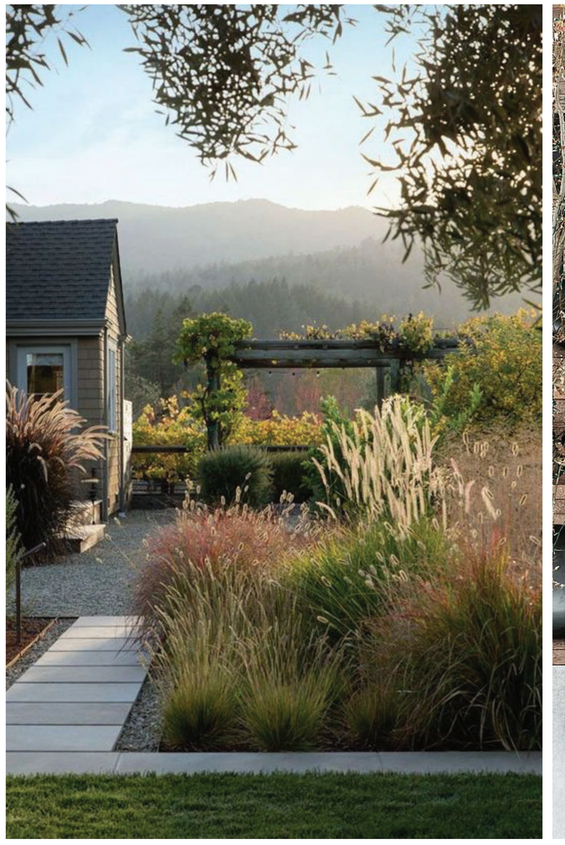
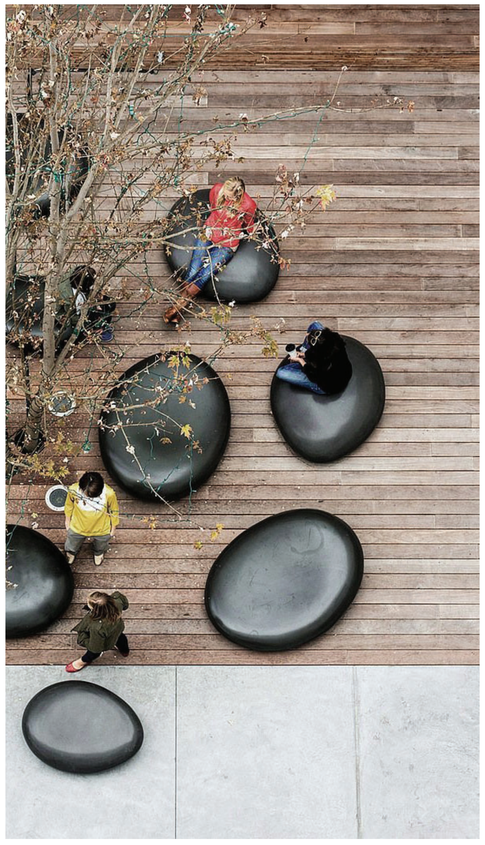




CITY OF MORGAN HILL
PLAN APPROVED

THIS PLAN WAS APPROVED BY THE PLANNING DIVISION

ON October 24, 2023

SR2023-0010: Monterey - City Ventures (The Gates)

FILE NUMBER

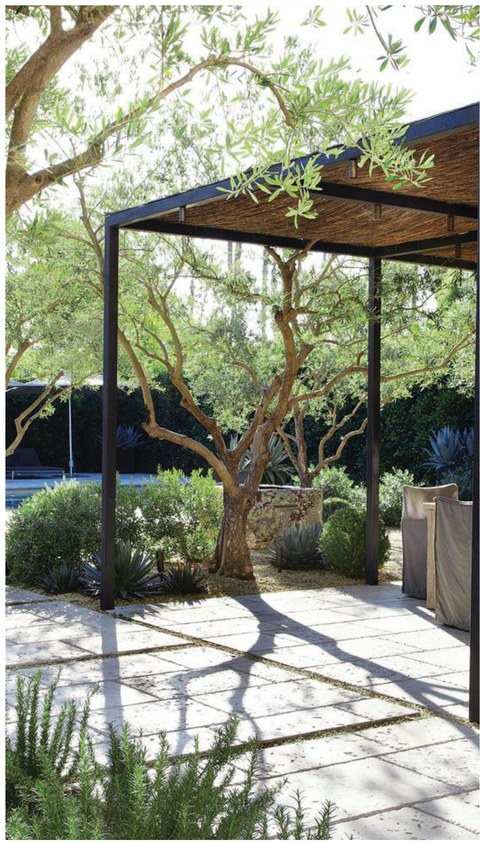
PLANNING OFFICIAL

City Ventures

THE GATES - CONCEPTUAL DESIGN IMAGERY

Morgan Hill, CA

C2 Collaborative



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Morgan Hill, CA

C2 Collaborative

CONCEPTUAL PLANT PALETTE

TREES

SCIENTIFIC NAME	COMMON NAME
Acacia spp.	Acacia
Agonis flexuosa	Peppermint Willow
Albizia julibrissin	Persian Silk Tree
Callistemon citrinus	Lemon Bottle Brush
Cassia leptophylla	Golden Medallion Tree
Celtis spp.	Nettle Tree
Cercis occidentalis	Western Redbud
Gleditsia triacanthos ‘Moraine’	Moraine Honeylocust
Gleditsia tricanthos ‘Rubylace’	Red Honey Locust
Lagerstroemia spp.	Crape Myrtle
Laurus nobilis	Bay Laurel
Olea spp.	Olive
Pistachia chinensis	Chinese Pistache
Pinus eldarica	Afghan Pine
Pinus halepensis	Aleppo Pine
Prunus ilicifolia	Hollyleaf Cherry
Punica granatum	Pomegranate
Melaleuca spp.	Paperbark Tree
Metrosideros excels	Pohutukawa
Quercus lobata	Valley Oak
Sambucus mexicana	Blue Elderberry
Searsia lancea	African Sumac
Ulmus parvifolia	Elm

SHRUBS, GRASSES, AND GROUNDCOVER

SCIENTIFIC NAME	COMMON NAME
Abutilon palmeri	Palmer’s Indian Mallow
Acacia redolens	Prostrate Acacia
Achillea millefolium	Yarrow
Agave spp.	Agave
Aloe spp.	Aloe
Alyogyne huegelli	Blue Hibiscus
Arctostaphylos uva-versi	Point Reyes Manzanita
Berberis aquifolium var. repens	Creeping Mahonia
Bouteloea gracilis	Blue Grama
Callistemon viminalis ‘Little John’	Bottle Brush
Carex tumulicola	Foothill Sedge
Carissa spp.	Natal Plum
Ceanothus ‘Julia Phelps’	California Lilac
Chondropetalum tectorum	Small Cape Rush
Cistus salviifolius ‘Prostratus’	Sageleaf Rockrose
Cistus ‘Sunset’	Magenta Rockrose
Cotoneaster dammeri ‘Lowfast	Bearberry Cotoneaster
Crassula spp.	Jade Plant
Dasyliron spp.	Desert Spoon
Dietes bicolor	Fortnight Lily
Eriogonum fasciculatum	California Buckwheat
Festuca mairei	Atlas Fescue
Grevillea spp.	Spider Flower
Helictotrichon sempervirens ‘Sapphire’	Sapphire Blue Oat Grass
Hesperaloe spp.	Yucca
Heteromeles arbutifolia	Toyon

SHRUBS, GRASSES, AND GROUNDCOVER

SCIENTIFIC NAME	COMMON NAME
Ilex vomitoria ‘Stoke’s Dwarf’	Yaupon Holly
Iris douglasiana	Douglas Iris
Juncus patens	California Gray Rush
Lantana montevidensis	Trailing Lantana
Lavandula ssp.	Lavender
Leucophyllum spp.	Barometer Bush
Leymus condensatus ‘Canyon Prince’	Canyon Prince Wild Rye
Leymus glaucus	Creeping Wildrye
Ligustrum lucidum	Glossy Privet
Lomandra spp.	Dwarf Mat Rush
Muhlenbergia rigens	Deer Grass
Myoporum p. ‘Putah Creek’	Creeping Myoporum
Myrtus communis	Common Myrtle
Olea europaea ‘Little Ollie’	Little Ollie Dwarf Olive
Pittosporum tobira var.	Vairegated Mock Orange
Phormium spp.	New Zealand Flax
Prunus caroliniana ‘Bright n Tight’	Bright N Tight Carolina Laurel
Rhaphiolepis spp.	Indian Hawthorn
Ribes speciosum	Flowering Gooseberry
Rosa californica	California Wild Rose
Rosmarinus officinalis	Rosemary
Salvia ‘Bees Bliss’	Bee’s Bliss Sage
Senecio serpens	Blue Chalksticks
Tecoma stans	Yellow Bells
Westringia spp.	Coast Rosemary

VINE AND ESPALIER

SCIENTIFIC NAME	COMMON NAME
Bougainvillea spp,	Bougainvillea
Campsis spp.	Trumpet Vines
Parthenocissus tricuspidata	Boston Ivy
Pyracantha spp.	Firethorns
Rosa ‘Cecile Brunner’	Cecile Brunner Climbing Rose
Rosmarinus spp.	Rosemary

APPLICANT COMPLIANCE:
1. I agree to comply with the requirements of the water efficient landscape ordinances (18.148 and 18.64) and submit a complete landscape documentation package at the building permit stage. All items listed in the ESD checklist will be addressed at that time for compliance. We understand that the building permit will not be approved until components are compliant.
2. After installation of landscaping on property, I agree to perform an irrigation audit, landscape audit, irrigation schedule, and maintenance schedule conducted by a Certified Irrigation Auditor and submit to the City for final project sign off.

Applicant Signature: *Samantha Hauser*

LEGEND

1. Seating Area w/BBQ and Tables
2. Children’s Play Area
3. Plaza with Optional Tenant Seating
4. Open Turf Area (<25% Slope)
5. Avoidance Aquatic Feature
6. Specimen Tree
7. Accent Tree
8. Street Tree - Ulmus parvifolia
9. Screen Trees or Shrubs
10. Treatment Basin (see Civil Sheets)
11. Lounge Seating
12. Bocce Court with Seating
13. Shade Structure w/ Seating
14. Parking
15. Retaining Walls - per Grading Plan
16. Transformers - per Site Utility Plan
17. Limit of Work
18. Bicycle Parking w/ Wayfinding Signage - (2) Short Term and (2) Long Term
19. Stamped Colored Concrete Paving
20. ADA Passing - 60” x 60”

NOTE:
1. Conceptual Plant Palette subject to change due to availability. Final selections will be in Construction Plan submittal set.
2.No overhead sprinklers in shrub areas.
2. No fruiting trees overhanging sidewalks.
3. Level turf for maximum usability.
4. All plants and trees shall be categorized as low or very low water use in the Central Coast as defined by the water use classifications of landscape species (WUCOLS) database.
5. A minimum three-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated. To provide habitat for beneficial insects and other wildlife, up to five percent of the landscape area may be left without mulch. Designated insect habitat must be included in the design plan as such.
6. For landscape installations, compost at a rate of a minimum of four cubic yards per one thousand square feet of permeable area shall be incorporated to a depth of six inches of soil are exempt from adding compost and tilling.
9. Any proposed turf must solely be for active recreational purposes, must be flat, and must not exceed 25% of the landscape area.

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City Ventures

THE GATES - CONCEPTUAL SITE PLAN
Morgan Hill, CA

0 20’ 40’ 80’
Scale: 1”= 40’-0”

08.21.23

C2 Collaborative

LEGEND

1. Seating Area w/ BBQ and Tables
2. Children's Play Area
3. Shade Structure
4. Open Turf Area (<25% Slope)
5. Accent Tree
6. Avoidance Aquatic Feature
7. Bocce Court w/ Seating
8. Parking
9. Lounge Seating
10. Bicycle Parking with Wayfinding Signage
    -(2) Short Term and (2) Long Term

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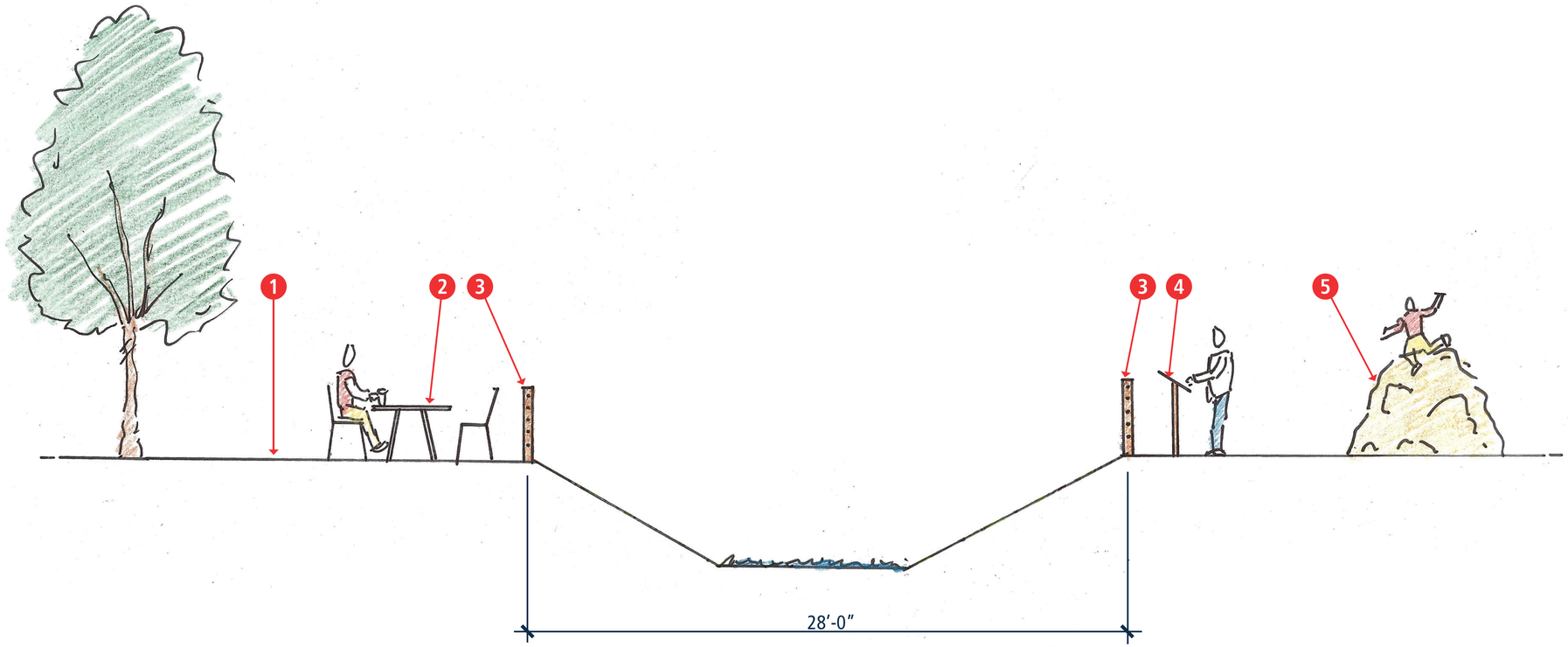
THE GATES - CONCEPTUAL OPEN SPACE ENLARGEMENT

Morgan Hill, CA

0 10' 20' 40'
Scale: 1" = 20'-0"

08.21.23

C2 Collaborative



LEGEND

1. Commercial Plaza Extension
2. Seating
3. 42" ht. Cable Fence
4. Interpretive Signage
5. Playground

City Ventures

THE GATES - AVOIDANCE AQUATIC FEATURE - CROSS SECTION

Morgan Hill, CA

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NTS

08.24.23

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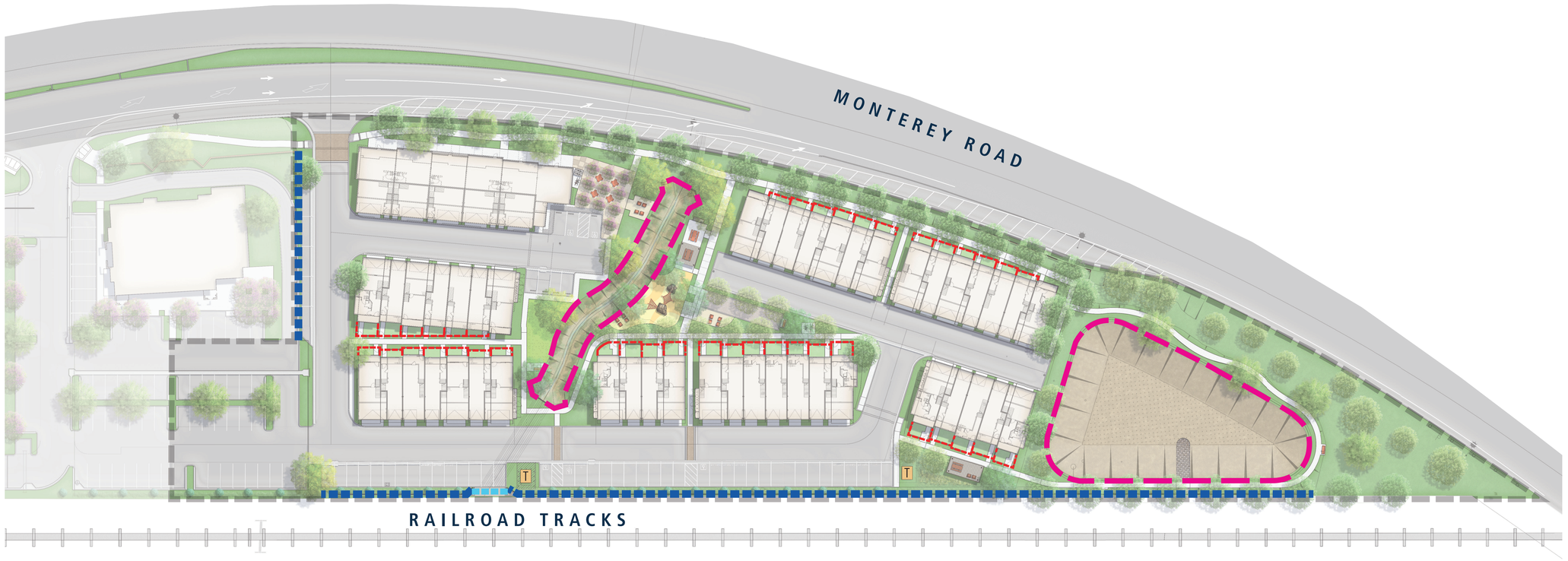
LEGEND

- Perimeter Wood Fence (6’ ht.) Gapless - 840 LF
- Perimeter Wood Fence (6’ ht.) Over Culvert - 22 LF
- Patio Wall and Gate (42” ht.) 1,100 LF
- Cable Fence (42” ht.) 956 LF



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City Ventures

THE GATES - CONCEPTUAL WALL AND FENCE PLAN

Morgan Hill, CA

0 20’ 40’ 80’
Scale: 1”= 40’-0”

08.24.23

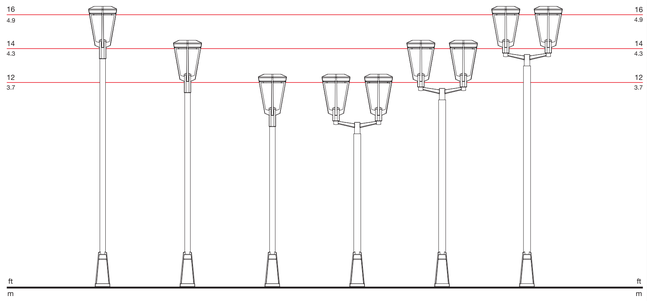
C2 Collaborative

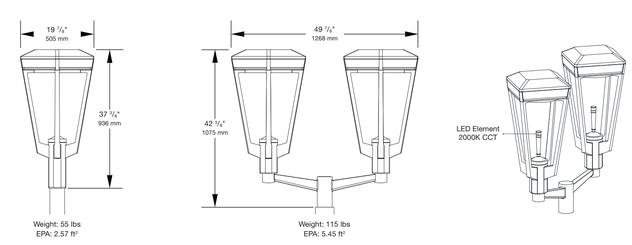
Ashbery Area Light

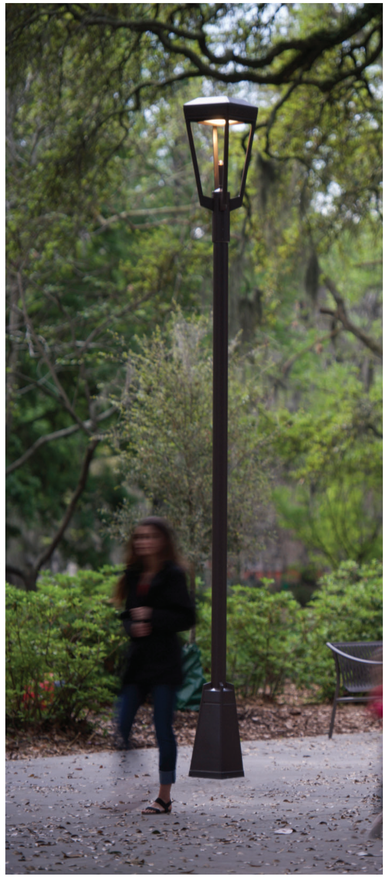
landscapeforms

Product Data Sheet









Ashbery Path Light

landscapeforms

Product Data Sheet



Finish

Pangard II®, offered exclusively by Landscape Forms, is a 19 step program of cleaning, priming, and powdercoating that resists rusting, chipping, peeling and fading to produce the finest metal finish available for site furniture and outdoor lighting. In addition, Pangard II® contains no heavy metals and is free of Hazardous Air Pollutants.

To Order

Specify: Product, Lamp, Drive Current, Color Temperature, Input Voltage, Mounting Option, and Powdercoat Color.

Product	Lamp	Drive Current	Color Temp.	Input Voltage	Mounting
AP ASHBERY	006L4 (6 LED, Type 4)	035F (350 mA)	40K (4000K) 35K (3500K) 30K (3000K) 27K (2700K)	UV1 (100-277VAC)	SM (Surface Mount)
	012L5 (12 LED, Type 5)				

EXAMPLE: AP – 006L4 – 035F – 35K – UV1 – SM – Powdercoat Color

Product Modifications

Don't see what you are looking for? Our goal is to partner with you as the designer to manufacture solutions needed for the space you are creating. We offer the option to modify our standard product to meet certain design specifications or needs. Contact your local Landscape Forms representative to learn more about these offerings.

Warranty

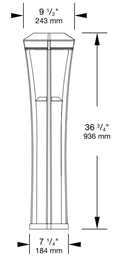
LED lighting products are warranted for six years.

Certifications

UL Listed, CE, RoHS Compliant, Dark-Sky Approved

Ashbery is designed by Robert A.M. Stern Architects

Click here for patent information related to this product.



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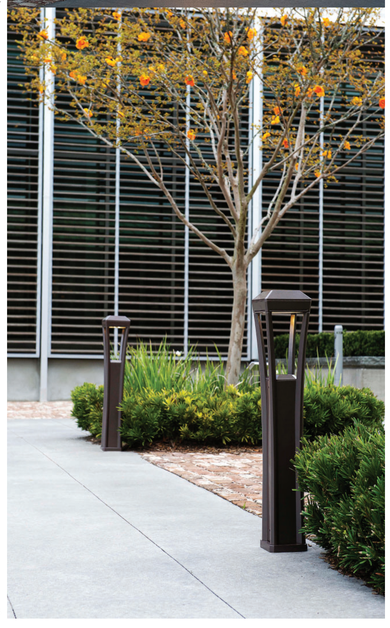

CONCEPTUAL POLE LIGHT [OR EQUAL]

SCALE: NTS

CONCEPTUAL BOLLARD LIGHT [OR EQUAL]

SCALE: NTS

NOTE: PROJECT TO MEET ALL PHOTOMETRIC REQUIREMENTS OF CITY. FULL LIGHTING AND PHOTOMETRIC PLANS WILL BE SUBMITTED DURING THE CONSTRUCTION DOCUMENT PHASE.

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Landscaping Plan Review from Environmental Service Division of the City of Morgan Hill

***ALL Landscape Plans with a Design Review are subject to comply with 2 ordinances**: MHMC 18.64 and 18.148*
Below is a Checklist to help guide plans to compliance.
Every line on this list must be met/addressed in order for a project to be approved.

18.64.040 - Landscape Plan Required						
Requirement			Check	Page Location	LA Comments	ESD Comments
A.		Does the landscape plan include ALL of the following:				
	1	- Site boundaries	X	L-3	NA	
	2	- Existing conditions on the property				
	3	- Structures immediately adjacent to the property	X	L-3		
	4	- New proposed structures/improvements in the development project	X	L-3		
	5	- Existing landscaping, trees, and vegetation including: Plant: location, species, and size Tree: diameter			NA/CIVIL	
	6	- New proposed landscaping in the development project including; Plant: location, species, size			NA	
	7	- Irrigation plan including; Location, type, and size of all components			NA	
	8	- Proposed grading			NA/CIVIL	

18.64.060 – General Landscape Requirement						
Requirement			Check	Page Location	LA Comments	ESD Comments
A.		General Standards:				
	1	Do all the plants and trees need low/very low water defined by WUCOLS?			NA	
	2	Are turf areas flat?	X	L-3		
		Are all turf area exclusively for active recreation?				
	3	Does the turf not exceed 25% of the landscaped area? *If it does, must be approved by planning commission and can only be for functional recreation space.			NA	
	4	Are the plants grouped into separate color coded hydrozones with plants of the same watering requirements?			NA	
	5	Any there any decorative water features? *If so, they must be approved by planning commission and have recirculating water systems.			NA	
	6	Is it notated and established that the watering times must be after 7:00pm and before 9:00am?			NA	
	7	Do the plant species not interfere with pedestrian, bicycle, or vehicular circulation AND overhead lights/utility lines? *(Considering the planting location and plant maturity size)*			NA	
B.		Irrigation and Water Efficiency:			NA	
	1	Do all parts of the irrigation system meet a minimum efficiency of 75%?			NA	
	2	Are there separate landscape water meters for landscape areas exceeding 5,000 sq ft?			NA	
	3	Are irrigation controllers capable of ALL of the following: - percent adjustment, - multiple programming, and - rain sensors			NA	
	4	Is drip or bubbler irrigation used in ALL non-turf areas?			NA	
	5	If there is any overhead spray irrigation for turf areas, does it have a precipitation rate less than ¾ of an inch per hour?			NA	
	6	Are there separated valves and circuits based on water use and sun exposure?			NA	
	7	Are there separated valves for turf, non-turf, and berm areas?			NA	
	8	Are all sprinkler heads and emitters selected for proper area coverage, application rate, operation pressure, adjustment capability, and ease of maintenance?			NA	
	9	Are there rain-sensing override devices for all irrigation systems?			NA	
	10	Are all trees irrigated by drip or bubbler irrigation?			NA	
	11	Are State approved backflow prevention devices installed on all irrigation systems?			NA	

18.148.060 – Landscape Project Application and Package						
Requirement			Check	Page Location	LA Comments	ESD Comments
A.		Planting Restrictions. **In addition to all of the requirements above, choose one** of the two paths described below and relay which path you have chosen in the LA Comment section to the right.				
	1	Planting restrictions: a) the landscape area may include no turf or high-water using plants; and b) at least 80% of the plants in landscape areas shall be native plants, low-water using plants, or no water using plants	X	L-3		
		OR				
	2	Water budget calculation option *(section 18.148.080)*				
B.		Does the landscape project application include ALL of the following?			NA	
	1	Project information: please provide on the L.0 Cover Sheet.			NA	
	a.	- date			NA	
	b.	- project applicant			NA	
	c.	- project address/parcel or lot numbers			NA	
	d.	- type (new, rehabilitated, public, private, cemetery, homeowner-installed)			NA	
	e.	- total landscape area			NA	
	f.	- water supply type (potable, recycled, well) and local retail water seller			NA	
	g.	- checklist of all documents in landscape documentation package			NA	
	h.	- contact information for the project applicant and property owner			NA	
	i.	- applicant signature/date with the statement "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete landscape documentation package."			ADDED TO L-1	
	j.	- applicant signature/date with the statement "After installation of landscaping on property, I agree to have an irrigation audit, landscape audit, irrigation schedule, and maintenance schedule conducted by a Certified Irrigation Auditor and submit it to the City for final project sign off"			ADDED TO L-1	
	2	Soil management report/survey *(see requirements below)*			CIVIL	
	3	Landscape design plans *(see requirements below)*			NA	
	4	Irrigation system design plans *(see requirements below)*			NA	
	5	Landscape audit report *(see requirements below)*			NA	
	6	Grading design plan or survey *(see requirements below)*			CIVIL	

18.148.070 – Soil Management Report						
Requirement			Check	Page Location	LA Comments	ESD Comments
A.		Indicate if the project has chosen to submit: a) a soil management report, *OR* b) a soil management survey (Appendix E)			A	
	1	Have soil samples been sent to a lab?			NOT YET	
	2	Does the soil analysis include the following?				
	a.	- soil texture			NA	
	b.	- infiltration rate			NA	
	c.	- pH			NA	
	d.	- total soluble salts			NA	
	e.	- sodium			NA	
	f.	- % organic matter			NA	
	g.	- lab recommendations			NA	
	3	Indicate if this project is planning to conduct mass grading. **Choose one option from below, and indicate your choice in the LA Comments.**				
	a.	Mass grading is NOT planned, therefore a soil analysis report shall be submitted as part of the landscape documentation package.				
	b.	Mass grading is planned, therefore a soil analysis report can be submitted as part of certificate of completion.			YES	

18.148.090 – Landscape Design Plans						
Requirement			Check	Page Location	LA Comments	ESD Comments
A.		Plant Material - Water Efficiency:				
	1	One or more of the following must be applied for water efficiency. **Select all that apply below** and relay which path you have chosen in the LA Comment section to the right.				
	a.	- protection and preservation of native species and natural vegetation				
	b.	- selection of water-conserving plant, tree and turf species, especially local native plants	X	L-3		
	c.	- selection of plants based on local climate suitability, disease and pest resistance				
	d.	- selection of trees based on applicable local tree ordinances or tree shading guidelines, and size at maturity as appropriate for the planting area				
	e.	- selection of plants from local and regional landscape program plant lists				
	f.	- selection of plants from local fuel modification plan guidelines.				
	2	One or more of the following must be applied for water efficiency. **Select all that apply below** and relay which path you have chosen in the LA Comment section to the right.				
	a.	- The Sunset Western Climate Zone System	X	L-3		
	b.	- Consideration of plant-specific attributes (ie. Mature plant size)	X	L-3		
	c.	- Consideration of the solar orientation of plant placement				
	3	Is there a defensible space around the structure where there are no fire-prone plant materials and highly flammable mulches?				
	4	Are there any plants used that are on the CA Invasive Plant List?				
B.		Water Features:				
	1	Are all water features solely using recirculating water? *must be approved by the Planning Commission.			NA	
	2	Is the surface area of all water features included in the high water use Hydrozone Area of the Water Budget Calculation?			NA	
	3	Do all pools and spas have a cover?			NA	
C.		Soil Preparation, mulch and amendments. State the following in the exact language below:			NA	
	1	- Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement.			NA	
	2	- Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected (see Section 18.148.070).			NA	
	3	- For landscape installations, compost at a rate of a minimum of four cubic yards per one thousand square feet of permeable area shall be incorporated to a depth of six inches into the soil. Soils with greater than six percent organic matter in the top six inches of soil are exempt from adding compost and tilling.			NA	
	4	- A minimum three-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated. To provide habitat for beneficial insects and other wildlife, up to five percent of the landscape area may be left without mulch. Designated insect habitat must be included in the landscape design plan as such.			NA	
	5	- Stabilizing mulching products shall be used on slopes that meet current engineering standards.			NA	
	6	- The mulching portion of the seed/mulch slurry in hydro-seeded applications shall meet the mulching requirement.			NA	
	7	- Organic mulch materials made from recycled or post-consumer shall take precedence over inorganic materials or virgin forest products unless the recycled post-consumer organic products are not locally available. Organic mulches are not required where prohibited by local fuel modification plan guidelines or other applicable local ordinances. *(The use of bark mulch, gorilla mulch, shredded cedar are strongly discouraged and should not be used in any project.)*			NA	
D.		Does the landscape design plan do ALL of the following? *(All of these items must be true in order to be approved)*			NA	
	1	- Delineate and label hydrozones by number/letter.			NA	
	2	- Identify recreational areas			NA	
	3	- Identify areas permanently and solely dedicated to edible plants			NA	
	4	- Identify areas irrigated with recycled water			NA	
	5	- Identify type of mulch and application depth			NA	
	6	- Identify soil amendments, type, and quantity			NA	
	7	- Identify type and surface area of water features			NA	
	8	- Identify hardscapes (pervious and non-pervious)			NA	
	9	- Identify location, installation details, and 24hr retention capacity of any applicable stormwater best management practices that encourage on-site retention and infiltration of stormwater.			NA	
	10	- Identify any applicable rain harvesting technologies and their 24hr retention or infiltration capacity			NA	
	11	- Identify any applicable graywater discharge piping, system components and area(s) of distribution			NA	
	12	- Include the signature of a licensed landscape architect, licensed landscape contractor, or any other person authorized to design a landscape with the following statement "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan"			NA	

18.148.100 – Irrigation System Design Plans						
Requirement			Check	Page Location	LA Comments	ESD Comments
A.		Landscape Irrigation System:				
	1	Landscape water meters for all non-residential irrigated landscapes of 1,000sf but not more than 5,000sf (the level at which Water Code 535 applies) and residential irrigated landscapes of 5,000sf of greater.			NA	
	2	Automatic irrigation controllers utilizing either evapotranspiration or soil moisture sensor data utilizing non-volatile memory shall be required for irrigation scheduling in all irrigation systems			NA	
	3	If the water pressure is below or exceeds the recommended pressure of the specified irrigation devices, the installation of a pressure regulating device is required to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.			NA	
	a.	If the static pressure is above or below the required dynamic pressure of the irrigation system, pressure-regulating devices such as inline pressure regulators, booster pumps, or other devices shall be installed to meet the required dynamic pressure of the irrigation system.			NA	

NA = Not available at this time: the information will be provided and compiled with the Construction Plans when they are created.

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ON October 24, 2023
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	b.	Static water pressure, dynamic or operating pressure, and flow reading of the water supply shall be measured at the point of connection. These pressure and flow measurements shall be conducted at the design stage. If the measurements are not available at the design stage, the measurements shall be conducted at installation.			NA	
	4	Sensors (rain, freeze, wind, etc.), either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions shall be required on all irrigation systems, as appropriate for local climatic conditions. Irrigation should be avoided during windy or freezing weather or during rain.			NA	
	5	Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency (such as a main line break) or routine repair.			NA	
	6	Backflow prevention devices shall be required to protect the water supply from contamination by the irrigation system. A project applicant shall refer to the applicable local agency code (i.e., public health) for additional backflow prevention requirements.			NA	
	7	Flow sensors that detect high flow conditions created by system damage or malfunction are required for all on non-residential landscapes and residential landscapes of five thousand square feet or larger.			NA	
	8	Master shut-off valves are required on all projects except landscapes that make use of technologies that allow for the individual control of sprinklers that are individually pressurized in a system equipped with low pressure shut down features.			NA	
	9	The irrigation system shall be designed to prevent runoff, low head drainage, overspray, or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes, roadways, or structures.			NA	
	10	Relevant information from the soil management plan, such as soil type and infiltration rate, shall be utilized when designing irrigation systems.			NA	
	11	The design of the irrigation system shall conform to the hydrozones of the landscape design plan.			NA	
	12	All irrigation emission devices must meet the requirements set in the American National Standards Institute (ANSI) standard, American Society of Agricultural and Biological Engineers'/International Code Council's (ASABE/ICC) 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard." All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.			NA	
	13	In mulched planting areas, the use of low volume irrigation is required to maximize water infiltration into the root zone.			NA	
	14	Sprinkler heads and other emission devices shall have matched precipitation rates, unless otherwise directed by the manufacturer's recommendations.			NA	
	15	Swing joints or other riser-protection components are required on all risers subject to damage that are adjacent to hardscapes or in high traffic areas of turf grass.			NA	
	16	Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.			NA	
	17	Areas less than ten feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.			NA	
	18	Overhead irrigation shall not be permitted within twenty-four inches of any non-permeable surface. Allowable irrigation within the setback from non-permeable surfaces may include drip, drip line, or other low flow non-spray technology. The setback area may be planted or unplanted. The surfacing of the setback may be mulch, gravel, or other porous material. These restrictions may be modified if:			NA	
	a.	The landscape area is adjacent to permeable surfacing and no runoff occurs; or			NA	
	b.	The adjacent non-permeable surfaces are designed and constructed to drain entirely to landscaping; or			NA	
	c.	The irrigation designer specifies an alternative design or technology, as part of the landscape documentation package and clearly demonstrates strict adherence to irrigation system design criteria in Section 18.148.100A.1. Prevention of overspray and runoff must be confirmed during the irrigation audit.			NA	
	19	Slopes greater than twenty-five percent shall not be irrigated with an irrigation system with an application rate exceeding three-fourths of one inch per hour. This restriction may be modified if the landscape designer specifies an alternative design or technology, as part of the landscape documentation package, and clearly demonstrates no runoff or erosion will occur. Prevention of runoff and erosion must be confirmed during the irrigation audit.			NA	
B.		Landscape Hydrozone:			NA	
	1	Each valve shall irrigate a hydrozone with similar site, slope, sun exposure, soil conditions, and plant materials with similar water use.			NA	
	2	Sprinkler heads and other emission devices shall be selected based on what is appropriate for the plant type within that hydrozone.			NA	
	3	Where feasible, trees shall be placed on separate valves from shrubs, groundcovers, and turf to facilitate the appropriate irrigation of trees. The mature size and extent of the root zone shall be considered when designing irrigation for the tree.			NA	
	4	On the landscape design plan and irrigation design plan, hydrozone areas shall be designated by number, letter, or other designation. On the irrigation design plan, designate the areas irrigated by each valve, and assign a number to each valve. Use this valve number in the hydrozone information table (see Appendix B, Section A). This table can also assist with the irrigation audit and programming the controller.			NA	
C.		The irrigation design plan, at a minimum, shall contain:			NA	
	1	Location and size of separate water meters for landscape			NA	
	2	Location, type and size of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers, pressure regulators, and backflow prevention devices			NA	
	3	Static water pressure at the point of connection to the public water supply			NA	
	4	Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (pressure per square inch) for each station			NA	
	5	Recycled water irrigation systems as specified in Section 18.148.170			NA	
	6	Include the signature of a licensed landscape architect, licensed landscape contractor, or any other person authorized to design a landscape with the following statement: "I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan"			NA	

18.148.110 – Grading Design Plan/Survey

Requirement			Check	Page Location	LA Comments	ESD Comments
A.		Grading of project shall be designed to minimize soil erosion, runoff, and water waste for efficient use of water. **Indicate** in the LA comments if this project is planning to submit a grading plan or a grading survey (Appendix E).	X		C.6-C.8	
	1	Did the project applicant submit a landscape grading plan that indicates finished configurations and elevations of the landscape area including:	X		C.6-C.8	
	a.	- height of graded slopes	X		C.6-C.8	
	b.	- drainage patterns	X		C.6-C.8	
	c.	- pad elevations	X		C.6-C.8	
	d.	- finish grade	X		C.6-C.8	
	e.	- stormwater retention improvements (if applicable)	X		C.6-C.9	
	2	For prevention of excess erosion and runoff, project applicants are highly recommended to:	X		C.6-C.8	
	a.	Grade so that all irrigation and normal rainfall remains within property line and does not drain on to non-permeable hardscapes	X		C.6-C.8	
	b.	Avoid disruption of natural drainage patterns and undisturbed soil	X		C.6-C.8	
	c.	Avoid soil compaction in landscape areas	X		C.6-C.8	

NA = Not available at this time: the information will be provided and compiled with the Construction Plans when they are created.

CITY OF MORGAN HILL
PLAN APPROVED
THIS PLAN WAS APPROVED BY THE PLANNING DIVISION
ON October 24, 2023
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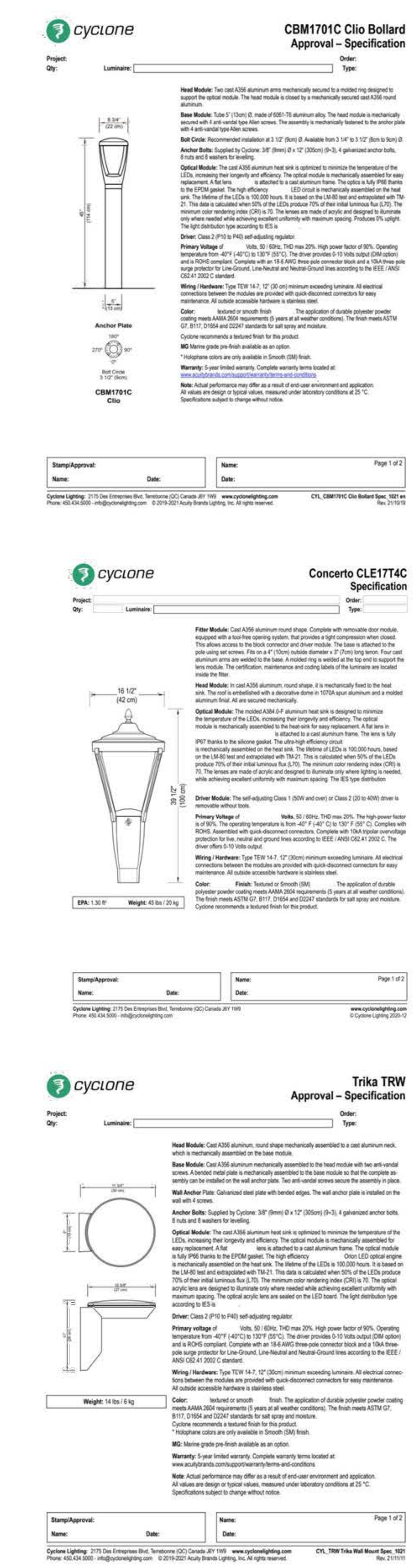
PLANNING OFFICIAL



Note

Acuity Brands Lighting Inc. This document contains confidential and proprietary information of Acuity Brands Lighting. This document may only be used by or for the benifit of Acuity Brands Lighting's representitives and Customers.

This application design is not a professional engineering drawing and the design, including reported data and calulated results, is provided for informational purposes only,without any warrenty as to accuracy, completeness, safety or otherwise. The design is the result of calculations made using Visual lighting application software, photometric/radiometric data measured in a labrarory, and certian computational and modeling assumptions.

Far-field photometric/radiometric data may have been used to perform one or more calculations. Photometric/radiometric data is typically collected under far-field measurement conditions;far-field data is generally not representitive of near-field geometric conditions. When using the far-field photometric/rodiometric data, the Visual software applies certian generallizing assuptions to approximate near-field performance.. These assumptions may result in significant inaccuracies in individual calculated luminous and/or radiant power quantities in areas where a source is in close proximity to a particular surface or pont.

The modeling of radiant flux exchange used in the Visual software requires a uniform exitance accross each reflecting surface. The Visual software approximates the uniform surface exitance condition by adaptively subdividing surfaces with non-uniform exitance into subsurfaces with sufficently uniform exitance gradiant. Practical restrictions, due to computer hardware limitations, may prevent the subdivision procedure from subdividing surfaces with high exitance gradients into subsurfaces with sufficiently uniform exitance gradients, introducing potential discretization error into the calculated values.

Calulations performed by Visual softwarw assume that all reflected flux is reflected in a perfectly diffuse(Lambertian) and spectrally uniform manner accross the spectral range being analyzed. If actual reflectance characteristics differ from these assumptions, observed luminous and/or radiant power quantities may differ from the predicted quantities.

As a result of the computional limitations and simplifying modeling assumptions described above,and/or variations in actual product performance from tested product samples, the accuracy of calculated outut values identifying expected radiometric quantities and any resulting derived radiation dose calculation may be adversely affected.

In addition, the accuracy of the application design may be adversely affected if information about the physical space provided to Acuity Brands Lighting is incomplete, inaccurate, outdated or not in the required format (includiing but not limited to floor plans, space layout, reflected ceiling plans, physical structures, electrical design or specifications) if incorrect assumptions are made because of because such are not appropriate for the space. Furthermore, actual actual field performance may differ from performance calculated using laboratory measurement as a result of miscalculations related to defiiciencies in the information provided about the physical space, degregation factors in the end-user enviroment(including, but not limited to, voltage variation and dirt accumulation), or other possible variations in field conditions. Finially, lamp lumen depriciation and/or depriciation in lamp radiant intensity may result in performance over time that differs performance calculated using a new lamp. Light loss factors may have been used in the application design to estimate such depreciation, but flaws in these estimates may also result in performance over time that differ from the calculated performance.

It is the obligation of the end-user to consult with appropriately qualified Proffesional Engineer (s) to determine whether this application design meets the applicable requirements for performance,code compliance, safety,suitabilty and effectiveness for use in a particular application. In no event will Acuity Brands Lighting be responsible for any loss resulting from any use of this design.

Note

1. Readings shown are based on a total LLF of as shown at grade. Data references
the extrapolated performance projections in a 25c ambient based on 10,000 hrs of
LED testing (per IESNA LM-80-08 and projected per IESNA TM-21-11).
2. Please refer to the light fixture symbol for mounting heights.
3. Product information can be obtained at www.Acuity Brands.com

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
INTERIOR AREA	✳	1.5 fc	10.2 fc	0.0 fc	N/A	N/A
PARKING CALCULATIONS	✳	2.1 fc	6.4 fc	0.5 fc	12.8:1	4.2:1
SITE CALCULATIONS	+	0.8 fc	10.2 fc	0.0 fc	N/A	N/A
WALKWAYS	✳	3.0 fc	26.6 fc	0.5 fc	53.2:1	6.0:1

Schedule

Symbol	Label	QTY	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage
	A	21	CLE17T4C-FGC-3-60W-4K	CYCLONE LIGHTING POST TOP LED FIXTURE WITH INDIVIDUAL LED LENS OPTICS AND CLEAR FLAT LENS	1	6377	0.9	67
	B	102	TRW-FGF-T3-P10-3K	TRW	1	936	0.9	18
	C	3	CBM1701C-FGF-T5-P30-3K	CBM1701C	1	1503	0.9	37

THE GATES DEVELOPMENT

DESIGN SERVICES

CITY OF MORGAN HILL
PLAN APPROVED
THIS PLAN WAS APPROVED BY THE PLANNING DIVISION
ON October 24, 2023
SR2023-0010: Monterey - City Ventures (The Gates)
FILE NUMBER
PLANNING OFFICIAL

Designer
R.A. MCILRATH
Date
8/4/2023
Scale
As Shown
Drawing No.
192206-2 A1
Summary

1 of 1

813 First Street
Brentwood, CA 94513
(925) 240-2595
(925) 240-7013 fax
www.tarrar.com

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- Street Lighting
- Fiber Optic
- T-24
- PG&E Gas Design
- PG&E Elec Design
- M.E.P. Design
- Cost Analysis
- Due Diligence

PHOTOMETRIC EXHIBIT

CITY VENTURES
18545 MONTEREY ROAD
MORGAN HILL CALIFORNIA

NO.	REVISIONS	BY	DATE

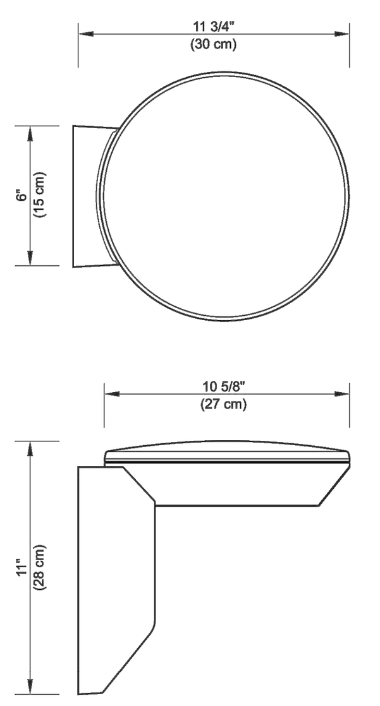
DATE: SEPTEMBER, 2021 | DATE LAST WORKED ON: 6/28/2023
SCALE: NOT TO SCALE | DRAWN: TUC Toolbar | CHECKED: KT
JOB NO.: 221102 | PRELIMINARY NOT FOR CONSTRUCTION

811 CALL BEFORE YOU DIG — UNDERGROUND SERVICE ALERT

SHEET PE1 OF PE2 SHEETS

cyclone — Trika TRW Approval – Specification

Project: | Order:
Qty: | Luminaire: | Type:



Weight: 14 lbs / 6 kg

Head module: Cast A356 aluminum, round shape mechanically assembled to a cast aluminum neck, which is mechanically assembled on the base module.

Base module: Cast A356 aluminum mechanically assembled to the head module with two anti-vandal screws. A bended metal plate is mechanically assembled to the base module so that the complete assembly can be installed on the wall anchor plate. Two anti-vandal screws secure the assembly in place.

Wall Anchor Plate: Galvanized steel plate with bended edges. The wall anchor plate is installed on the wall with 4 screws.

Anchor bolts: 4 x 3/8" (9mm) Ø anchor bolts

Optical module: The cast A356 aluminum heat sink is optimized to minimize the temperature of the LEDs, increasing their longevity and efficiency. The optical module is mechanically assembled for easy replacement. A frosted flat glass lens (FGF) is attached to a cast aluminum frame. The optical module is fully IP66 thanks to the EPDM gasket. The high efficiency Copernic LED optical engine is mechanically assembled on the heat sink. The lifetime of the LEDs is 100,000 hours. It is based on the LM-80 test and extrapolated with TM-21. This data is calculated when 50% of the LEDs produce 70% of their initial luminous flux (L70). The minimum color rendering index (CRI) is 70. The optical acrylic lens are designed to illuminate only where needed while achieving excellent uniformity with maximum spacing. The optical acrylic lens are sealed on the LED board. The available light distribution types are T3 and T5.

Driver module: Class 2 (P10 à P40) power supply is mechanically attached to the heat sink and is replaceable without tools. Primary tension is of 120-480VAC Volts, 50/60Hz, THD max 20% with a high-power factor of 90%. Operating temperature is -40°F (-40°C) to 130°F (55°C). ROHS compliant. Assembled with pull-out connectors. Complete with 10kV/10kA or 20 kV/20kA tripolar surge protection for live-MALT, live-neutral and neutral-MALT lines according to IEEE/ANSI C62.41 2002 C. The regulator offers an output of 0-10 Volts.

Wiring / Hardware: Type TEWT 14-7 AWG, 12" (30.5cm) minimum exceeding luminaire. All electrical connections between the modules are provided with quick-disconnect connectors for easy maintenance. All outside accessible hardware is stainless steel.

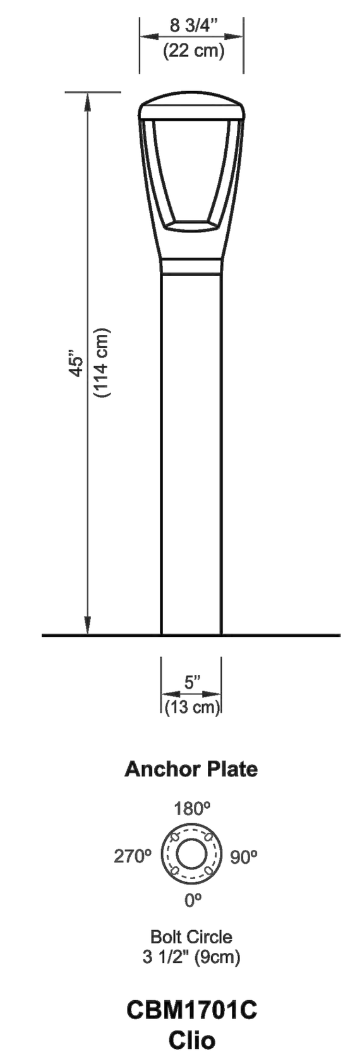
Color: All Cyclone colors are available in textured (TX) or smooth (SM) finish. A durable polyester powder coating is applied and meets the AAMA 2604 requirements (5 years exposure to all weather conditions). The finish meets the ASTM G7, B117, D1654 and D2247 requirements relative to salt spray and humidity resistance. **Cyclone recommends the textured finish for this product.**

Warranty: 5-year limited warranty. Complete warranty terms located at:
https://www.cyclonelighting.com/assets/Legal/Cyclone-Sales-TermsConditions-en.pdf

Stamp/Approval: | Name: | Date:
Name: | Date: | Page 1 of 2

cyclone — CBM1701C Clio Bollard Approval – Specification

Project: | Order:
Qty: | Luminaire: | Type:



Head Module: Two cast A356 aluminum arms mechanically secured to a molded ring designed to support the optical module. The head module is closed by a mechanically secured cast A356 round aluminum.

Base Module: Tube 5" (13cm) Ø, made of 6061-T6 aluminum alloy. The head module is mechanically secured with 4 anti-vandal type Allen screws. The assembly is mechanically fastened to the anchor plate with 4 anti-vandal type Allen screws.

Bolt Circle: Recommended installation at 3 1/2" (9cm) Ø. Available from 3 1/4" to 3 1/2" (8cm to 9cm) Ø.

Anchor Bolts: Supplied by Cyclone: 3/8" (1cm) Ø x 12" (30.5cm) (9+3), 4 galvanized anchor bolts, 8 nuts and 8 washers for levelling.

Optical Module: The cast A356 aluminum heat sink is optimized to minimize the temperature of the LEDs, increasing their longevity and efficiency. The optical module is mechanically assembled for easy replacement. A flat lens ___ is attached to a cast aluminum frame. The optics is fully IP66 thanks to the EPDM gasket. The high efficiency ___ LED circuit is mechanically assembled on the heat sink. The lifetime of the LEDs is 100,000 hours. It is based on the LM-80 test and extrapolated with TM-21. This data is calculated when 50% of the LEDs produce 70% of their initial luminous flux (L70). The minimum color rendering index (CRI) is 70. The lenses are made of acrylic and designed to illuminate only where needed while achieving excellent uniformity with maximum spacing. Produces 0% uplight. The light distribution type according to IES is ___.

Driver: Class 2 (P10 to P40) self-adjusting regulator.

Primary Voltage of ___ Volts, 50 / 60Hz, THD max 20%. High power factor of 90%. Operating temperature from -40°F (-40°C) to 130°F (55°C). The driver provides 0-10 Volts output (DIM option) and is ROHS compliant. Complete with an 18-6 AWG three-pole connector block and a 10kA three-pole surge protector for Line-Ground, Line-Neutral and Neutral-Ground lines according to the IEEE / ANSI C62.41 2002 C standard.

Wiring / Hardware: Type TEW 14-7, 12" (30 cm) minimum exceeding luminaire. All electrical connections between the modules are provided with quick-disconnect connectors for easy maintenance. All outside accessible hardware is stainless steel.

Color: ___ textured or smooth finish ___. The application of durable polyester powder coating meets AAMA 2604 requirements (5 years at all weather conditions). The finish meets ASTM G7, B117, D1654 and D2247 standards for salt spray and moisture.

Cyclone recommends a textured finish for this product.

MG Marine grade pre-finish available as an option.

* Holophane colors are only available in Smooth (SM) finish.

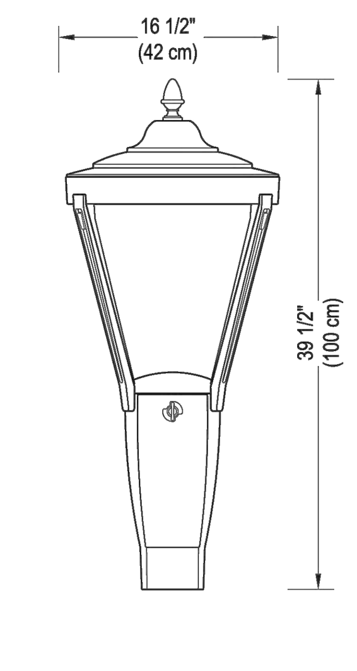
Warranty: 5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

Stamp/Approval: | Name: | Date:
Name: | Date: | Page 1 of 2

cyclone — Concerto CLE17T4C Approval – Specification

Project: | Order:
Qty: | Luminaire: | Type:



EPA: 1.00 ft² Weight: 42 lbs / 19 kg

Base Module: Cast A356 round aluminum shape. Complete with removable door module, equipped with a tool-free opening system, that provides a tight compression when closed. This allows access to the block connector and driver module. The pole-top fitter is self-leveling and retained using set screws. Fits on a 4" (10cm) outside diameter x 3" (7cm) long tenon. Four cast aluminum arms are welded to the base module. A cast aluminum ring is welded to the upper end of the arms to support the optical module.

Roof Module: Cast A356 round aluminum shape, mechanically assembled to the top of the ring. The roof module is capped with a decorative dome in spun aluminum and a molded aluminum finial. Everything is assembled mechanically.

Optical Module: The molded A384 aluminum heat sink is designed to minimize the temperature of the LEDs, increasing their longevity and efficiency. The optical module is mechanically assembled to the heat-sink for easy replacement. The luminaire is without a lens or with a flat lens ___ attached to a cast aluminum frame. The optical module is fully IP67 thanks to a molded silicone gasket. The high efficiency ___ Orion LED optical engine is mechanically assembled on the heat sink. The lifetime of the LEDs is 100,000 hours. It is based on the LM-80 test and extrapolated with TM-21. This data is calculated when 50% of the LEDs produce 70% of their initial luminous flux (L70). The minimum color rendering index (CRI) is 70. The optical acrylic lens are designed to illuminate only where needed while achieving excellent uniformity with maximum spacing. The optical acrylic lens are sealed on the LED board. The light distribution type according to IES is ___.
A white decorative plastic protection plate is mechanically assembled under the optical module.

Driver: Class 1 (P70 and P80) or Class 2 (P10 to P60) self-adjusting regulator.

Primary Voltage of ___ **Volts**, 50 / 60Hz, THD max 20%. High power factor of 90%. Operating temperature from -40°F (-40°C) to 130°F (55°C). The driver provides 0-10 Volts output (DIM option) and is ROHS compliant. Complete with an 18-6 AWG three-pole connector block and a 10kA three-pole surge protector for Line-Ground, Line-Neutral and Neutral-Ground lines according to the IEEE / ANSI C62.41 2002 C standard.

Wiring / Hardware: Type TEW 14-7, 12" (30cm) minimum exceeding luminaire. All electrical connections between the modules are provided with quick-disconnect connectors for easy maintenance. All outside accessible hardware is stainless steel.

Color: ___ textured or smooth ___ finish. The application of durable polyester powder coating meets AAMA 2604 requirements (5 years at all weather conditions). The finish meets ASTM G7, B117, D1654 and D2247 standards for salt spray and moisture.
Cyclone recommends a textured finish for this product.
* Holophane colors are only available in Smooth (SM) finish.

MG: Marine grade pre-finish available as an option.

Warranty: 5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

Stamp/Approval: | Name: | Date:
Name: | Date: | Page 1 of 2

cyclone — Photometric Data Tables

Trika Wall - TRW-FGF (Frosted Glass Flat)

Performance Package	Watts System	Optic	30K Lumen Output	30K Efficacy (LM/W)	30K B	30K U	30K G	40K Lumen Output	40K Efficacy (LM/W)	40K B	40K U	40K G	LLD @ 25C 25K Hours	50K Hours	75K Hours	100K Hours
P10	18	T3	936	52	0	0	0	1040	58	0	0	0	0.96	0.9	0.84	0.79
		T5	859	48	0	0	0	954	53	0	0	0				
P20	32	T3	1562	49	1	0	1	1735	54	1	0	1	0.96	0.9	0.84	0.79
		T5	1433	45	1	0	1	1592	50	1	0	1				
P30	37	T3	1875	51	1	0	1	2083	56	1	0	1	0.96	0.9	0.84	0.79
		T5	1719	46	1	0	1	1911	52	1	0	1				
P40	42	T3	2187	52	1	0	1	2430	58	1	0	1	0.96	0.9	0.84	0.79
		T5	2006	48	1	0	1	2229	53	1	0	1				

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25°C.
Specifications subject to change without notice.

Lumen ratio for different CCT

PC Amber	2200K	2700K	3000K	4000K	5000K
0.6	0.75	0.95	0.95	1.00	1.00

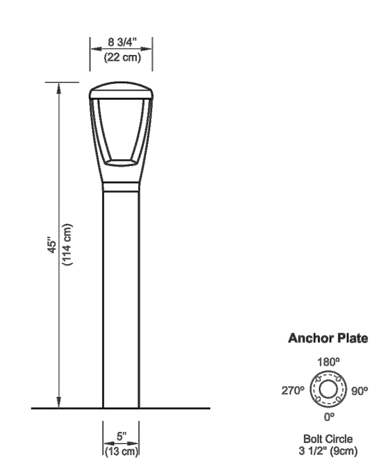
cyclone — CBM1701C Clio Bollard Approval – Specification

Project: | Order:
Qty: | Luminaire: | Type:

Ordering Code

Model	Lens	Distribution	Performance Package	CCT	Volts	Surge Protector
CBM1701C Clio bollard	**FGF** Flat Glass Frosted	**T3** Type 3 **T5** Type 5	**P10** (900lm) **P20** (1600lm) **P30** (1900lm) **P40** (2200lm)	**30K** 3000K **40K** 4000K	**MVOLT** 120-277VAC **HVOLT** 347-480VAC **120** **208** **240** **277** **347** **480**	**10KV** 10 Kv **20KV** 20 Kv

Photocel	Duplex Receptacle	Color	Texture	Pre Finish
PC Button type photocel	**GFIC1** Duplex receptacle, ground fault current Interrupter, 125 VAC (15A), complete with a lockable "in-use" weather proof cover **GFIC2** Duplex receptacle, ground fault current Interrupter, 125 VAC (20A), complete with a lockable "in-use" weather proof cover	**BK** Black RAL9005 **DG** Dark green RAL6012 **MA** Marine blue RAL5013 **SI** Metallic silver RAL9006 (smooth only) **BZ** Dark bronze RAL8019 **BG** Burgundy RAL3005 **GM** Moss green RAL6005 **PG** Pale grey RAL7040 **WH** White RAL9003 **BKH*** Black Holophane (smooth only) **BZH*** Dark bronze Holophane (smooth only) **GNH*** Green Holophane (smooth only) **GHH*** Graphite Holophane (smooth only) **GRH*** Gray Holophane (smooth only) **SLH*** Silver Holophane (smooth only) **WHH*** White Holophane (smooth only) * Holophane colors	**TX** Textured **SM** Smooth	**MG** Marine grade pre-finish



Notes: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.
Please consult our web site for up-to-date product information and IES files.

Stamp/Approval: | Name: | Date:
Name: | Date: | Page 2 of 2

CITY OF MORGAN HILL
PLAN APPROVED
THIS PLAN WAS APPROVED BY THE PLANNING DIVISION
ON October 24, 2023
SR2023-0010: Monterey - City Ventures (The Gates)
FILE NUMBER
PLANNING OFFICIAL

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- M.E.P. Design
- Cost Analysis
- Due Diligence

PHOTOMETRIC EXHIBIT
CITY VENTURES
18545 MONTEREY ROAD
MORGAN HILL CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: SEPTEMBER, 2021 | DATE LAST WORKED ON: 6/28/2023
SCALE: NOT TO SCALE | DRAWN: TUC Toolbar | CHECKED: KT
JOB NO.: 221102 | PRELIMINARY NOT FOR CONSTRUCTION

811 CALL BEFORE YOU DIG — USA UNDERGROUND SERVICE ALERT

SHEET PE2 OF PE2 SHEETS