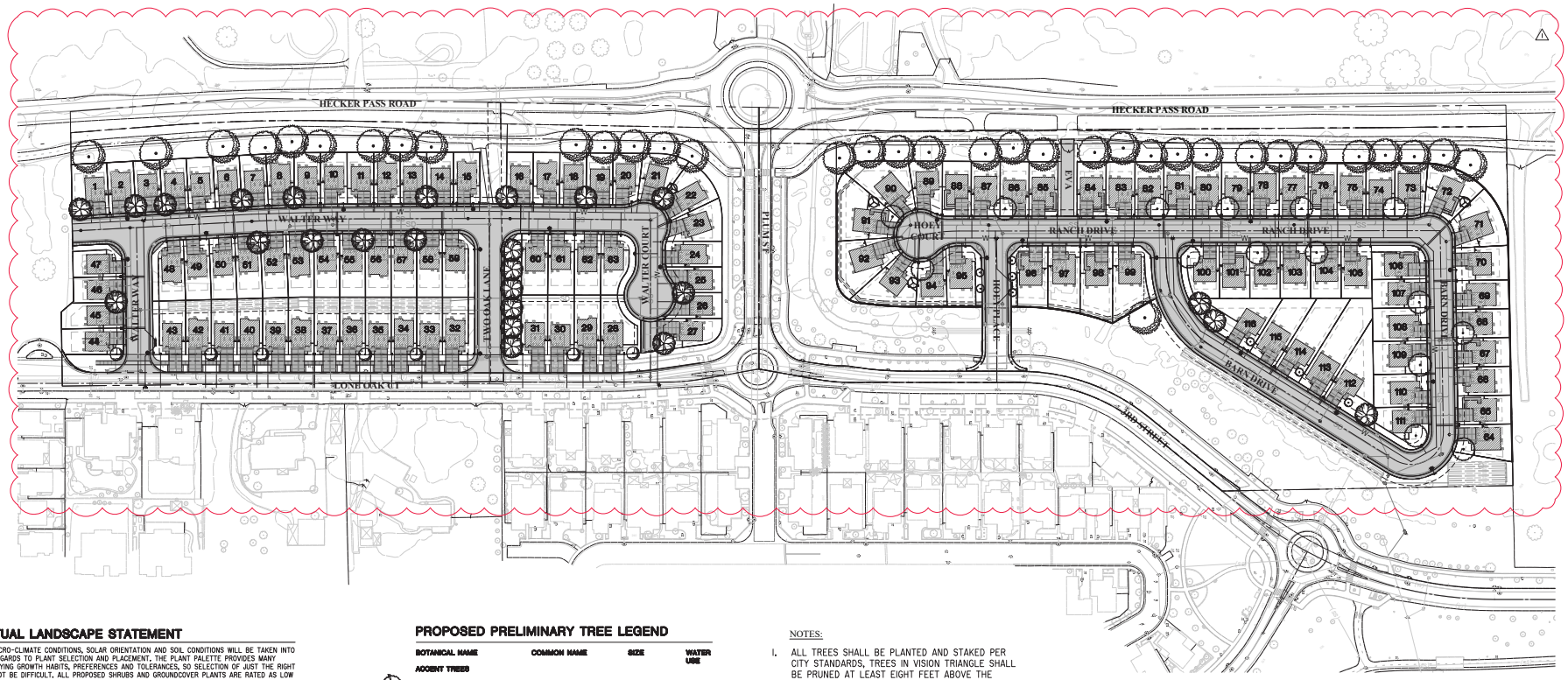
Preliminary Landscape Plans

D

APPENDIX



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.

N

GRAPHIC SCALE

0 80 160 240

(IN FEET)
1 inch = 80 ft.

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

RIPLEY DESIGN GROUP
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LAND PLANNING
1615 BONANZA STREET
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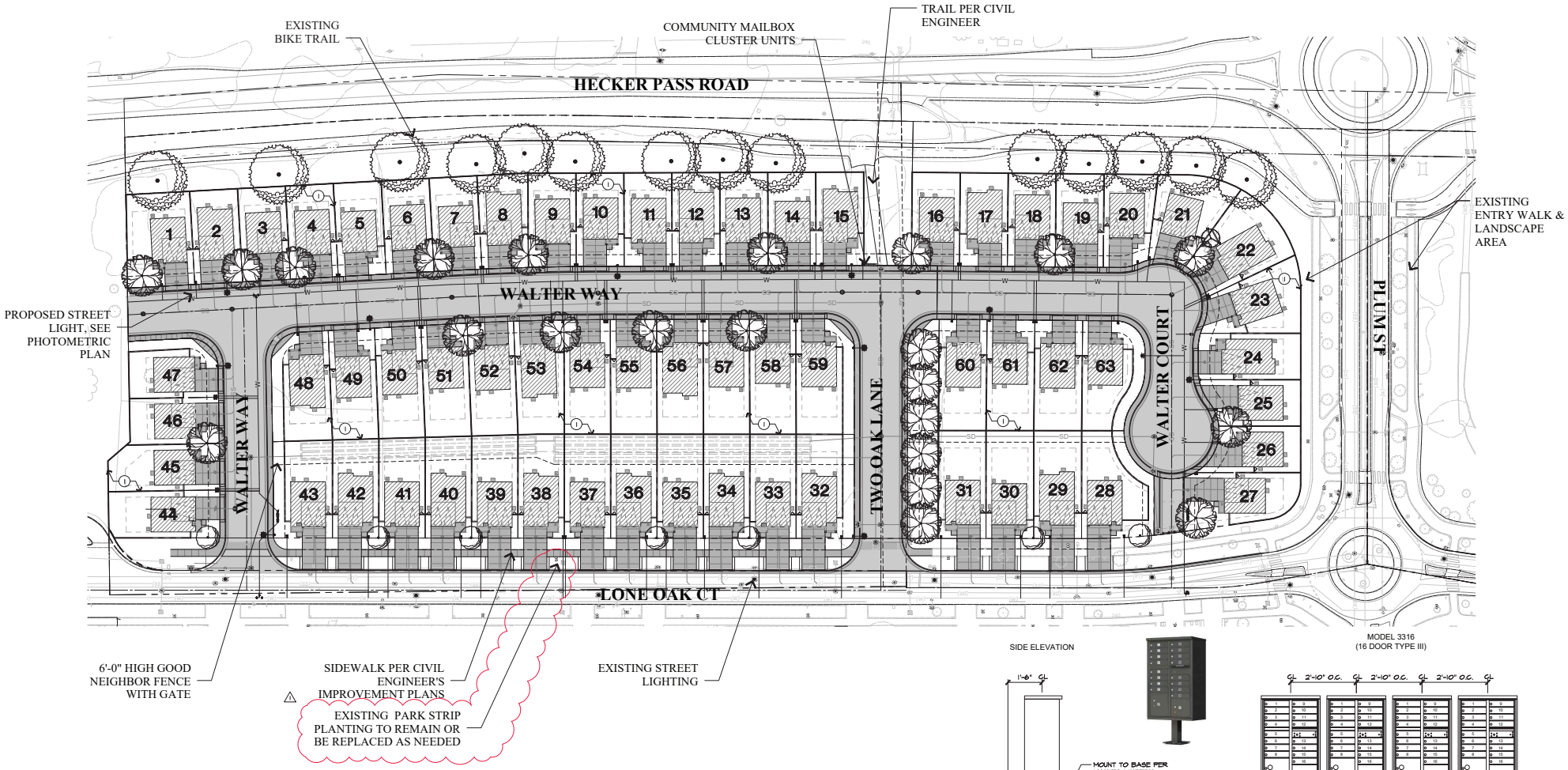
Applicant:
MANA CAMDEN FUND, LLC
Scott Murray
5927 Balfour Ct. Ste 208
Carlsbad, CA 92008
TEL: 408-406-6000
sm@manainv.com

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

2480 & 2740 Hecker Pass Road
Hecker Pass Single-Family Development
February 16, 2024

Preliminary Landscape Site Plan

L1



MAILBOXES TO BE:
CBU-16,TYPE III - 16 DOOR
#. 3316 COLOR: BRONZE
CBU-8, TYPE VI - 8 DOOR
#. 3306 COLOR: BRONZE
BY MAILBOXES WWW.MAILBOXES.COM
OR APPROVED EQUAL

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

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.

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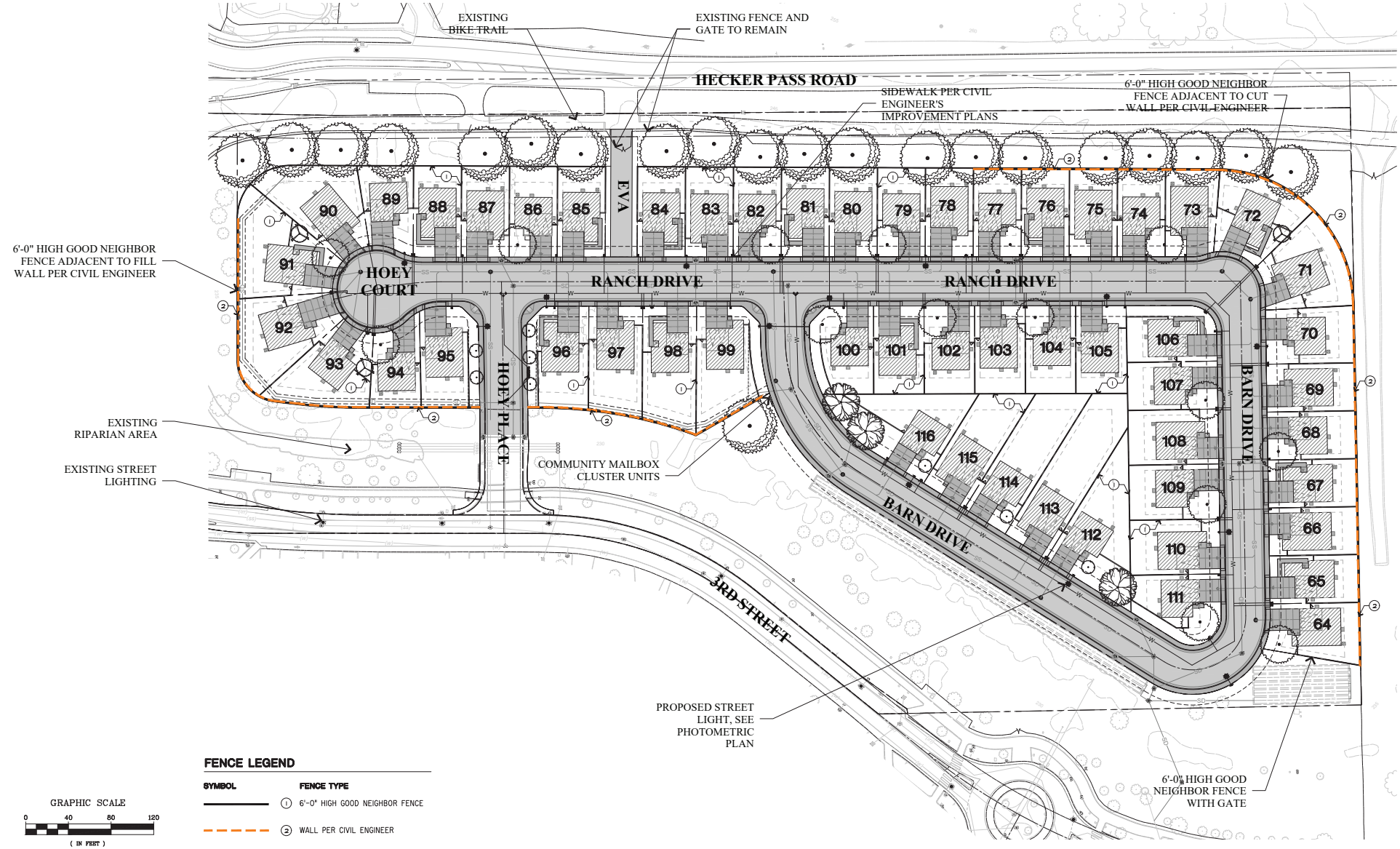
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Hecker Pass Single-Family Development
February 16, 2024

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 GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
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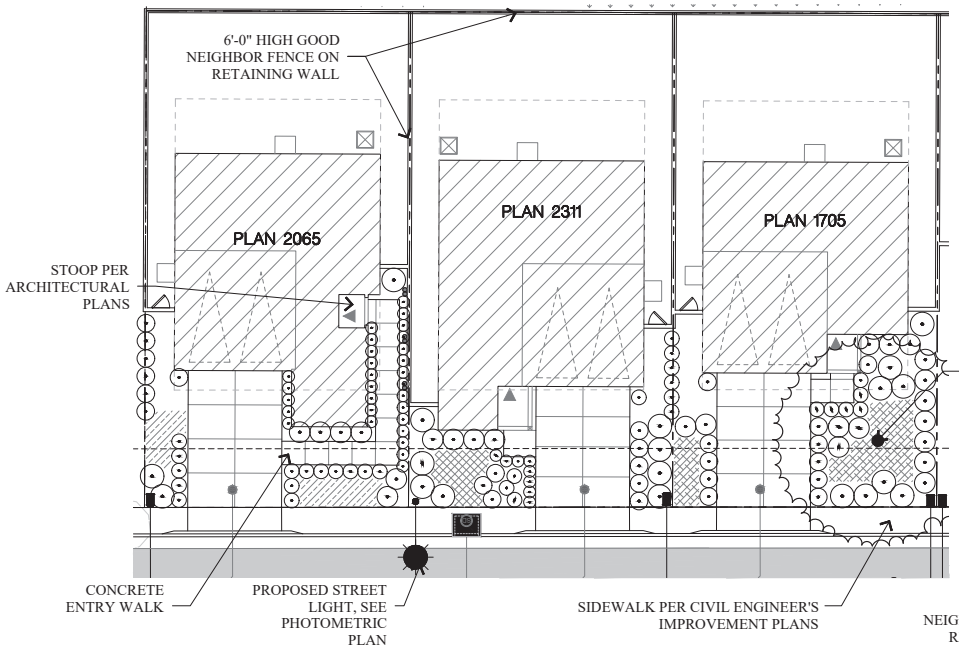
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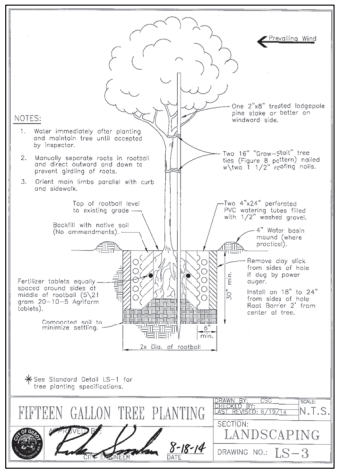
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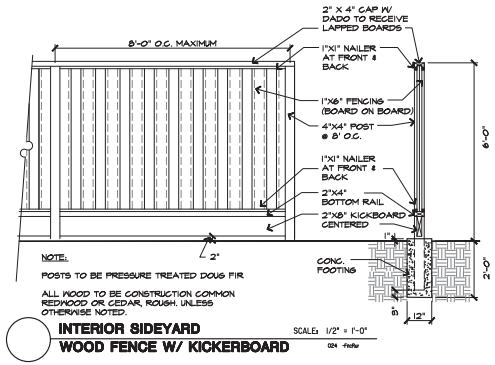
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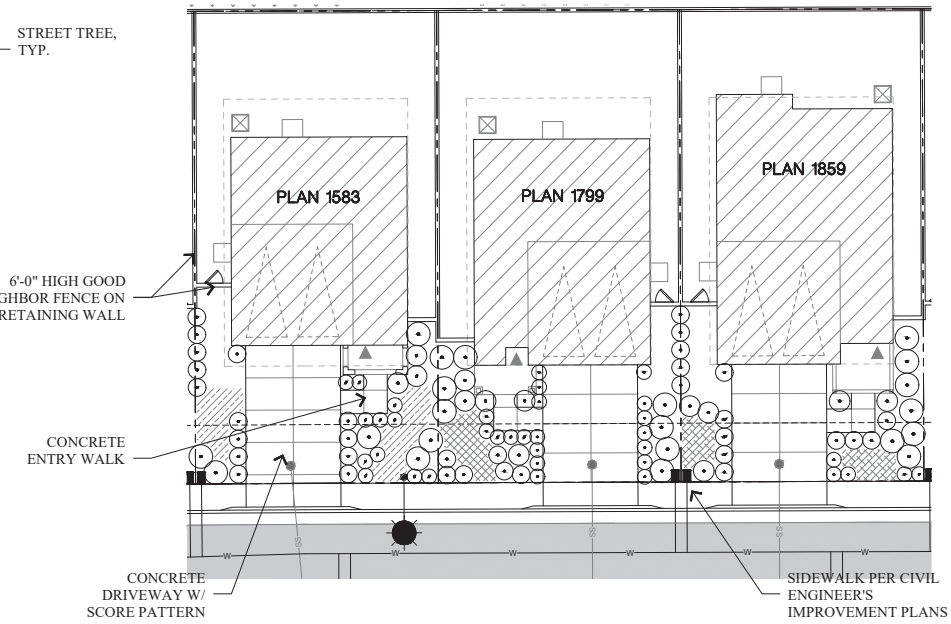
Preliminary Landscape Enlargement Lots 64-116

L3









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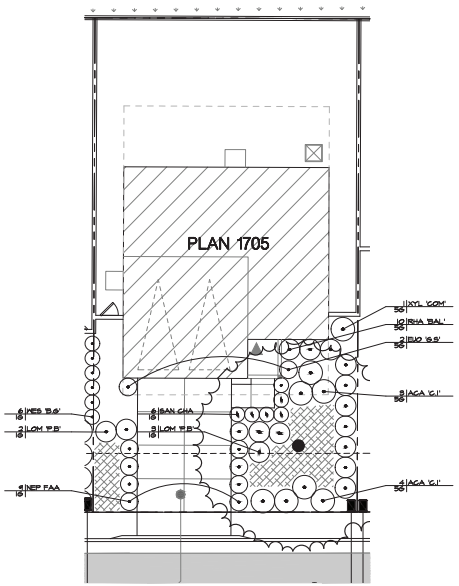
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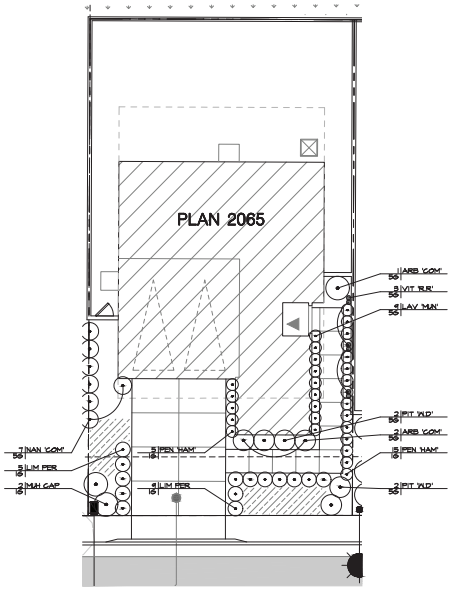
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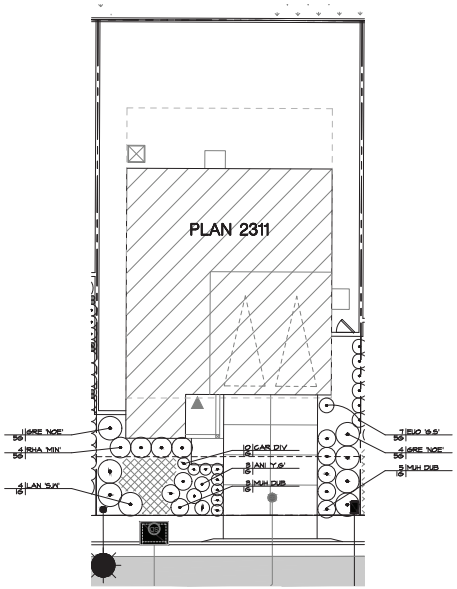
2480 & 2740 Hecker Pass Road
Hecker Pass Single-Family Development
February 16, 2024

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.B'	LOMANDRA 'PLATINUM BEAUTY'	DWARF MAT RUSH	1 GALLON	LOW
MYO 'PIN'	MYOPORUM PARVIFOLIUM 'PINK'	CREEPING MYOPORUM	1 GALLON	LOW
NEP FAA	NEPETA FAASSENII	CATMINT	1 GALLON	LOW
RHA 'BAL'	RHAPHIOLEPIS 'BALLERINA'	INDIA HAWTHORN	5 GALLON	LOW
SAN CHA	SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	1 GALLON	LOW
WES 'B.G'	WESTRINGIA FRUTICOSA 'BLUE GEM'	COAST ROSEMARY	1 GALLON	LOW
XYL 'COM'	XYLOSMA 'COMPACTA'	SHINY XYLOSMA	5 GALLON	LOW
GROUND COVERS				
	SCAEVOLA 'MAUVE CLUSTERS' 1 GAL AT 36" O.C.	FAIRY FAN FLOWERA		LOW

PLANT LEGEND

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 'W.D'	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 1 GAL AT 36" O.C	BUSH MORNING GLORY	1 GALLON	LOW

PLANT LEGEND

ELEVATION C - FARMHOUSE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS				
ANI 'Y.G'	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 'NOS'	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 'MIN'	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	5 GALLON	LOW
GROUND COVERS				
	SCAEVOLA 'MAUVE CLUSTERS' 1 GAL AT 36" O.C.	FAIRY FAN FLOWERA		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 GROUP

LANDSCAPE ARCHITECTURE
LAND PLANNING
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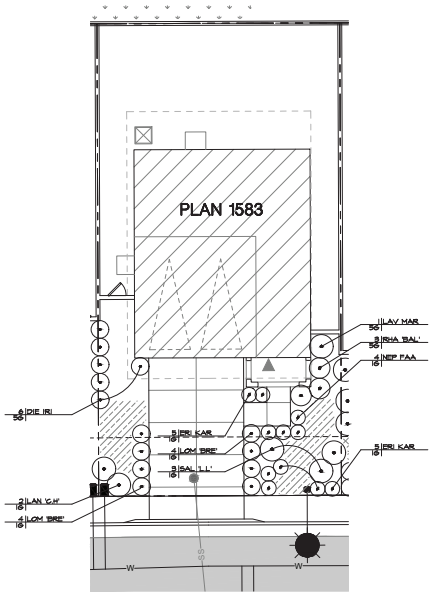
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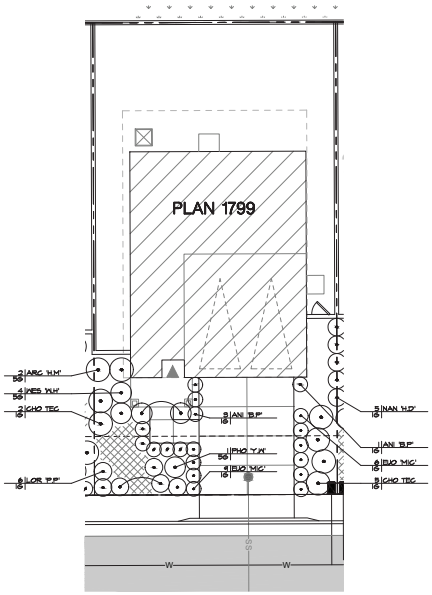
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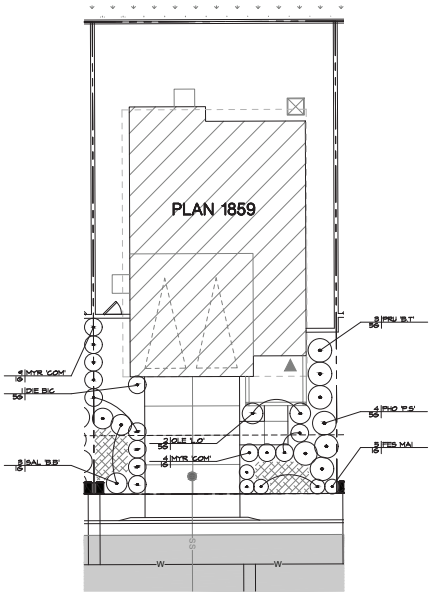
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February 16, 2024

Preliminary Landscape
Front Yard Planting Plans

L5







PLANT LEGEND

ELEVATION A - SPANISH

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS				
ERI KAR	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GALLON	LOW
DIE IRI	DIETES IRIDIODES	FORTNIGHT LILY	1 GALLON	LOW
LAN 'C.H.'	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 'L.L.'	SALVIA MEXICANA 'LIMELIGHT'	LIMELIGHT MEXICAN SAGE	1 GALLON	LOW
GROUND COVERS				
	COPROSMA KIRKII 1 GAL AT 36" O.C.	KIRK'S COPROSMA		LOW

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 'H.M.'	ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GALLON	LOW
CHO TEC	CHORONDOPETALUM TECTORUM	CAPE RUSH	5 GALLON	LOW
EUO 'MIC'	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 'W.H.'	WESTRINGIA 'WYNYABBIE HIGHLIGHT'	AUSTRALIAN ROSEMARY	5 GALLON	LOW
GROUND COVERS				
	SCAEVOLA 'MAUVE CLUSTERS' 1 GAL AT 36" O.C.	FAIRY FAN FLOWERA		LOW

ELEVATION C - FARMHOUSE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS				
ANI 'Y.S'	ANIGOZANTHOS 'YELLOW GEM'	KANGAROO PAW	1 GALLON	LOW
DIE 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' 1 GAL AT 36" O.C.	FAIRY FAN FLOWERA		LOW

PLANT CALLOUT SYMBOL KEY

PLANT QTY	PLANT SYMBOL
SIZE	UNITS

GRAPHIC SCALE

0 10 20 30

(IN FEET)
1 inch = 10 ft.

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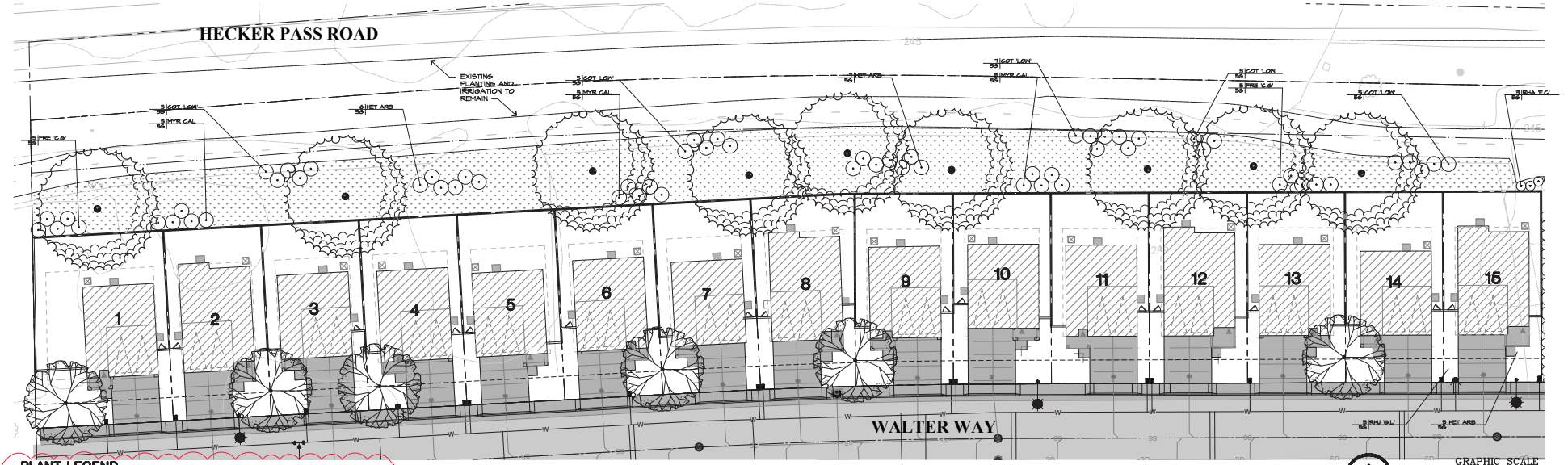
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Hecker Pass Single-Family Development
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Preliminary Landscape
Front Yard Planting Plans

L6



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.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 'E.C'	RHAMNUS C. 'EVE CASE'	COFFEEBERRY	LOW	5 GAL
GROUNDCOVERS				
	RHUS AROMATICA 'GRO-LOW' I GAL AT 54" 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- 2014

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

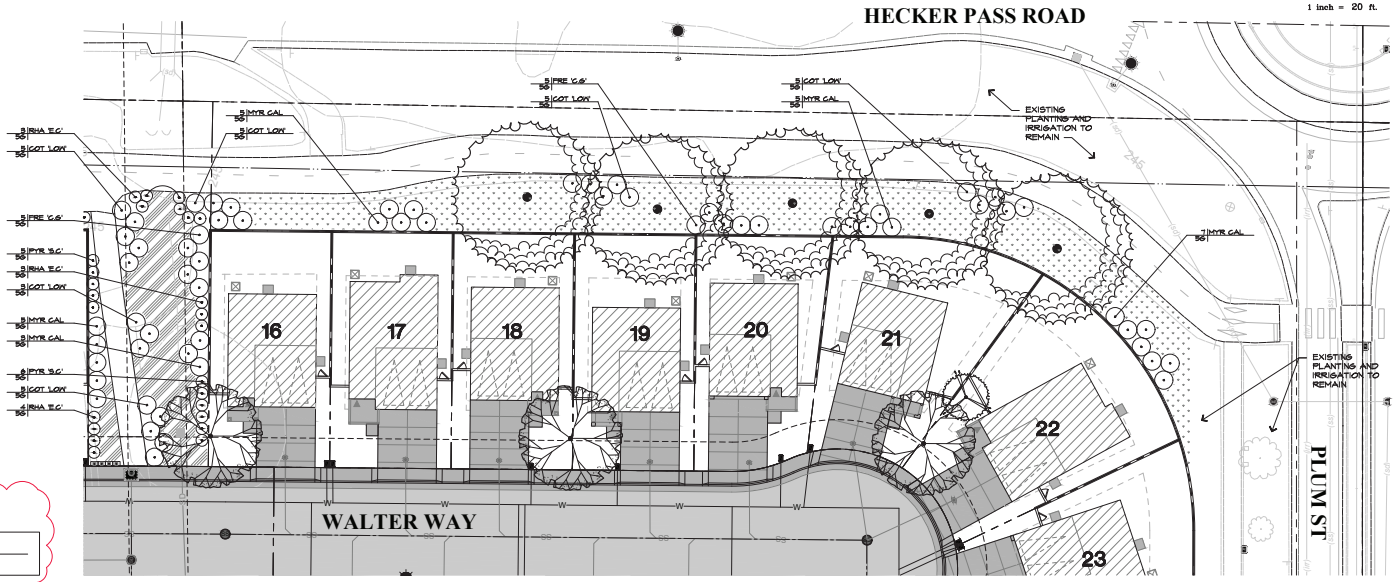
10	BROMUS CARINATUS/NATIVE CALIFORNIA BROME
8	ELYMUS GLAUCUS/BLUE WILDRYE
8	HORDEUM CALIFORNICUM/CALIFORNIA BARLEY
5	FESTUCA IDAHOENSIS/IDAHO FESCUE
5	NASSELLA PULCHRA/PURPLE NEEDLEGRASS
4	POA SECUNDA/NATIVE PINE BLUEGRASS
8	BAY NATIVE WILDFLOWER LEEDS MIX 2013 BY PACIFIC COAST SEED:

ACHILLEA MILLEFOLIUM/NATIVE YARROW
CASTILLEJA EXERTA/PURPLE OWLS CLOVER
CLARKIA PURPUREA/WINE CUP CLARKIA
ERIOGONUM NUDUM/NAKED BUCKWHEAT
ERIOPHYLLUM CONFERTIFLOIUM/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) 373-6855

PLANT CALLOUT SYMBOL KEY

PLANT QTY / SIZE	PLANT SYMBOL / UNITS



RIPLEY DESIGN GROUP
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: 408-406-6000
sm@manainv.com

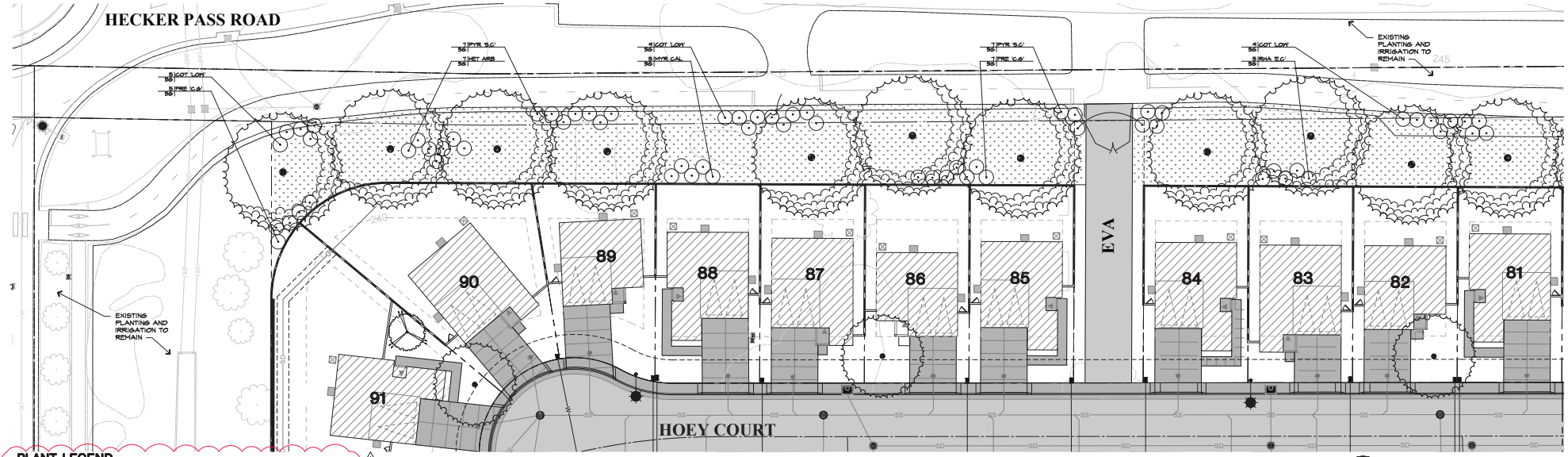
Drawing Release:

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

2480 & 2740 Hecker Pass Road
Hecker Pass Single-Family Development
February 16, 2024

Preliminary Landscape
Hecker Pass Road Buffer Planting

L7



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 'E.C'	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

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- 2014

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

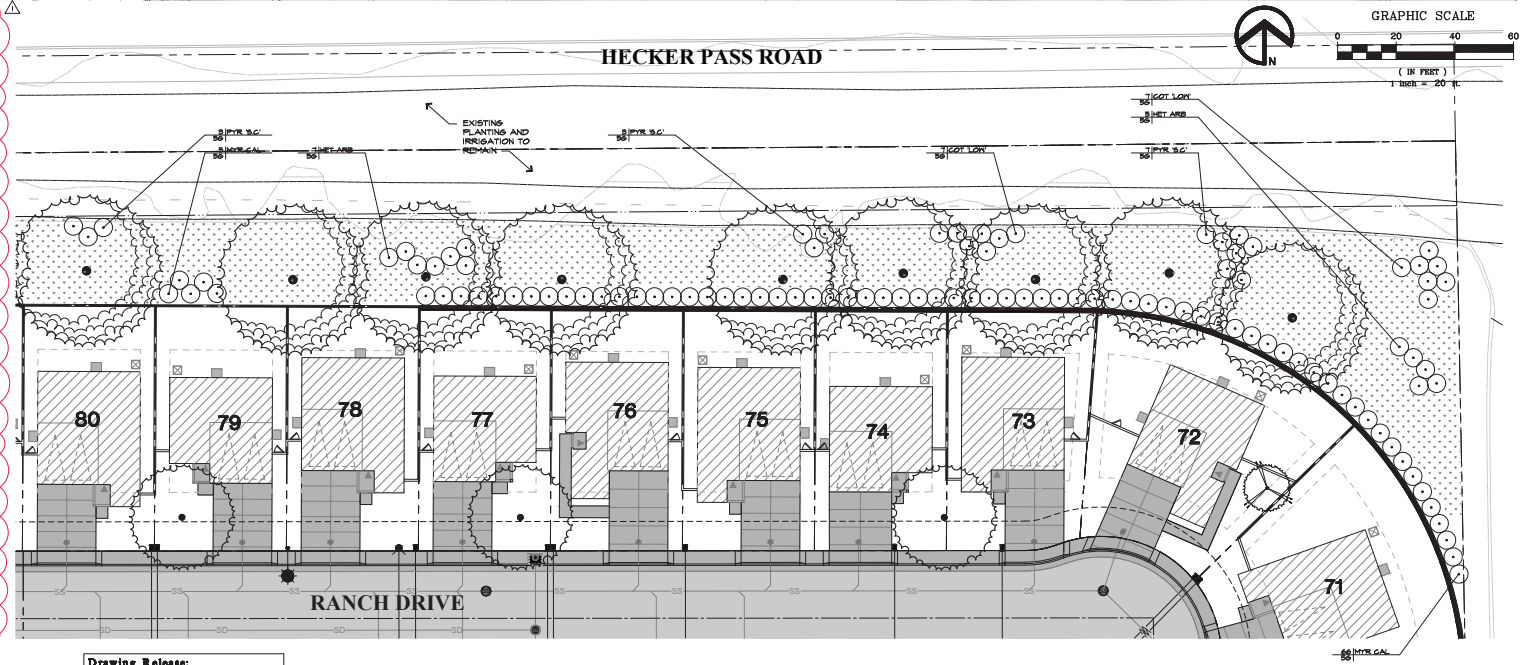
10	BROMUS CARINATUS/NATIVE CALIFORNIA BROME
8	ELYMUS GLAUCUS/BLUE WILDRYE
8	HORDEUM CALIFORNICUM/CALIFORNIA BARLEY
5	FESTUCA IDAHOENSIS/IDAHO FESCUE
5	NASSELLA PULCHRA/PURPLE NEEDLEGRASS
4	POA SECUNDA/NATIVE PINE BLUEGRASS
8	BAY NATIVE WILDFLOWER LEEDS MIX 2013 BY PACIFIC COAST SEED:

ACHILLEA MILLEFOLIUM/NATIVE YARROW
CASTILLEJA EXERTA/PURPLE OWLS CLOVER
CLARKIA PURPUREA/WINE CUP CLARKIA
ERIOGONUM NUDUM/NAKED BUCKWHEAT
ERIOPHYLLUM 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) 373-6855

PLANT CALLOUT SYMBOL KEY

PLANT QTY / SIZE	PLANT SYMBOL / UNITS



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LAND PLANNING
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Hecker Pass Single-Family Development
February 16, 2024

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 'E.C'	RHAMNUS C. 'EVE CASE'	COFFEEBERRY	LOW	5 GAL
GROUNDCOVERS				
	RHUS AROMATICA 'GRO-LOW' I GAL AT 54" 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

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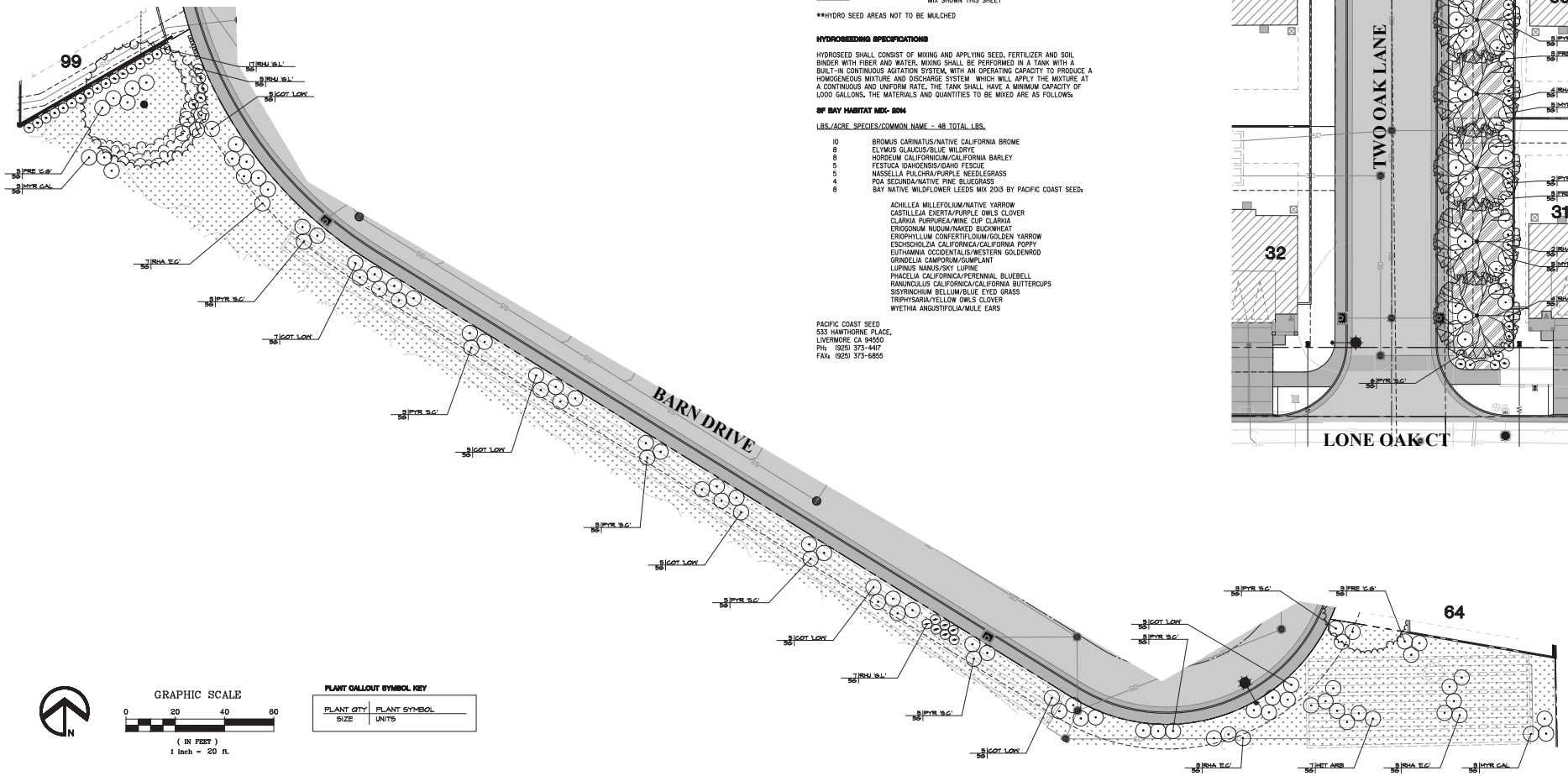
SF BAY HABITAT MIX- 2014

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

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

PLANT CALLOUT SYMBOL KEY

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Preliminary Landscape
Open Space Planting Enlargements

L9





ARBUTUS MARINA
MARINA STRAWBERRY TREE

PISTACIA CHINENSIS
CHINESE PISTACHE


PLATANUS RACEMOSA
CALIFORNIA SYCAMORE


CERCIS OCCIDENTALIS
WESTERN REDBUD


PRUNUS C. 'KRAUTER VESUVIUS'
PURPLE LEAF PLUM


ULMUS PARVIFOLIA
CHINESE EVERGREEN ELM


LIMONIUM PEREZII
STATTICE


PHORMIUM 'YELLOW WAVE'
NEW ZEALAND FLAX


LAVANDULA A. MUNSTEAD'
DWARF ENGLISH LAVENDER


MYRTUS C. 'COMPACTA'
DWARF MYRTLE


WESTRINGIA 'WYNYABBIE HIGHLIGHT'
AUSTRALIAN ROSEMARY


LAVATERA MARITIMA
TREE MALLOW

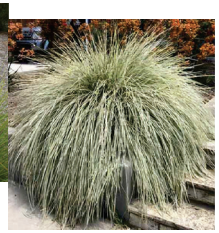

RHAPHIOLEPIS I. 'BALLERINA'
BALLERINA INDIAN HAWTHORN


OLEA E. 'LITTLE OLLIE'
DWARF OLIVE


DIETES BICOLOR
FORTNIGHT LILY

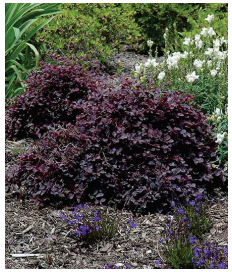

NEPETA FAASSENNII
CATMINT


LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH


LOMANDRA PLATINUM BEAUTY
VARIEGATED DWARF MAT RUSH


DIETES IRIDIOIDES
FORTNIGHT LILY


COPROSMA KIRKII
KIRK'S COPROSMA


LOROPETALUM CHINENSIS 'PURPLE PIXIE'
CHINESE FRINGE FLOWER


CHONDROPETALUM TECTORUM
CAPE RUSH


GREVILLEA 'NOELLI'
WOOLY GREVILLEA


XYLOSMA C. 'COMPACTA'
COMPACT SHINY XYLOSMA

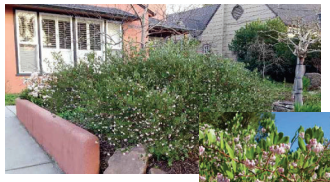

ERIGERON KARVINSKIANUS
SANTA BARBARA DAISY


LANTANA 'CHAPEL HILL YELLOW'
CHAPEL HILL YELLOW LANTANA


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



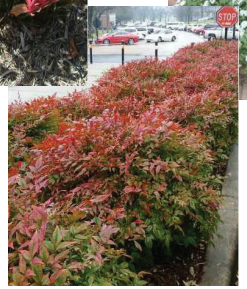
COTONEASTER D. 'LOWFAST'
BEARBERRY COTONEASTER



PYRACANTHA K. 'SANTA CRUZ'
RED BERRIED FIRETHORN



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



NANDINA D. 'HARBOR DWARF'
HEAVENLY BAMBOO



HETEROMELES ARBUTIFOLIA
TOYON



MUHLENBERGIA DUBIA
PINE MUHLY



RHAMNUS C. 'EVE CASE'
COFFEEBERRY



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



MYRICA CALIFORNICA
PACIFIC WAX MYRTLE

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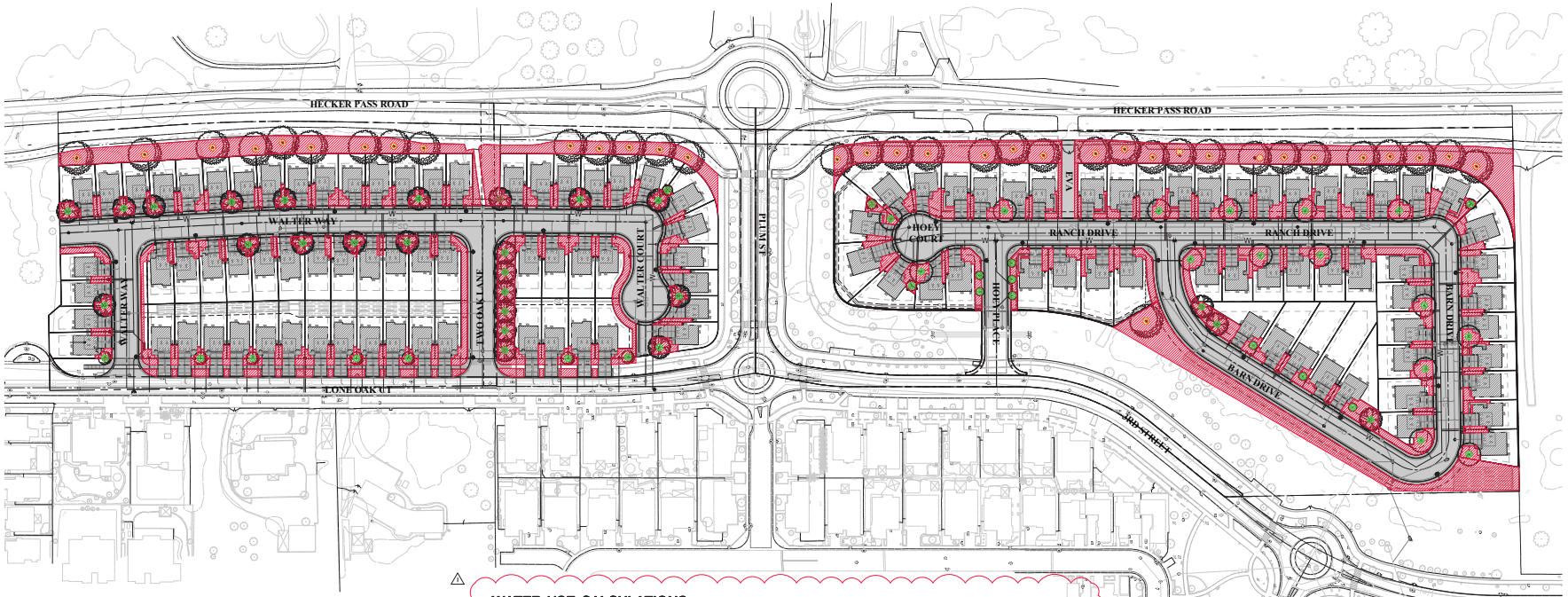
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February 16, 2024

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.

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

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

MED ETWU = (42.0) X (0.62) X $\frac{(0.40 \times 259)}{0.71}$ = 3,799 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

A-1
161,040 SF - LOW WATER USE SHRUB PLANTING

A-2
406 SF - LOW WATER USE TREES

A-3
259 SF - MEDIUM WATER USE TREES

N

GRAPHIC SCALE
0 80 160 240
(IN FEET)
1 inch = 80 ft.

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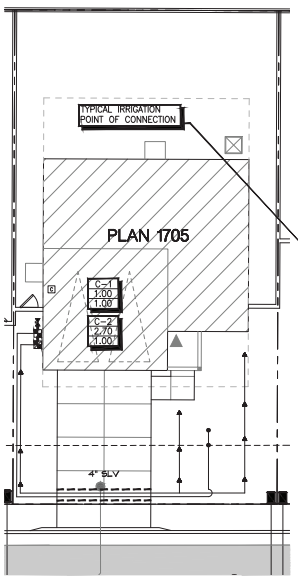
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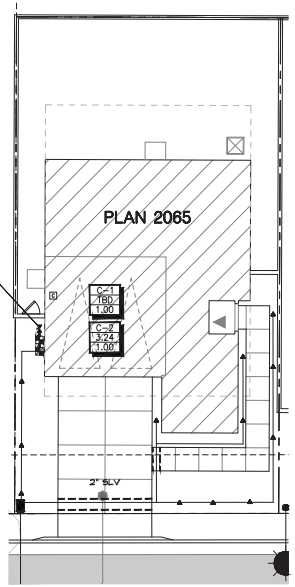
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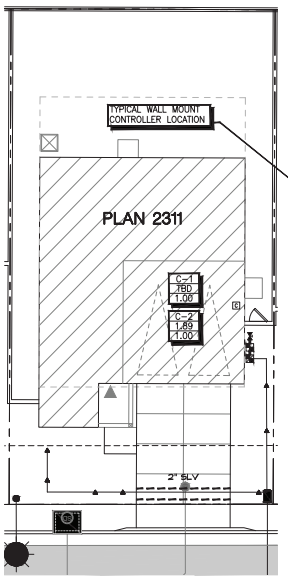
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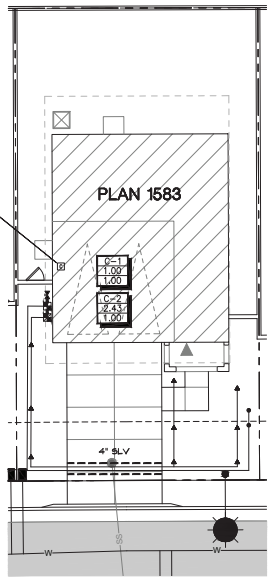
Preliminary Landscape Hydrozone Plan

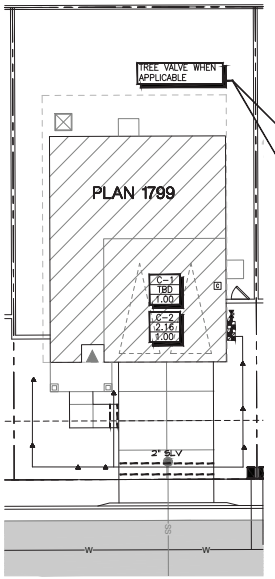
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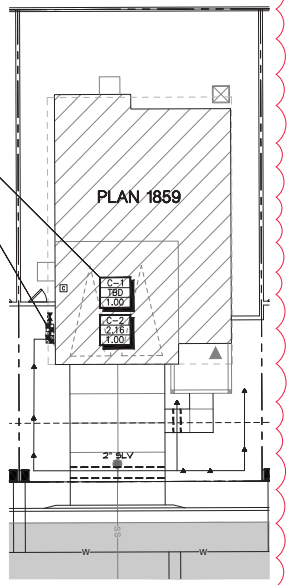












HYDROZONES

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 1874

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

IRRIGATION SYSTEM LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION	NOZZLE GPM	OPERATING PSI
M	DOMESTIC WATER METER	-PER CIVIL ENGINEER		
C	ELECTRIC CONTROLLER	-HUNTER-XC-600I (ET-BASED) - OR EQUIVALENT W/ RAIN-CLIK AND/OR SOIL-CLIK SENSORS		
	REMOTE CONTROL VALVES	-IRRITROL-2713APR		
	REMOTE CONTROL VALVES	-IRRITROL-2713APR W/REGULATOR & FILTER		
	BALL VALVE	-NIBCO-T-560-BR-20-IRR-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	
STA GPM SIZE	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 GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
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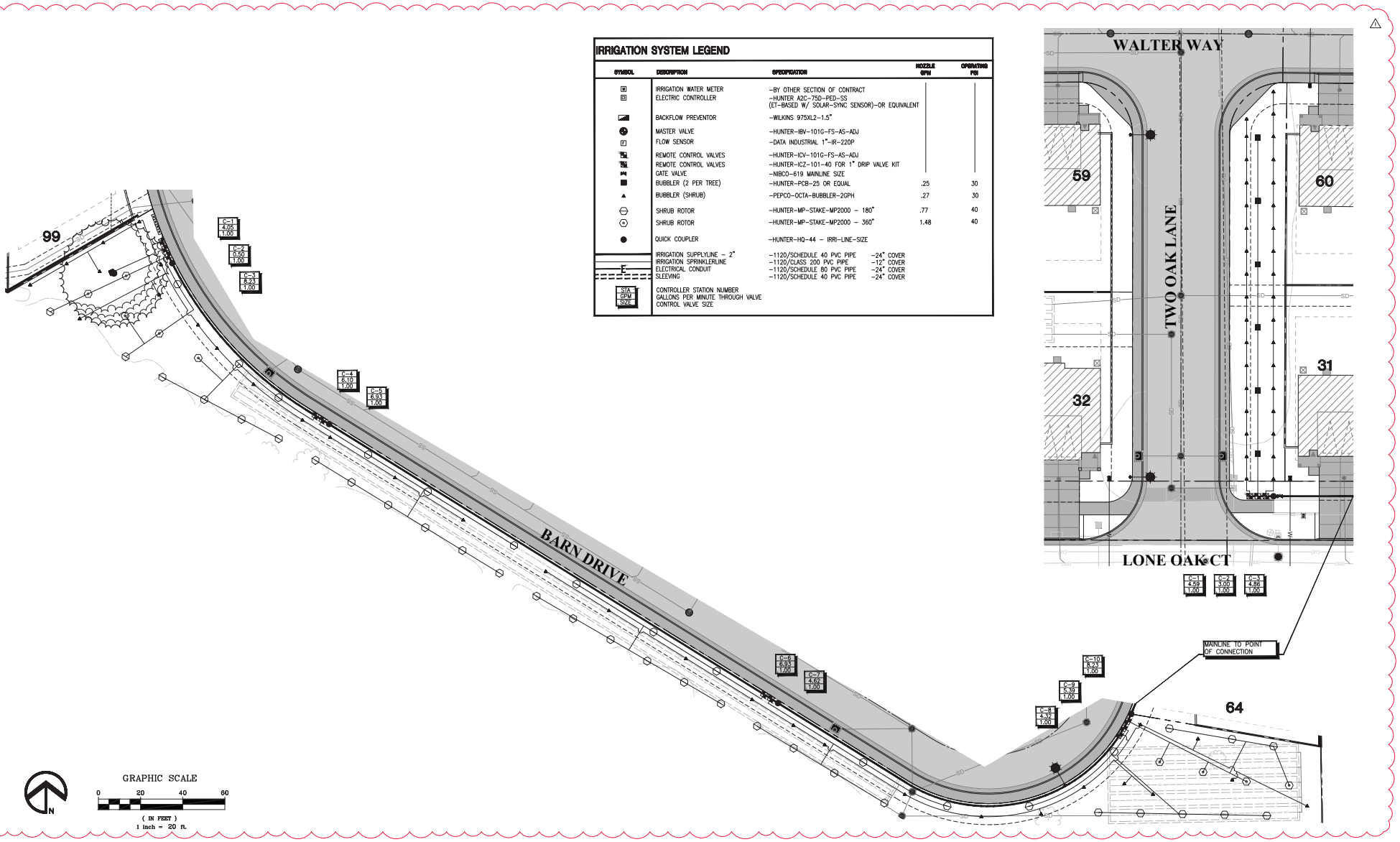
Applicant:
MANA CAMDEN FUND, LLC
Scott Murray
5927 Balfour Ct. Ste 208
Carlsbad, CA 92008
TEL: 408-406-6000
sm@manainv.com

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

2480 & 2740 Hecker Pass Road
Hecker Pass Single-Family Development
February 16, 2024

Preliminary Landscape
Front Yard Irrigation Plans

L13



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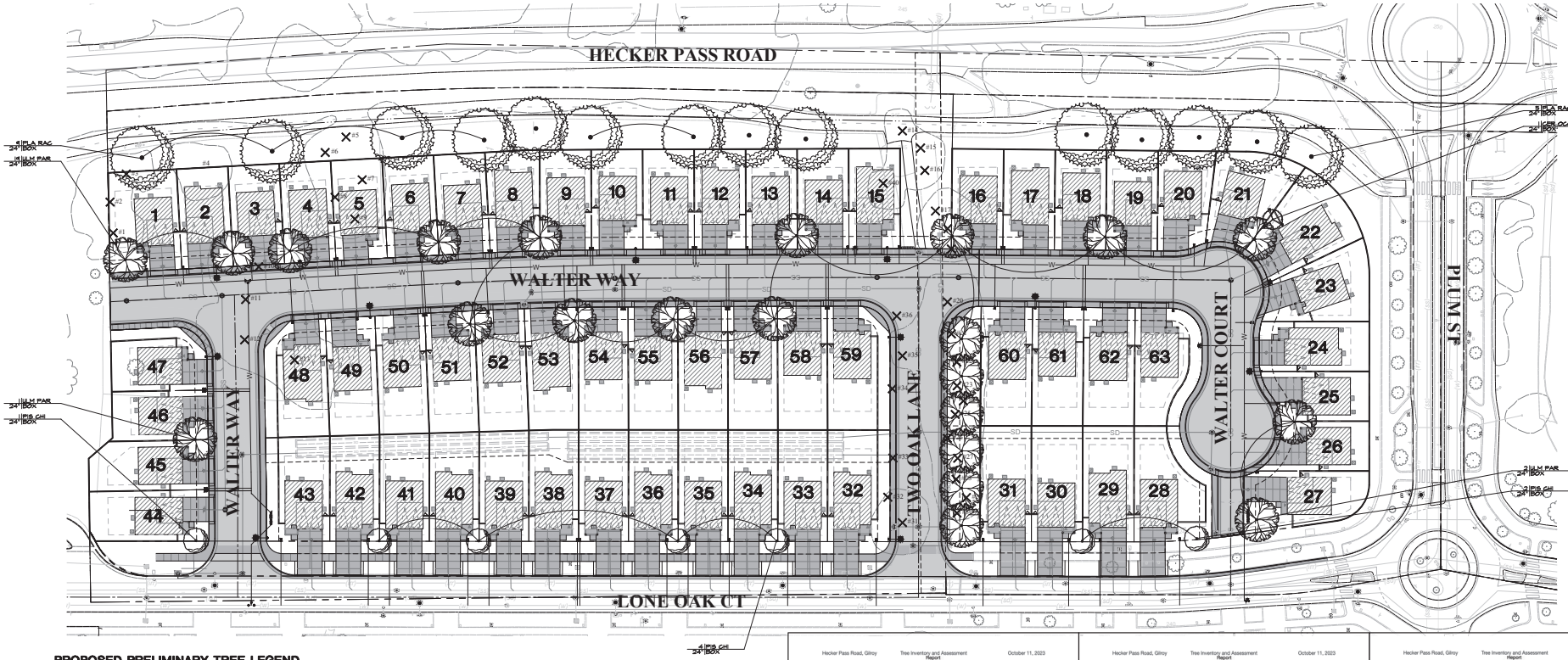
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Drawing Release:		
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2480 & 2740 Hecker Pass Road
Hecker Pass Single-Family Development
February 16, 2024

Preliminary Landscape
Open Space Irrigation Enlargements

L14



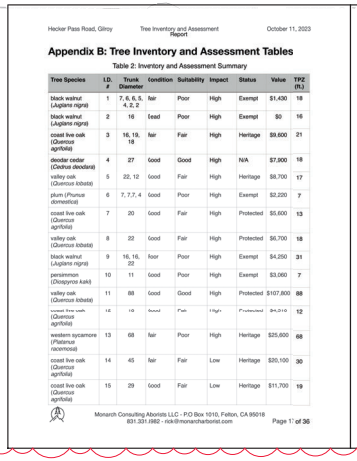
PROPOSED PRELIMINARY TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY
	EXISTING TREE TO REMAIN #XXX				
	EXISTING TREE TO BE REMOVED #XXX				
	ACCENT TREES				
CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	LOW	I
	STREET TREES				
PIS CHI	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW	7
ULM PAR	ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	LOW	22
	BUFFER TREES				
PLA RAC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	MEDIUM	I4

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

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

PLANT CALLOUT SYMBOL KEY
PLANT QTY | PLANT SYMBOL
SIZE | UNITS

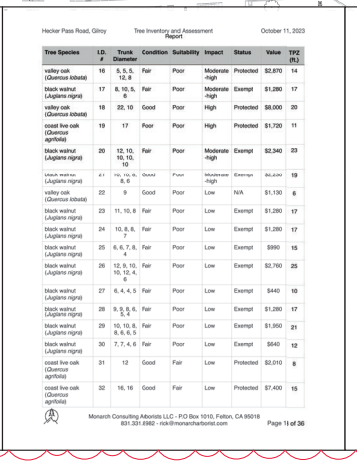

Hecker Pass Road, Gilroy — Tree Inventory and Assessment Report — October 11, 2023

Appendix B: Tree Inventory and Assessment Tables

Table 2: Inventory and Assessment Summary

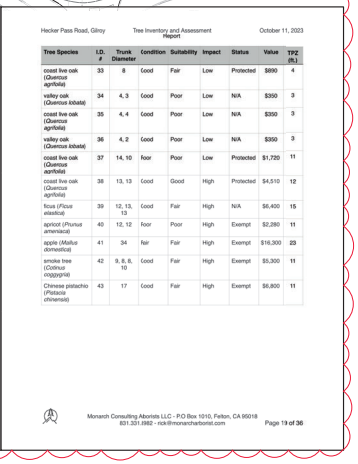
Tree Species	I.D. #	Trunk Diameter	condition	Suitability	Impact	Status	Value	TPZ (ft.)
black walnut (Juglans nigra)	1	7, 6, 6, 5, 4, 3, 2	fair	Poor	High	Exempt	$1,430	18
black walnut (Juglans nigra)	2	16	dead	Poor	High	Exempt	$0	16
coast live oak (Quercus agrifolia)	3	16, 19, 18	fair	Fair	High	Heritage	$9,600	21
deodar cedar (Cedrus deodara)	4	27	Good	Good	High	N/A	$7,900	18
valley oak (Quercus lobata)	5	22, 12	Good	Fair	High	Heritage	$8,700	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	$5,600	13
valley oak (Quercus lobata)	8	22	Good	Fair	High	Protected	$6,700	18
black walnut (Juglans nigra)	9	16, 16, 22	foor	Poor	High	Exempt	$4,250	31
persimmon (Diospyros kaki)	10	11	Good	Poor	High	Exempt	$3,060	7
valley oak (Quercus lobata)	11	88	Good	Good	High	Protected	$107,800	88
coast live oak (Quercus agrifolia)	12	10	Good	Fair	High	Protected	$4,010	12
western sycamore (Platanus racemosa)	13	68	fair	Poor	High	Heritage	$25,600	68
coast live oak (Quercus agrifolia)	14	45	fair	Fair	Low	Heritage	$20,100	30
coast live oak (Quercus agrifolia)	15	29	Good	Fair	Low	Heritage	$11,700	19

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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	5, 5, 5, 12, 8	Fair	Poor	Moderate -high	Protected	$2,870	14
black walnut (Juglans nigra)	17	8, 10, 5, 6	Fair	Poor	Moderate -high	Exempt	$1,280	17
valley oak (Quercus lobata)	18	22, 10	Good	Poor	High	Protected	$8,000	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	10, 10, 9, 8, 6	Good	Poor	Moderate -high	Exempt	$6,400	19
valley oak (Quercus lobata)	22	9	Good	Poor	Low	N/A	$1,130	6
black walnut (Juglans nigra)	23	11, 10, 8	Fair	Poor	Low	Exempt	$1,280	17
black walnut (Juglans nigra)	24	10, 8, 8, 7	Fair	Poor	Low	Exempt	$1,280	17
black walnut (Juglans nigra)	25	6, 6, 7, 8, 4	Fair	Poor	Low	Exempt	$990	15
black walnut (Juglans nigra)	26	12, 9, 10, 10, 12, 4, 6	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, 9, 8, 6, 5, 4	Fair	Poor	Low	Exempt	$1,280	17
black walnut (Juglans nigra)	29	10, 10, 8, 8, 6, 6, 5	Fair	Poor	Low	Exempt	$1,950	21
black walnut (Juglans nigra)	30	7, 7, 4, 6	Fair	Poor	Low	Exempt	$640	12
coast live oak (Quercus agrifolia)	31	12	Good	Fair	Low	Protected	$2,010	8
coast live oak (Quercus agrifolia)	32	16, 16	Good	Fair	Low	Protected	$7,400	15

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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	$890	4
valley oak (Quercus lobata)	34	4, 3	Good	Poor	Low	N/A	$350	3
coast live oak (Quercus agrifolia)	35	4, 4	Good	Poor	Low	N/A	$350	3
valley oak (Quercus lobata)	36	4, 2	Good	Poor	Low	N/A	$350	3
coast live oak (Quercus agrifolia)	37	14, 10	foor	Poor	Low	Protected	$1,720	11
coast live oak (Quercus agrifolia)	38	13, 13	Good	Good	High	Protected	$4,510	12
ficus (Ficus elastica)	39	12, 13, 13	Good	Fair	High	N/A	$6,400	15
apricot (Prunus armeniaca)	40	12, 12	foor	Poor	High	Exempt	$2,280	11
apple (Mallus domestica)	41	34	fair	Fair	High	Exempt	$16,300	23
smoke tree (Cotinus coggygria)	42	9, 8, 8, 10	Good	Fair	High	Exempt	$5,300	11
Chinese pistachio (Pistacia chinensis)	43	17	Good	Fair	High	Exempt	$6,800	11

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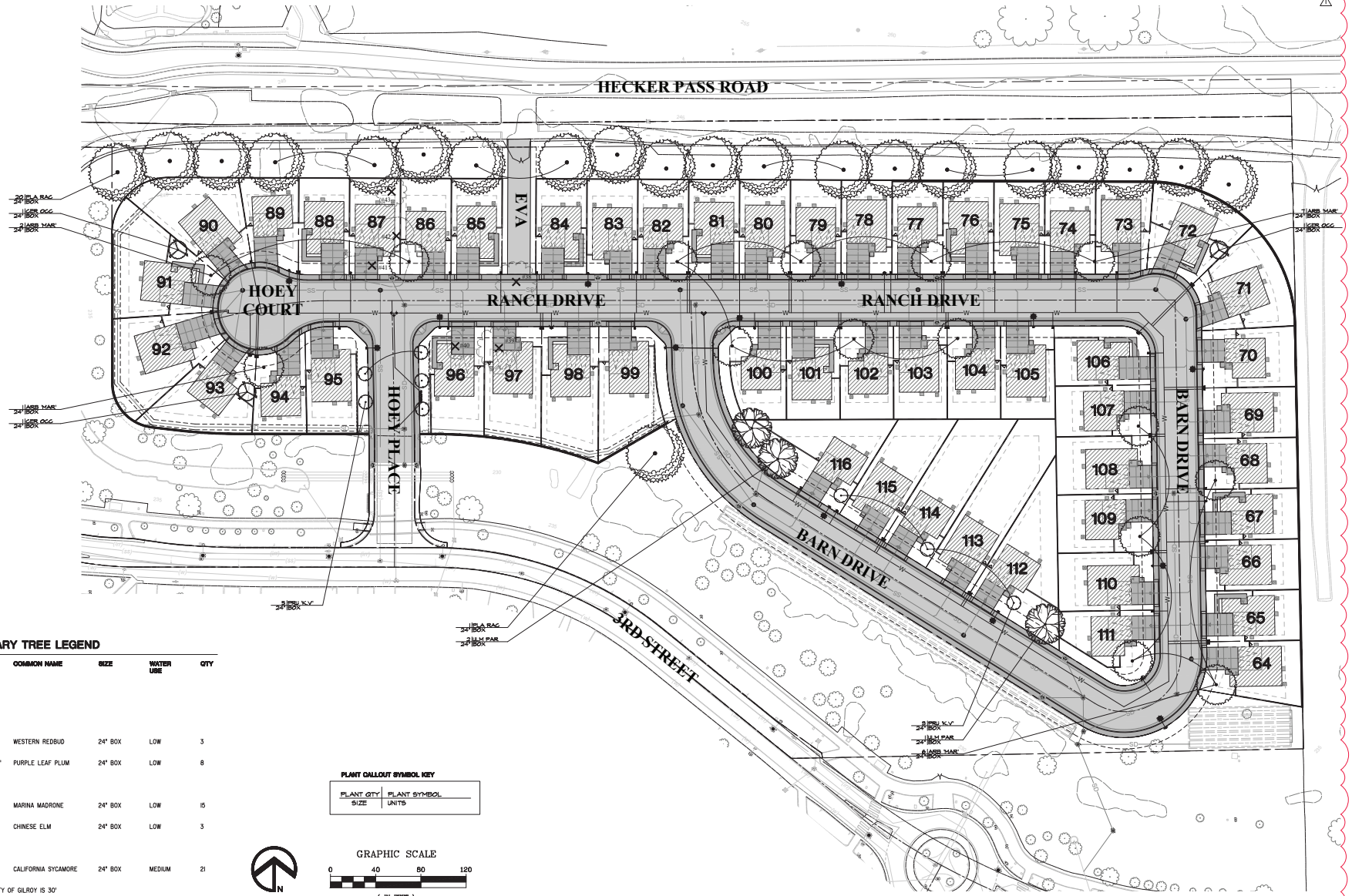
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Drawing Release:		
No.	Description	Date
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2480 & 2740 Hecker Pass Road
Hecker Pass Single-Family Development
February 16, 2024

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 'K.V'	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

N

GRAPHIC SCALE

0 40 80 120

(IN FEET)

1 inch = 40 ft.

RIPLEY DESIGN GROUP

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2480 & 2740 Hecker Pass Road
Hecker Pass Single-Family Development
February 16, 2024

Preliminary Landscape Tree Plan Lots 64-116

L16