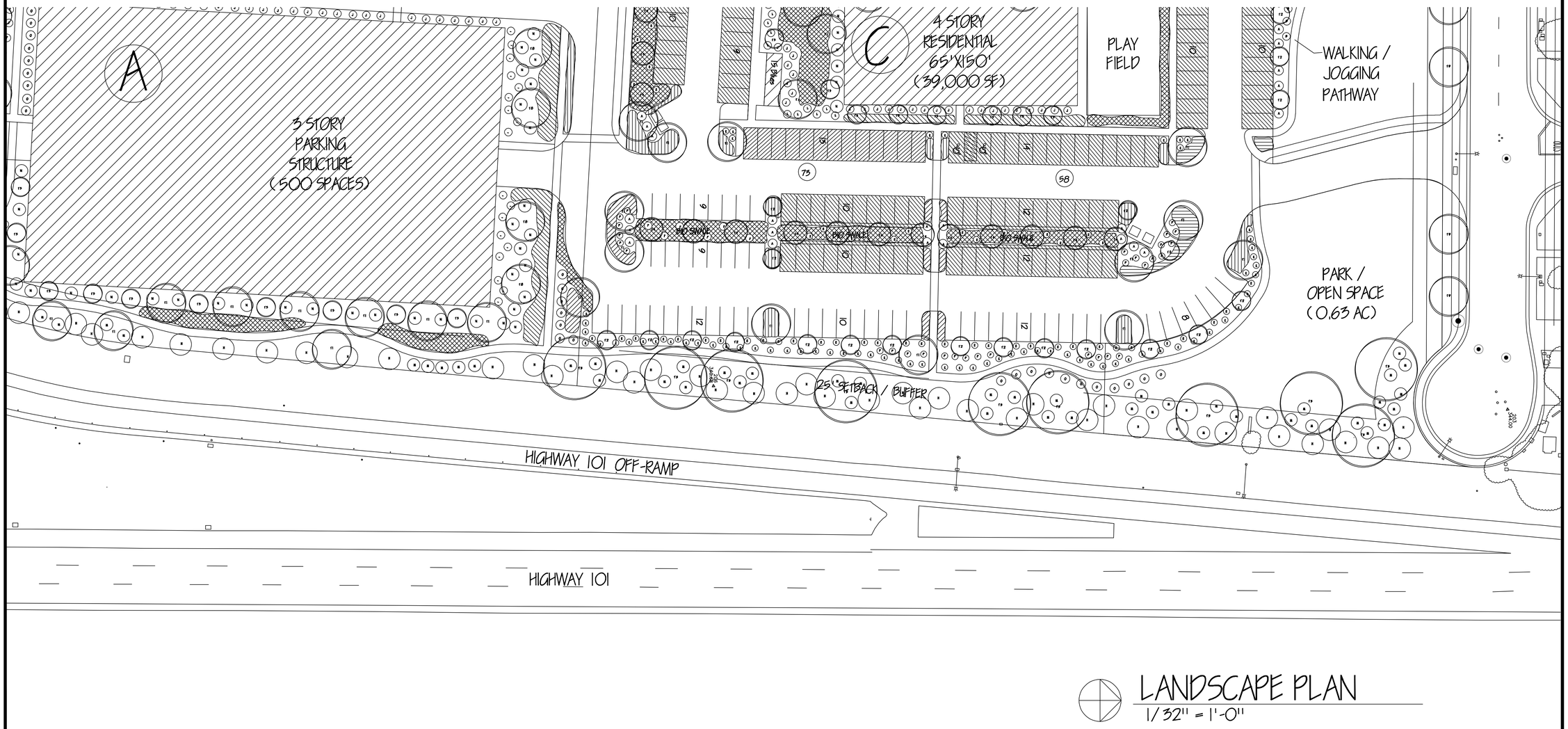
1 GROUNDCOVER DETAIL
NO SCALE



2 SHRUB PLANTING DETAIL
NO SCALE



3 TREE PLANTING DETAIL
NO SCALE



LANDSCAPE PLAN
1/32" = 1'-0"

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Landscape Architect
C-2235

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San Jose, California 95123

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fax 408 226-6085
email wjheldasla@comcast.net

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No. 2235
Signature
EXPIRATION DATE: 06/30/2021
STATE OF CALIFORNIA

LILLIAN COMMONS/ MORGAN HILL MEDICAL CAMPUS

for:

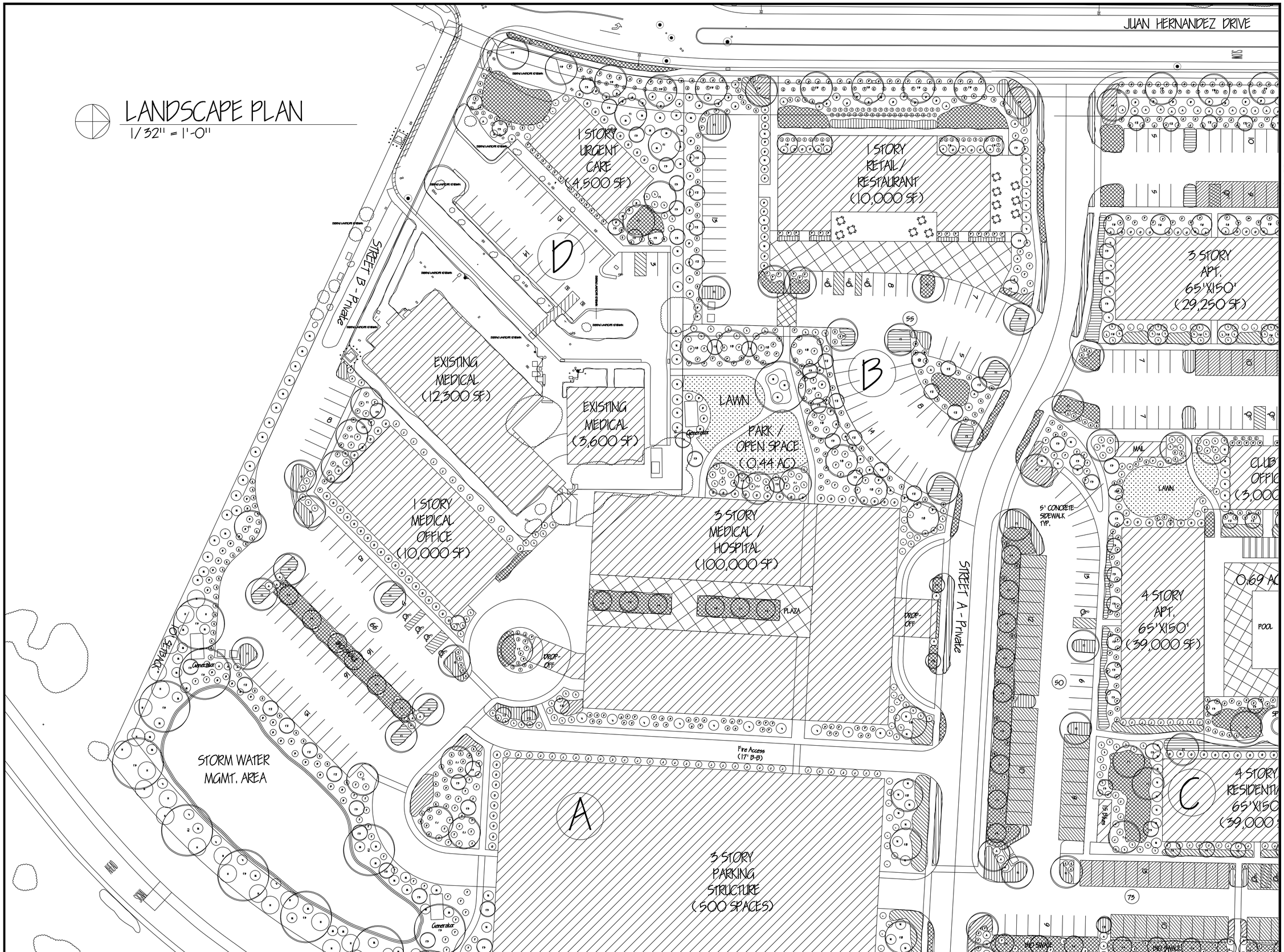
LILLIAN COMMONS, LLC
JUAN HERNANDEZ DRIVE
MORGAN HILL, CA. 95037

LANDSCAPE PLAN

date: 10/30/19
scale: NOTED
drawn by: WJH
job no. 21953
sheet
L 3
of shts

LANDSCAPE PLAN

1/32" = 1'-0"



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Signature
EXPIRATION DATE: 06/30/2021
STATE OF CALIFORNIA

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MORGAN HILL
MEDICAL CAMPUS

for:

LILLIAN COMMONS, LLC
JUAN HERNANDEZ DRIVE
MORGAN HILL, CA. 95037

LANDSCAPE PLAN

date: 10/30/19
scale: NOTED
drawn by: WJH
job no. 21953
sheet
L 4
of shts

HYDROZONE DETAIL

Low water need zone - 207,530 sf approximately

Medium water need zone - 44,665 sf approximately

High water need zone (lawn) - 7680 sf approximately
(pod/ spa) - 1500 sf approximately

1) See preliminary water budget calculations this sheet.
2) Proposed lawn area = 3% of proposed landscape area.

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET$_o$) 49.5 | Project Type: Non-Residential | 0.45

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
#1 high water lawn	0.7	Overhead	0.75	0.93	7680	7168	219986
#2 high water pool	0.7	Drip	0.81	0.86	1500	1296	39783
#3 medium water	0.5	Drip	0.81	0.62	44665	27571	846154
#4 low water	0.3	Drip	0.81	0.37	207530	76863	2358924
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			Totals	261375	#####	3454847	
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
			Totals	0	0		0
						ETWU Total	3454847
					Maximum Allowed Water Allowance (MAWA)[e]		3609719

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	112868
Total Area	261375
Average ETAF	0.43

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	112868
Total Area	261375
Average ETAF	0.43

[a] Hydrozone # / Planting Description e.g.
1.) Front lawn
2.) Low water use planting
3.) Medium water use planting

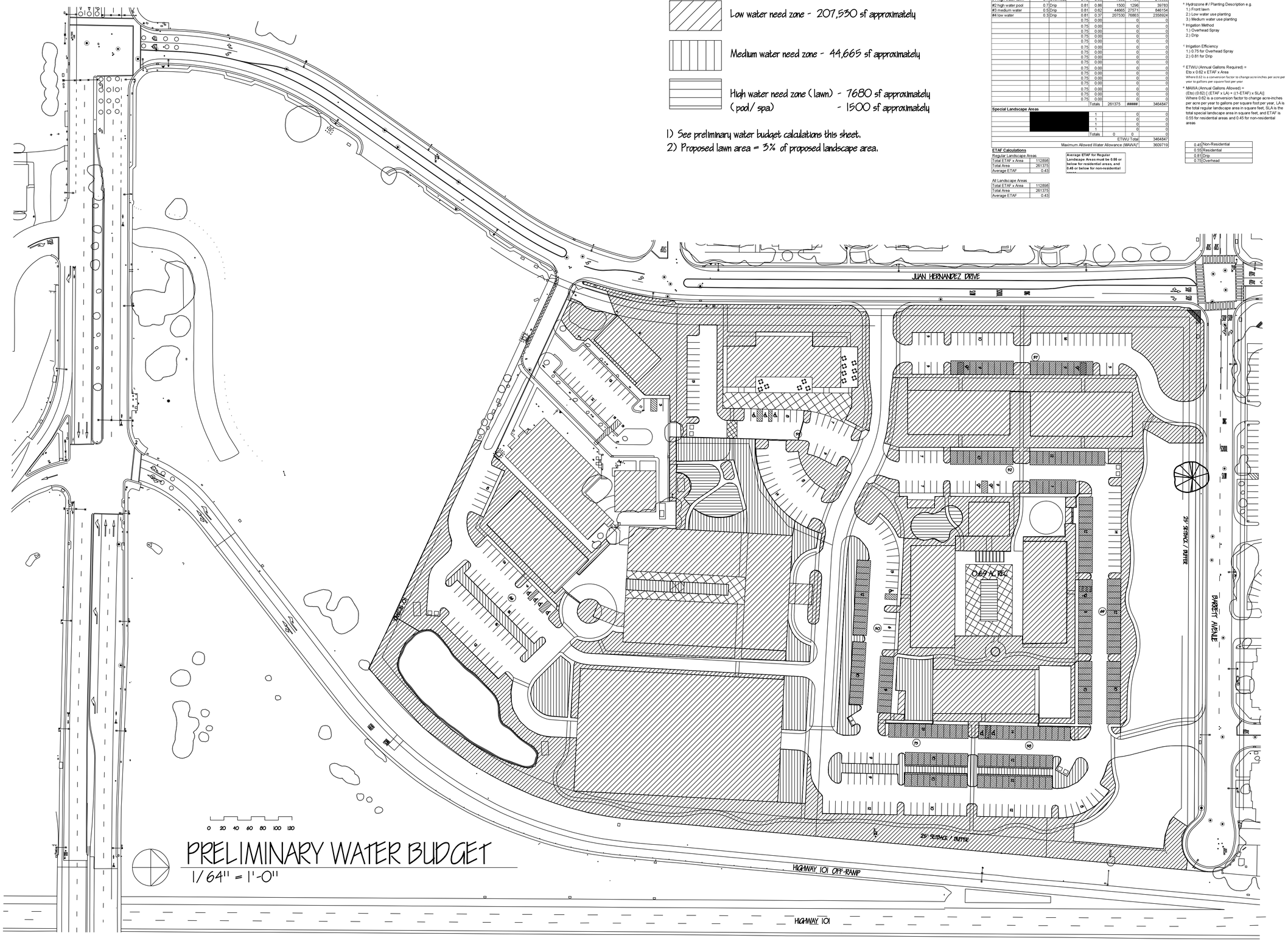
[b] Irrigation Method
1.) Overhead Spray
2.) Drip

[c] Irrigation Efficiency
1.) 0.75 for Overhead Spray
2.) 0.81 for Drip

[d] ETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year

[e] MAWA (Annual Gallons Allowed) =
(Eto) (0.62) ((ETAF x LA) + ((1-ETAF) x SLA))
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year, LA is the total regular landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas

0.45	Non-Residential
0.55	Residential
0.81	Drip
0.75	Overhead



PRELIMINARY WATER BUDGET

1/64" = 1'-0"

W. Jeffrey Held
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REGISTERED LANDSCAPE ARCHITECT
No. 2235
Signature
EXPIRATION DATE: 06/30/2021
STATE OF CALIFORNIA

LILLIAN COMMONS/
MORGAN HILL
MEDICAL CAMPUS

for:

LILLIAN COMMONS, LLC
JUAN HERNANDEZ DRIVE
MORGAN HILL, CA. 95037

PRELIMINARY WATER BUDGET

date: 10/30/19
scale: NOTED
drawn by: WJH
job no. 21953
sheet
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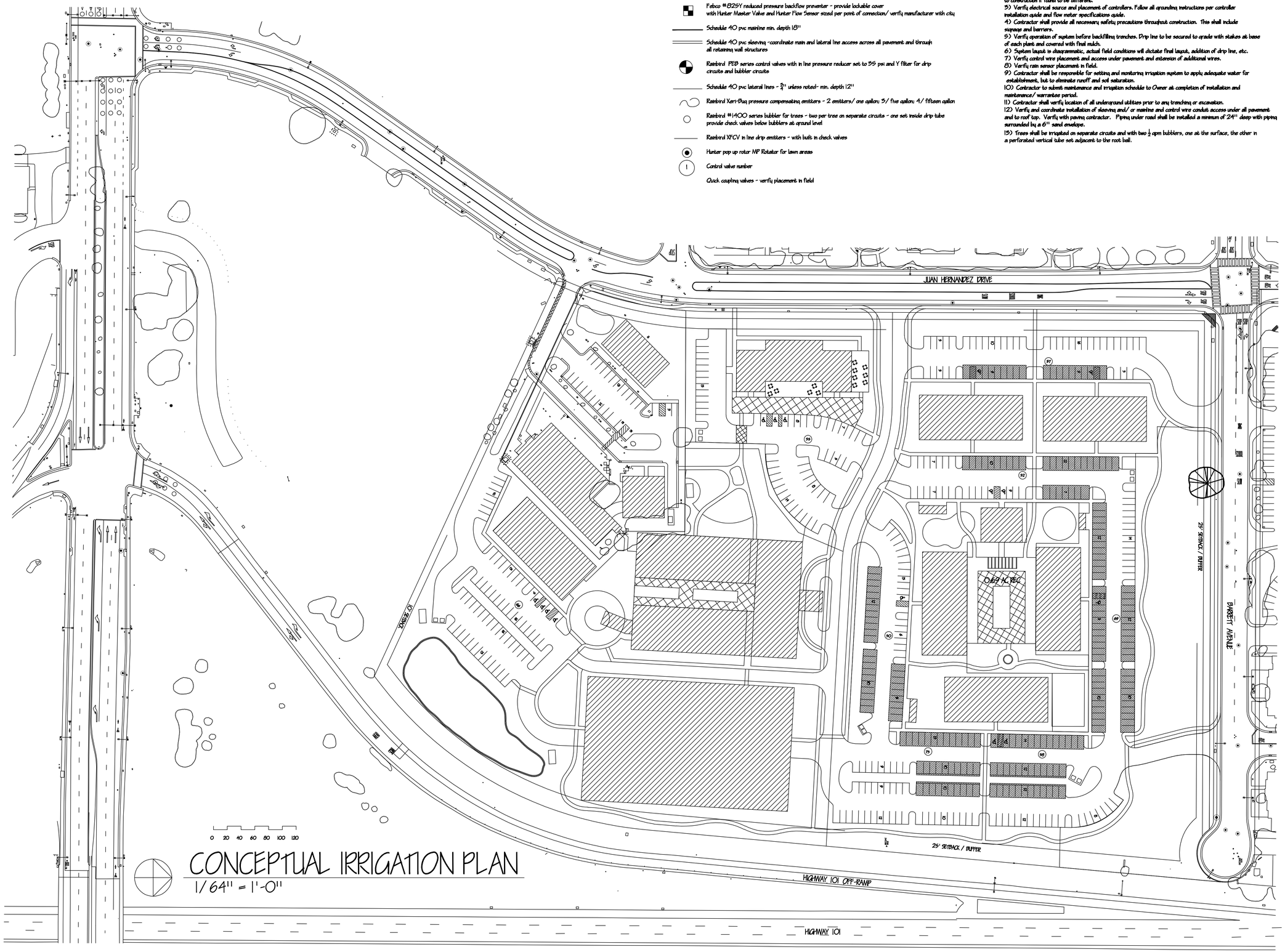
of shts

IRRIGATION LEGEND

- C — Hunter I-Core with Solar Sync and rain sensor - verify electrical source and placement
- WM — Water Meter for irrigation system only - verify size and location
- Febco #825Y reduced pressure backflow preventer - provide lockable cover with Hunter Master Valve and Hunter Flow Sensor sized per point of connection/ verify manufacturer with city
- Schedule 40 pvc mainline min. depth 18"
- Schedule 40 pvc sleeving -coordinate main and lateral line access across all pavement and through all retaining wall structures
- Rainbird PEB series control valves with in line pressure reducer set to 35 psi and Y filter for drip circuits and bubbler circuits
- Schedule 40 pvc lateral lines - 3/4" unless noted- min. depth 12"
- Rainbird Xerl-Dug pressure compensating emitters - 2 emitters/ one gallon; 3/ five gallon; 4/ fifteen gallon
- Rainbird #1400 series bubbler for trees - two per tree on separate circuits - one set inside drip tube provide check valves below bubblers at ground level
- Rainbird XFCV in line drip emitters - with built in check valves
- Hunter pop up rotor MP Rotator for lawn areas
- 1 — Control valve number
- Quick coupling valves - verify placement in field

1) Verify water and electrical services for point of connection. Verify water meter locations and placement of backflow preventer, master valve and flo sensor.
2) Verify site water pressure of 75 psi at point of connection and 65 psi working pressure- notify architect prior to construction if found to be different.
3) Verify electrical source and placement of controllers. Follow all grounding instructions per controller installation guide and flow meter specifications guide.
4) Contractor shall provide all necessary safety precautions throughout construction. This shall include signage and barriers.
5) Verify operation of system before backfilling trenches. Drip line to be secured to grade with stakes at base of each plant and covered with final mulch.
6) System layout is diagrammatic, actual field conditions will dictate final layout, addition of drip line, etc.
7) Verify control wire placement and access under pavement and extension of additional wires.
8) Verify rain sensor placement in field.
9) Contractor shall be responsible for setting and monitoring irrigation system to apply adequate water for establishment, but to eliminate runoff and soil saturation.
10) Contractor to submit maintenance and irrigation schedule to Owner at completion of installation and maintenance/ warrantee period.
11) Contractor shall verify location of all underground utilities prior to any trenching or excavation.
12) Verify and coordinate installation of sleeving and/ or mainline and control wire conduit access under all pavement and to roof top. Verify with paving contractor. Piping under road shall be installed a minimum of 24" deep with piping surrounded by a 6" sand envelope.
13) Trees shall be irrigated on separate circuits and with two 1/2 gpm bubblers, one at the surface, the other in a perforated vertical tube set adjacent to the root ball.



CONCEPTUAL IRRIGATION PLAN
1/64" = 1'-0"

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JUAN HERNANDEZ DRIVE
MORGAN HILL, CA. 95037

CONCEPTUAL
IRRIGATION PLAN

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sheet
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of shts

ACHILLEA

TULBAGHIA

TEUCRIUM

GAZANIA

CAREX

PHORMIUM

MUHLENBERGIA

PHORMIUM

PENNISETUM

DIETES

SALVIA

SALVIA

MYRICA

LAVANDULA

LOROPETALUM

COTINUS

PITTOSPORUM

ARCTOSTAPHYLOS

OLEA

CHONDROPETALUM

PISTACHIA

LAGERSTROEMIA

COTINUS

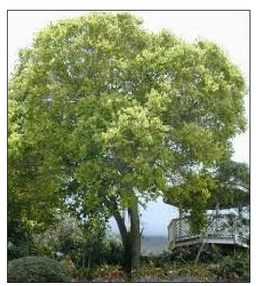
PYRUS

QUERCUS

OLEA

QUERCUS

JACARANDA



CINNAMOMUM

PLANT LEGEND AND NOTES

Symbol	Species	Size	Number	Water
	Achillea Moonshine/ Yarrow @ 36'' oc	1 qallon		low
	Tulbaghia violacea @ 36'' oc	1 qallon		low
	Teucrium chamaedrys @ 36'' oc	1 qallon		low
	Gazania mitsuwa yellow @ 36'' oc	1 qallon		low
	Carex divulsa/ Berkeley Sedge @ 36'' oc	1 qallon		low
	Sod lawn - 100% dwarf fescue			high
A	Phormium Platt's Black/ Flax	5 qallon		low
B	Muhlenbergia rigens/ Deer Grass	5 qallon		low
C	Phormium Dwarf Red/ Flax	5 qallon		low
D	Pennesetum Hamelyn/ Ornamental Grass	5 qallon		low
E	Dietes vegeta/ Fortnight Lily	5 qallon		low
F	Salvia leucantha/ Sage	5 qallon		low
G	Salvia Bee's Bliss	5 qallon		low
H	Myrica california/ Pacific Wax Myrtle	15 qallon		low
I	Lavandula Grosso/ Lavender	5 qallon		low
J	Loropetalum chinensis Suzanne	5 qallon		low
K	Lomandra Breeze	5 qallon		low
L	Pittosporum tobira Wheelers Dwarf	5 qallon		low
M	Arctostaphylos Howard McMinn/ Manzanita	5 qallon		low
N	Cotinus Golden Spirit/ Smoke Tree	5 qallon		low
O	Olea Little Ollie/ Dwarf Olive	5 qallon		low
P	Chondropetalum tectorum/ Cape Rush	5 qallon		low
T1	Pistachia chinense Keith Davey/ Chinese Pistache	24'' box		low
T-2	Lagerstroemia Tuscorora std./ Crape Myrtle	24'' box		low
T-3	Cotinus coqqygria/ Purple Smoke Tree	24'' box		low
T-4	Pyrus calleryanna Aristocrat/ Ornamental Pear	24'' box		medium
T-5	Quercus agrifolia/ Coast Live Oak	24'' box		low
T-6	Olea Swan Hill/ Fruitless Olive multi trunk	24'' box		low
T-7	Quercus rubra/ Red Oak	24'' box		medium
T-8	Jacaranda mimosifolia	24'' box		medium
T-9	Street Tree - to be determined (Cinnamomum camphorum/ Camphor Tree)			

Notes:
1) Verify existing trees/ landscape to remain.
2) Verify placement of all trees. Trees to be double staked, with nursery stake removed.
3) Incorporate 4 cy of compost per 1000 sf, 6'' into native soil.
4) Thoroughly prepare soil prior to planting. Contractor shall submit two soil samples from different locations, to Waypoint Analytical, or equal lab, for analysis and soil preparation recommendations.
5) Spread three inch layer of approved wood chip mulch at all planting areas. Set grade at walks and curbs to allow for thickness of mulch. Submit sample for approval (Prochip Mahogany or equal).
6) A Certificate of Completion and Compliance form shall be provide at the end of construction. In addition a third party audit of the irrigation system shall be provided.
7) I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them for the efficient use of water in the landscape design.

BARRETT AVENUE

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PLANTING LEGEND

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