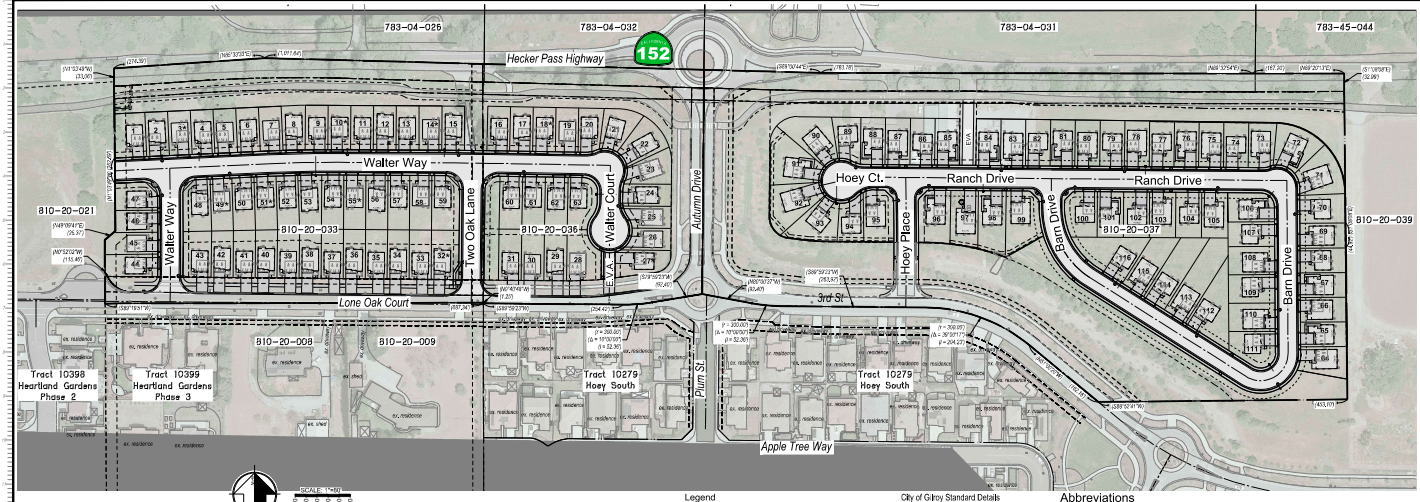
Civil Plans

B

APPENDIX



Project Summary:

Project Area:	24.310 ac
Existing Dedicated Public Right-of-Way:	2.892 ac
Proposed Dedicated Right-of-Way:	3.556 ac
Open Space:	3.200 ac
Public Open Space:	1.097 ac
Private Open Space:	2.106 ac
Project Net Acreage	17.652 ac

Existing Building Areas (To Be Demolished)

Use	Gross Area
Residence	2,595 SF
Barn	3,051 SF
Shed	1,925 SF
Shed	168 SF
Shed	504 SF
Total	7,793 SF

Proposed Building Areas

Plan	Plan Area	Qty	Total
Plan 3X1	1,562 SF	12	18,984 SF
Plan 3X1*	1,562 SF	7	11,074 SF
Plan 3X2	1,797 SF	26	46,722 SF
Plan 3X2*	1,797 SF	1	1,797 SF
Plan 3X3	1,859 SF	15	29,144 SF
Plan 3X3*	1,859 SF	1	1,859 SF
Plan 4X1	1,712 SF	19	32,528 SF
Plan 4X5	2,072 SF	13	26,936 SF
Plan 5X5	2,313 SF	21	48,573 SF
Total		116	218,154 SF

Total Dwelling Units: 116
Dwelling Units Per Acre: 7
Extremely-Low Income Units: 9
* = Location of Extremely-Low Income Units

Parking
Required
per GRG, NO, 2013-08, § 2 (EXH. A), 8-6-13; ORD. NO. 2019-08, § 15, 10-4-19
Covered (1 per Dwelling Unit): 116
Total (2 per Dwelling Unit): 232
Provided:
Garage, Covered (2/unit): 232
Driveway (2/unit): 232
Total: 464

Building Coverage
Footprint: 142,588 SF / 15.34%
Floor Area Ratio: 218,154 SF / 23.25%

Pervious/Impervious Areas
Pervious Areas (Landscape): 392,869 SF (50.2%)
Impervious Areas (Structures, Streets, Walkways, Patios and Driveways): 384,734 SF (49.8%)

Current Zoning Designation per Hecker Pass Specific Plan: Agricultural Commercial
Setback Guidelines:
Building to Hecker Pass Highway Existing Centerline: 115 Feet
Building Front to All Other Public Right-of-Way: 30 Feet
Building Side to All Other Public Right-of-Way: 15 Feet
Building Side to Lot Line (all other side yard): 6 Feet
Rear Lot Line: 0
Max. Height: 35 Feet, 2 Stories

Contact List
Owners:
Owens Financial Corp.
2221 Olympic Blvd.
Walnut Creek, CA 94595

James W. Hoey and Debra J. Hoey Revocable Trust
2180 Hecker Pass Road
Gilroy, CA 95020

Applicant
Maria Carsten Fund, LLC
Scott Murray
5927 Balfour Ct., Suite 208
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sm@mmainv.com

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209.403.8527
sfarm@basilgeotechnicalgroup.com

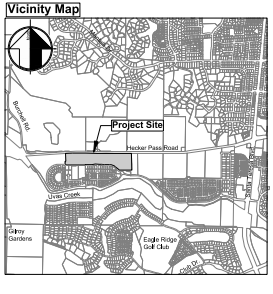
Underground Service Alert Note

Obtained surface evidence of utility lines including facilities, appurtenances, and markings were used in deciding the locations of the underground features shown on these plans. Underground features depicted are approximate and it is the responsibility of the contractor to determine the actual location and depth of underground utilities prior to starting excavation.
Call USA North 1.800.227.2600 or 811

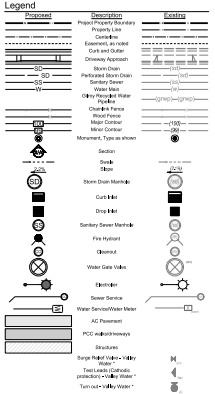
Notes:

ASSESSOR'S PARCEL NO:	810-20-033, 810-20-036, 810-20-037
PRESENT USE:	VACANT
PROPOSED USE:	RESIDENTIAL
SANITARY SEWER:	CITY OF GILROY
GAS and ELECTRIC:	PG&E
WATER:	CITY OF GILROY
TELEPHONE:	VERIZON
EXISTING IMPROVEMENTS:	AS SHOWN
FLOOD ZONE	ZONE D

Vicinity Map



Legend



* Valley Water Agency maintenance to be protected in place
** existing features as labeled or italics and parenthesis, ignore
proposed improvements shall be installed per City of Gilroy Standard Details

City of Gilroy Standard Details

Std No.	Description
SW-1	Type I - Concentric Manhole 5' to 37' Pipe
SW-1B	Size Sewer/Lateral Connections to Existing Mains
SW-1H	Sewer Lateral
ST-1A/1B	Pre-Cast Drop Inlet (Up to 24" Pipe)
ST-1A/1D	Pre-Cast Drop Inlet (Up to 24" Pipe)
ST-1A1	Standard Storm Drain Manhole
ST-1A/1D	Typical Manhole Connection
ST-1H	Street Section Requirements
ST-1H2	Street Sections
ST-1H2C	Street Sections
ST-1J	Public / Private Road Transition
ST-1L	Two-Legged Intersection - Local
ST-1M	Cul-de-Sac Turn Around
ST-1U	Typical Lot Utility Location
ST-1U-1B	Curb Ramp Combination Greater Than 23° Radial Corner
ST-1Y2	Monolithic Curb & Gutter
ST-1Y3	Curb and Gutter Replacement in Existing Street
ST-1Y4	Sloped Curb Sidewalk
ST-1Y5	Monolithic Sidewalk
ST-1Y6	Standard Curb Ramp
ST-1Y31	Standard Stop Sign
ST-1Y33	Standard Street Name Sign
ST-1Y60	Standard Monument
WA-1	Valve Box Installation
WA-2	Thrust Blocks
WA-3	Thrust Blocks for Horizontal and Vertical Downward Bend
WA-4	Thrust Blocks for Horizontal and Vertical Upward Thrust
WA-5	End of Line Blowoff
WA-7	Fire Hydrant Assembly
WA-8	Fire Hydrant Placement
WA-9	Fire Hydrant Location Marker
WA-11	Typical 1" Service Installation
WA-12	Typical 1-1/2" Service Installation
WA-28	Backflow Prevention Device Installation
WA-31	Backflow Preventor Installation (Domestic/Irrigation)
WA-33	Air Valve Assembly
UH-1	Trench Restoration/Backfill

Abbreviations

AC	Asphalt Concrete	LE, LM,E,	Landscape Easement
BC	Beginning of Curve	Max	Maximum
BFP	Back Flow Preventor	Min	Minimum
BLS	Building Setback	NG	Natural Ground
BOV	Blow of Off	PB	Pull Box
BVC	Beginning of Vertical Curve	PL	Property Line
BW	Back of Walk	PSE	Public Service Easement
CAV	Catholic Air Relief Valve	PSDE	Private Storm Drain Easement
CL	Centerline	PVI	Point of Vertical Intersection
CL	Centerline Driveway	PUE	Public Utility Easement
CMP	Corrugated Metal Pipe	RCP	Reinforced Concrete Pipe
CO	Clean Out	R/W	Right of Way
DI	Drop Inlet	SD	Storm Drain
DIP	Ductile Iron Pipe	SDMH	Storm Drain Manhole
DW	Driveway	SS	Sanitary Sewer
EC	End of Curve	SSCO	Sanitary Sewer Clean out
EG	Existing Ground	SSMH	Sanitary Sewer Manhole
ELCT	Electrolier	SRV	Surge Relief Valve
EP	Edge of Pavement	Std	Standard
ER	End of Return	SW	Sidewalk
EVC	End of Vertical Curve	TBM	Temporary Benchmark
EX, EXST	Existing	TBV	To Be Vacated
FF	Finish Floor	TC	Top of Curb
FG	Finish Grade	TLCP	Test Leads Cathodic Protection
FL	Flowline	TO	Turnout
GB	Grade Break	Typ	Typical
GRWP	Gilroy Recycled Water Pipeline	W	Water
HP	High Point	WM	Water Meter
INV	Invert	WMH	Water Manhole
ISV	Isolation Valve	WSER	Water Service
JP	Joint Pole	WV	Water Valve
LDV	Line Drain Valve		
LP	Low Point		

Engineer's Statement

I, William J. McClintock, certify that this Tentative Map was prepared by me or under my direct supervision and that it complies with the City of Gilroy Subdivision Ordinance and the State Map Act.

Geotechnical Engineer's Statement

A soils report on this property has been prepared by Stefanie Farmer-Ribero entitled Geotechnical Investigation Hecker Pass Residential Development, which has been filed with the City of Gilroy.

Surveyor's Statement

I, William J. McClintock, a licensed Land Surveyor in the State of California, hereby state that this Tentative Map is based upon a survey under my direct supervision and that it complies with the City of Gilroy Subdivision Ordinance and the State Map Act.

Sheet List Table

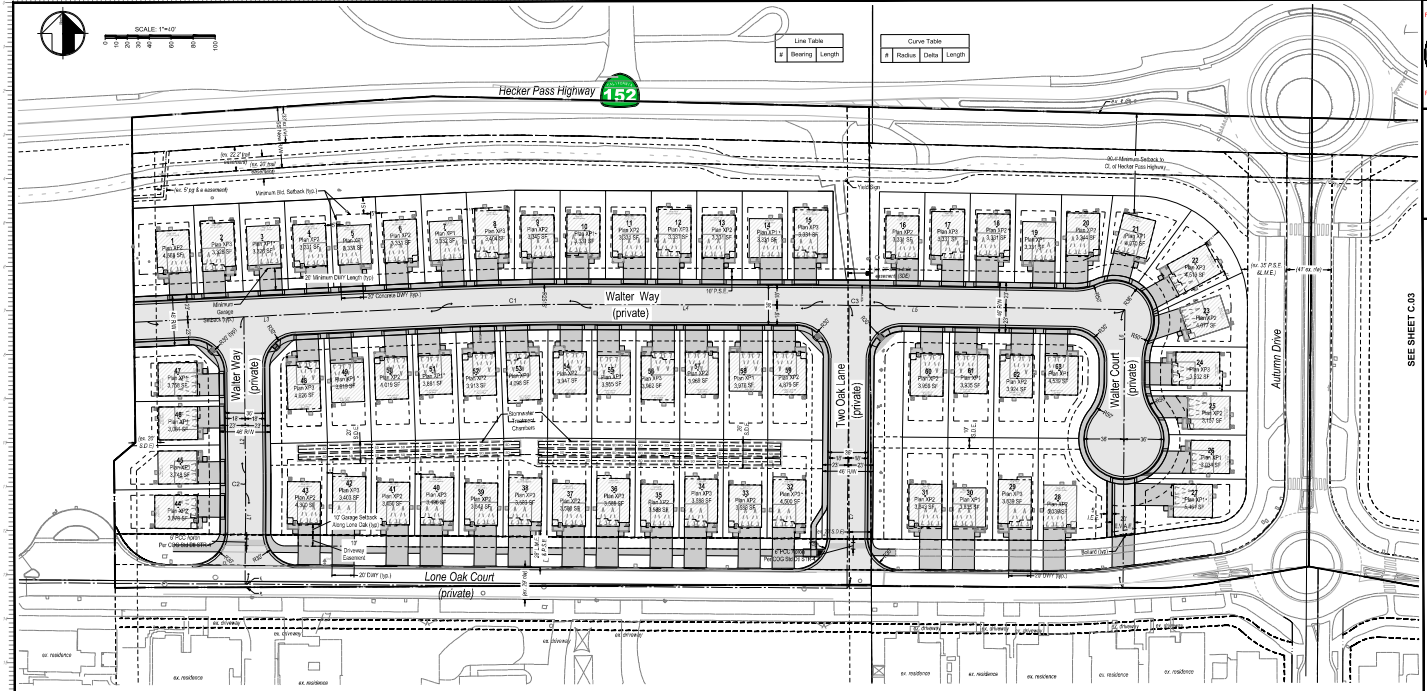
#	Sheet Title
C.01	Cover Sheet
C.02	Site Development Plan
C.02.1	Site Development Plan
C.02.2	Site Development Plan
C.03	Site Development Plan
C.03.1	Site Development Plan
C.04	Site Development Plan
C.05	Vesting Tentative Map
C.06	Vesting Tentative Map
C.07	Vesting Tentative Map
C.08	Vesting Tentative Map
C.09	Vesting Tentative Map
C.10	Vesting Tentative Map
C.11	Tract Demo Plan - West Side
C.12	Tract Demo Plan - East Side
C.13	Preliminary Grading Plan - West Side
C.14	Preliminary Grading Plan - East Side
C.15	Preliminary Grading Sections
C.16	Utility Plan - West Side
C.16.1	Utility Sections
C.17	Utility Plan - East Side
C.18	Circulation Plan - Low West Side
C.19	Circulation Plan - Low East Side
C.20	Circulation Plan - Garbage West Side
C.21	Circulation Plan - Garbage East Side
C.22	Phasing Plan
C.23	Stormwater Control Plan - CMA 1
C.24	Stormwater Control Plan - CMA 2
C.25	Stormwater Control Plan Details
C.26	NDS Storm Chamber SC-41 Details
C.27	Tree Protection Zone Exhibit
C.27.1	Tree Protection Zone Exhibit
C.28	Streetlight Exhibit - West Side
C.29	Streetlight Exhibit - East Side
C.30	Circulation Plan - Miniwarehouse
C.31	Standard Residential Driveway Exhibit
C.32	115' Setback Exhibit
C.33	250' Setback Exhibit
C.34	50' Setback Exhibit
C.35	Berm Impact Exhibit

PLANCHECK
FOR PLANCHECK ONLY
EXPIRES: 12/31/2020
WILLIAM J. MCCLINTOCK
No. 24893
EXP. 12/31/2020
CIVIL
STATE OF CALIFORNIA
FOR PLANCHECK ONLY

MH engineering Co.
16975 Vineyard Boulevard
Morgan Hill, CA 95037

Cover Sheet
Hecker Pass Specific Plan - Low Income Housing

DATE	03/01/20
SCALE	1" = 50'
DESIGNED BY	RS
DRAWN BY	WM
JOB NO.	22306
SHEET	C.01
OF	44



Project Summary:

Project Area	24.319 ac
Dedicated Public Right-of-Way:	2.882 ac
New Dedicated Right-of-Way:	0.596 ac
Open Space:	3.205 ac
Public Open Space:	1.097 ac
Private Open Space:	2.108 ac
Project Net Acreage:	17.852 ac

Existing Building Areas (To Be Demolished):

Type	Gross Area
Residence	2,556 SF
Barn	3,879 SF
Shed	1,920 SF
Shed	196 SF
Shed	304 SF
Total:	7,352 SF

Proposed Building Areas

Plan	Plan Area	Qty.	Total
Plan 1P1	1,567 SF	12	18,984 SF
Plan 1P1*	1,567 SF	7	11,074 SF
Plan 1P2	1,797 SF	25	46,700 SF
Plan 1P2*	1,797 SF	1	1,797 SF
Plan 1P3	1,859 SF	16	29,744 SF
Plan 1P3*	1,859 SF	1	1,859 SF
Plan 2P4	1,712 SF	19	32,528 SF
Plan 3P5	2,072 SF	13	26,936 SF
Plan 3P6	2,312 SF	21	48,552 SF
Total		160	218,155 SF

Total Dwelling Units: 116
Dwelling Units Per Acre: 7
Extremely Low Income Units: 9
* - Location of Extremely Low Income Units

Parking
Required:
per GRD. NO. 2013-08, § 2 (EXH. A), 8-5-13; GRD. NO. 2019-08, § 15, 10-1-19: 1
Covered (1 per Dwelling Unit): 116
Total (2 per Dwelling Unit): 232
Provided:
Garage, Covered (Quint): 232
Driveway (3 unit): 232
Total: 464

Building Coverage
Footprint: 142,688 SF / 15.34%
Floor Area Ratio: 218,154 SF / 28.02%

Per Area/Impervious Areas:
Pervious Areas (Landscape): 382,909 SF (50.5%)
Impervious Areas (Structures, Sheds, Walkways, Patios and Driveways): 384,724 SF (49.5%)

Current Zoning Designation per Hecker Pass Specific Plan: Agri-tourist Commercial
Setback Guidelines:

Building to Hecker Pass Highway Existing Centerline	115 Feet
Building Front to All Other Public Right-of-Way	30 Feet
Building Side to All Other Public Right-of-Way	10 Feet
Building Side to Lot Line (all other lots part)	0 Feet
Rear Lot Line	0

Max. Height
35 Feet, 2 Stories

Contact List:
Owners
Owens Financial Corp.
2221 Olympic Blvd
Walnut Creek, CA 94595

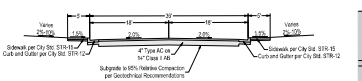
James W. Hoey and Debra J. Hoey Revocable Trust
2480 Hecker Pass Road
Gilroy, CA 95020

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bills@mhengineering.com

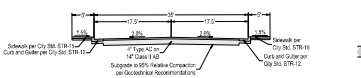
Architect
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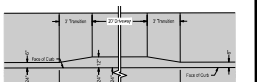
Walter Way, Hoey Ct., Ranch Dr., & Barn Dr. Typical Section

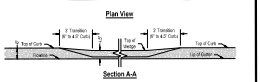
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Note: Proposed roadways to be privately owned and maintained.

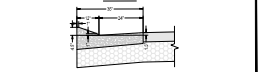


Hoey Pl. Typical Section

Scale: None R1.5 R3
Note: Proposed roadways to be privately owned and maintained.







Modified Wedge Curb @ Driveway Detail

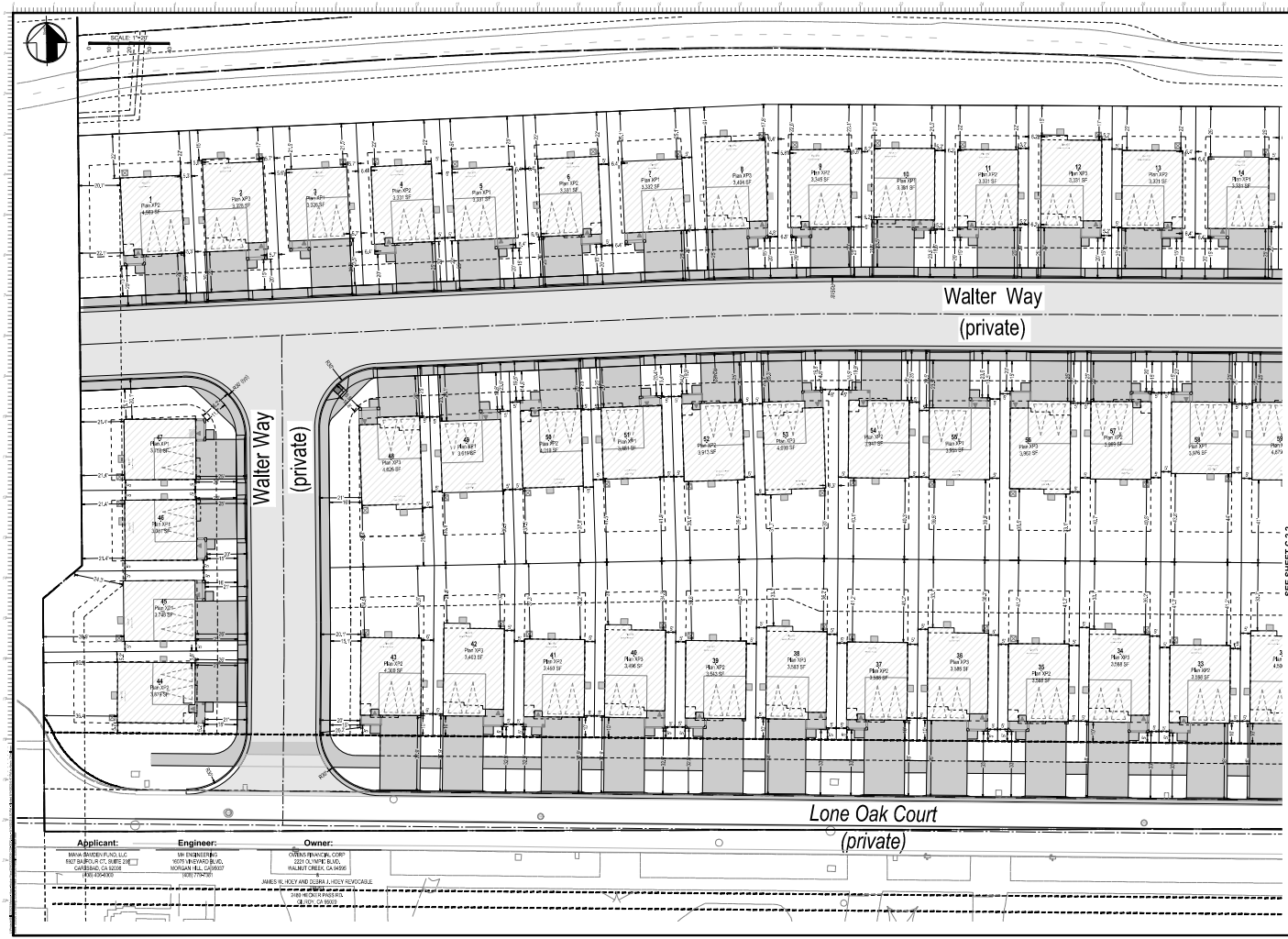
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FOR PLANCHECK ONLY
CIVIL
No. 21693
Exp. 12-31-2022
FOR PLANCHECK ONLY

MH engineering Co.
16575 Vineyard Boulevard
Morgan Hill, CA. 95037

Site Development Plan
Hecker Pass Specific Plan - Low Income Housing

DATE: 03/01/2021
SCALE: 1"=40'
DRAWN BY: RE
CHECKED BY: WJM
JOB NO. 22306
SHEET NO. C.2
OF 44



Applicant:
MAYA BRADEN FUND, LLC
5927 BALBOA CT., SUITE 240
CARLSBAD, CA 92008
(858) 876-8000

Engineer:
MH ENGINEERING
16075 VINEYARD BLVD.,
MORGAN HILL, CA 95037
(408) 779-7409

Owner:
OWENS FINANCIAL CORP
2221 OLYMPIC BLVD.,
WALNUT CREEK, CA 94595

JAMES W. HOLY AND DEBRA J HOLY REVOCABLE
TRUST
5180 HECKER PASS RD.,
GILROY, CA 95020

FOR PLANCHECK ONLY
No. 24893
EXP. 12/31/2023
CIVIL
STATE OF CALIFORNIA
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MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

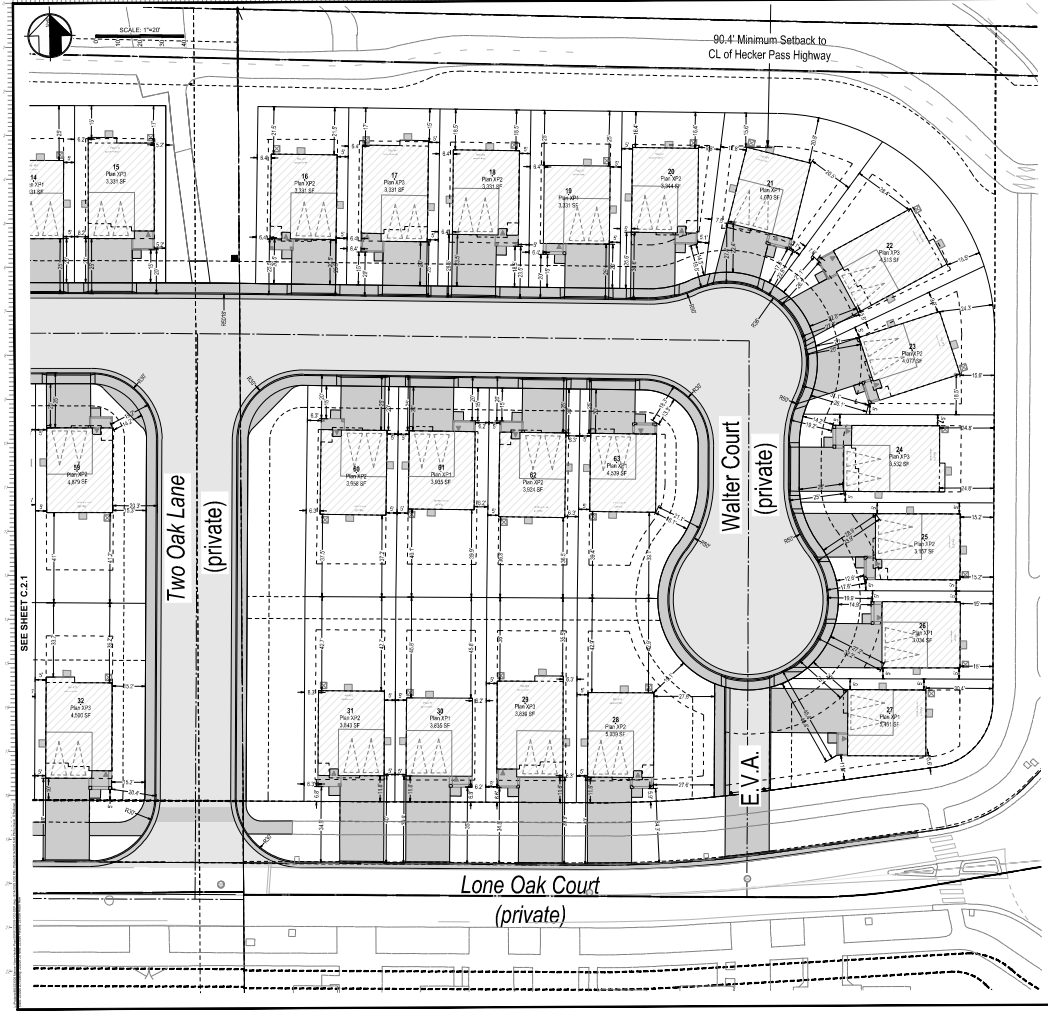
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Hecker Pass Specific Plan - Low Income Housing

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SCALE: 1" = 20'
DRAWN BY: RS
CHECKED BY: WSH

JOB NO.
22026

SHEET NO.
C.2.1

40



Applicant:
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3627 RACQUET CT, SUITE 206
CAMBRIA, CA 93428
(408) 406-6000

Engineer:
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16575 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 778-7281

Owner:
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WALNUT CREEK, CA 94595
&
JAMES W. HOEY AND DEBRA J. HOEY REVOCABLE TRUST
2490 HECKER PASS RD.
GILROY, CA 95020

PE No. 24893
EXP. 12-31-2022
FOR PLANCHECK ONLY

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Morgan Hill, CA 95037

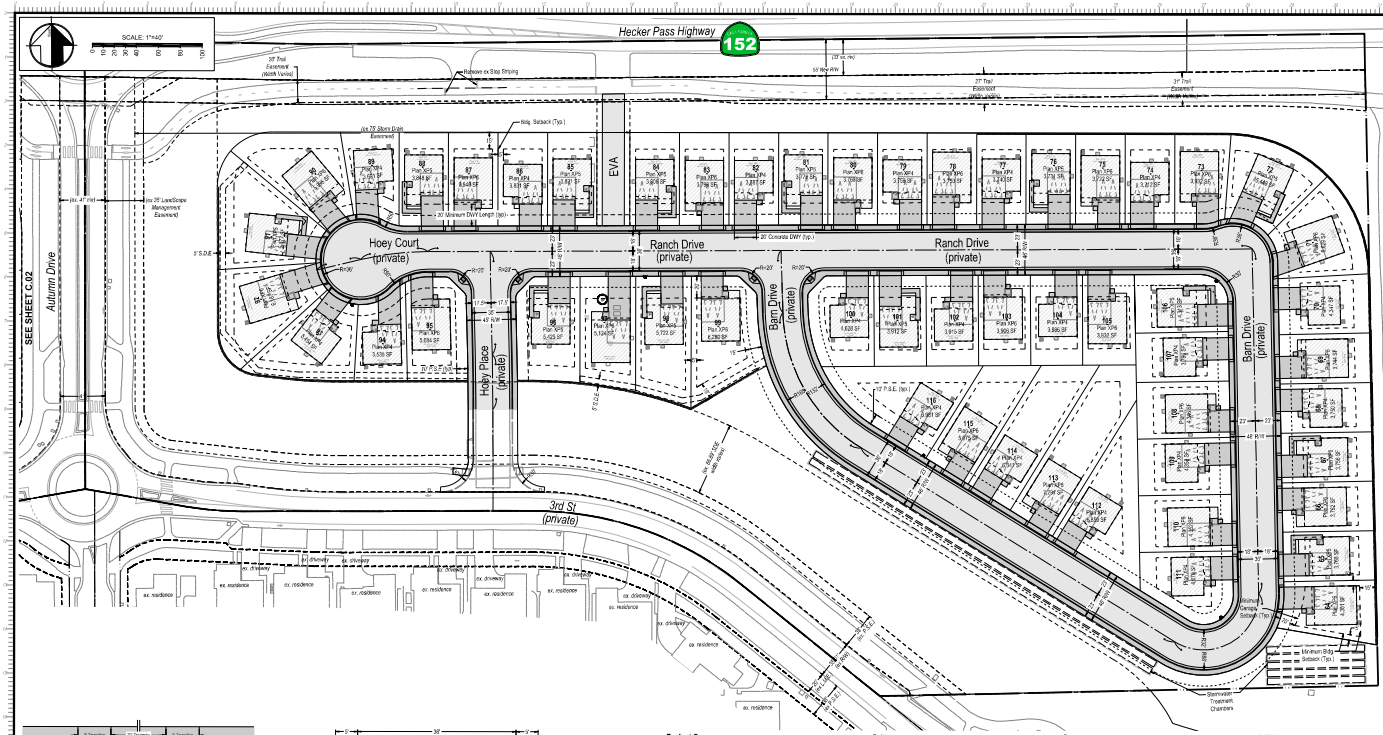
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CHECKED BY: DGM

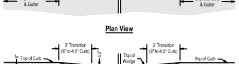
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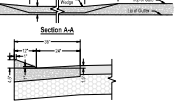
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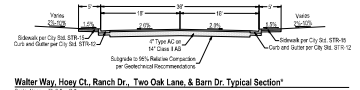
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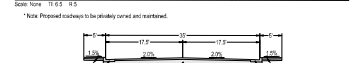












Project Summary:

Project Area:	24.310 ac
Dedicated Public Right-of-Way:	2.062 ac
New Dedicated Right-of-Way:	3.085 ac
Open Space:	3.263 ac
Public Open Space:	1.397 ac
Private Open Space:	2.156 ac
Project Net Acreage:	17.852 ac

Existing Building Areas (To Be Demolished)

Type	Gross Area
Residence	2,185 SF
Barn	3,610 SF
Shed	1,025 SF
Shed	168 SF
Shed	164 SF
Total:	7,152 SF

Proposed Building Areas

Plan	Plan Area	Qty	Total
Plan XP1	1,562 SF	12	18,994 SF
Plan XP1	1,563 SF	7	11,014 SF
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Plan XP2*	1,797 SF	1	1,797 SF
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Plan XP4	1,712 SF	19	32,530 SF
Plan XP5	2,012 SF	13	26,930 SF
Plan XP6	2,310 SF	21	48,410 SF
Total:		110	218,154 SF

Total Dwelling Units: 116
Dwelling Units Per Acre: 7
Extremely Low Income Units: 0
* Location of Extremely Low Income Units

Parking:

Required:	
per ORD. NO. 2018-08, § 2 (DOH, A1, 6-5-13; ORD. NO. 2019-09, § 15, 10-7-19	
Covered (1 per Dwelling Unit):	116
Total (2 per Dwelling Unit):	232
Provided:	
Garage, Covered (Unit):	232
Driveway (Unit):	232
Total:	464

Building Coverage

Footprint:	142,898 SF / 18.34%
Floor Area Ratio:	218,154 SF / 28.01%

Pervious/Impervious Areas

Pervious Areas (Landscape)	390,999 SF (50.5%)
Impervious Areas (Structures, Streets, Walkways, Patios and Driveways)	384,724 SF (49.5%)

Current Zoning Designation per Hecker Pass Specific Plan: Agricultural Commercial

Setback Guidelines:

Building to Hecker Pass Highway Existing Centerline	115 Feet
Building Front to All Other Public Right-of-Way	30 Feet
Building Side to All Other Public Right-of-Way	10 Feet
Building Side to Lot Line (all other side yard)	6 Feet
Rear Lot Line	6
Max. Height	35 Feet, 2 Stories

Contact List

Owners
Owens Financial Corp.
2221 Olympic Blvd
Walnut Creek, CA 94595

James W. Hoey and Debra J. Hoey Revocable Trust
2466 Hecker Pass Road
Gilroy, CA 95020

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209.400.8527
info@reedgeotechnicalgroup.com

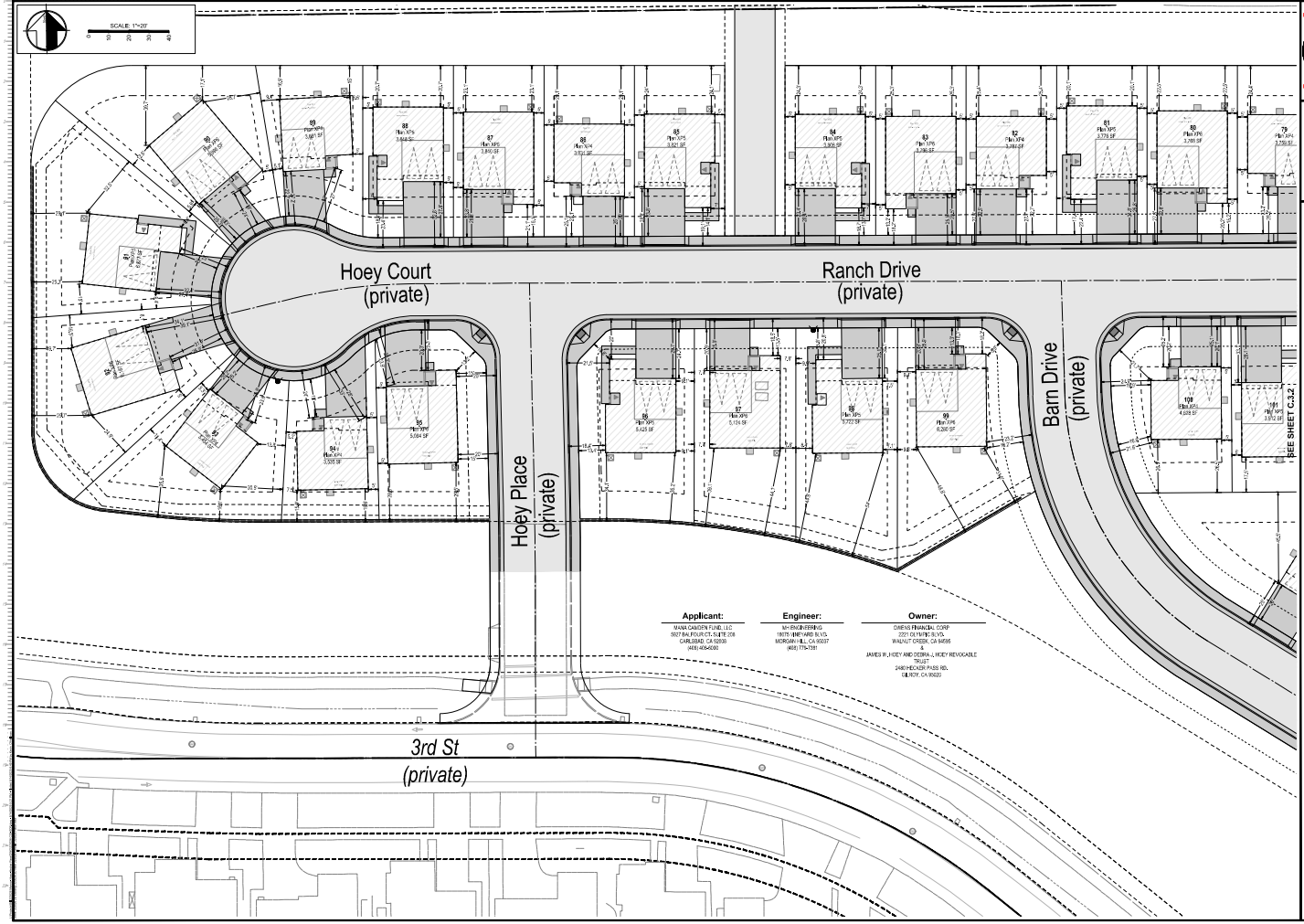
FOR PLANCHECK ONLY
CIVIL ENGINEER
No. 24893
EXP. 12-31-2023
CIVIL
STATE OF CALIFORNIA
FOR PLANCHECK ONLY

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Site Development Plan
Hecker Pass Specific Plan - Low Income Housing

DATE: 10/15/21
STATUS: 1st PLAN CHECK
SCALE: 1" = 40'
DESIGNED BY: WJM
DRAWN BY: MJR
CHECKED BY: WJM

JOB NO. 223026
SHEET C.03
OF 44 SHEETS



FOR PLANCHECK ONLY

No. 21893

EXP. 12/31/2023

FOR PLANCHECK ONLY

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Site Development Plan

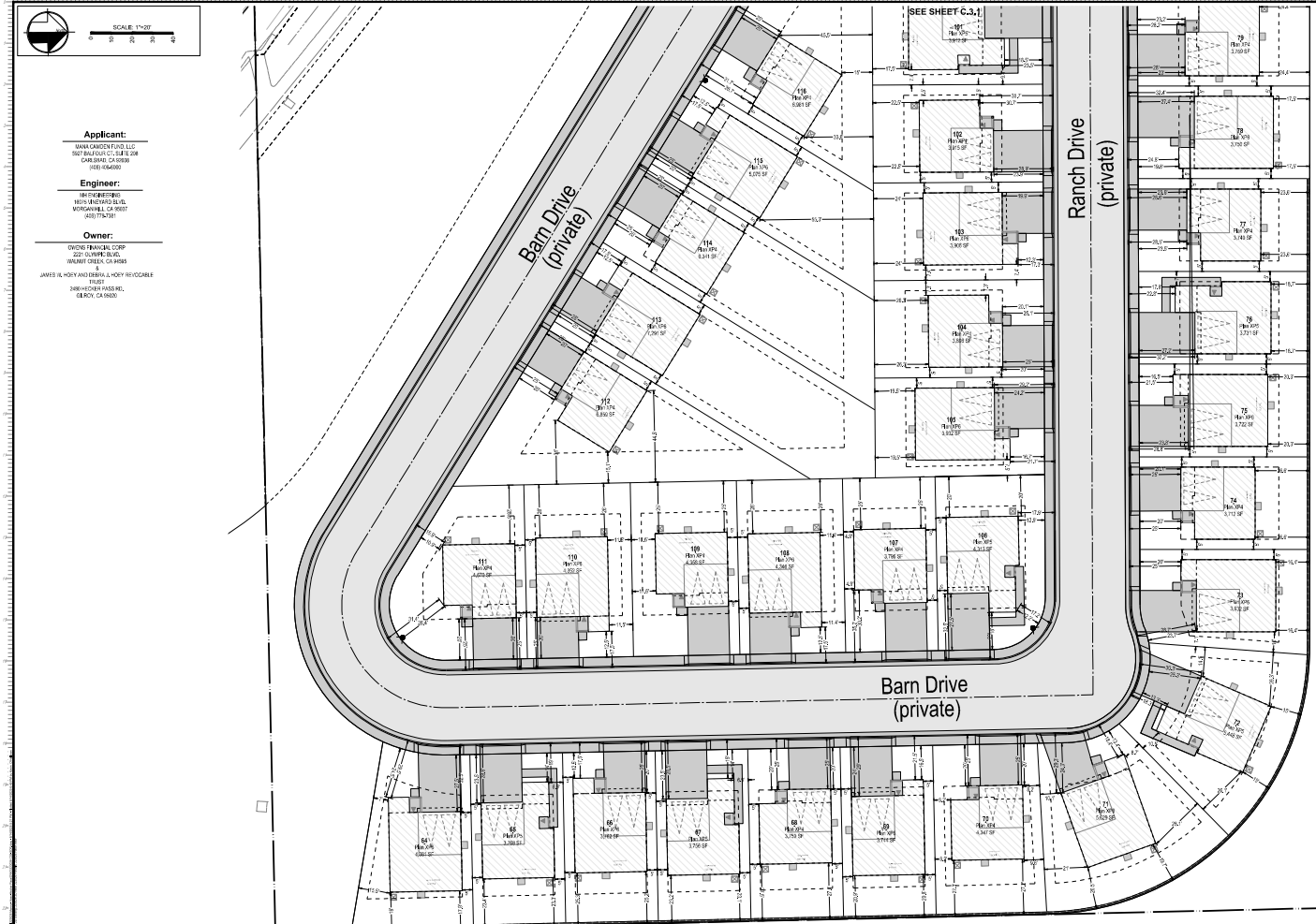
Hecker Pass Specific Plan - Low Income Housing

DATE 08/14/20
SCALE 1" = 20'
DESIGNED RS
DRAWN BY RS
CHECKED BY RS

JOB NO.
223026

SHEET NO.
C.3.1

SHEET
40



Applicant:

MAMA CANCEN FUND, LLC
5927 BALFOUR CT., SUITE 208
CARLSBAD, CA 92008
(408) 406-6060

Engineer:

MH ENGINEERING
16275 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7381

Owner:

OWENS FINANCIAL CORP
2221 OLYMPIC BLVD.
WALNUT CREEK, CA 94595
&
JAMES W. HOEY AND DEBRA J. HOEY REVOCABLE TRUST
2490 HECKER PASS RD.
GILROY, CA 95020

FOR PLANCHECK ONLY
No. 21893
EXP. 12/31/2023
CIVIL
STATE OF CALIFORNIA
FOR PLANCHECK ONLY

MH engineering Co.
16275 Vineyard Boulevard
Morgan Hill, CA 95037

Site Development Plan
Hecker Pass Specific Plan - Low Income Housing

DATE: 8/14/23
SCALE: 1" = 20'
DESIGNED BY: RS
DRAWN BY: WSM

JOB NO.
223026

SHEET NO.
C.3.2

SHEET
40



Applicant:
MANA CAMDEN FUND, LLC
5927 BALFOUR CT. SUITE 208
CARLSBAD, CA 92008
(408) 406-6000

Engineer:
MH ENGINEERING
16075 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7301

Owner:
OWENS FINANCIAL CORP
2221 OLYMPIC BLVD
WALNUT CREEK, CA 94595
&
JAMES W. HOEY AND DEBRA J. HOEY
REVOCABLE TRUST
2480 HECKER PASS RD.
GILROY, CA 95020

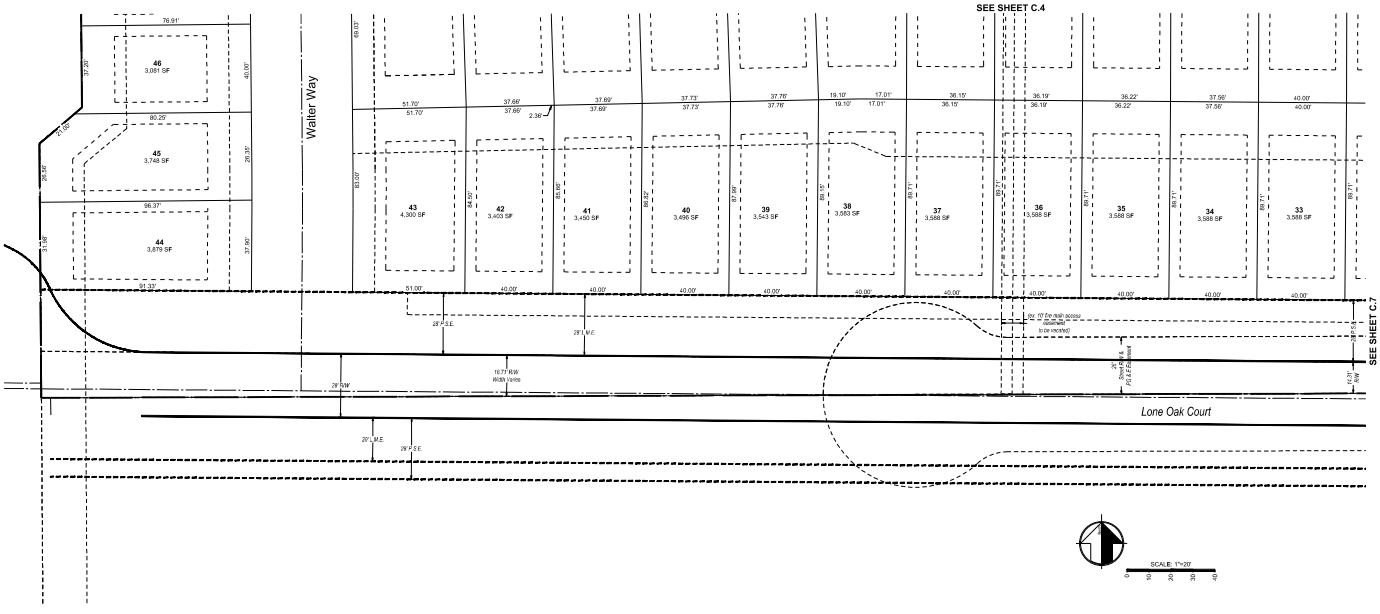
FOR PLANCHECK ONLY
No. 24893
EXP. 09-31-2023
FOR PLANCHECK ONLY

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Vesting Tentative Map
Hecker Pass Specific Plan - Low Income Housing

DATE 01/14/23
DESIGN CHK'D AES
DRAWN BY AES
CHECKED BY MJM

JOB NO. 223026
SHEET C.4
OF 40



Applicant:
MANA CAMDEN FUND, LLC
5927 BALFOUR CT., SUITE 208
CARLSBAD, CA 92008
(408) 406-8000

Engineer:
MH ENGINEERING
16075 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7381

Owner:
OWENS FINANCIAL CORP
2221 OLYMPIC BLVD.
WALNUT CREEK, CA 94595
&
JAMES W. HOEY AND DEBRA J. HOEY
REVOCABLE TRUST
2480 HECKER PASS RD.
GILROY, CA 95020

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA. 95037

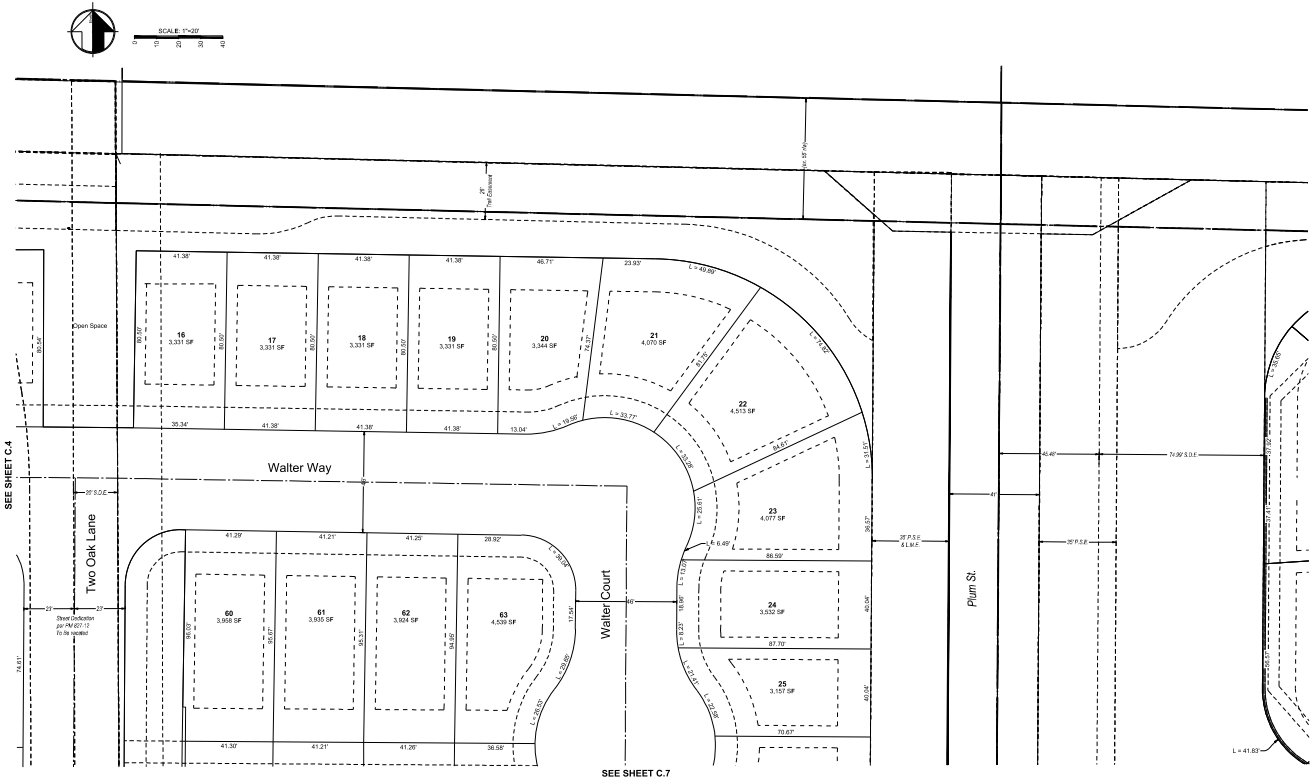
Vesting Tentative Map
Hecker Pass Specific Plan - Low Income Housing

DATE: 8/14/20
SCALE: 1" = 20'
DRAWN BY: MA
CHECKED BY: PGM

JOB NO. 223026

SHEET C.5

OF 40



Applicant:
MANA CAMDEN FUND, LLC
5927 BALFOUR CT. SUITE 208
CARLSBAD, CA 92008
(408) 406-6000

Engineer:
MH ENGINEERING
16075 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7381

Owner:
OWENS FINANCIAL CORP
2221 OLYMPIC BLVD
WALNUT CREEK, CA 94595
&
JAMES W. HOEY AND DEBRA J. HOEY
REVOCABLE TRUST
2480 HECKER PASS RD.
GILROY, CA 95020

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

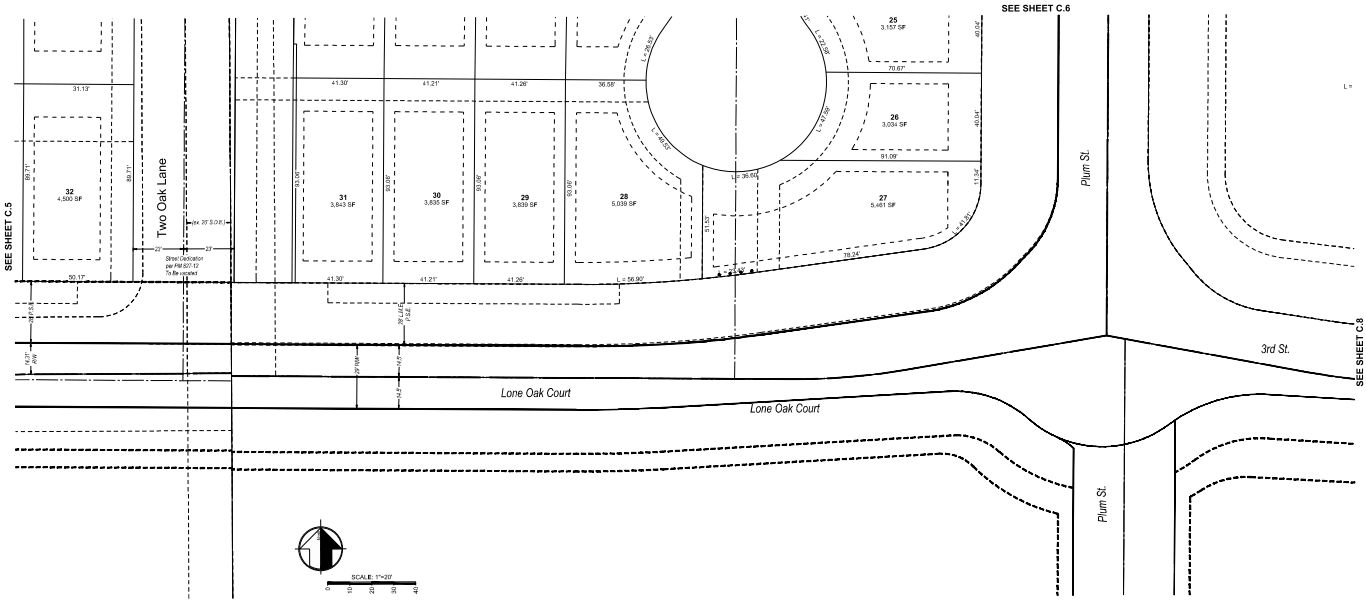
Vesting Tentative Map
Hecker Pass Specific Plan - Low Income Housing

DATE: 8/14/20
SCALE: 1" = 20'
DRAWN BY: WA
CHECKED BY: JKM

JOB NO.
223026

SHEET
C.6

OF
40



Applicant:
MANA CAMDEN FUND, LLC
5927 BALFOUR CT. SUITE 208
CARLSBAD, CA 92008
(408) 406-6000

Engineer:
MH ENGINEERING
16075 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7381

Owner:
OWENS FINANCIAL CORP
2221 OLYMPIC BLVD.
WALNUT CREEK, CA 94595
&
JAMES W. HOEY AND DEBRA J. HOEY
REVOCABLE TRUST
2480 HECKER PASS RD.
GILROY, CA 95020

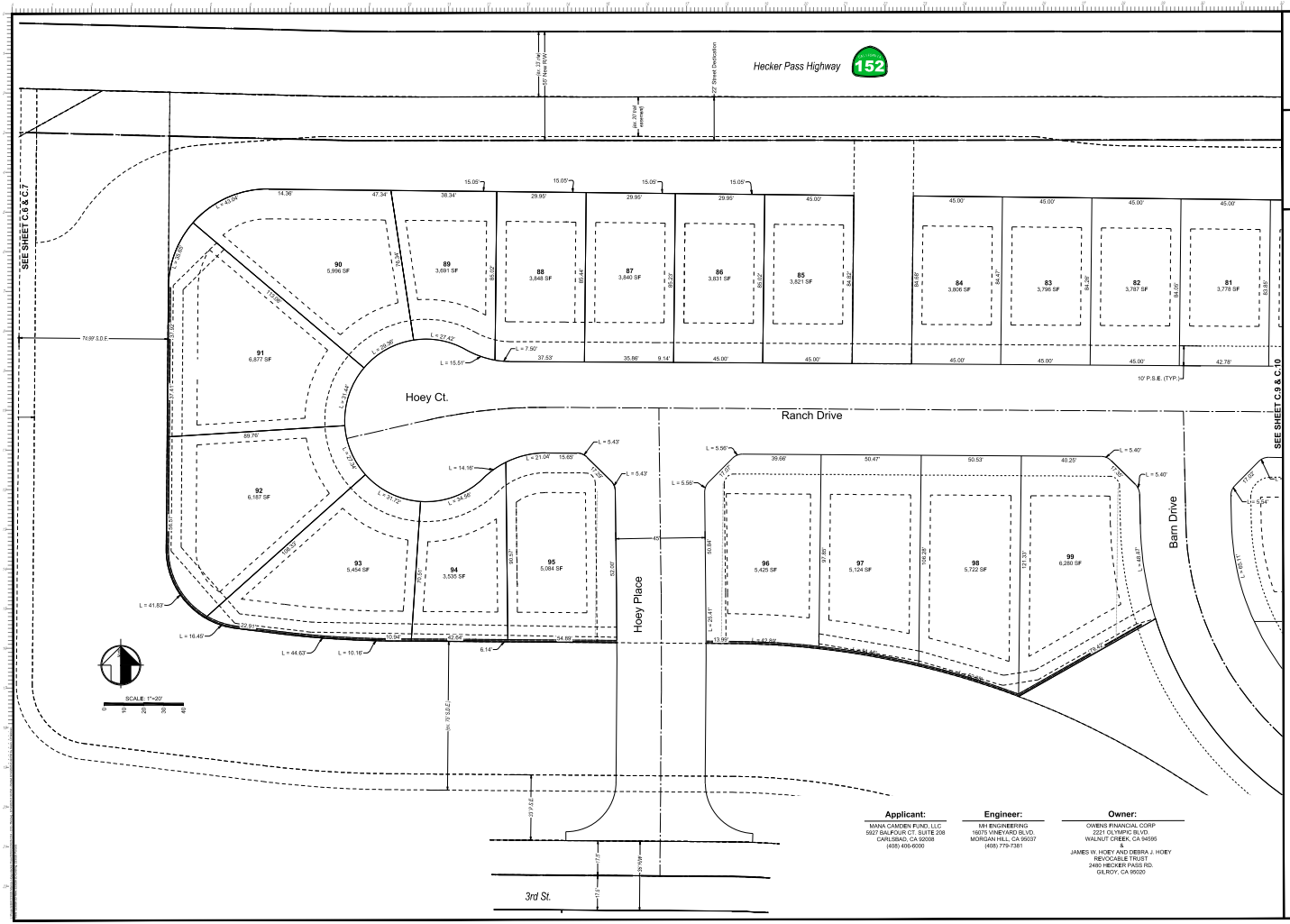
MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA. 95037

Vesting Tentative Map
Hecker Pass Specific Plan - Low Income Housing

DATE: 8/1/23
SCALE: 1"=20'
DRAWN BY: WA
CHECKED BY: KMH

PROJECT NO.
22026

SHEET
C.7
OF
40



Applicant:
MANA CAMDEN FUND, LLC
5927 BALFOUR CT. SUITE 208
CARLSBAD, CA 92008
(408) 409-9000

Engineer:
MH ENGINEERING
16075 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7381

Owner:
OWENS FINANCIAL CORP
2221 OLYMPIC BLVD
WALNUT CREEK, CA 94595
&
JAMES W. HOEY AND DEBRA J. HOEY
REVOCABLE TRUST
2480 HECKER PASS RD.
GILROY, CA 95020

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Vesting Tentative Map
Hecker Pass Specific Plan - Low Income Housing

DATE: 8/14/25
SCALE: 1" = 20'
DRAWN BY: MA
CHECKED BY: PKM

JOB NO. 223026

SHEET C.8

OF 40



Applicant:
MANA CAMDEN FUND, LLC
5927 BALFOUR CT, SUITE 208
CARLSBAD, CA 92008
(408) 406-6000

Engineer:
MH ENGINEERING
16075 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7381

Owner:
OWENS FINANCIAL CORP
2221 OLYMPIC BLVD.
WALNUT CREEK, CA 94595
&
JAMES W. HOEY AND DEBRA J. HOEY
REVOCABLE TRUST
2480 HECKER PASS RD.
GILROY, CA 95020

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

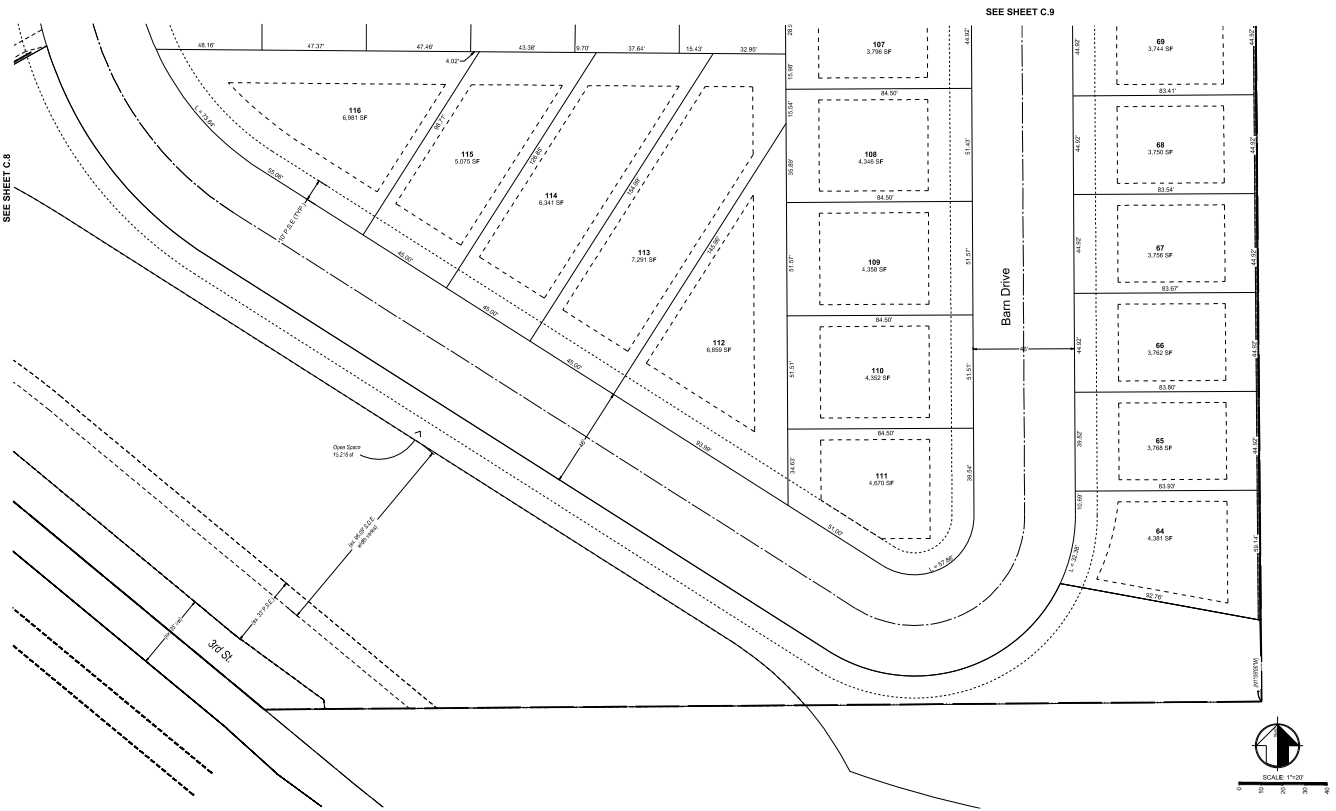
Vesting Tentative Map
Hecker Pass Specific Plan - Low Income Housing

DATE: 8/14/25
SCALE: 1" = 20'
DRAWN BY: MA
CHECKED BY: MH

JOB NO. 23026

SHEET C.9

OF 40



Applicant:
MANA CAMDEN FUND, LLC
5927 BALFOUR CT. SUITE 208
CARLSBAD, CA 92008
(408) 406-6000

Engineer:
MH ENGINEERING
16075 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7381

Owner:
OWENS FINANCIAL CORP
2221 OLYMPIC BLVD
WALNUT CREEK, CA 94595
&
JAMES W. HOEY AND DEBRA J. HOEY REVOCABLE TRUST
2480 HECKER PASS RD.
GILROY, CA 95020

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

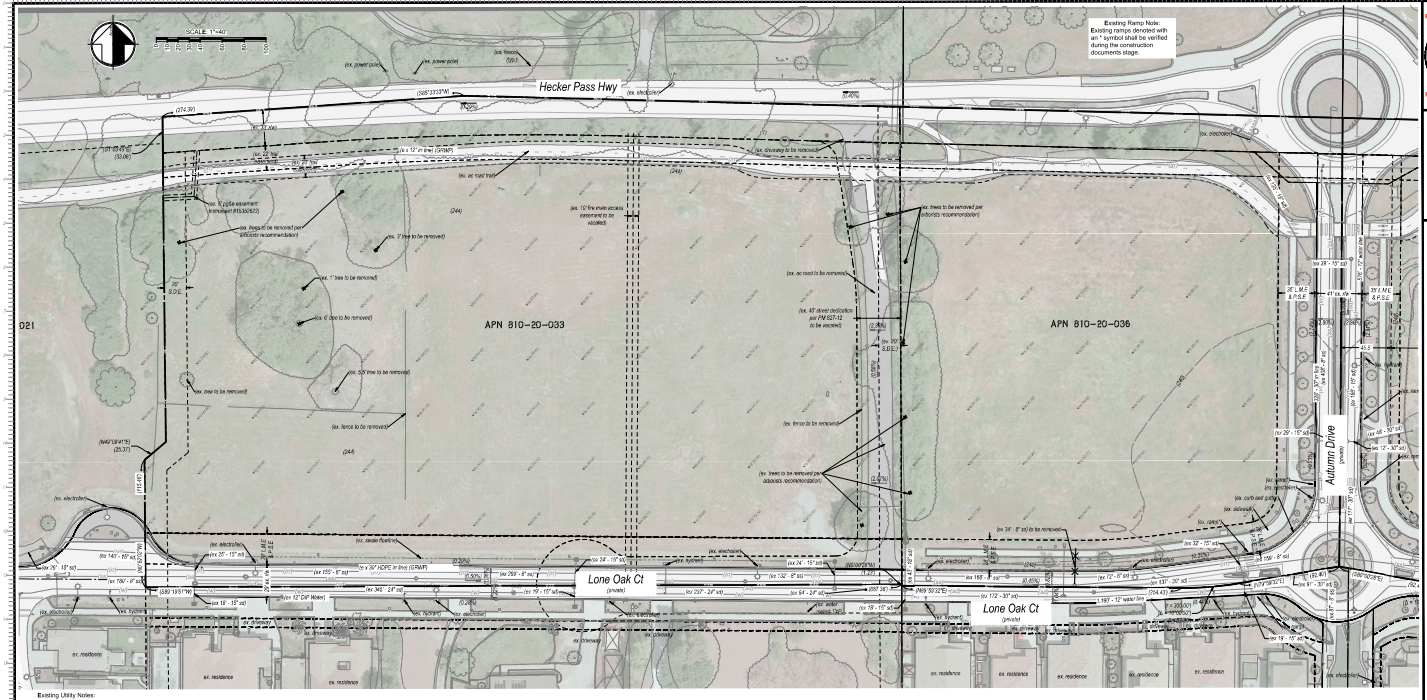
Vesting Tentative Map
Hecker Pass Specific Plan - Low Income Housing

DATE: 9/14/23
SCALE: 1" = 20'
DRAWN BY: MA
CHECKED BY: MW

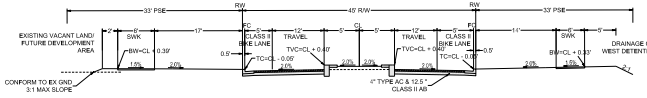
JOB NO.
223026

SHEET NO.
C.10

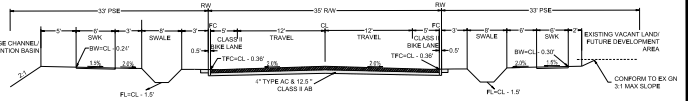
SHEET
40



Existing Utility Notes:
1. Existing sanitary sewer lines are constructed of VCP.
2. Existing storm drain lines are constructed of RCP.



AUTUMN DRIVE (PRIVATE)
Scale: None



3RD STREET (PRIVATE)
Scale: None

Legend

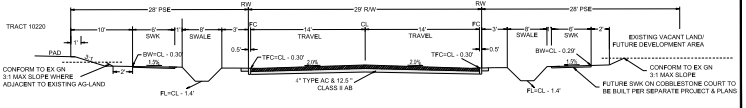
Existing AC to be Removed

Utility to be Removed

Applicant:
MANA CANDEN FUND, LLC
5927 BALFOUR CT. SUITE 208
CARLSBAD, CA 92008
(408) 406-6060

Engineer:
MH ENGINEERING
16075 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7381

Owner:
OWENS FINANCIAL CORP
2221 OLYMPIC BLVD.
WALNUT CREEK, CA 94595
&
JAMES W. HOBY AND DEBRA J. HOBY REVOCABLE TRUST
2480 HECKER PASS RD.
GILROY, CA 95020



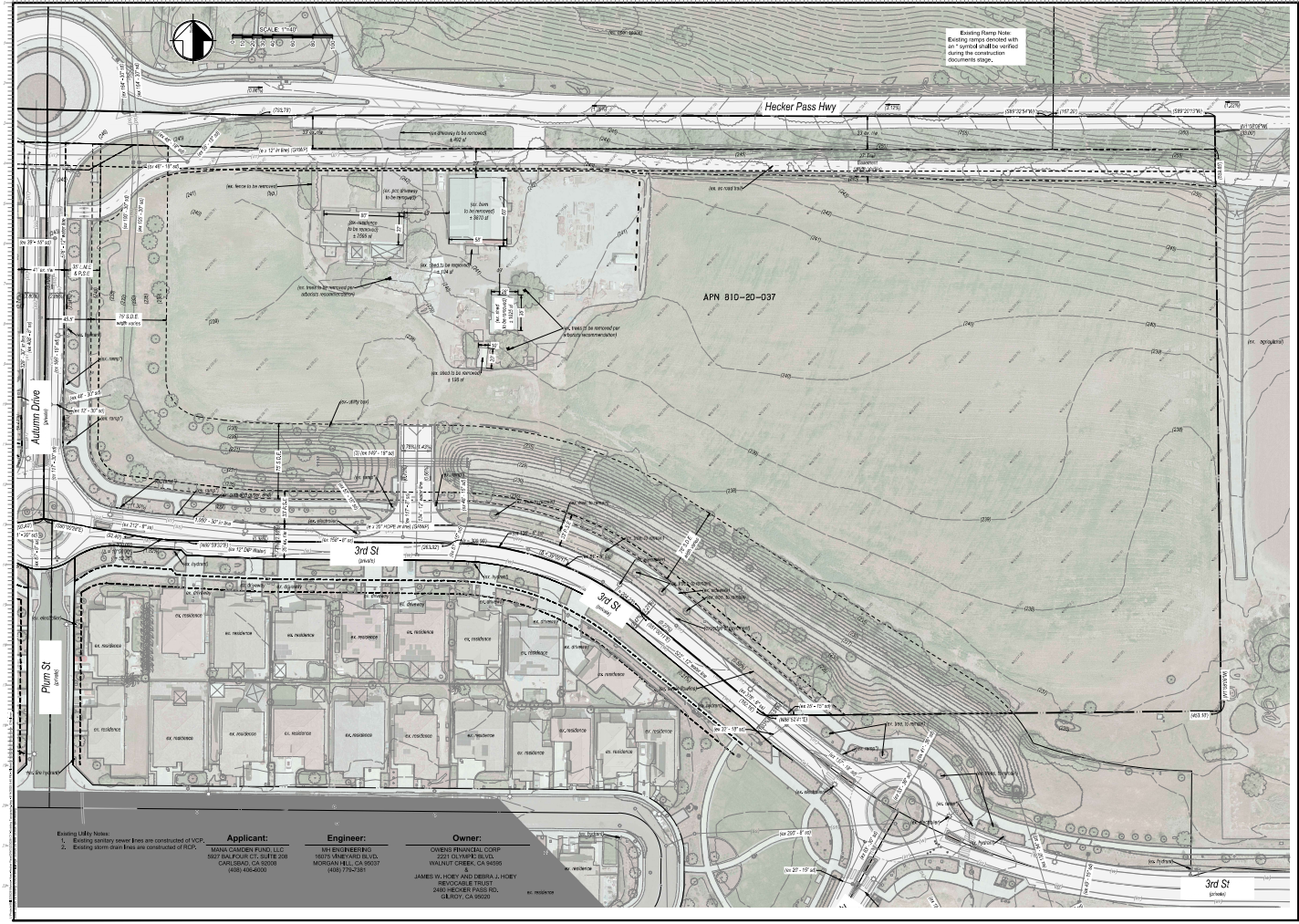
COBBLESTONE COURT AND LONE OAK LANE (PRIVATE)
Scale: None

FOR PLANCHECK ONLY
No. 21893
Exp. 12-31-2023
FOR PLANCHECK ONLY

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA. 95037

Topo Demo Plan - West Side
Hecker Pass Specific Plan - Low Income Housing

DATE: 8/15/23
SCALE: 1" = 40'
DESIGNED: AVE
DRAWN BY: PSM
JOB NO. 22026
SHEET NO. C.11
OF 40



NOT FOR CONSTRUCTION
FOR PLANCHECK ONLY

REGISTERED PROFESSIONAL ENGINEER
No. 24893
EXP. 12/31/2023
CIVIL
STATE OF CALIFORNIA

FOR PLANCHECK ONLY

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Topo Demo Plan - East Side

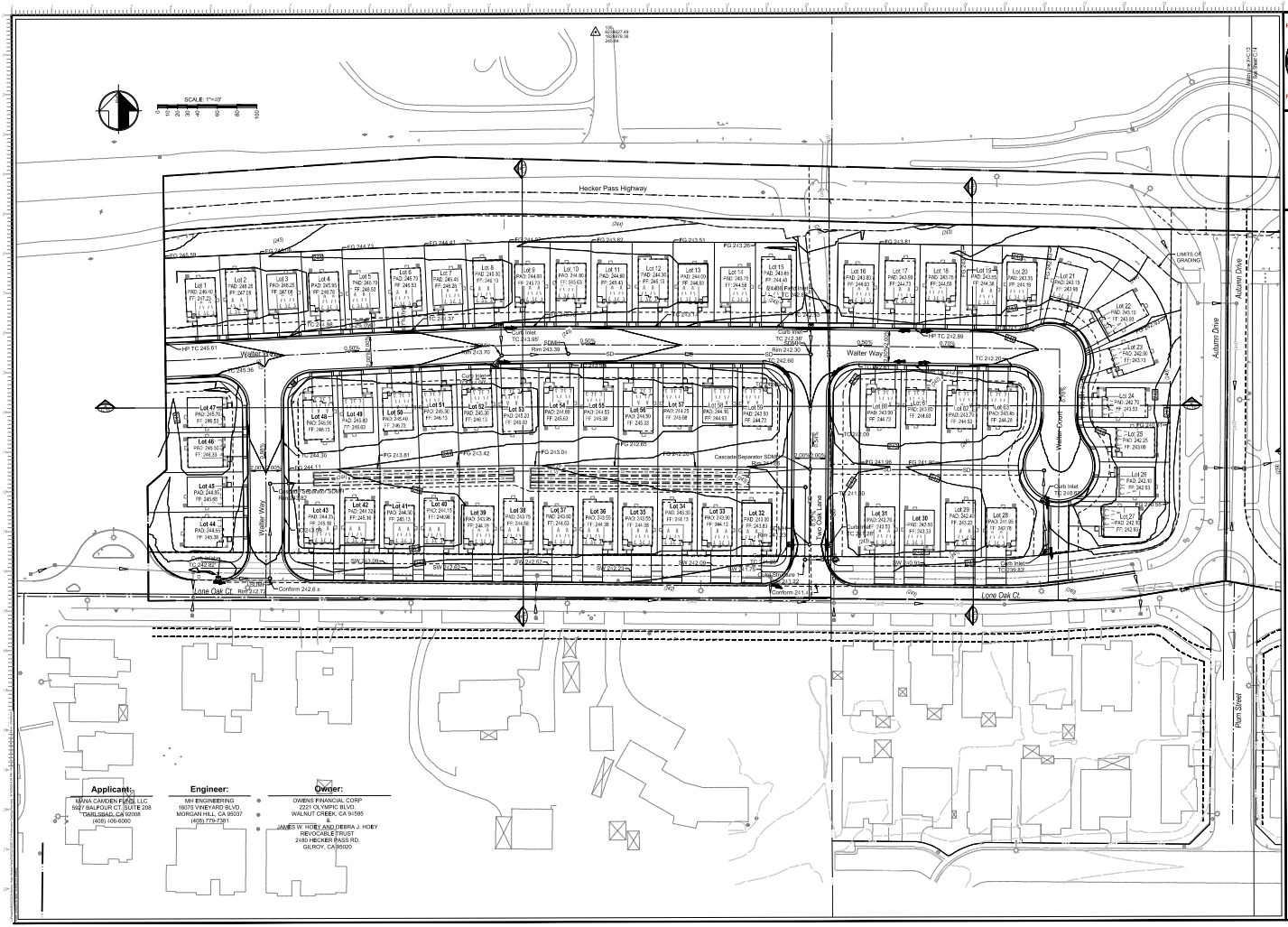
Hecker Pass Specific Plan - Low Income Housing

DATE 08/4/23
SCALE 1" = 40'
DESIGNED KW
DRAWN BY RSM

JOB NO.
223026

SHEET NO.
C.12

SHEET
40



FOR PLANCHECK ONLY

No. 21893

EXP. 12-31-2022

FOR PLANCHECK ONLY

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA. 95037

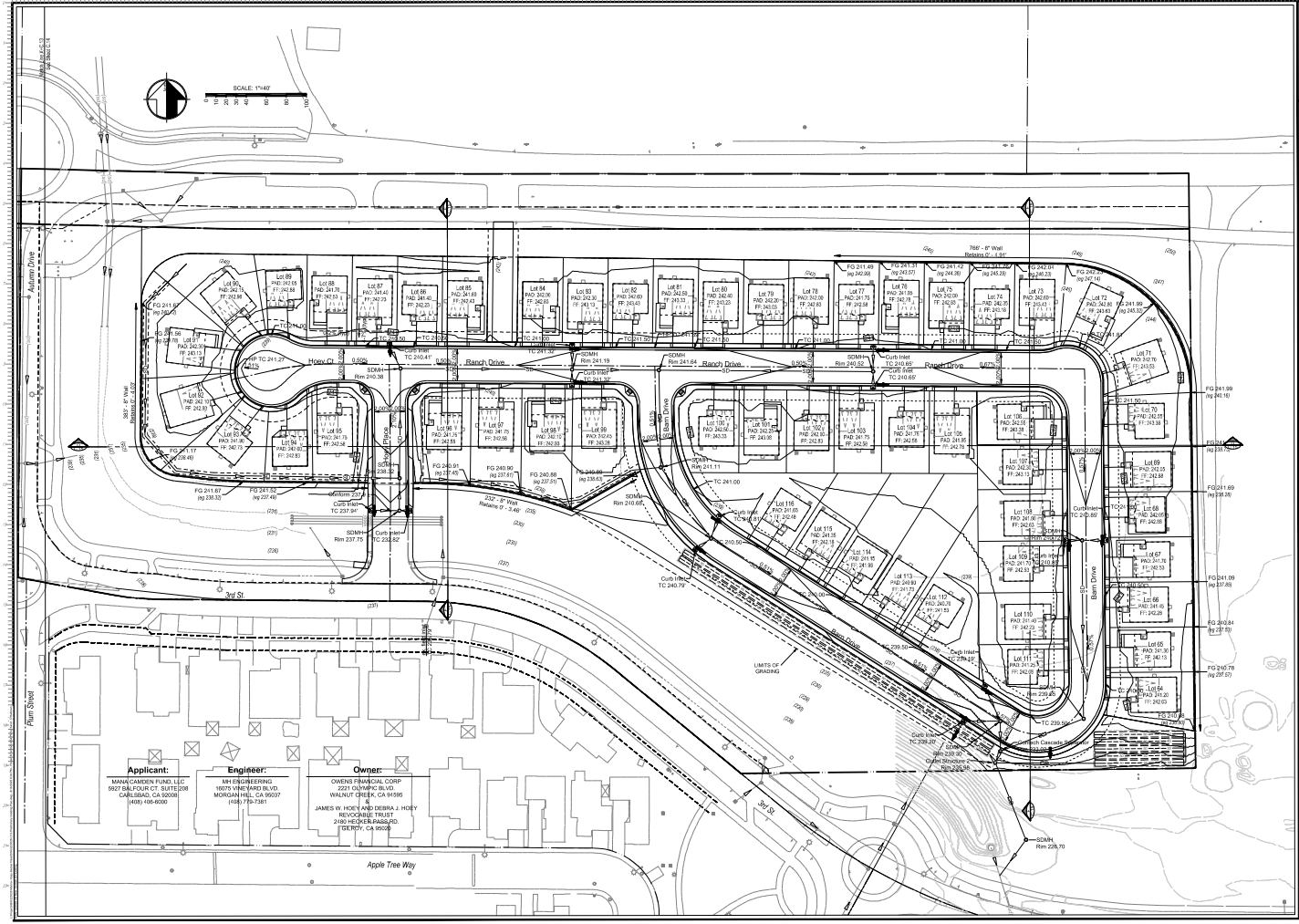
Preliminary Grading Plan - West Side
Hecker Pass Specific Plan - Low Income Housing

DATE: 8/4/22
SCALE: 1" = 10'
DESIGNER: WA
DRAWN BY: JOSH

JOB NO. 22026

SHEET C.13

OF 40



FOR PLANCHECK ONLY

No. 21693

EXP. 12-31-2023

FOR PLANCHECK ONLY

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

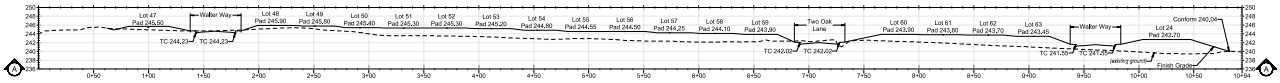
Preliminary Grading Plan - East Side
Hecker Pass Specific Plan - Low Income Housing

DATE: 8/14/23
SCALE: 1" = 40'
DESIGNED: MA
DRAWN BY: PGM

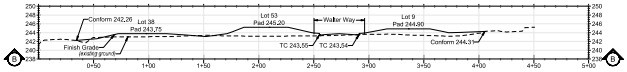
JOB NO. 23026

SHEET NO. C.14

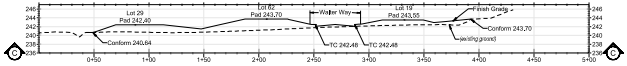
OF SHEETS 40



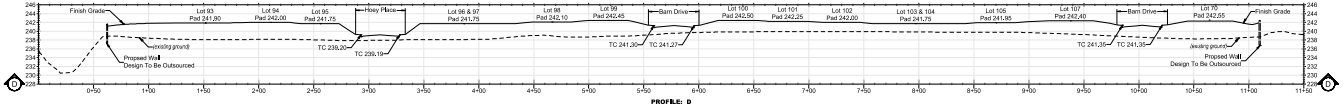
PROFILE: A
SCALE H: 1"=40' SCALE V: 1"=10'



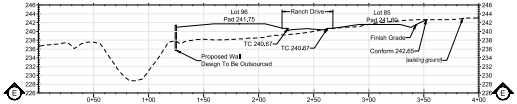
PROFILE: B
SCALE H: 1"=40' SCALE V: 1"=10'



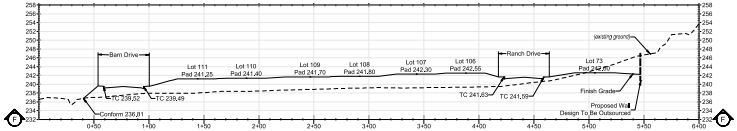
PROFILE: C
SCALE H: 1"=40' SCALE V: 1"=10'



PROFILE: D
SCALE H: 1"=40' SCALE V: 1"=10'



PROFILE: E
SCALE H: 1"=40' SCALE V: 1"=10'



PROFILE: F
SCALE H: 1"=40' SCALE V: 1"=10'

Applicant:
MANA CAMDEN FUND, LLC
5927 BALFOUR CT, SUITE 208
CARLSBAD, CA 92008
(408) 406-0000

Engineer:
MH ENGINEERING
16075 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7381

Owner:
OWENS FINANCIAL CORP
2221 OLYMPIC BLVD.
WALNUT CREEK, CA 94595
&
JAMES W. HOEY AND DEBRA J. HOEY
REVOCABLE TRUST
2480 HECKER PASS RD.
GILROY, CA 95020

Grading Quantities			
	Cut (cy)	Fill (cy)	Net (cy)
Parcel 1	3,663 cy	10,846 cy	7,183 cy (fill)
Parcel 2	2,148 cy	23,102 cy	20,954 cy (fill)
Total	5,811 cy	33,948 cy	28,137 cy (fill)

NO MODIFICATIONS
FOR PLANCHECK ONLY
REGISTERED PROFESSIONAL ENGINEER
JAMES L. MCCANN
No. 24893
EXP. 12/31/2023
CIVIL
STATE OF CALIFORNIA
NO MODIFICATIONS
FOR PLANCHECK ONLY

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Preliminary Grading Sections

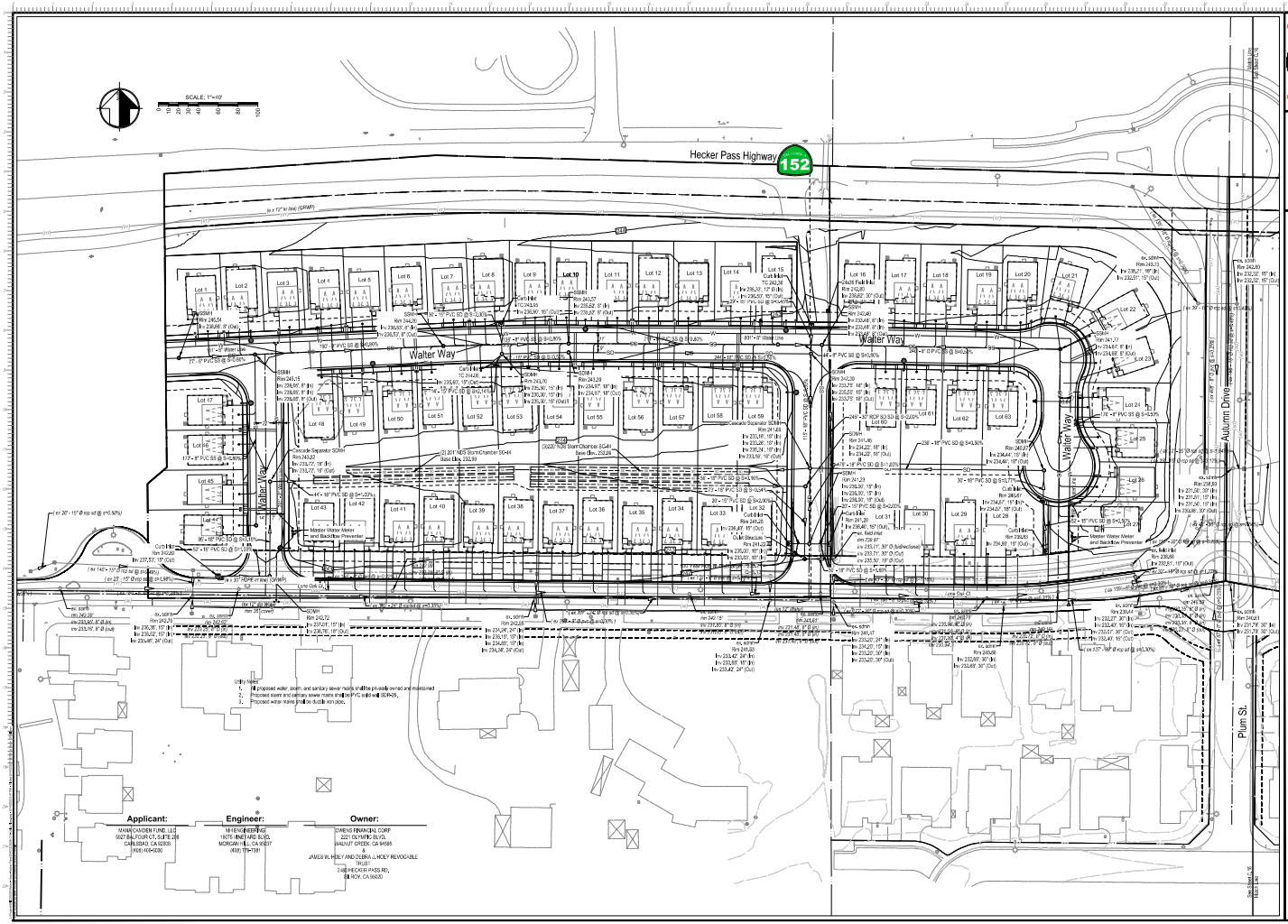
Hecker Pass Specific Plan - Low Income Housing

DATE 8/14/20
SCALE 1" = 40'
DESIGNED MA
DRAFTED MA

JOB NO.
22026

SHEET NO.
C.15

OF SHEETS
40



FOR PLANCHECK ONLY

No. 24893

EXP. 12/31/2023

FOR PLANCHECK ONLY

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Utility Plan - West Side

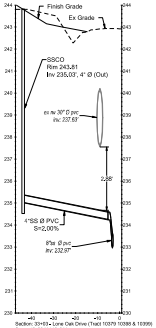
Hecker Pass Specific Plan - Low Income Housing

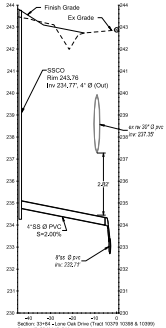
DATE: 08/14/23
SCALE: 1" = 40'
DESIGNED BY: MW
DRAWN BY: MW

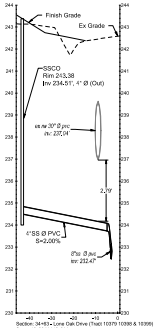
JOB NO.
22026

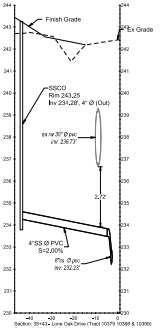
SHEET NO.
C.16

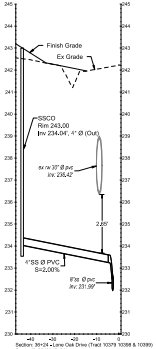
OF SHEETS
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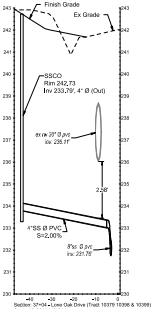


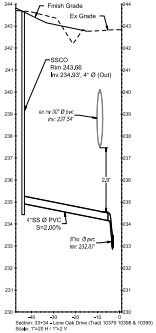


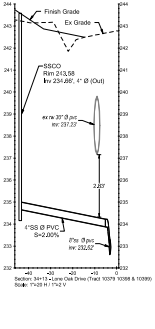


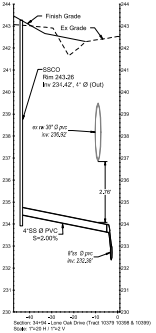


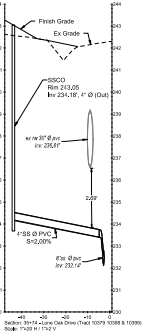


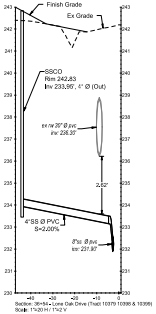


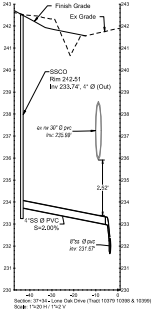












FOR PLANCHECK ONLY

No. 24893

EXP. 12/31/2023

FOR PLANCHECK ONLY

MH engineering Co.

1600 Vineyard Boulevard
Morgan Hill, CA 95037

Utility Sections

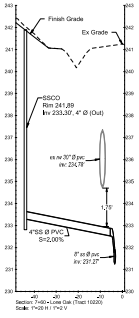
Hecker Pass Specific Plan - Low Income Housing

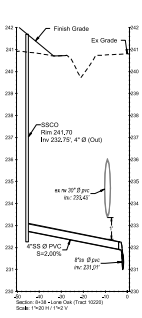
DATE 08/14/20
SCALE 1" = 40'
DESIGNED MA
DRAWN BY RSM

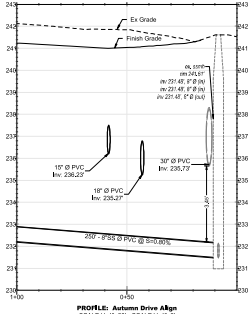
JOB NO.
223026

SHEET NO.
C.16.1

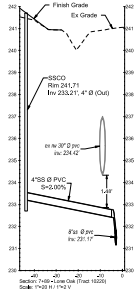
SHEET
40

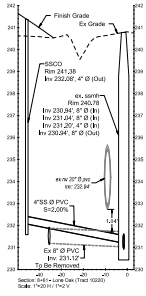






PROFILE: Autumn Drive Align
SCALE H: 1"=20' SCALE V: 1"=2'





PRELIMINARY NOT FOR CONSTRUCTION
FOR PLANCHECK ONLY
REGISTERED PROFESSIONAL ENGINEER
No. 24893
EXP. 12/31/2023
CIVIL
STATE OF CALIFORNIA
FOR PLANCHECK ONLY

MH engineering Co.
1600 S Vineyard Boulevard
Morgan Hill, CA 95037

Utility Sections

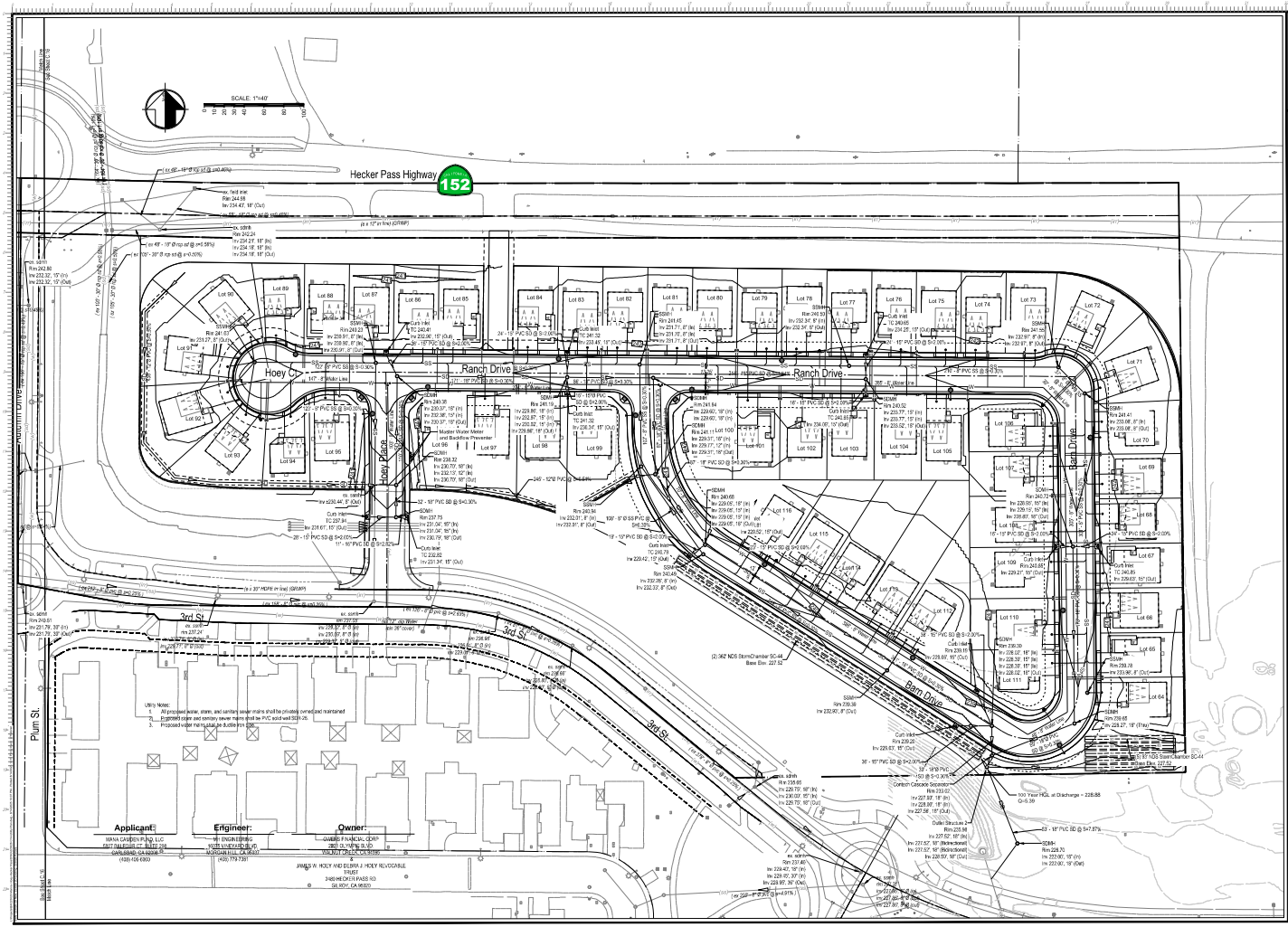
Hecker Pass Specific Plan - Low Income Housing

DATE: 08/14/20
SCALE: 1" = 20'
DESIGNED BY: MA
DRAWN BY: RGM

JOB NO.
223026

SHEET NO.
C.16.2

SHEET
40



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No. 24893
Exp. 12-31-2023
CIVIL
STATE OF CALIFORNIA

FOR PLANCHECK ONLY

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Utility Plan - East Side

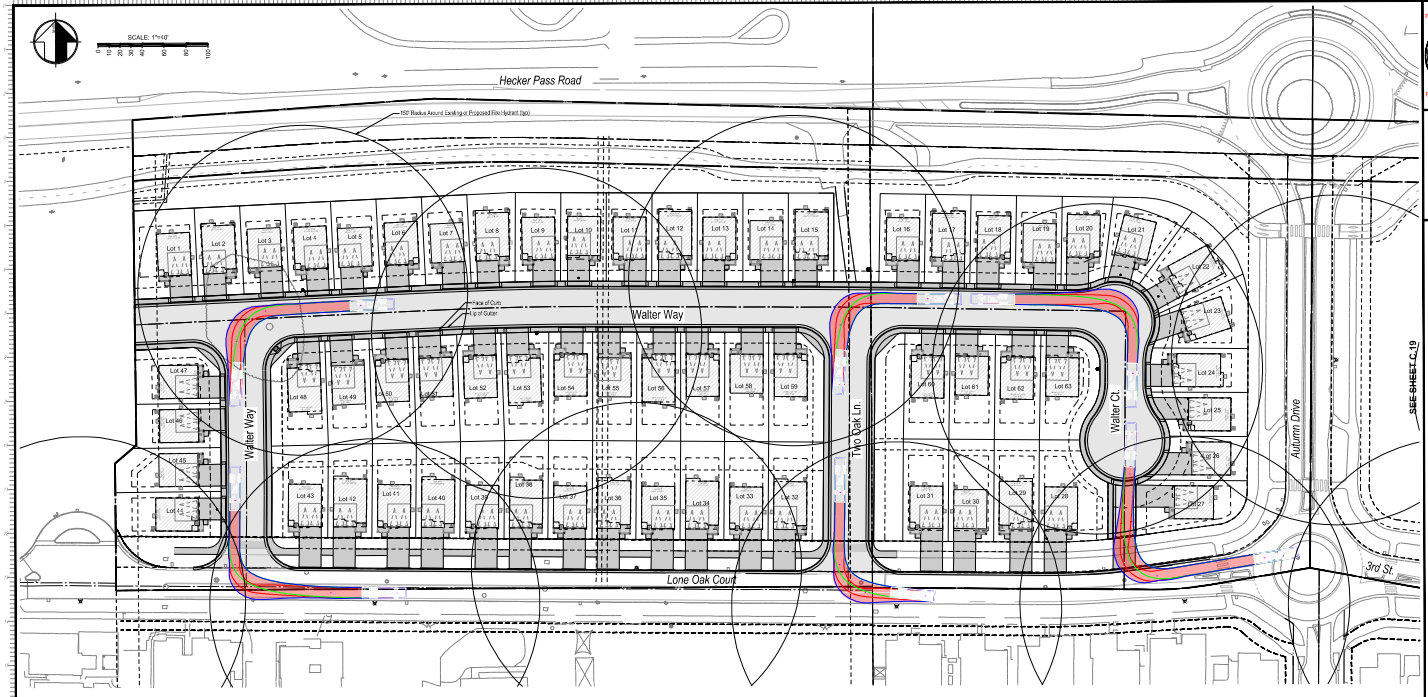
Hecker Pass Specific Plan - Low Income Housing

DATE: 8/14/23
SCALE: 1" = 40'
DESIGNED: MH
DRAWN BY: PSM

PROJECT NO. 22026

SHEET NO. C.17

OF 40



Applicant:

MANA CAMDEN FUND, LLC
5927 BALFOUR CT, SUITE 209
CARLSBAD, CA 92008
(408) 496-9009

Engineer:

MH ENGINEERING
16075 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7381

Owner:

OWENS FINANCIAL CORP
2221 OLYMPIC BLVD
WALNUT CREEK, CA 94595
&
JAMES W. HOEY AND DEBRA J. HOEY REVOCABLE TRUST
2450 HECKER PASS RD
GILROY, CA 95020

FOR PLANCHECK ONLY
Exp. 12/31/2023
FOR PLANCHECK ONLY

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Circulation Plan - Fire West Side

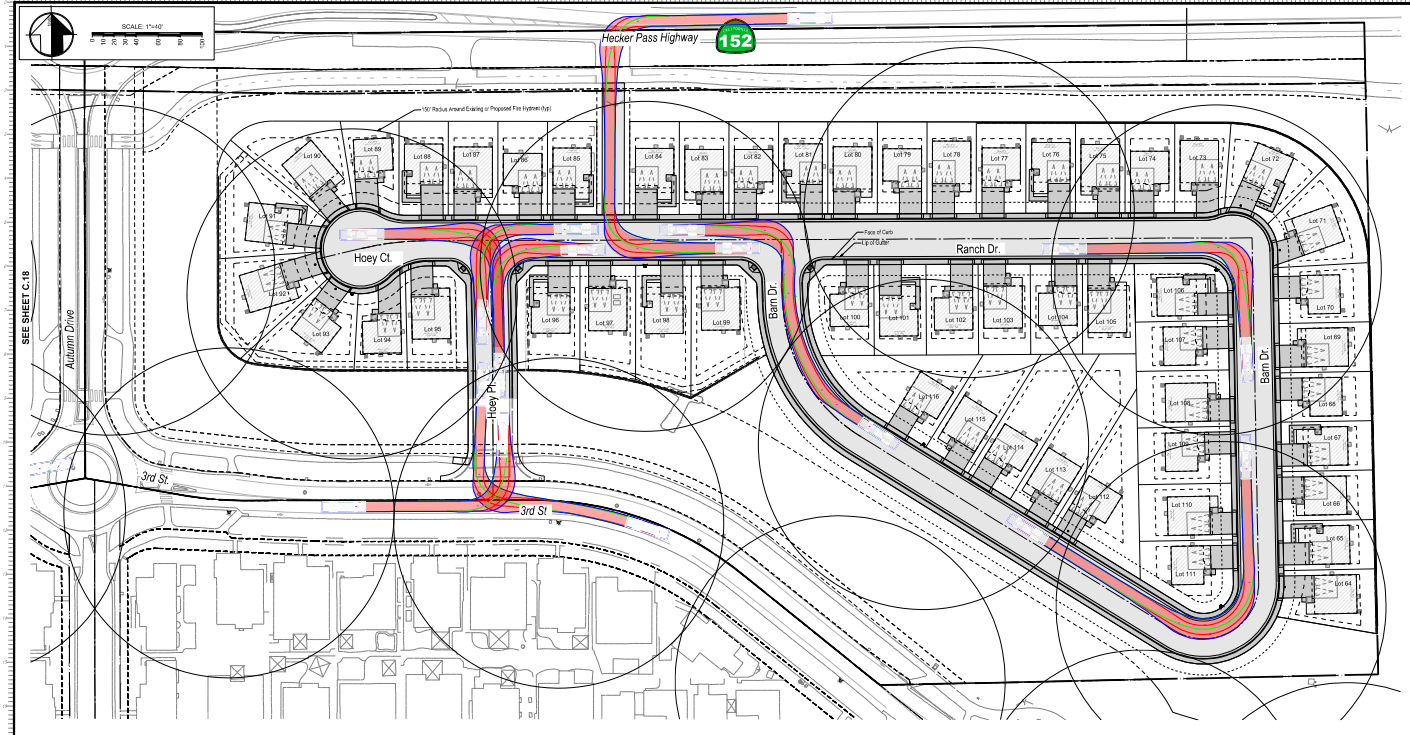
Hecker Pass Specific Plan - Low Income Housing

DATE: 8/14/23
SCALE: 1" = 40'
DRAWN BY: WA
CHECKED BY: KSM

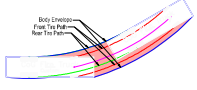
JOB NO.
22026

SHEET
C.18

OF
40



SEE SHEET C.18





CoG Fire Truck

	feet
Width	8.17
Track	20.58
Lock to Lock Time	6.0
Steering Angle	49.0

Applicant:

MANA CAMDEN FUND, LLC
5927 BALFOUR CT. SUITE 339
CARLSBAD, CA 92008
(408) 406-8406

Engineer:

MH ENGINEERING
16575 VINEYARD BLVD
MORGAN HILL, CA 95037
(408) 779-7381

Owner:

OWENS FINANCIAL CORP
2221 OLYMPIC BLVD
WALNUT CREEK, CA 94595
&
JAMES W. HOEY AND DEBRA J. HOEY REVOCABLE TRUST
2480 HECKER PASS RD
GILROY, CA 95020

NOT APPROVED FOR PLANCHECK ONLY
No. 24893
EXP. 12-31-2023
NOT APPROVED FOR PLANCHECK ONLY

MH engineering Co.
16575 Vineyard Boulevard
Morgan Hill, CA 95037

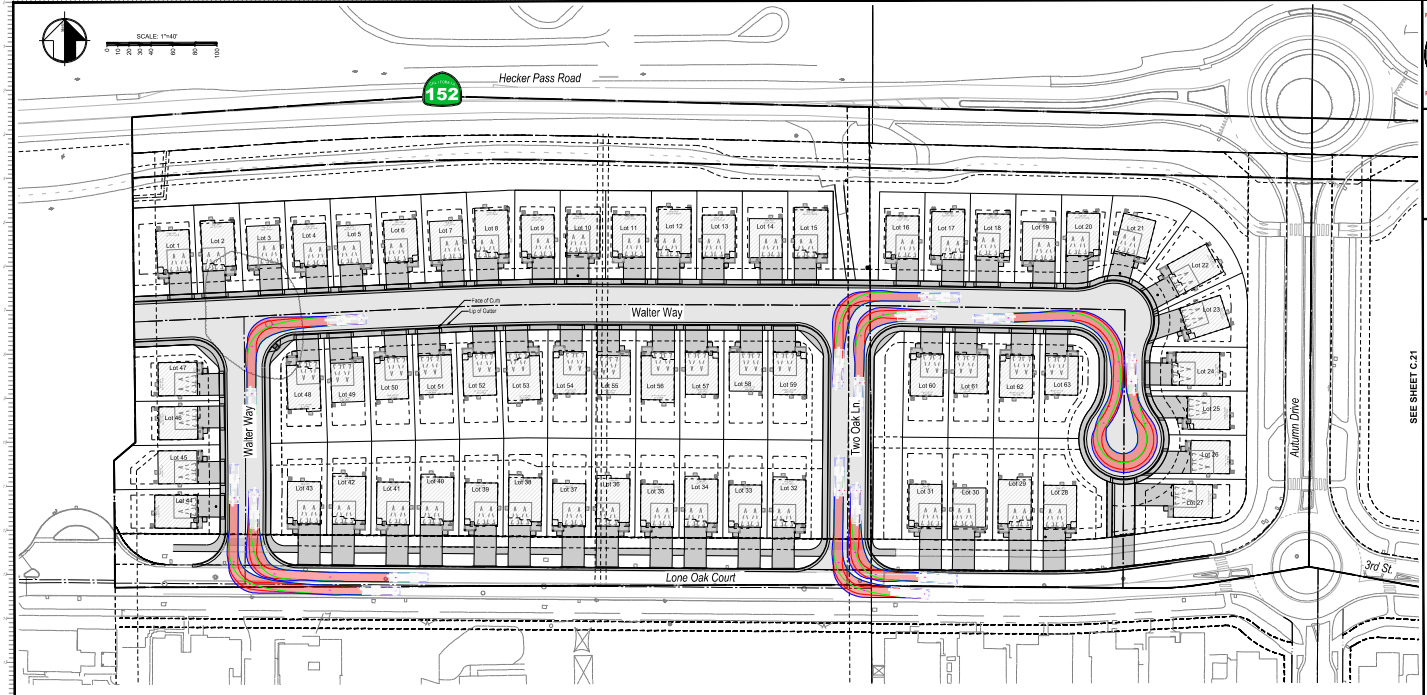
Circulation Plan - Fire East Side
Hecker Pass Specific Plan - Low Income Housing

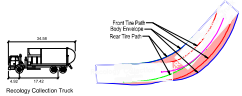
DATE: 8/16/23
SCALE: 1" = 40'
DESIGNED BY: MA
DRAWN BY: MA

JOB NO.
223026

SHEET NO.
C.19

OF
40





Applicant:
MANA CAMDEN PUNO, LLC
5927 BALFOUR CT., SUITE 206
CARLSBAD, CA 92009
(408) 406-9033

Engineer:
MH ENGINEERING
16975 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7381

Owner:
OWENS FINANCIAL CORP
2221 OLYMPIC BLVD
WALNUT CREEK, CA 94595
&
JAMES W. HOEY AND DEBRA J. HOEY REVOCABLE TRUST
2480 HECKER PASS RD.
GILROY, CA 95020

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No. 24893
Exp: 12-31-2021
FOR PLANCHECK ONLY

MH engineering Co.
16975 Vineyard Boulevard
Morgan Hill, CA. 95037

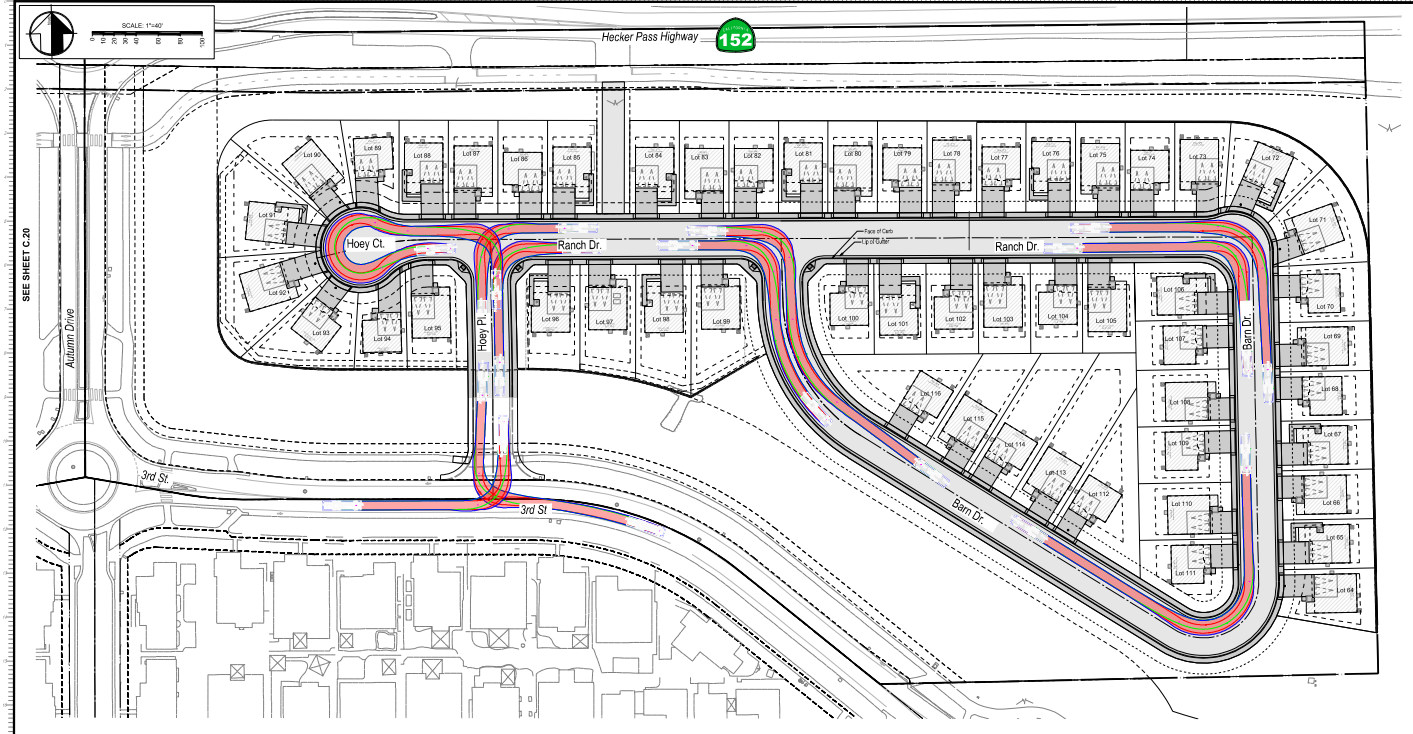
Circulation Plan - Garbage West Side
Hecker Pass Specific Plan - Low Income Housing

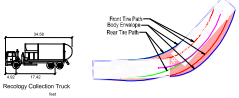
DATE: 01/14/22
SCALE: 1" = 40'
DRAWN BY: WA
CHECKED BY: DHM

JOB NO. 22026

SHEET NO. C.20

OF 40





Applicant:
MANA CAMDEN FUND, LLC
5027 SALFOUR CT, SUITE 205
CARLSBAD, CA 92008
(408) 406-9000

Engineer:
MH ENGINEERING
16375 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7381

Owner:
OWENS FINANCIAL CORP
2221 OLYMPIC BLVD
WALNUT CREEK, CA 94595
&
JAMES W. HOEY AND DEBRA J. HOEY REVOCABLE TRUST
2480 HECKER PASS RD.
GILROY, CA 95020

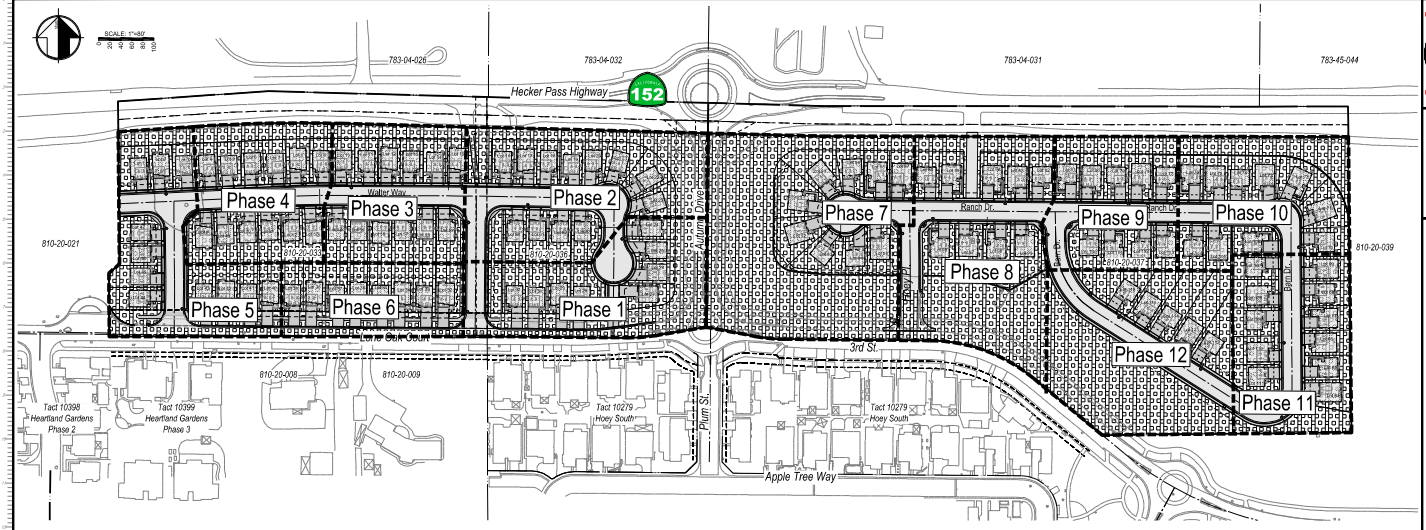
NOT APPROVED
FOR PLANCHECK ONLY
CIVIL ENGINEER
No. 24893
EXP. 12-31-2023
STATE OF CALIFORNIA
NOT APPROVED
FOR PLANCHECK ONLY

MH engineering Co.
16375 Vineyard Boulevard
Morgan Hill, CA 95037

Circulation Plan - Garbage East Side
Hecker Pass Specific Plan - Low Income Housing

DATE 01/14/22
SCALE 1" = 40'
DESIGNED MA
DRAWN MA
CHECKED MGM

JOB NO. 223026
SHEET C.21
OF 40



Applicant:
MANA CAMDEN FUND, LLC
5927 BALFOUR CT., SUITE 208
CARLSBAD, CA 92008
(408) 406-6600

Engineer:
MH ENGINEERING
16075 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7381

Owner:
OWENS FINANCIAL CORP
2221 OLYMPIC BLVD.
WALNUT CREEK, CA 94595
&
JAMES W. HOEY AND DEBRA J. HOEY
REVOCABLE TRUST
2480 HECKER PASS RD.
GILROY, CA 95020

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No. 24893
EXP. 12-31-2020
CIVIL
STATE OF CALIFORNIA
FOR PLANCHECK ONLY

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

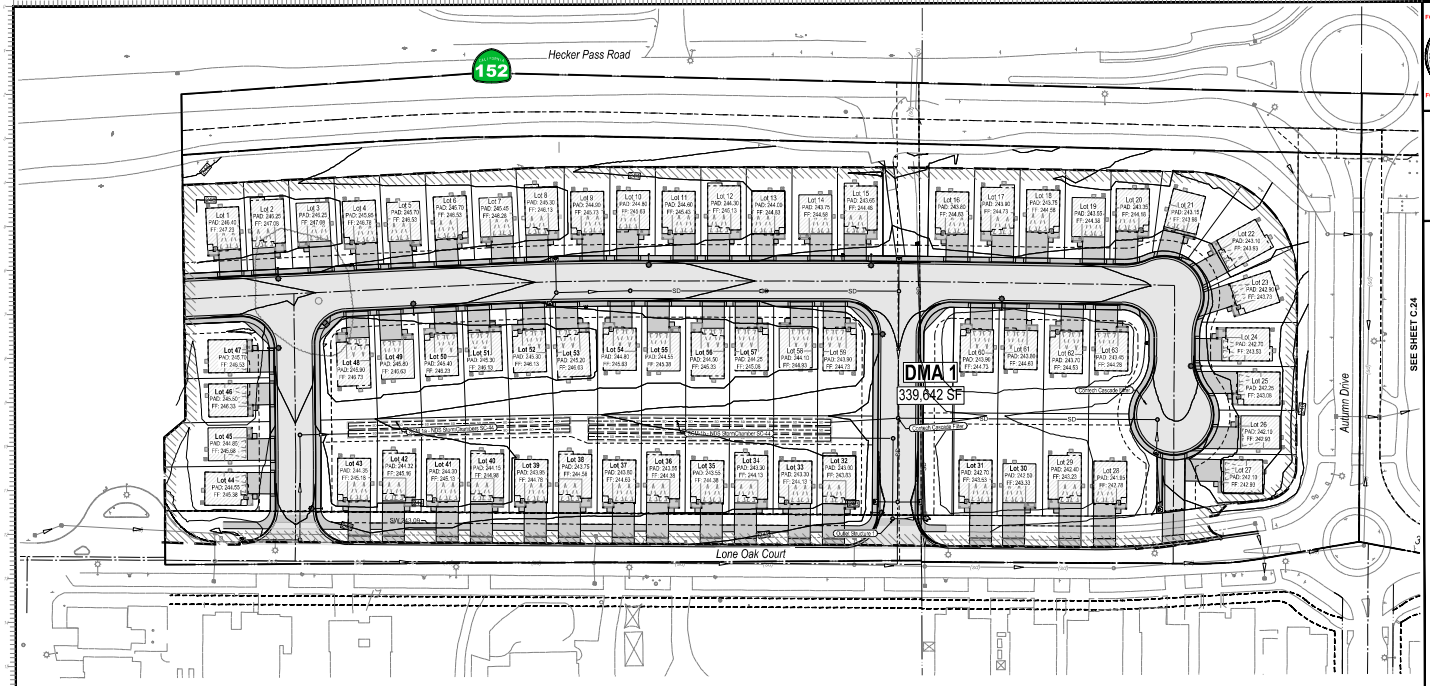
Phasing Plan
Hecker Pass Specific Plan - Low Income Housing

DATE 8/14/20
SCALE 1" = 80'
DRAWN BY MA
CHECKED BY JKM

JOB NO. 22026

SHEET NO. C.22

ST 40



Outlet Structure 1 Detail

Scale: none

LID Sizing Table

DMA	DMP	Total DMA Area	DMA Impervious Area	I	C	Required Retention Volume	Provided Retention Volume
1	SCM 1	339,642 SF	192,024 SF	0.57	0.39	17,104 CF	17,199 CF
2	SCM 2	355,991 SF	192,484 SF	0.54	0.37	17,178 CF	17,197 CF

Applicant:
MANA CAMDEN FUND, LLC
5927 BALFOUR CT, SUITE 205
CARLSBAD, CA 92099
(408) 406-6060

Engineer:
MH ENGINEERING
16075 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7381

Owner:
OWENS FINANCIAL CORP
2221 OLYMPIC BLVD
WALNUT CREEK, CA 94595
&
JAMES W. HOEY AND DEBRA J. HOEY REVOCABLE TRUST
2480 HECKER PASS RD.
GILROY, CA 95020

FOR PLANCHECK ONLY
No. 24893
EXP. 12-31-2022
FOR PLANCHECK ONLY

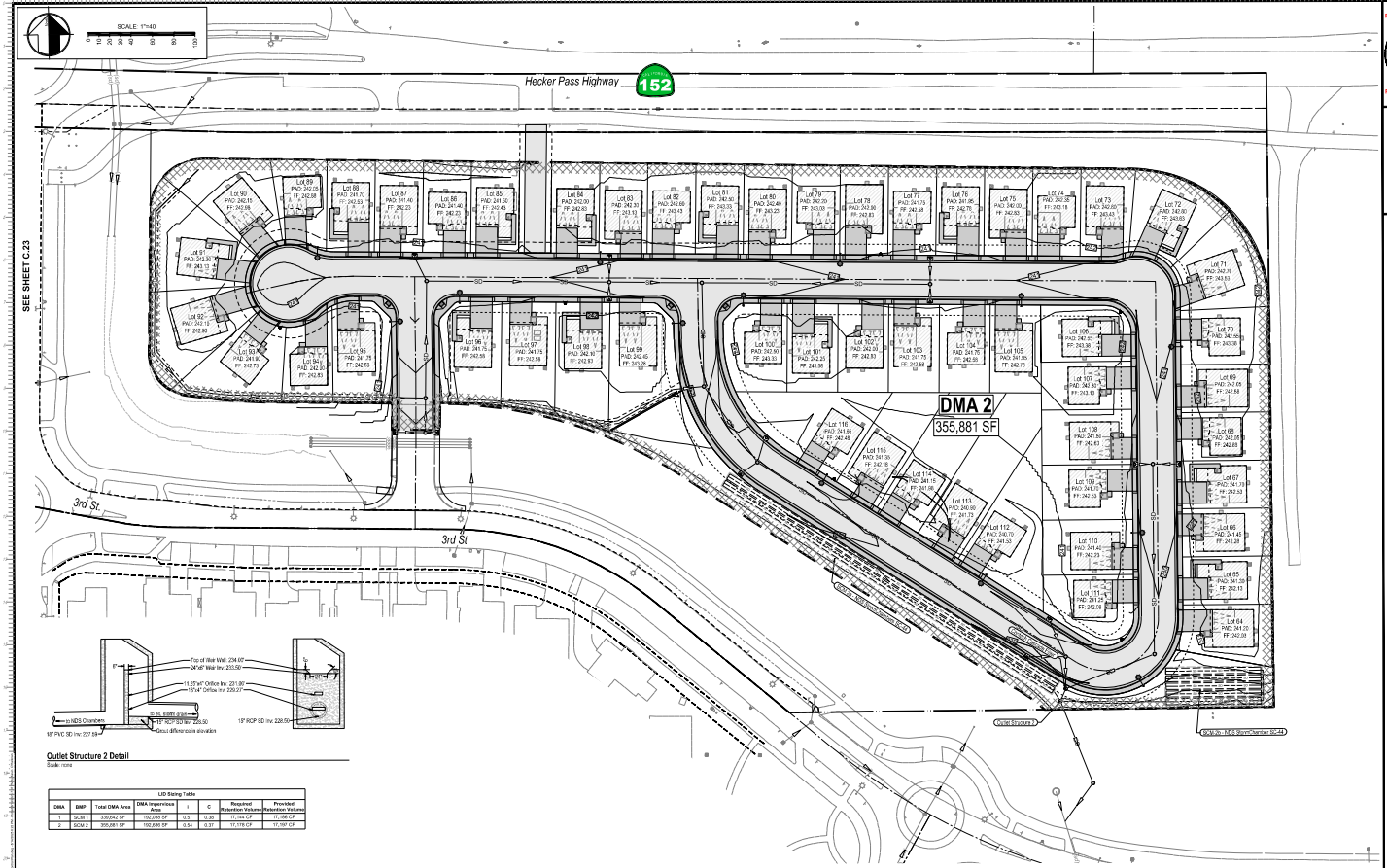
MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA. 95037

Stormwater Control Plan - DMA 1
Hecker Pass Specific Plan - Low Income Housing

DATE: 8/14/23
SCALE: 1"=40'
DRAWN BY: KVK
CHECKED BY: KSM

PROJECT NO.
23026

SHEET
C.23
OF
40



Outlet Structure 2 Detail
Scale: none

LID Sizing Table							
DMA	BMP	Total DMA Area	DMA Impervious Area	I	C	Required Retention Volume	Provided Retention Volume
1	SCM-1	339,643 SF	192,039 SF	0.57	0.39	11,144 CF	11,186 CF
2	SCM-2	355,881 SF	192,695 SF	0.54	0.37	11,178 CF	11,197 CF

Applicant:
MANA CAMDEN FUND, LLC
5927 BALFOUR CT. SUITE 208
CARLSBAD, CA 92008
(408) 496-6069

Engineer:
MH ENGINEERING
16075 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7381

Owner:
OWENS FINANCIAL CORP
2527 OLYMPIC BLVD
WALNUT CREEK, CA 94595
&
JAMES W. HOEY AND DEBRA A. HOEY REVOCABLE TRUST
2480 HECKER PASS RD.
GILROY, CA 95020

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No. 24893
Exp. 12-31-2021
FOR PLANCHECK ONLY

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA. 95037

Stormwater Control Plan - DMA 2
Hecker Pass Specific Plan - Low Income Housing

DATE: 01/19/21
SCALE: 1" = 40'
DRAWN BY: AW
CHECKED BY: DMH

JOB NO. 223026

SHEET NO. C.24
OF 40

Retention Volume Calculations

Post Construction Storm Water Management Calculations
Per Resolution No. R3-2013-0032

1.) Determination of the Retention Tributary Area

a.)

Impervious Areas

DMA	Pre-Development			Post-Development					
				Replaced			New		
	Roof	PCC	AC	Roof	PCC	AC	Roof	PCC	AC
1	0	0	0	0	0	0	73,308	66,072	52,658
2	7,793	0	0	0	0	0	69,836	57,110	65,740

Pervious vs Impervious Areas

DMA	Total Area	Pre-Development		Post-Development					
		Pervious	Impervious	Pervious	Impervious			i	C
					Replaced	New	Total		
1	339,642	339,642	0	147,604	0	192,038	192,038	0.57	0.38
2	355,881	348,087	7,793	163,195	0	192,686	192,686	0.54	0.37
Total	695,522	687,729	7,793	310,798	0	384,724	384,724	0.55	0.37

Atotal = drainage area (sf)
Aroofs = roof areas (sf)
Apcc-walks/parking = area of pcc walks & parking lot
Apcc -streets = area of pcc walks and curbs (sf)
AAC-streets = Street pavement areas (sf)
Apervious = Planted & Open Areas (sf)
Aimpervious = total impervious roof areas, PCC areas & AC areas (sf)
i = fraction of the tributary area that is impervious = Aimpervious / Aarea
Carea# = Area runoff coefficient=C = 0.858i3 - 0.78i2 + 0.774i + 0.04

b.)adjustments for redevelopment project

DMA	DMA Area	APA	Aother	Areplaced	Aretention
1	339,642	0	0	0	339,642
2	355,881	0	0	0	355,881
Total	695,522	0	0	0	695,522

APA = Undisturbed or Self-Retaining Planted or Open Areas
Aother = Impervious Areas that discharge to independent infiltrating Areas
Areplaced = Replaced Impervious Areas
Aretention = Retention Tributary Area = DMA Area - APA - Aother - (0.5 x Areplaced)

2.) Determination of Retention Volume

a.) retention requirement

1 = WMZ = watershed management zone per WMZ map Hollister,

b.) WMZ 1 Runoff Retention Requirement = Retain 95th percentile 24-hour rainfall event

0.98 = D85 = 85th Percentile Rainfall Depth
1.58 = D95 = 95th Percentile Rainfall Depth

c.) compute the runoff coefficient

DMA	DMA Area	Impervious Area	i	C
1	339,642	192,038	0.57	0.38
2	355,881	192,686	0.54	0.37
Total	695,522	384,724	0.55	0.37

C = 0.858i3 - 0.78i2 + 0.774i + 0.04
i = fraction of the tributary area that is impervious = Aimpervious / Aproject

d.) Project Type

Residential

e.) Compute Retention Volume required

DMA	DMA Area	Aretention	i	C	D85	V85	D95	V95
1	339,642	339,642	0.57	0.38	0.98 in.	10,633 CF	1.58 in.	17,144 CF
2	355,881	355,881	0.54	0.37	0.98 in.	10,655 CF	1.58 in.	17,178 CF
Total	**695,522**	**695,522**	0.55	0.37	0.98 in.	21,283 CF	1.58 in.	34,313 CF

C = 0.858i3 - 0.78i2 + 0.774i + 0.04
i = fraction of the tributary area that is impervious = Aimpervious / Aproject
V85 = Required Quality Treatement Retention Volume = Aretention x C x (D85/12)
V95 = Required Retention Volume = Aretention x C x (D95/12)

3.) Retention Volume Provided

DMA 1

SCM 1 Volume Elevation (ft.)	SCM 1 Volume Storage (CF)	SCM 1 Volume cont. Elevation (ft.)	SCM 1 Volume cont. Storage (CF)
231.99	0	233.60	7,686
232.00	34	233.70	8,387
232.10	376	233.80	9,086
232.20	718	233.90	9,782
232.30	1,026	234.00	10,476
232.40	1,368	234.10	11,167
232.50	1,710	234.20	11,855
232.60	2,052	234.30	12,540
232.70	2,394	234.40	13,223
232.80	2,736	234.50	13,903
232.90	3,078	234.60	14,580
232.99	3,420	234.70	15,254
233.00	3,420	234.80	15,925
233.10	4,138	234.90	16,591
233.20	4,853	234.98	17,186
233.30	5,565		
233.40	6,275		
233.50	6,982		

Note: Volume Table povided for the NDS SC-44 Stormchambers exported from HydroCAD to provide calculation from the bottom of the provided chambers to the outlet elevation. See Attachment F for detailed volume tables and storage chart.

Total Retention Volume Provided = 17,186 CF

17,186CF ≥ 10,633; therefore in compliance with PR-2
17,186CF ≥ 17,144; therefore in compliance with PR-3

DMA 2

SCM 2 Volume Elevation (ft.)	SCM 2 Volume Storage (CF)	SCM 2 Volume cont. Elevation (ft.)	SCM 2 Volume cont. Storage (CF)
226.52	13	227.90	6,695
226.60	314	228.00	7,475
226.70	691	228.10	8,252
226.80	1,031	228.20	9,026
226.90	1,408	228.30	9,798
227.00	1,785	228.40	10,566
227.10	2,162	228.50	11,331
227.20	2,539	228.60	12,093
227.30	2,916	228.70	12,853
227.40	3,293	228.80	13,609
227.50	3,670	228.90	14,363
227.52	3,783	229.00	15,113
227.60	4,337	229.10	15,861
227.70	5,126	229.20	16,605
227.80	5,912	229.27	17,197

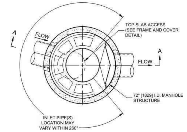
Note: Volume Table povided for the NDS SC-44 Stormchambers exported from HydroCAD to provide calculation from the bottom of the provided chambers to the outlet elevation. See Attachment F for detailed volume tables and storage chart.

Total Retention Volume Provided = 17,197 CF

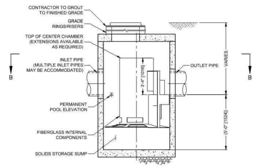
17,197CF ≥ 10,655; therefore in compliance with PR-2
17,197CF ≥ 17,178; therefore in compliance with PR-3

LID Sizing Table

DMA	BMP	Total DMA Area	DMA Impervious Area	i	C	Required Retention Volume	Provided Retention Volume
1	SCM 1	339,642 SF	192,038 SF	0.57	0.38	17,144 CF	17,186 CF
2	SCM 2	355,881 SF	192,686 SF	0.54	0.37	17,178 CF	17,197 CF



PLAN VIEW B-B
NOT TO SCALE



ELEVATION A-A
NOT TO SCALE

CASCADE separator™

CASCADE SEPARATOR DESIGN NOTES

THE STANDARD CS-6 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
NOTES / SPECIAL REQUIREMENTS:			

GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES

A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CS-6
CASCADE SEPARATOR
STANDARD DETAIL

Applicant:
MANA CAMDEN FUND, LLC
5927 BALFOUR CT. SUITE 208
CARLSBAD, CA 92008
(408) 406-6000

Engineer:
MH ENGINEERING
16075 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7381

Owner:
OWENS FINANCIAL CORP
2221 OLYMPIC BLVD.
WALNUT CREEK, CA 94595
&
JAMES W. HOEY AND DEBRA J. HOEY REVOCABLE TRUST
2480 HECKER PASS RD.
GILROY, CA 95020

08/14/2025 6:22pm
FOR PLANCHECK ONLY
REGISTERED PROFESSIONAL ENGINEER
WILLIAM J. McCLINTOCK
No. 24893
EXP. 12-31-2023
STATE OF CALIFORNIA
FOR PLANCHECK ONLY
signature shall be provided upon approval

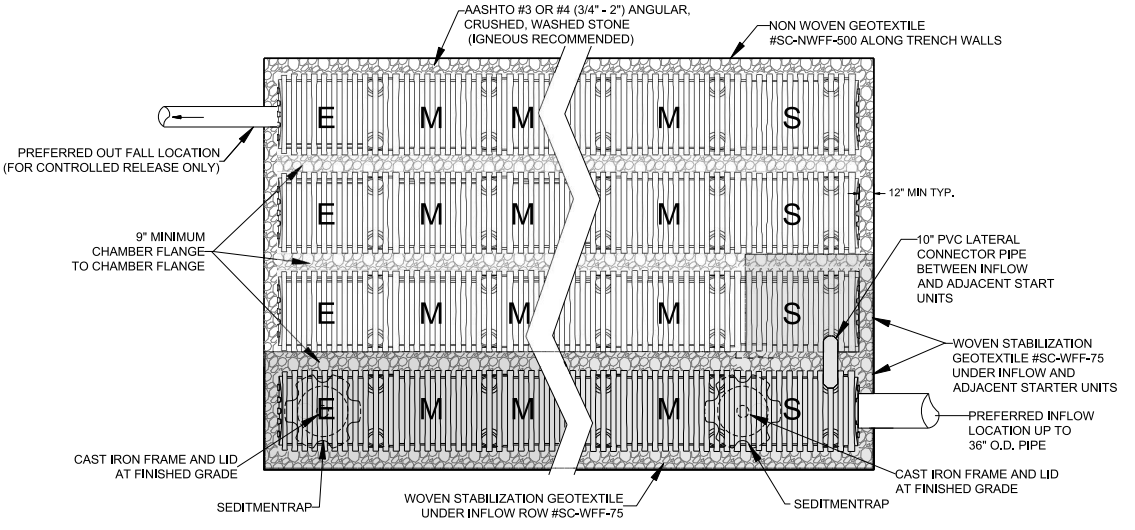
MH engineering Co.
16075 Vineyard Boulevard Morgan Hill, CA 95037

Stormwater Control Plan Details
Hecker Pass Specific Plan - Low Income Housing

DATE: 8/14/25
SCALE: 1" = 40'
DRAWN BY: KW
CHECKED BY: WJM

JOB NO. 223026

SHEET C.25 OF 40



Applicant:
MANA CAMDEN FUND, LLC
5927 BALFOUR CT., SUITE 208
CARLSBAD, CA 92008
(408) 406-8600

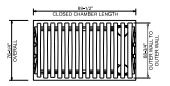
Engineer:
MH ENGINEERING
16975 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7381

Owner:
OWENS FINANCIAL CORP
2221 OLYMPIC BLVD.
WALNUT CREEK, CA 94595
&
JAMES W. HOEY AND DEBRA J. HOEY REVOCABLE TRUST
2480 HECKER PASS RD.
GILROY, CA 95020

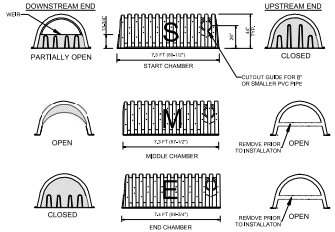
TYPICAL PLAN VIEW

SC-44105 DIMENSIONS

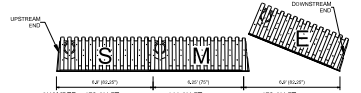
(DIMENSIONS MAY VARY SLIGHTLY)
WEIGHT: 120 LBS EA.



PLAN VIEW



DELIVERY LENGTHS ELEVATION VIEW



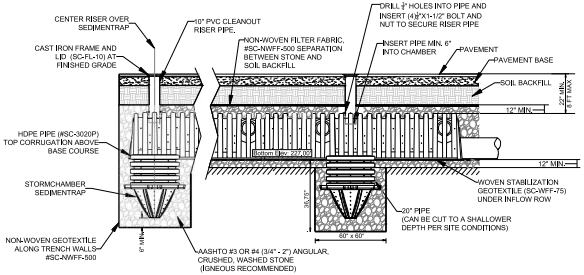
CHAMBER:	172 CU-FT
CLOSED CHAMBER:	226 CU-FT
SEDIMENTRAP™:	46 CU-FT

172 CU-FT	
144 CU-FT	
172 CU-FT	

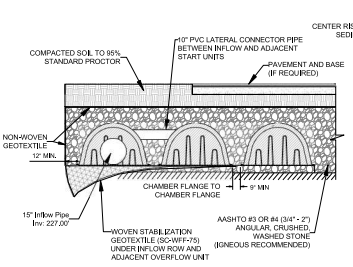
CHAMBER MINIMUM INSTALLED VOLUMES

NOTES:
1. START CHAMBERS (CLOSED AT THE SIDE PORTAL END) ARE PLACED AT THE INFLOW END OF THE ROWS.
2. BEGIN PLACEMENTS WITH START CHAMBERS AND END ROWS WITH END CHAMBERS.
3. PLACE FIRST RIB OF THE NEXT CHAMBER IN THE ROW OVER THE LAST RIB OF THE PREVIOUS CHAMBER.

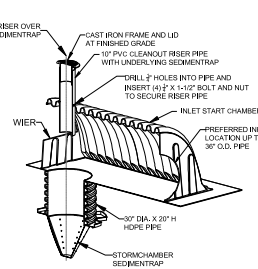
INSTALLED LENGTHS ELEVATION VIEW



TYPICAL SIDE VIEW



TYPICAL FRONT VIEW



START CHAMBER CUTAWAY

MATERIAL LIST

DESCRIPTION	STOCK CODE	QTY	UNITS
CHAMBERS AND ACCESSORIES:			
START CHAMBER	SC-44105-S-O		EACH
MIDDLE CHAMBER	SC-44105-M-O		EACH
END CHAMBER	SC-44105-E-O		EACH
CLOSED CHAMBER	SC-44105-C-O		EACH
SEDIMENTRAP™	SC-ST		EACH
NON-WOVEN GEOTEXTILE	SC-NWFF-500		SQ FT
WOVEN STABILIZATION GEOTEXTILE	SC-WFF-75		SQ FT
30" X 20" HDPE PIPE FOR SEDIMENTRAP™	SC-3020P		EACH
10" CAST IRON FRAME AND LID	SC-FL-10		EACH
MATERIALS BY OTHERS:			
10" DIAMETER RISER / LATERAL PIPE	OTHERS		EACH
IN-PLACE EXCAVATION (NO BULKING FACTOR)	OTHERS		CU FT
STONE BACKFILL	OTHERS		CU FT
1/4" X 1-1/2" NUT AND BOLT	OTHERS		EACH
3" SCREWS	OTHERS		EACH

NDS StormChamber SC-44 Details
Hecker Pass Specific Plan - Low Income Housing

223026

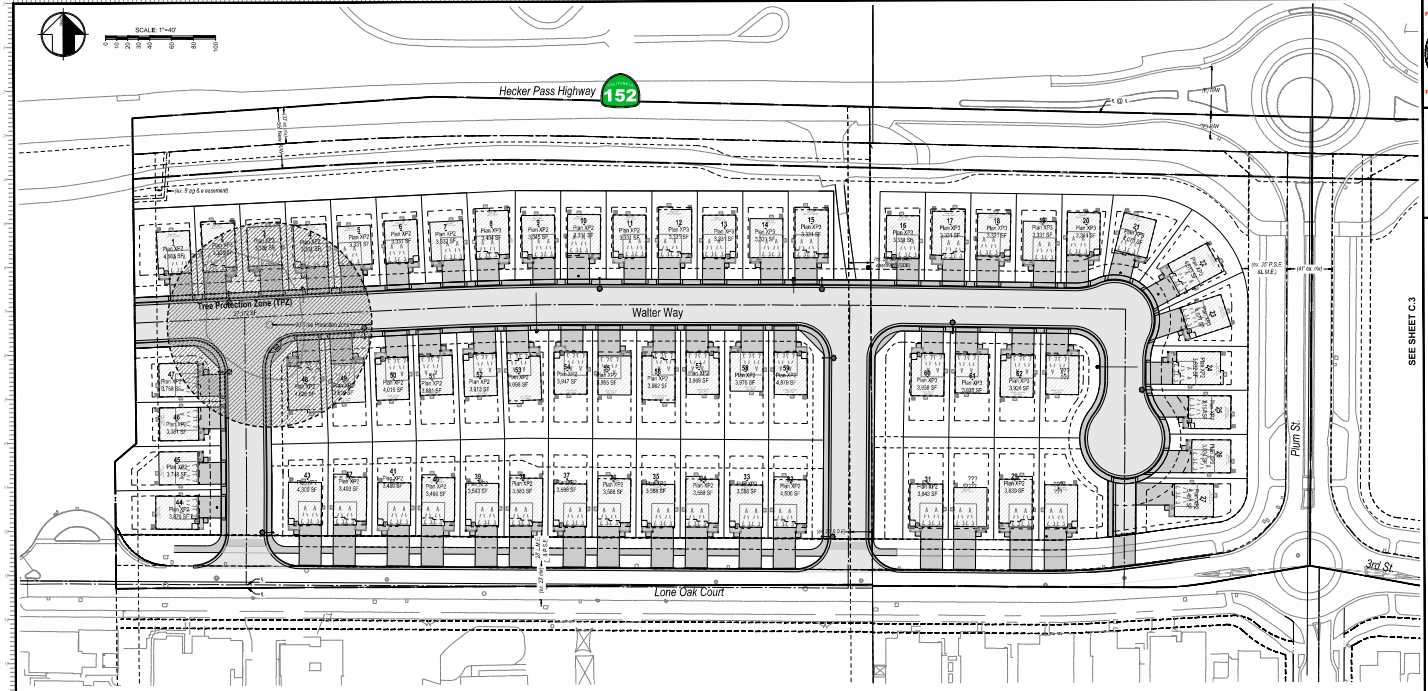
DATE: 8/14/2025 | REVISION:
DRAWN BY: WA | Sheet: C.26 of 40

StormChamber® | NDS Design Worx

TYPICAL SC-44105 STORMCHAMBER LAYOUT

MEETS OR EXCEEDS ASTM F2922 & ASTM F2787

DRAWING# 44105-DT
REV: C | DATE: 11-13-2019



TPZ Lot Impact	
Lot No.	Size
1	4,965 SF
2	3,339 SF
3	3,320 SF
4	3,331 SF
5	3,331 SF
46	3,581 SF
47	3,758 SF
48	4,620 SF
49	3,578 SF
Total	39,565 SF

Applicant:
MANA CAMDEN FUND, LLC
5927 BALFOUR CT. SUITE 206
CARLSBAD, CA 92008
(408) 406-6060

Engineer:
MH ENGINEERING
16075 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7381

Owner:
OWENS FINANCIAL CORP
2251 OLYMPIC BLVD
WALNUT CREEK, CA 94595

JAMES W. HOEY AND DEBRA J. HOEY REVOCABLE TRUST
3480 HECKER PASS RD.
GILROY, CA 95020

FOR PLANCHECK ONLY
No. 24893
EXP. 12-31-2022
FOR PLANCHECK ONLY

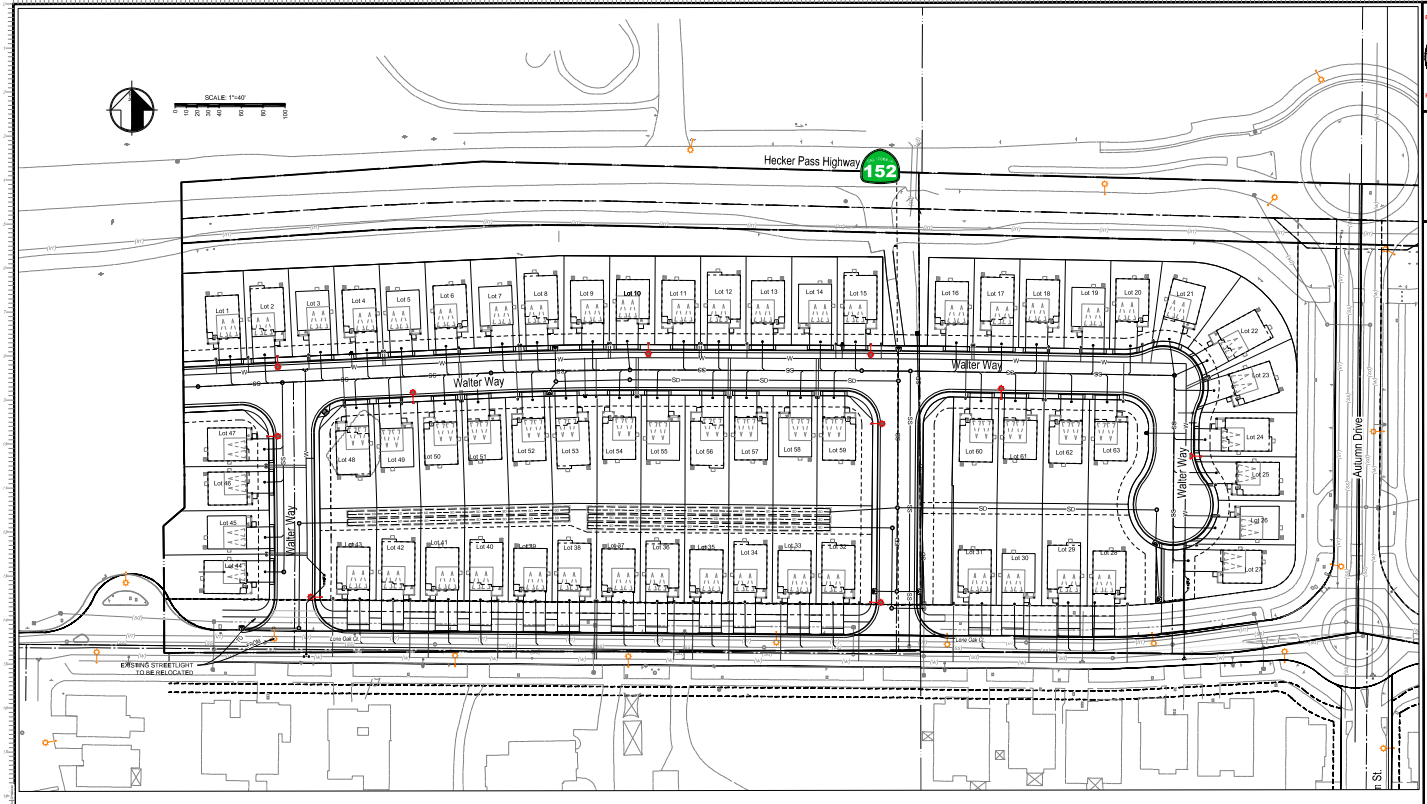
MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA. 95037

Tree Protection Zone Exhibit
Hecker Pass Specific Plan - Low Income Housing

DATE: 8/10/22
SCALE: 1"=40'
DRAWN BY: RES
DESIGNED BY: KSM

JOB NO. 22326

SHEET C.27
OF 40



Applicant:
MANA CAMDEN FUND, LLC
9927 BALFOUR CT. SUITE 200
CARLSBAD, CA 92008
(408) 406-6300

Engineer:
MH ENGINEERING
16075 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7381

Owner:
OWENS FINANCIAL CORP
2221 OLYMPIC BLVD.
WALNUT CREEK, CA 94595

JAMES W. HICEY AND DEBRA J. HICEY REVOCABLE TRUST
2480 HECKER PASS RD.
GILROY, CA 95020

LEGEND
- PROPOSED STREETLIGHT
- EXISTING STREET LIGHT, TO REMAIN UNLESS NOTED OTHERWISE

FOR PLANCHECK ONLY
No. 24893
EXP. 12-31-2023
FOR PLANCHECK ONLY

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA. 95037

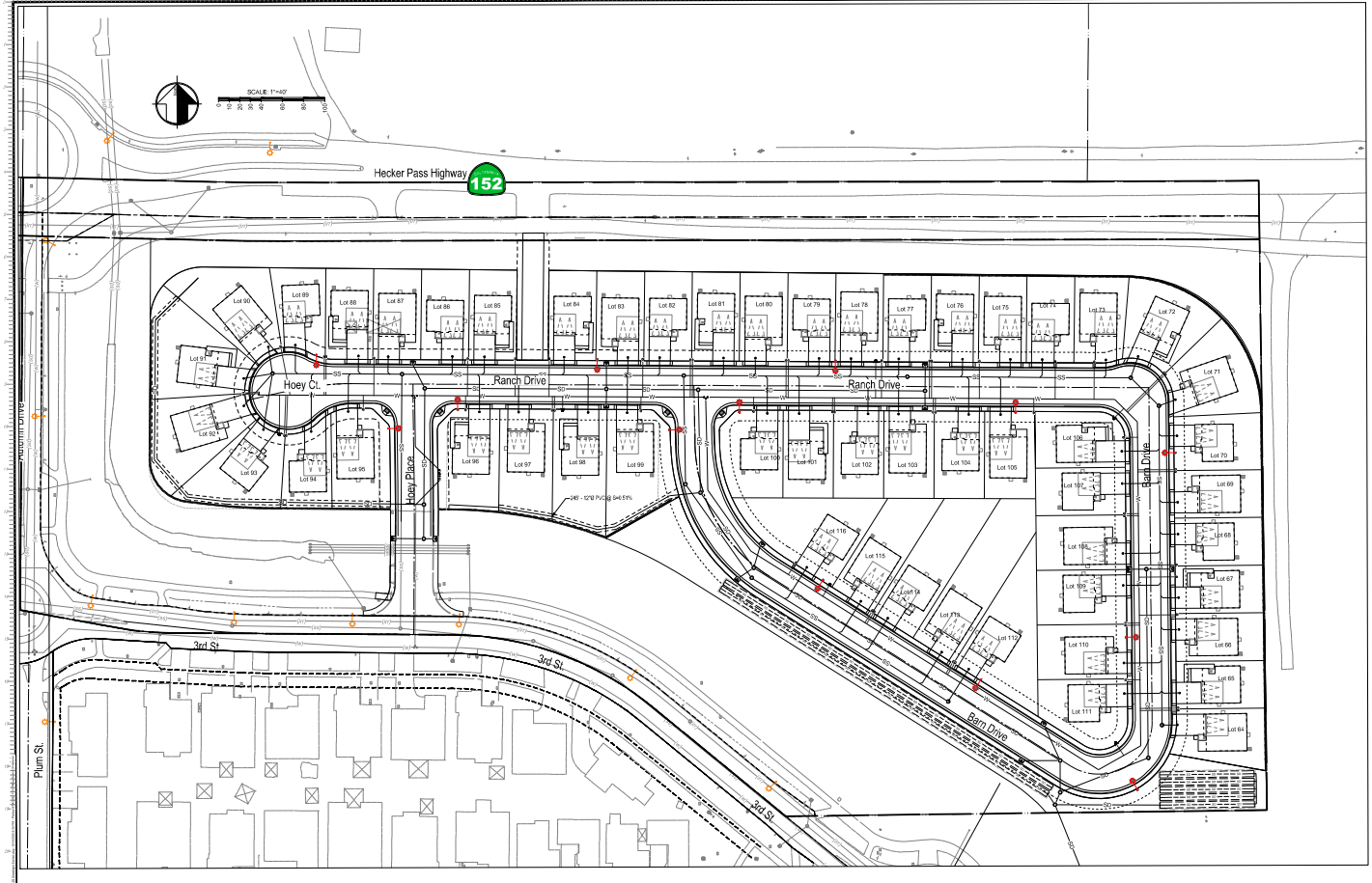
Streetlight Exhibit - West Side
Hecker Pass Specific Plan Low Income Housing

DATE: 01/4/23
SCALE: 1" = 40'
DESIGNED BY: ROH
DRAWN BY: ROH

JOB NO. 223026

SHEET NO. C.28

OF SHEETS 40



Applicant:
MMM CAMDEN FUND, LLC
9927 BALFOUR CT, SUITE 239
CARLSBAD, CA 92008
(408) 466-8006

Engineer:
MH ENGINEERING
16075 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7381

Owner:
OWENS FINANCIAL CORP
2221 OLYMPIC BLVD.
WALNUT CREEK, CA 94595
OR
JAMES W. HOEY AND DRINA J. HOEY REVOCABLE TRUST
2466 HECKER PASS RD.
GILROY, CA 95026

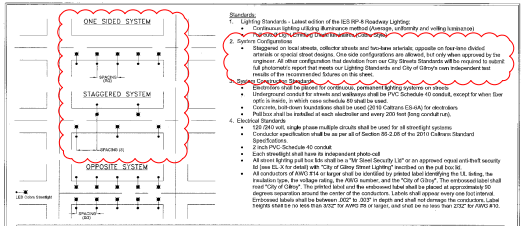
LEGEND
- PROPOSED STREETLIGHT
- EXISTING STREET LIGHT, TO REMAIN UNLESS NOTED OTHERWISE

NOT APPROVED FOR PLANCHECK ONLY
CIVIL ENGINEER
No. 24893
EXP. 12-31-2025
STATE OF CALIFORNIA
FOR PLANCHECK ONLY

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Streetlight Exhibit - East Side
Hecker Pass Specific Plan Low Income Housing

DATE: 8/14/25
SCALE: 1" = 40'
DRAWN BY: MDH
CHECKED BY: RSM
JOB NO. 22026
SHEET C.29
OF 40



Standards:
1. Lighting Standards - Latest edition of the IES RP-8 Roadway Lighting:
   - Performance lighting utilizing illuminance method (Average, uniformity and veiling luminance).
   - Use Class 3 for Local, Minor and Rural Streets; Class 2 for Collectors.
2. System Configurations:
   - Staggered on local streets, collector streets and two-lane arterials; opposite on four-lane divided arterials or special street designs. One-side configurations are allowed, but only when approved by the engineer. All other configuration that deviates from our City Streets Standards will be required to submit full photometric report that meets our Lighting Standards and City of Gilroy's own independent test results of the recommended fixtures on this sheet.
3. System Construction Standards:
   - Electroliers shall be placed for continuous, permanent lighting systems on streets.
   - Underground conduit for streets and walkways shall be PVC Schedule 40 conduit, except for when Ever optic is inwin, in which case schedule 80 shall be used.
   - Concrete, bolt-down foundations shall be used (2010 Caltrans ES-6A) for electroliers.
   - Pull box shall be installed at each electrolier and every 200 feet (long conduit run).
4. Electrical Standards
   - 120/240 volt, single phase multiple circuits shall be used for all streetlight systems.
   - Conductor specification shall be as per all of Section 86-2.05 of the 2010 Caltrans Standard Specifications.
   - 2 inch PVC Schedule 40 conduit.
   - Each fixture shall have its independent photo-cell.
   - All street lighting pull box lids shall be a "Mr Steet Security Lid" or an approved equal anti-theft security lid (see EL-X for detail) with "City of Gilroy Street Lighting" inscribed on the pull box lid.
   - All conductors of AWG #14 or larger shall be identified by printed label identifying the UL listing, the insulation type, the voltage rating, the AWG number, and the "City of Gilroy". The embossed label shall read "City of Gilroy". The printed label and the embossed label shall be placed at approximately 90 degrees separation around the center of the conductors. Labels shall appear every one foot interval. Embossed labels shall be between .002" to .003" in depth and shall not damage the conductors. Label lengths shall be no less than 3/32" for AWG #8 or larger, and shall be no less than 2/32" for AWG #10.

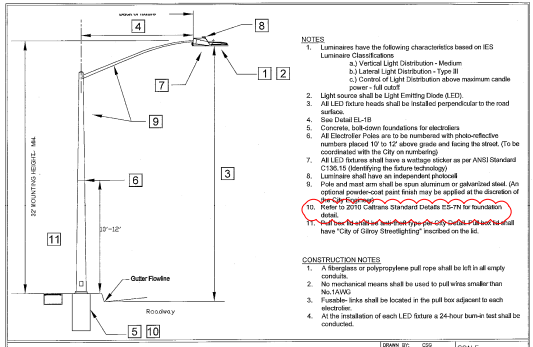
LED STREET LIGHTING FIXTURE

ROAD CLASSIFICATION	SYSTEM CONFIGURATION	SPACING "S" IN FEET/TYPE OF ACTIVITY			MH	STREET LIGHT FIXTURE (OR APPROVED EQUAL)		
		LOW	MED	HIGH		LOW	MED	HIGH
LOCAL STREET (OR NO PKING)	STAGGERED	140	120	110	12	LUCITE GC1-40F-MV-NW-3-GY-700	LUCITE GC1-40F-MV-NW-3-GY-700	LUCITE GC1-40F-MV-NW-3-GY-700
INDUSTRIAL (W/ NO PKING)	STAGGERED	140	120	110	12	LUCITE GC1-40F-MV-NW-3-GY-700	LUCITE GC1-40F-MV-NW-3-GY-700	LUCITE GC1-40F-MV-NW-3-GY-700
COLLECTOR (NO PKG TO PKG)	STAGGERED	150	130	120	12	LUCITE GC1-40F-MV-NW-3-GY-700	LUCITE GC2-40F-MV-NW-3-GY-700	LUCITE GC2-40F-MV-NW-3-GY-700
MAJOR/ARTERIAL ISLAND (DIVIDED ARTERIAL OR ALL PKG)	OPPOSITE	150	130	120	12	LUCITE GA-NC-40F-MV-NW-3-GY-700	LUCITE GC1-40F-MV-NW-3-GY-700	LUCITE GC1-40F-MV-NW-3-GY-700
MAJOR/ARTERIAL ALONE (DIVIDED ARTERIAL OR ALL PKG)	OPPOSITE	150	130	110	12	LUCITE GC-NC-40F-MV-NW-3-GY-700	LUCITE GC1-40F-MV-NW-3-GY-700	LUCITE GC1-40F-MV-NW-3-GY-700

STREETLIGHT CONFIGURATION ROADWAYS

APPROVED BY: CITY ENGINEER — DATE: 8-18-14

DRAWN BY: CSG | CHECKED BY: | LAST REVISED: 6/26/14 | SCALE: N.T.S | SECTION: ELECTRICAL | DRAWING NO.: EL-1



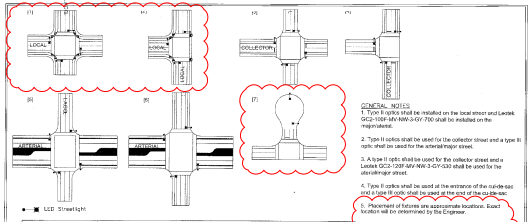
NOTES
1. Luminaires have the following characteristics based on IES Luminaire Classifications
   a.) Vertical Light Distribution - Medium
   b.) Lateral Light Distribution - Type III
   c.) Control of Light Distribution above maximum candle power - full cutoff
2. Light source shall be Light Emitting Diode (LED).
3. All LED fixture heads shall be installed perpendicular to the road surface.
4. See Detail EL-1B
5. Concrete, bolt-down foundations for electroliers
6. All Electrolier Poles are to be numbered with photo-reflective numbers placed 10' to 12' above grade and facing the street. (To be coordinated with the City on numbering)
7. All LED fixtures shall have a wattage sticker as per ANSI Standard C136.15 (Identifying the future technology)
8. Luminaire shall have an independent photocell
9. Pole and mast arm shall be spun aluminum or galvanized steel. (An optional powder-coat paint finish may be applied at the discretion of the City Engineer)
10. Refer to 2010 Caltrans Standard Details ES-7N for foundation detail.
11. Pull box to shall be Oldcastle Type 3A CITY Detail. Pull box lid shall have "City of Gilroy Streetlighting" inscribed on the lid.

CONSTRUCTION NOTES
1. A fiberglass or polypropylene pull rope shall be left in all empty conduits.
2. No mechanical means shall be used to pull wires smaller than No.1AWG
3. Fusable- links shall be located in the pull box adjacent to each electrolier.
4. At the installation of each LED fixture a 24-hour burn-in test shall be conducted.

ELECTROLIER DETAIL

APPROVED BY: CITY ENGINEER — DATE: 8-18-14

DRAWN BY: CSG | CHECKED BY: | LAST REVISED: 6/26/14 | SCALE: N.T.S | SECTION: ELECTRICAL | DRAWING NO.: EL-3



GENERAL NOTES
1. Type II optics shall be installed on the local street and Lastek GC2-100F-MV-NW-3-GY-700 shall be installed on the major/arterial.
2. Type II optics shall be used for the collector street and a type III optic shall be used for the arterial/major street.
3. A type II optic shall be used for the collector street and a Lastek GC2-120F-MV-NW-3-CY-530 shall be used for the arterial/major street.
4. Type II optics shall be used at the entrance of the cul-de-sac and a type III optic shall be used at the end of the cul-de-sac.
5. Placement of fixtures are approximate locations. Exact location will be determined by the Engineer.
6. Placement of any street lights in any non-City Standard street will require a full photometric report and must meet the latest edition of the IESNA RP-8-00 recommended lighting values and the City of Gilroy's independent lighting values produced by the recommended luminaires on this sheet.
7. Individual independent photocells shall be installed for each streetlight.
8. Conductor specification shall be as per all of Section 86-2.05 of the 2010 Caltrans Standard Specifications.
9. All pull boxes shall be a Arch-Theft type (see EL-X)
10. Lighting configuration is not applicable to signalized intersections.

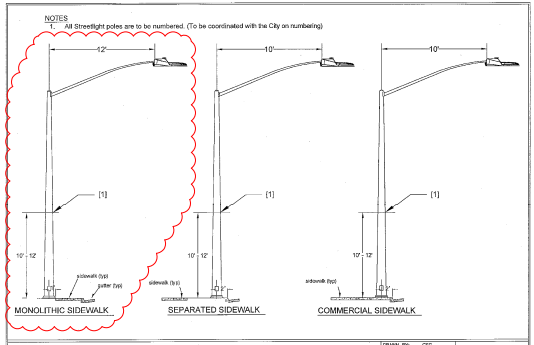
LED STREET LIGHTING FIXTURE

ROAD CLASSIFICATION	STREET LIGHT FIXTURE (OR APPROVED EQUAL)	
	LOW	MED
LOCAL TO LOCAL	LASTEK GC1-40F-MV-NW-3-GY-700	LASTEK GC1-40F-MV-NW-3-GY-700
LOCAL TO LOCAL (TWO WAY)	LASTEK GC1-40F-MV-NW-3-GY-700	LASTEK GC1-40F-MV-NW-3-GY-700
COLLECTOR TO LOCAL	LASTEK GC1-40F-MV-NW-3-GY-700	LASTEK GC1-40F-MV-NW-3-GY-700
LOCAL/COLLECTOR TO LOCAL (TWO DIRECTION)	LASTEK GC1-40F-MV-NW-3-GY-700	LASTEK GC1-40F-MV-NW-3-GY-700
TO MAJOR/ARTERIAL TO LOCAL	LASTEK GC1-40F-MV-NW-3-GY-700	LASTEK GC1-40F-MV-NW-3-GY-700
TO MAJOR/ARTERIAL TO COLLECTOR	LASTEK GC2-120F-MV-NW-3-GY-700	LASTEK GC2-120F-MV-NW-3-GY-700
TO COLLECTOR	LASTEK GC2-120F-MV-NW-3-GY-700	LASTEK GC2-120F-MV-NW-3-GY-700

STREETLIGHT CONFIGURATION INTERSECTIONS

APPROVED BY: CITY ENGINEER — DATE: 8-18-14

DRAWN BY: CSG | CHECKED BY: | LAST REVISED: 6/26/14 | SCALE: N.T.S | SECTION: ELECTRICAL | DRAWING NO.: EL-2



NOTES
1. All Streetlight poles are to be numbered. (To be coordinated with the City on numbering)

ELECTROLIER PLACEMENT

APPROVED BY: CITY ENGINEER — DATE: 8-18-14

DRAWN BY: CSG | CHECKED BY: | LAST REVISED: 6/26/14 | SCALE: N.T.S | SECTION: ELECTRICAL | DRAWING NO.: EL-4

Applicant:
MANA CAMDEN FUND, LLC
5927 BALFOUR CT., SUITE 209
CARLSBAD, CA 92008
(408) 496-6800

Engineer:
MH ENGINEERING
16075 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7381

Owner:
OWENS FINANCIAL CORP
2221 OLYMPIC BLVD.
WALNUT CREEK, CA 94595
&
JAMES W. HOLY AND BARBARA J. HOLY REVOCABLE TRUST
3490 HOMES PASS RD.
GILROY, CA 95020

FOR PLANCHECK ONLY
EXPIRES 12-31-2014
No. 24893
EXP. 12/31/2014
CIVIL
STATE OF CALIFORNIA
FOR PLANCHECK ONLY

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

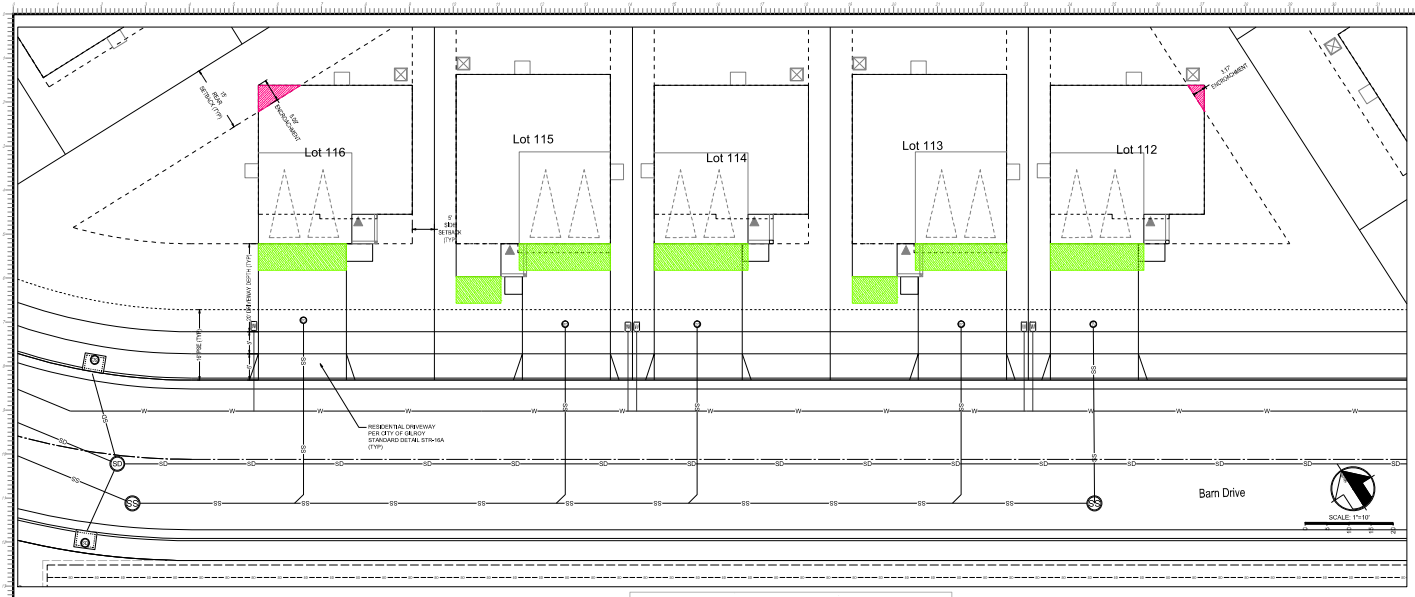
City of Gilroy - Streetlight Standards
Hecker Pass Specific Plan Low Income Housing

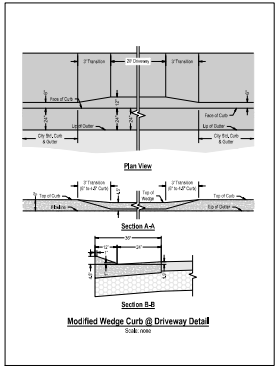
DATE: 08/14/25
SCALE: N.T.S.
DRAWN BY: MDH
CHECKED BY: WSM

JOB NO.
223026

SHEET NO.
C.30

ST
40





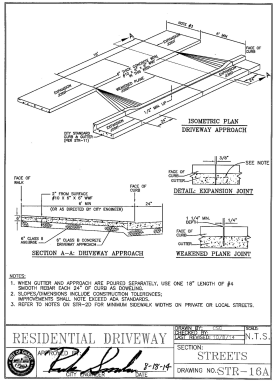
Project proposes to use Modified Wedge Curb @ Driveway Detail (shown at left) instead of City Standard Detail STR-16A Residential Driveway (shown at right). If the project is required to use City Standard Detail STR-16A, houses would need to be moved back from the front of the lots to allow for the minimum length 20' driveway. For lots 112 and 116, this would cause the houses to encroach into the proposed 15' rear yard setback as shown above.

LEGEND:

Proposed Building Footprint Areas that Would be Lost as a Result of Adopting Cal. Standard Detail STR-16A

Portions of Houses that Would Encroach Into Proposed Rear Setback as a Result of Adopting City Standard Detail STR-16A

Standard Driveway Lot Impact	
Lot No.	Size
112	6850
116	6981
Total	13,840 SF



Applicant:
MANA CAMDEN PLACI, LLC
5427 MALISUN CT, SUITE 200
CARLSBAD, CA 92008
(408) 496-8000

Engineer:
MH ENGINEERING
16275 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7381

Owner:
OWENS FINANCIAL CORP
2331 CA HWY, BLDG.,
HAL MOT CREEK, CA 94595
&
JAMES W. HOEY AND DEBRA J. HOEY REVOCABLE TRUST
2488 HECKER PASS RD.
GILROY, CA 95020

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EXP. 12/31/2020
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STATE OF CALIFORNIA
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MH engineering Co.
16275 Vineyard Boulevard
Morgan Hill, CA 95037

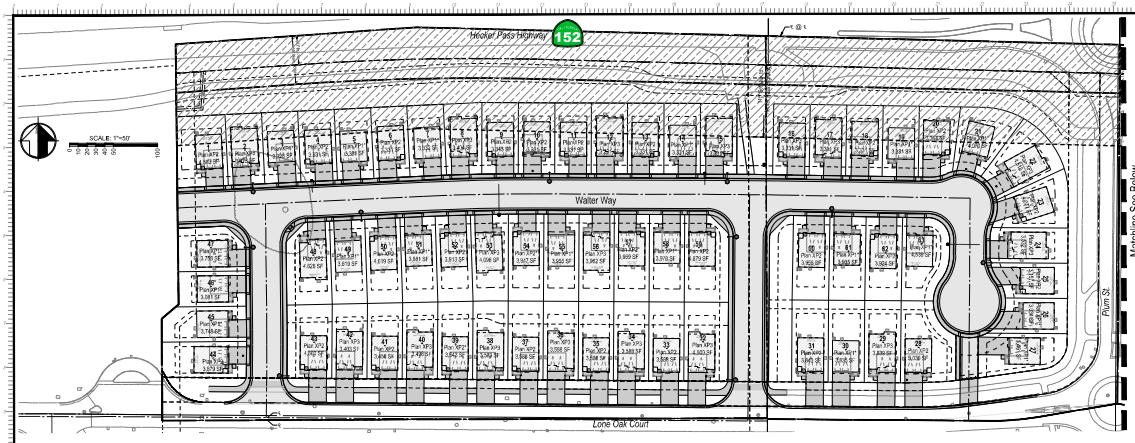
Standard Residential Driveway Exhibit
Hecker Pass Specific Plan Low Income Housing

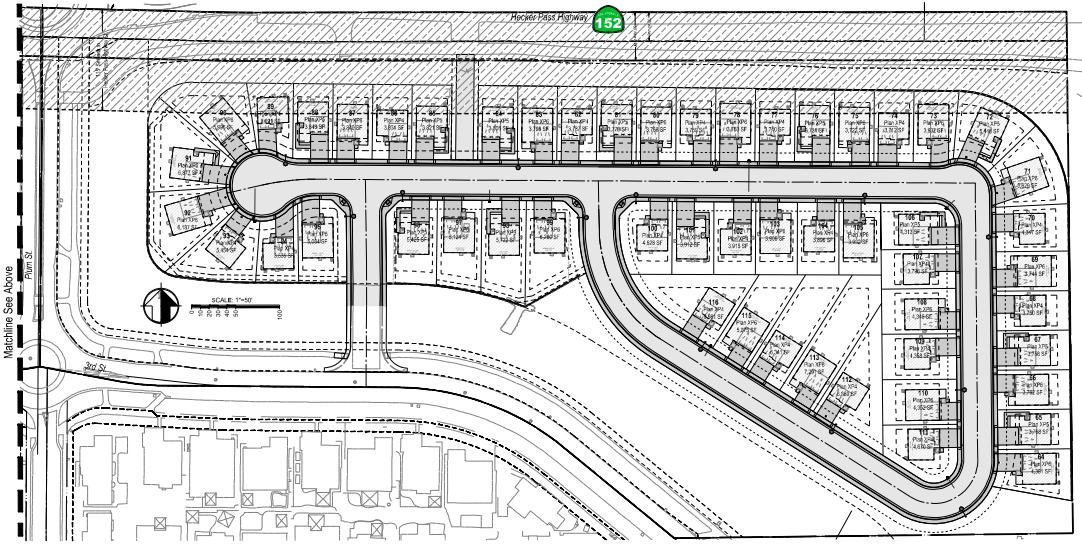
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DESIGNED: MCH
DRAWN BY: MCH

JOB NO. 223026

SHEET NO. C.31

SHEET 40





115' CL Setback Lot Impact

Lot No.	Size
1	4,565 SF
2	3,328 SF
3	3,328 SF
4	3,331 SF
5	3,331 SF
6	3,331 SF
7	3,332 SF
8	3,404 SF
9	3,345 SF
10	3,331 SF
11	3,331 SF
12	3,331 SF
13	3,331 SF
14	3,331 SF
15	3,331 SF
16	3,331 SF
17	3,331 SF
18	3,331 SF
19	3,331 SF
20	3,344 SF
21	4,973 SF
72	5,148 SF
73	3,402 SF
74	3,712 SF
75	3,722 SF
76	3,731 SF
77	3,740 SF
78	3,750 SF
79	3,759 SF
80	3,768 SF
81	3,778 SF
82	3,787 SF
83	3,796 SF
84	3,806 SF
85	3,831 SF
86	3,831 SF
87	3,840 SF
88	3,840 SF
89	3,891 SF
90	3,890 SF
Total	147,771 SF

Applicant:
MANA CAMDEN FUND, LLC
5927 BALFOUR CT, SUITE 208
CARLSBAD, CA 92009
(408) 600-9006

Engineer:
MH ENGINEERING
16075 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7331

Owner:
OWENS FINANCIAL CORP
2221 OLYMPIC BLVD.
WALNUT CREEK, CA 94595
&
JAMES W. HOEY AND DEBRA J. HOEY REVOCABLE TRUST
2480 HECKER PASS RD.
GILROY, CA 95020

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MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

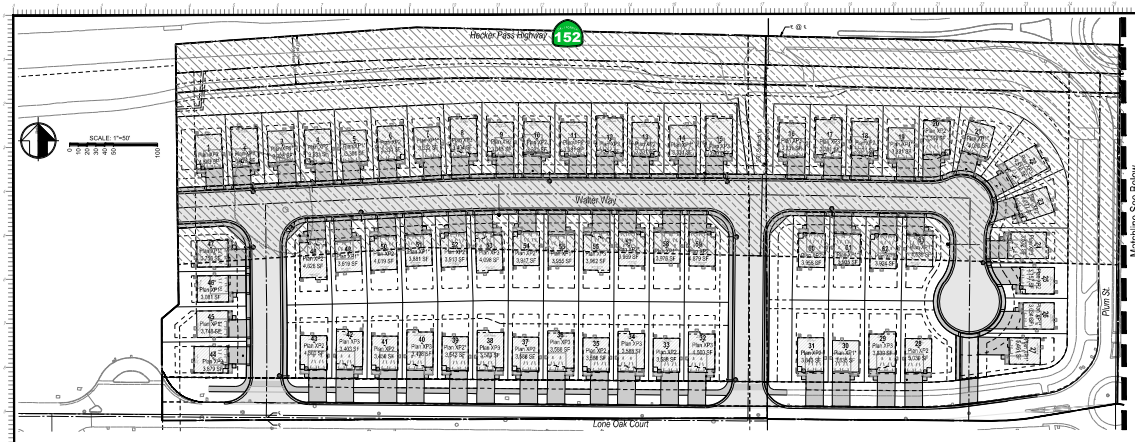
115' Setback Exhibit
Hecker Pass Specific Plan - Low Income Housing

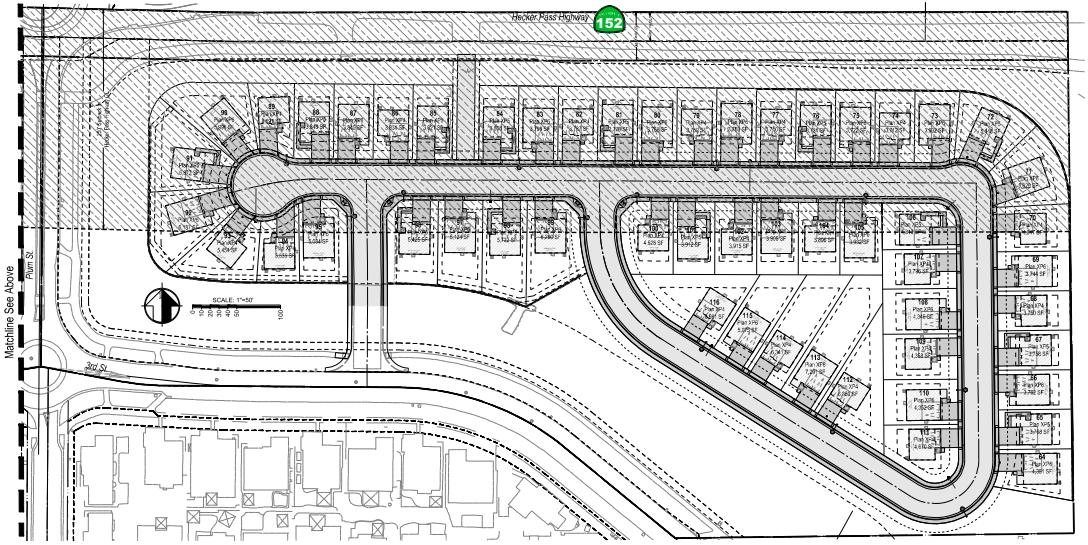
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CHECKED BY: MH

JOB NO. 23026

SHEET NO. C.32

OF 40





250' CL Setback Lot Impact

Lot No.	Size
1	4,553 SF
2	3,328 SF
3	3,328 SF
4	3,331 SF
5	3,331 SF
6	3,331 SF
7	3,332 SF
8	3,404 SF
9	3,345 SF
10	3,331 SF
11	3,331 SF
12	3,331 SF
13	3,331 SF
14	3,331 SF
15	3,331 SF
16	3,331 SF
17	3,331 SF
18	3,331 SF
19	3,331 SF
20	3,344 SF
21	4,070 SF
22	4,513 SF
23	4,077 SF
24	3,332 SF
47	3,756 SF
48	4,626 SF
49	3,819 SF
50	4,016 SF
51	3,801 SF
52	3,813 SF
53	4,286 SF
54	3,347 SF
55	3,332 SF
56	3,362 SF
57	3,969 SF
58	4,370 SF
59	4,270 SF
60	3,398 SF
61	3,375 SF
62	3,804 SF
63	4,739 SF
70	4,547 SF
71	5,825 SF
72	5,449 SF
73	3,932 SF
74	3,772 SF
75	3,722 SF
76	3,721 SF
77	3,743 SF
78	3,782 SF
79	3,793 SF
80	3,768 SF
81	3,778 SF
82	3,787 SF
83	3,796 SF
84	3,669 SF
85	3,621 SF
86	3,651 SF
87	3,840 SF
88	3,919 SF
89	3,891 SF
90	3,588 SF
91	6,877 SF
92	6,197 SF
93	5,464 SF
94	5,558 SF
95	5,744 SF
96	5,425 SF
97	5,124 SF
98	5,723 SF
99	6,280 SF
100	5,628 SF
101	3,912 SF
102	3,913 SF
103	3,906 SF
104	3,898 SF
105	3,932 SF
106	4,313 SF
Total	317,017 SF

Applicant:
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5927 BALFOUR CT, SUITE 208
CARLSBAD, CA 92010
(408) 406-9006

Engineer:
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16075 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7301

Owner:
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WALNUT CREEK, CA 94595
&
JAMES W. HOEY AND DEBRA J. HOEY REVOCABLE TRUST
2480 HECKER PASS RD.
GILROY, CA 95020

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MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

250' Setback Exhibit
Hecker Pass Specific Plan - Low Income Housing

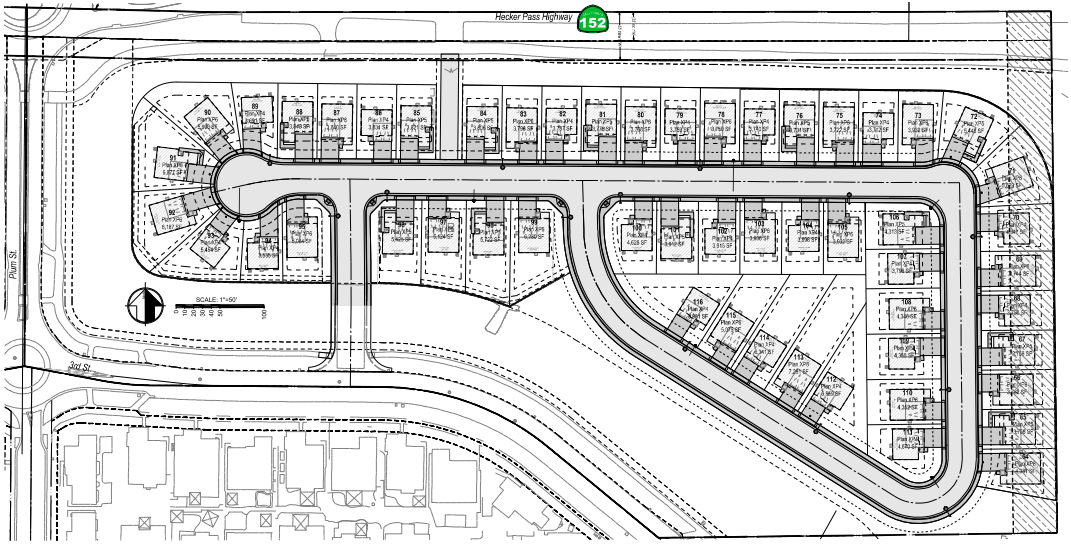
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CHECKED BY: JHM

JOB NO. 23026

SHEET NO. C.33

OF 40

250' CL Setback Lot Impact	
Lot No.	Size
64	4,361 SF
65	3,768 SF
66	3,762 SF
67	3,756 SF
68	3,750 SF
69	3,744 SF
70	4,947 SF
71	5,923 SF
Total	33,137 SF



Applicant:
MANA CAMDEN FUND, LLC
5927 BALFOUR CT, SUITE 208
CARLSBAD, CA 92009
(408) 605-9008

Engineer:
MH ENGINEERING
16075 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7301

Owner:
OWENS FINANCIAL CORP
2121 OLYMPIC BLVD.
WALNUT CREEK, CA 94595
&
JAMES R. HOEY AND DEBRA J. HOEY REVOCABLE TRUST
2480 HECKER PASS RD.
GILROY, CA 95020

FOR PLANCHECK ONLY
No. 24893
Exp. 12-31-2023
FOR PLANCHECK ONLY

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

50' Setback Exhibit
Hecker Pass Specific Plan - Low Income Housing

DATE: 01/10/23
SCALE: 1" = 60'
DRAWN BY: RE
CHECKED BY: JHM

JOB NO.
22026

SHEET NO.
C.34

OF
40



PLAN 2065
Elevation 'F' Farmhouse
Color Scheme 2F

PLAN 1799
Elevation 'D' Ranch
Color Scheme 1D-1

PLAN 1705
Elevation 'E' Traditional
Color Scheme 8E

PLAN 1583
Elevation 'E' Traditional
Color Scheme 3E

PLAN 2311
Elevation 'D' Ranch
Color Scheme 7D-1

PLAN 1859
Elevation 'F' Farmhouse
Color Scheme 5F-1

HECKER PASS ROAD

City of Gilroy, California

Febuary 26, 2024

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Project Team:

MANA INVESTMENTS
Applicant: Mana Camden Fund, LLC
5927 Balfour Court, Suite 208
Carlsbad, CA 92008
Contact: Scott Murray
619.876.6132

WHA
Architect: WHA Architects
5000 Executive Parkway, Suite 375
San Ramon, CA 94582
Contact: Mark Retherford
925.463.1700

7.3.2 SETBACK AND BUILDING REQUIREMENTS

Minimum setback requirements have been established for each Agri-tourist and Agricultural Commercial use within the Hecker Pass Community. Table 7-2 lists the minimum setback requirements:

Table 7-2: Minimum Agri-tourist, Agricultural Commercial Site and Building Requirements

Site Coverage (max.)	30%
Minimum Improvement Setback[1]:	
Highway 152 Existing Centerline (roadways, fences, and parking areas):	115 Feet
Building Setbacks[2]:	
Building to Hecker Pass Highway Existing Centerline:	115 Feet
Building Front to All Other Public Right-of-Way:	30 Feet
Building Side to All Other Public Right-of-Way:	10 Feet
Building Side to Lot Line (all other side yard):	6 Feet
Rear to Lot Line:	0[3]
Max. Height (from the lowest ground point to the highest roof element):	
Church Sanctuary/Multi-Purpose Room/Gymnasium:	35 Feet
All Other Buildings:	35 Feet; 2 stories
Towers and other similar architectural elements:	45 Feet
Off-street Parking Requirements[4]	See Gilroy Zoning Ordinance and Section 7.3.4
Fencing	See Section 7.4.5
Signs	15 SF Max. (See Section 7.4.6)
Landscaping	See Section 7.4
Lighting	See Section 7.4.7
Performance Standards	See Gilroy Zoning Ordinance

Residential Site and Building Requirement Notes:

1- The only allowable uses within the Hecker Pass Setback Corridor, which extends 115-feet from the existing centerline of the Highway are agriculture, natural landscaping, pedestrian pathways, limited signage, and limited roadway improvements necessary to maintain acceptable levels of service along Highway 152 Please refer to Section 4.4.2.
2- Setback requirements are guidelines only and may be modified to suit the unique characteristics of a project such as characteristics that might preserve the aesthetic integrity of the site. Modifications to these setback requirements will be subject to Architectural and Site through the Planned Unit Development application that shall be reviewed by the City of Gilroy.

3- Setback shall match the setback required along the same property line for the most restrictive adjacent property.
4- All Agri-tourist and Agricultural Commercial, developments shall still provide the amount of parking specified in the off-street parking requirements of the City of Gilroy Zoning Ordinance. Design Criteria for parking areas in the Hecker Pass Area can be found in Section 7.3.4.

7.3.3 ARCHITECTURE

All Agri-tourist and Agricultural Commercial architecture should reflect the rural and agricultural character of the area. An agricultural or rural architectural theme should be expressed throughout the building through use of architectural and decorative details.

Building Mass and Height: Simplicity and proper proportion should be achieved in the massing of all Agri-tourist and Agricultural Commercial buildings. Agri-tourist and Agricultural Commercial buildings should be no taller than 35 feet, measured from the lowest ground point to the highest roof element. Architectural elements such as towers may be as tall as 45 feet but should not be more than twice the height of the main structure.

Articulation: Articulation in the building mass and roof form should create variety and interest, especially in the main structure. Articulation should be achieved through the repetition of similar details and elements throughout the entire development. Potential elements that may be used to create visual interest and variety include but are not limited to covered entryways, verandas, porches, trellises, covered walkways, dormers, gables, towers, and overhangs. Articulation should occur on all sides of the buildings.

Roofs: Rooflines should consist of multiple planes and varied pitch while still proportional to the overall form of the building. Flat roofs are not allowed.

Windows and Doors: Windows and doors should be decorative and inviting. Main entrances should be more pronounced and may include decorative moldings, lighting and other architectural features.

Material and Colors: Building materials should be harmonious with one another and create an attractive exterior appearance. Harsh contrasts of color and/or materials should be avoided. Exterior walls, roofs, windows, doors, and other elements should be natural or natural appearing with earth tones and complimentary colors. Colors should be used appropriately and should be harmonious with the surrounding landscape and neighborhood. Earth tones are preferred to reduce the visual impact of built structures on the open feel of the area. Highly reflective materials should be discouraged. Roofing materials should be rated Class B fire retardant or better in the flat portions of the Specific Plan Area and Class A in the hillside areas.

NOTE: All development standards from the General Plan, Specific Plan, and Zoning Code are provided for informational / comparative purposes only.

Site & Building Requirements

MANA INVESTMENTS

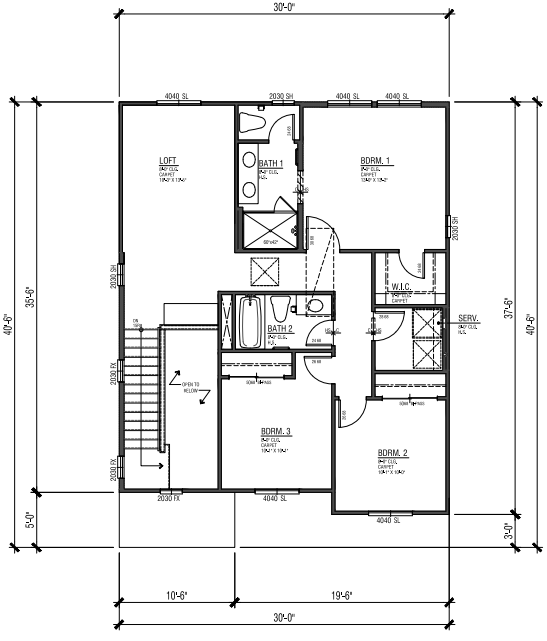
HECKER PASS ROAD

GILROY, CA

CS.1

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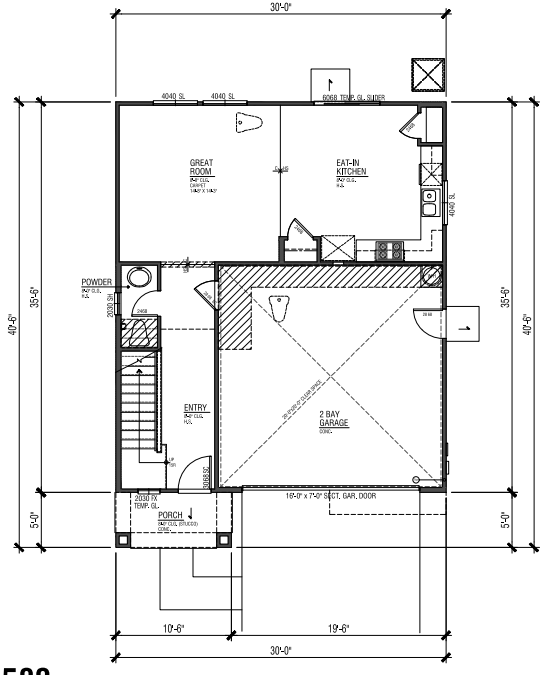
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Second Floor 952 S.F.

PLAN 1583

1,589 S.F.
3 Bdrm | 2.5 Bath | Loft
2-Car Garage



First Floor 637 S.F.

MANA INVESTMENTS

HECKER PASS ROAD

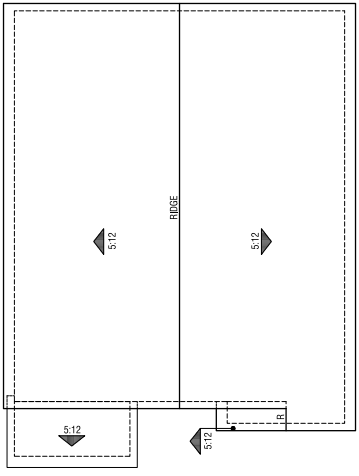
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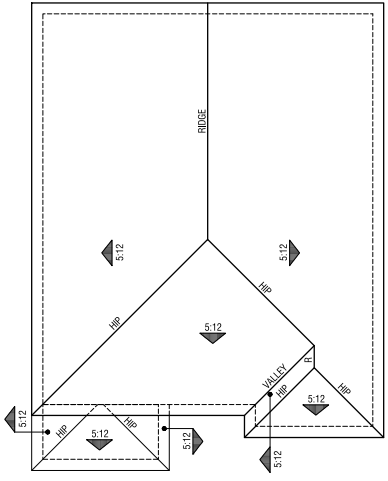
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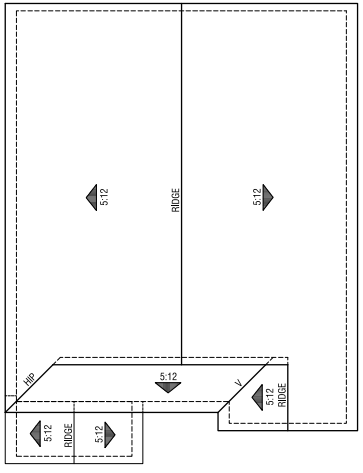
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Elevation F
Farmhouse



Elevation E
Traditional



Elevation D
Ranch

PLAN 1583

Roof Plans

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Elevation D
Ranch
Color Scheme 7D-1



Elevation F
Farmhouse
Color Scheme 2F



Elevation E
Traditional
Color Scheme 3E

PLAN 1583
Front Elevations

Revisions:
Downspouts and gutters added to all elevations.

MANA INVESTMENTS

Note: Artist's conception; colors, materials and application may vary.

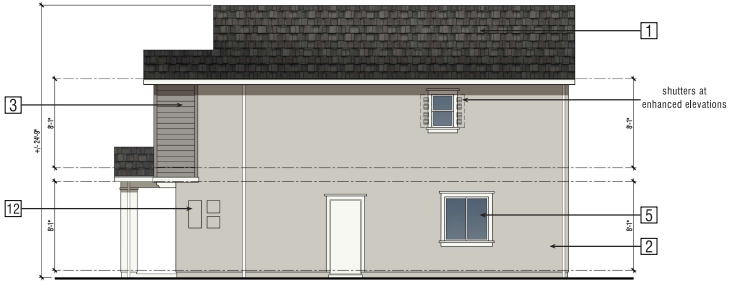
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GILROY, CA

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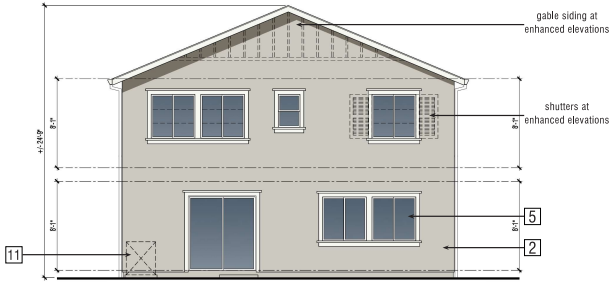
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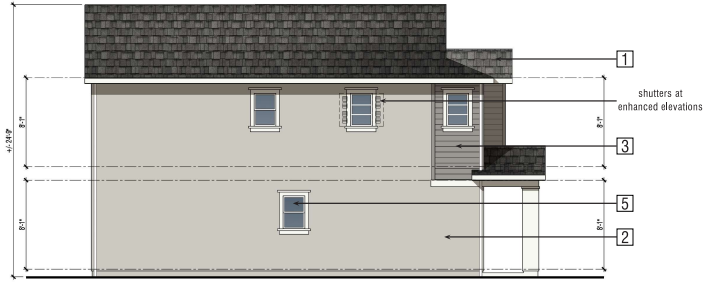
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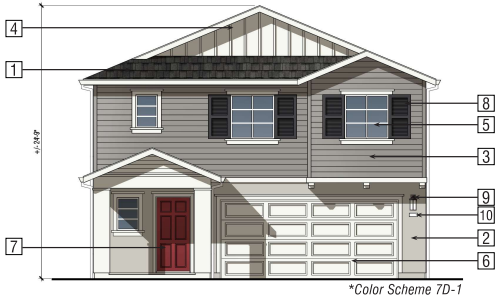
Right



Rear



Left



Color Scheme 7D-1

Front

Exterior Materials:

1 Roof: Composition Shingle Roofing
2 Stucco: Lightlace Finish
3 Lap Siding: Fiber Cement
4 Board and Batten Siding: Fiber Cement
5 Windows: Insulated Vinyl
6 Garage Door: Metal Sectional Roll-Up
7 Entry Door: Fiberglass
8 Shutters: Decorative Foam
9 Light Fixture
10 Address Light
11 A/C
12 Electrical Panel

PLAN 1583

Elevation D - Ranch

Revisions:
Downspouts and gutters added to all elevations.

MANA INVESTMENTS

(NOTE:Dashed details showing additions at enhanced elevations where visible from street)

Note: Artist's conception; colors, materials and application may vary.

HECKER PASS ROAD

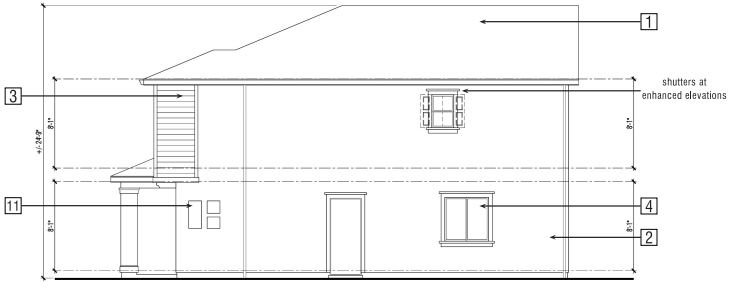
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0 2 4 8

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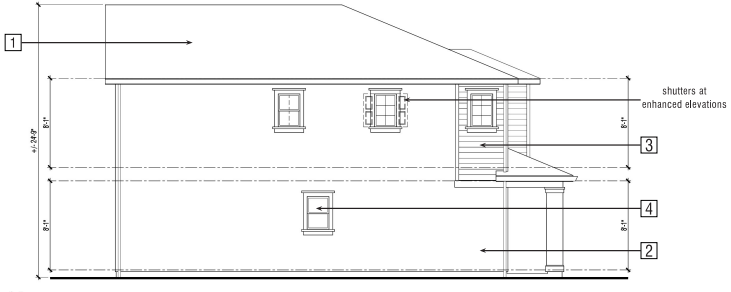
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Right



Rear



Left



*Color Scheme 3E

Front

Exterior Materials:

1 Roof: Composition Shingle Roofing
2 Stucco: Lightlace Finish
3 Lap Siding: Fiber Cement
4 Windows: Insulated Vinyl
5 Garage Door: Metal Sectional Roll-Up
6 Entry Door: Fiberglass
7 Shutters: Decorative Foam
8 Light Fixture
9 Address Light
10 A/C
11 Electrical Panel

PLAN 1583

Elevation E - Traditional

Revisions:
Downspouts and gutters added to all elevations.

MANA INVESTMENTS

(NOTE:Dashed details showing additions at enhanced elevations where visible from street)

Note: Artist's conception; colors, materials and application may vary.

HECKER PASS ROAD

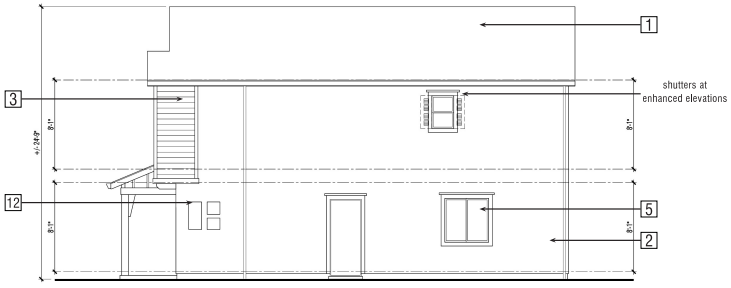
GILROY, CA

A1.5

0 2 4 8

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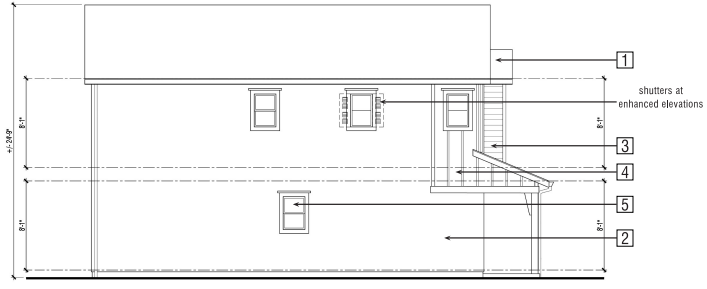
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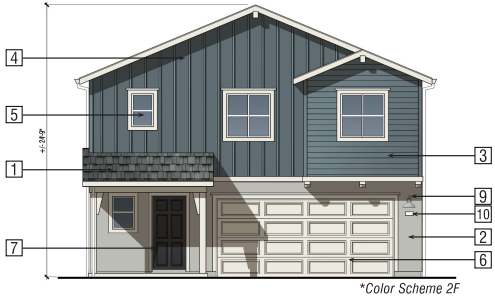
Right



Rear



Left



*Color Scheme 2F

Front

Exterior Materials:

1 Roof: Composition Shingle Roofing
2 Stucco: Lightlace Finish
3 Lap Siding: Fiber Cement
4 Board and Batten Siding: Fiber Cement
5 Windows: Insulated Vinyl
6 Garage Door: Metal Sectional Roll-Up
7 Entry Door: Fiberglass
8 Shutters: Decorative Foam
9 Light Fixture
10 Address Light
11 A/C
12 Electrical Panel

PLAN 1583

Elevation F - Farmhouse

Revisions:
Downspouts and gutters added to all elevations.

MANA INVESTMENTS

(NOTE:Dashed details showing additions at enhanced elevations where visible from street)

Note: Artist's conception; colors, materials and application may vary.

HECKER PASS ROAD

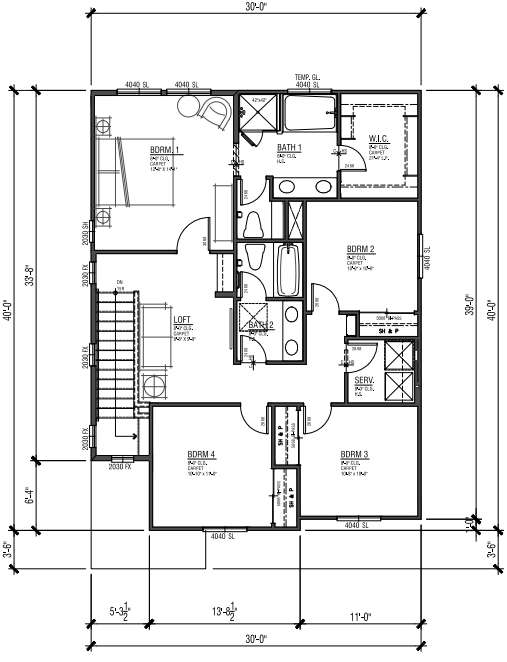
GILROY, CA

A1.6

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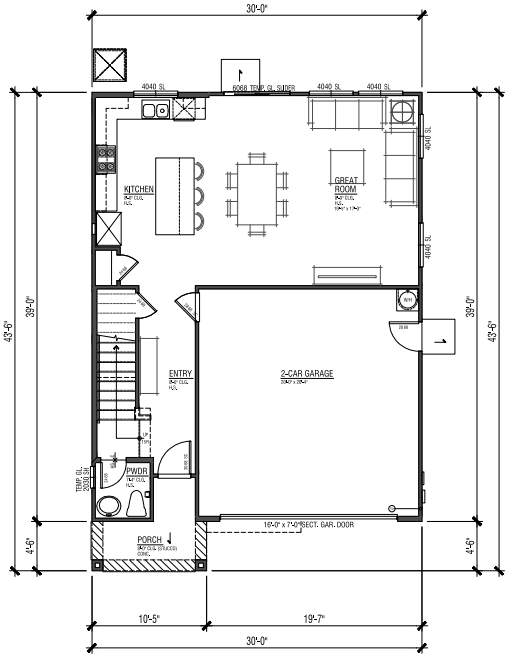
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Second Floor 1,088 S.F.

PLAN 1799

1,813 S.F.
4 Bdrm | 2.5 Bath
2-Car Garage



First Floor 725 S.F.

MANA INVESTMENTS

HECKER PASS ROAD

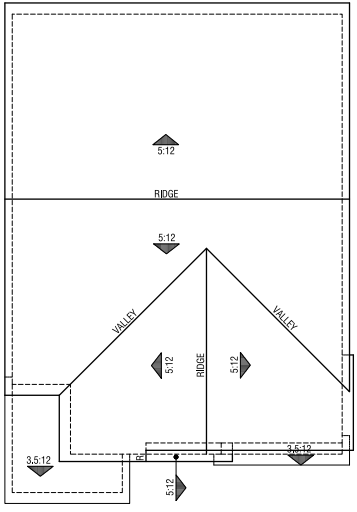
GILROY, CA

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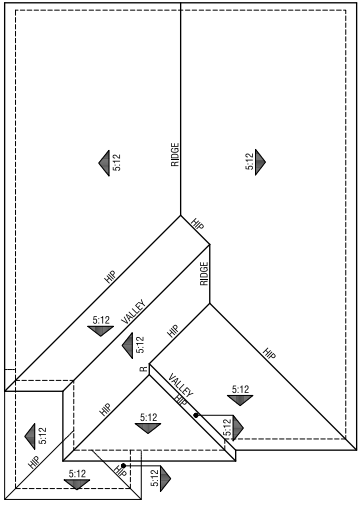
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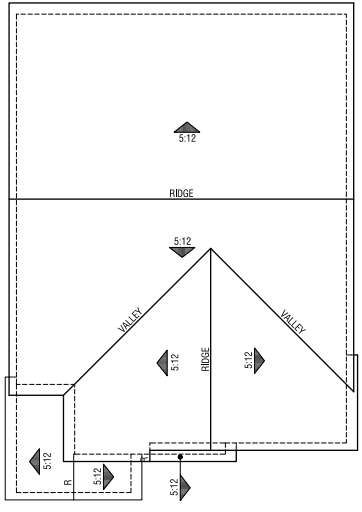
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Elevation F
Farmhouse



Elevation E
Traditional



Elevation D
Ranch

PLAN 1799

Roof Plans

MANA INVESTMENTS

HECKER PASS ROAD

GILROY, CA

A2.2

0 2 4 8

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Elevation D
Ranch
Color Scheme 1D-1



Elevation F
Farmhouse
Color Scheme 4F



Elevation E
Traditional
Color Scheme 6E-1

PLAN 1799
Front Elevations

Revisions:
Downspouts and gutters added to all elevations.

MANA INVESTMENTS

Note: Artist's conception; colors, materials and application may vary.

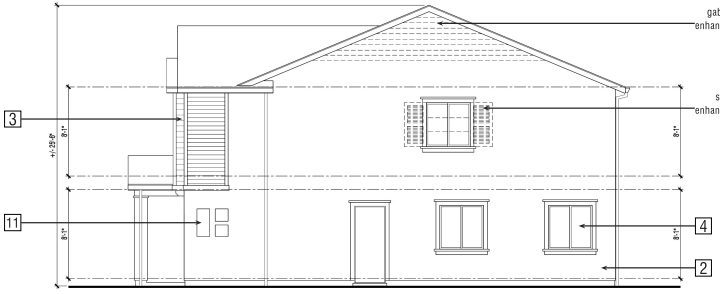
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GILROY, CA

A2.3

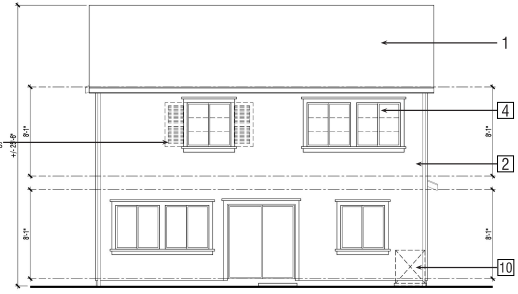
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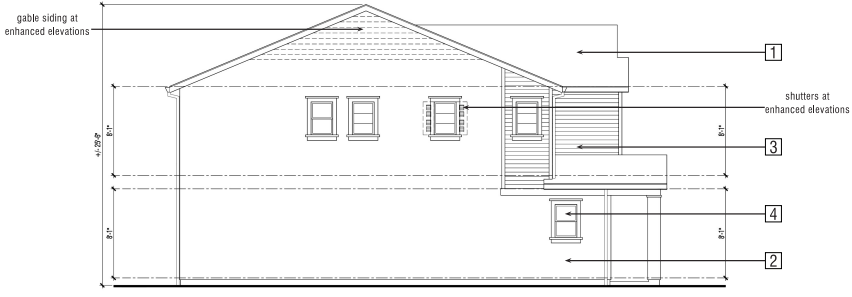
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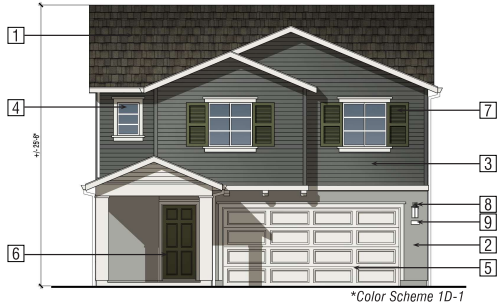
Right



Rear



Left



*Color Scheme 1D-1

Front

Exterior Materials:

1 Roof: Composition Shingle Roofing
2 Stucco: Lightlace Finish
3 Lap Siding: Fiber Cement
4 Windows: Insulated Vinyl
5 Garage Door: Metal Sectional Roll-Up
6 Entry Door: Fiberglass
7 Shutters: Decorative Foam
8 Light Fixture
9 Address Light
10 A/C
11 Electrical Panel

PLAN 1799

Elevation D - Ranch

Revisions:
Downspouts and gutters added to all elevations.

MANA INVESTMENTS

(NOTE:Dashed details showing additions at enhanced elevations where visible from street)

Note: Artist's conception; colors, materials and application may vary.

HECKER PASS ROAD

GILROY, CA

A2.4

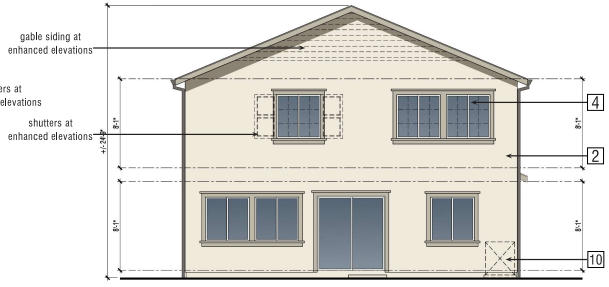
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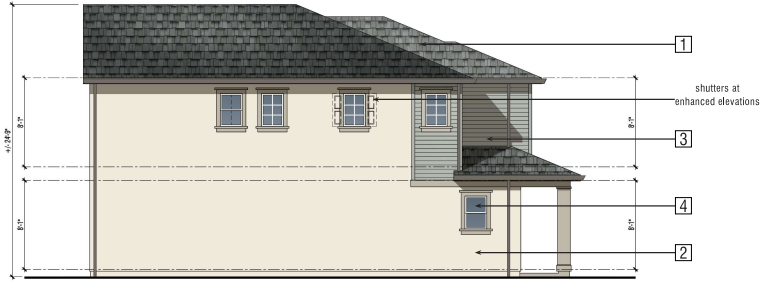
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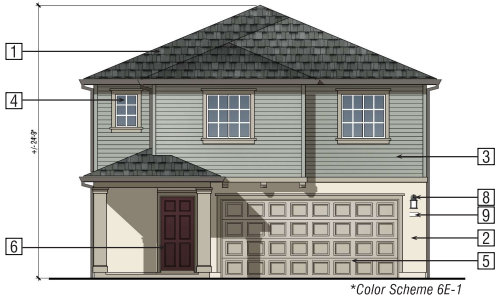
Right



Rear



Left



*Color Scheme 6E-1

Front

Exterior Materials:

1 Roof: Composition Shingle Roofing
2 Stucco: Lightlace Finish
3 Lap Siding: Fiber Cement
4 Windows: Insulated Vinyl
5 Garage Door: Metal Sectional Roll-Up
6 Entry Door: Fiberglass
7 Shutters: Decorative Foam
8 Light Fixture
9 Address Light
10 A/C
11 Electrical Panel

PLAN 1799

Elevation E - Traditional

Revisions:
Downspouts and gutters added to all elevations.

MANA INVESTMENTS

(NOTE:Dashed details showing additions at enhanced elevations where visible from street)

Note: Artist's conception; colors, materials and application may vary.

HECKER PASS ROAD

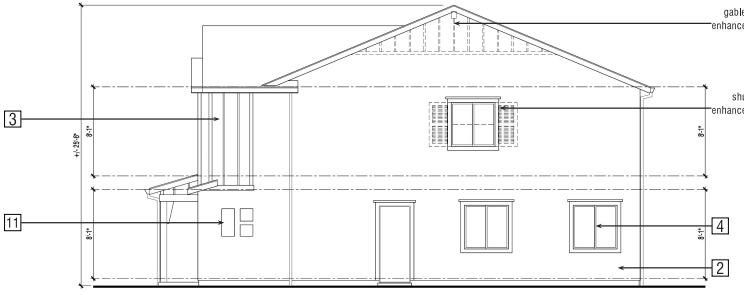
GILROY, CA

A2.5

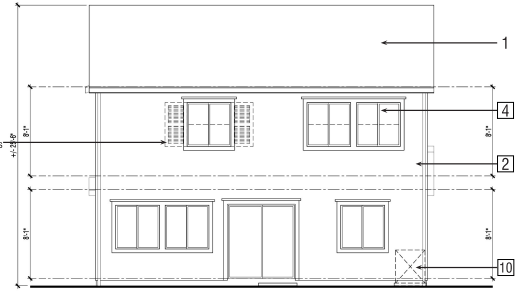
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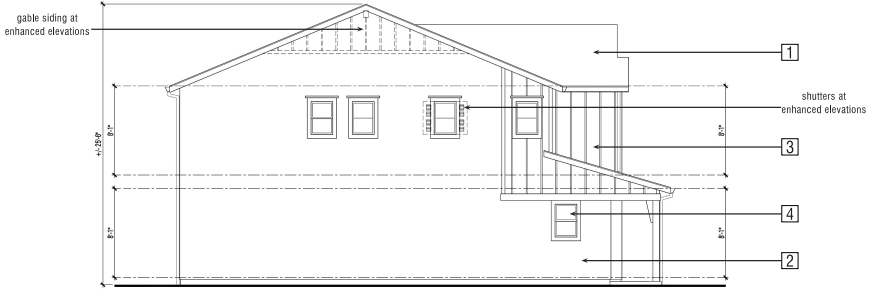
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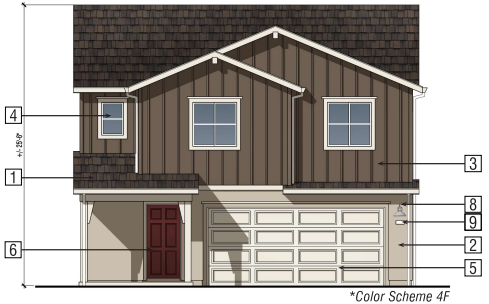
Right



Rear



Left



*Color Scheme 4F

Front

Exterior Materials:

1 Roof: Composition Shingle Roofing
2 Stucco: Lightlace Finish
3 Board and Batten Siding: Fiber Cement
4 Windows: Insulated Vinyl
5 Garage Door: Metal Sectional Roll-Up
6 Entry Door: Fiberglass
7 Shutters: Decorative Foam
8 Light Fixture
9 Address Light
10 A/C
11 Electrical Panel

PLAN 1799

Elevation F - Farmhouse

Revisions:
Downspouts and gutters added to all elevations.

MANA INVESTMENTS

(NOTE:Dashed details showing additions at enhanced elevations where visible from street)

Note: Artist's conception; colors, materials and application may vary.

HECKER PASS ROAD

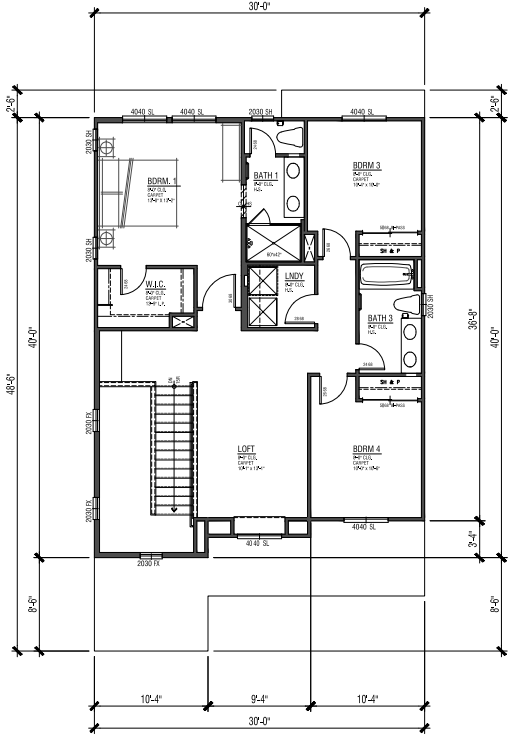
GILROY, CA

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0 2 4 8

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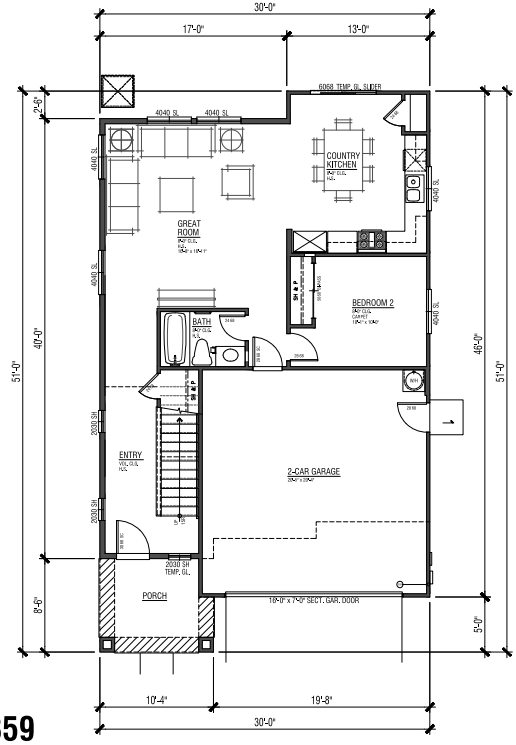
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Second Floor 989 S.F.

PLAN 1859

1,866 S.F.
4 Bdrm | 3 Bath | Loft
2-Car Garage



First Floor 877 S.F.

MANA INVESTMENTS

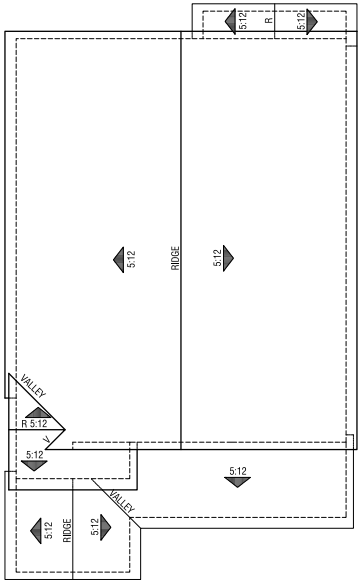
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GILROY, CA

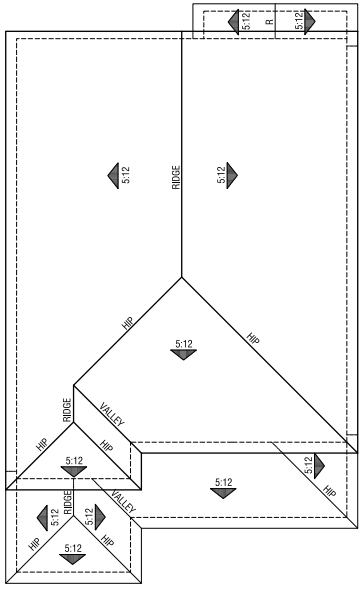
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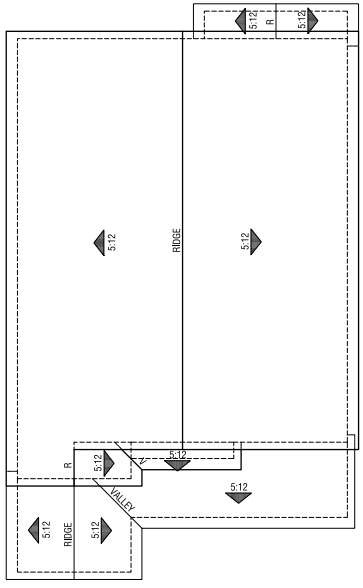
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Elevation F
Farmhouse



Elevation E
Traditional



Elevation D
Ranch

PLAN 1859

Roof Plans

MANA INVESTMENTS

HECKER PASS ROAD

GILROY, CA

A3.2

0 2 4 8

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Elevation D
Ranch
Color Scheme 7D-1



Elevation F
Farmhouse
Color Scheme 5F-1



Elevation E
Traditional
Color Scheme 8E

PLAN 1859
Front Elevations

Revisions:
Downspouts and gutters added to all elevations.

MANA INVESTMENTS

Note: Artist's conception; colors, materials and application may vary.

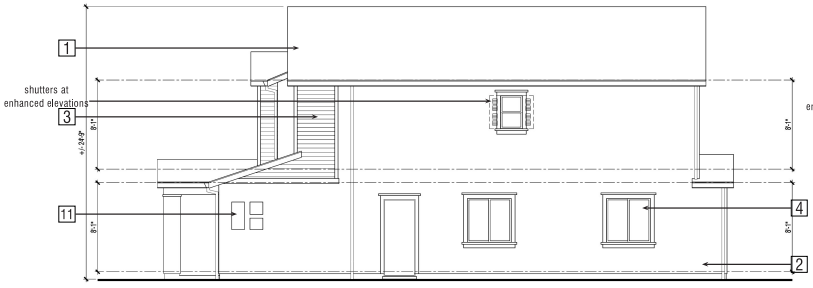
HECKER PASS ROAD
GILROY, CA

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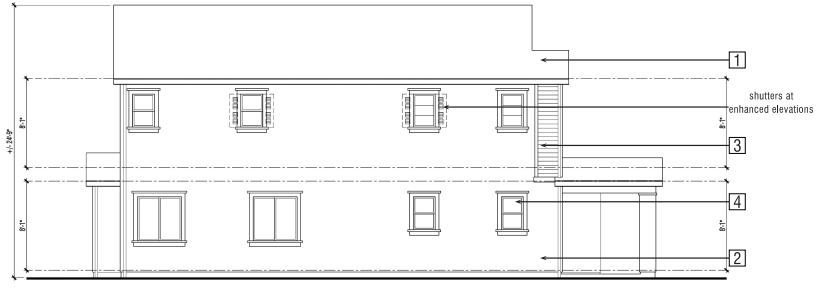
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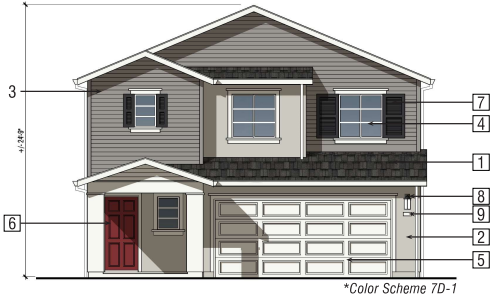
Right



Rear



Left



*Color Scheme 7D-1

Front

Exterior Materials:

1 Roof: Composition Shingle Roofing
2 Stucco: Lightlace Finish
3 Lap Siding: Fiber Cement
4 Windows: Insulated Vinyl
5 Garage Door: Metal Sectional Roll-Up
6 Entry Door: Fiberglass
7 Shutters: Decorative Foam
8 Light Fixture
9 Address Light
10 A/C
11 Electrical Panel

PLAN 1859

Elevation D - Ranch

Revisions:
Downspouts and gutters added to all elevations.

MANA INVESTMENTS

(NOTE:Dashed details showing additions at enhanced elevations where visible from street)

Note: Artist's conception; colors, materials and application may vary.

HECKER PASS ROAD

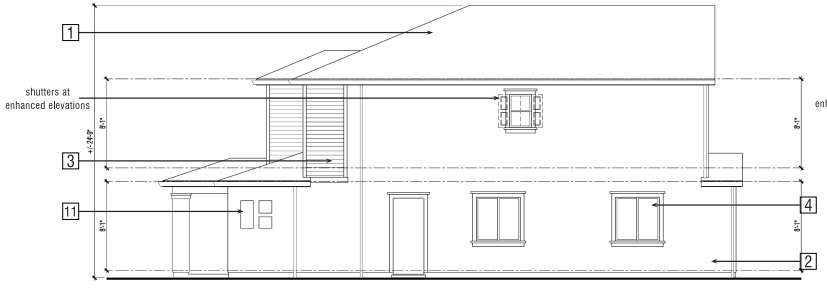
GILROY, CA

A3.4

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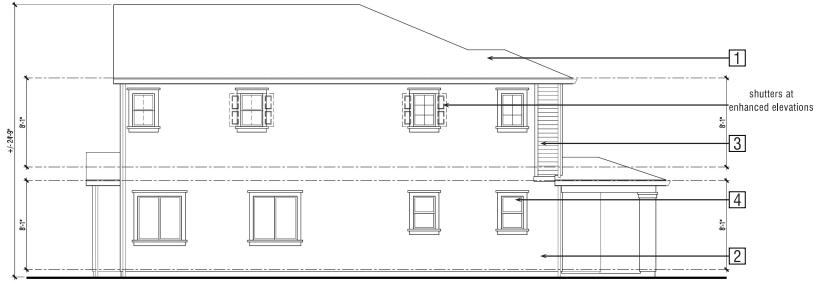
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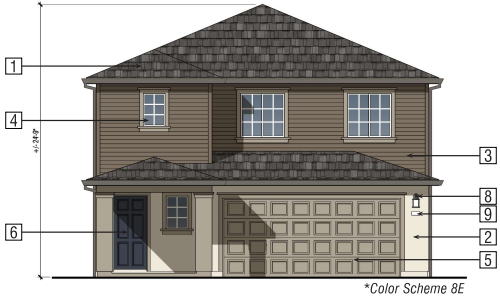
Right



Rear



Left



*Color Scheme 8E

Front

Exterior Materials:

1 Roof: Composition Shingle Roofing
2 Stucco: Lightlace Finish
3 Lap Siding: Fiber Cement
4 Windows: Insulated Vinyl
5 Garage Door: Metal Sectional Roll-Up
6 Entry Door: Fiberglass
7 Shutters: Decorative Foam
8 Light Fixture
9 Address Light
10 A/C
11 Electrical Panel

PLAN 1859

Elevation E - Traditional

Revisions:
Downspouts and gutters added to all elevations.

MANA INVESTMENTS

(NOTE:Dashed details showing additions at enhanced elevations where visible from street)

Note: Artist's conception; colors, materials and application may vary.

HECKER PASS ROAD

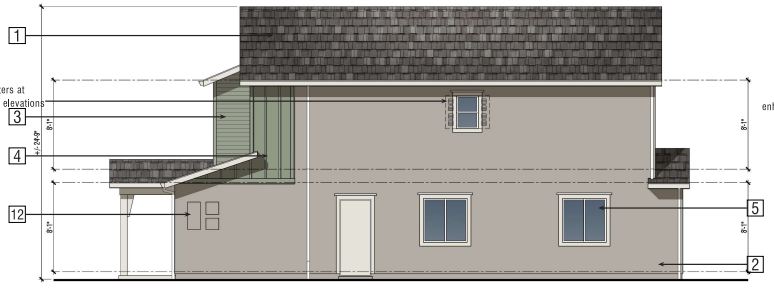
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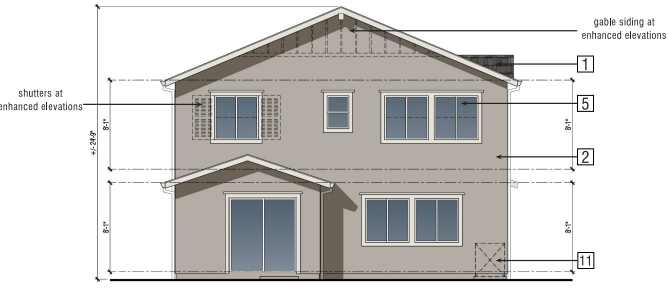
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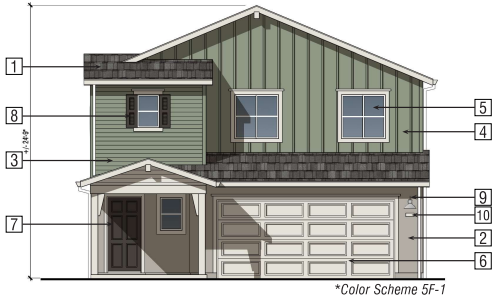
Right



Rear



Left



Color Scheme 5F-1

Front

Exterior Materials:

1 Roof: Composition Shingle Roofing
2 Stucco: Lightlace Finish
3 Lap Siding: Fiber Cement
4 Board and Batten Siding: Fiber Cement
5 Windows: Insulated Vinyl
6 Garage Door: Metal Sectional Roll-Up
7 Entry Door: Fiberglass
8 Shutters: Decorative Foam
9 Light Fixture
10 Address Light
11 A/C
12 Electrical Panel

PLAN 1859

Elevation F - Farmhouse

Revisions:
Downspouts and gutters added to all elevations.

MANA INVESTMENTS

(NOTE:Dashed details showing additions at enhanced elevations where visible from street)

Note: Artist's conception; colors, materials and application may vary.

HECKER PASS ROAD

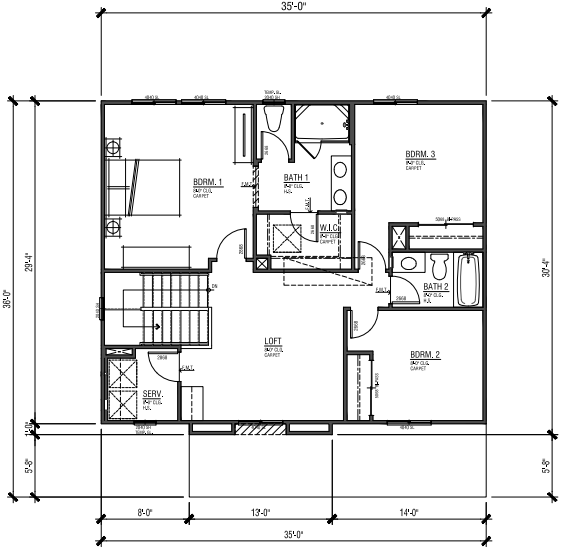
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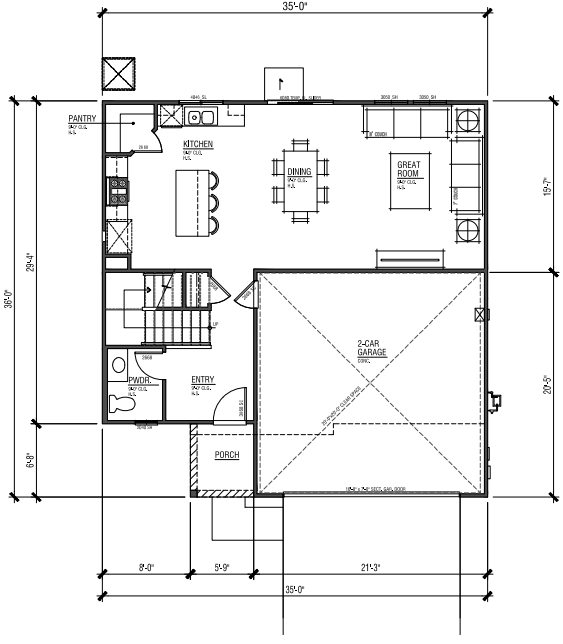
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0 2 4 8

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Second Floor 966 SF

PLAN 1705

1,705 SF
3 Bdrm | 2.5 Bath | Loft
2-Car Garage

First Floor 739 SF

MANA INVESTMENTS

Note: Artist's conception; colors, materials and application may vary.

HECKER PASS ROAD

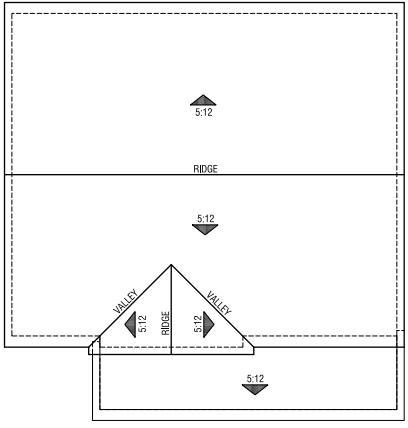
GILROY, CA

A4.1

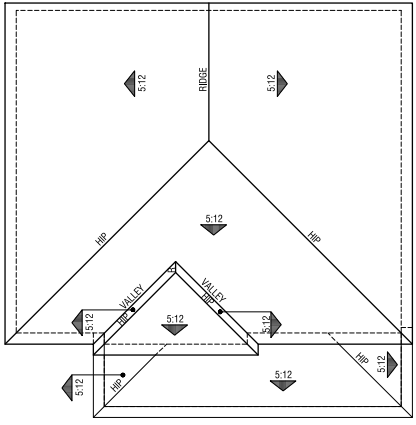
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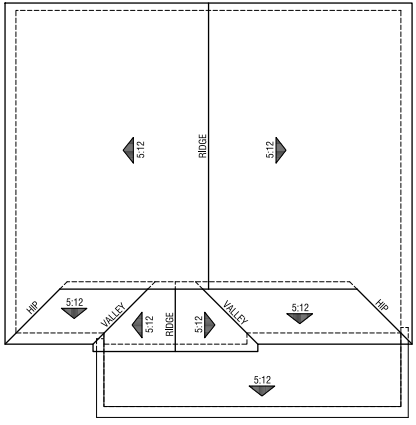
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Elevation F
Farmhouse



Elevation E
Traditional



Elevation D
Ranch

PLAN 1705

Roof Plans

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Elevation D
Ranch
Color Scheme 7D-1



Elevation F
Farmhouse
Color Scheme 5F-1



Elevation E
Traditional
Color Scheme 8E

PLAN 1705
Front Elevations

Revisions:
Downspouts and gutters added to all elevations.

MANA INVESTMENTS

Note: Artist's conception; colors, materials and application may vary.

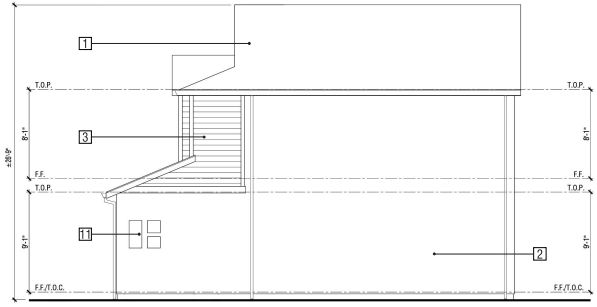
HECKER PASS ROAD
GILROY, CA

A4.3

0 2 4 8

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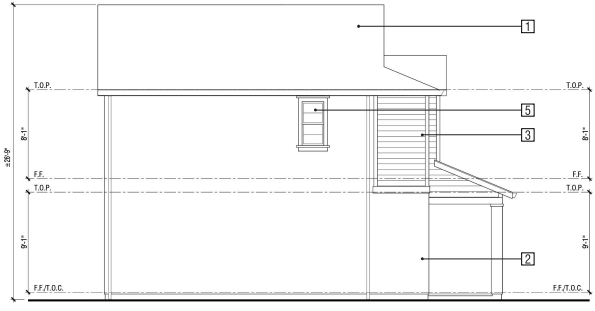
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Right



Rear



Left



*Color Scheme 7D-1

Front

Exterior Materials:

1 Roof: Composition Shingle Roofing
2 Stucco: Lightlace Finish
3 Lap Siding: Fiber Cement
4 Board and Batten Siding: Fiber Cement
5 Windows: Insulated Vinyl
6 Garage Door: Metal Sectional Roll-Up
7 Shutters: Decorative Foam
8 Entry Door: Fiberglass
9 Address Light
10 A/C
11 Electrical Panel
12 Light Fixture

PLAN 1705

Elevation D - Ranch

Revisions:
Downspouts and gutters added to all elevations.

MANA INVESTMENTS

(NOTE:Dashed details showing additions at enhanced elevations where visible from street)

Note: Artist's conception; colors, materials and application may vary.

HECKER PASS ROAD

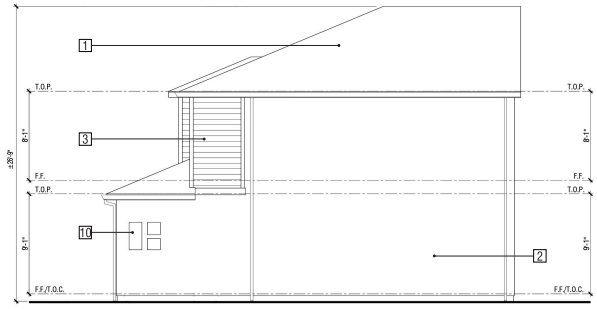
GILROY, CA

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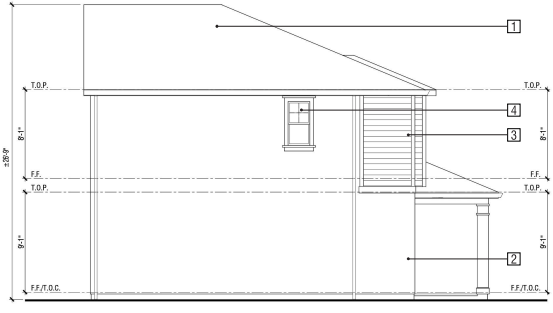
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Right



Rear



Left



*Color Scheme 8E

Front

Exterior Materials:

1 Roof: Composition Shingle Roofing
2 Stucco: Lightlace Finish
3 Lap Siding: Fiber Cement
4 Windows: Insulated Vinyl
5 Garage Door: Metal Sectional Roll-Up
6 Shutters: Decorative Foam
7 Entry Door: Fiberglass
8 Address Light
9 A/C
10 Electrical Panel
11 Light Fixture

PLAN 1705

Elevation E - Traditional

Revisions:
Downspouts and gutters added to all elevations.

MANA INVESTMENTS

(NOTE:Dashed details showing additions at enhanced elevations where visible from street)

Note: Artist's conception; colors, materials and application may vary.

HECKER PASS ROAD

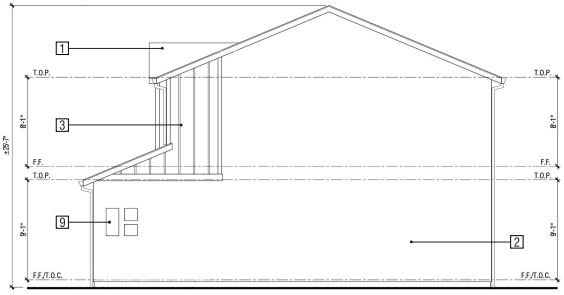
GILROY, CA

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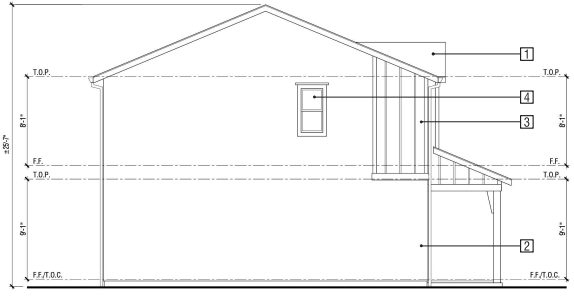
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Right



Rear



Left



*Color Scheme 5F-1

Front

Exterior Materials:

1 Roof: Composition Shingle Roofing
2 Stucco: Lightlace Finish
3 Board and Batten Siding: Fiber Cement
4 Windows: Insulated Vinyl
5 Garage Door: Metal Sectional Roll-Up
6 Entry Door: Fiberglass
7 Address Light
8 A/C
9 Electrical Panel
10 Light Fixture

PLAN 1705

Elevation F - Farmhouse

Revisions:
Downspouts and gutters added to all elevations.

MANA INVESTMENTS

(NOTE:Dashed details showing additions at enhanced elevations where visible from street)

Note: Artist's conception; colors, materials and application may vary.

HECKER PASS ROAD

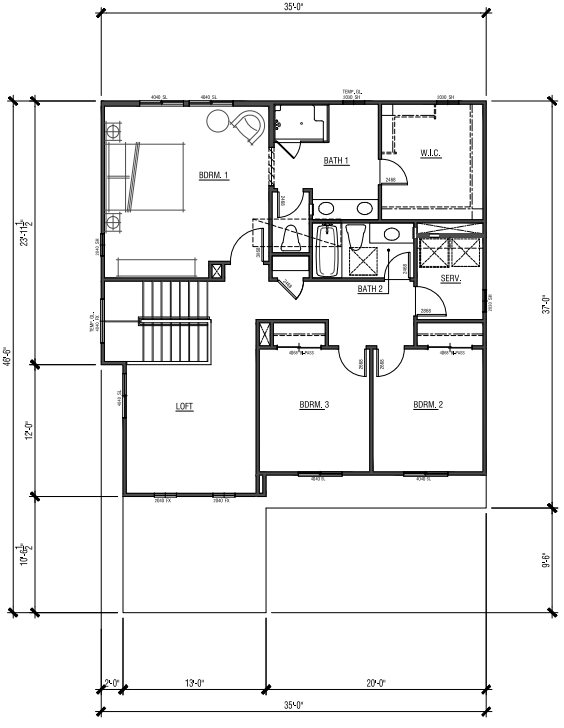
GILROY, CA

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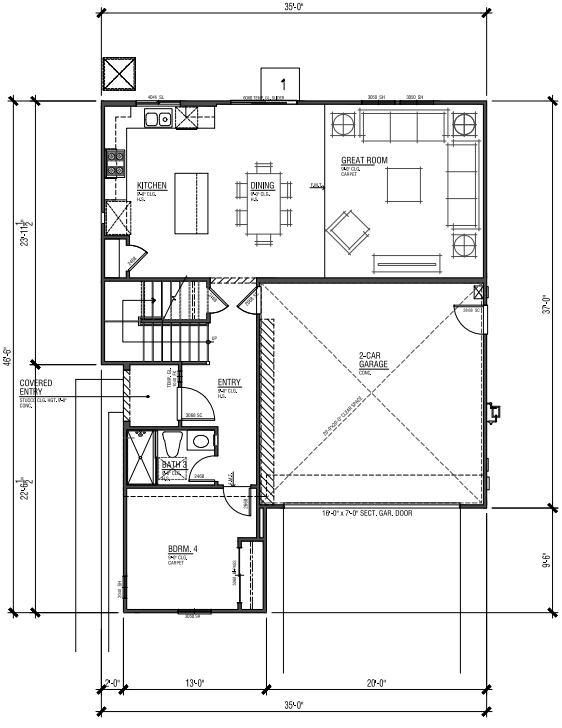
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Second Floor 1,123 SF

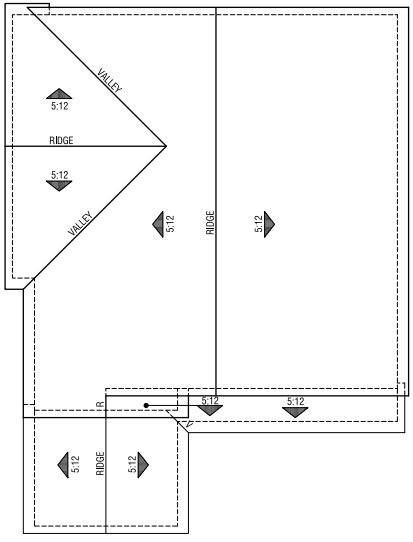
PLAN 2065

2,065 SF
4 Bdrm | 3 Bath | Loft
2-Car Garage

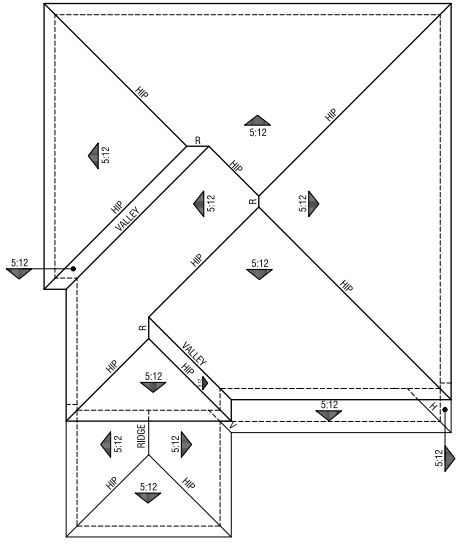


First Floor 942 SF

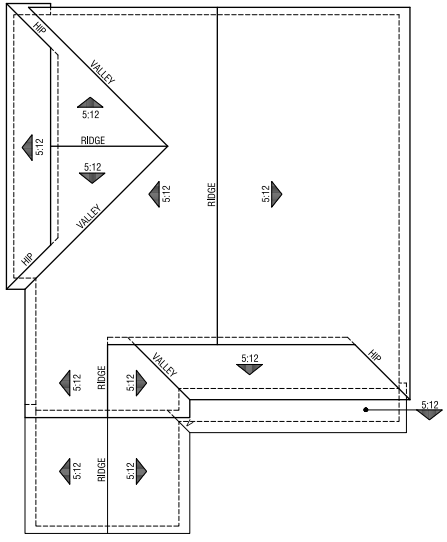
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Elevation F
Farmhouse



Elevation E
Traditional



Elevation D
Ranch

PLAN 2065

Roof Plans

MANA INVESTMENTS

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GILROY, CA

A5.2

0 2 4 8

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Elevation D
Ranch
Color Scheme 1D-1



Elevation F
Farmhouse
Color Scheme 2F



Elevation E
Traditional
Color Scheme 3E

PLAN 2065
Front Elevations

Revisions:
Downspouts and gutters added to all elevations.

MANA INVESTMENTS

Note: Artist's conception; colors, materials and application may vary.

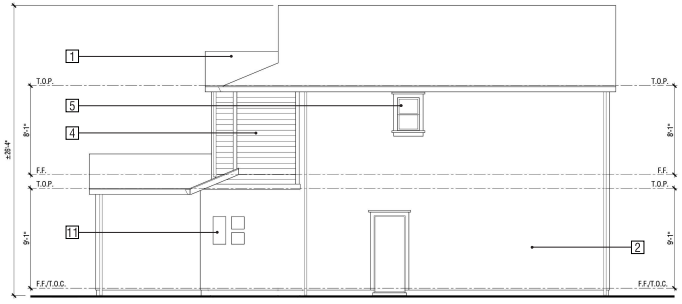
HECKER PASS ROAD
GILROY, CA

A5.3

0 2 4 8

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Right



Rear



Left



*Color Scheme 1D-1

Front

Exterior Materials:

1 Roof: Composition Shingle Roofing
2 Stucco: Lightlace Finish
3 Board and Batten Siding: Fiber Cement
4 Lap Siding: Fiber Cement
5 Windows: Insulated Vinyl
6 Garage Door: Metal Sectional Roll-Up
7 Shutters: Decorative Foam
8 Entry Door: Fiberglass
9 Address Light
10 A/C
11 Electrical Panel
12 Light Fixture

PLAN 2065

Elevation D - Ranch

Revisions:
Downspouts and gutters added to all elevations.

MANA INVESTMENTS

(NOTE:Dashed details showing additions at enhanced elevations where visible from street)

Note: Artist's conception; colors, materials and application may vary.

HECKER PASS ROAD

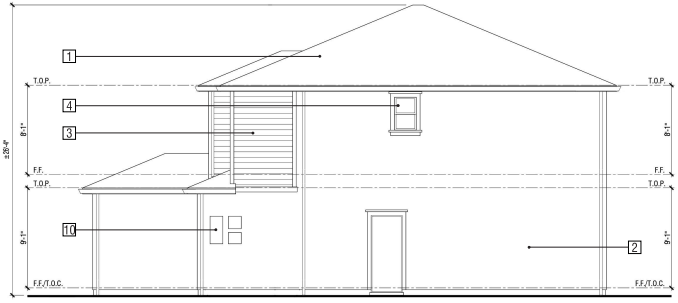
GILROY, CA

A5.4

0 2 4 8

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Right



Rear



Left



Color Scheme 3E

Front

Exterior Materials:

1 Roof: Composition Shingle Roofing
2 Stucco: Lightlace Finish
3 Lap Siding: Fiber Cement
4 Windows: Insulated Vinyl
5 Garage Door: Metal Sectional Roll-Up
6 Shutters: Decorative Foam
7 Entry Door: Fiberglass
8 Address Light
9 A/C
10 Electrical Panel
11 Light Fixture

PLAN 2065

Elevation E - Traditional

Revisions:
Downspouts and gutters added to all elevations.

MANA INVESTMENTS

(NOTE:Dashed details showing additions at enhanced elevations where visible from street)

Note: Artist's conception; colors, materials and application may vary.

HECKER PASS ROAD

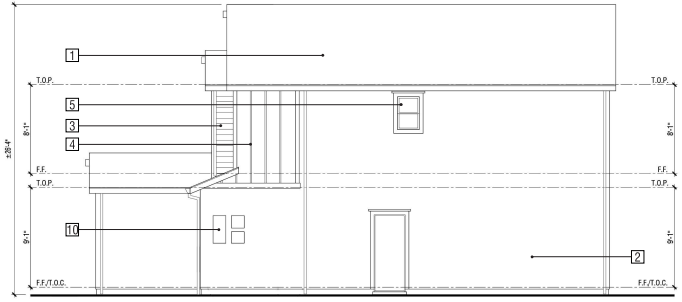
GILROY, CA

A5.5

0 2 4 8

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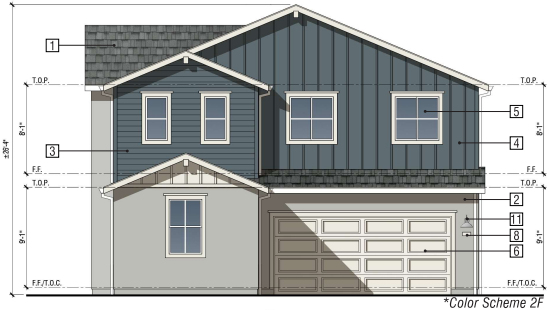
Right



Rear



Left



*Color Scheme 2F

Front

Exterior Materials:

1 Roof: Composition Shingle Roofing
2 Stucco: Lightlace Finish
3 Lap Siding: Fiber Cement
4 Board and Batten Siding: Fiber Cement
5 Windows: Insulated Vinyl
6 Garage Door: Metal Sectional Roll-Up
7 Entry Door: Fiberglass
8 Address Light
9 A/C
10 Electrical Panel
11 Light Fixture

PLAN 2065

Elevation F - Farmhouse

Revisions:
Downspouts and gutters added to all elevations.

MANA INVESTMENTS

(NOTE:Dashed details showing additions at enhanced elevations where visible from street)

Note: Artist's conception; colors, materials and application may vary.

HECKER PASS ROAD

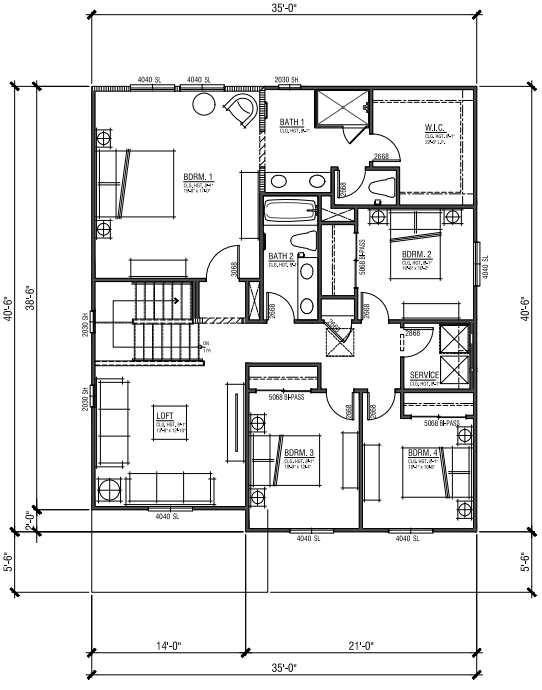
GILROY, CA

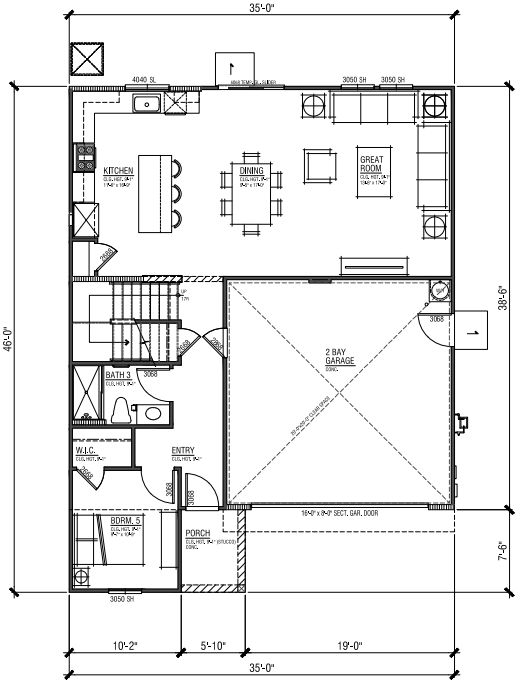
A5.6

0 2 4 8

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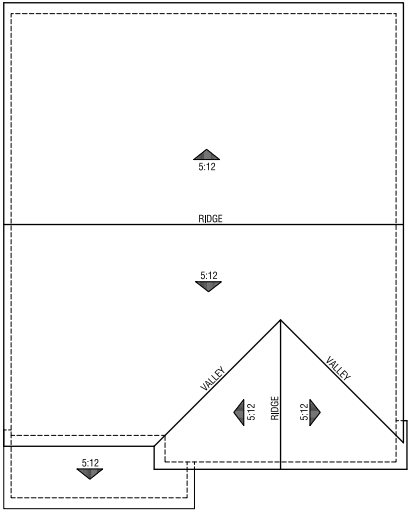
PLAN 2311

2,311 SF

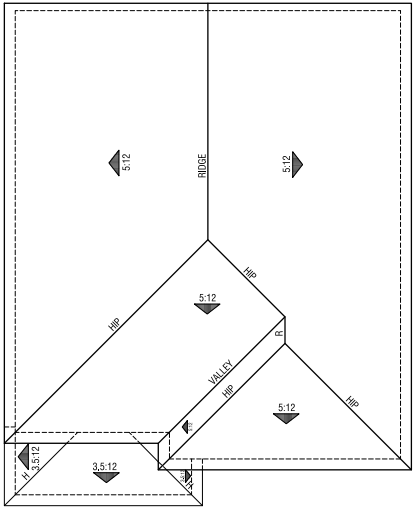
5 Bdrm | 3 Bath | Loft

2-Car Garage

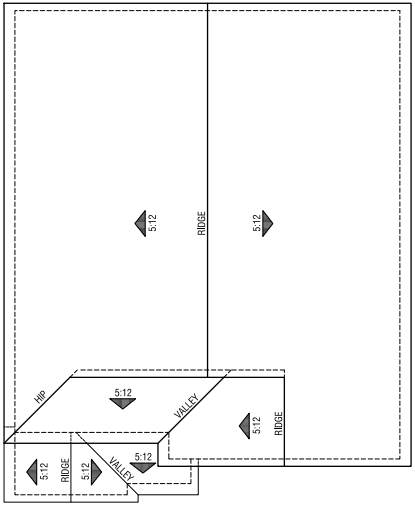
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Elevation F
Farmhouse



Elevation E
Traditional



Elevation D
Ranch

PLAN 2311

Roof Plans

MANA INVESTMENTS

HECKER PASS ROAD

GILROY, CA

A6.2

0 2 4 8

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Elevation D
Ranch
Color Scheme 7D-1



Elevation F
Farmhouse
Color Scheme 4F



Elevation E
Traditional
Color Scheme 6E-1

PLAN 2311
Front Elevations

Revisions:
Downspouts and gutters added to all elevations.

MANA INVESTMENTS

Note: Artist's conception; colors, materials and application may vary.

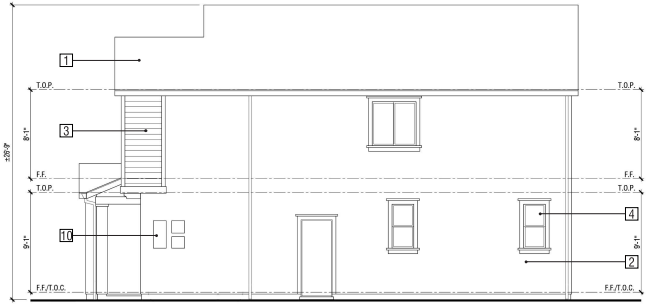
HECKER PASS ROAD
GILROY, CA

A6.3

0 2 4 8

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Right



Rear



Left



*Color Scheme 7D-1

Front

Exterior Materials:

1 Roof: Composition Shingle Roofing
2 Stucco: Lightlace Finish
3 Lap Siding: Fiber Cement
4 Windows: Insulated Vinyl
5 Garage Door: Metal Sectional Roll-Up
6 Shutters: Decorative Foam
7 Entry Door: Fiberglass
8 Address Light
9 A/C
10 Electrical Panel
11 Light Fixture

PLAN 2311

Elevation D - Ranch

Revisions:
Downspouts and gutters added to all elevations.

MANA INVESTMENTS

(NOTE:Dashed details showing additions at enhanced elevations where visible from street)

Note: Artist's conception; colors, materials and application may vary.

HECKER PASS ROAD

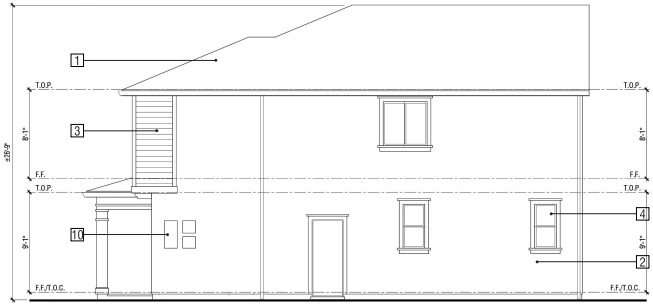
GILROY, CA

A6.4

0 2 4 8

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Right



Rear



Left



*Color Scheme 6E-1

Front

Exterior Materials:

1 Roof: Composition Shingle Roofing
2 Stucco: Lightlace Finish
3 Lap Siding: Fiber Cement
4 Windows: Insulated Vinyl
5 Garage Door: Metal Sectional Roll-Up
6 Shutters: Decorative Foam
7 Entry Door: Fiberglass
8 Address Light
9 A/C
10 Electrical Panel
11 Light Fixture

PLAN 2311

Elevation E - Traditional

Revisions:
Downspouts and gutters added to all elevations.

MANA INVESTMENTS

(NOTE:Dashed details showing additions at enhanced elevations where visible from street)

Note: Artist's conception; colors, materials and application may vary.

HECKER PASS ROAD

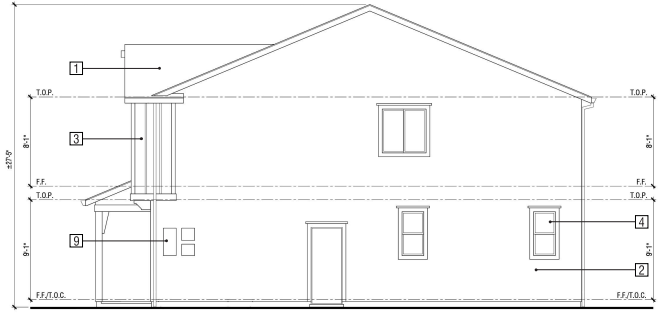
GILROY, CA

A6.5

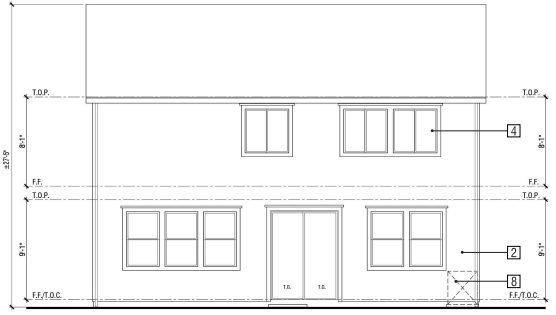
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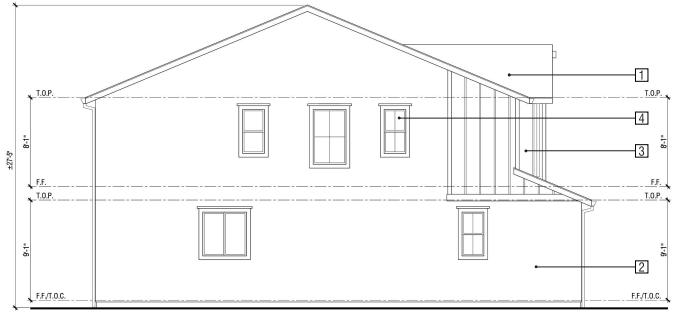
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Right



Rear



Left



*Color Scheme 4F

Front

Exterior Materials:

1 Roof: Composition Shingle Roofing
2 Stucco: Lightlace Finish
3 Board and Batten Siding: Fiber Cement
4 Windows: Insulated Vinyl
5 Garage Door: Metal Sectional Roll-Up
6 Entry Door: Fiberglass
7 Address Light
8 A/C
9 Electrical Panel
10 Light Fixture

PLAN 2311

Elevation F - Farmhouse

Revisions:
Downspouts and gutters added to all elevations.

MANA INVESTMENTS

(NOTE:Dashed details showing additions at enhanced elevations where visible from street)

Note: Artist's conception; colors, materials and application may vary.

HECKER PASS ROAD

GILROY, CA

A6.6

0 2 4 8

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Elevation D
Ranch

Manufacturer: Generation Lighting
Product: Tomek Collection
(One Light Outdoor Wall Lantern)
Product Number: 8652701EN3-12
Finish: Black
Dimensions: W: 7” H 10.5”



Elevation E
Traditional

Manufacturer: Generation Lighting
Product: Kent Collection
(One Light Outdoor Wall Lantern)
Product Number: 84529EN3-12
Finish: Black
Dimensions: W: 8.5” H 15”



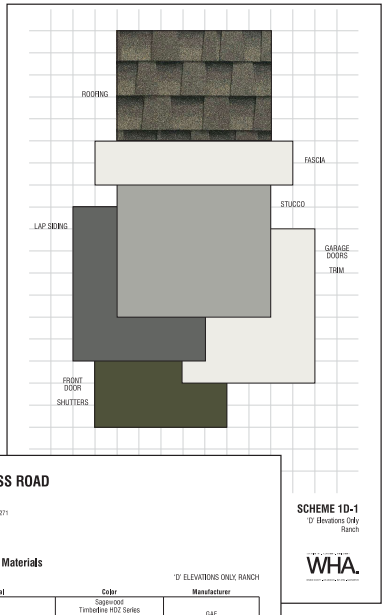
Elevation F
Farmhouse

Manufacturer: Generation Lighting
Product: Fredricksburg Collection
(One Light Outdoor Wall Lantern)
Product Number: 8647701EN3-04
Finish: Satin Aluminum
Dimensions: W: 13” H 16”

Lighting Fixtures

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Color Scheme 1D-1



HECKER PASS ROAD

Gilroy, California
MANA HANALEI, LLC
September 19, 2023 | 2023271
PAGE 1 OF 6

Exterior Color & Materials

SCHEME 1D-1 — 'D' ELEVATIONS ONLY, RANCH

Material	Color	Manufacturer
Roofing: Composition Shingles	Sagewood Timberline HDZ Series Ref: .19 Emi: .91 ASRI 20 LRRC: 0615-21324	GAF
Gutters & Downspouts *(factory finish)*	Low Gloss White	Custom-Bilt Metals
Corner Boards	Match Adjacent Color	Sherwin Williams
Stucco *(lightface finish)*	SW 7066 Gray Matters	Sherwin Williams
Siding Color *(applied to):* Lap Siding	SW 7068 Grizzle Gray	Sherwin Williams
Trim Color *(applied to):* Fascia Gable Siding Garage Doors Trim	SW 7005 Pure White	Sherwin Williams
Accent Color *(applied to):* Front Door Shutters	SW 6181 Secret Garden	Sherwin Williams
Garage Man Door	Match Adjacent Color	Sherwin Williams

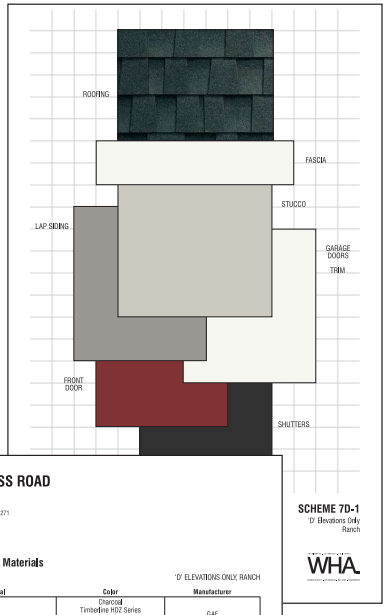
NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Carrie Fath (925) 465-1705.

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SCHEME 1D-1
'D' Elevations Only
Ranch

WHA.

Color Scheme 7D-1



HECKER PASS ROAD

Gilroy, California
MANA HANALEI, LLC
September 19, 2023 | 2023271
PAGE 2 OF 6

Exterior Color & Materials

SCHEME 7D-1 — 'D' ELEVATIONS ONLY, RANCH

Material	Color	Manufacturer
Roofing: Composition Shingles	Charcoal Timberline HDZ Series Ref: .16 Emi: .92 ASRI 16 LRRC: 0615-21386	GAF
Gutters & Downspouts *(factory finish)*	Low Gloss White	Custom-Bilt Metals
Corner Boards	Match Adjacent Color	Sherwin Williams
Stucco *(lightface finish)*	SW 7015 Repose Gray	Sherwin Williams
Siding Color *(applied to):* Lap Siding	SW 7673 Pewter Cast	Sherwin Williams
Trim Color *(applied to):* Fascia Gable Siding Garage Doors Trim	SW 7757 High Reflective White	Sherwin Williams
Accent Color #1 *(applied to):* Front Door	SW 7598 Stolen Kiss	Sherwin Williams
Accent Color #2 *(applied to):* Shutters	SW 6991 Black Magic	Sherwin Williams
Garage Man Door	Match Adjacent Color	Sherwin Williams

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Carrie Fath (925) 465-1705.

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SCHEME 7D-1
'D' Elevations Only
Ranch

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Exterior Color & Materials

Elevation A - Ranch

MANA INVESTMENTS

Note: Artist's conception; colors, materials and application may vary.

HECKER PASS ROAD

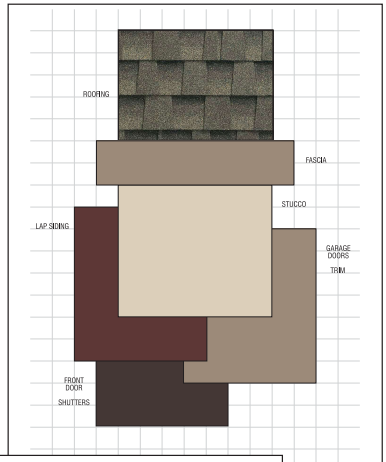
GILROY, CA

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Color Scheme 3E



HECKER PASS ROAD
Gilroy, California
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SCHEME 3E
'E' Elevations Only
Traditional

Exterior Color & Materials

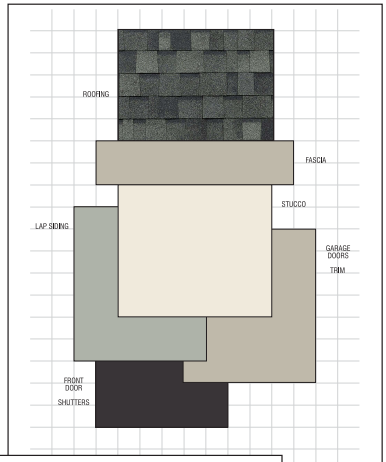
SCHEME 3E — 'E' ELEVATIONS ONLY, TRADITIONAL

Material	Color	Manufacturer
Roofing: Composition Shingles	Sagewood Timberline HDZ Series Ref: ;19 Emi: ;01 A,SRI: 20 CRRC: 0676-5132a	GAF
Gutters & Downspouts *(factory finish)*	Bronze	Custom-Bilt Metals
Corner Boards	Match Adjacent Color	Sherwin Williams
Stucco *(lightface finish)*	SW 7569 Stucco	Sherwin Williams
Siding Color *(applied to):* Lap Siding	SW 7595 Sommelier	Sherwin Williams
Trim Color *(applied to):* Fascia Gable Siding Garage Doors Trim	SW 7508 Tavern Taupe	Sherwin Williams
Accent Color *(applied to):* Front Door Shutters	SW 2735 Rockwood	Sherwin Williams
Garage Man Door	Match Adjacent Color	Sherwin Williams

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Path (925) 482-2706.

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Color Scheme 6E-1



HECKER PASS ROAD
Gilroy, California
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SCHEME 6E-1
'E' Elevations Only
Traditional

Exterior Color & Materials

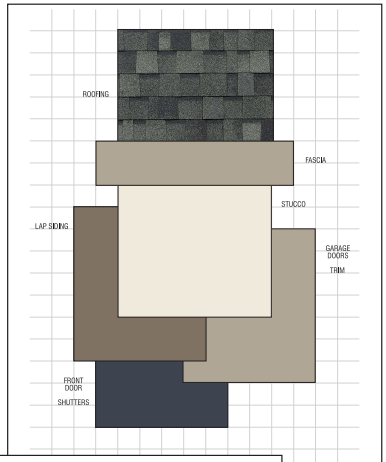
SCHEME 6E-1 — 'E' ELEVATIONS ONLY, TRADITIONAL

Material	Color	Manufacturer
Roofing: Composition Shingles	Stone Gray Timberline HDZ Series Ref: ;18 Emi: ;02 A,SRI: 19 CRRC: 0676-5137a	GAF
Gutters & Downspouts *(factory finish)*	Bronze	Custom-Bilt Metals
Corner Boards	Match Adjacent Color	Sherwin Williams
Stucco *(lightface finish)*	SW 0050 Classic Light Buff	Sherwin Williams
Siding Color *(applied to):* Lap Siding	SW 6206 Oyster Bay	Sherwin Williams
Trim Color *(applied to):* Fascia Gable Siding Garage Doors Trim	SW 6170 Techno Gray	Sherwin Williams
Accent Color *(applied to):* Front Door Shutters	SW 9175 Deep Forest Brown	Sherwin Williams
Garage Man Door	Match Adjacent Color	Sherwin Williams

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Path (925) 482-2706.

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Color Scheme 8E



HECKER PASS ROAD
Gilroy, California
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September 19, 2023 | 2023271
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SCHEME 8E
'E' Elevations Only
Traditional

Exterior Color & Materials

SCHEME 8E — 'E' ELEVATIONS ONLY, TRADITIONAL

Material	Color	Manufacturer
Roofing: Composition Shingles	Stone Gray Timberline HDZ Series Ref: ;18 Emi: ;02 A,SRI: 19 CRRC: 0676-5137a	GAF
Gutters & Downspouts *(factory finish)*	Bronze	Custom-Bilt Metals
Corner Boards	Match Adjacent Color	Sherwin Williams
Stucco *(lightface finish)*	SW 6365 Dover White	Sherwin Williams
Siding Color *(applied to):* Lap Siding	SW 0038 Library Pewter	Sherwin Williams
Trim Color *(applied to):* Fascia Gable Siding Garage Doors Trim	SW 7052 Gray Area	Sherwin Williams
Accent Color *(applied to):* Front Door Shutters	SW 2739 Charcoal Blue	Sherwin Williams
Garage Man Door	Match Adjacent Color	Sherwin Williams

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Path (925) 482-2706.

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Exterior Color & Materials

Elevation B - Traditional

MANA INVESTMENTS

Note: Artist's conception; colors, materials and application may vary.

HECKER PASS ROAD

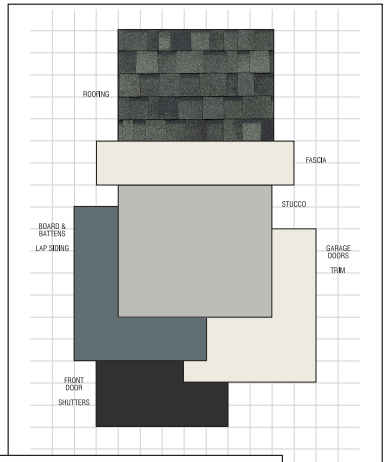
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Color Scheme 2F



HECKER PASS ROAD

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SCHEME 2F
"F" Elevations Only
Farmhouse

WHA.

Exterior Color & Materials

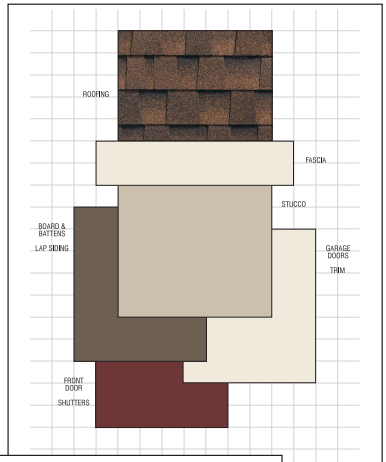
SCHEME 2F — "F" ELEVATIONS ONLY, FARMHOUSE

Material	Color	Manufacturer
Roofing: Composition Shingles	Stone Gray Timberline HDZ Series Ref: ;18 Emi: ;32 A,SRI: 19 CRRC: 0676-0137a	GAF
Gutters & Downspouts *(factory finish)*	Low Gloss White	Custom-Bilt Metals
Corner Boards	Match Adjacent Color	Sherwin Williams
Stucco *(lightface finish)*	SW 7065 Argos	Sherwin Williams
Siding Color *(applied to):* Board & Battens Lap Siding	SW 7624 Slate Tile	Sherwin Williams
Trim Color *(applied to):* Fascia Gable Siding Garage Doors Trim	SW 7008 Alabaster	Sherwin Williams
Accent Color *(applied to):* Front Door Shutters	SW 6991 Black Magic	Sherwin Williams
Garage Man Door	Match Adjacent Color	Sherwin Williams

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Carrie Fath (925) 465-4709.

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Color Scheme 4F



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Gilroy, California
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September 19, 2023 | 2023271
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SCHEME 4F
"F" Elevations Only
Farmhouse

WHA.

Exterior Color & Materials

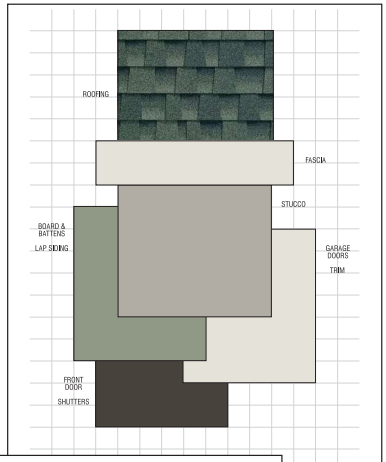
SCHEME 4F — "F" ELEVATIONS ONLY, FARMHOUSE

Material	Color	Manufacturer
Roofing: Composition Shingles	Hickory Timberline HDZ Series Ref: ;18 Emi: ;01 A,SRI: 17 CRRC: 0676-0136	GAF
Gutters & Downspouts *(factory finish)*	Low Gloss White	Custom-Bilt Metals
Corner Boards	Match Adjacent Color	Sherwin Williams
Stucco *(lightface finish)*	SW 7542 Natural	Sherwin Williams
Siding Color *(applied to):* Board & Battens Lap Siding	SW 7515 Homestead Brown	Sherwin Williams
Trim Color *(applied to):* Fascia Gable Siding Garage Doors Trim	SW 6385 Dover White	Sherwin Williams
Accent Color *(applied to):* Front Door Shutters	SW 7584 Red Theatre	Sherwin Williams
Garage Man Door	Match Adjacent Color	Sherwin Williams

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Carrie Fath (925) 465-4709.

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Color Scheme 5F-1



HECKER PASS ROAD

Gilroy, California
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PAGE 8 OF 8

SCHEME 5F-1
"F" Elevations Only
Farmhouse

WHA.

Exterior Color & Materials

SCHEME 5F-1 — "F" ELEVATIONS ONLY, FARMHOUSE

Material	Color	Manufacturer
Roofing: Composition Shingles	Coastal Slate Timberline HDZ Series Ref: ;18 Emi: ;01 A,SRI: 18 CRRC: 0676-0131a	GAF
Gutters & Downspouts *(factory finish)*	Low Gloss White	Custom-Bilt Metals
Corner Boards	Match Adjacent Color	Sherwin Williams
Stucco *(lightface finish)*	SW 7643 Pussywillow	Sherwin Williams
Siding Color *(applied to):* Board & Battens Lap Siding	SW 9129 Jade Dragon	Sherwin Williams
Trim Color *(applied to):* Fascia Gable Siding Garage Doors Trim	SW 7636 Origami White	Sherwin Williams
Accent Color *(applied to):* Front Door Shutters	SW 7675 Sealskin	Sherwin Williams
Garage Man Door	Match Adjacent Color	Sherwin Williams

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Carrie Fath (925) 465-4709.

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Exterior Color & Materials

Elevation C - Farmhouse

MANA INVESTMENTS

Note: Artist's conception; colors, materials and application may vary.

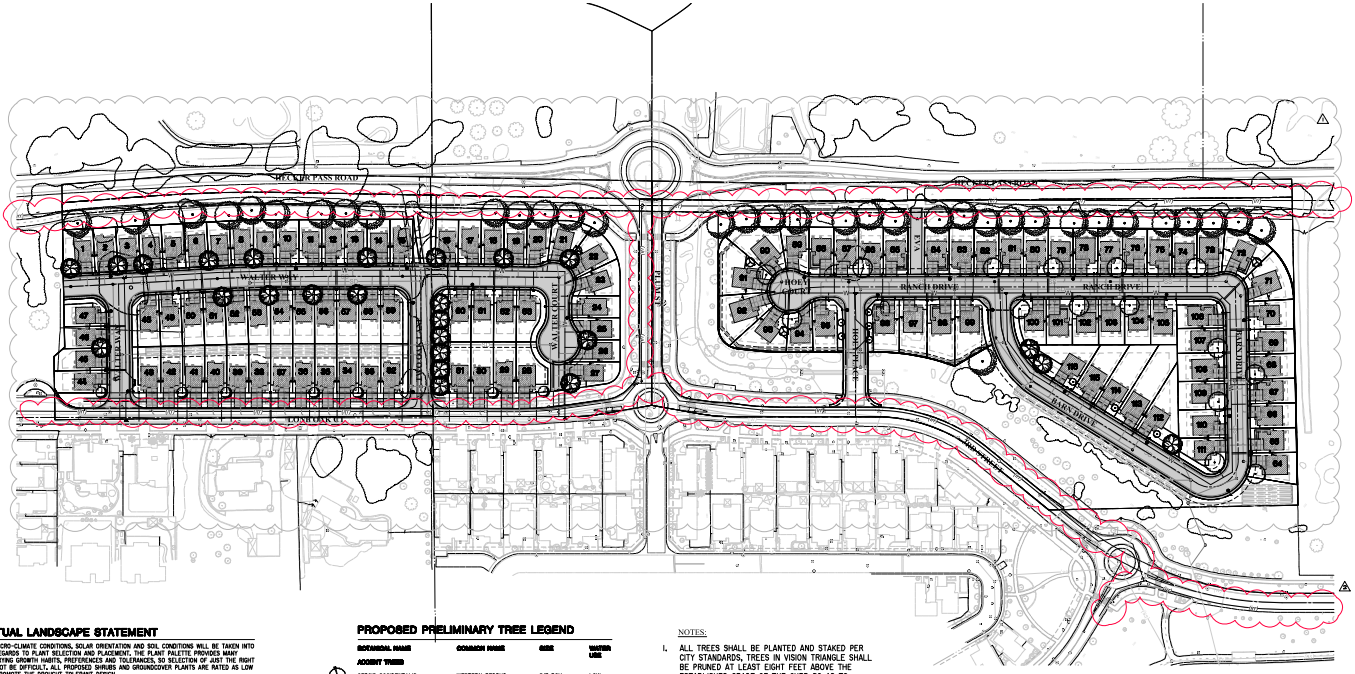
HECKER PASS ROAD

GILROY, CA

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CONCEPTUAL LANDSCAPE STATEMENT

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

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

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

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

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

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

PROPOSED PRELIMINARY TREE LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
ACCENT TREES			
CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	LOW
PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	24" BOX	LOW
STREET TREES			
ARBUTUS 'MARINA'	MARINA MADRONE	24" BOX	LOW
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW
ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	LOW
BUFFER TREES			
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	MEDIUM

**MINIMUM STREET TREE SPACING PER CITY OF GILROY IS 30'

NOTES:

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS. TREES IN VISION TRIANGLE SHALL BE PRUNED AT LEAST EIGHT FEET ABOVE THE ESTABLISHED GRADE OF THE CURB 'SO AS TO PROVIDE CLEAR VIEW BY MOTOR VEHICLE DRIVERS.
2. TREES BE PLANTED WITHIN 5' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".
6. ALL MECHANICAL EQUIPMENT WILL BE SCREENED BY EITHER FENCE OR SHRUBS THROUGH PROJECT.

GRAPHIC SCALE

0 80 160 240

(IN FEET)

1 inch = 80 ft.

NOTE:
SEE SHEET L4 FOR SHRUB & TREE PLANTING/STAKING DETAILS.

RIPLEY DESIGN
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

Applicant:
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Scott Murray
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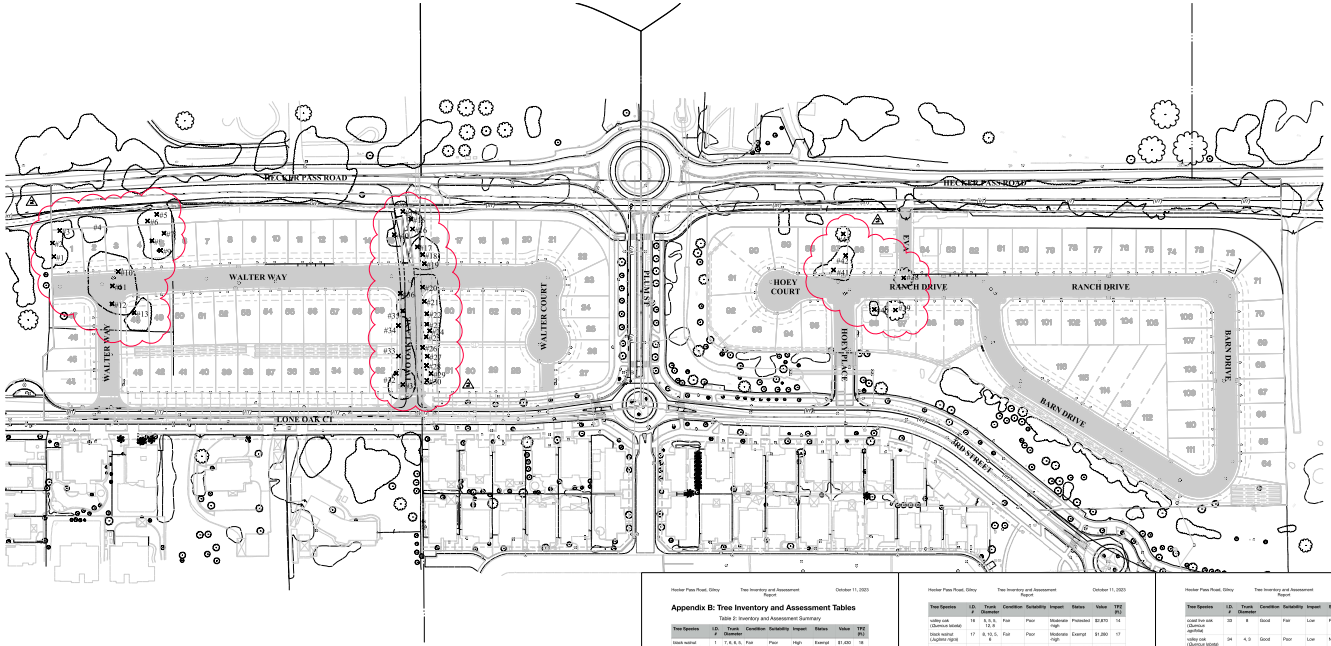
Drawing Release:

No.	Description	Date
1	1st Plan Review	2/16/24
2	2nd Plan Review	8/13/25

2480 & 2740 Hecker Pass Road
Hecker Pass Single-Family Development
August 13, 2025

Preliminary Landscape Site Plan

L1



N

GRAPHIC SCALE

0 80 160 240

(IN FEET)

1 inch = 80 ft.

Hecker Pass Road, Gilroy — Tree Inventory and Assessment Report — October 11, 2023

Appendix B: Tree Inventory and Assessment Tables

Table 2: Inventory and Assessment Summary

Tree Species	I.D. #	Trunk Diameter	Condition	Suitability	Impact	Status	Value	TPZ (ft.)
black walnut (Juglans nigra)	1	7, 6, 6, 5, 4, 2, 2	Fair	Poor	High	Exempt	$1,430	18
black walnut (Juglans nigra)	2	16	Dead	Poor	High	Exempt	$0	16
coast live oak (Quercus agrifolia)	3	16, 15, 15	Fair	Fair	High	Heritage	$9,660	21
deodar cedar (Cedrus deodara)	4	27	Good	Good	High	N/A	$7,900	18
valley oak (Quercus lobata)	5	20, 12	Good	Fair	High	Heritage	$6,700	17
plum (Prunus domestica)	6	7, 7, 7, 4	Good	Poor	High	Exempt	$2,220	7
coast live oak (Quercus agrifolia)	7	20	Good	Fair	High	Protected	$9,800	13
valley oak (Quercus lobata)	8	22	Good	Fair	High	Protected	$6,700	16
black walnut (Juglans nigra)	9	16, 16, 22	Poor	Poor	High	Exempt	$4,250	31
pawpaw/custard apple (Asimina triloba)	10	11	Good	Poor	High	Exempt	$3,960	7
valley oak (Quercus lobata)	11	80	Good	Good	High	Protected	$107,800	88
coast live oak (Quercus agrifolia)	12	18	Good	Fair	High	Protected	$4,510	12
western sycamore (Platanus racemosa)	13	66	Fair	Poor	High	Heritage	$29,800	66
coast live oak (Quercus agrifolia)	14	45	Fair	Fair	Low	Heritage	$20,100	30
coast live oak (Quercus agrifolia)	15	20	Good	Fair	Low	Heritage	$11,700	19

Hecker Pass Road, Gilroy — Tree Inventory and Assessment Report — October 11, 2023

Tree Species	I.D. #	Trunk Diameter	Condition	Suitability	Impact	Status	Value	TPZ (ft.)
valley oak (Quercus lobata)	16	8, 5, 5, 13, 8	Fair	Poor	Moderate -high	Protected	$7,870	14
black walnut (Juglans nigra)	17	8, 10, 5, 4	Fair	Poor	Moderate -high	Exempt	$1,280	17
valley oak (Quercus lobata)	18	22, 10	Good	Poor	High	Protected	$9,800	20
coast live oak (Quercus agrifolia)	19	17	Poor	Poor	High	Protected	$1,720	11
black walnut (Juglans nigra)	20	12, 10, 10, 10, 10	Fair	Poor	Moderate -high	Exempt	$2,340	23
black walnut (Juglans nigra)	21	13, 13, 9, 8, 5	Good	Poor	Moderate -high	Exempt	$2,230	19
valley oak (Quercus lobata)	22	8	Good	Poor	Low	N/A	$1,130	8
black walnut (Juglans nigra)	23	11, 10, 8	Fair	Poor	Low	Exempt	$1,280	17
black walnut (Juglans nigra)	24	15, 8, 6, 7	Fair	Poor	Low	Exempt	$1,280	17
black walnut (Juglans nigra)	25	6, 6, 7, 8, 6	Fair	Poor	Low	Exempt	$990	19
black walnut (Juglans nigra)	26	12, 9, 10, 10, 11, 4	Fair	Poor	Low	Exempt	$2,760	25
black walnut (Juglans nigra)	27	6, 4, 4, 5	Fair	Poor	Low	Exempt	$440	10
black walnut (Juglans nigra)	28	9, 8, 8, 6, 5	Fair	Poor	Low	Exempt	$1,280	17
black walnut (Juglans nigra)	29	15, 15, 9, 8, 6, 5, 3	Fair	Poor	Low	Exempt	$1,930	21
black walnut (Juglans nigra)	30	7, 7, 4, 4	Fair	Poor	Low	Exempt	$640	12
coast live oak (Quercus agrifolia)	31	10	Good	Fair	Low	Protected	$2,810	8
coast live oak (Quercus agrifolia)	32	15, 10	Good	Fair	Low	Protected	$7,400	15

Hecker Pass Road, Gilroy — Tree Inventory and Assessment Report — October 11, 2023

Tree Species	I.D. #	Trunk Diameter	Condition	Suitability	Impact	Status	Value	TPZ (ft.)
coast live oak (Quercus agrifolia)	33	8	Good	Fair	Low	Protected	$856	4
valley oak (Quercus lobata)	34	4, 3	Good	Poor	Low	N/A	$200	3
coast live oak (Quercus agrifolia)	35	4, 4	Good	Poor	Low	N/A	$200	3
valley oak (Quercus lobata)	36	4, 2	Good	Poor	Low	N/A	$300	3
coast live oak (Quercus agrifolia)	37	14, 10	Poor	Poor	Low	Protected	$1,730	11
coast live oak (Quercus agrifolia)	38	13, 13	Good	Good	High	Protected	$4,510	12
Aleppo Pine (Pinus halepensis)	39	12, 13, 13	Good	Fair	High	N/A	$6,460	16
apricot (Prunus armeniaca)	40	12, 12	Poor	Poor	High	Exempt	$2,280	11
apple (Malus domestica)	41	34	Fair	Fair	High	Exempt	$16,300	23
snake tree (Cedrus nagayana)	42	9, 8, 8, 10	Good	Fair	High	Exempt	$5,300	11
Chinese pistache (Pistacia chinensis)	43	17	Good	Fair	High	Exempt	$6,800	11

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TEL: 408-446-6800
sm@mana.com

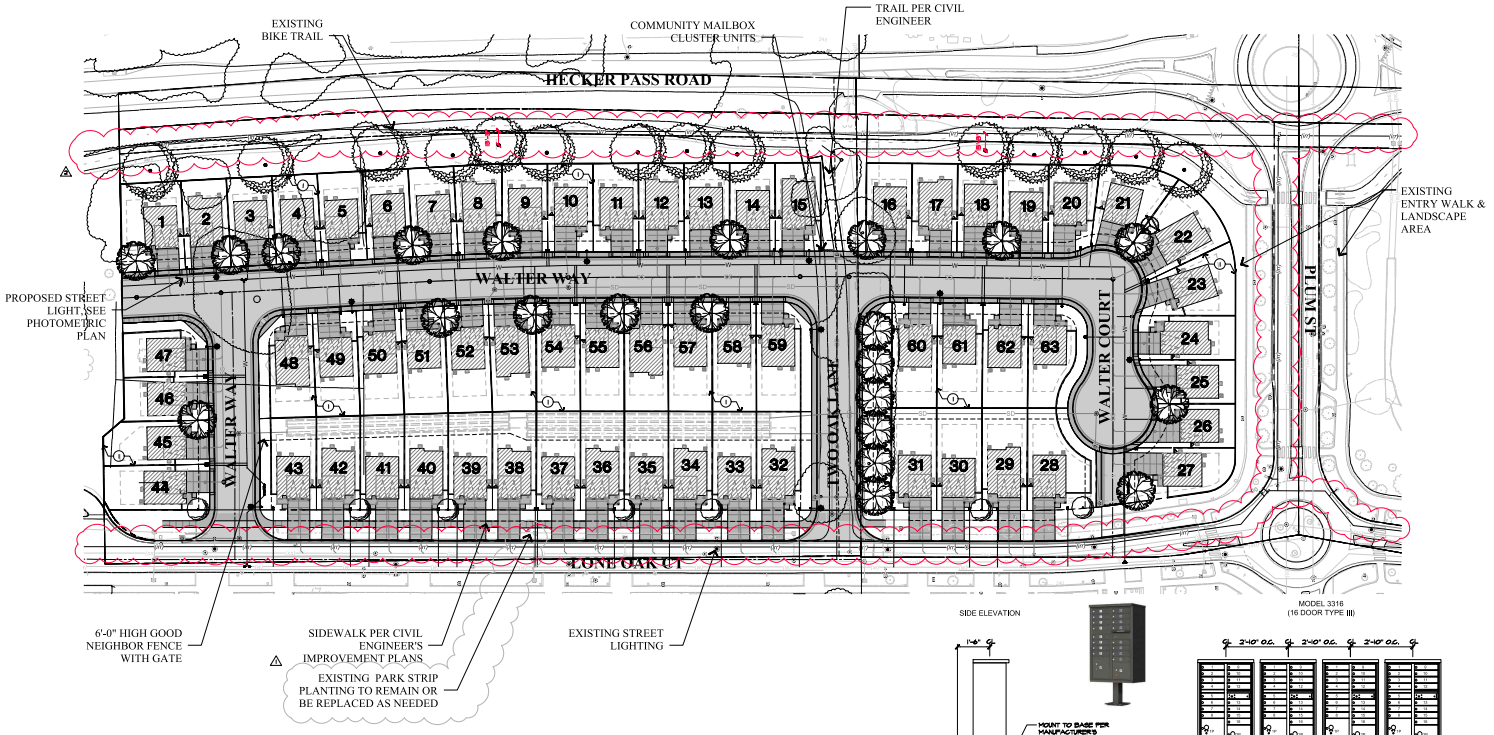
Drawing Release:

No.	Description	Date
1	1st Plan Review	2/16/24
2	2nd Plan Review	8/13/25

2480 & 2740 Hecker Pass Road
Hecker Pass Single-Family Development
August 13, 2025

Preliminary Landscape
Existing Tree Inventory

L1-1



A COMMUNITY MAILBOXES SCALE: 1/2" = 1'-0"

MAILBOXES TO BE:
CBU-16 TYPE III - 16 DOOR
#_ 3516 COLOR: BRONZE
CBU-9, TYPE VI - 9 DOOR
#_ 3509 COLOR: BRONZE
BY MAILBOXES.MAILBOXES.COM
OR APPROVED EQUAL

FENCE LEGEND

SYMBOL	FENCE TYPE
———	① 6'-0" HIGH GOOD NEIGHBOR FENCE
- - - -	② WALL PER CIVIL ENGINEER

GRAPHIC SCALE
0 40 80 120
(IN FEET)
1 inch = 40 ft.

RIPLEY DESIGN
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

Applicant:
MANA CAMDEN FUND, LLC
Scott Murray
5927 Balfour Ct. Ste 208
Carlsbad, CA 92008
TEL: 408-466-6800
sm@manaiv.com

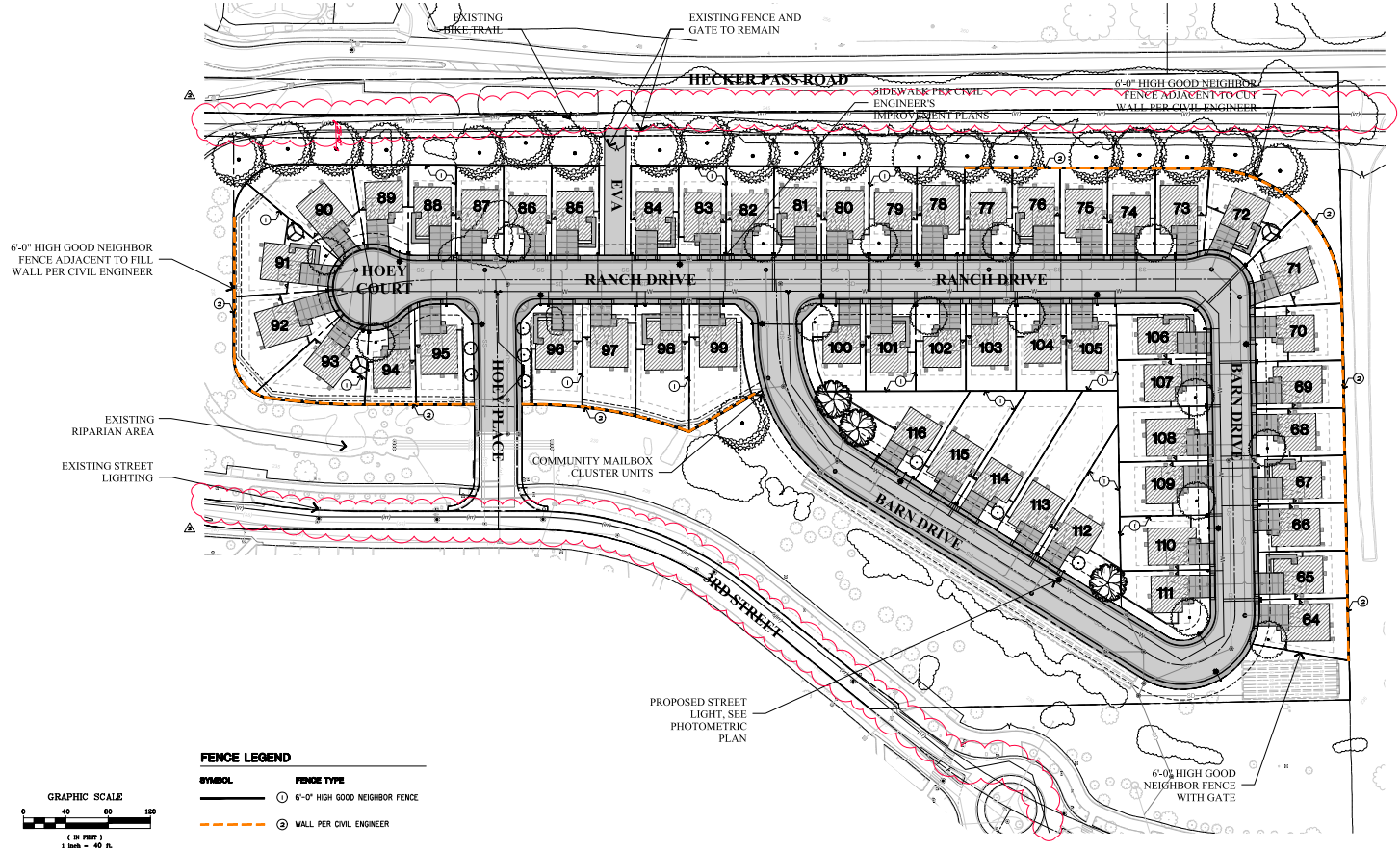
Drawing Release:

No.	Description	Date
1	1st Plan Review	2/16/24
2	2nd Plan Review	8/13/25

2480 & 2740 Hecker Pass Road
Hecker Pass Single-Family Development
August 13, 2025

Preliminary Landscape Enlargement Lots 1-63

L2



FENCE LEGEND

SYMBOL	FENCE TYPE
———	① 6'-0" HIGH GOOD NEIGHBOR FENCE
- - - - -	② WALL PER CIVIL ENGINEER

GRAPHIC SCALE

0 40 80 120

(IN FEET)

1 inch = 40 ft.

RIPLEY DESIGN

LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

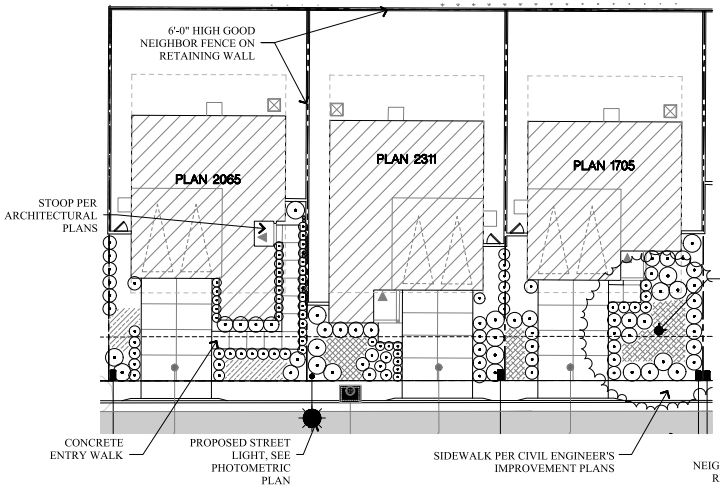
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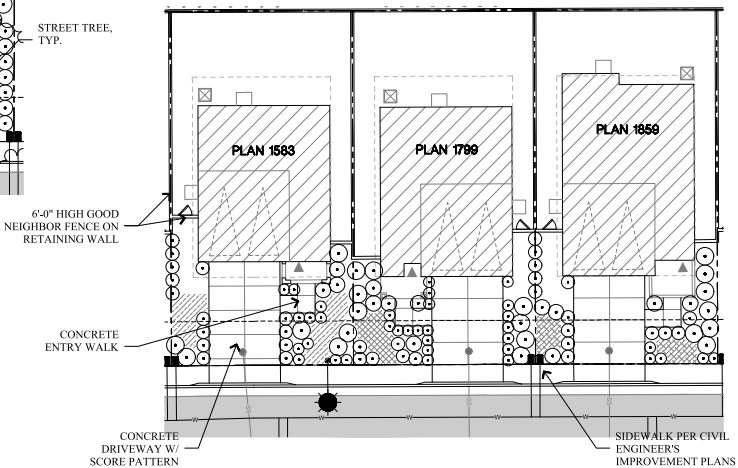
Drawing Release:		
No.	Description	Date
1	1st Plan Review	2/16/24
2	2nd Plan Review	8/13/25

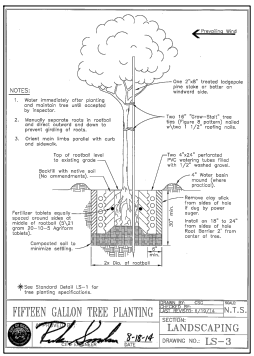
2480 & 2740 Hecker Pass Road
Hecker Pass Single-Family Development
August 13, 2025

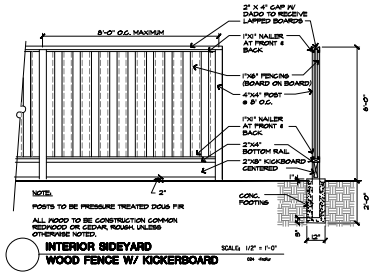
Preliminary Landscape Enlargement Lots 64-116

L3









GRAPHIC SCALE
0 10 20 30
(IN FEET)
1 inch = 10 ft.

RIPLEY DESIGN
LANDSCAPE ARCHITECTURE
LAND PLANNING
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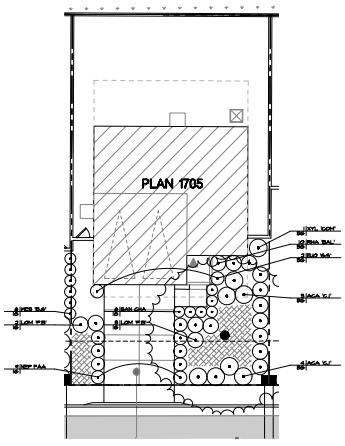
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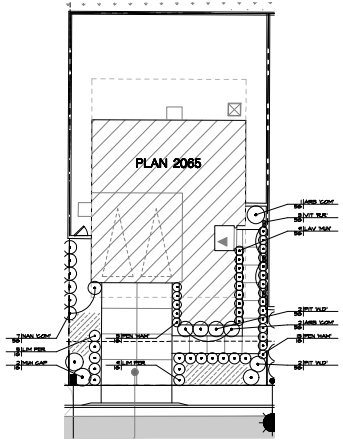
No.	Description	Date
1	1st Plan Review	2/16/24

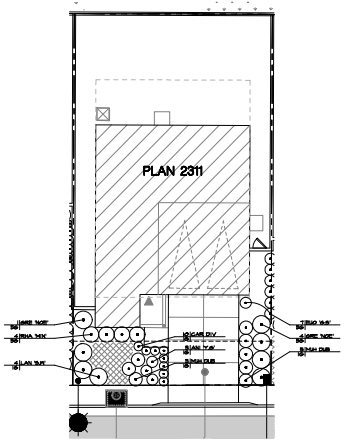
2480 & 2740 Hecker Pass Road
Hecker Pass Single-Family Development
August 13, 2025

Preliminary Landscape
Front Yard Production Plans

L4







PLANT LEGEND

ELEVATION A - RANCH

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS				
ACA 'C.I'	ACACIA COGNATA 'COUSIN ITT'	COUSIN ITT ACACIA	5 GALLON	LOW
EUO 'G.S'	EUONYMUS JAPONICA 'GREENSPIRE'	GREENSPIRE EUONYMUS	5 GALLON	LOW
LOM 'P.Z'	LOMANDRA 'PLATINUM BEAUTY'	DWARF MAT RUSH	1 GALLON	LOW
MYO 'PW'	MYOPORUM PARVIFOLIUM 'PINK	CREEPING MYOPORUM	1 GALLON	LOW
NEP 'FAA	NEPETA 'FASSENII'	CATMINT	1 GALLON	LOW
RHA 'BAL'	RHAPHIOLEPIS 'BALLERINA'	INDIA HAWTHORN	5 GALLON	LOW
SAN CHA	SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	1 GALLON	LOW
WES 'BJ'	WESTRINGIA FRUTICOSA 'BLUE GEM	COAST ROSEMARY	1 GALLON	LOW
XYL 'COM'	XYLOSMA 'COMPACTA'	SHINY XYLOSMA	5 GALLON	LOW
GROUND COVERS				
	SCAEVOLA 'MAUVE CLUSTERS'	FAIRY FAN FLOWERA	1 GAL AT 36" O.C.	LOW

ELEVATION B - TRADITIONAL

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS				
ARB 'COM	ARBUTUS UNEDO COMPACTA	DWARF STRAWBERRY TREE	5 GALLON	LOW
LAV 'MUN'	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER	1 GALLON	LOW
LIM PER	LIMONIUM PEREZII	SEA LAVENDER	1 GALLON	LOW
MUH CAP	MUHLENBERGIA CAPILLARIS	PINK-RED MUHLY	1 GALLON	LOW
NAN 'COM	NANDINA DOMESTICA COMPACTA	HEAVENLY BAMBOO	5 GALLON	LOW
PEN 'HAM'	PENNISETUM ALOPECUROIDES 'HAMELN	FOUNTAIN GRASS	1 GALLON	LOW
PIT 'WJ'	PITTOSPORUM TOBIRA 'WHEELERS DWARF'	DWARF MOCK ORANGE	5 GALLON	LOW
VINES				
VIT 'R R'	VITIS CALIFORNICA 'ROGER'S RED'	CALIFORNIA WILD GRAPE	5 GALLON	LOW
GROUND COVERS				
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	1 GAL AT 36" O.C.	LOW

ELEVATION C - FARMHOUSE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS				
ANI 'Y.O'	ANIGOZANTHOS 'YELLOW GEM'	KANGAROO PAW	1 GALLON	LOW
CAR DIV	CAREX DIVULSA	EUROPEAN GREY SEDGE	1 GALLON	LOW
EUO 'G.S'	EUONYMUS JAPONICA 'GREENSPIRE	GREENSPIRE EUONYMUS	5 GALLON	LOW
GRE 'NOI'	GREVILLEA 'NOELLI'	WOOLY GREVILLEA	5 GALLON	LOW
LAN 'S.W'	LANTANA M. 'SPREADING WHITE	WHITE TRAILING LANTANA	1 GALLON	LOW
MUH DUB	MUHLENBERGIA DUBIA	PINE MUHLY	1 GALLON	LOW
RHA 'WIN'	RHAPHIOLEPIS UMBELLATA 'MINOR	DWARF YEDDO HAWTHORN	5 GALLON	LOW
GROUND COVERS				
	SCAEVOLA 'MAUVE CLUSTERS'	FAIRY FAN FLOWERA	1 GAL AT 36" O.C.	LOW

PLANT CALLOUT SYMBOL KEY

PLANT QTY	PLANT SYMBOL
SIZE	UNITS

GRAPHIC SCALE

0 10 20 30

(IN FEET)

1 inch = 10 ft.

RIPLEY DESIGN
LANDSCAPE ARCHITECTURE
LAND PLANNING
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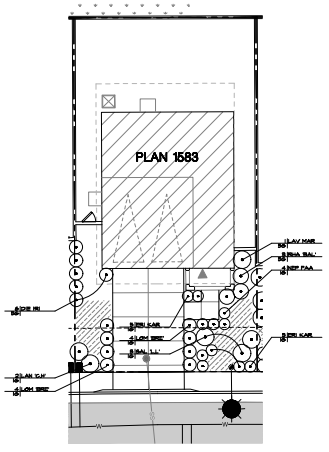
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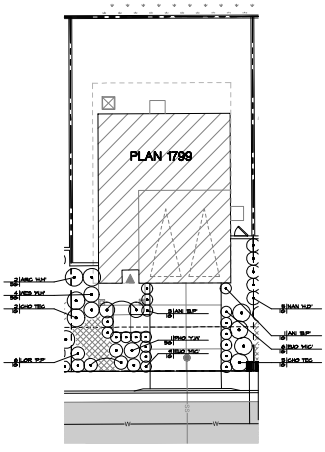
No.	Description	Date
1	1st Plan Review	2/16/24

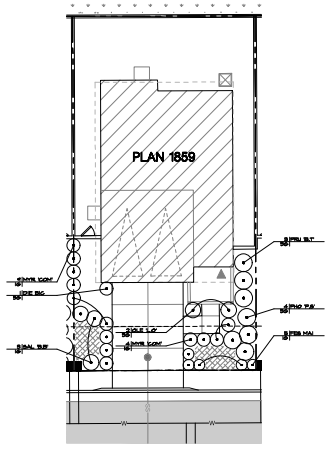
2480 & 2740 Hecker Pass Road
Hecker Pass Single-Family Development
August 13, 2025

Preliminary Landscape
Front Yard Planting Plans

L5







PLANT LEGEND

ELEVATION A - SPANISH

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS				
ER KAR	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GALLON	LOW
DE IRI	DIETES IRIDIOIDES	FORTNIGHT LILY	1 GALLON	LOW
LAN 'CH'	LANTANA 'CHAPEL HILL YELLOW'	CHAPEL HILL LANTANA	1 GALLON	LOW
LAV MAR	LAVATERA MARITIMA	TREE MALLOW	5 GALLON	LOW
LOM 'BRE'	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GALLON	LOW
NEP FAA	NEPETA X FAASSENII	CAT MINT	1 GALLON	LOW
RHA 'BAL'	RHAPHIOLEPIS 'BALLERINA'	INDIA HAWTHORN	5 GALLON	LOW
SAL 'LIL'	SALVIA MEXICANA 'LIMELIGHT'	LIMELIGHT MEXICAN SAGE	1 GALLON	LOW
GROUND COVERS				
	COPROSMA KIRKII	KIRK'S COPROSMA		LOW
	1 GAL AT 36" O.C.			

ELEVATION B - RANCH

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS				
ANI 'B.P.'	ANIGOZANTHOS 'BUSH PEARL'	DWARF PINK KANGAROO PAW	1 GALLON	LOW
ARC 'N.M.'	ARCTOSTAPHYLOS 'NOMAND MOMINN'	MANZANITA	5 GALLON	LOW
CHO TEC	CHORIZONDOPETALUM TECTORUM	CAPE RUSH	5 GALLON	LOW
EUO 'WIC'	EUONYMUS MICROPHYLLA'	BOXLEAF EUONYMUS	1 GALLON	LOW
LOR 'P.P.'	LOROPETALUM CHINENSIS 'PURPLE PIXIE'	CHINESE FRINGEFLOWER	1 GALLON	LOW
NAN 'H.D.'	NANDINA 'HARBOR DWARF'	HEAVENLY BAMBOO	5 GALLON	LOW
PHO 'Y.W.'	PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX	5 GALLON	LOW
WES 'M.H.'	WESTRINGIA 'WYNYABBIE HIGHLIGHT'	AUSTRALIAN ROSEMARY	5 GALLON	LOW
GROUND COVERS				
	SCAEVOLA 'MAUVE CLUSTERS'	FAIRY FAN FLOWERA		LOW
	1 GAL AT 36" O.C.			

ELEVATION C - FARMHOUSE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS				
ANI 'Y.G'	ANIGOZANTHOS 'YELLOW GEM'	KANGAROO PAW	1 GALLON	LOW
DE BIC	DIETES BICOLOR	FORTNIGHT LILY	5 GALLON	LOW
FES MAI	FESTUCA MAIREI	ATLAS FESCUE	1 GALLON	LOW
MYR 'COM'	MYRTUS COMMUNIS COMPACTA	DWARF MYRTLE	1 GALLON	LOW
OLE 'L.O.'	OLEA 'LITTLE OLLIE'	DWARF OLIVE	5 GALLON	LOW
PHO 'P.S.'	PHORMIUM 'PINK STRIPE'	NEW ZEALAND FLAX	5 GALLON	LOW
PRU 'B.T.'	PRUNUS 'BRIGHT & TIGHT'	BRIGHT & TIGHT LAUREL	5 GALLON	LOW
SAL 'B.B'	SALVIA X 'BEE'S BLISS	BEE'S BLISS SAGE	1 GALLON	LOW
GROUND COVERS				
	SCAEVOLA 'MAUVE CLUSTERS'	FAIRY FAN FLOWERA		LOW
	1 GAL AT 36" O.C.			

PLANT CALLOUT SYMBOL KEY

PLANT QTY	PLANT SYMBOL
SIZE	UNITS

GRAPHIC SCALE

0 10 20 30

(IN FEET)
1 inch = 10 ft.

RIPLEY DESIGN
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
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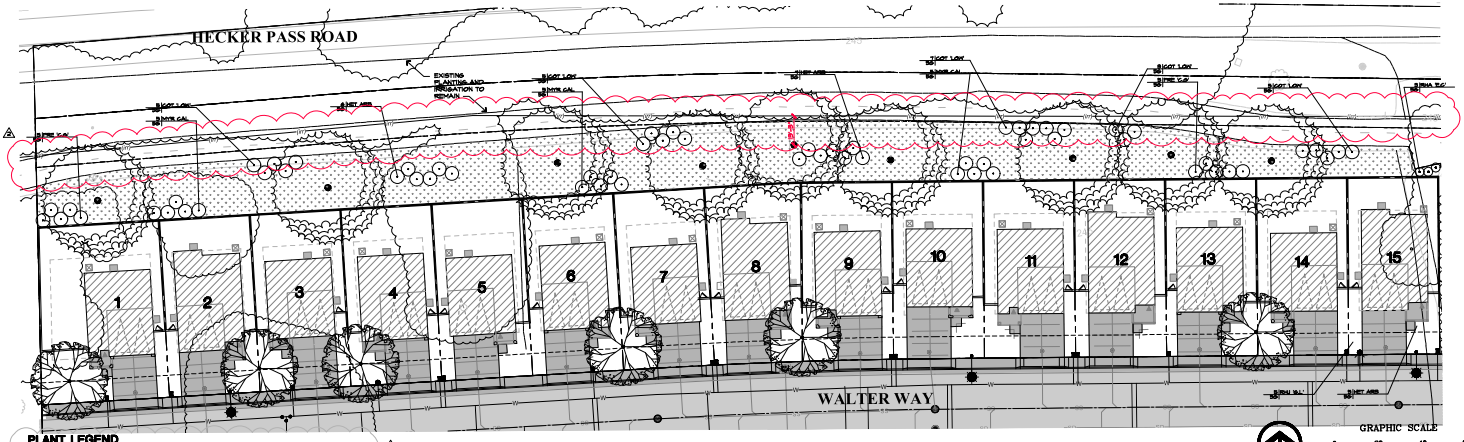
Drawing Release:

No.	Description	Date
1	1st Plan Review	2/16/24

2480 & 2740 Hecker Pass Road
Hecker Pass Single-Family Development
August 13, 2025

Preliminary Landscape
Front Yard Planting Plans

L6



PLANT LEGEND

PARK STRIP PLANTING

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS				
COT 'LOW'	COTONEASTER DAMMERI 'LOWFAST'	BEARBERRY COTONEASTER	LOW	5 GAL
HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	LOW	5 GAL
FRE 'CLE'	FREMONTODENDRON 'CALIFORNIA GLORY'	FLANNEL BUSH	LOW	5 GAL
MYR CAL	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	LOW	5 GAL
PYR 'S.C'	PYRACANTHA 'S. SANTA CRUZ'	RED BERRIED FIRETHORN	LOW	5 GAL
RHA 'E.C'	RHAMNUS C. 'EVE CASE'	COFFEEBERRY	LOW	5 GAL
GROUNDCOVERS				
	RHUS AROMATICA 'GRO-LOW' 1 GAL AT 54" O.C.	GRO-LOW FRAGRANT SUMAC	LOW	
	HYDROSEED MIX SHOWN THIS SHEET	REFER TO SF BAY HABITAT	LOW	SEED

*HYDRO SEED AREAS NOT TO BE MULCHED

HYDROSEEDING SPECIFICATION

HYDROSEED SHALL CONSIST OF MIXING AND APPLYING SEED, FERTILIZER AND SOIL BINDER WITH FIBER AND WATER. MIXING SHALL BE PERFORMED IN A TANK WITH A BUILT-IN CONTINUOUS AGITATION SYSTEM, WITH AN OPERATING CAPACITY TO PRODUCE A HOMOGENEOUS MIXTURE AND DISCHARGE SYSTEM WHICH WILL APPLY THE MIXTURE AT A CONTINUOUS AND UNIFORM RATE. THE TANK SHALL HAVE A MINIMUM CAPACITY OF 1,000 GALLONS. THE MATERIALS AND QUANTITIES TO BE MIXED ARE AS FOLLOWS.

SF BAY NATIVE MIX 2025

LBS./ACRE SPECIES/COMMON NAME - 48 TOTAL LBS.

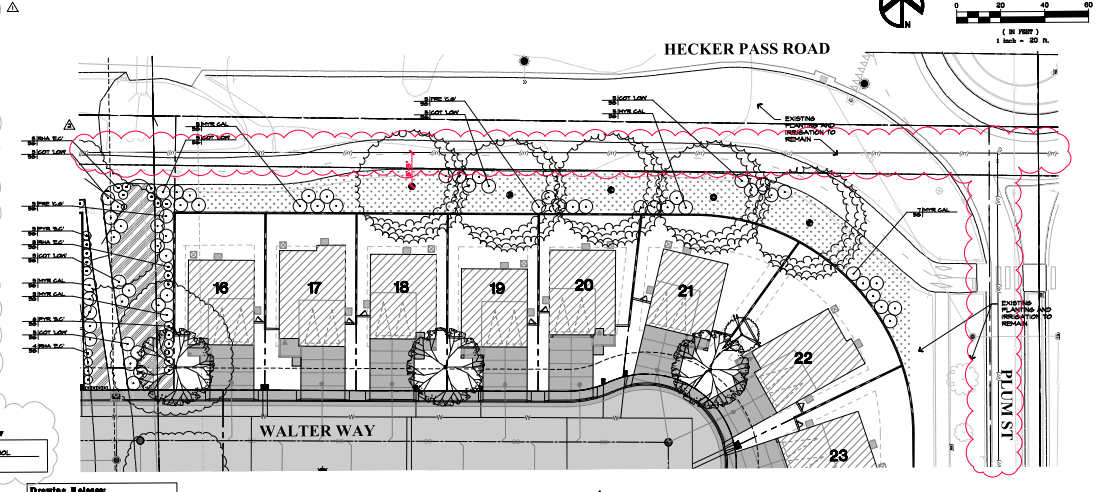
10 BROMUS CARINATUS/NATIVE CALIFORNIA BROME
8 ELYMUS GLAUCUS/BLUE WILDRYE
8 HORDEUM CALIFORNICUM/CALIFORNIA BARLEY
5 FESTICA IDAHOENSIS/IDAHO FESCUE
5 NASSELLA PULCHRA/PURPLE NEEDLEGRASS
4 POA SECUNDA/NATIVE PINE BLUEGRASS
8 BAY NATIVE WILDFLOWER LEEDS MIX 2025 BY PACIFIC COAST SEED:

ACHILLEA MILLEFOLIUM/NATIVE YARROW
CASTILLEJA EXERTA/PURPLE OWLS CLOVER
CLARKIA PURPUREA/WINE CUP CLARKIA
ERODIONUM NUDUM/NAKED BUCKWHEAT
CROPIDYLLUM CONFERTIFLORUM/GOLDEN YARROW
ESCHSCHOLZIA CALIFORNICA/CALIFORNIA POPPY
EUTHAMNIA OCCIDENTALIS/WESTERN GOLDENROD
GRINDELIA CAMPORUM/GUMPLANT
LUPINUS NANUS/SKY LUPINE
PHACELIA CALIFORNICA/PERENNIAL BLUEBELL
RANUNCULUS CALIFORNICA/CALIFORNIA BUTTERCUPS
SISYRINCHIUM BELLUM/BLUE EYED GRASS
TRIPHYSARIA/YELLOW OWLS CLOVER
WYETHIA ANGUSTIFOLIA/MULE EARS

PACIFIC COAST SEED
533 HAWTHORNE PLACE,
LIVERMORE CA 94550
PH: (925) 373-4497
FAX: (925) 373-6855

PLANT CALLOUT SYMBOL KEY

PLANT QTY / SIZE	PLANT SYMBOL / UNITS



GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 20 ft.

RIPLEY DESIGN GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
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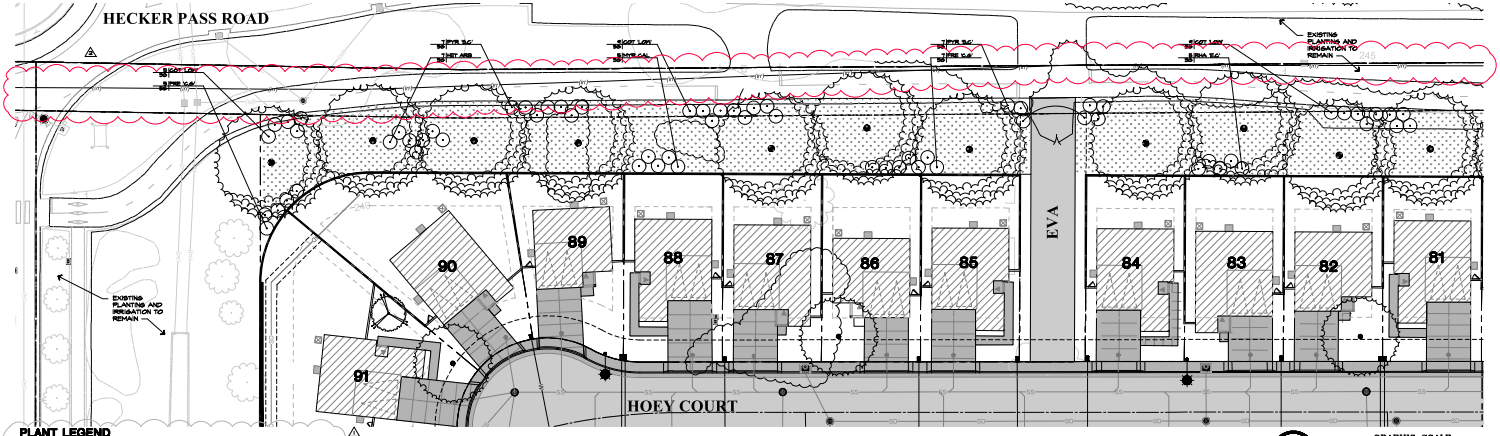
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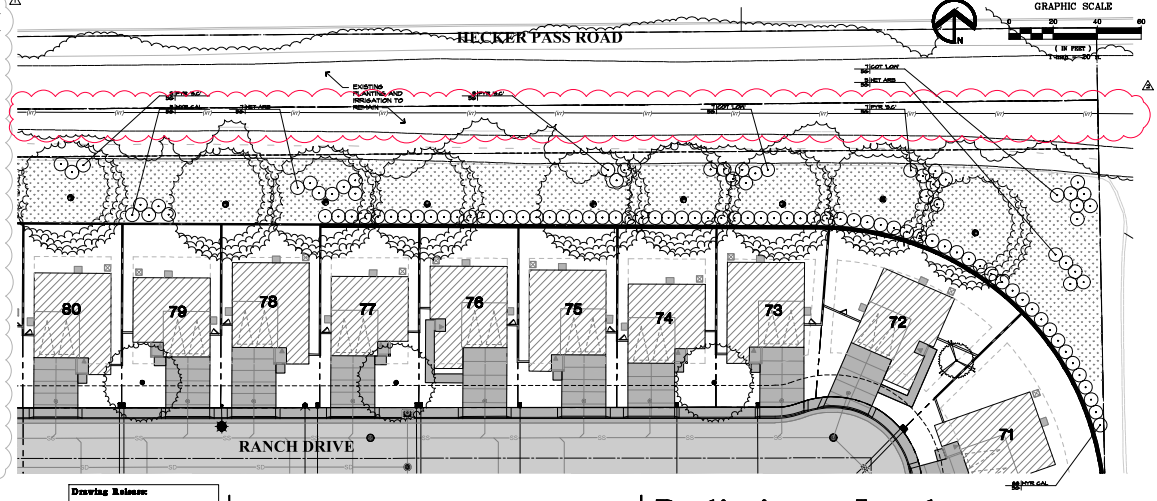
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2480 & 2740 Hecker Pass Road
Hecker Pass Single-Family Development
August 13, 2025

Preliminary Landscape
Hecker Pass Road Buffer Planting

L7





GRAPHIC SCALE
0 20 40 60
(IN FEET)
1 inch = 20 ft.

PLANT LEGEND

PARK STRIP PLANTING

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS				
COT 'LOW'	COTONEASTER DAMMERI 'LOWFAST'	BEARBERRY COTONEASTER	LOW	5 GAL
HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	LOW	5 GAL
FRE 'C.V'	FREMONTODENDRON 'CALIFORNIA GLORY'	FLANNEL BUSH	LOW	5 GAL
MYR CAL	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	LOW	5 GAL
PYR 'S.C'	PYRACANTHA K. 'SANTA CRUZ'	RED BERRIED FIRETHORN	LOW	5 GAL
RHA 'C.E.'	RHAMNUS C. 'EVE CASE'	COFFEEBERRY	LOW	5 GAL
RHU 'G.L'	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	LOW	5 GAL
GROUNDCOVERS				
	HYDROSEED	REFER TO SF BAY HABITAT MIX SHOWN THIS SHEET	LOW	SEED

**HYDRO SEED AREAS NOT TO BE MULCHED

HYDROSEEDING SPECIFICATIONS

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SF BAY NATIVE MIX- H200

LBS./ACRE SPECIES/COMMON NAME - 48 TOTAL LBS.

10	BROMUS CARINATUS/NATIVE CALIFORNIA BROME
9	ELYMUS GLAUCUS/BLUE WILDRYE
8	HORDEUM CALIFORNICUM/CALIFORNIA BARLEY
5	FESTUCA IDAHOENSIS/IDAHO FESCUE
5	NASSELLA PULCHRA/PURPLE NEEDLEGRASS
4	POA SECUNDA/NATIVE PINE BLUEGRASS
8	BAY NATIVE WILDFLOWER LEEDS MIX 2015 BY PACIFIC COAST SEED:
	ACHILLEA MILLEFOLIUM/NATIVE YARROW
	CASTILLEJA EXERTA/PURPLE OWL'S CLOVER
	CLARKIA PURPUREA/WINE CUP CLARKIA
	ERIOGONUM NUDUM/NAKED BUCKWHEAT
	EROPHYLLUM CONFERTIFLORUM/GOLDEN YARROW
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	LUPINUS NANUS/SKY LUPINE
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	RANUNCULUS CALIFORNICA/CALIFORNIA BUTTERCUPS
	SISYRINCHIUM BELLUM/BLUE EYED GRASS
	TRIPHYSARIA/YELLOW OWLS CLOVER
	WYETHIA ANGUSTIFOLIA/MULE EARS

PACIFIC COAST SEED
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PLANT CALLOUT SYMBOL KEY

PLANT QTY. SIZE	PLANT SYMBOL UNITS

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SUITE 314
WALNUT CREEK, CA 94596
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Applicant:
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Scott Murray
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Drawing Release:

No.	Description	Date
1	1st Plan Review	2/16/24
2	2nd Plan Review	8/13/25

2480 & 2740 Hecker Pass Road
Hecker Pass Single-Family Development
August 13, 2025

Preliminary Landscape
Hecker Pass Road Buffer Planting

L8

PLANT LEGEND

PARK STRIP PLANTING

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS				
COT 'LOW'	COTONEASTER DAMMERI 'LOWFAST'	BEARBERRY COTONEASTER	LOW	5 GAL
HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	LOW	5 GAL
FRE 'C.G'	FREMONTODENDRON 'CALIFORNIA GLORY'	FLANNEL BUSH	LOW	5 GAL
MYR CAL	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	LOW	5 GAL
PYR 'S.C'	PYRACANTHA K. 'SANTA CRUZ	RED BERRIED FIRETHORN	LOW	5 GAL
RHA 'C.C'	RHAMNUS C. 'EVE CASE'	COFFEEBERRY	LOW	5 GAL
GROUNDCOVERS				
	RHUS AROMATICA 'GRO-LOW' 1 GAL AT 24" O.C.	GRO-LOW FRAGRANT SUMAC	LOW	
	HYDROSEED	REFER TO SF BAY HABITAT MIX SHOWN THIS SHEET	LOW	SEED

**HYDRO SEED AREAS NOT TO BE MULCHED

HYDROSEEDING SPECIFICATIONS

HYDROSEED SHALL CONSIST OF MIXING AND APPLYING SEED, FERTILIZER AND SOIL BINDER WITH FIBER AND WATER. MIXING SHALL BE PERFORMED IN A TANK WITH A BUILT-IN CONTINUOUS AGITATION SYSTEM, WITH AN OPERATING CAPACITY TO PRODUCE A HOMOGENEOUS MIXTURE AND DISCHARGE SYSTEM WHICH WILL APPLY THE MIXTURE AT A CONTINUOUS AND UNIFORM RATE. THE TANK SHALL HAVE A MINIMUM CAPACITY OF 1,000 GALLONS. THE MATERIALS AND QUANTITIES TO BE MIXED ARE AS FOLLOWS:

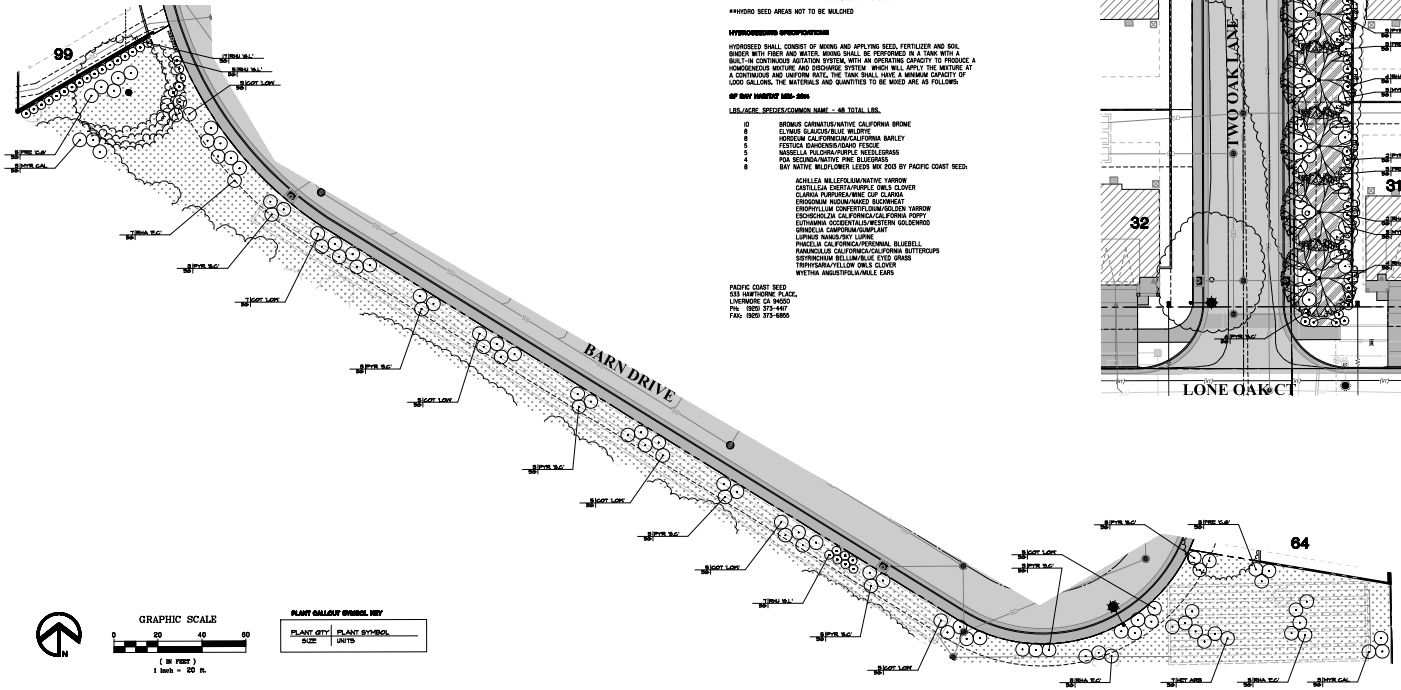
SF BAY HABITAT MIX- 2026

LBS./ACRE SPECIES/COMMON NAME - 48 TOTAL LBS.

10	BROMUS CARINATUS/NATIVE CALIFORNIA BROME
8	ELYMUS GLAUCUS/BLUE WILDRYE
8	HORDEUM CALIFORNICUM/CALIFORNIA BARLEY
5	FESTUCA DARIENSIS/IDAHO FESCUE
5	NASSELLA PULCHRA/PURPLE NEEDLEGRASS
4	POA SECUNDA/NATIVE PINE BLUEGRASS
8	BAY NATIVE WILDFLOWER LEEDS MIX 2013 BY PACIFIC COAST SEED:

ACHILLEA MILLEFOLIUM/NATIVE YARROW
CASTILLEJA EXSERTA/PURPLE OWL'S CLOVER
CLARKIA PURPUREA/MINE CUP CLARKIA
ERIOGONUM NUDUM/NAKED BUCKWHEAT
EROPHYLLUM CONFERTIFLORUM/GOLDEN YARROW
ESCHSCHOLZIA CALIFORNICA/CALIFORNIA POPPY
EUTHAMNIA OCCIDENTALIS/WESTERN GOLDENROD
GRINDELIA CAMPORUM/GUMPLANT
LUPINUS NANUS/SKY LUPINE
PHACELIA CALIFORNICA/PERENNIAL BLUEBELL
RANUNCULUS CALIFORNICA/CALIFORNIA BUTTERCUPS
SISYRINCHIUM BELLUM/BLUE EYED GRASS
TRIPHYSARIA/YELLOW OWLS CLOVER
WYETHIA ANGUSTIFOLIA/MULE EARS

PACIFIC COAST SEED
533 HAWTHORNE PLACE,
LIVERMORE CA 94550
PH: (925) 373-4417
FAX: (925) 373-6806



GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 20 ft.

PLANT CALLOUT SYMBOL KEY

PLANT QTY/ SIZE	PLANT SYMBOL/ UNITS

RIPLEY DESIGN
LANDSCAPE ARCHITECTURE
LAND PLANNING
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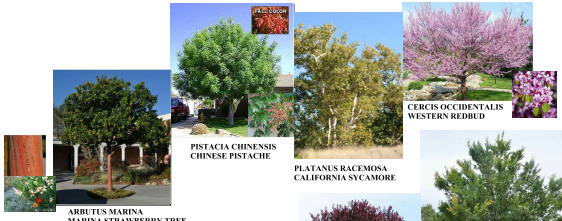
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Hecker Pass Single-Family Development
August 13, 2025

Preliminary Landscape
Open Space Planting Enlargements

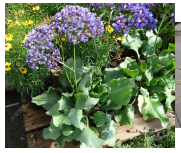
L9


ARBUTUS MARINA
MARINA STRAWBERRY TREE

PISTACIA CHINENSIS
CHINESE PISTACHE

PLATANUS RACEMOSA
CALIFORNIA SYCAMORE

CERCIS OCCIDENTALIS
WESTERN REDBUD


LIMONIUM PEREZII
STATTICE


PHORMIUM 'YELLOW WAVE'
NEW ZEALAND FLAX


LAVANDULA A. MUNSTEAD'
DWARF ENGLISH LAVENDER


MYRTUS C. 'COMPACTA'
DWARF MYRTLE


ULMUS PARVIFOLIA
CHINESE EVERGREEN ELM


PRUNUS C. 'KRAUTER VESUVIUS'
PURPLE LEAF PLUM



WESTRINGIA 'WYNYABBIE HIGHLIGHT'
AUSTRALIAN ROSEMARY


LAVATERA MARITIMA
TREE MALLOW



RHAPHIOLEPIS I. 'BALLERINA'
BALLERINA INDIAN HAWTHORN

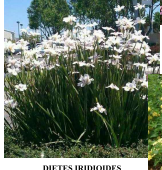

OLEA E. 'LITTLE OLLIE'
DWARF OLIVE


DIETES BICOLOR
FORTNIGHT LILY

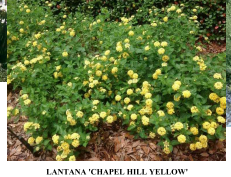

NEPETA FAASSENNII
CATMINT

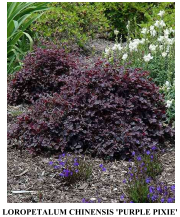

LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH

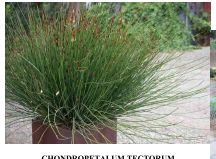

LOMANDRA PLATINUM BEAUTY
VARIEGATED DWARF MAT RUSH


DIETES IRIDIOIDES
FORTNIGHT LILY

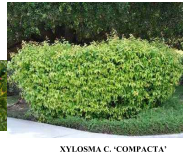

COPROSMA KIRKII
KIRK'S COPROSMA

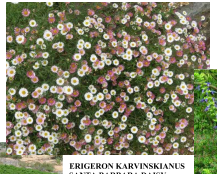

LANTANA 'CHAPEL HILL YELLOW'
CHAPEL HILL YELLOW LANTANA


LOROPETALUM CHINENSIS 'PURPLE PIXIE'
CHINESE FRINGE FLOWER


CHONDROPETALUM TECTORUM
CAPE RUSH


GREVILLEA 'NOELLI'
WOOLY GREVILLEA

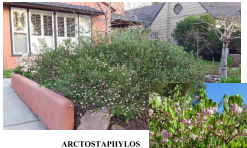

XYLOSMA C. 'COMPACTA'
COMPACT SHINY XYLOSMA


ERIGERON KARVINSKIANUS
SANTA BARBARA DAISY


SALVIA M. 'LIMELIGHT'
MEXICAN SAGE


WESTRINGIA FRUTICOSA 'BLUE GEM'
BLUE GEM COAST ROSEMARY


EUONYMUS J. 'GREENSPIRE'
GREENSPIRE EUONYMUS



ARCTOSTAPHYLOS
'HOWARD McMINN'
MANZANITA


ACACIA COGNATA 'COUSIN ITT'
COUSIN ITT ACACIA


SANTOLINA CHAMAECYPARISSUS
LAVENDER COTTON


MYOPORUM PARVIFOLIUM 'PINK'
PINK CREEPING MYOPORUM

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Preliminary Landscape Plant Imagery

L10



ARBUTUS UNEDO 'COMPACTA'
DWARF STRAWBERRY TREE



CONVOLVULUS CNEORUM
BUSH MORNING GLORY



PITTOSPORUM T. 'WHEELER'S DWARF'
DWARF MOCK ORANGE



ANIGOZANTHOS 'YELLOW GEM'
YELLOW KANGAROO PAW



RHAPHIOLEPIS UMBELLATA 'MINOR'
DWARF YEDDO HAWTHORN



FESTUCA MAIREI
ATLAS FESCUE



FREMONTODENDRON 'CALIFORNIA GLORY'
FLANNEL BUSH



MUHLENBERGIA CAPILLARIS
PINK-RED MUHLY



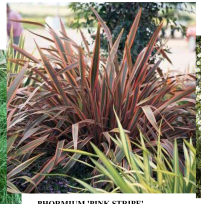
NANDINA DOMESTICA 'COMPACTA'
COMPACT HEAVENLY BAMBOO



VITIS 'ROGER'S RED'
ROGER'S CALIFORNIA GRAPE



CAREX DIVULSA
EUROPEAN GREY SEDGE



PHORMIUM 'PINK STRIPE'
NEW ZEALAND FLAX



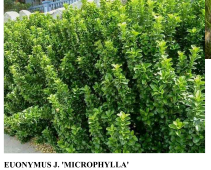
CISTUS SALVIIFOLIUS 'PROSTRATUS'
SAGELEAF ROCKROSE



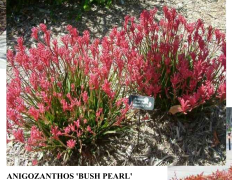
PRUNUS C. 'BRIGHT 'N TIGHT'
BRIGHT 'N TIGHT LAUREL



PENNISETUM A. 'HAMELN'
DWARF FOUNTAIN GRASS



EUONYMUS J. 'MICROPHYLLA'
BOXLEAF EUONYMUS



ANIGOZANTHOS 'BUSH PEARL'
DWARF PINK KANGAROO PAW



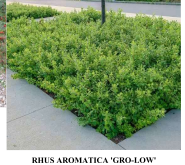
LANTANA M. 'SPREADING WHITE'
WHITE TRAILING LANTANA



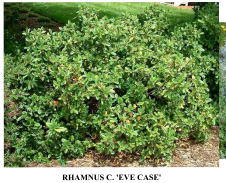
COTONEASTER D. 'LOWFAST'
BEARBERRY COTONEASTER



PYRACANTHA K. 'SANTA CRUZ'
RED BERRIED FIRETHORN



RHUS AROMATICA 'GRO-LOW'
GRO-LOW FRAGRANT SUMAC



RHAMNUS C. 'EVE CASE'
COFFEEBERRY



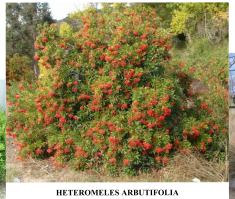
SALVIA 'BEE'S BLISS'
BEE'S BLISS SAGE



NANDINA D. 'HARBOR DWARF'
HEAVENLY BAMBOO



MYRICA CALIFORNICA
PACIFIC WAX MYRTLE



HETEROMELES ARBUTIFOLIA
TOYON



MUHLENBERGIA DUBIA
PINE MUHLY

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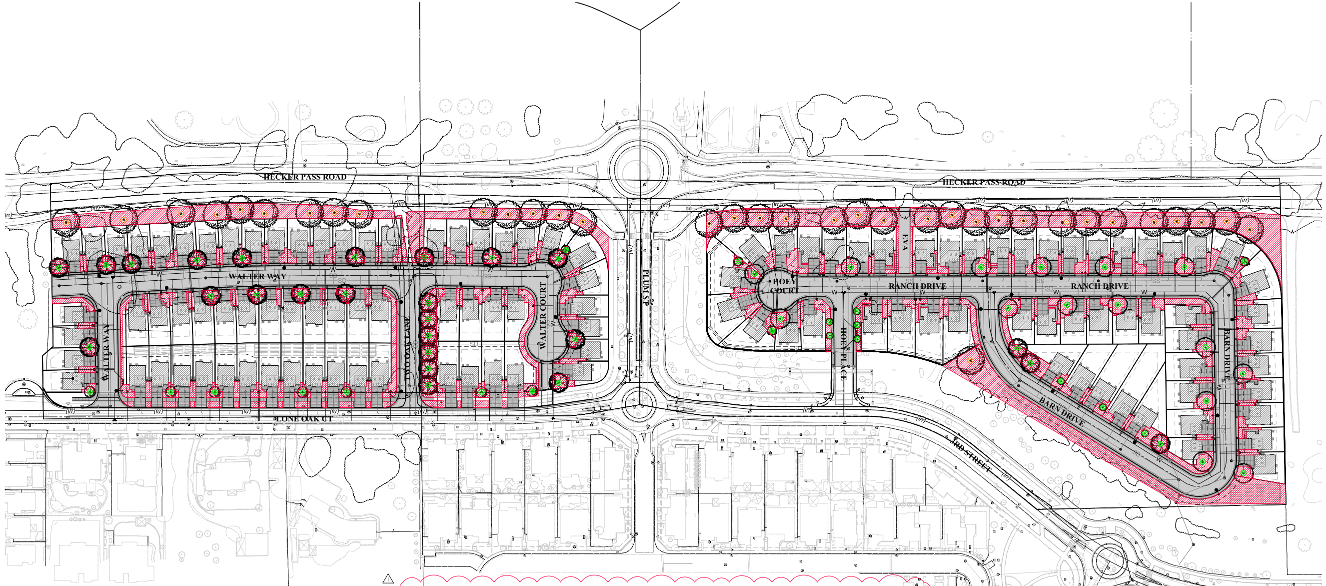
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2480 & 2740 Hecker Pass Road
Hecker Pass Single-Family Development
August 13, 2025

Preliminary Landscape Plant Imagery

L11



NOTES

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. CONTRACTOR TO OBTAIN SOIL MANAGEMENT REPORT AFTER THE ROUGH SITE GRADING. CONTRACTOR SHALL FOLLOW PROVISIONS OF THE REPORT & A COPY SHALL BE SUBMITTED TO CITY.
5. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
6. IRRIGATION SYSTEM WILL BE EQUIP WITH INTEGRAL OR AUXILIARY SENSORS TO SUSPEND OPERATION DURING UNFAVORABLE WEATHER CONDITIONS, MANUAL SHUT-OFF VALVES AS CLOSE TO THE POINT-OF-CONNECTION TO MINIMIZE WATER LOSS IN AN EMERGENCY AND BACKFLOW PREVENTION DEVICE TO PREVENT WATER SUPPLY CONTAMINATION BY IRRIGATION SYSTEM.
7. IRRIGATION CONTROLLER SHALL BE WEATHER-BASED, USING ET RATES.
8. ALL PLANTING AREAS SHALL RECEIVE COMPOST AT A RATE OF FOUR (4) CUBIC YARDS PER 1,000 FEET OF PERMEABLE AREA, WHICH WILL BE INCORPORATED TO A DEPTH OF SIX (6) INCHES INTO THE SOIL. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.
9. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3". EXCEPT IN TURF AREAS, CREEPING OR ROTTING GROUNDCOVERS. TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE, UP TO 5% OF THE LANDSCAPE MAY BE LEFT WITHOUT MULCH.
10. TURF WILL NOT BE ALLOWED ON SLOPES GREATER THAN 25% WHERE THE TOE OF THE SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE AND WHERE 25% MEANS 1 FOOT OF VERTICAL ELEVATION CHANGE FOR EVERY 4 FEET OF HORIZONTAL LENGTH.
11. THE PLANTING DESIGN SHALL AVOID FIRE-PRONE PLANT MATERIALS AND HIGHLY FLAMMABLE MULCHES.
12. LANDSCAPING IN THE OPEN SPACE AREAS SHALL BE MAINTAINED SO AS NOT TO BECOME A FIRE HAZARD. ALL DEAD AND DRY VEGETATION TO BE REMOVED BY MAY 15TH EACH YEAR AND TO BE MAINTAINED UNTIL NOVEMBER.

⚠1

WATER USE CALCULATIONS:

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASE ON THE FOLLOWING FORMULA:

MAWA = (ETO)(0.62)(0.55 X LA)

THE ESTIMATED TOTAL WATER USE (ETWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:

$$ETWU = (ETO)(0.62)\left[\frac{(PF \times HA)}{IE} + SLA\right]$$

ETO = REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)
LA = LANDSCAPE AREA
HA = HYDROZONE AREA (SQUARE FEET)
PF = PLANT FACTOR FROM WUCOLS
IE = IRRIGATION EFFICIENCY (0.81)
0.55 = ET ADJUSTMENT FACTOR
0.62 = CONVERSION FACTOR (TO GALLONS)

REFERENCE EVAPOTRASNPIRATION (ETO) . 42.0

MAXIMUM APPLIED WATER ALLOWANCE: 2,315,939 GAL/YR

MAWA = (42.0) X (0.62) X (0.55 X 161,705) = 2,315,939 GAL/YR

ESTIMATED TOTAL WATER USE: 1,011,862 GAL/YR

$$\text{LOW ETWU} = (42.0) \times (0.62) \times \frac{(0.20 \times 161{,}446)}{0.71} = 1{,}184{,}240 \text{ GAL/YR}$$

$$\text{MED ETWU} = (42.0) \times (0.62) \times \frac{(0.40 \times 259)}{0.71} = 3{,}799 \text{ GAL/YR}$$

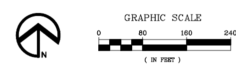
*CALCULATIONS REPRESENT NO MORE THAN 20% MEDIUM WATER USE SHRUB SELECTION.

HYDROZONE INFORMATION TABLE

HYDROZONE (WATER USE)	ZONE/ VALVE	IRRIG. METHOD	AREA	% OF LANDSCAPE AREA
LOW	A-1	DRIP	161,040 SF	99.5%
LOW	A-2	BUBBLER	406 SF	0.3%
MEDIUM	A-3	BUBBLER	259 SF	0.2%
TOTAL			161,705 SF	100%

HYDROZONE KEY

SYMBOL	DESCRIPTION
(red hatch)	A-1 161,040 SF - LOW WATER USE SHRUB PLANTING
(green cross-hatch circle)	A-2 406 SF - LOW WATER USE TREES
(orange hatch circle)	A-3 259 SF - MEDIUM WATER USE TREES



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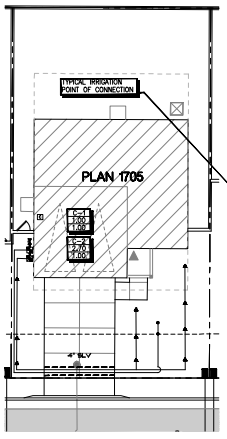
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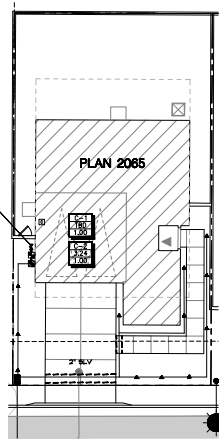
No.	Description	Date
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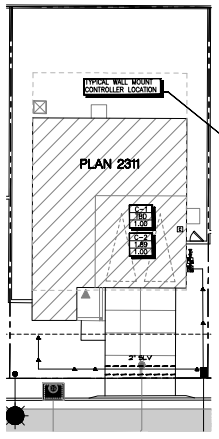
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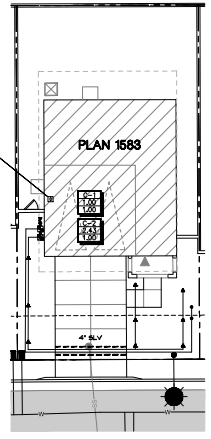
Preliminary Landscape Hydrozone Plan

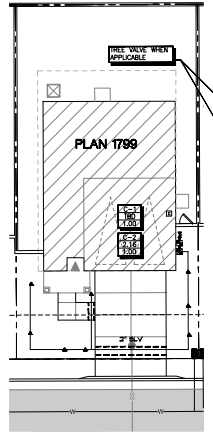
L12

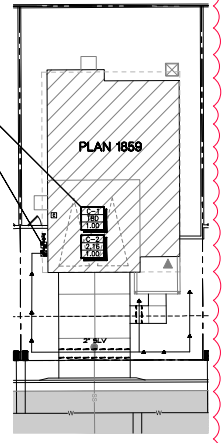












HYDROZONES

PLAN 1705

NAME	TYPE	WATER USE	DESCRIPTION
C-1	BUBBLER	LOW	FRONT YARD TREES
C-2	DRIP	LOW	FRONT YARD SHRUBS

HYDROZONES

PLAN 2065

NAME	TYPE	WATER USE	DESCRIPTION
C-1	BUBBLER	LOW	FRONT YARD TREES
C-2	DRIP	LOW	FRONT YARD SHRUBS

HYDROZONES

PLAN 2311

NAME	TYPE	WATER USE	DESCRIPTION
C-1	BUBBLER	LOW	FRONT YARD TREES
C-2	DRIP	LOW	FRONT YARD SHRUBS

HYDROZONES

PLAN 1583

NAME	TYPE	WATER USE	DESCRIPTION
C-1	BUBBLER	LOW	FRONT YARD TREES
C-2	DRIP	LOW	FRONT YARD SHRUBS

HYDROZONES

PLAN 1799

NAME	TYPE	WATER USE	DESCRIPTION
C-1	BUBBLER	LOW	FRONT YARD TREES
C-2	DRIP	LOW	FRONT YARD SHRUBS

HYDROZONES

PLAN 1859

NAME	TYPE	WATER USE	DESCRIPTION
C-1	BUBBLER	LOW	FRONT YARD TREES
C-2	DRIP	LOW	FRONT YARD SHRUBS

IRRIGATION SYSTEM LEGEND

SYMBOL	DESCRIPTION	STANDARDS	GALLONS PER MIN	OPERATING PSI
WM	DOMESTIC WATER METER	-PER CIVIL ENGINEER		
C	ELECTRIC CONTROLLER	-HUNTER-XC-600I (ET-BASED) – OR EQUIVALENT W/ RAIN-CLIK AND/OR SOIL-CLIK SENSORS		
RCV	REMOTE CONTROL VALVES	-HRRTROL-271.5APR		
RCV	REMOTE CONTROL VALVES	-HRRTROL-271.5APR W/REGULATOR & FILTER		
BV	BALL VALVE	-NIBCO-T-560-BR-20-RR-LINE SIZE		
•	BUBBLER (2 PER TREE)	-HUNTER-PCB-25 OR EQUAL	.25	30
▲	SHRUB BUBBLER	-PEPCO-OCTA-BUBBLER (2 gph)	.27	30
	IRRIGATION SUPPLYLINE – 1"	-1120/SCHEDULE 40 PVC PIPE		-18" COVER
	IRRIGATION SPRINKLERLINE	-1120/CLASS 200 PVC PIPE		-12" COVER
E	ELECTRICAL CONDUIT	-1120/SCHEDULE 40 PVC PIPE		-24" COVER
S	SLEEVING	-1120/SCHEDULE 40 PVC PIPE		-24" COVER
30/1 / SPRAY / 6"RISER	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE (INCHES)			

GRAPHIC SCALE

0 10 20 30

(IN FEET)

1 inch = 10 ft.

RIPLEY DESIGN
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

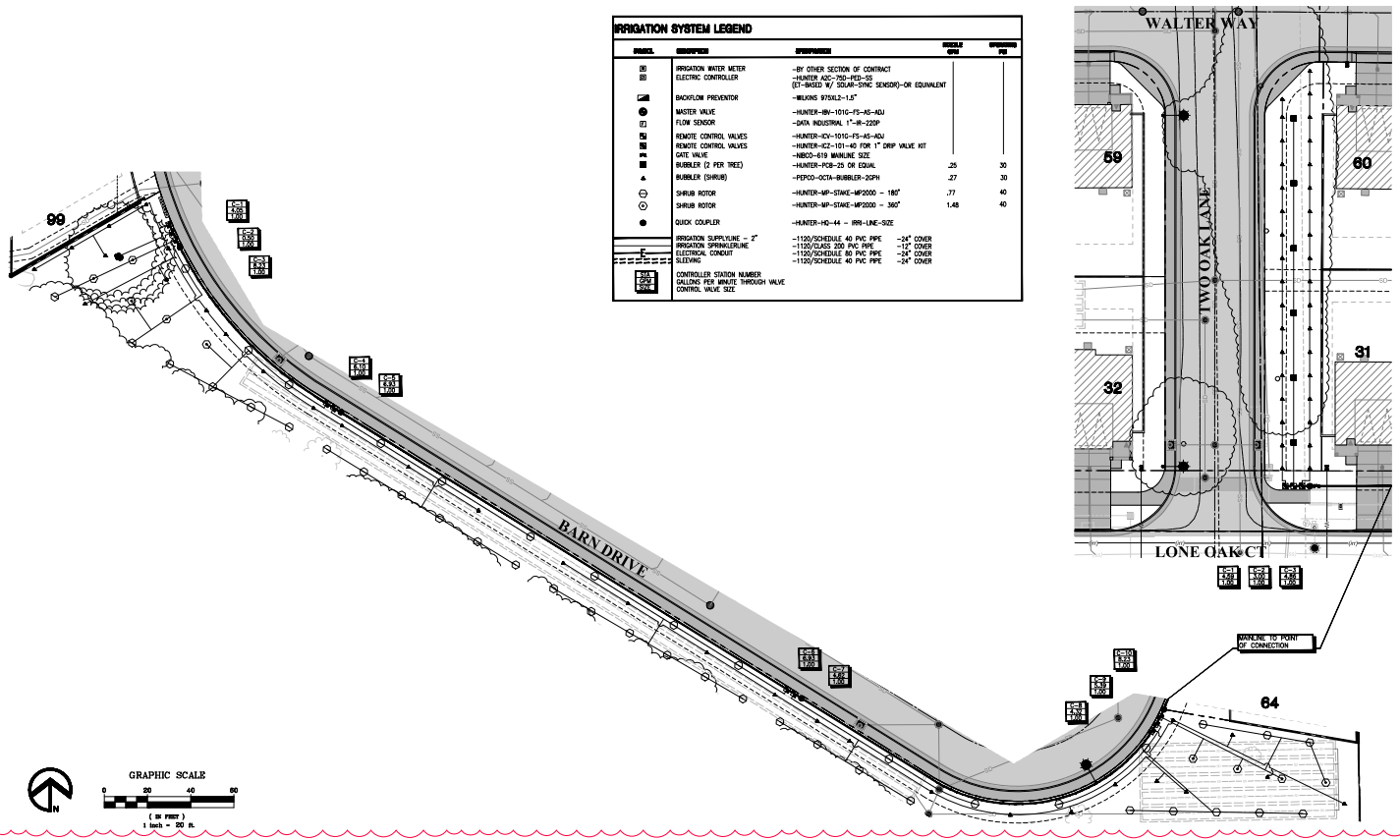
Applicant:
MANA CAMDEN FUND, LLC
Scott Murray
5927 Balfour Ct. Ste 208
Carlsbad, CA 92008
TEL: 408-446-6000
sm@manaav.com

Drawing Release:		
No.	Description	Date
1	1st Plan Review	2/16/24

2480 & 2740 Hecker Pass Road
Hecker Pass Single-Family Development
August 13, 2025

Preliminary Landscape
Front Yard Irrigation Plans

L13



RIPLEY DESIGN
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

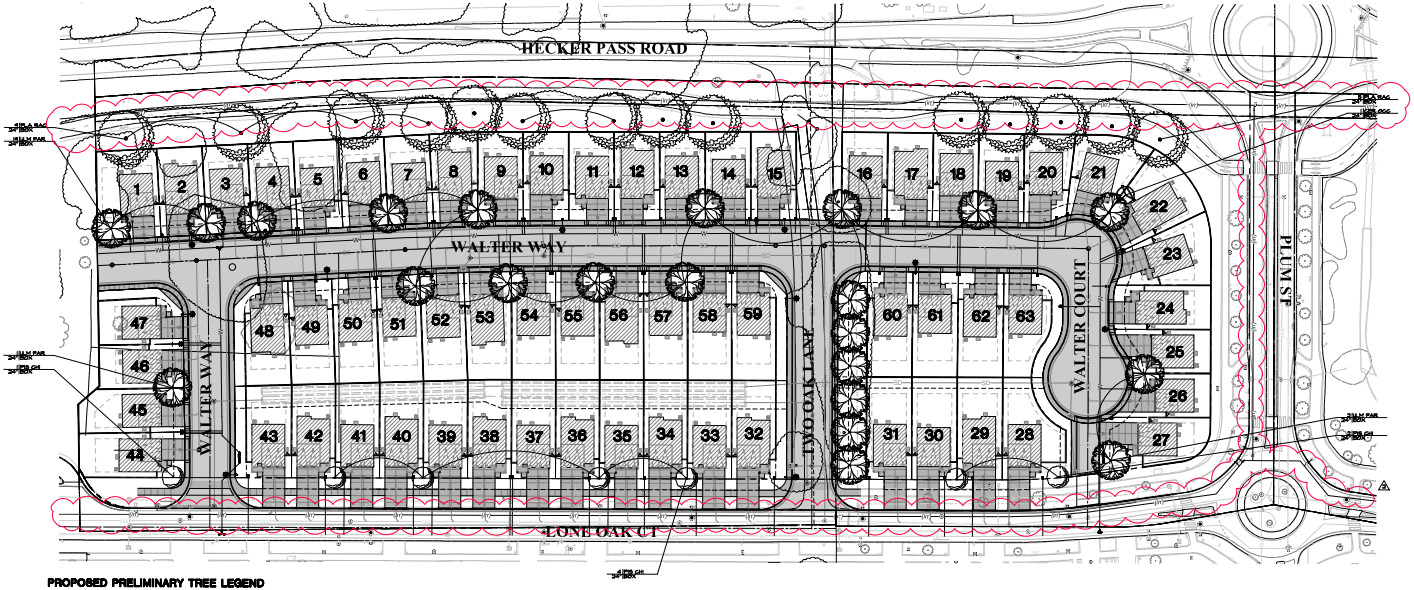
Applicant:
MANA CAMDEN FUND, LLC
Scott Murray
2527 Beltfour Ct. Ste 208
Carlsbad, CA 92008
TEL: 408-466-6800
sm@manaav.com

Drawing Release:		
No.	Description	Date
1	1st Plan Review	2/16/24

2480 & 2740 Hecker Pass Road
Hecker Pass Single-Family Development
August 13, 2025

Preliminary Landscape
Open Space Irrigation Enlargements

L14



PROPOSED PRELIMINARY TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY
	EXISTING TREE TO REMAIN				
XXX	#XXX				
	EXISTING TREE TO BE REMOVED				
XXX	#XXX				
	ACCENT TREES				
CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	LOW	1
	STREET TREES				
PIS CHI	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW	7
ULM PAR	ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	LOW	22
	SLOPES TREES				
PLA RAC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	MEDIUM	14

**MINIMUM STREET TREE SPACING PER CITY OF GILROY IS 30'

GRAPHIC SCALE

0 40 80 120

(IN FEET)
1 inch = 40 ft.

PLANT CHALICHT SYMBOL KEY

PLANT QTY	PLANT SYMBOL
SIZE	UNITS

RIPLEY DESIGN
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

Applicant:
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Carlsbad, CA 92008
TEL: 408-466-2000
sm@manaiv.com

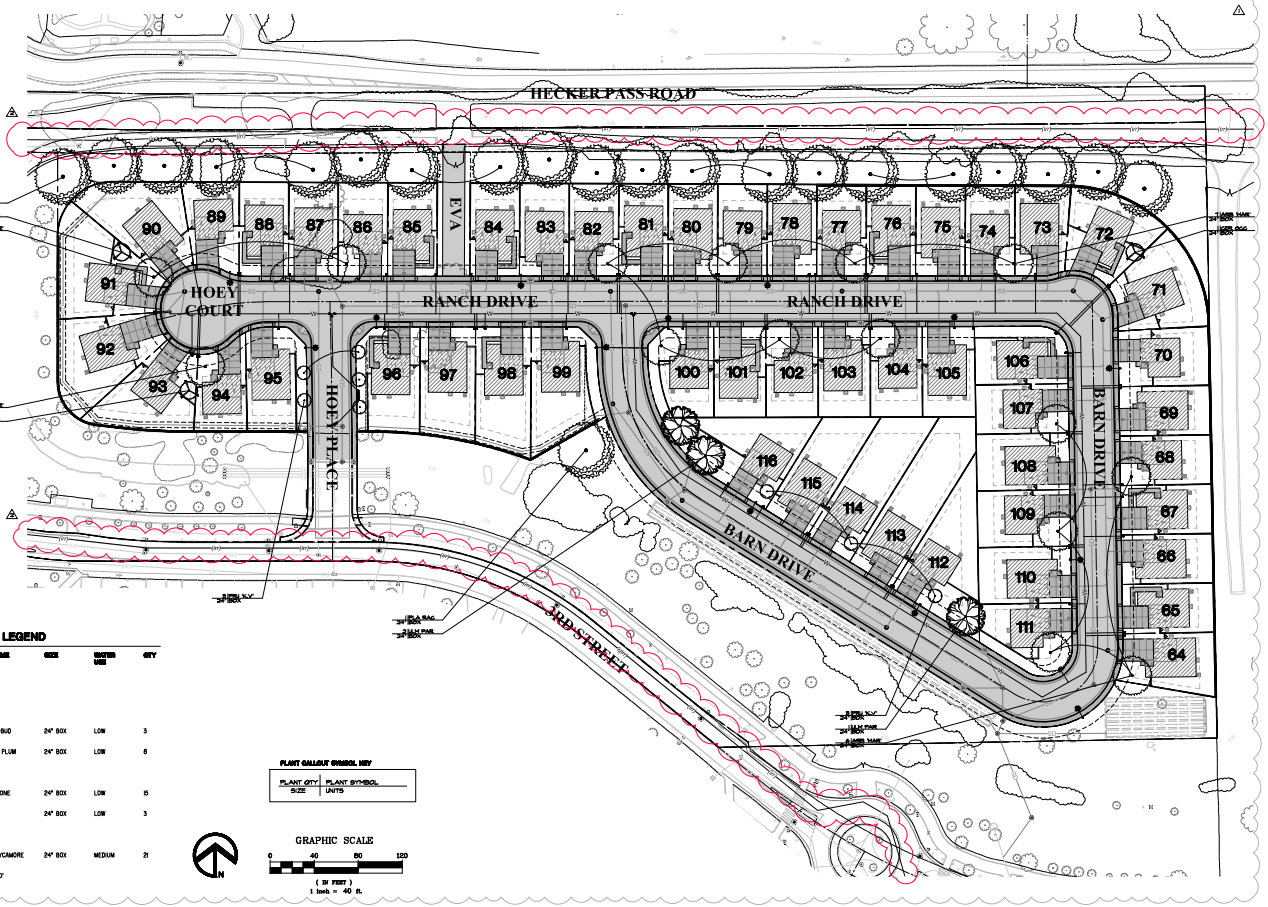
Drawing Release:

No.	Description	Date
1	1st Plan Review	2/16/24
2	2nd Plan Review	8/15/25

2480 & 2740 Hecker Pass Road
Hecker Pass Single-Family Development
August 13, 2025

Preliminary Landscape Tree Plan Lots 1-63

L15



PROPOSED PRELIMINARY TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY
	EXISTING TREE TO REMAIN				
	# XXX				
	EXISTING TREE TO BE REMOVED				
	#XXX				
	ACCENT TREES				
CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	LOW	3
PRU 'KV'	PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	24" BOX	LOW	8
	STREET TREES				
ARB 'MAR'	ARBUTUS 'MARINA'	MARINA MADRONE	24" BOX	LOW	15
ULM PAR	ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	LOW	3
	BUFFER TREES				
PLA RAC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	MEDIUM	21

**MINIMUM STREET TREE SPACING PER CITY OF GILROY IS 30'

PLANT CALLOUT SYMBOL KEY

PLANT QTY / SIZE	PLANT SYMBOL / UNITS

GRAPHIC SCALE

0 40 80 120

(IN FEET)

1 inch = 40 ft.

RIPLEY DESIGN

LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

Applicant:
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Scott Murray
5927 Balfour Ct. Ste 208
Carlsbad, CA 92008
TEL: 408-466-6800
sm@manaiv.com

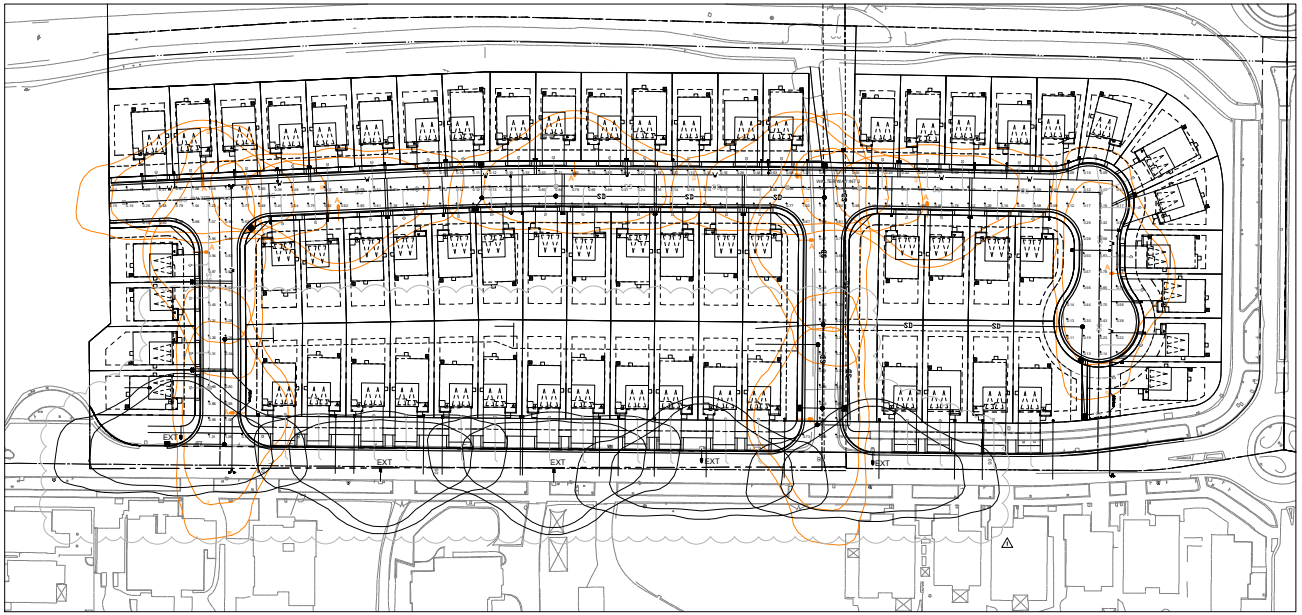
Drawing Release:

No.	Description	Date
1	1st Plan Review	2/16/24
2	2nd Plan Review	8/13/25

2480 & 2740 Hecker Pass Road
Hecker Pass Single-Family Development
August 13, 2025

Preliminary Landscape Tree Plan Lots 64-116

L16



SCALE: 1" = 40'

PLAN VIEW

LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT RECOMMENDATION

(ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)

Luminaire Schedule

Project: HECKER PASS RD - WEST SIDE

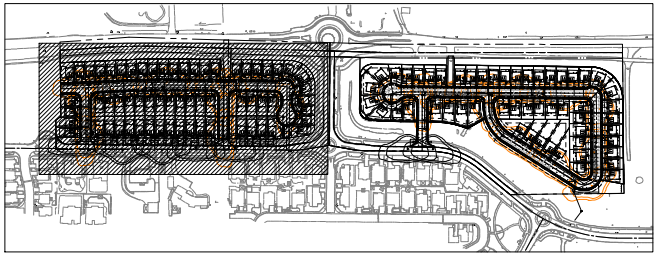
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Filename	Lum. Watts
	23	A	Single	5474	0.900	LEOTEK GC2+SQ-MV-40K-2R-XX-0S5-XX - 32' L.C.+12' ARM	GC2+SQ-MV-40K-2R-XX-0S5 S.ies	34
	7	EXT	Single	5474	0.900	LEOTEK GC2+SQ-MV-40K-2R-XX-0S5-XX - 32' L.C.+10' ARM	GC2+SQ-MV-40K-2R-XX-0S5 S.ies	34

Calculation Summary

Project: HECKER PASS RD - WEST SIDE

Label	Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
WALTER WAY	LOCAL 0.6(FC AVG / 6:1 AVG/MIN	Illuminance	Fc	0.43	1.31	0.08	5.4	16.4	324
WALTER WAY INT 1	LOCAL/LOCAL T-INTERSECTION 0.8(FC. AVG / 6:1 AVG/MIN	Illuminance	Fc	0.86	1.23	0.48	1.9	2.7	17
WALTER WAY INT 2	LOCAL/LOCAL T-INTERSECTION 0.8(FC. AVG / 6:1 AVG/MIN	Illuminance	Fc	0.82	1.21	0.37	2.2	3.3	21

Note: Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers. 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.85 LLD for compact fluorescent and induction; 0.88 LLD for Cosmo and Elite lamps. 0.94 LDD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defined factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accuracy. Total light loss factor (LLF) is the product of all multiplied loss factors.



PLAN VIEW - N.T.S.

PRELIMINARY - NOT FOR CONSTRUCTION
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Drawing Release:

No.	Description	Date
1	1st Plan Review	2/16/24
2	2nd Plan Review	8/13/25

Applicant:
MANA CAMDEN FUND, LLC
Scott Murray
5927 Balfour Ct. Ste 208
Carlsbad, CA 92008
TEL: 408-406-6900
sm@manainv.com

2480 & 2740 Hecker Pass Road

Hecker Pass Single-Family Development

August 13, 2025

Associated Lighting Representatives, Inc.

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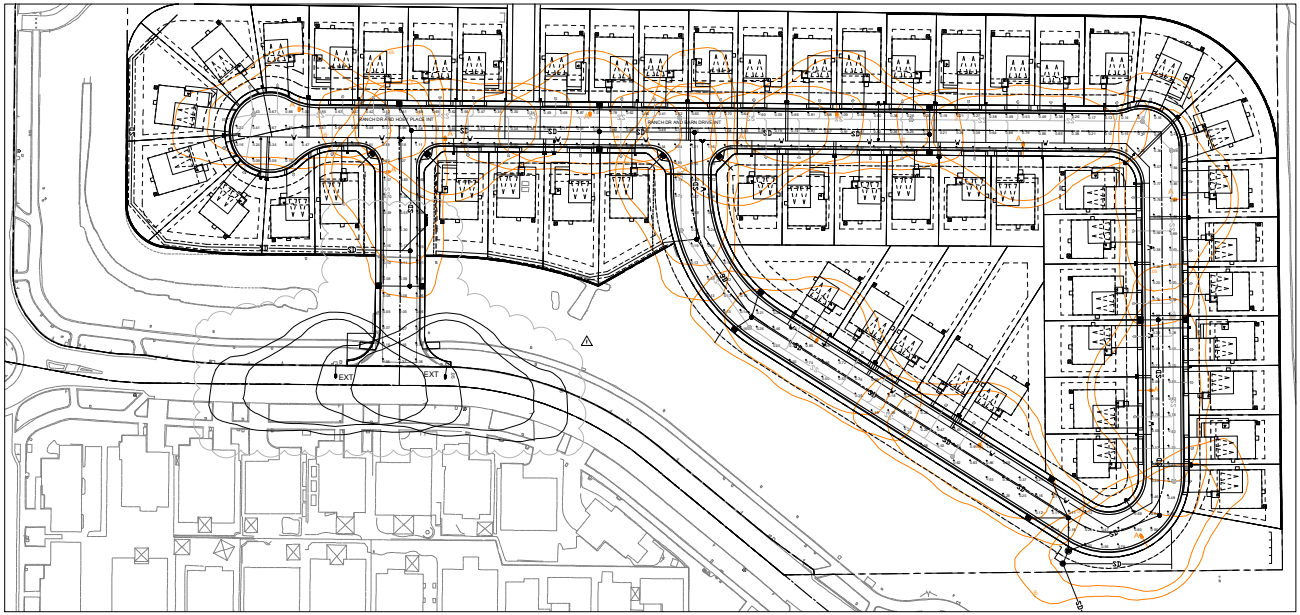
Lighting Analysis by:
Associated Lighting Representatives, Inc.
(408) 436-0515
1688 W. Hedding St., Suite 201, San Jose, CA 95126

PROJECT DESIGN GROUP
KB-ELITE HOMES
TOM HALEY
ASSOCIATED LIGHTING REPRESENTATIVES, INC.
QUIETCROSS HOUSE
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

PROPERTIES ON / WEST SIDE - ROADWAY
QUIETCROSS
2220704, 61, 41 & 1240XX2X2

SCALE	DATE
AS NOTED	08/13/2025

SHEET	OF
1	1 OF 3



SCALE: 1" = 40'

PLAN VIEW

LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT RECOMMENDATION

(ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)

Luminaire Schedule

Project: HECHER PASS RD - WEST SIDE

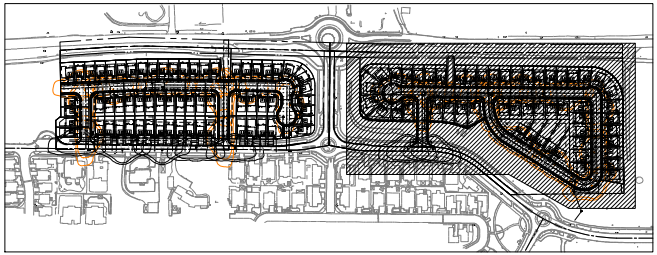
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Filename	Lum. Watts
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	7	EXT	Single	5474	0.900	LEOTEK GC2+-SQ-MA-40K-2R-XX-IDS-XX - 32' L.C.+12' ARM	GC2+-SQ-MA-40K-2R-XX-IDS S.ies	34

Calculation Summary

Project: HECHER PASS RD - WEST SIDE

Label	Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
BARN DRIVE	LOCAL 0.6/FC. AVG / 6:1 AVG/MIN	Illuminance	Fc	0.45	1.10	0.10	4.5	11.0	137
HOEY CT	LOCAL 0.6/FC. AVG / 6:1 AVG/MIN	Illuminance	Fc	0.51	1.00	0.09	5.7	11.1	36
HOEY PLACE	LOCAL 0.6/FC. AVG / 6:1 AVG/MIN	Illuminance	Fc	0.28	1.07	0.05	5.6	21.4	56
RANCH DR AND BARN DRIVE INT	LOCAL/LOCAL T-INTERSECTION 0.6/FC. AVG / 6:1 AVG/MIN	Illuminance	Fc	0.80	1.21	0.41	2.0	3.0	24
RANCH DR AND HOEY PLACE INT	LOCAL/LOCAL T-INTERSECTION 0.6/FC. AVG / 6:1 AVG/MIN	Illuminance	Fc	0.82	1.18	0.42	2.0	2.8	21
RANCH DRIVE	LOCAL 0.6/FC. AVG / 6:1 AVG/MIN	Illuminance	Fc	0.53	1.09	0.13	4.1	8.4	102

Note: Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers. 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.85 LLD for compact fluorescent and induction; 0.88 LLD for Cosmo and Elite lamps. 0.94 LDD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defined factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accuracy. Total light loss factor (LLF) is the product of all multiplied loss factors.



PLAN VIEW - N.T.S.

PRELIMINARY - NOT FOR CONSTRUCTION
NOT FOR QUOTING PURPOSES

Drawing Release:

No.	Description	Date
1	1st Plan Review	2/16/24
2	2nd Plan Review	8/13/25

Applicant:
MANA CAMDEN FUND, LLC
Scott Murray
5927 Balfour Ct. Ste 208
Carlsbad, CA 92008
TEL: 408-406-6900
sm@manainv.com

2480 & 2740 Hecker Pass Road

Hecker Pass Single-Family Development

August 13, 2025

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Lighting Architecture
1268 W CORPORATE CENTER DRIVE, OCEANSIDE, CA 92056
PHONE: (760) 630-7611 FAX: (760) 630-7612

PROJECT:
ZEV ELY DESIGN GROUP
CONTACT:
TOM HALEY
ASSOCIATED LIGHTING REPRESENTATIVES, INC.
ADDRESS:
CALIFORNIA/NEVADA

PHOTOMETRIC PLAN - WEST SIDE - ROADWAY ONLY - CA
ADDRESS:
2220 FINAL #1 A CAMDEN RD

SCALE	DATE
AS NOTED	08/13/2025
SHEET	
1 OF 3	

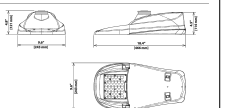
GreenCobra™ Jr. LED Streetlight
GCJ J-Series Specification Data Sheet

LEOTEK

Project
Type
Catalog No.

Luminaire Data

Weight 7.7 lbs (3.5 kg)
EPA 0.39 ft²



Ordering Information

Sample Catalog No. GCJ1-30K-MV-A06-2R-GM05-PO7T-ML

Model*	LED Code	Voltage	Color Temperature	Distribution	Finish	Output Code	Options
GCJ1*	30J	MV 120-277V	22K 2200K	2R Type 2	GY Gray	Refer to page 3 and 4 to select the output code.	FDC* Fixed Output Code
GCJ2*		HV 347-480V	27K 2700K	3M Type 3M	DK Dark Bronze		LPCR Lens Photocontrol Receptacle
GCJ3*			30K 3000K	3F Type 3F	BK Black		PO7T* ANSI 7-wire Photocontrol Receptacle
GCJ4*			40K 4000K	4 Type 4			PO7T-CP* Control Ready 7-wire PC Receptacle
			50K 5000K	5 Type 5			MSL3 Motion Sensor, L3 Lens
							MSL7 Motion Sensor, L7 Lens
							RPA Round Pole Arm
							HS 4-Way Mounting Bracket
							RWG Rubber Wildlife Guard
							SWTB Straight Wire Terminal Block
							BBL Bubble Level
							DSC Door Safety Cable
							CT* Coastal Paint Finish
							SPD* Extreme Surge Protection, 20kV/10kA, Fail-to-on
							LSSP2* Extreme Surge Protection, Fail-to-off, 20kV/10kA Rating

* Refer to performance data table on page 3, 4 for specific model with corresponding output code

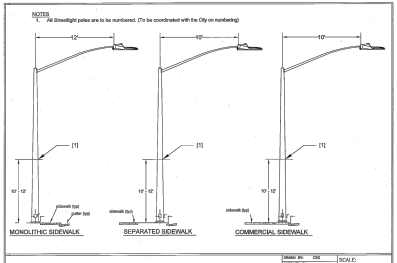
Notes:
1. Gray, Black, and Dark Bronze standard. Consult factory for other finishes. See page 3 for NAL codes of Standard finishes.
2. Specified output code is the factory set lumen/performance. Refer to performance data table on page 3, 4 of this spec sheet. Field adjustable output selector enables fixture to be changed in the field to adjust light output for local conditions (not available with Fixed Output Code, FDC or PO7T-CP code). Consult factory if wattage limits require a special drive current.
3. Non-field adjustable, fixed mount units. Specify required output code. Not available with PO7T-CP codes.
4. Control ready receptacle provides the added adaptability of light levels, includes connection to allow easy upgrade of wireless dimming via PO7T. Wireless node by others.
5. Control ready wired w/ factory for wireless node dimming (node by others). Output selector not included in the fixture. Not able to adjust above specified output code.
6. Specify the CT Option for coastal installation. See warranty for details.
7. Standard surge protection, 10kV/5kA, fail-to-on, meets enhanced surge protection based on ANSI C136.25-2015 3-port test.
8. Flush mounted house side shield. Shield can light off at 1 mounting height behind luminaire. Gray frame with black louvres.
9. Flush mounted house side shield. Shield can light off at 1 mounting height behind luminaire and 3 times the mounting height on either side of luminaire. Gray frame with black louvres.
10. Flush mounted front side shield can light off at approximately 2½ mounting height in front of luminaire (street side). Gray frame with black louvres.
11. Specify Color JOC OR, RAL Refer to Leotek website for specific mounting details and drawings at https://leotek.com/lighting-library/
12. Specify MV (120-277V) or HV (347-480V).

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Accessories*

HSSXGC2*	House Side Shield, Snap-On*
CSSXGC2*	Cut-Off-Side Side Shield, Snap-On*
FSSXGC2*	Front Side Shield, Snap-On*
SPS*	Square Pole Horizontal Arm Bracket
RPS*	Round Pole Horizontal Arm Bracket
PTS*	Pole Top Horizontal Arm Bracket
PTS2*	Pole Top Tenon Horizontal Arm Bracket (2@180°)
WA*	Wall Horizontal Arm Bracket
RSK	Roof Deployment Spider Kit
LLPC*	Long-Life Twist Lock Photocontrol
SC	Twist Lock Shorting Cap

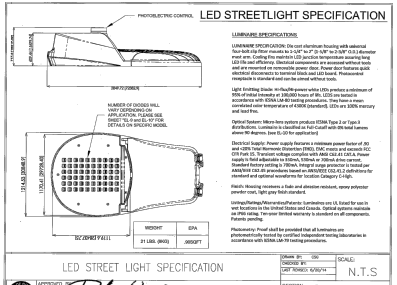
* Unless specified for field installation, Shields and Shorting Cap are shipped installed. All other options are shipped separately.



ELECTROLIER PLACEMENT

APPROVED BY: Rick Sarah 8-18-14

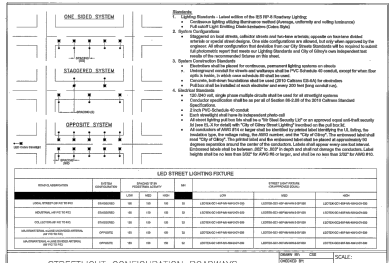
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LED STREET LIGHT SPECIFICATION

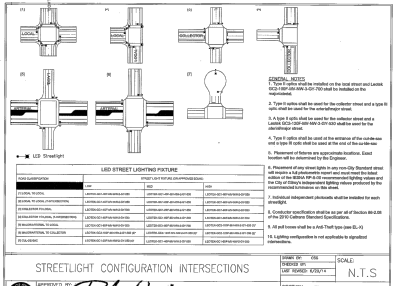
APPROVED BY: Rick Sarah 8-18-14

DRAWN BY: CSS | CHECKED BY: | LAST REVISED: 6/30/14 | SCALE: N.T.S | SECTION: ELECTRICAL | DRAWING NO.: EL—5



STREETLIGHT CONFIGURATION ROADWAYS

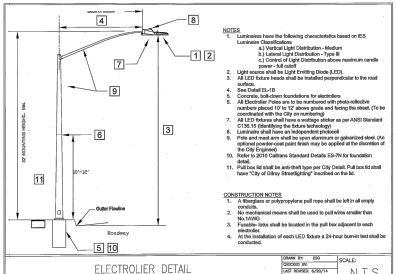
APPROVED BY: Rick Sarah 8-18-14



STREETLIGHT CONFIGURATION INTERSECTIONS

APPROVED BY: Rick Sarah 8-18-14

DRAWN BY: CSS | CHECKED BY: | LAST REVISED: 6/30/14 | SCALE: N.T.S | SECTION: ELECTRICAL | DRAWING NO.: EL—2



ELECTROLIER DETAIL

APPROVED BY: Rick Sarah 8-18-14

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Drawing Release:

No.	Description	Date
1	1st Plan Review	2/16/24
2	2nd Plan Review	8/13/25

Applicant:
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TEL: 408-406-6900
sm@manainv.com

2480 & 2740 Hecker Pass Road
Hecker Pass Single-Family Development
August 13, 2025

Associated Lighting Representatives, Inc.
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Lighting Analysis
Lighting Design
Project Management
Product Selection
Specification Writing
Field Assistance
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PROJECT NO.	ISSUE	SCALE
2480 & 2740	08/13/2025	AS NOTED

SHEET NO. 1 OF 3