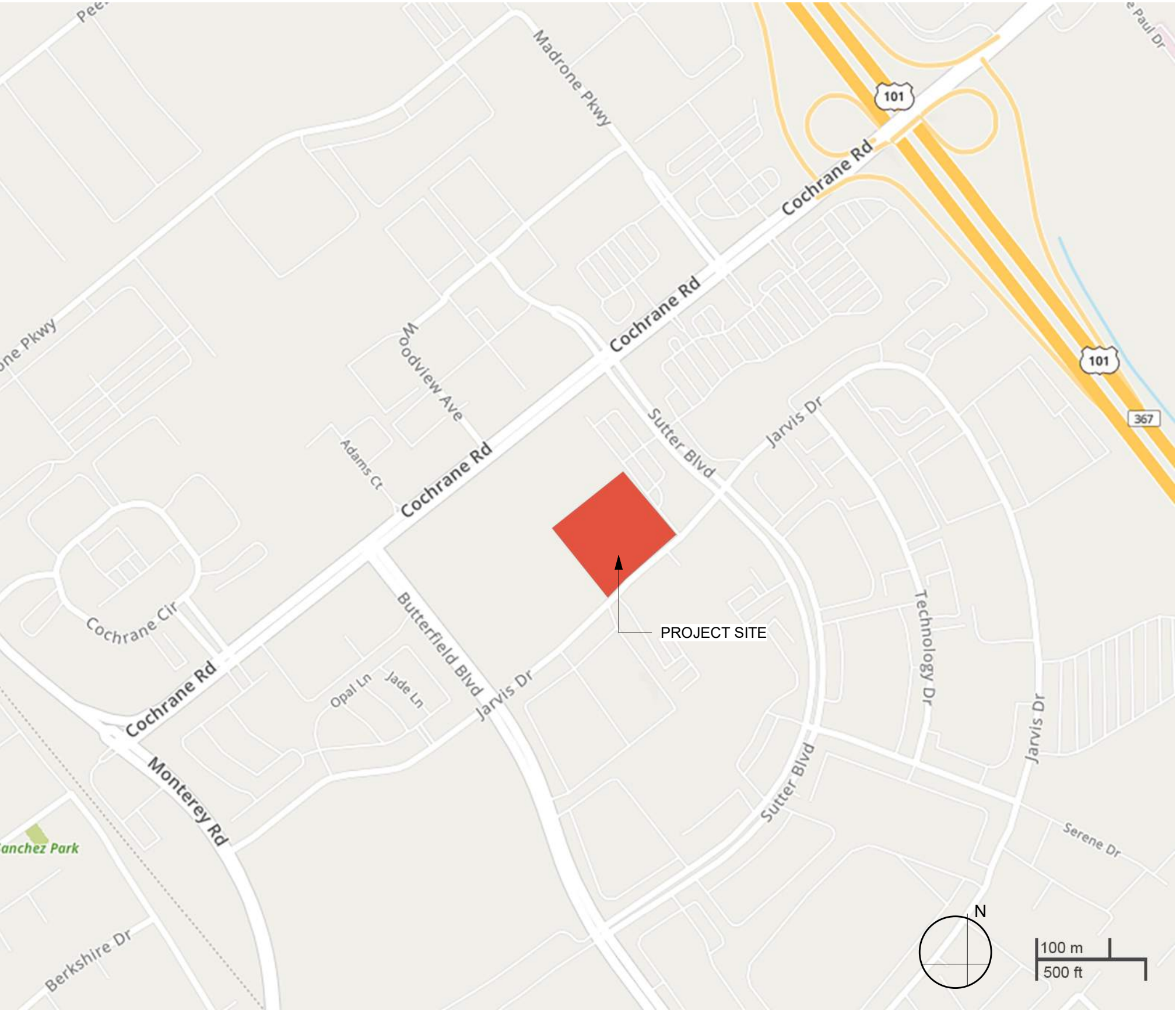




TENFOLD MORGAN HILL RCFE
MORGAN HILL, CA



ENTITLEMENT SUBMITTAL

PROJECT NO. 1262-0002

DECEMBER 13, 2024

PROJECT TEAM

Developer:
BRUCEVILLE POINT, LLC
985 SW DISK DRIVE, UNIT 120
BEND, OR 97702

Attn: Brigid Flanigan
Cell: (503) 244-5582
Email: bflanigan@tenfoldseniorliving.com

Architect:
LPAS, INC.
723 S STREET, SUITE 150
SACRAMENTO, CA 95811

Attn: Ron Metzker
Tel: (916) 443-0335
Cell: (916) 284-0016
Email: rmetzker@lpas.com

Landscape Architect:
SIEGFRIED
1164 NATIONAL DRIVE, SUITE 20
SACRAMENTO, CA 95834

Attn: THAIS DEL CASTILLO
Tel: (209) 943-2021
Email: tdelcastillo@siegfriedeng.com

Civil Engineer:
TSD ENGINEERING, INC.
785 ORCHARD DRIVE, SUITE 110
FOLSOM, CA 95630

Attn: Chris Schulze
Tel: (916) 608-0707
Cell: (916) 847-9552
Email: cschulze@tsdeng.com

PROJECT DATA

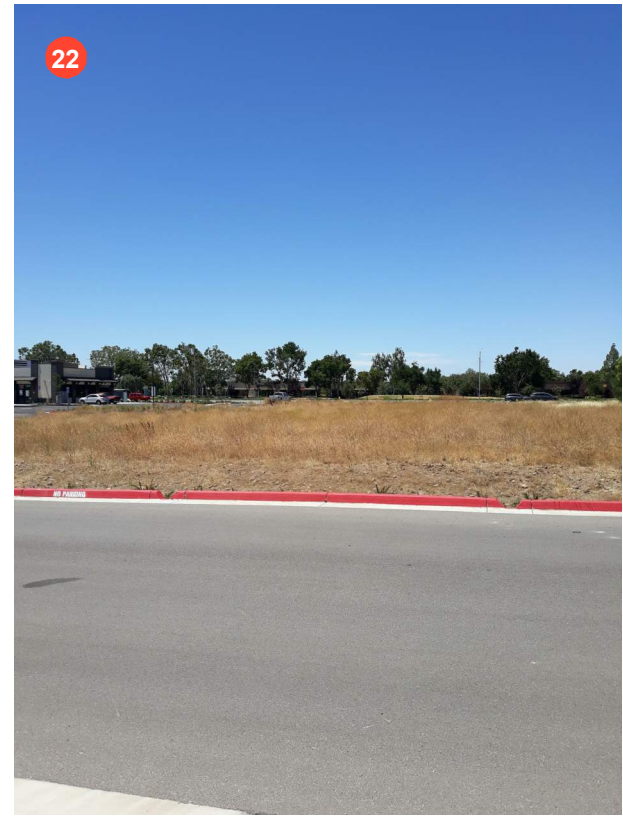
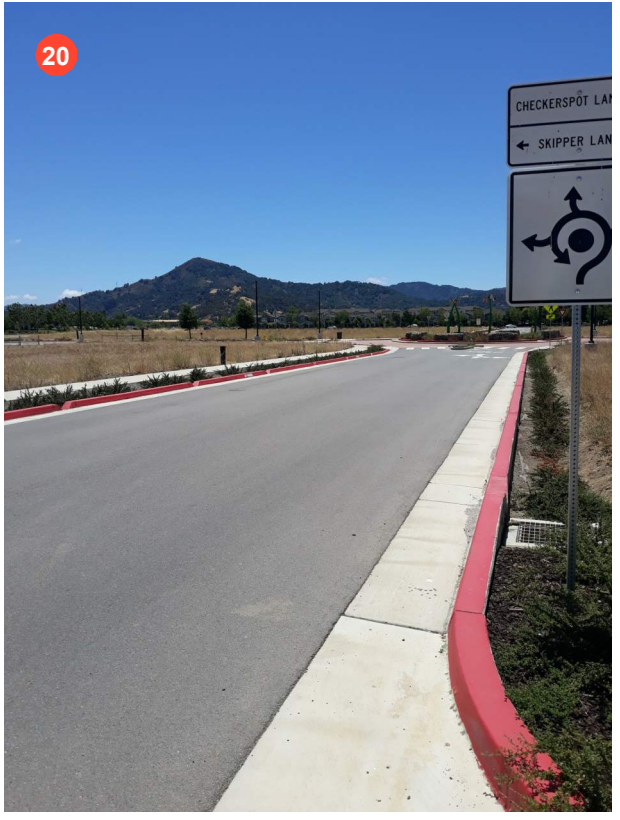
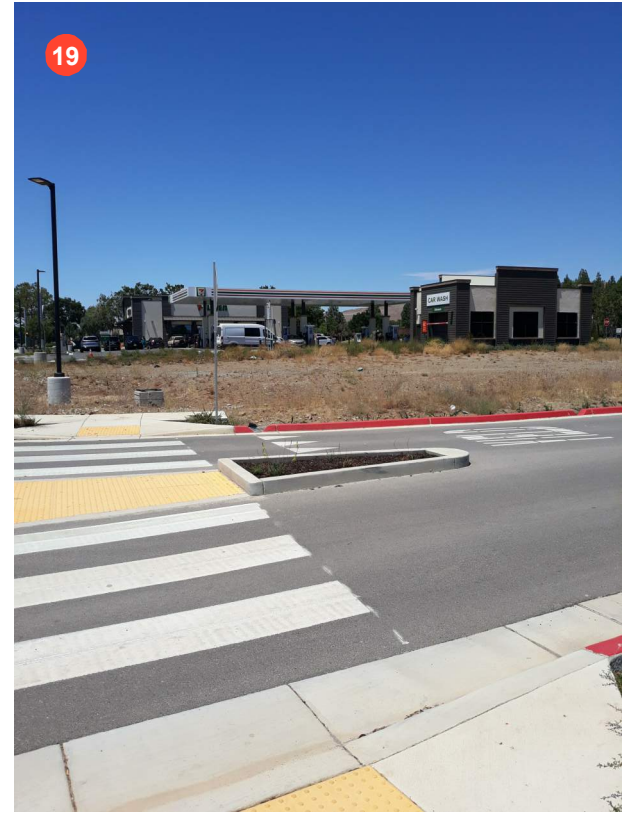
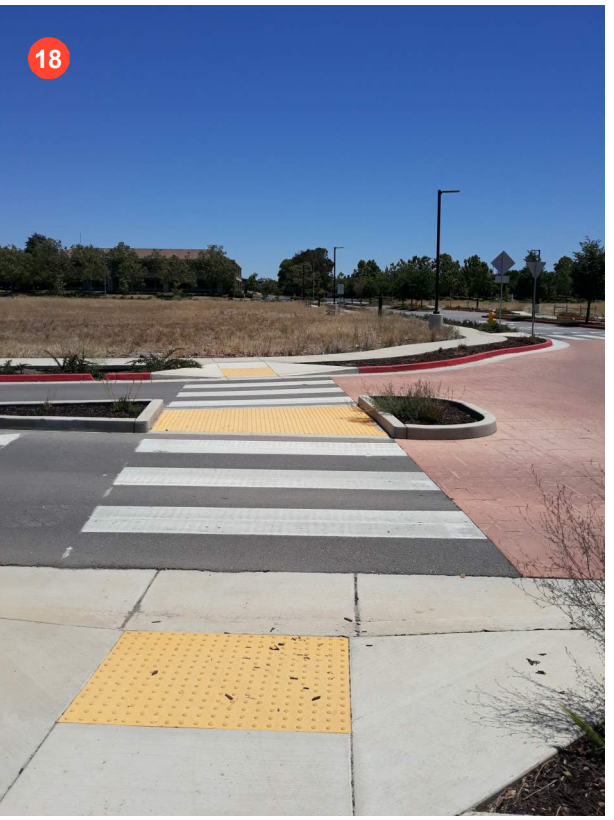
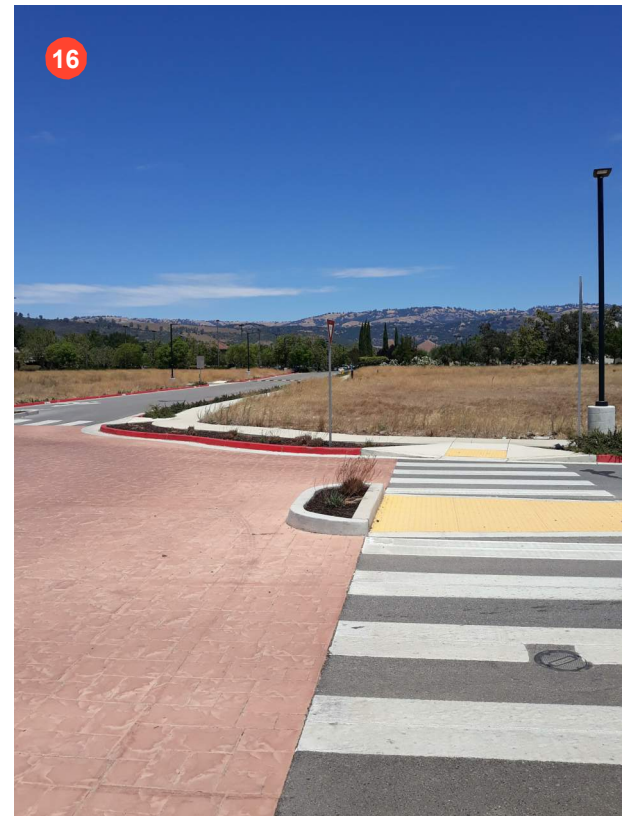
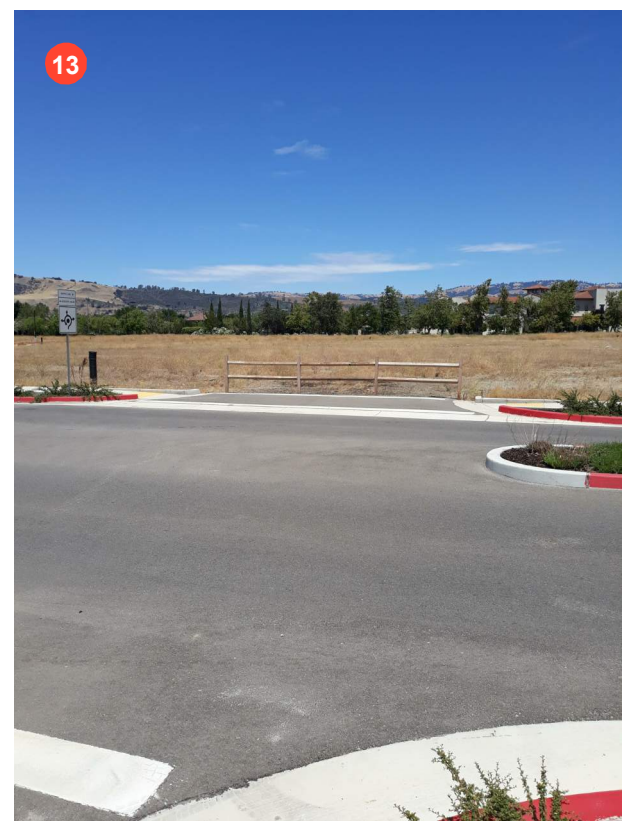
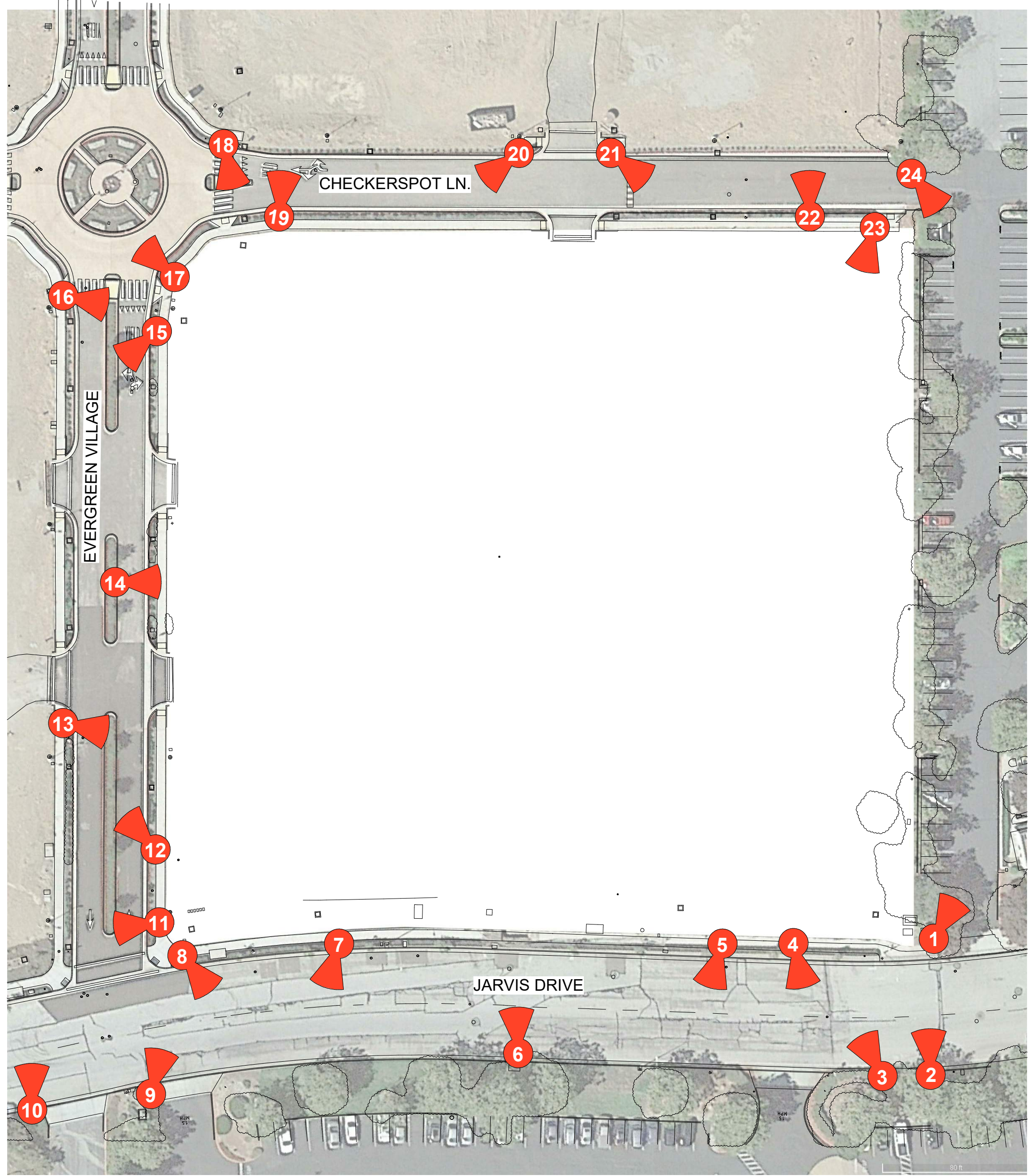
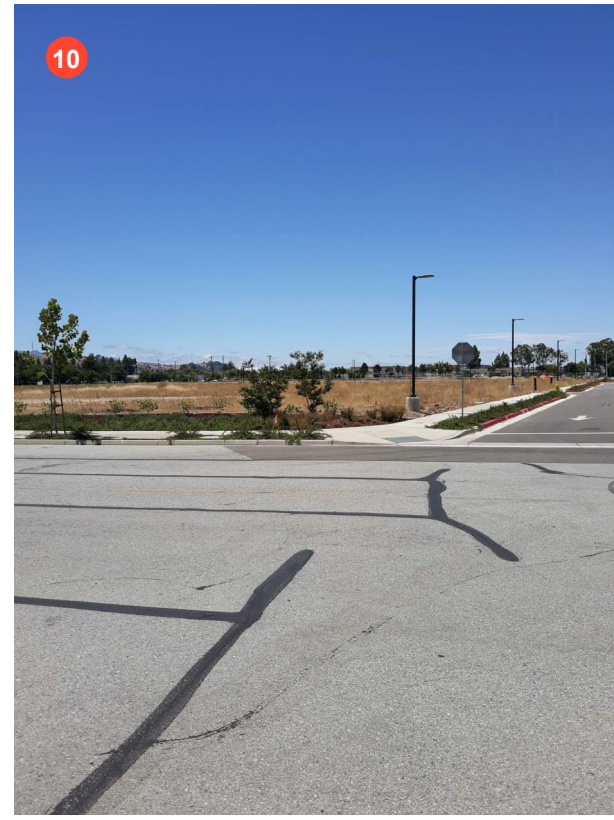
TENFOLD MORGAN HILL RCFE			
OVERALL SITE PARCEL SUMMARY:			
PARCEL AREA:	RESIDENTIAL CARE FACILITY (RCFE)	4.05	ACRES
APN:	726-58-012		
SUMMARY: PROPOSED PROJECT			
OVERALL PUD SITE AREA:	882,090 SF	20.25	ACRES
SITE AREA (GROSS):	176,418 SF	4.05	ACRES
RCFE GROSS BUILDING DATA:	136,085 SF		
BUILDING HEIGHT:	40 FT		
LOT COVERAGE:	47,025 SF	27%	
MIN SETBACK: (VARIES)	FRONT (WEST): 20 FT STREET SIDE (JARVIS): 30 FT INTERNAL SIDE (NORTH): 75 FT REAR (EAST): 15 FT		
UNIT MIX:			
INDEPENDENT / ASSISTED LIVING SUITES:			
STUDIO:	7%	8 SUITES	679 AVE SF
1 BEDROOM:	72%	83 SUITES	735 AVE SF
2 BEDROOM:	21%	24 SUITES	1,069 AVE SF
TOTAL SUITES & BEDS:	100%	115 SUITES 139 BEDS	801 AVE SF
PARKING SUMMARY:			
VEHICULAR PARKING PROVIDED:	85 SPACES		
SPACES PER BEDROOM:	0.61		
UNCOVERED:	51 SPACES		
CARPORTS:	30 SPACES		
ACCESSIBLE:	4 SPACES		
EV CHARGING:	5 SPACES (INCLUDING 1 VAN ACCESSIBLE)		
EV CAPABLE	14 SPACES		
BICYCLE PARKING PROVIDED:			
SHORT TERM:	10 SPACES		
LONG TERM:	5 SPACES		
LOADING SPACES:	1 SPACE		
LAND USE INFORMATION:			
GENERAL PLAN:	COMMERCIAL		
ZONING:	PLANNED UNIT DEVELOPMENT (PUD)		
PUD:	EVERGREEN VILLAGE PLANNED UNIT DEVELOPMENT PARCEL 12		
DEVELOPMENT STANDARDS: ZONING			
BUILDING HEIGHT:	50 FT (ZONING)		
LOT COVERAGE:	NA		
MIN SETBACKS:	FRONT: NA STREET SIDE: NA INTERNAL SIDE: NA REAR: NA		
PARKING REQUIREMENTS:			
VEHICULAR PARKING REQUIRED:	83 SPACES		
SPACES PER BEDROOM:	0.6		
EV CHARGING REQUIRED:	2 STATIONS		
PER MHMC SECTION 18.72.040.C.2b			
PER CA GREEN BUILDING CODE SECTION 4.106	4.25 STATIONS		
BICYCLE PARKING REQUIRED:			
SHORT TERM:	9 SPACES		
10% of VEHICULAR SPACES			
LONG TERM:	5 SPACES		
5% of VEHICULAR SPACES			
LOADING SPACES:	NA		

SHEET INDEX

- GENERAL:**
- A.01 COVER SHEET AND VICINITY MAP
 - A.02 GENERAL INFORMATION AND SHEET INDEX
 - A.03 SITE PHOTOGRAPHS
 - A.04 VIEW AT SW CORNER ALONG JARVIS
 - A.05 VIEW AT ENTRANCE
 - A.06 NIGHT VIEW AT SW CORNER
 - A.06 NOT USED
 - A.07 OVERALL SITE PLAN
 - A.08 SITE DETAILS
 - A.09 FIRE EXHIBIT
 - A.10 PHOTOMETRIC PLAN
 - A.11 LEVEL 1 FLOOR PLAN
 - A.12 LEVEL 2 FLOOR PLAN
 - A.13 LEVEL 3 FLOOR PLAN
 - A.14 ROOF PLAN
 - A.15 EXTERIOR ELEVATIONS
 - A.16 EXTERIOR ELEVATIONS
 - A.17 ENTRY COURTYARD ELEVATIONS
 - A.18 INTERIOR COURTYARD ELEVATIONS

- LANDSCAPE:**
- L1.0 PLANTING PLAN
 - L1.1 PROJECT INFO. / PLANTING NOTES & SCHEDULES
 - L2.0 IRRIGATION PLAN
 - L3.0 HYDROZONE PLAN / WELO DOCUMENT

- CIVIL:**
- C1.0 PRELIMINARY DEMOLITION PLAN
 - C2.0 PRELIMINARY GRADING PLAN
 - C2.1 PRELIMINARY GRADING SECTIONS
 - C3.0 PRELIMINARY UTILITY PLAN
 - C4.0 PRELIMINARY DRAINAGE PLAN

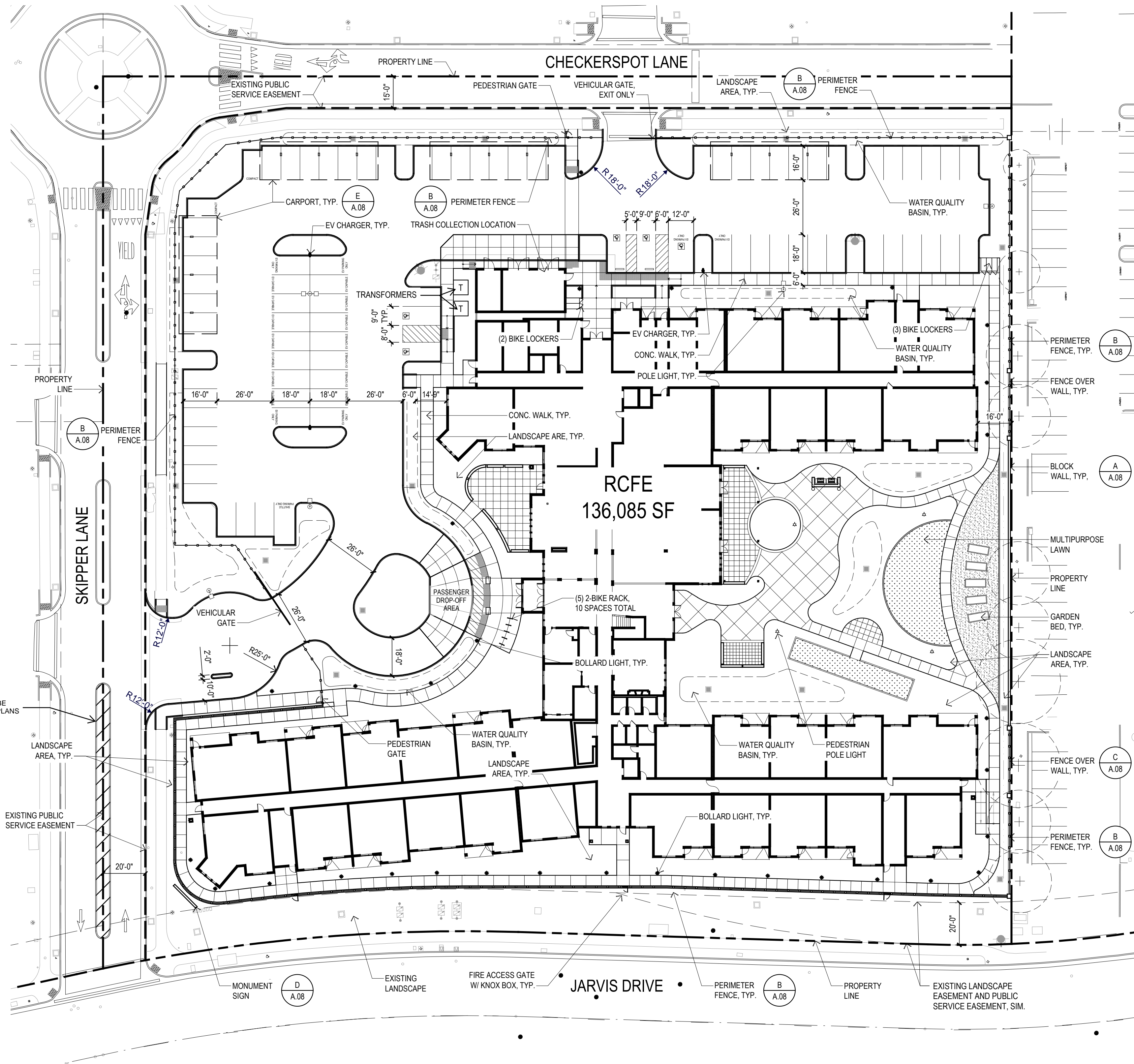








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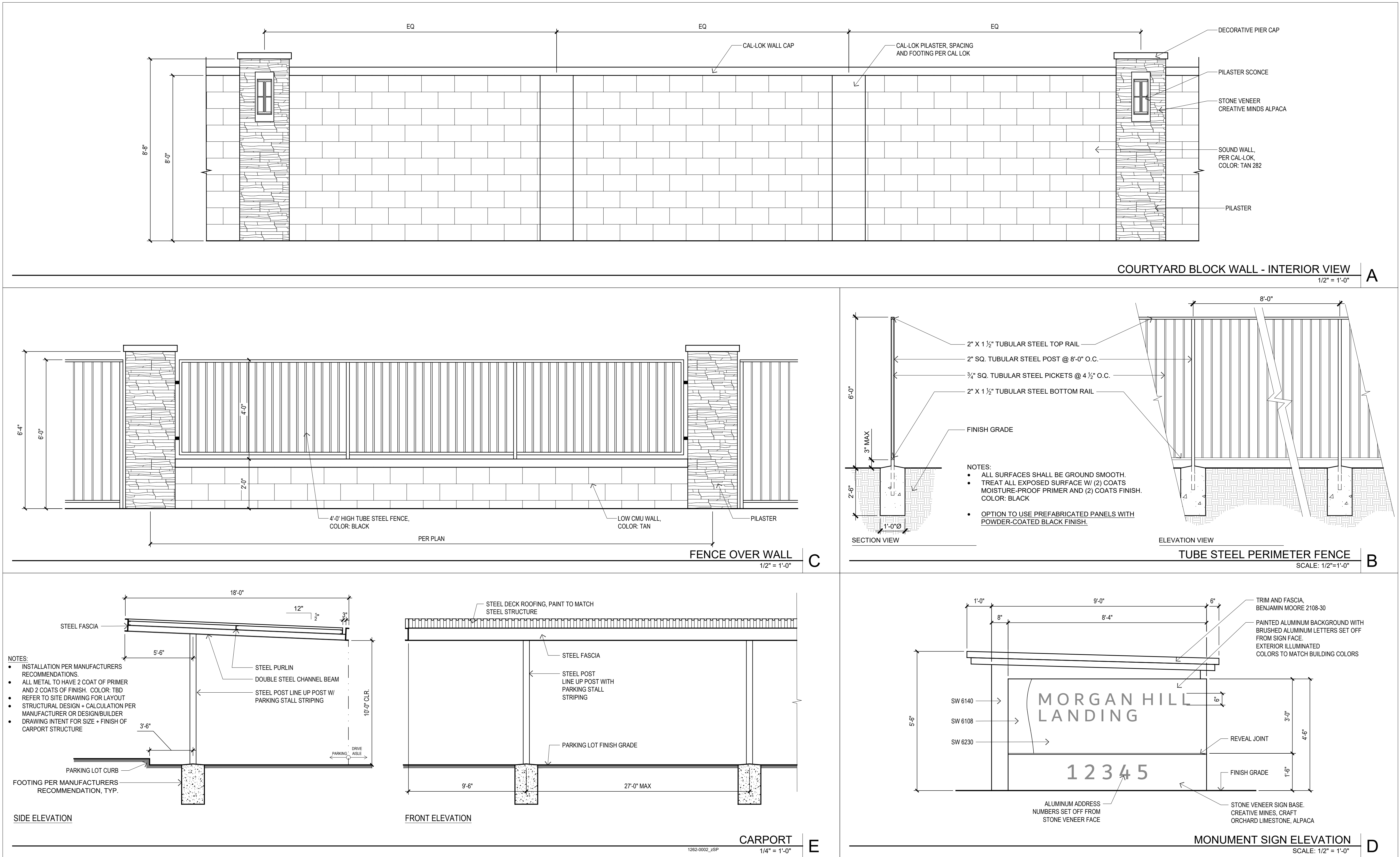


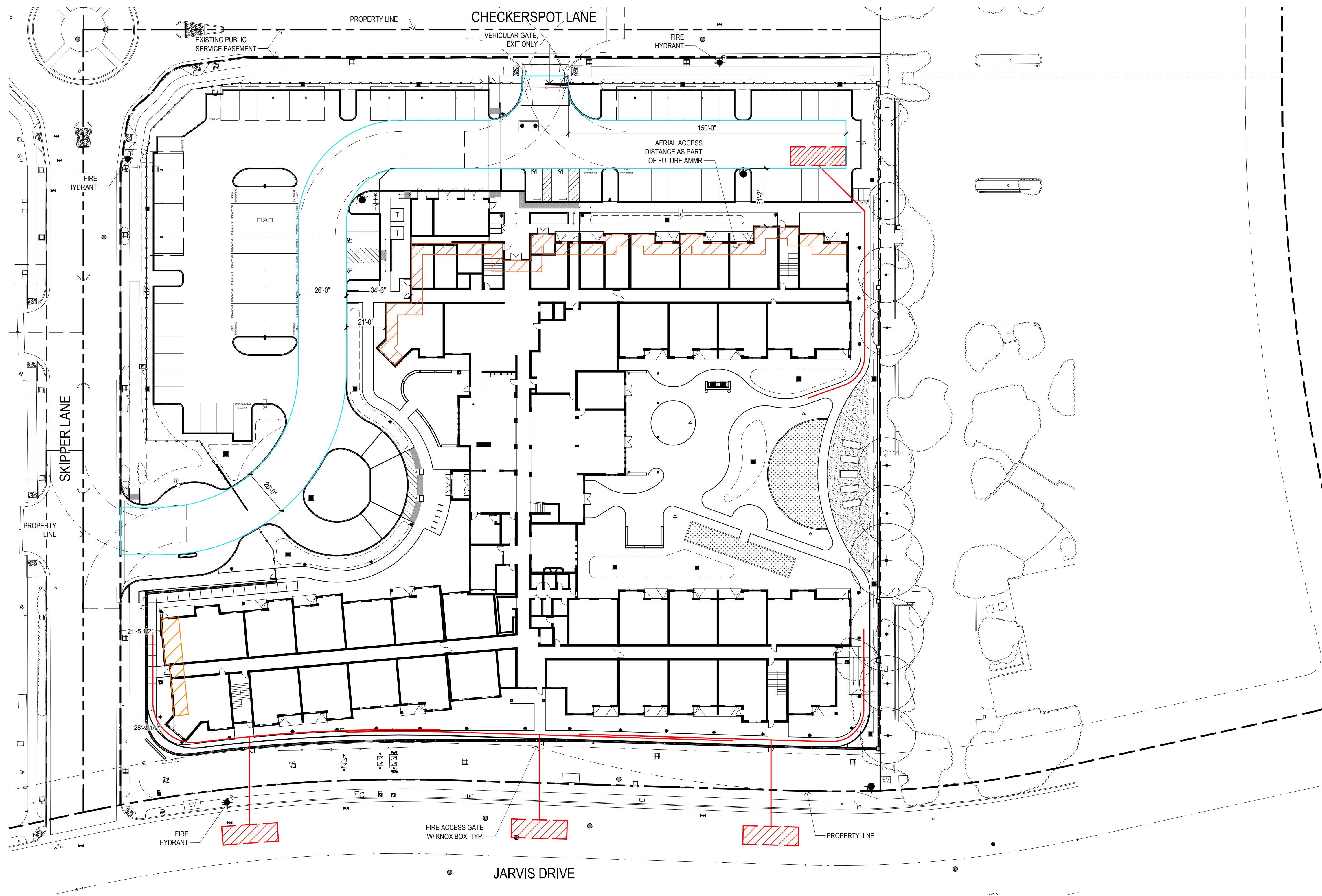
LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREON IS SITUATED IN THE CITY OF MORGAN HILL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 12 AS SHOWN ON THAT CERTAIN MAP ENTITLED AS "PARCEL MAP, EVERGREEN VILLAGE" WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON JULY 17, 2019 IN BOOK 924, PAGES 45 THROUGH 47, SANTA CLARA COUNTY RECORDS.

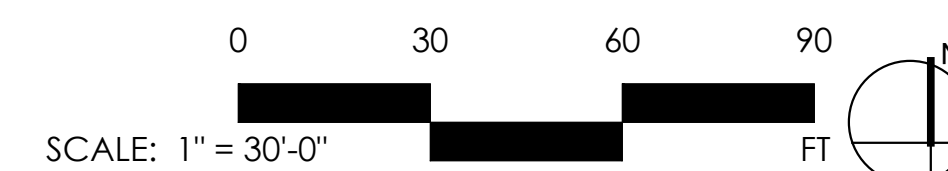
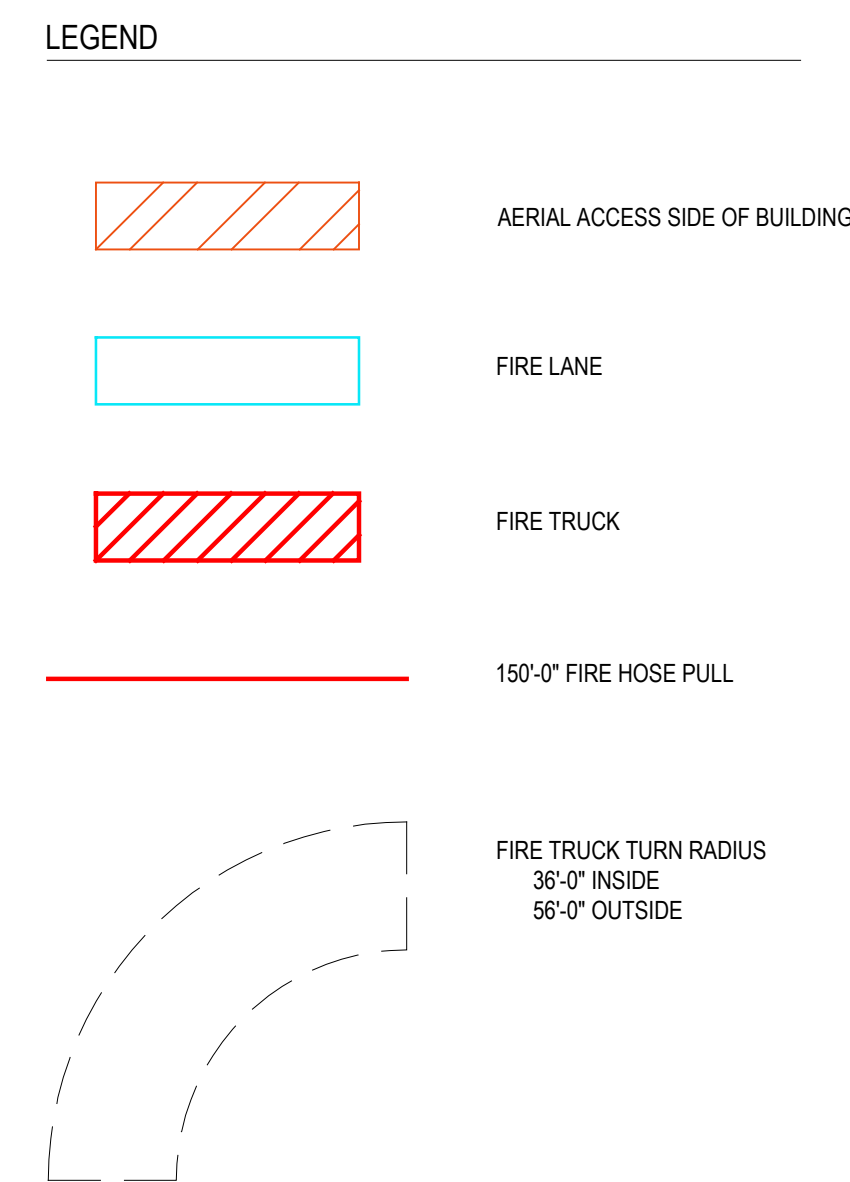
NOTE:
REFER TO THE RECORDED COREA FOR MORE INFORMATION ON THE USE, MODIFICATION AND MAINTENANCE OF THE COMMON AREAS AND PUBLIC RIGHTS-OF-WAY

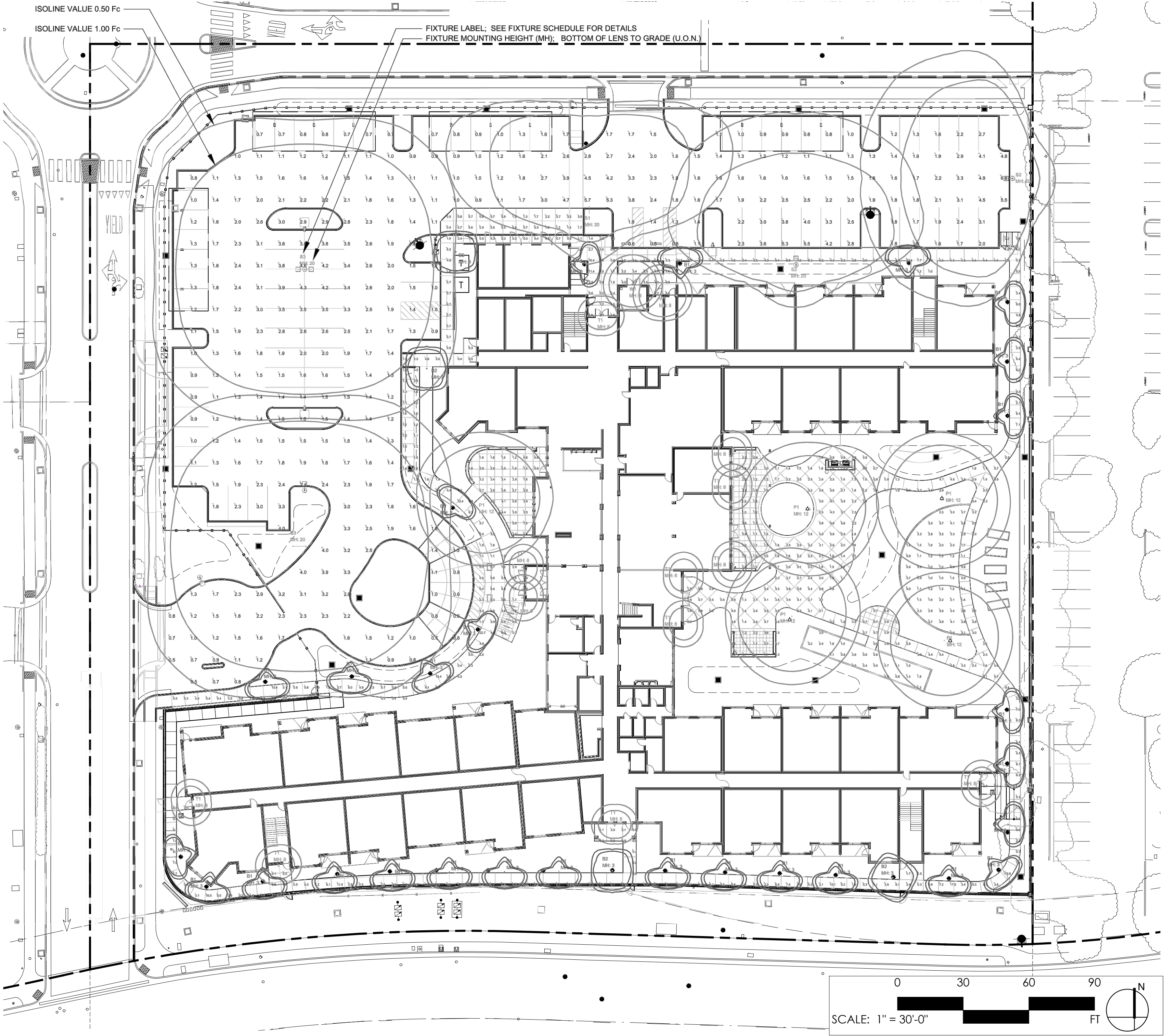




THIS PROJECT WILL PURSUE THE FOLLOWING AMMR'S TO ADDRESS FIRE ACCESS:

1. DISTANCE BETWEEN BUILDING AND AERIAL FIRE ACCESS LANE
2. HOSE REACH WITHIN SEMI ENCLOSED AMENITY COURTYARD

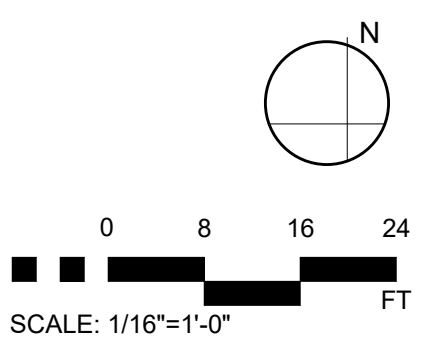
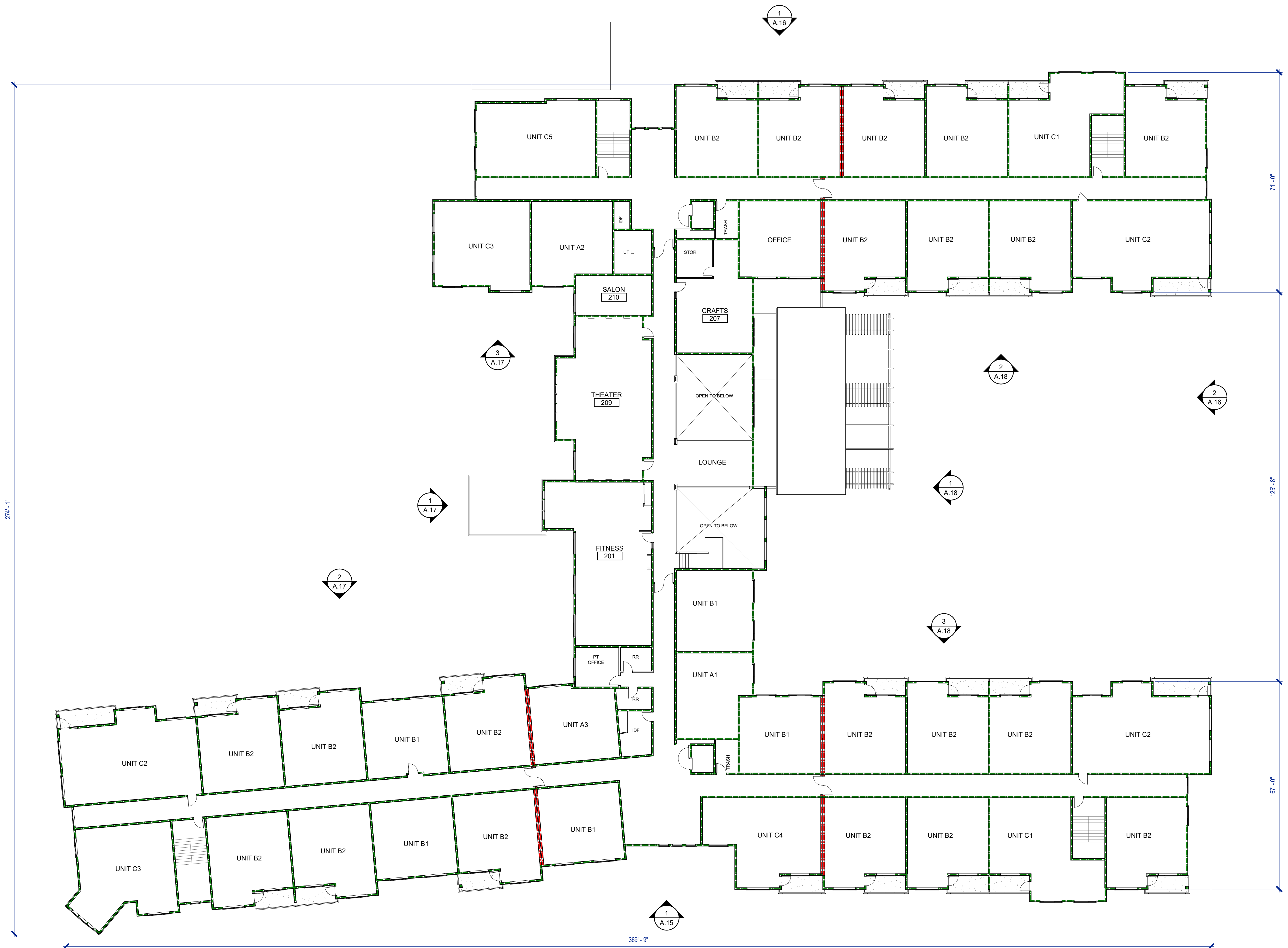


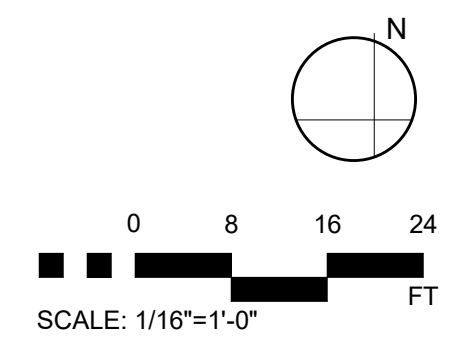


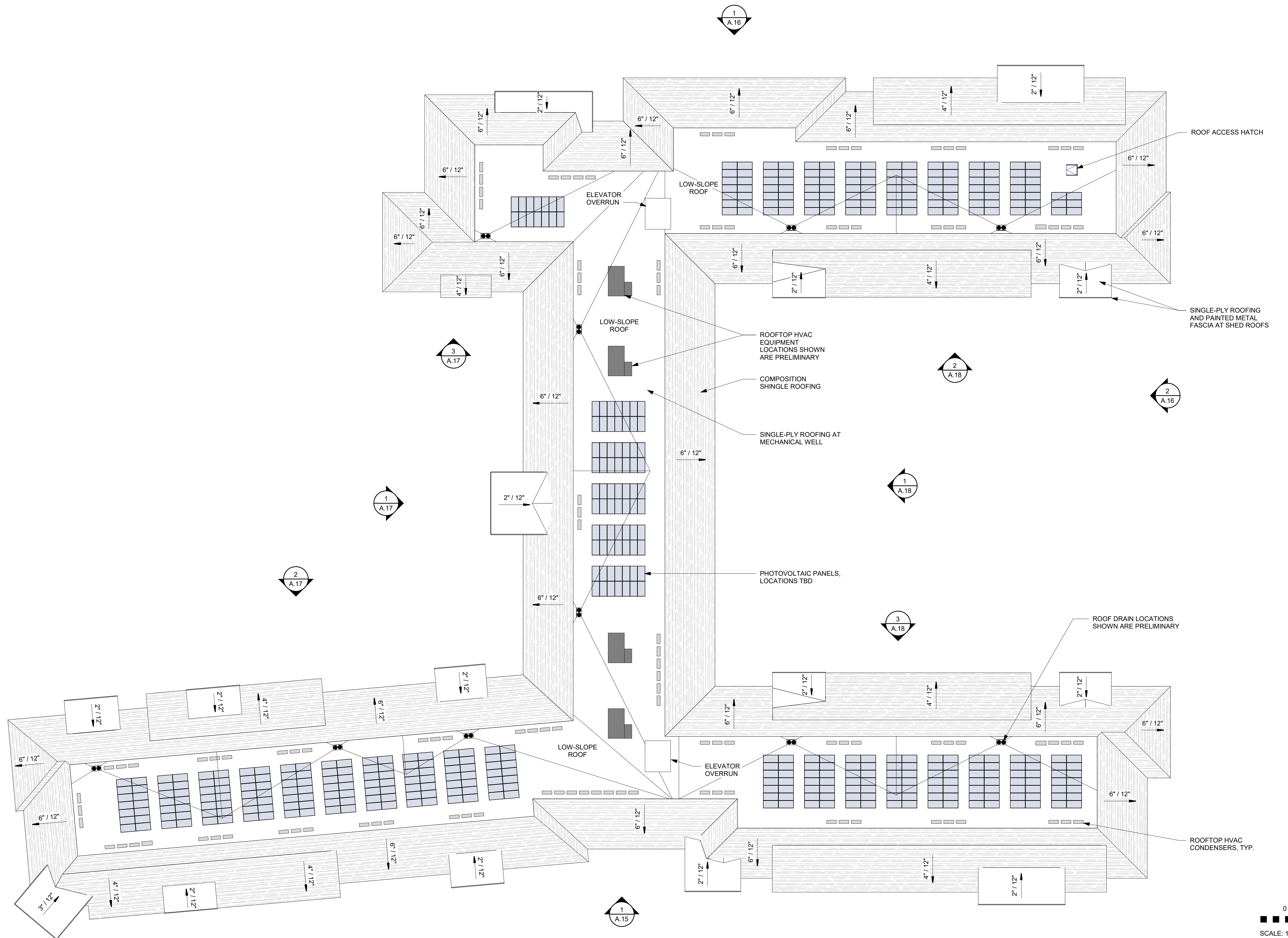
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Scene: GENERAL							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING	Illuminance	Fc	1.93	6.6	0.5	3.86	13.20
WALKWAY	Illuminance	Fc	2.30	22.7	0.3	7.67	75.67

Luminaire Schedule							
Scene: GENERAL							
Symbol	Qty	Label	Arrangement	Description	Lum. Lumens	LLF	Filename
	28	B1	SINGLE	GARDCO PBL-36-14L-200-NW-G2-3-UNV	965	0.900	PBL-14L-200-NW-G2-3-UNV.ies
	4	B2	SINGLE	GARDCO PBL-36-14L-200-NW-G2-5-UNV	1055	0.900	pbl-14l-200-nw-g2-5-unv.ies
	5	P1	SINGLE	GARDCO PPT-196L-1675-NW-G2-xx-5-UNV	7604	0.900	PPT-196L-1675-NW-G2-5-UNV.ies
	1	S1	SINGLE	GARDCO P26-64L-600-NW-G2-AR-3-UNV	16069	0.900	p26-64l-600-nw-g2-3.ies
	2	S2	SINGLE	GARDCO P26-64L-600-NW-G2-AR-4-UNV	16670	0.900	p26-64l-600-nw-g2-4.ies
	2	S3	Back-Back	GARDCO P26-64L-600-NW-G2-AR-5W-UNV	17214	0.900	p26-64l-600-nw-g2-5w.ies
	12	T1	SINGLE	AFX SEW5121500L30MVTG	767	0.900	SEW5121500Lxx_IES_Repaired.IES
	2	W1	SINGLE	WILLIAMS VVMH-L17-840-TL-xx-SDGL-DIM-UNV	1610	0.900	VVMH-L17-840-TL-xxx-SDGL-DIM-UNV-TBOX.ies









ROOF PLAN

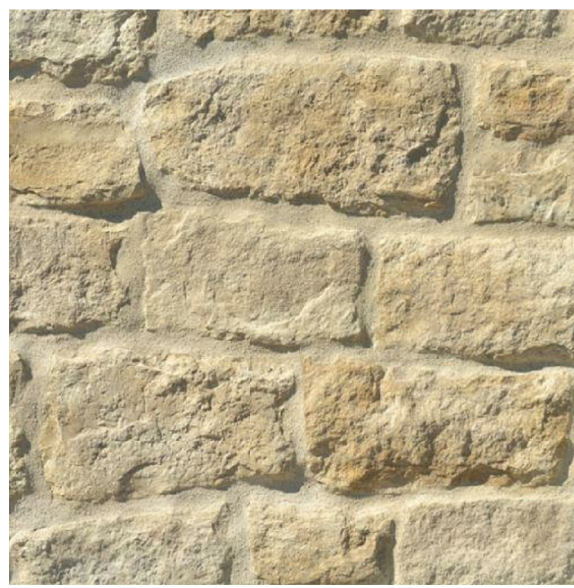
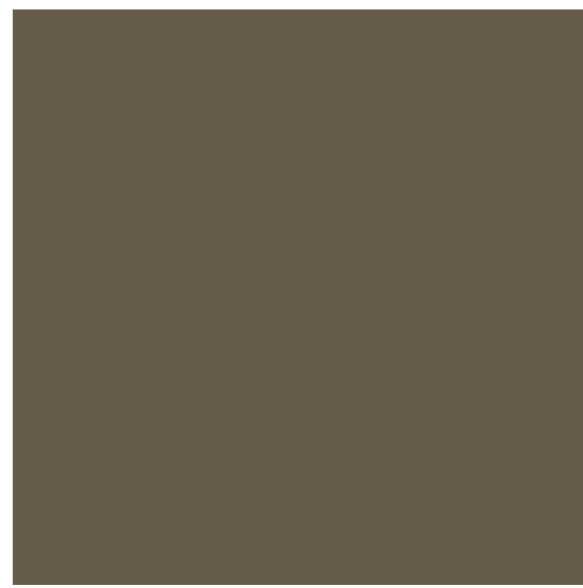
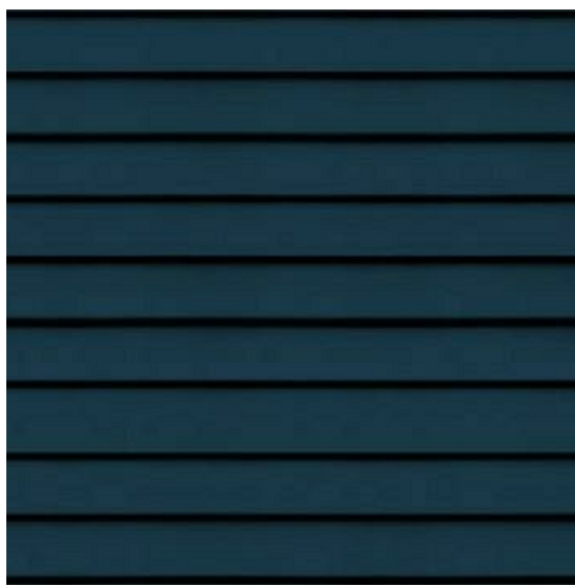
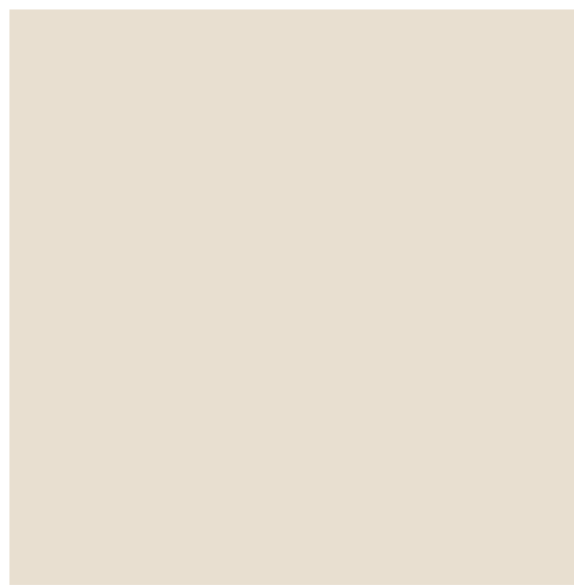
TENFOLD MORGAN HILL RCFE

MORGAN HILL, CA

A.14

PROJECT NO. 1262-0002

12/13/2024



1. CEMENT PLASTER - SW 6140

2. CEMENT PLASTER - SW 7039

3. HORIZONTAL SIDING - SW 6140

4. HORIZONTAL SIDING - SW 6108

5. HORIZONTAL SIDING - SW 6230

6. SHINGLE SIDING - SW 6230

7. TRIM AND FASCIA - BENJAMIN MOORE 2108-30

8. STONE VANEER - CREATIVE MINES, CRAFT ORCHARD LIMESTONE, ALPACA

9. ASPHALT SHINGLE - CERTAINTEED, COUNTRY GRAY



TOP OF ROOF
40' - 0"
TOP PLATE
31' - 8"
LEVEL 3
22' - 6"
LEVEL 2
12' - 0"
LEVEL 1
0"

SOUTH ELEVATION
1/16" = 1'-0"

1



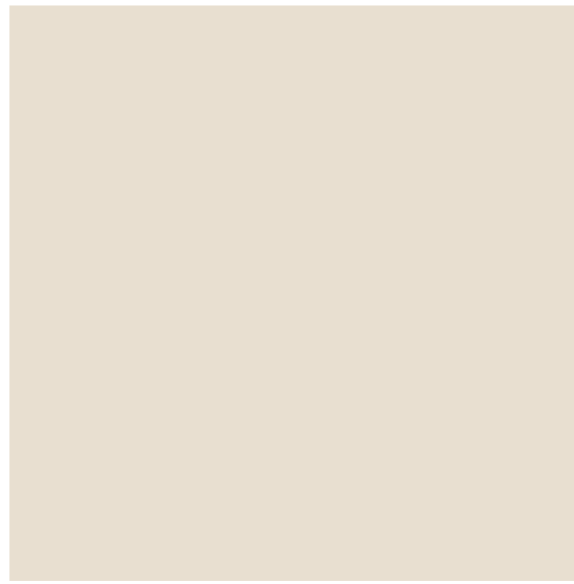
TOP OF ROOF
40' - 0"
TOP PLATE
31' - 8"
LEVEL 3
22' - 6"
LEVEL 2
12' - 0"
LEVEL 1
0"

NON-COMBUSTIBLE WALL
AND ROOF STRUCTURE
SHALL BE PROVIDED AT
TRASH ENCLOSURE

WEST ELEVATION
1/16" = 1'-0"

2

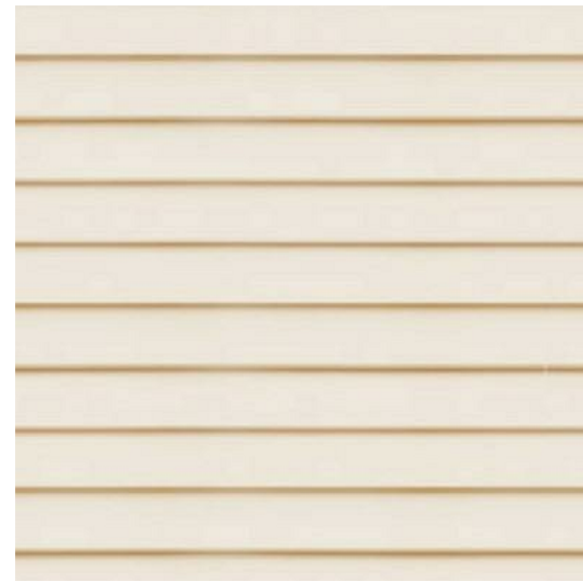
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1. CEMENT PLASTER -
SW 6140



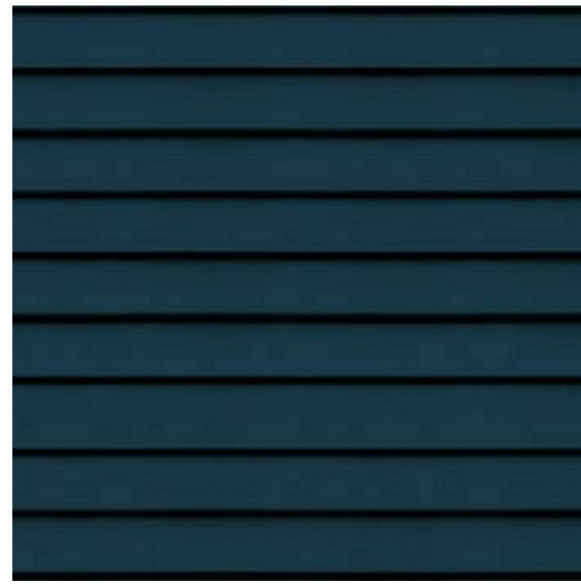
2. CEMENT PLASTER -
SW 7039



3. HORIZONTAL SIDING -
SW 6140



4. HORIZONTAL SIDING -
SW 6108



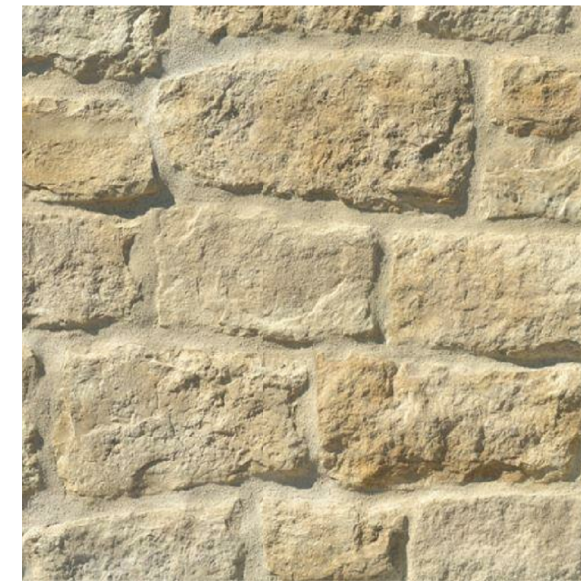
5. HORIZONTAL SIDING -
SW 6230



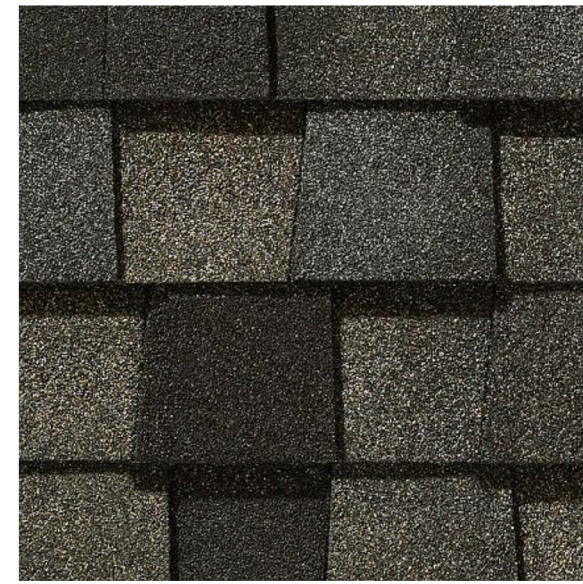
6. SHINGLE SIDING -
SW 6230



7. TRIM AND FASCIA -
BENJAMIN MOORE
2108-30



8. STONE VANEER -
CREATIVE MINES,
CRAFT ORCHARD
LIMESTONE, ALPACA



9. ASPHALT SHINGLE -
CERTAINTEED,
COUNTRY GRAY



TOP OF ROOF
40' - 0"

TOP PLATE
31' - 8"

LEVEL 3
22' - 6"

LEVEL 2
12' - 0"

LEVEL 1
0"

NORTH ELEVATION
1/16" = 1'-0"

1



TOP OF ROOF
40' - 0"

TOP PLATE
31' - 8"

LEVEL 3
22' - 6"

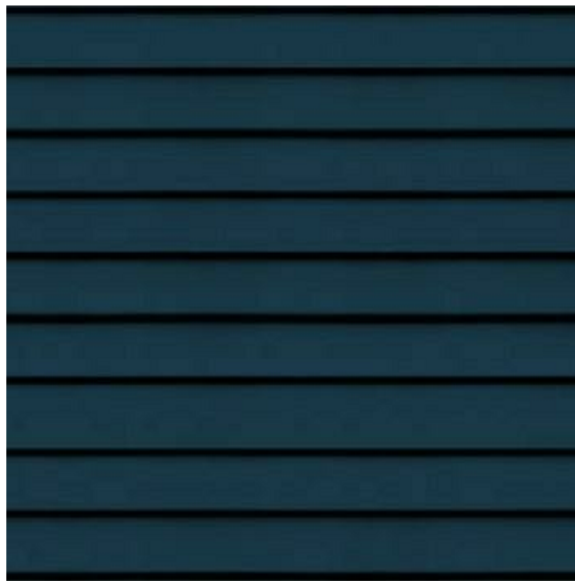
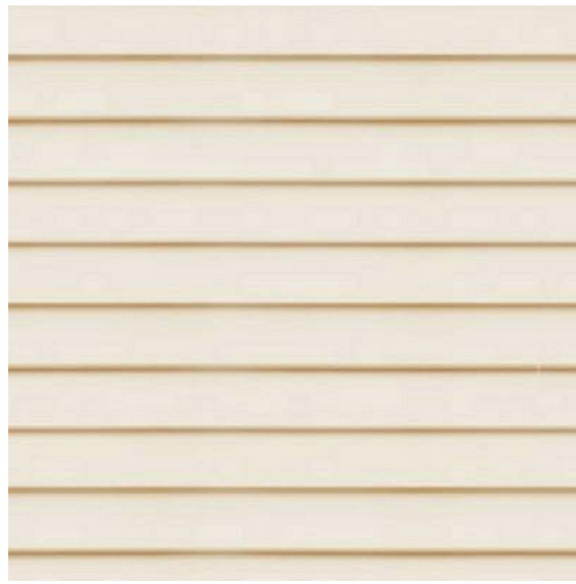
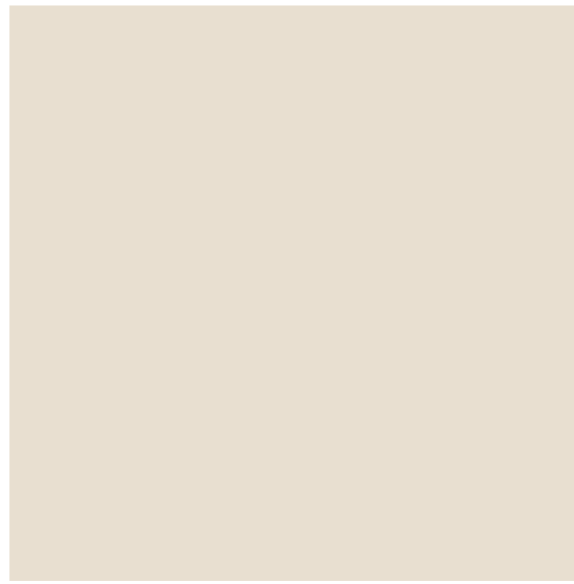
LEVEL 2
12' - 0"

LEVEL 1
0"

EAST ELEVATION
1/16" = 1'-0"

2

0 8 16 24
SCALE: 1/16"=1'-0" FT



- 1. CEMENT PLASTER - SW 6140
- 2. CEMENT PLASTER - SW 7039
- 3. HORIZONTAL SIDING - SW 6140
- 4. HORIZONTAL SIDING - SW 6108
- 5. HORIZONTAL SIDING - SW 6230
- 6. SHINGLE SIDING - SW 6230
- 7. TRIM AND FASCIA - BENJAMIN MOORE 2108-30
- 8. STONE VANEER - CREATIVE MINES, CRAFT ORCHARD LIMESTONE, ALPACA
- 9. ASPHALT SHINGLE - CERTAINTEED, COUNTRY GRAY



- TOP OF ROOF 40' - 0"
- TOP PLATE 31' - 8"
- LEVEL 3 22' - 6"
- LEVEL 2 12' - 0"
- LEVEL 1 0"

ENTRY COURTYARD NORTH
1/16" = 1'-0"

3



- TOP OF ROOF 40' - 0"
- TOP PLATE 31' - 8"
- LEVEL 3 22' - 6"
- LEVEL 2 12' - 0"
- LEVEL 1 0"

ENTRY COURTYARD EAST
1/16" = 1'-0"

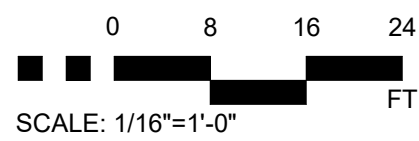
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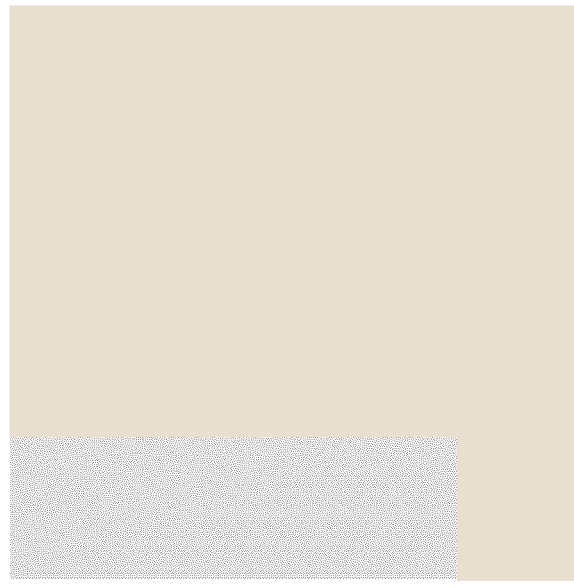


- TOP OF ROOF 40' - 0"
- TOP PLATE 31' - 8"
- LEVEL 3 22' - 6"
- LEVEL 2 12' - 0"
- LEVEL 1 0"

ENTRY COURTYARD SOUTH
1/16" = 1'-0"

2





1. CEMENT PLASTER - SW 6140



2. CEMENT PLASTER - SW 7039



3. HORIZONTAL SIDING - SW 6140



4. HORIZONTAL SIDING - SW 6108



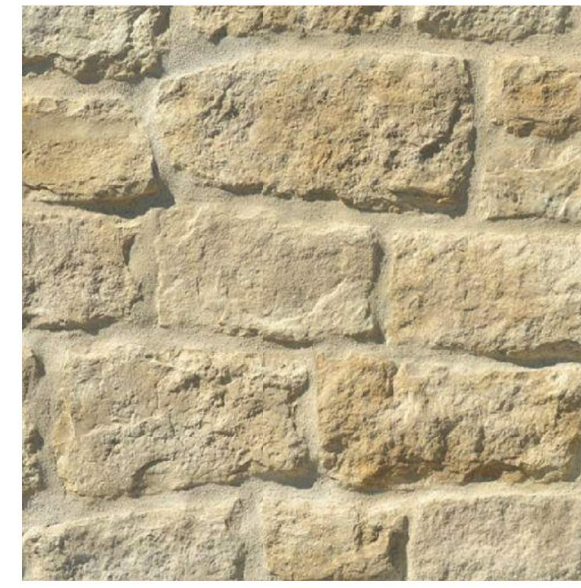
5. HORIZONTAL SIDING - SW 6230



6. SHINGLE SIDING - SW 6230



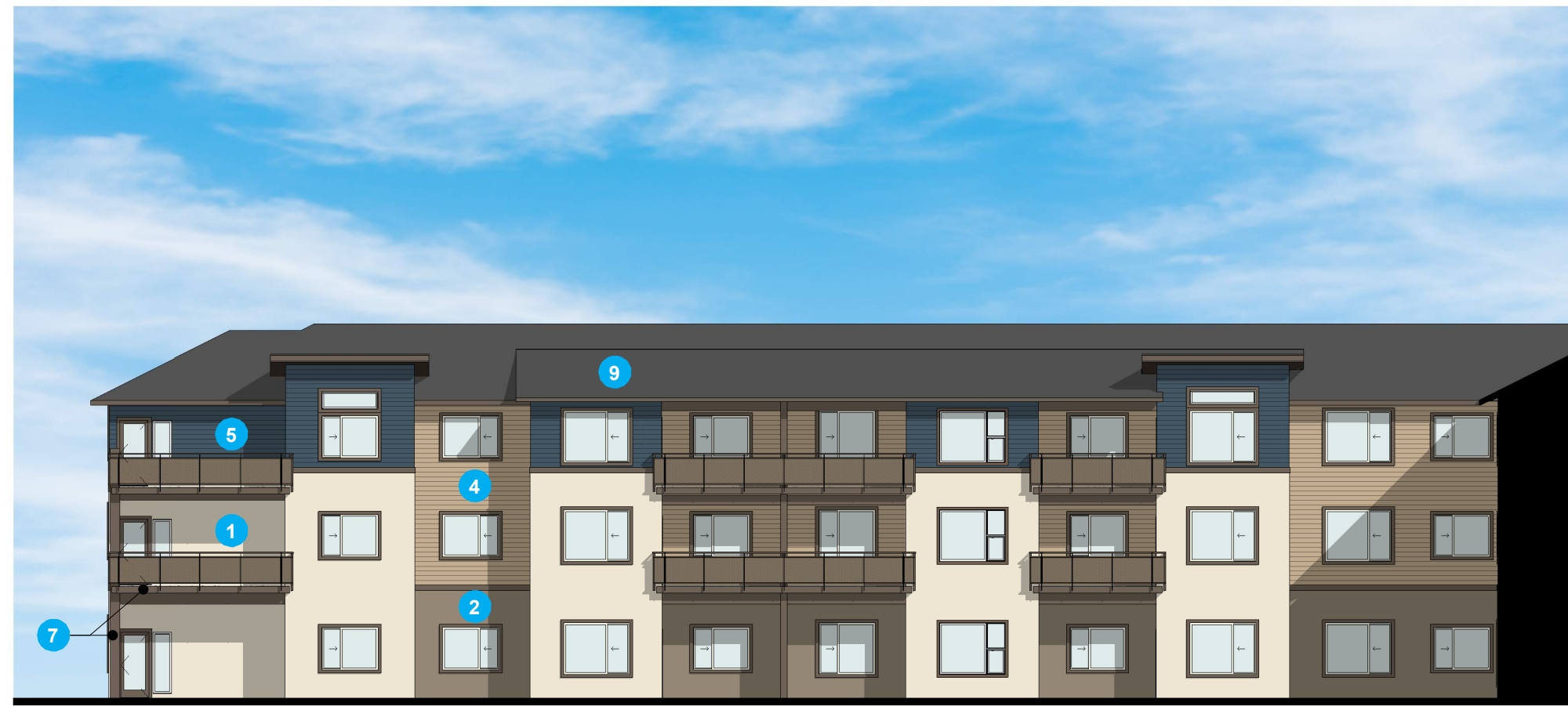
7. TRIM AND FASCIA - BENJAMIN MOORE 2108-30



8. STONE VANEER - CREATIVE MINES, CRAFT ORCHARD LIMESTONE, ALPACA



9. ASPHALT SHINGLE - CERTAINTEED, COUNTRY GRAY



TOP OF ROOF 40' - 0"
TOP PLATE 31' - 8"
LEVEL 3 22' - 6"
LEVEL 2 12' - 0"
LEVEL 1 0"

INTERIOR COURTYARD SOUTH
1/16" = 1'-0" 3



TOP OF ROOF 40' - 0"
TOP PLATE 31' - 8"
LEVEL 3 22' - 6"
LEVEL 2 12' - 0"
LEVEL 1 0"

INTERIOR COURTYARD WEST
1/16" = 1'-0" 1

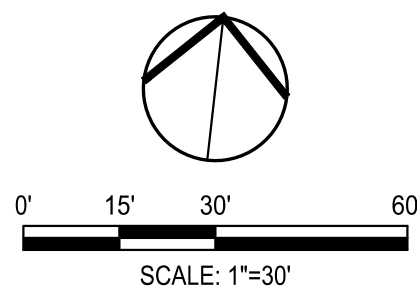
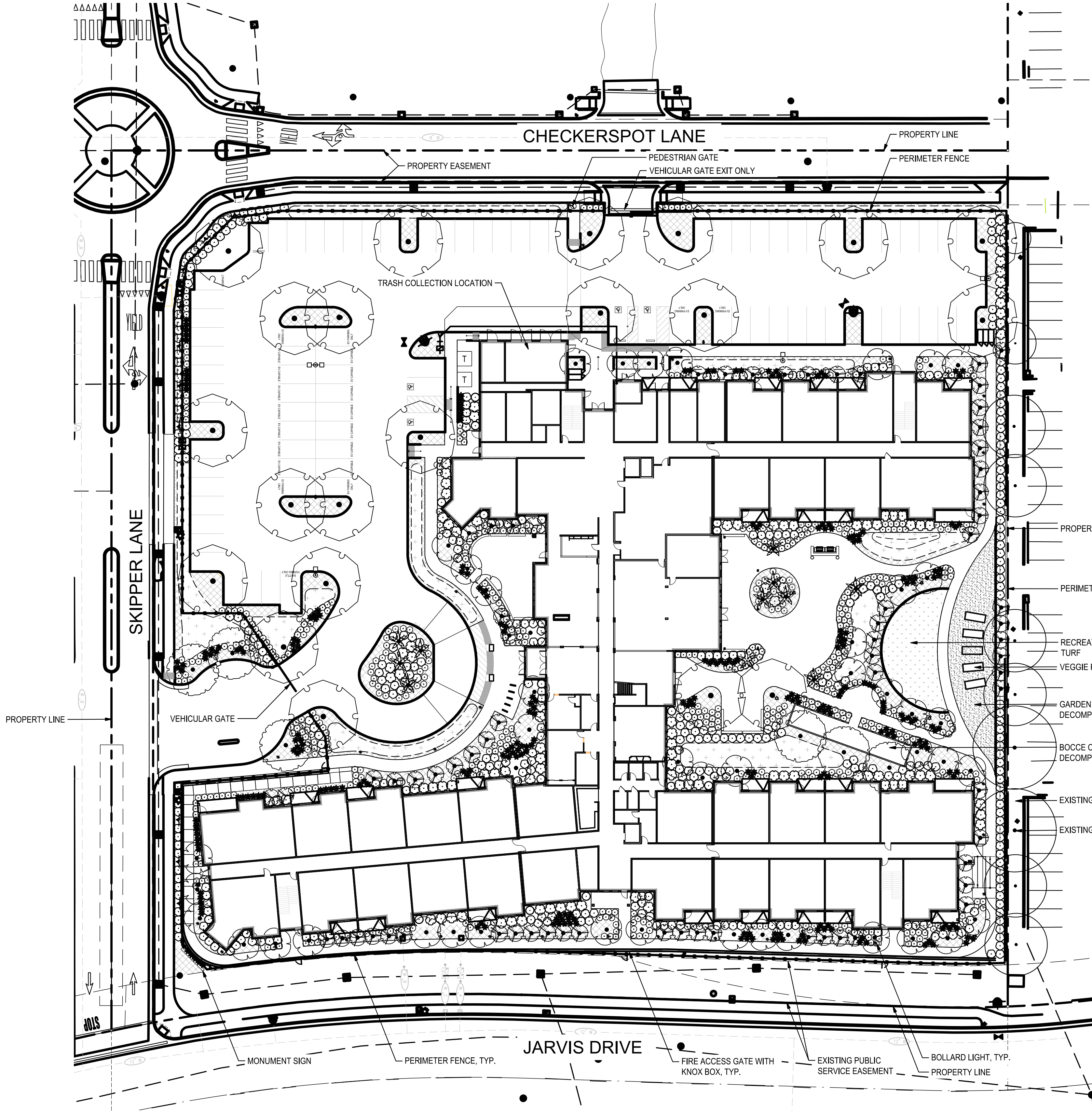


TOP OF ROOF 40' - 0"
TOP PLATE 31' - 8"
LEVEL 3 22' - 6"
LEVEL 2 12' - 0"
LEVEL 1 0"

INTERIOR COURTYARD NORTH
1/16" = 1'-0" 2

0 8 16 24
SCALE: 1/16"=1'-0" FT

F:\24PROJECTS\24043 MORGAN HILL SENIORS\PLANS AND GRAPHICS\ENTITLEMENTS\24043-L1.0 LANDSCAPE PLAN.DWG 12/13/2024 8:09 AM



CONCEPT TREE SCHEDULE

	LARGE SHADE TREE 24" box trees, (35' - 30' high/wide) Site and parking lot shade tree. Low water-use trees. Drip bubbler irrigation.	21
	<i>Quercus agrifolia</i> / Coast Live Oak <i>Ulmus parvifolia</i> 'Drake' / Drake Lacebark Elm	
	MEDIUM SHADE TREE 24" box trees, (30' - 25' high/wide) Smaller planting areas. Low water-use trees. Drip bubbler irrigation.	6
	<i>Arbutus</i> x 'Marina' / Marina Strawberry Tree Standard <i>Pistacia chinensis</i> / Chinese Pistache	
	SMALL TREE 15 gallon trees, (25' - 20' high/wide) Small planting areas, entries, parking drive aisle. Low water-use trees. Drip bubbler irrigation.	44
	<i>Lagerstroemia indica</i> x <i>fauriei</i> 'Natchez' / Natchez Crape Myrtle <i>Olea europaea</i> 'Swan Hill' / Swan Hill Fruitless Olive	
	ACCENT TREE 15 gallon trees, (20' - 15' high/wide) Small planting areas, entries, building accent. Low water-use trees. Drip bubbler irrigation.	69
	<i>Cercis occidentalis</i> / Western Redbud <i>Rhaphiolepis</i> x 'Montic' / Majestic Beauty® Indian Hawthorn	
	PALM TREE 15 BTH Palm Trees Low water-use trees. Drip Bubbler irrigation.	11
	<i>Phoenix dactylifera</i> / Date Palm <i>Trachycarpus fortunei</i> / Windmill Palm <i>Washingtonia robusta</i> / Mexican Fan Palm	

CONCEPT SHRUB & GROUNDCOVER SCHEDULE

	LARGE SHRUBS 5 gallon shrubs. Drought tolerant, low water-use plants. Shrubs (3' - 5' high/wide) throughout project site. Dripline irrigation.	101
	<i>Cistus</i> x <i>purpureus</i> / Orchid Rockrose <i>Dodonaea viscosa</i> 'Purpurea' / Purple Hopseed Bush <i>Kniphofia uvaria</i> 'Flamenco' / Flamenco Red Hot Poker <i>Loropetalum chinense rubrum</i> 'Chang Nian Hong' / Ever Red® Fringe Flower <i>Phormium tenax</i> / New Zealand Flax <i>Punica granatum</i> 'Nana' / Dwarf Pomegranate <i>Rhamnus californica</i> / California Coffeeberry <i>Salvia</i> x 'Allen Chickering' / Allen Chickering Sage	
	MEDIUM SHRUBS 5 gallon shrubs. Drought tolerant, low water-use plants. Shrubs (2' - 3' high/wide) throughout project site. Dripline Irrigation.	351
	<i>Callistemon viminalis</i> 'Little John' / Little John Weeping Bottlebrush <i>Hesperaloe parviflora</i> / Red Yucca <i>Lavandula stoechas</i> 'Otto Quast' / Otto Quast Spanish Lavender <i>Nandina domestica</i> / Heavenly Bamboo <i>Perovskia abrotanoides</i> / Russian Sage <i>Philomis russelliana</i> / Jerusalem Sage	
	ORNAMENTAL GRASSES 5 gallon shrubs. Drought tolerant, low water-use plants. Grasses and grass-like plants. (2' - 4' high/wide) throughout project site. Dripline Irrigation.	267
	<i>Diets bicolor</i> / Fortnight Lily <i>Festuca idahoensis</i> / Idaho Fescue <i>Leymus condensatus</i> / Giant Wild Rye <i>Lomandra longifolia</i> 'Breeze' / Breeze™ Mat Rush <i>Muhlenbergia capillaris</i> 'Lenca' / Regal Mist® Pink Muhly Grass	
	VINES 1 gallon vine, screening at trash enclosures. Low water-use plants. Dripline irrigation.	13
	<i>Parthenocissus tricuspidata</i> 'Veitchii' / Boston Ivy	
	SMALL SHRUBS 1 gallon shrubs. Drought tolerant, low water-use plants. Shrubs (1' - 2' high/wide) throughout project site. Dripline Irrigation.	579
	<i>Callistemon viminalis</i> 'Little John' / Little John Weeping Bottlebrush <i>Oenothera caespitosa</i> / Tufted Evening Primrose <i>Yucca filamentosa</i> / Adam's Needle	
	VERTICAL EVERGREEN 5 gallon shrubs. Drought tolerant, low water-use plants. Shrubs (3' - 5' high x 1' - 3' wide) throughout project site. Dripline Irrigation.	23
	<i>Cupressus sempervirens</i> / Italian Cypress	
	GROUNDCOVER 1 gallon, small shrubs and spreading groundcover, low and medium water-use plants. Plants to be primarily evergreen with seasonal interest in flowering and/or form. Shrubs and groundcover (6"-12" high x 36"-60" wide) throughout project site. Dripline Irrigation.	9,945 sf
	<i>Baccharis pilularis</i> 'Twin Peaks #2' / Twin Peaks #2 Coyote Brush <i>Cotoneaster dammeri</i> 'Lowfast' / Lowfast Bearberry Cotoneaster <i>Festuca glauca</i> 'Boulder Blue' / Boulder Blue Fescue <i>Juniperus horizontalis</i> / Creeping Juniper <i>Myoporum parvifolium</i> / Trailing Myoporum <i>Rosmarinus officinalis</i> 'Huntington Carpet' / Huntington Carpet Rosemary	
	BIORETENTION PLANTER Plants to be water tolerant. Plants (6"-12" high/wide) in bioretention planters. Subsurface in-line. Dripline Irrigation.	6,543 sf
	<i>Achillea millefolium</i> / Common Yarrow <i>Juncus patens</i> / California Gray Rush <i>Leymus triticoides</i> / Wild Rye	
	LAWN Sod. Overhead Spray Irrigation.	1,305 sf
	Bolero Plus	

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Fax: 209-942-0214
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- CIVIL
- STRUCTURAL
- LANDSCAPE ARCHITECTURE
- SURVEYING
- PLANNING
- ATHLETIC FACILITY DESIGN
- GEOTECHNICAL

REVISIONS		
No.	Date	Description

PROJECT

MORGAN HILL
RCFE

MORGAN HILL, CA

SHEET TITLE

PLANTING PLAN

Proj Mgr	TDC
Drawn by	SLT / TK
Date	12/13/2024
Job No.	24043
SHEET:	L1.0



Know what's below.
Call before you dig.

PROJECT INFORMATION

DATE	12/13/2024
PROJECT APPLICANT	CHRIS SCHULZE / TSD ENGINEERING, INC.
PROJECT OWNER	BRIGID FLANIGAN / BRUCEVILLE POINT LLC
PROJECT PARCEL	726-58-012
TOTAL LANDSCAPE AREA	27,847 S.F.
PROJECT TYPE	NEW
WATER SUPPLY TYPE	DOMESTIC
LOCAL WATER PURVEYOR	THE CITY OF MORGAN HILL

THERE ARE NO SLOPES GREATER THAN 25%.

LANDSCAPE DOCUMENTATION PACKAGE

- L1.0 PLANTING PLAN
L1.1 PROJECT INFORMATION / PLANTING NOTES AND SCHEDULES
L2.0 IRRIGATION PLAN
L3.0 HYDROZONE PLAN / WELO DOCUMENTATION

UTILITY PLAN BY CIVIL, SEE PROJECT INDEX

WATER EFFICIENT LANDSCAPE ORDINANCE:

"I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria for the efficient use of water in the landscape design plan."

	4836	12.13.2024
Applicant Signature	License Number	Date

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.

	12/12/24
Owner/Developer Signature	Date

THE DEVELOPER WILL SUBMIT RECEIPTS AND/OR INVOICES FOR ALL COMPOST AND MULCH PURCHASED TO ENVIRONMENTAL SERVICES DIVISION AFTER FINAL CONSTRUCTION.

	12/12/24
Owner/Developer Signature	Date

GENERAL PLANTING NOTES

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH LOCAL AND STATE STANDARDS AND CODES.
- ALL ASPHALT, BASE COURSE AND OTHER DEBRIS ARE TO BE REMOVED COMPLETELY BELOW PLANTING AREAS TO NATIVE SOIL LEVEL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE SURFACE DRAINAGE AT 2% MINIMUM IN PLANTING AREAS EXCEPT WHERE SHOWN.
- THE CONTRACTOR SHALL FURNISH AND APPLY THE APPROPRIATE PRE-EMERGENT HERBICIDE AT RATES PRESCRIBED BY LAW AND THE MANUFACTURER'S RECOMMENDATIONS. ALL PRE-EMERGENT HERBICIDES SHALL BE APPLIED BY LICENSED OPERATORS UNDER FAVORABLE WEATHER CONDITIONS.
- THE CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING A SOILS TEST AND PROVIDING THE APPROPRIATE AMENDMENTS BASED ON THE TEST RESULTS.
- FINISH GRADE OF PLANTED AREAS TO BE ONE (1) INCH BELOW PAVING. WATER SOIL THOROUGHLY BEFORE PLANTING. ALL PLANTS SHALL BE SET AT SUCH A LEVEL THAT AFTER SETTLING THEY BEAR THE SAME RELATIONSHIP TO THE SURROUNDING FINISH GRADE AS THEY BORE TO THE SOIL LINE GRADE IN THE CONTAINER, UNLESS OTHERWISE NOTED.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE DRAINAGE OF ALL PLANTINGS, SUFFICIENT TO INSURE HEALTHY GROWTH.
- MASS GRADING IS PLANNED, THEREFORE A SOIL ANALYSIS REPORT WILL BE SUBMITTED AS PART OF CERTIFICATE OF COMPLETION.
- MINIMUM THREE-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREA EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE, UP TO FIVE PERCENT OF THE LANDSCAPE AREA MAY BE LEFT WITHOUT MULCH. DESIGNATED INSECT HABITAT MUST BE INCLUDED IN THE LANDSCAPE DESIGN PLAN AS SUCH.
- TYPE OF MUCH NOT ALLOWED INCLUDE: BARK MULCH, GORILLA HAIR, SHREDDED CEDAR, OR VIRGIN MATERIALS. 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.
- FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER ONE THOUSAND SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL. SOILS WITH GREATER THAN SIX PERCENT ORGANIC MATTER IN THE TOP SIX INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.
- ALL PLANTS AND TREES SHALL BE CATEGORIZED AS LOW OR VERY LOW WATER USE IN THE CENTRAL COAST AS DEFINED BY THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) DATABASE. IF THERE ARE TO BE ANY SUBSTITUTION OF PLANT SPECIES FROM THE APPROVED PLANS, THEY MUST BE LOW / VERY LOW WATER USE.

TREE NOTES

- EXISTING TREES TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. CARE SHOULD BE TAKEN WHEN GRADING OCCURS WITHIN THE DRIPLINE OF THE TREE.
- CONTRACTOR TO NOTIFY OWNER IMMEDIATELY IF ANY DISCREPANCIES OR QUESTIONS REGARDING TREE PROTECTION OCCUR AT TIME CONSTRUCTION.
- ALL WORK WITHIN THE EXISTING TREE ROOT ZONES SHALL BE DONE USING ALL POSSIBLE CARE TO AVOID INJURY TO ROOTS.
- NO ROOTS LARGER THAN 2" SHALL BE CUT WITHOUT APPROVAL. CONTACT LANDSCAPE ARCHITECT IF PLANT MATERIAL PLACEMENT IS IN CONFLICT WITH EXISTING ROOTS.
- ROOT BARRIER, 10 LINEAL FEET CENTERED ON TREES, TO BE INSTALLED WHEN TREE IS WITHIN 5' OF SIDEWALKS, ROADWAYS, BUILDING OR CURBS.

CONCEPT TREE SCHEDULE

	LARGE SHADE TREE 24" box trees. (35' - 30" high/wide) Site and parking lot shade tree. Low water-use trees. Drip bubbler irrigation.	21
	MEDIUM SHADE TREE 24" box trees. (30' - 25" high/wide) Smaller planting areas. Low water-use trees. Drip bubbler irrigation.	6
	SMALL TREE 15 gallon trees. (25' - 20" high/wide) Small planting areas, entries, parking drive aisle. Low water-use trees. Drip bubbler irrigation.	44
	ACCENT TREE 15 gallon trees. (20' - 15" high/wide) Small planting areas, entries, building accent. Low water-use trees. Drip bubbler irrigation.	69
	PALM TREE 15 BTH Palm Trees . Low water-use trees. Drip Bubbler irrigation. Phoenix dactylifera / Date Palm Trachycarpus fortunei / Windmill Palm Washingtonia robusta / Mexican Fan Palm	11

CONCEPT SHRUB & GROUNDCOVER SCHEDULE

	LARGE SHRUBS 5 gallon shrubs. Drought tolerant, low water-use plants. Shrubs (3' - 5' high/wide) throughout project site. Dripline irrigation. . Cistus x purpureus / Orchid Rockrose Dodonaea viscosa 'Purpurea' / Purple Hopseed Bush Kniphofia uvaria 'Flamenco' / Flamenco Red Hot Poker Loropetalum chinense rubrum 'Chang Nian Hong' / Ever Red® Fringe Flower Phormium tenax / New Zealand Flax Punica granatum 'Nana' / Dwarf Pomegranate Rhamnus californica / California Coffeeberry Salvia x 'Allen Chickering' / Allen Chickering Sage	101
	MEDIUM SHRUBS 5 gallon shrubs. Drought tolerant, low water-use plants. Shrubs (2' - 3' high/wide) throughout project site. Dripline Irrigation. . Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush Hesperaloe parviflora / Red Yucca Lavandula stoechas 'Otto Quast' / Otto Quast Spanish Lavender Nandina domestica / Heavenly Bamboo Perovskia abrotanoides / Russian Sage Phlomis russelliana / Jerusalem Sage	351
	ORNAMENTAL GRASSES 5 gallon shrubs, Drought tolerant, low water-use plants. Grasses and grass-like plants. (2' - 4' high/wide) throughout project site. Dripline Irrigation. . Diets bicolor / Fortnight Lily Festuca idahoensis / Idaho Fescue Leymus condensatus / Giant Wild Rye Lomandra longifolia 'Breeze' / Breeze™ Mat Rush Muhlenbergia capillaris 'Lenca' / Regal Mist® Pink Muhly Grass	267
	VINES 1 gallon vine, screening at trash enclosures. Low water-use plants. Dripline irrigation. . Parthenocissus tricuspidata 'Veitchii' / Boston Ivy	13
	SMALL SHRUBS 1 gallon shrubs, Drought tolerant, low water-use plants. Shrubs (1' - 2' high/wide) throughout project site. Dripline Irrigation. . Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush Oenothera caespitosa / Tufted Evening Primrose Yucca filamentosa / Adam's Needle	579
	VERTICAL EVERGREEN 5 gallon shrubs, Drought tolerant, low water-use plants. Shrubs (3' - 5' high x 1' - 3' wide) throughout project site. Dripline Irrigation. . Cupressus sempervirens / Italian Cypress	23
	GROUNDCOVER 1 gallon, small shrubs and spreading groundcover, low and medium water-use plants. Plants to be primarily evergreen with seasonal interest in flowering and/or form. Shrubs and groundcover (6"-12" high x 36"- 60" wide) throughout project site. Dripline Irrigation. . Baccharis pilularis 'Twin Peaks #2' / Twin Peaks #2 Coyote Brush Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry Cotoneaster Festuca glauca 'Boulder Blue' / Boulder Blue Fescue Juniperus horizontalis / Creeping Juniper Myoporum parvifolium / Trailing Myoporum Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary	9,945 sf
	BIORETENTION PLANTER Plants to be water tolerant. Plants (6"- 12" high/wide) in bioretention planters. Subsurface in-line, Dripline Irrigation. . Achillea millefolium / Common Yarrow Juncus patens / California Gray Rush Leymus triticoides / Wild Rye	6,543 sf
	LAWN Sod. Overhead Spray Irrigation. Bolero Plus	1,305 sf



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- GEOTECHNICAL

REVISIONS

No. Date Description

PROJECT

MORGAN HILL RCFE

MORGAN HILL, CA

SHEET TITLE

PROJECT INFORMATION / PLANTING NOTES & SCHEDULES

Proj Mgr TDC

Drawn by SLT / TK

Date 12/13/2024

Job No. 24043

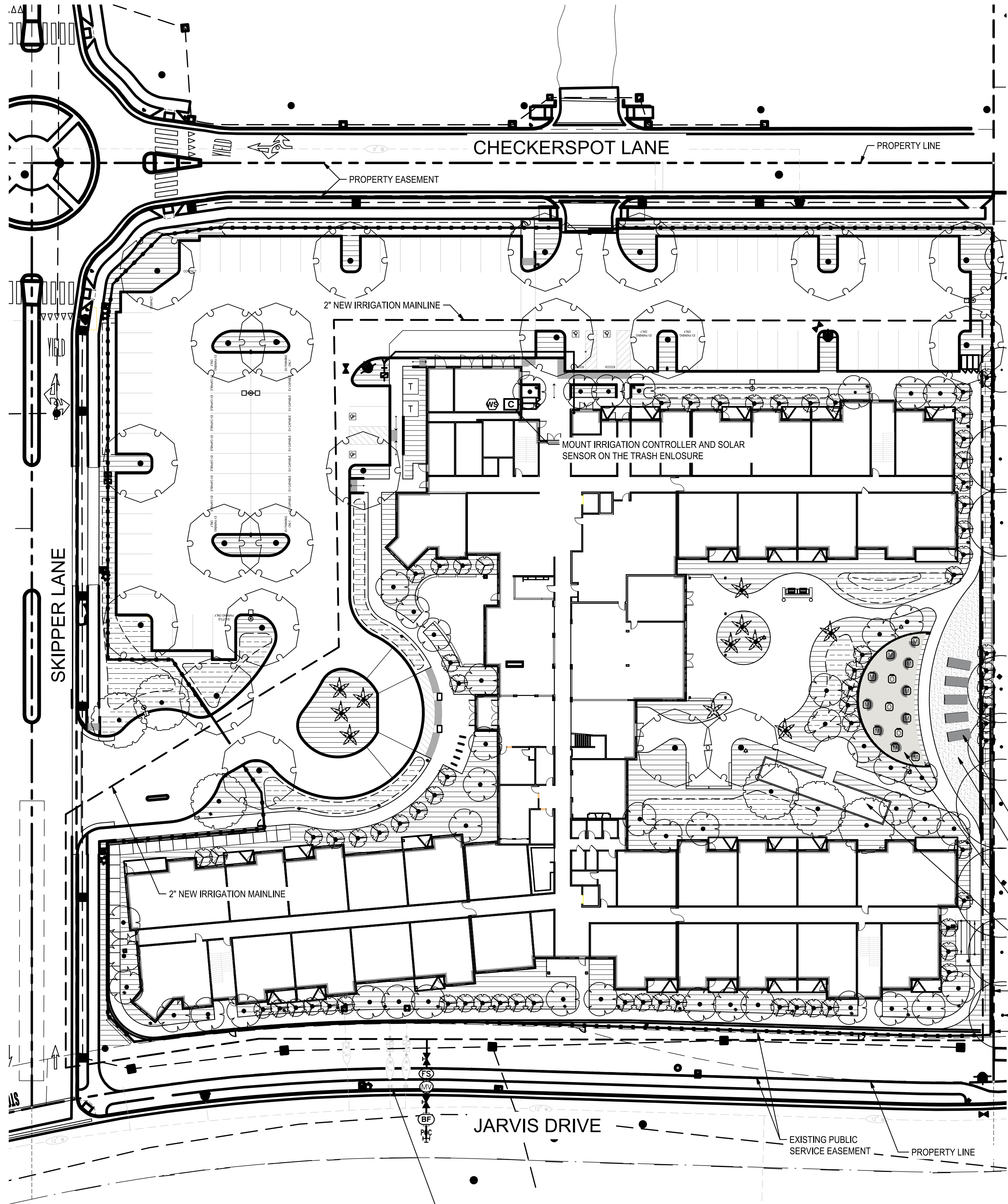
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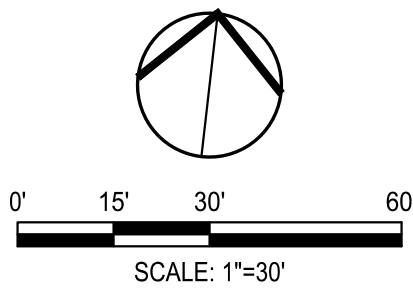
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Know what's below.
Call before you dig.



IRRIGATION POINT OF CONNECTION:
NEW POINT OF CONNECTION TO TIE INTO EXISTING
2" WATER METER. SEE CIVIL ENGR. DWGS. FOR
ADDITIONAL INFORMATION. ENSURE CONNECTION
COMPLIES WITH ALL CITY CODES & ORDINANCES.



IRRIGATION NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH LOCAL CODES AND REQUIREMENTS.
2. THE SYSTEM IS DESIGNED WITH AN OPERATING PRESSURE OF 20 PSI FOR DRIPLINE AND BUBBLERS. THE CONTRACTOR IS TO PERFORM A STATIC AND DYNAMIC PRESSURE TEST; VERIFY AT LEAST 60 PSI. STATIC AND THEN RECORD THE PRESSURE READING AT 40 GPM. REPORT THE FINDINGS TO THE LANDSCAPE ARCHITECT. IF THE CONTRACTOR FAILS TO DO SO, THE CONTRACTOR WILL TAKE FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
3. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH. CONTRACTOR SHALL GUARANTEE 100% COVERAGE OF SYSTEM.
4. SPLICING OF 24 VOLT WIRES IS NOT PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36" LONG, 6" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRE TOGETHER EVERY TEN FEET. TAPING WIRES IS NOT REQUIRED INSIDE SLEEVES. RUN WIRE FROM EACH REMOTE CONTROL VALVE TO THE CONTROLLER. ALL CONTROLLER WIRES TO BE INDEXED AT VALVES AND CONTROLLER.
5. ONE VALVE PER 14" x 19" BOX WITH ISOLATION GATE VALVE. PLASTIC VALVE COVERS TO BE GREEN IN COLOR. LIDS TO BE T-STYLE NON-HINGED COVERS MARKED IRRIGATION. BOX BODY SHALL HAVE KNOCK-OUTS WITH BOLT-DOWN LIDS.
6. INSTALL NEW REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, LAWN, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF RECTANGULAR VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, LAWN, ETC.
7. CONTRACTOR SHALL STABILIZE IRRIGATION VALVES DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETED.
8. THIS PLAN IS **DIAGRAMMATIC**. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM AND PLANTING AND ARCHITECTURAL FEATURES. CONTRACTOR IS RESPONSIBLE FOR HEAD SPRAY AWAY FROM BUILDING.
9. THE CONTRACTOR SHALL FLUSH ALL LINES AND ADJUST ALL HEADS FOR MAXIMUM PERFORMANCE AND TO MINIMIZE OVERSPRAY ON TO WALKS, WALLS, FENCES, DRIVES, AND BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT EXISTING CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
10. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
11. ALL PVC SLEEVES UNDER PAVEMENT AND ROADWAYS TO BE SCH. 40. SLEEVES TO BE TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE THAT WILL PASS THROUGH SLEEVE. CHANGE ALL RING-TITE PIPE THAT WOULD PASS THROUGH SLEEVES TO CLASS 315 SOLVENT WELD PIPE OF SAME SIZE.
12. INSTALL CHECK VALVES OR IN-HEAD CHECK VALVES TO ELIMINATE LOW HEAD DRAINAGE WHERE NECESSARY.
13. SUBSTITUTION FOR IRRIGATION EQUIPMENT SPECIFIED ON THE PLANS MAY BE DONE ONLY WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
14. PROVIDE A MINIMUM 24" COVER OVER ALL MAIN LINE PIPING AND 18" OVER ALL LATERAL LINES.
15. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE SYSTEM AS DESIGNED WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT IDENTIFIED IN THE DRAWINGS. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. OTHERWISE, THE CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
16. ALL WIRE CONNECTIONS TO BE MADE IN VALVE BOX WITH WATER TIGHT CONNECTORS PER THE MANUFACTURERS DIRECTIONS. WIRE SPLICES SHALL NOT BE PERMITTED UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE. WIRE SPLICE LOCATIONS MUST BE INDICATED ON "AS-BUILTS".
17. FOR MAINLINE PIPE AND FITTINGS THRUST RESTRAINTS, SEE LEGEND AND DETAILS.
18. WATERING TIMES SHALL BE AFTER 7:00 PM AND BEFORE 9:00 AM.

VEGGIE PLANTERS

GARDEN AREA WITH
DECOMPOSED GRANITE PAVING

RECREATIONAL TURF

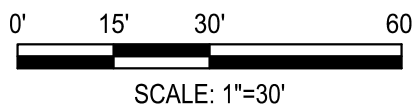
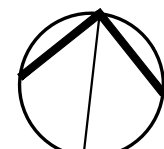
BOCCE COURT WITH
DECOMPOSED GRANITE PAVING

PROPERTY LINE

EXISTING TREE, TYP.

PERIMETER FENCE, TYP.

EXISTING PUBLIC
SERVICE EASEMENT



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY
	BIORETENTION	6,409 s.f.
	SHRUBS / GROUNDCOVERS	23,596 s.f.
	TURF	1,184 s.f.
	VEGGIE PLANTERS	200.0 s.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter MP1000 PRS-06-PRS40-CV Turf Rotator, 6in. pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.

	Hunter RZWS-18-CV 18in. long RZWS with installed .25 gpm or .50 gpm bubbler options, Check Valve, 1/2in. swing joint for connection to 1/2in. pipe
--	---

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICZ-101-40 Drip Control Zone Kit. 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 40psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.

	Hunter AFV-T Automatic flush valve with 1/2in. MPT connection. Removable top for diaphragm maintenance.
--	--

	Hunter PLD-AVR PLD-AVR allows for air to escape a RESIDENTIAL drip irrigation system to prevent blockage and water hammering. 1/2in. MPT connection with 80 PSI maximum rating.
--	--

	Hunter ECO-ID-12 ECO-ID: 1/2in. FPT connection with 15 psi - 100 psi operating pressure. Specify with Hunter SJ swing joint.
--	---

	Area to Receive Dripline Hunter ECO-WRAP-17 0.6GPH fleece wrapped inline emitter tubing, without the blanket Eco-Mat. Evenly disperses water from under the surface. Emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Specify PLD-LOC fitting.
--	--

	Area to Receive Dripline Hunter HDL-06-18-CV HDL-06-18-CV: Hunter Dripline w/ 0.6 GPH emitters at 18" O.C. Check valve, dark brown tubing with gray striping. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.
--	---

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICV-G-FS 1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry.

	Rain Bird 33-DRC 3/4in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, Double Track Key Lug, and 2-Piece Body.
--	---

	Nibco T-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4in. - 3in.
--	--

	Hunter ICV-G-FS (MV) 2" 1in., 1-1/2in., 2in., and 3in. Plastic Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry.
--	---

	Zurn 375 2" Reduced Pressure Principle Assembly. Sizes 1/2in., 3/4in., 1in., 1-1/4in., 1-1/2in., 2in..
--	---

	Hunter A2C-4800-SS 48-Station controller with six (6) A2M-600 modules in an outdoor stainless steel wall mount enclosure.
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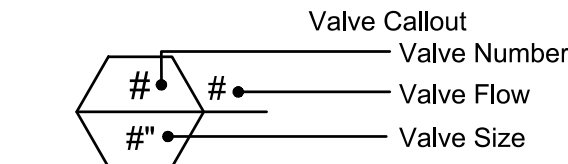
	Hunter WSS-SEN Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter X-Core and ACC Controllers, install as noted. Includes gutter mount bracket. Module not included.
--	---

	Creative Sensor Technology FSI-T15-001 1.5in. PVC tee type flow sensor w/socket ends, custom mounting tee and ultra lightweight impeller enhances low flow measurement. 2 wire digital output compatible w/all irrigation controllers. Flow range 1.8 GPM - 108 GPM.
	Point of Connection 2"

Irrigation Lateral Line: PVC Schedule 40

Irrigation Mainline: PVC Class 200 SDR 21

Pipe Sleeve: PVC Schedule 40
Typical pipe sleeve for irrigation pipe. Min. size 2x diameter of pipe being sleeved. Extend sleeves 18" beyond edges of paving or construction.



- PROPOSED TREE REFERENCE
- EXISTING TREE REFERENCE



SIEGFRIED

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- ATHLETIC FACILITY DESIGN
- GEOTECHNICAL

REVISIONS

No. Date Description

PROJECT

MORGAN HILL RCFE

MORGAN HILL, CA

SHEET TITLE

IRRIGATION PLAN

Proj Mgr TDC

Drawn by SLT / TK

Date 12/13/2024

Job No. 24043

SHEET:

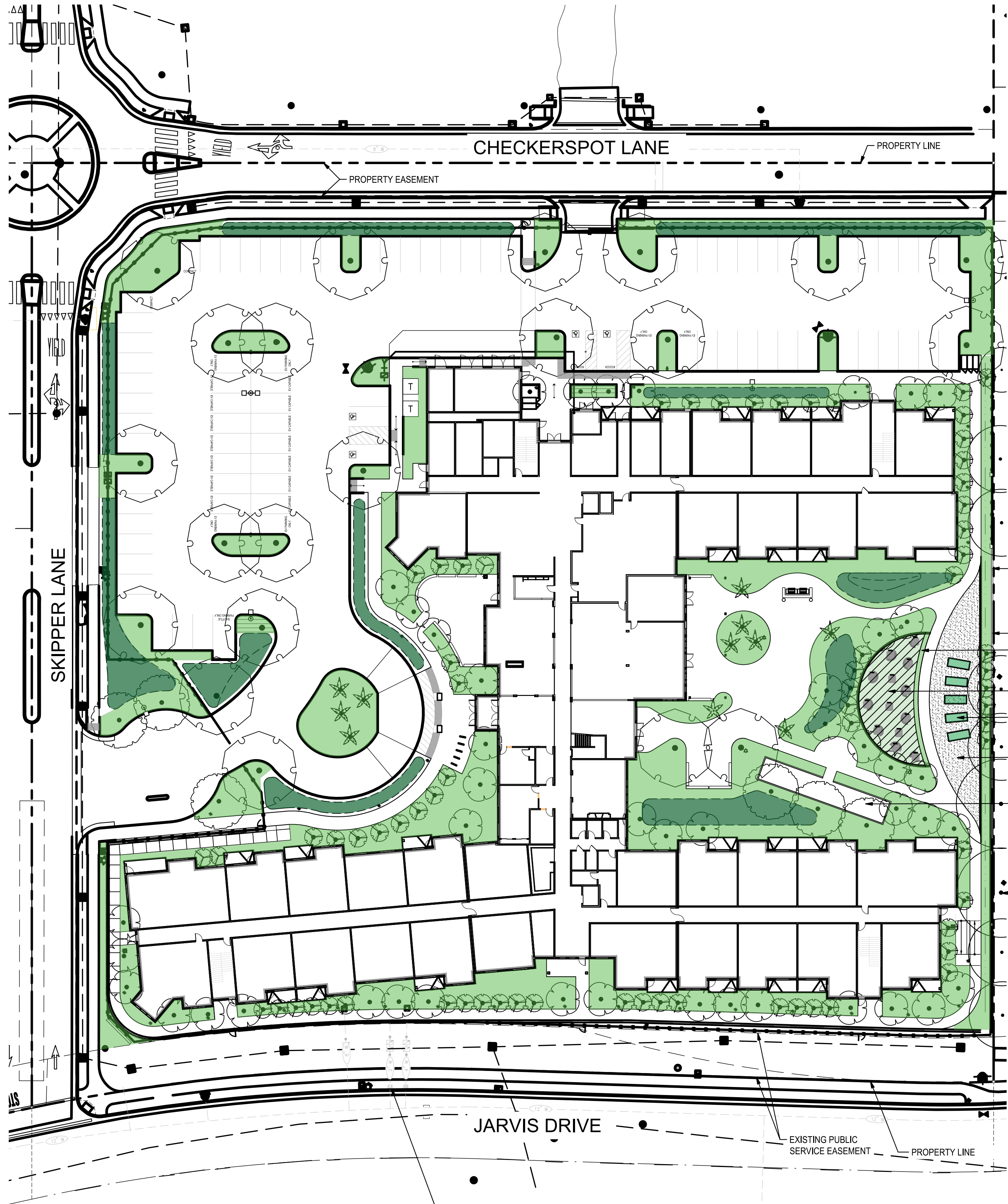
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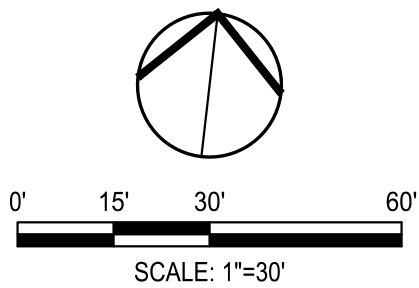
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Know what's below.
Call before you dig.



IRRIGATION POINT OF CONNECTION:
NEW POINT OF CONNECTION TO TIE INTO EXISTING
2" WATER METER. SEE CIVIL ENGR. DWGS. FOR
ADDITIONAL INFORMATION. ENSURE CONNECTION
COMPLIES WITH ALL CITY CODES & ORDINANCES.



IRRIGATION HYDROZONE LEGEND

ZONE	SYMBOL	DESCRIPTION	IRRIGATION METHOD	HYDROZONE TYPE	AREA
1	• PROPOSED TREE REFERENCE SEE SHT L1.0	TREES	BUBBLER	LOW	3,250 S.F.
2		SHRUBS/ GROUNDCOVERS	INLINE DRIP	LOW	23,596 S.F.
3		BIORETENTION	INLINE DRIP	LOW	6,409 S.F.
4		TURF	ROTATOR / SPRAY	HIGH	1,184 S.F.
5		SLA VEGGIE PLANTERS	INLINE DRIP	LOW	200 S.F.
TOTAL LANDSCAPE AREA : 34,639 S.F.					

California Water Efficient Landscape Worksheet							
Reference Evapotranspiration (ET _c)		49.5		Project Type		Residential	
Hydrozone # / Planting Description*		Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area
Regular Landscape Areas							Estimated Total Water Use (ETWU) ^d
1 - Tree Low		0.3	Drip	0.81	0.37	3250.00	1204
2 - Shrub / Groundcover Low		0.3	Drip	0.81	0.37	23596.00	8739
3 - Shrubs - Bioretention Low		0.3	Drip	0.81	0.37	6409.00	2374
4 - Turf		0.8	Overhead	0.75	1.07	1184.00	1263
					Totals	34439	13580
Special Landscape Areas							
5 - Veggie Planters					1	200	200
					1		0
					1		0
					1		0
					Totals	200	200
							6138
							ETWU Total
							422896
							Maximum Allowed Water Allowance (MAWA)
							587451

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	13580
Total Area	34439
Average ETAF	0.55

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	13780
Total Area	34639
Average ETAF	0.55



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- CIVIL
- STRUCTURAL
- LANDSCAPE ARCHITECTURE
- SURVEYING
- PLANNING
- ATHLETIC FACILITY DESIGN
- GEOTECHNICAL

REVISIONS
No. Date Description

PROJECT

MORGAN HILL
RCFE

MORGAN HILL, CA

SHEET TITLE

HYDROZONE
PLAN /
WELO DOCUMENT

Proj Mgr TDC

Drawn by SLT / TK

Date 12/13/2024

Job No. 24043

SHEET:

L3.0

1 OF 4



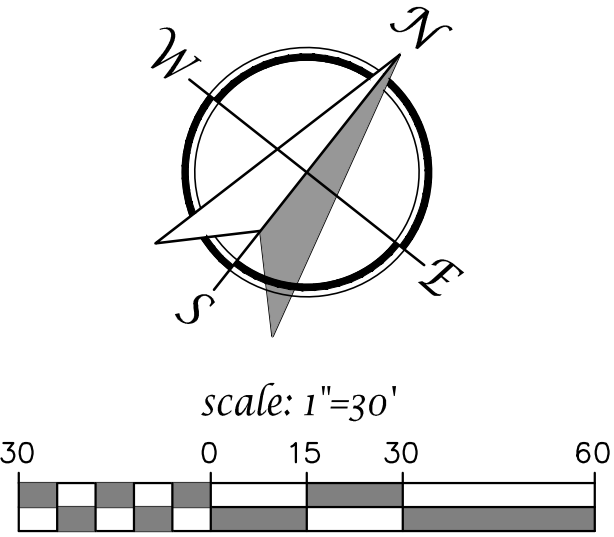
LEGEND	
DESCRIPTION	EXISTING
WATER MAIN	---
FIRE HYDRANT	⊕
SEWER LINE (PUBLIC)	---
SEWER MANHOLE	⊙
STORM DRAIN	---
STORM DRAIN MANHOLE	⊙
DROP INLET	⊞

DEMOLITION NOTES	
D1	DEMO AND REMOVE EXISTING STORM DRAIN
D2	DEMO AND REMOVE EXISTING DRIVEWAY
D3	DEMO AND REMOVE EXISTING CURB RAMP
D4	DEMO AND REMOVE EXISTING SIDEWALK
D5	DEMO AND REMOVE EXISTING BARRICADE
D6	DEMO AND REMOVE EXISTING MEDIAN

LEGAL DESCRIPTION	
THE LAND REFERRED TO HEREON IS SITUATED IN THE CITY OF MORGAN HILL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:	
PARCEL 12 AS SHOWN ON THAT CERTAIN MAP ENTITLED AS "PARCEL MAP, EVERGREEN VILLAGE" WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON JULY 17, 2019 IN BOOK 924, PAGES 45 THROUGH 47, SANTA CLARA COUNTY RECORDS.	
APN 726-58-012	

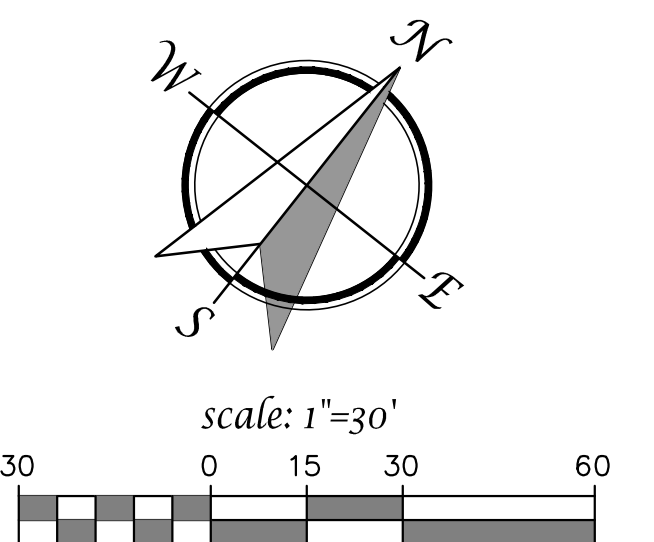
BASIS OF BEARING	
PARCEL MAP FILED AT THE OFFICE OF THE SANTA CLARA COUNTY RECORDER IN BOOK 924 OF MAPS, AT PAGES 45 THROUGH 47, ESTABLISHED FROM THE FOUND MONUMENTS SHOWN HEREON.	

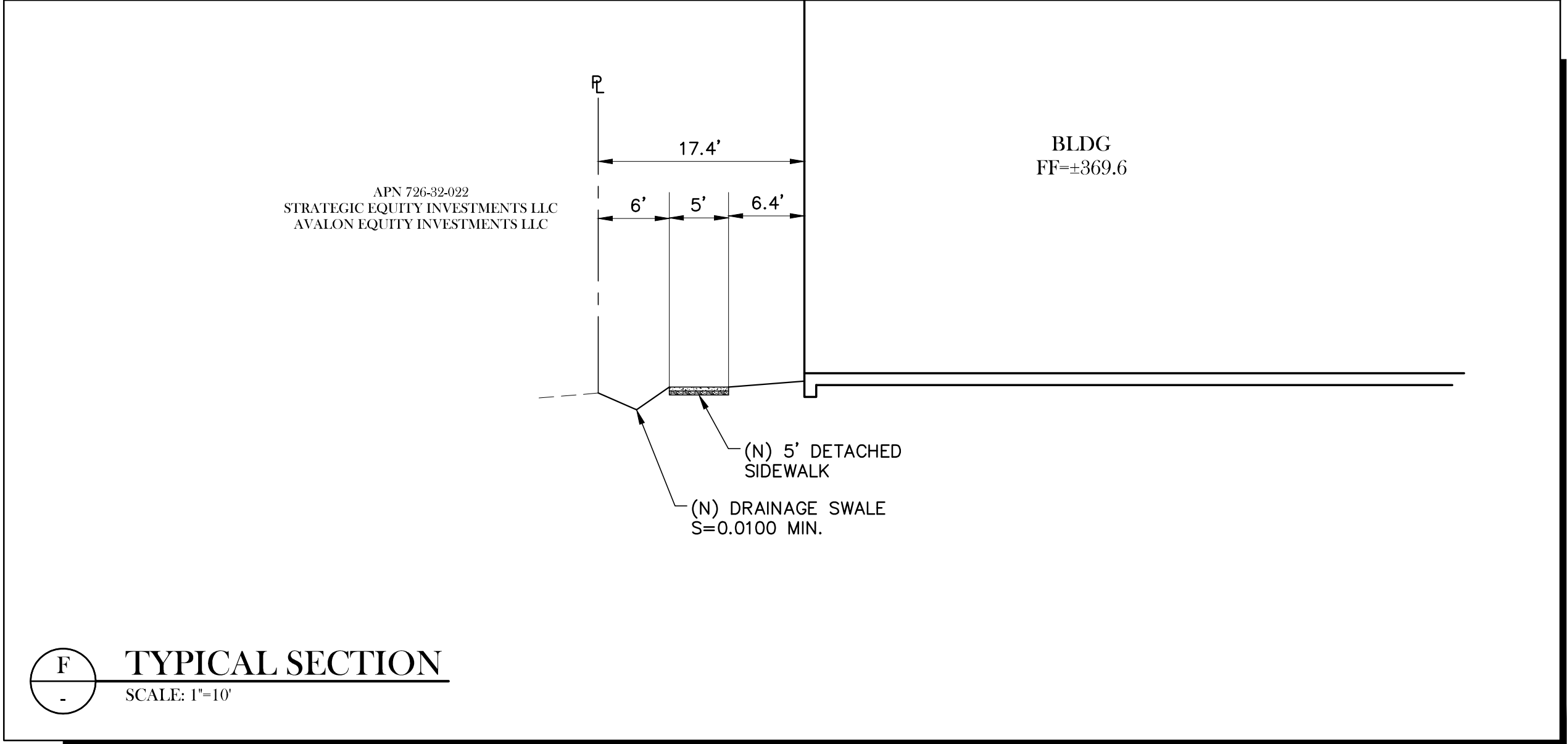
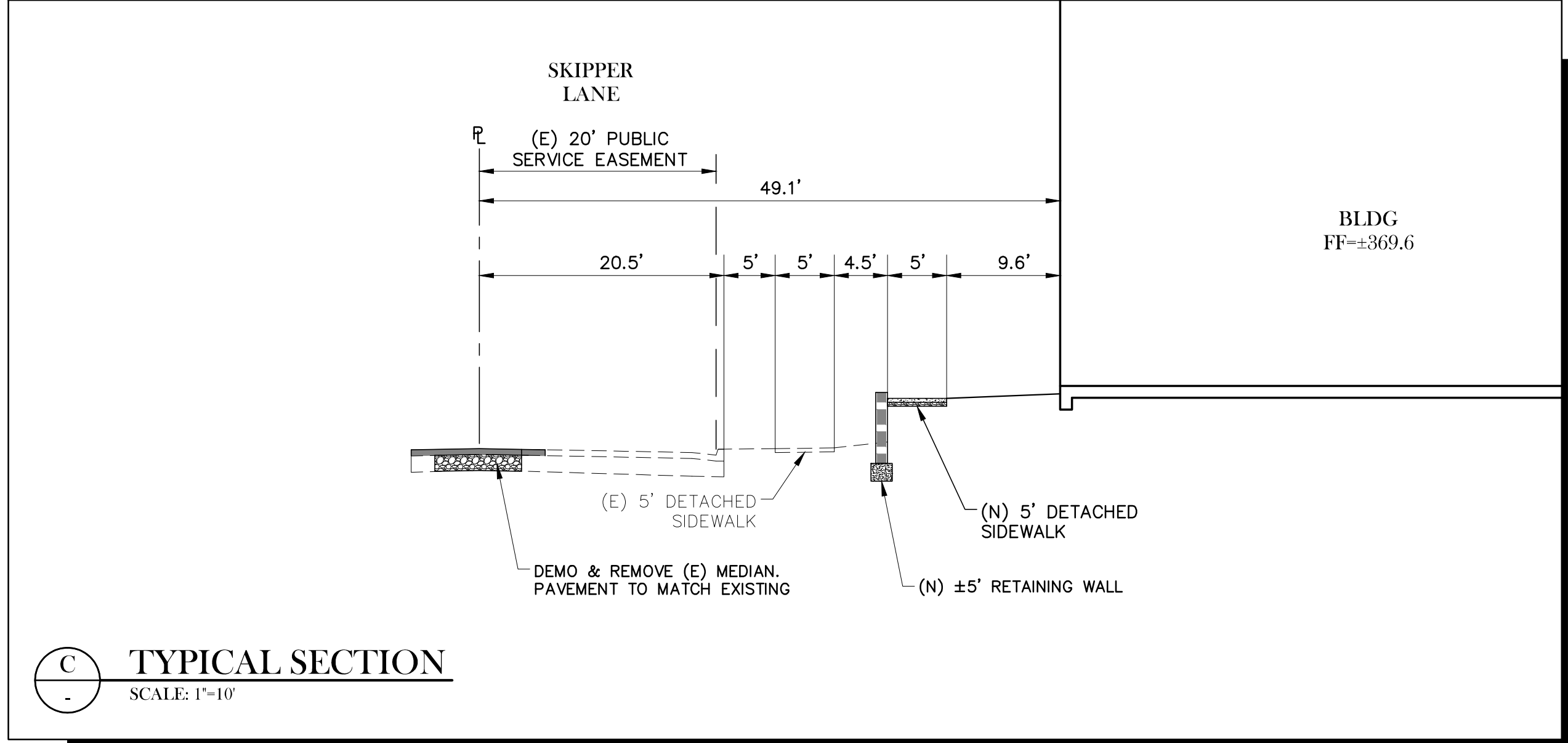
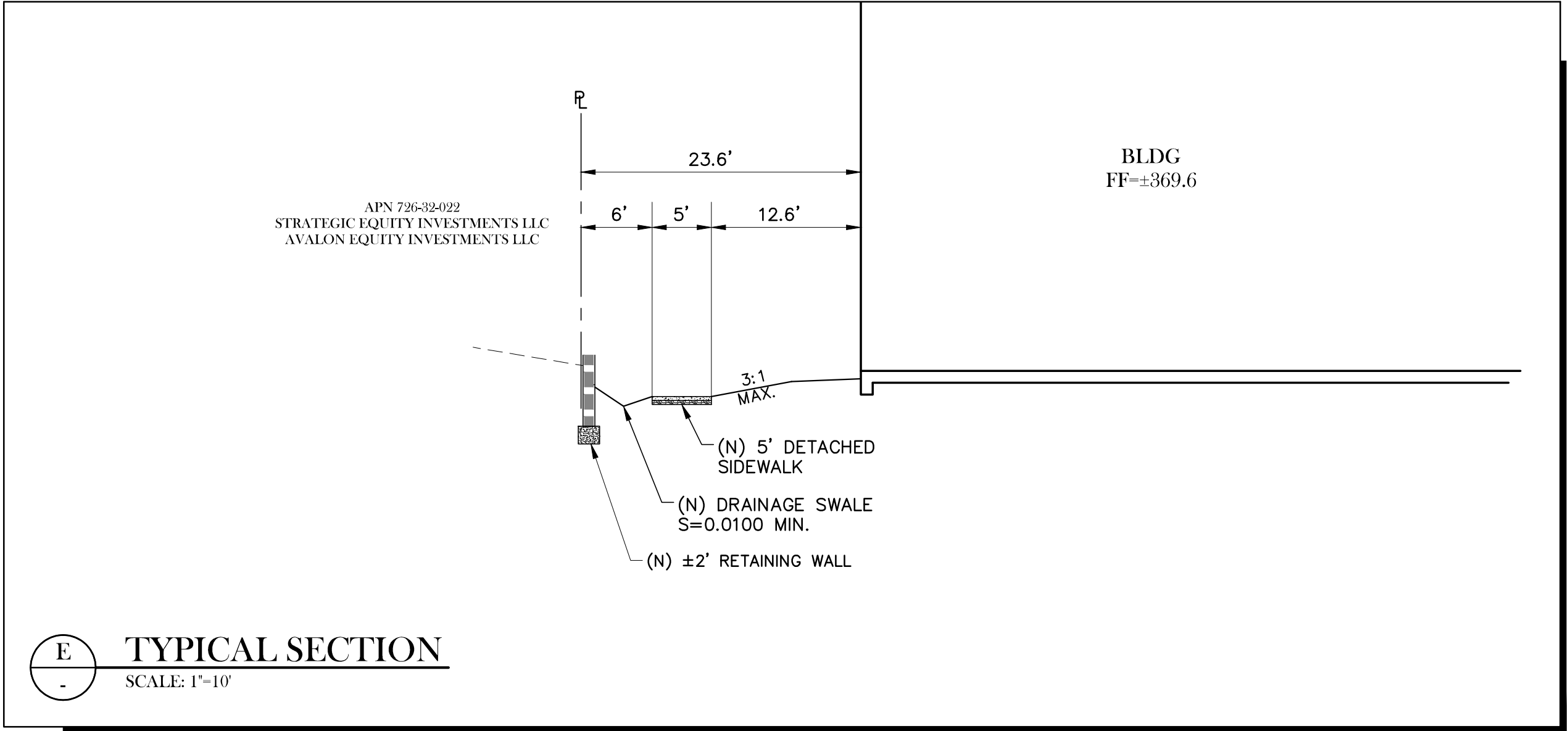
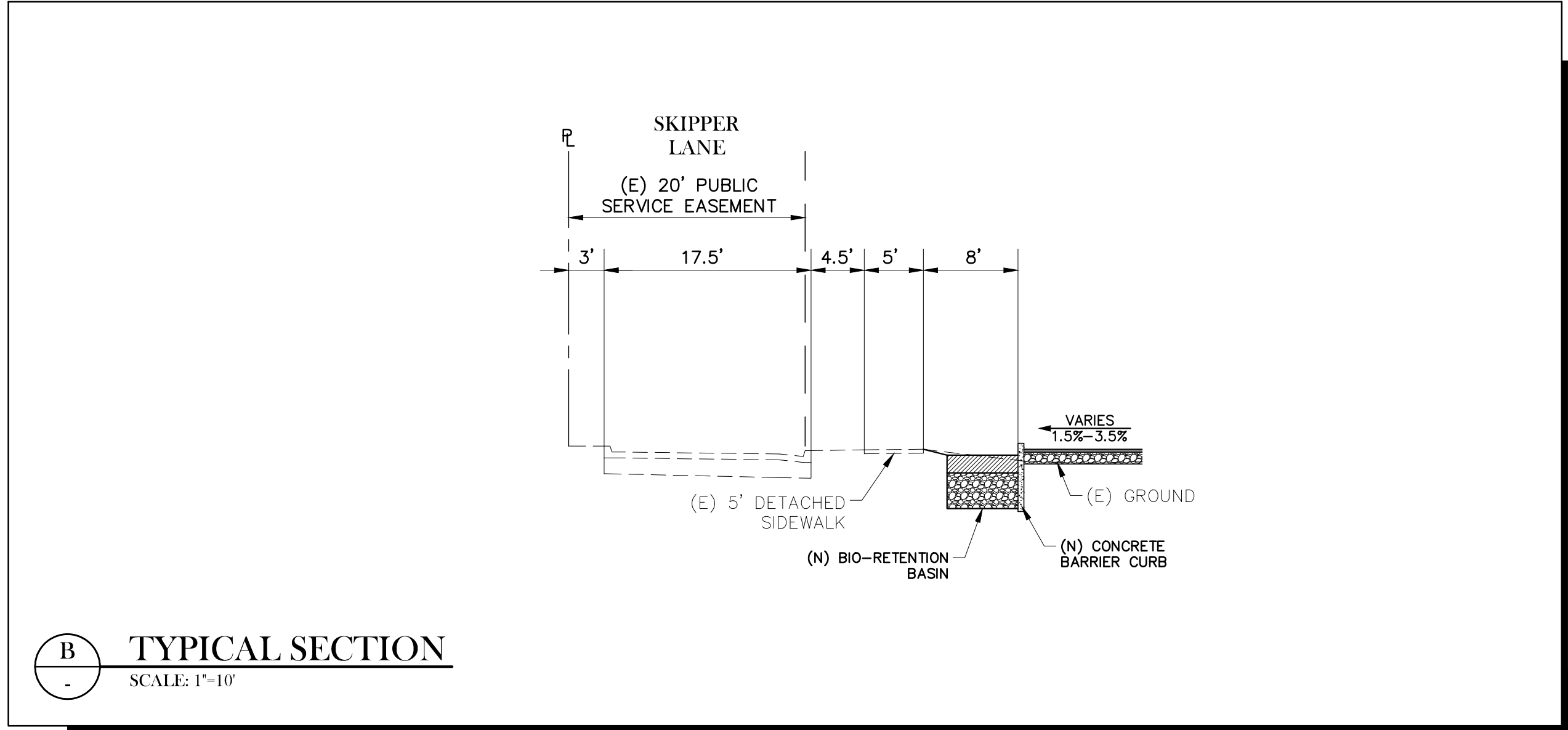
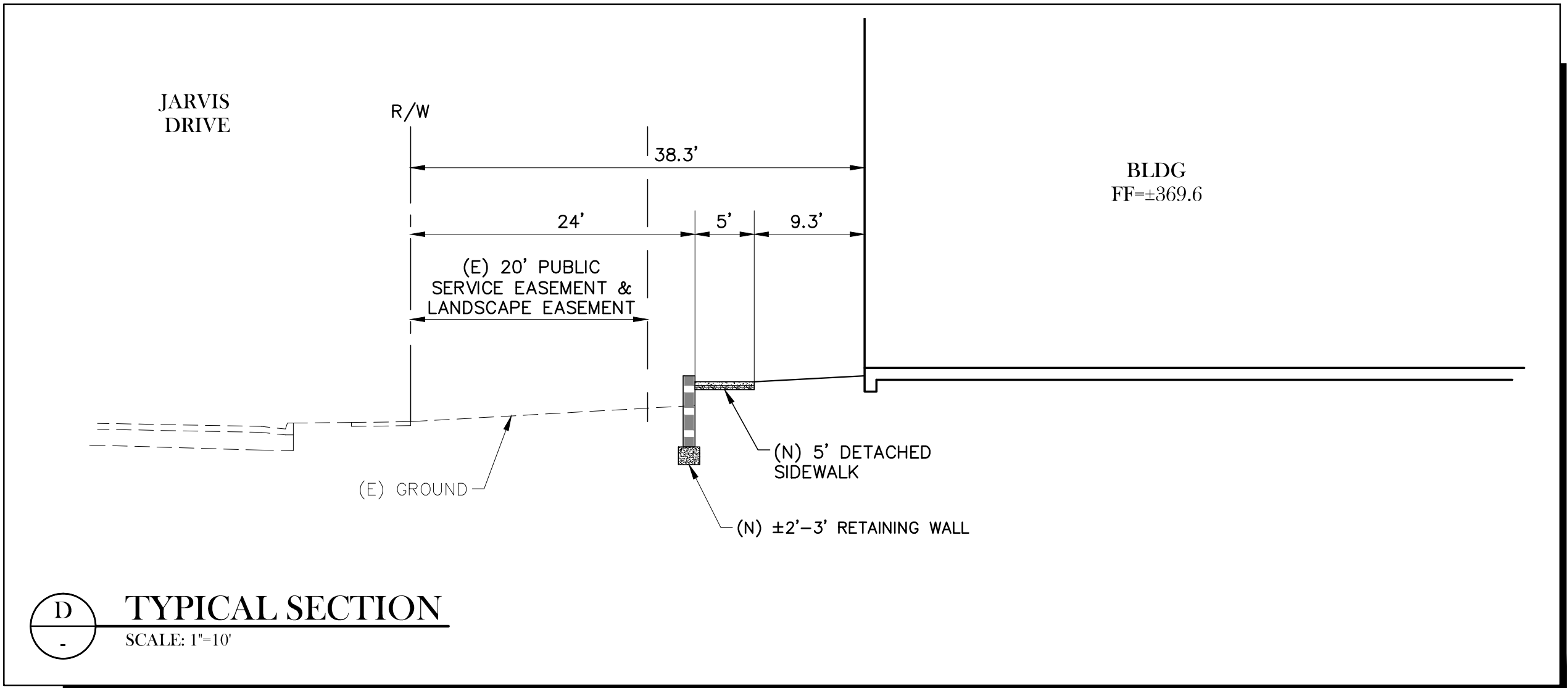
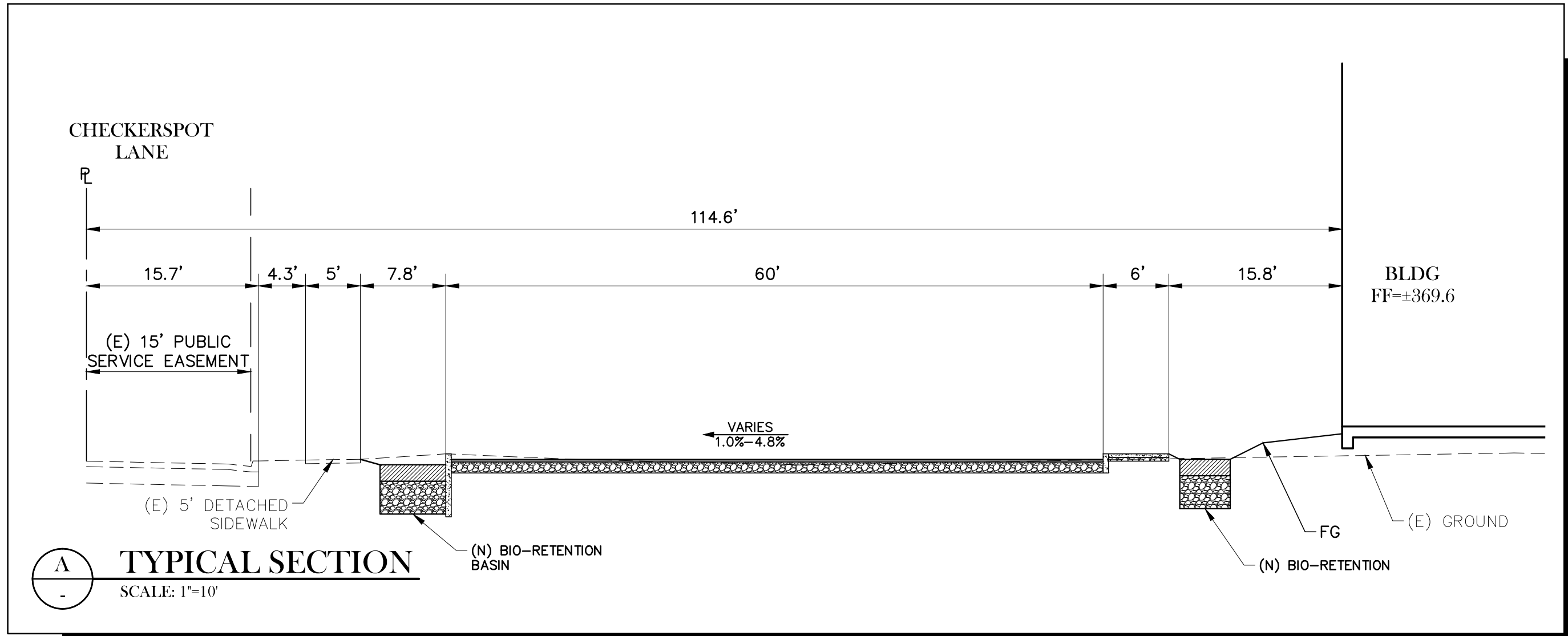
BENCHMARK	
USCGS BRASS DISK "R19" AT RAILROAD TRACKS FOR UNION PACIFIC RAILROAD; 300' SOUTHEAST FROM COCHRAN ROAD ALONG OLD MONTEREY ROAD; OPPOSITE TO ADDRESS 18515 OLD MONTEREY ROAD; DISK IS ON TOP OF 1.7' WIDE BY 8.5' LONG CONCRETE HEADWALL ON NORTHWESTERLY SIDE OF TRACKS AND OVER 2 FEET DIAMETER STEEL PIPE CULVERT; 9.5' SOUTHWESTERLY FROM THE MOST SOUTHWESTERLY RAIL FOR RAILROAD TRACKS; 37.5' NORTHEASTERLY FROM TELEPHONE POLE NO. GT109368. MORGAN HILL. ELEVATION = 353.27 (NAVD88).	

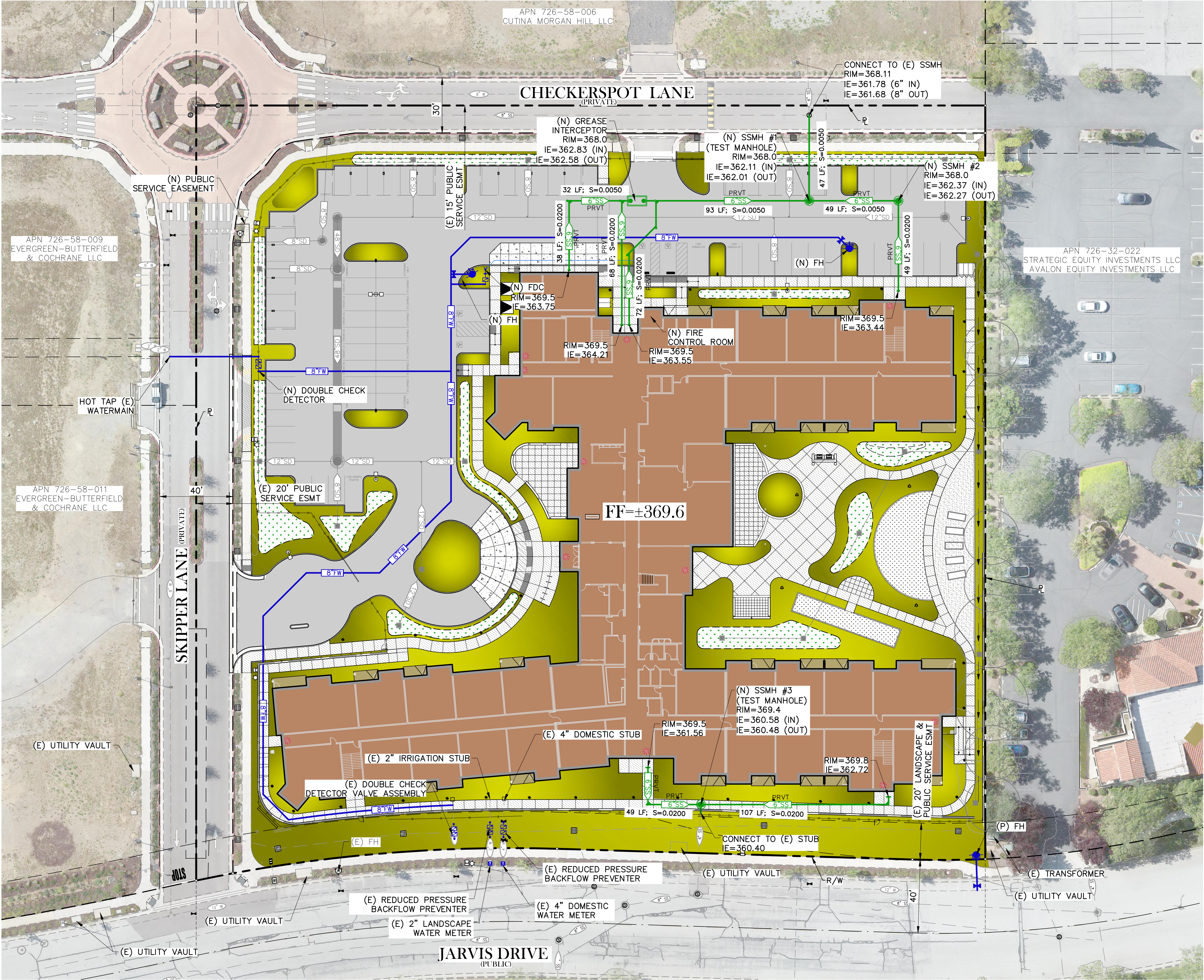




2/13/2024







UTILITY LEGEND		
DESCRIPTION	PROPOSED	EXISTING
WATER MAIN		
FIRE WATER (PRIVATE)		
FIRE SERVICE (PRIVATE)		
FIRE HYDRANT (PRIVATE)		
DOUBLE CHECK DETECTOR		
FIRE DEPT CONNECTION		
WATER METER & BACKFLOW		
SEWER LINE (PUBLIC)		
SEWER LINE (PRIVATE)		
SEWER MANHOLE		
SEWER CLEANOUT		
GREASE INTERCEPTOR		

SANITARY SEWER DEMAND

AVERAGE FLOW (PER CAPITA/MULTI-FAMILY)

(PER CITY OF MORGAN HILL DESIGN STANDARDS - SECTION 3: SANITARY SEWER DESIGN STANDARDS 3.200)

ASSUMPTIONS:

- MULTI-FAMILY (\leq BEDROOMS/UNIT) = 2.75 PERSONS PER UNIT
- 90 GALLONS PER CAPITA PER DAY
- NUMBER OF UNITS = 115 UNITS

AVERAGE FLOW = $2.75 \times 90 \times 115 = 28,462.5$ GALLONS/DAY (0.04 CFS)

DESIGN FLOW

(PER CITY OF MORGAN HILL DESIGN STANDARDS - SECTION 3: SANITARY SEWER DESIGN STANDARDS 3.300)

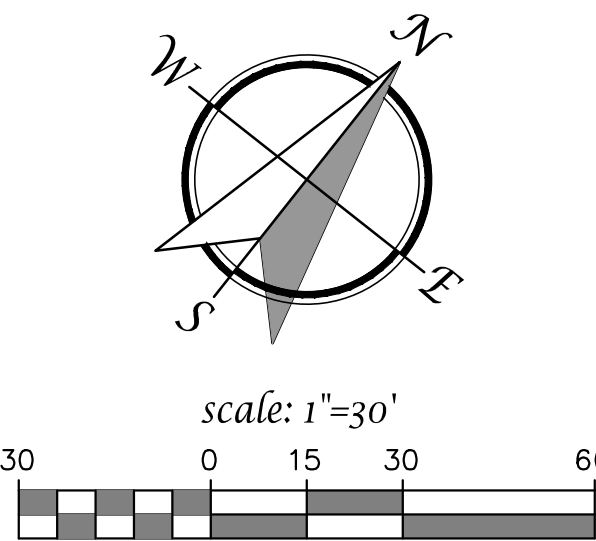
ASSUMPTIONS:

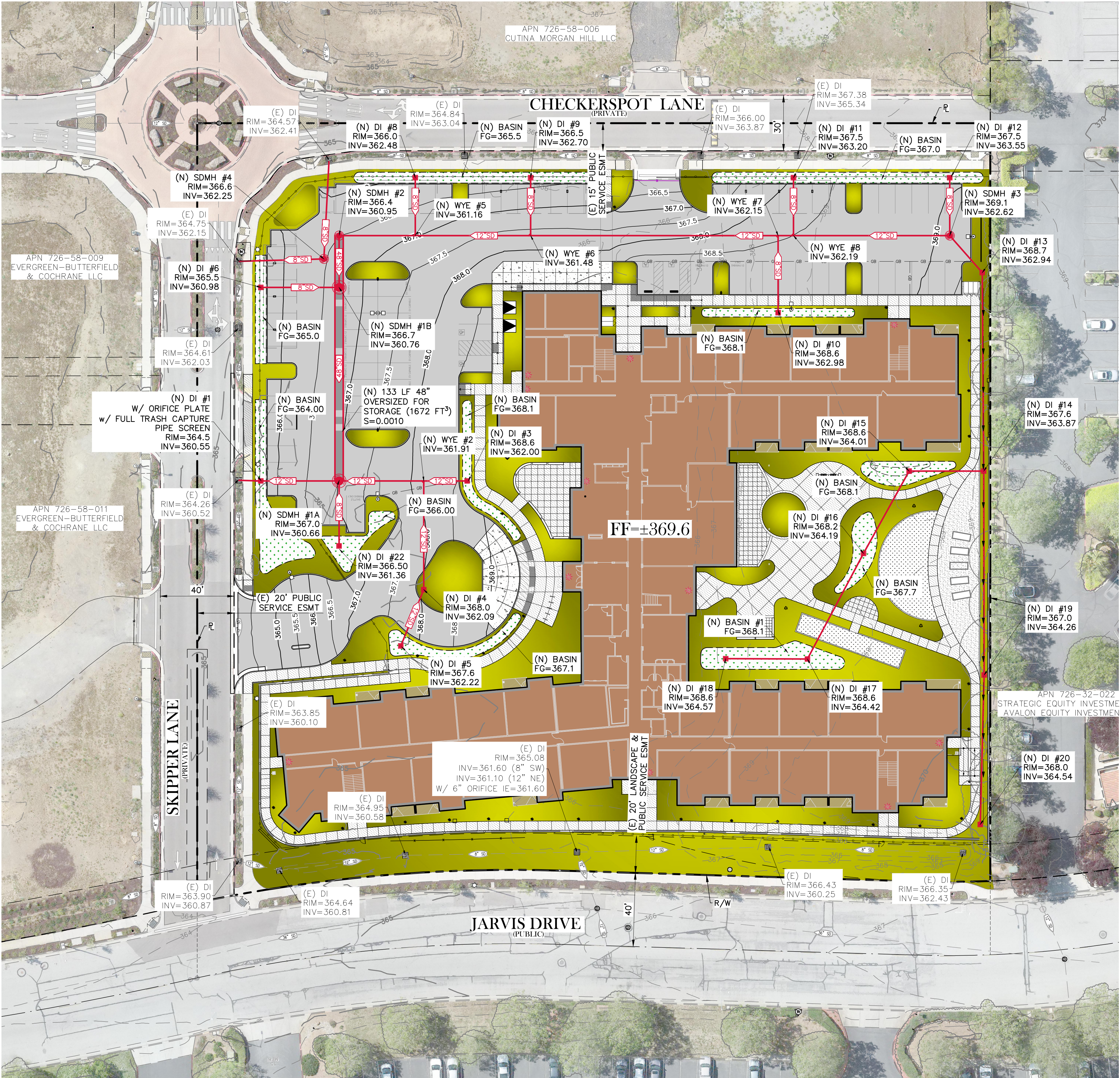
- PEAKING FACTOR = 2.60
- DESIGN FLOW = $0.04 \text{ CFS} \times 2.60 = 0.11 \text{ CFS}$

SANITARY SEWER PIPE CAPACITY

ASSUMPTIONS:

- 6" PVC SANITARY SEWER PIPE
 - SLOPE = 0.0200 FT/FT
- MAXIMUM PIPE CAPACITY = 0.68 CFS





SITE LEGEND:	
	ASPHALT PAVEMENT
	LANDSCAPE AREA
	BUILDING AREA
	SIDEWALK
	CONCRETE
	BIO-RETENTION

UTILITY LEGEND		
DESCRIPTION	PROPOSED	EXISTING
STORM DRAIN		
STORM DRAIN MANHOLE		
DROP INLET		

TYPICAL BIO-RETENTION BASIN DETAIL

