

# ARCHITECTURE AND SITE REVIEW

## SURREY FARMS - LOT 6 (S-24-028)

A RESIDENTIAL DEVELOPMENT



SI PROJECT TS418510PLU PERMIT#LOT 6148510TS LOT 6.DWG

### TABLE OF CONTENTS

PLANNING/CIVIL ENGINEERING	ARCHITECTURE	LANDSCAPE
1.0 TITLE SHEET	G0 TITLE PAGE/PROJECT INFO	T-1 TREE MITIGATION AND PROTECTION PLAN
2.0 EXISTING CONDITIONS	G1.0 EXISTING SITE PHOTOS	T-2 TREE EVALUATION TABLE
2.1 OVERALL SITE PLAN	A1.1 SITE PLAN & GROUND FLOOR PLAN	T.3 TREE APPRAISAL TABLE
2.2 SITE PLAN	A1.2 FLOOR PLANS	T-4 TREE PROTECTION FENCING DETAIL
3.0 PRELIMINARY GRADING & DRAINAGE PLAN	A1.3 FLOOR PLANS	AND NOTES
3.1 PRELIMINARY GRADING SECTIONS	A2.1 ELEVATIONS/ COLOR & MATERIALS	10.0 LANDSCAPE PLAN
4.0 UTILITY PLAN	A2.2 ELEVATIONS/COLOR & MATERIALS	10.1 PLANTING LEGEND AND NOTES
5.0 STORMWATER CONTROL PLAN	A3.0 BUILDING SECTIONS	10.2 LANDSCAPE DETAILS
5.1 STORMWATER CONTROL	A3.1 STREET ELEVATIONS/SITE SECTIONS	10.3 HYDROZONE PLAN
HYDROMODIFICATION AND DETAILS	A4.1 SHADOW ANALYSIS	10.4 IRRIGATION DETAILS
6.0 EROSION CONTROL PLAN		10.5 CONCEPT IMAGERY
6.1 EROSION CONTROL PLAN		P1 CONCEPTUAL LIGHTING PLAN
6.2 EROSION CONTROL DETAILS		
6.3 EROSION CONTROL DETAILS		
6.4 BASMAA		
7.0 FIRE ACCESS PLAN		
7.1 FIRE ACCESS PLAN		
7.2 FIRE TRUCK TURNAROUND		

### PROJECT DATA

Lot 6 (S24-028) - APN 532-16-006, 178 Twin Oaks Drive			
	Existing	Proposed	Required
General Plan Designation	Agriculture	Agriculture	Agriculture
Zoning	RC	RC	RC
Vacant			
Use	Williamson Act	Single Family Residence	
Housing Unit Affordability	N/A	Market	
Gross Lot Size	N/A	33979	20 acre minimum
Average Slope	14.98%	19.73%	
Reduction Factor	N/A	19.98%	
Net Lot Size	N/A	27195	
Lot Frontage	N/A	66.9'	N/A
Lot Depth	N/A	176.8'	N/A
Height	N/A	33'-10"	25 feet max per HDS&G. 18 feet max for visible homes
Gross Floor Area			
Countable Attic	N/A	200	
Second Floor	N/A	1107	
First Floor	N/A	4286	
Accessory Buildings	N/A	N/A	
Total Countable SF	N/A	5887 (includes 294 of countable garage sf)	5500 sf
Garage	N/A	694	up to 400 sf excluded from total
Below Grade SF (exempt)	N/A	N/A	Exempt
ADU	N/A	N/A	1200 SF
Lot Coverage	N/A	20.7%	N/A
Setbacks			
Front	N/A	40.42'	5' 30'
Side	N/A	29.17'	20'
Side	N/A	41.6'	20'
Rear	N/A	19.8'	25'
Parking	N/A	3 spaces garage	5' 2 spaces, 4 on-site guest parking

\*Reduction Factor based on existing average slope

### PROJECT DESCRIPTION

ARCHITECTURE & SITE REVIEW FOR A SINGLE FAMILY HOUSE ON THE 0.78-ACRE PROPOSED LOT 6 (S-24-028) OF SUBDIVISION APPLICATION M-24-013.

### DEVELOPMENT TEAM

GOVERNMENT AGENCIES:

TOWN OF LOS GATOS  
CONTACT: ERIN WALTERS

PLANNER/CIVIL ENGINEER:

HMH ENGINEERS  
CONTACT: DEENA MORSILLI  
1570 OAKLAND ROAD  
SAN JOSE, CA 95131  
(669)221-7817

OWNER:

LARRY DODGE  
CONTACT: JIM FOLEY  
223 W MAIN STREET  
LOS GATOS, CA 95030  
(408) 813-7490

ARCHITECT:

PLATFORM ARCHITECTURE & PLANNING  
CONTACT: CHRIS HALL  
1804 5TH STREET  
BERKELEY, CA 94710  
(415)658-1723

LANDSCAPE ARCHITECT:

HMH LANDSCAPE ARCHITECTURE  
CONTACT: SHAWN TAYLOR  
1570 OAKLAND ROAD  
SAN JOSE, CA 95131  
(408)487-2200

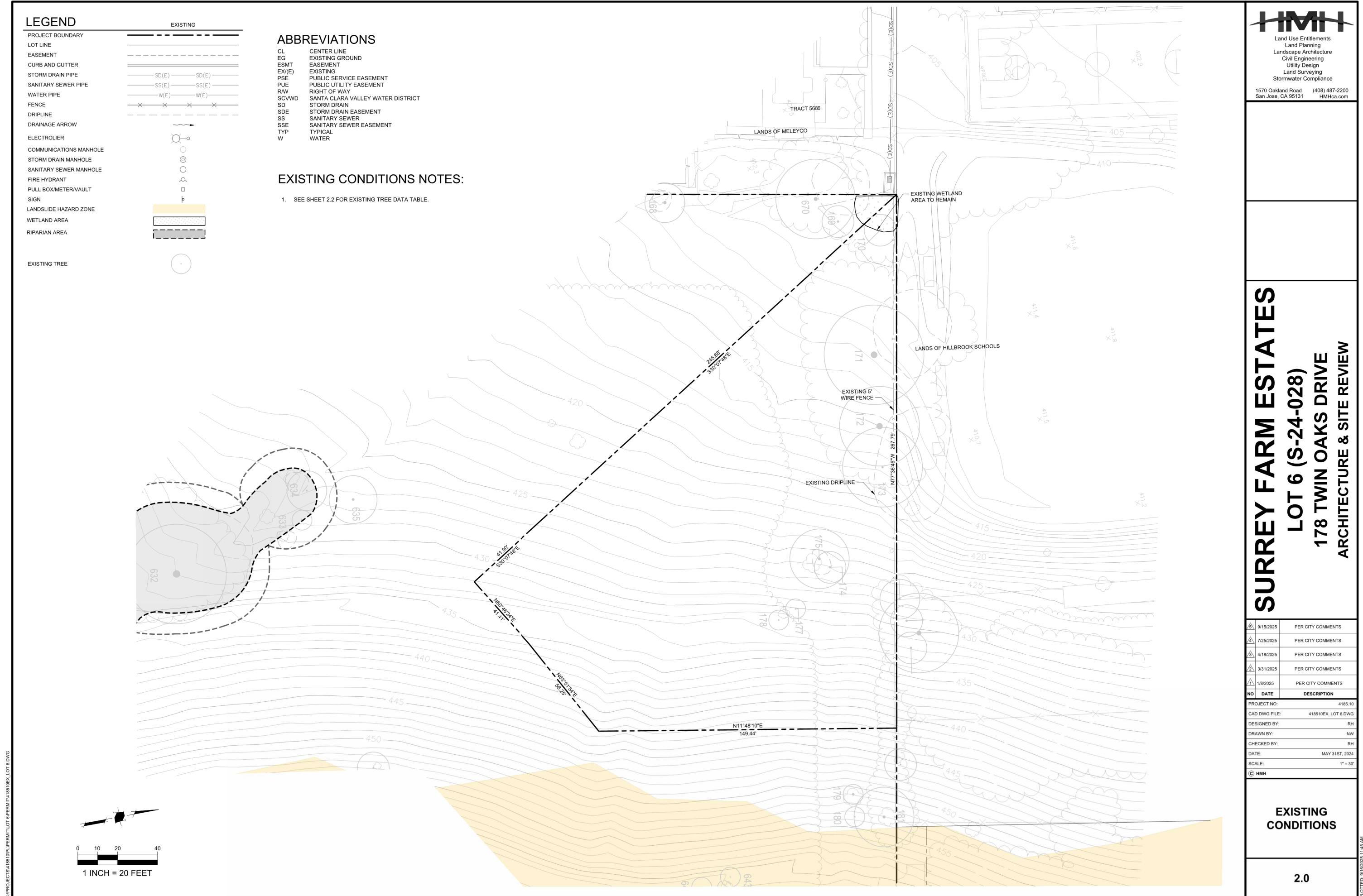
**SURREY FARM ESTATES**  
**LOT 6 (S-24-028)**  
**178 TWIN OAKS DRIVE**  
**ARCHITECTURE & SITE REVIEW**

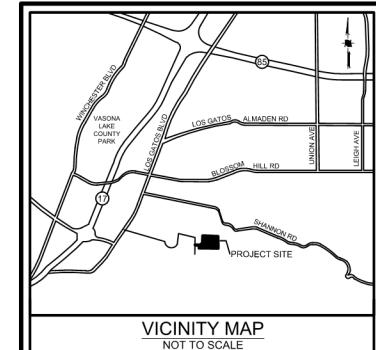
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1/8/2025	PER CITY COMMENTS
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PROJECT NO:	4185.10
CAD DWG FILE:	418510TS_Lot 6.DWG
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	
DATE:	MAY 31ST, 2024
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### TITLE SHEET

1.0

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VICINITY MAP  
NOT TO SCALE

LEGEND

PROJECT BOUNDARY	—
LOT LINE (EXISTING)	—
LOT LINE (PROPOSED)	—
EASEMENT (EXISTING)	—
EASEMENT (PROPOSED)	—
RIPARIAN AREA	—
STORMDRAIN CULVERT STRUCTURE	—
BIORETENTION AREA	—
WETLAND AREA	—
EXISTING TREE	○

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
SDE	STORM DRAIN EASEMENT (PUBLIC)
EAE	EMERGENCY ACCESS EASEMENT
PSDE	PRIVATE SERVICE EASEMENT
PSDRE	PRIVATE STORM DRAIN RELEASE EASEMENT
PWE	PRIVATE WATER EASEMENT
IEE	INGRESS EGRESS EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT

TWIN OAKS DRIVE

SI PROJECT TS418510PLU PERMIT#1418510SP OVERALL LOT 6.DWG



**SURREY FARM ESTATES**  
**LOT 6 (S-24-028)**  
**178 TWIN OAKS DRIVE**  
**ARCHITECTURE & SITE REVIEW**

9/15/2025	PER CITY COMMENTS
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SCALE:	1" = 50'
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OVERALL  
SITE PLAN



## LEGEND

PROJECT BOUNDARY	
LOT LINE	
PROPERTY LINE (EXISTING)	
EASEMENT	
CURB AND GUTTER	
STORM DRAIN PIPE	
RETAINING WALL WITH SUBDRAIN AND WEEPHOLES. SEE DETAIL THIS SHEET	
STORM DRAIN PIPE (EXISTING)	
FENCE	
PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE	
DRAINAGE ARROW	
OVERLAND RELEASE	
CONTOUR	
CONTOUR (EXISTING)	

## ABBREVIATION

**ABBREVIATIONS**

BC	BEGIN CURVE
BW	BOTTOM OF WALL
EC	END CURVE
EG	EXISTING GROUND
ESMT	EASEMENT
EX(E)	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
GS	GARAGE SLAB
MAX	MAXIMUM
PL / PL	PROPERTY LINE
(P)	PROPOSED
PRC	POINT OF REVERSE CURVE
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SCWWD	SANTA CLARA VALLEY WATER DISTRICT

**SEE GRADING PLAN**

**FG (FINISH GRADE)**

**TOP OF FTG.**

**NOTES:**  
1. SEE DETAIL ON SHEET 1  
FOR ADDITIONAL INFORMATION

NOTES:  
1. SEE DETAIL ON SHEET 10.  
FOR ADDITIONAL INFORMATION

**TYP** CMU RETAINING WALL DRAINS  
SCALE: N.T.S.

SCALE

	EARTHWORK (CY)		MAX CUT/FILL DEPTH (FT)		ALLOWABLE MAX CUT/FILL DEPTH (FT)		CY	
	CUT	FILL	CUT	FILL	CUT	FILL		
SITE ELEMENT	CUT	FILL	CUT	FILL	CUT	FILL	IMPORT	EXPORT
DRIVeway/PARKING	159	12	4.0	0	4	3	0	1
HOUSE FOOTPRINT	22	591	3.5	7.0	8	3	570	1
PORCH/PATIO	0	102	6.0	0	4	3	102	0
GARAGE	7	26	2.3	3.5	4	3	19	0
MISC HARDSCAPE	121	0	6.0	0	4	3	0	1
LANDSCAPE	705	1517	8.3	10.1	-	-	812	1
SWIMMING POOL	0	17	0	5.5	4	3	17	0
TOTAL	1014	2265	-	-	-	-	1520	2

NOTE: AREA OF DISTURBANCE = 22

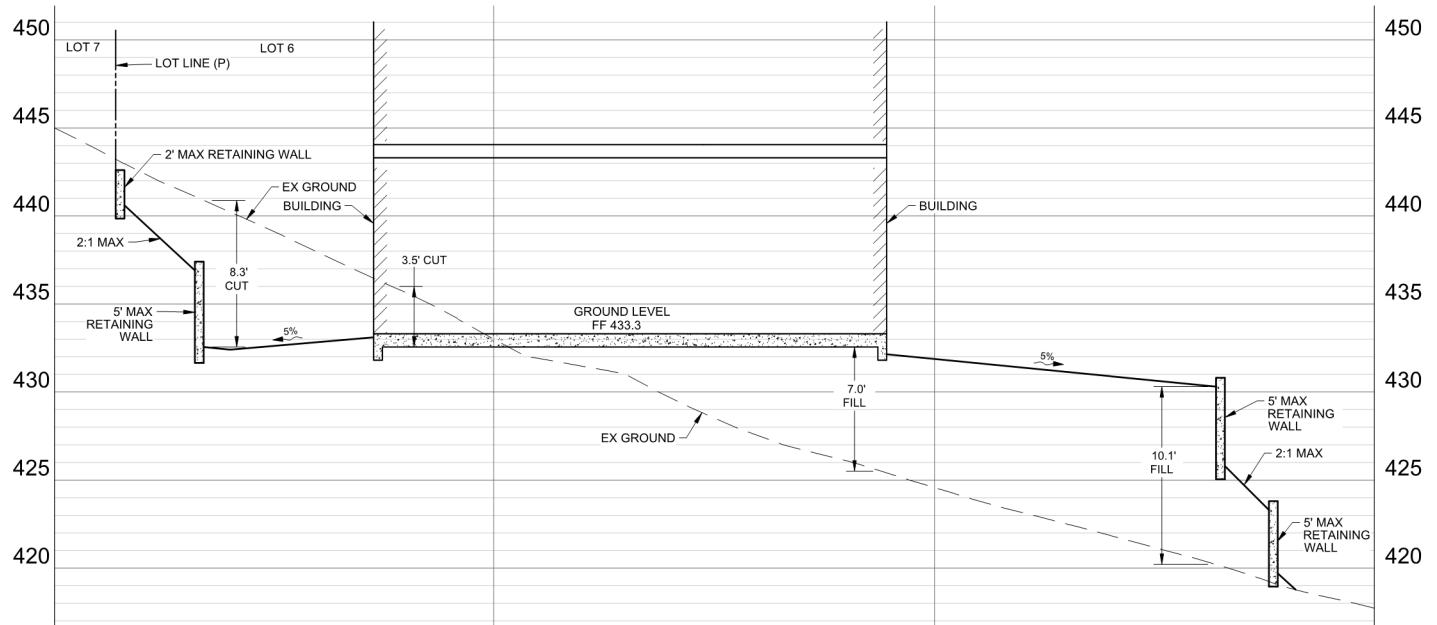
**KEY FARM ESIAIES**  
**LOT 6 (S-24-028)**  
**1178 TWIN OAKS DRIVE**  
**ARCHITECTURE & SITE REVIEW**

## PRELIMINARY GRADING AND DRAINAGE PLAN

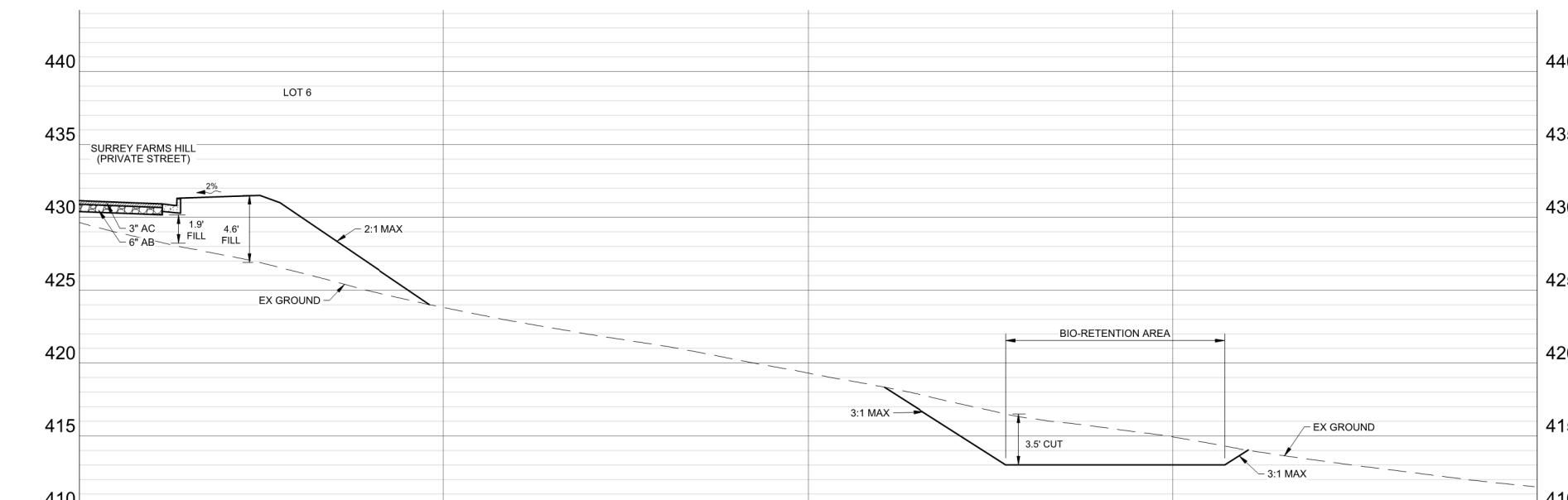
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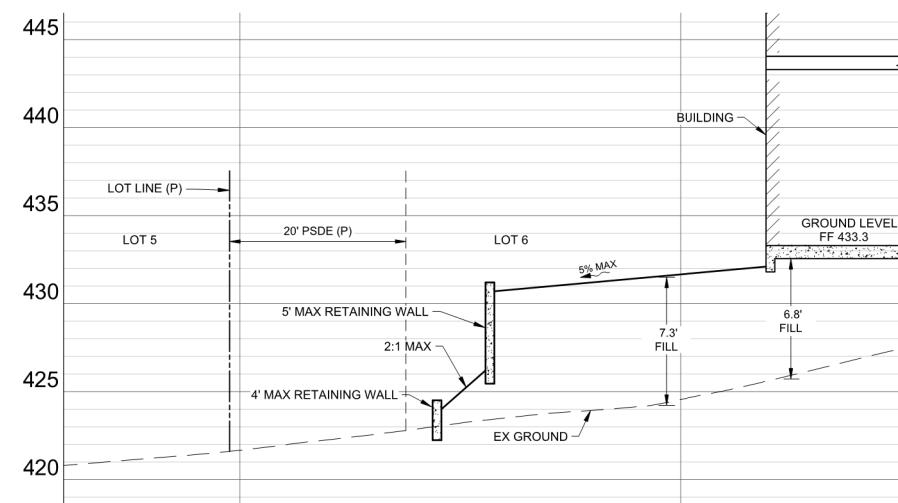
**SURREY FARM ESTATES**  
**LOT 6 (S-24-028)**  
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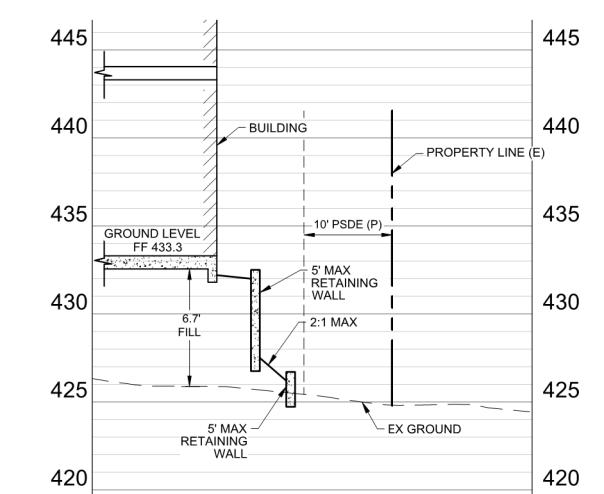
**A SECTION**  
SCALE: 1" = 10' H, 1" = 5' V



**B SECTION**  
SCALE: 1" = 10' H, 1" = 5' V



**C SECTION**  
SCALE: 1" = 10' H, 1" = 5' V



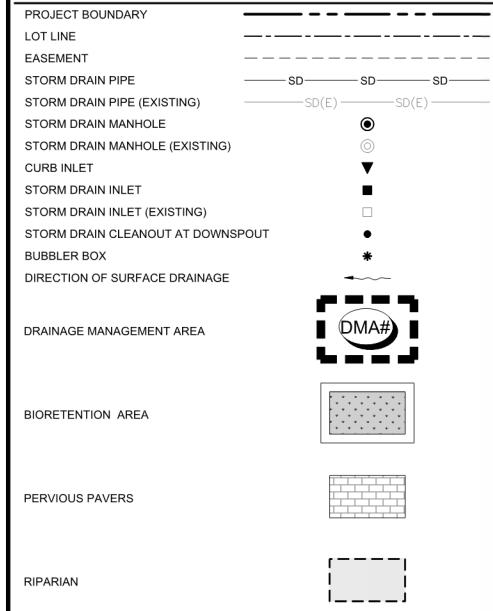
**D SECTION**  
SCALE: 1" = 10' H, 1" = 5' V

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SCALE:	AS SHOWN
© HMH	

**PRELIMINARY  
GRADING  
SECTIONS**



## LEGEND



## 2. Project Size

a. Total Site Area: 765,552 (ft <sup>2</sup> )		b. Total Land Area Disturbed During Construction: 242,482 (ft <sup>2</sup> ) (including clearing, grading, stockpiling, or excavating)			
Project Totals	Total Existing (Pre-project) Area (ft <sup>2</sup> )	Existing Area Retained <sup>1</sup> (ft <sup>2</sup> )	Existing Area Replaced <sup>2</sup> (ft <sup>2</sup> )	New Area Created <sup>3</sup> (ft <sup>2</sup> )	Total Post-Project Area (ft <sup>2</sup> )
<b>Impervious Area (IA)</b>					
c. Total on-site IA	0	0	0	96,692	96,692
d. Total off-site IA <sup>4</sup>	694	694	0	0	694
e. Total project IA	694	0	694	96,692	97,386
f. Total new and replaced IA				97,386	
<b>Pervious Area (PA)<sup>4</sup></b>					
g. Total on-site PA	764,361				667,869
h. Total off-site PA <sup>3</sup>	497				497
i. Total project PA	764,858				668,166
j. Total Project Area (2.e.+2.i)	765,552				765,552
k. Percent Replacement of IA in Redevelopment Projects: (Total Existing IA Replaced ÷ Total Existing IA) x 100% <b>100 %</b>					

<sup>1</sup> "Retained" means to leave existing IA in place. An IA that receives surface treatment (e.g., pavement resurfacing/slurry seal/grind) only is considered "retained". This category does not apply to off-site areas.

<sup>2</sup> The "new" and "replaced" IA are based on the total project area and not specific locations within the project. Constructed IA on a project that does not exceed the total pre-project IA will be considered "replaced" IA. A project will have "new" IA only if the total post-project IA exceeds the total pre-project IA (total post-project IA - total pre-project IA = New IA).

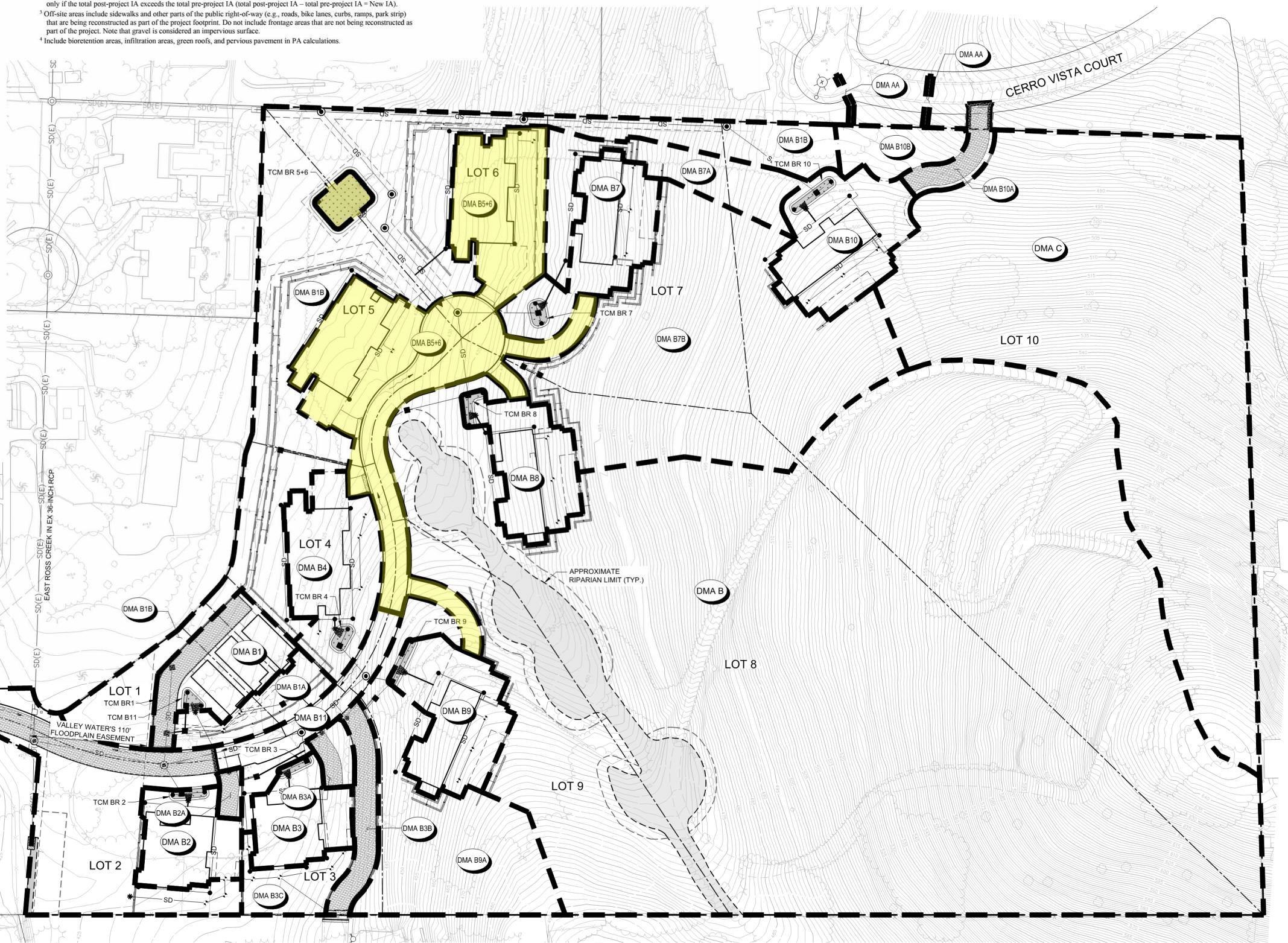
<sup>3</sup> Off-site areas include sidewalks and other parts of the public right-of-way (e.g., roads, bike lanes, curbs, ramps, park strip) that are being reconstructed as part of the project footprint. Do not include frontage areas that are not being reconstructed as part of the project. Note that gravel is considered an impervious surface.

<sup>4</sup> Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

## HYDROMODIFICATION NOTE:

1. REFER TO THE "SUMMARY OF BAHM MODELING FOR THE SURVEY FARM PROJECT" REPORT FOR HYDROMODIFICATION AND STORMWATER TREATMENT DESIGN ASSUMPTIONS AND SUMMARY OF RESULTS.

SI PROJECT TS418510PLU PERMIT#LOT 6 PERMIT#LOT 6 DWG



## SURREY FARM ESTATES LOT 6 (S-24-028) 178 TWIN OAKS DRIVE ARCHITECTURE & SITE REVIEW

9/15/2025	PER CITY COMMENTS
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SCALE:	1" = 50'
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## STORMWATER CONTROL PLAN

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**PROJECT SITE INFORMATION:**

- SOILS TYPE: C (SANDY LOAM)
- GROUND WATER DEPTH: 30' - 50'
- NAME OF RECEIVING BODY: GUADALUPE CREEK
- FLOOD ZONE: X
- FLOOD ELEVATION (IF APPLICABLE): N/A

**SOURCE CONTROL MEASURES:**

- BENEFICIAL LANDSCAPING
- MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING)
- STORM DRAIN LABELING

**BIOTREATMENT SOIL REQUIREMENTS**

- BIOTREATMENT SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT [HTTPS://CLEANWATER.SCCGOV.ORG/SITES/G/FILES/EXJCP8461/FILES/SCVURPPP\\_C.PDF](https://CLEANWATER.SCCGOV.ORG/SITES/G/FILES/EXJCP8461/FILES/SCVURPPP_C.PDF)
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

**SITE DESIGN MEASURES:**

- MINIMIZE LAND DISTURBED
- MINIMUM-IMPACT STREET OR PARKING LOT DESIGN
- PERVIOUS PAVEMENT
- OTHER SELF-TREATING AREA
- PRESERVE OPEN SPACE
- PROTECTED RIPARIAN AND WETLAND AREAS/BUFFERS

**OPERATION AND MAINTENANCE INFORMATION:**

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:  
178 TWIN OAKS DRIVE  
LOS GATOS, CA, 95032

I.B. PROPERTY OWNER:  
JEFFREY L DODGE EXEMPT TRUST

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:  
LARRY DODGE

II.B. PHONE NUMBER OF CONTACT:  
858-243-7768

II.C. EMAIL:  
ldodge@gmail.com

II.D. ADDRESS:  
PO BOX 2029  
RANCHO SANTA FE, CA 92067

**Drainage Management Area (DMA) Summary Table**  
Complete the information below at the Building Permit stage for Regulated C3 Projects and Non-Regulated Green Stormwater Infrastructure Projects

Project Name	Surrey Farm Estates		
APN #	532-16-006		
Project Address:	Twin Oaks Drive, Los Gatos		
Cross Streets:	Longmeadow Drive		

Drainage Area #	Impervious Area (ft <sup>2</sup> )	Pervious Area (ft <sup>2</sup> )	Site Design Measures or Stormwater Treatment Measures	Hydraulic Sizing Criteria Used
A	1233	31502	Self-treating areas	Not Applicable
AA	694	0		Not Applicable
B	0	310011	Self-treating areas	Not Applicable
B1	3852	6148	Self-retaining areas	Not Applicable
B1A	0	5570	Self-treating areas	Not Applicable
B1B	0	65296	Self-treating areas	Not Applicable
B2	5191	2662	Bioretention area - lined* with underdrain	3: Combination Flow and Volume Design Method
B2A	0	999	Self-treating areas	Not Applicable
B3	5320	2126	Bioretention area - lined* with underdrain	3: Combination Flow and Volume Design Method
B3A	0	1926	Self-treating areas	Not Applicable
B3B	0	4839	Self-treating areas	Not Applicable
B3C	0	4886	Self-treating areas	Not Applicable
B4	6809	6595	Bioretention area - lined* with underdrain	3: Combination Flow and Volume Design Method
B5+6	31608	10762	Bioretention area - lined* with underdrain	3: Combination Flow and Volume Design Method
B7	8946	3084	Bioretention area - lined* with underdrain	3: Combination Flow and Volume Design Method
B7A	0	11272	Self-treating areas	Not Applicable
B7B	0	55461	Self-treating areas	Not Applicable
B8	8938	723	Bioretention area - lined* with underdrain	3: Combination Flow and Volume Design Method
B9	8936	2667	Bioretention area - lined* with underdrain	3: Combination Flow and Volume Design Method
B9A	0	24762	Self-treating areas	Not Applicable
B10	10155	2995	Bioretention area - lined* with underdrain	3: Combination Flow and Volume Design Method
B10A	0	2945	Self-treating areas	Not Applicable
B10B	0	4856	Self-treating areas	
B11	5704	1772	Bioretention area - lined* with underdrain	3: Combination Flow and Volume Design Method
C	0	104307	Self-treating areas	Not Applicable
<b>TOTAL</b>	<b>97386</b>	<b>668166</b>		

**PERVIOUS PAVER REQUIREMENTS**

CONTRACTOR OR PERMITEE SHALL:

- PROVIDE CERTIFICATION FROM THE PAVER MANUFACTURER THAT THE PAVERS MEET THE REQUIREMENTS OF THE C3 STORMWATER HANDBOOK FOR PERVIOUS PAVERS. THIS INCLUDES, BUT IS NOT LIMITED TO, HAVING A MINIMUM SURFACE INFILTRATION RATE OF 100"HR WHEN TESTED IN ACCORDANCE WITH ASTM C1701.
- ONLY CONTRACTORS HOLDING CERTIFICATION OF COMPLETION IN THE INTERLOCKING CONCRETE PAVEMENT INSTITUTES PICP INSTALLER TECHNICIAN COURSE SHALL BE USED TO INSTALL THE PAVERS AND AT LEAST ONE FOREMAN WITH THIS CERTIFICATION MUST BE ON THE JOBSITE AT ALL TIMES DURING CONCRETE PAVER INSTALLATION.
- PROTECT THE EXCAVATED AREA FOR PERVIOUS PAVERS FROM EXCESSIVE COMPACTION DUE TO CONSTRUCTION TRAFFIC AND PROTECT THE FINISHED PAVEMENT FROM CONSTRUCTION TRAFFIC.

**STANDARD STORMWATER CONTROL NOTES:**

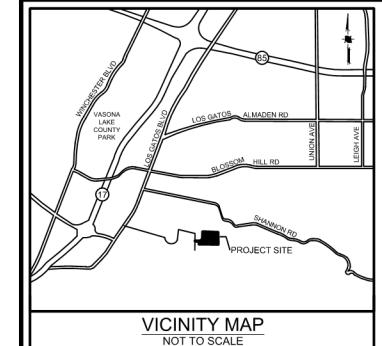
- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

2 BUBBLER BOX DETAIL N.T.S.

TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS		
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" - 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

TABLE 2 ROUTINE MAINTENANCE ACTIVITIES FOR PERVIOUS PAVEMENT		
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	CHECK FOR SEDIMENT AND DEBRIS ACCUMULATION. PREVENT SOIL FROM WASHING OR BLOWING ONTO THE PAVEMENT. DO NOT STORE SAND, SOIL, MULCH OR OTHER LANDSCAPING MATERIALS ON PERVIOUS PAVEMENT SURFACES.	TWO TO FOUR TIMES ANNUALLY
2	CONDUCT PREVENTATIVE SURFACE CLEANING, USING COMMERCIALLY AVAILABLE REGENERATIVE AIR OR VACUUM SWEEPERS, TO REMOVE SEDIMENT AND DEBRIS.	TWO TO FOUR TIMES ANNUALLY
3	INSPECT FOR ANY SIGNS OF PAVEMENT FAILURE. REPAIR ANY SURFACE DEFORMATIONS OR BROKEN PAVERS. REPLACE MISSING JOINT FILLER IN PICP.	TWO TO FOUR TIMES ANNUALLY
4	CHECK FOR STANDING WATER ON THE PAVEMENT SURFACE WITHIN 30 MINUTES AFTER A STORM EVENT.	TWO TO FOUR TIMES ANNUALLY
5	INSPECT UNDERDRAIN OUTLETS AND CLEANOUTS, PREFERABLY BEFORE THE WET SEASON. REMOVE TRASH/DEBRIS.	TWO TO FOUR TIMES ANNUALLY
6	REMOVE SEDIMENT AND DEBRIS ACCUMULATION ON PERVIOUS PAVEMENT.	TWO TO FOUR TIMES ANNUALLY
7	REMOVE WEEDS. MOW VEGETATION IN GRID PAVEMENTS (SUCH AS TURF BLOCK) AS NEEDED.	AS NEEDED
8	PERFORM RESTORATIVE SURFACE CLEANING WITH A VACUUM SWEEPER, AND/OR RECONSTRUCTION OF PART OF THE PERVIOUS SURFACE TO RESTORE SURFACE PERMEABILITY AS NEEDED. REPLENISH AGGREGATE IN PICP JOINTS OR GRIDS AS NEEDED AFTER RESTORATIVE SURFACE CLEANING.	AS NEEDED
9	POWER WASHING WITH SIMULTANEOUS VACUUMING ALSO CAN BE USED TO RESTORE SURFACE INFILTRATION TO HIGHLY CLOGGED AREAS OF PERVIOUS CONCRETE, POROUS ASPHALT OR PICP, BUT IS NOT RECOMMENDED FOR GRID PAVEMENTS.	AS NEEDED
10	INSPECT PERVIOUS PAVING AREA USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED

<img alt="Bioretention Basin with Liner Detail Diagram showing cross-section of a bioretention basin. Labels include: IF NATIVE MATERIAL IS USED FOR SIDESLOPE, RELATIVE COMPACTION OF SUBGRADE TO BE SIMILAR TO ADJOINING NATIVE SOILS, SIDE SLOPE 3 MAX, SLOPE VARIES, CLEANOUT W/ CAP AT FINISH GRADE, 6" RISER HEIGHT, SEE PLAN, CHRISTY V12 OR APPROVED EQUAL OVERFLOW RISER W/ GRATE, 2 INCH ORIFICE TO METER THE FLOW TO MATCH PRE-DEVELOPMENT RUNOFF, REFER TO SUMMARY OF BAHM MODELING FOR THE SURREY FARM PROJECT, TOWN OF LOS GATOS BY BALANCE HYDROLOGICS, 24" MIN. OF CLASS II PERMEABLE ROCK PER CALTRANS SPECS, ROCK SECTION TO INCREASE IF PERFORATED PIPE REACHES BOTTOM OF 24" SECTION, IMPERMEABLE LINER, NATIVE MATERIAL, SOLID OVERFLOW PIPE, SIZING METHOD: FLOW-COMBO, 1, 20" MIN. 18", 12", 6", 3", 1/2", 1/4", 1/8", 1/16", 1/32", 1/64", 1/128", 1/256", 1/512", 1/1024", 1/2048", 1/4096", 1/8192", 1/16384", 1/32768", 1/65536", 1/131072", 1/262144", 1/524288", 1/1048576", 1/2097152", 1/4194304", 1/8388608", 1/16777216", 1/33554432", 1/67108864", 1/134217728", 1/268435456", 1/536870912", 1/107374184", 1/214748368", 1/429496736", 1/858993472", 1/1717986944", 1/3435973888", 1/6871947776", 1/13743895552", 1/27487791104", 1/54975582208", 1/109951164416", 1/219902328832", 1/439804657664", 1/879609315328", 1/1759218630656", 1/3518437261312", 1/7036874522624", 1/14073749045248", 1/28147498090496", 1/56294996180992", 1/112589992361984", 1/225179984723968", 1/450359969447936", 1/900719938895872", 1/1801439877791744", 1/3602879755583488", 1/7205759511166976", 1/14411519022333952", 1/28823038044667904", 1/57646076089335808", 1/115292152178671616", 1/230584304357343232", 1/461168608714686464", 1/922337217429372928", 1/1844674434858745856", 1/3689348869717491712", 1/7378697739434983424", 1/14757395478869966848", 1/29514790957739933696", 1/59029581915479867392", 1/118059163830959734784", 1/236118327661919469568", 1/472236655323838939136", 1/944473310647677878272", 1/1888946621295355756544", 1/3777893242585711513088", 1/7555786485



## EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR/OWNER: JEFF CURRAN 1475 SARATOGA AVENUE SAN JOSE, CA 95129 (408) 252-9131  
IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.
2. CIVIL ENGINEER: HMH ENGINEERS 1570 OAKLAND ROAD SAN JOSE, CA 95131 ATTN: RAFAEL HERNANDEZ 408 487 2200
3. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
4. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO ENSURE THAT NO MUD OR SILTATION LEAVES THE PROJECT SITE.
5. INTERIM EROSION CONTROL MEASURES MUST BE COMPLETED AND IN PLACE BY OCTOBER 1.
6. ALL INTERIM EROSION CONTROL MEASURES MUST BE CONTINUOUSLY MAINTAINED THROUGHOUT THE OCTOBER 1 TO APRIL 15 RAINY SEASON.
7. CALL THE INSPECTION LINE AT (408) 399-5760 BY SEPTEMBER 15 FOR INSPECTION OF EROSION CONTROL DEVICES. CALL 24 HOURS IN ADVANCE. INCLUDE GRADING PERMIT NUMBER.
8. IF EROSION CONTROL MEASURES ARE NOT IN PLACE AS REQUIRED OR NOT MAINTAINED, ALL WORK SHALL CEASE UNTIL EROSION CONTROL MEASURES ARE REMEDIED.

## BUILDING PAD PROTECTION NOTE:

1. IF PAD WILL REMAIN WITHOUT BUILDING CONSTRUCTION DURING THE RAINY SEASON, THE PAD SHALL BE STABILIZED OR PROVIDED WITH AN EROSION BLANKET TO PROTECT THE BUILDING PAD.

## EROSION CONTROL PLAN NOTE:

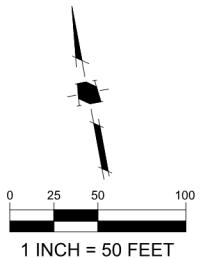
THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPs) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.

## LEGEND

- STANDARD INLET PROTECTION
- FIBER ROLL OR SILT FENCE (SEE PLAN)
- STABILIZED CONSTRUCTION ENTRANCE
- HYDROSEED DISTURBED AREA

## MAINTENANCE SCHEDULE

CONTROL	INSPECTION FREQUENCY	MAINTENANCE/REPAIR MEASURES
STABILIZED CONSTRUCTION ENTRANCE	WEEKLY & AFTER EACH RAIN	REPLACE GRAVEL MATERIAL WHEN Voids ARE PRESENT REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS REMOVE GRAVEL AT COMPLETION OF CONSTRUCTION
STORM DRAIN INLET PROTECTION	WEEKLY & AFTER EACH RAIN	REPLACE CLOGGED FILTER FABRIC IMMEDIATELY REMOVE SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FILTER
SEDIMENT BASIN	WEEKLY & AFTER EACH RAIN	REMOVE SEDIMENT WHEN THE SEDIMENT STORAGE ZONE IS HALF FULL REPAIR EROSION AS NECESSARY UNCLOG OUTLET RISER
HYDROSEED/HYDROMULCH EROSION CONTROL BLANKETS	PERIODICALLY DURING & AFTER EACH RAIN	PRIOR TO RESEEDING, REPAIR ALL RILLS AND GULLIES REMOVE SEDIMENT BUILDUP AT TOE OF SLOPES REAPPLY SEED AND/OR MULCH TO AREAS THAT HAVE BEEN REPAIRED, ERODED, OR ARE WITHOUT ADEQUATE VEGETATION DISLOCATED BLANKETS, NETS, OR MATS SHOULD BE REPAIRED OR REPLACED
STRAW ROLLS	WEEKLY & AFTER EACH RAIN	REPAIR WHENEVER STRAW ROLL IS DAMAGED REMOVE SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE ROLLS ESPECIALLY IF HEAVY RAINS ARE EXPECTED



# SURREY FARM ESTATES

## LOT 6 (S-24-028)

### 178 TWIN OAKS DRIVE

#### ARCHITECTURE & SITE REVIEW

9/15/2025	PER CITY COMMENTS
7/25/2025	PER CITY COMMENTS
4/18/2025	PER CITY COMMENTS
3/31/2025	PER CITY COMMENTS
1/8/2025	PER CITY COMMENTS
NO DATE	DESCRIPTION
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_Lot 6.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'
© HMH	

## EROSION CONTROL PLAN

6.0

# SURREY FARM ESTATES

## LOT 6 (S-24-028)

### 178 TWIN OAKS DRIVE

#### ARCHITECTURE & SITE REVIEW

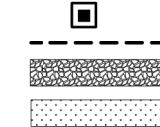
9/15/2025	PER CITY COMMENTS	
7/25/2025	PER CITY COMMENTS	
4/18/2025	PER CITY COMMENTS	
3/31/2025	PER CITY COMMENTS	
1/8/2025	PER CITY COMMENTS	
NO	DATE	DESCRIPTION
PROJECT NO:	4185.10	
CAD DWG FILE:	418510EC.LOT 6.DWG	
DESIGNED BY:	AV/RH	
DRAWN BY:	AV	
CHECKED BY:	RH	
DATE:	MAY 31ST, 2024	
SCALE:	1" = 20'	
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#### EROSION CONTROL PLAN

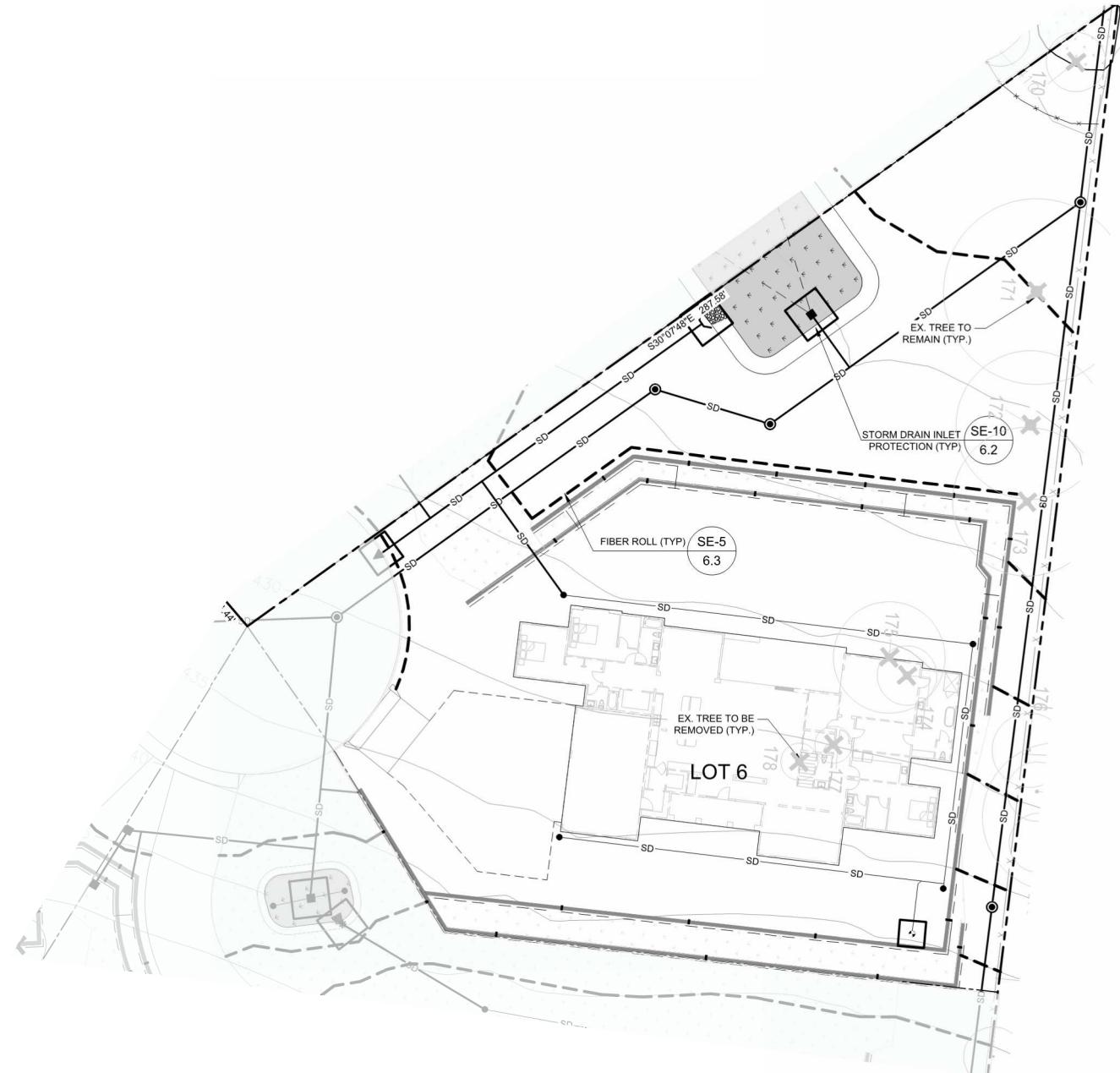
6.1

#### LEGEND

STANDARD INLET PROTECTION  
FIBER ROLL OR SILT FENCE (SEE PLAN)  
STABILIZED CONSTRUCTION ENTRANCE  
HYDROSEED DISTURBED AREA



0 10 20 40  
1 INCH = 20 FEET



# SURREY FARM ESTATES

## LOT 6 (S-24-028)

### 178 TWIN OAKS DRIVE

#### ARCHITECTURE & SITE REVIEW

**TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT** N.T.S.

**SECTION A-A**

GEOTEXTILE BLANKET  
DRAIN INLET  
24" +/-

**SECTION A-A**

NOTE: REMOVE SEDIMENT BEFORE REACHING ONE-THIRD FULL  
1:1 SLOPE  
12'-24" MAX  
4'  
1:1 SLOPE  
STABILIZE AREA AND GRADE UNIFORMLY AROUND PERIMETER

**SECTION A-A**

GEOTEXTILE BLANKET  
6' MIN OVERLAP AT ENDS OF SILT FENCE  
SILT FENCE PER SE-01  
ROCK FILTER (USE IF FLOW IS CONCENTRATED)  
EDGE OF SEDIMENT TRAP  
DRAIN INLET  
GEOTEXTILE BLANKET  
SILT FENCE PER SE-01  
SHEET FLOW  
LESS THAN 1 ACRE  
SHEET FLOW  
SHEET FLOW  
SHEET FLOW  
SHEET FLOW  
PLAN

**NOTES:**  
1. FOR USE IN AREAS WHERE GRADING HAS BEEN COMPLETED AND FINAL SOIL STABILIZATION AND SEEDING ARE PENDING SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP  
2. NOT APPLICABLE IN PAVED AREAS  
3. NOT APPLICABLE WITH CONCENTRATED FLOWS

**SE-10 STORM DRAIN INLET PROTECTION - TYPE 1** N.T.S.

**SECTION A-A**

12' MIN. UNLESS OTHERWISE SPECIFIED BY SOILS ENGINEER  
FILTER FABRIC  
ORIGINAL GRADE  
CRUSHED AGGREGATE GREATER THAN 3" BUT SMALLER THAN 6"

**SECTION B-B** N.T.S.

12' MIN. UNLESS OTHERWISE SPECIFIED BY SOILS ENGINEER  
CRUSHED AGGREGATE GREATER THAN 3" BUT SMALLER THAN 6"  
CORRUGATED STEEL PANELS  
FILTER FABRIC  
ORIGINAL GRADE  
12' MIN. UNLESS OTHERWISE SPECIFIED BY SOILS ENGINEER

**NOTES:**  
CONSTRUCT SEDIMENT BARRIER AND CHANNELIZE RUNOFF TO SEDIMENT TRAPPING DEVICE  
SECTION A-A  
SECTION B-B  
SEDIMENT TRAPPING DEVICE  
CORRUGATED STEEL PANELS  
EXISTING PAVED ROADWAY  
DITCH  
10' MIN. OR AS REQUIRED TO ACCOMMODATE ANTICIPATED TRAFFIC, WHICHEVER IS GREATER.  
24" MIN.  
50' MIN.  
OR FOUR TIMES THE CIRCUMFERENCE OF THE LARGEST CONSTRUCTION VEHICLE TIRE, WHICHEVER IS GREATER  
MATCH EXISTING GRADE

**TC-3 ENTRANCE / OUTLET TIRE WASH** N.T.S.

**SECTION A-A**

NOTE: REMOVE SEDIMENT BEFORE REACHING ONE-THIRD FULL  
1:1 SLOPE  
12'-24" MAX  
4'  
1:1 SLOPE  
STABILIZE AREA AND GRADE UNIFORMLY AROUND PERIMETER

**SECTION A-A**

ROCK FILTER (USE IF FLOW IS CONCENTRATED)  
EDGE OF SEDIMENT TRAP  
DRAIN INLET  
GEOTEXTILE BLANKET  
SILT FENCE PER SE-01  
SHEET FLOW  
LESS THAN 1 ACRE  
SHEET FLOW  
SHEET FLOW  
SHEET FLOW  
SHEET FLOW  
PLAN

**NOTES:**  
1. FOR USE IN CLEARED AND GRUBBED AND IN GRADED AREAS  
2. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP  
3. FOR CONCENTRATED FLOWS SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION FLOW

**SE-10 STORM DRAIN INLET PROTECTION - TYPE 2** N.T.S.

**SECTION A-A**

12' MIN. UNLESS OTHERWISE SPECIFIED BY SOILS ENGINEER  
CRUSHED AGGREGATE GREATER THAN 3" BUT SMALLER THAN 6"  
CORRUGATED STEEL PANELS  
FILTER FABRIC  
ORIGINAL GRADE  
12' MIN. UNLESS OTHERWISE SPECIFIED BY SOILS ENGINEER

**SECTION B-B** N.T.S.

12' MIN. UNLESS OTHERWISE SPECIFIED BY SOILS ENGINEER  
CRUSHED AGGREGATE GREATER THAN 3" BUT SMALLER THAN 6"  
FILTER FABRIC  
ORIGINAL GRADE  
SECTION A-A  
SECTION B-B  
CORRUGATED STEEL PANELS  
FILTER FABRIC  
ORIGINAL GRADE  
10' MIN. OR AS REQUIRED TO ACCOMMODATE ANTICIPATED TRAFFIC, WHICHEVER IS GREATER.  
24" MIN.  
50' MIN.  
OR FOUR TIMES THE CIRCUMFERENCE OF THE LARGEST CONSTRUCTION VEHICLE TIRE, WHICHEVER IS GREATER  
MATCH EXISTING GRADE  
PAVED ROADWAY  
WASH ROCK  
WATER SUPPLY & HOSE  
NOTE: MANY DESIGNS CAN BE FIELD FABRICATED, OR FABRICATED UNITS MAY BE USED  
SECTION A-A  
SECTION B-B  
CONCRETE WASHOUT SIGN OR EQUIVALENT  
N.T.S.

**WM-8 CONCRETE WASTE MANAGEMENT** N.T.S.

**SECTION A-A**

BLACK LETTERS 6" HEIGHT  
PLYWOOD 48"x24" PAINTED WHITE  
0.5" LAG SCREWS  
WOOD POST 3"x3"x8'  
CONCRETE WASHOUT  
STAPLES (2 PER BALE)  
10 MIL PLASTIC LINING  
STRAW BALE  
BINDING WIRE  
SECTION B-B  
N.T.S.

**SECTION B-B** N.T.S.

WOOD OR METAL STAKES (2 PER BALE)  
NATIVE MATERIAL (OPTIONAL)

**NOTES:**  
1. INTENDED FOR SHORT TERM USE  
2. USED TO INHIBIT STORM WATER FLOW  
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP  
4. BAG MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED  
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRICS

**NOTES:**  
1. INTENDED FOR SHORT TERM USE  
2. INSTALL PER MANUFACTURER INSTRUCTION  
3. PERFORM MAINTENANCE PER MANUFACTURER RECOMMENDATION

**SE-10 STORM DRAIN INLET PROTECTION - TYPE 3** N.T.S.

**SECTION A-A**

NOTES: 1. INTENDED FOR SHORT TERM USE 2. USED TO INHIBIT STORM WATER FLOW 3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP 4. BAG MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED 5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRICS

**SE-10 STORM DRAIN INLET PROTECTION - TYPE 4** N.T.S.

**SECTION A-A**

NOTES: 1. INTENDED FOR SHORT TERM USE 2. INSTALL PER MANUFACTURER INSTRUCTION 3. PERFORM MAINTENANCE PER MANUFACTURER RECOMMENDATION

**NOTES:**  
1. ACTUAL LAYOUT DETERMINED IN FIELD  
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY

**STAPLE DETAIL** N.T.S.

**NOTES:**  
1. ACTUAL LAYOUT DETERMINED IN FIELD  
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY

**PROJECT NO:** 418510EC  
**CAD DWG FILE:** 418510EC.LOT6.DWG  
**DESIGNED BY:** AV/RH  
**DRAWN BY:** AV  
**CHECKED BY:** RH  
**DATE:** MAY 31ST, 2024  
**SCALE:** NOT TO SCALE  
**© HMH**

**EROSION CONTROL DETAILS**

**NOTE:**  
DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

**6.2**

# SURREY FARM ESTATES

## LOT 6 (S-24-028)

### 178 TWIN OAKS DRIVE

#### ARCHITECTURE & SITE REVIEW

6'x6' ANCHOR TRENCH  
MATS / BLANKETS SHOULD BE INSTALLED DOWNSLOPE  
BERM  
TAMP DIRT OVER MATS / BLANKETS  
2:1 (H/V) SLOPE MAX  
12°  
FILTER CLOTH 4" ABOVE SOURCE OF WATER  
WATER TABLE  
NON-WOVEN GEOTEXTILE FILTER FABRIC UNDER TYPICAL TREATMENT  
ISOMETRIC VIEW  
TYPICAL SLOPE SOIL STABILIZATION  
N.T.S.  
NOTES:  
1. SLOPE SURFACES SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT  
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH  
3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS

**EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL**

INITIAL CHANNEL ANCHOR TRENCH  
N.T.S.  
TERMINAL SLOPE AND CHANNEL ANCHOR TRENCH  
N.T.S.  
STAKE AT 3' TO 5' INTERVALS  
3' OVERLAP  
STAPLE SPACING IN SLOPES 12"  
CHANNEL BOTTOM  
CHECK SLOT AT 25'-30' INTERVALS  
ISOMETRIC VIEW  
N.T.S.  
INTERMITTENT CHECK SLOT  
N.T.S.  
4"x4" ANCHOR SHOE  
LONGITUDINAL ANCHOR TRENCH  
N.T.S.

**EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL**

OPTIONAL MAINTENANCE OPENING DETAIL  
MAX REACH = 500' (SEE NOTE 1)  
A  
TOE OF SLOPE  
CROSS BARRIER (SEE NOTE 10)  
SLOPE  
FABRIC  
WOOD STAKE  
END DETAIL  
SILT FENCE PLAN  
N.T.S.  
SILT FENCE  
END STAKE (SEE NOTE 2)  
SILT FENCE FABRIC  
END DETAIL  
OPTIONAL MAINTENANCE OPENING DETAIL  
FABRIC  
STAKE  
SANDBAGS TWO LAYERS HIGH  
END STAKE  
SILT FENCE FABRIC  
TOP OF SLOPE  
SLOPE  
DETAIL A  
JOINING SECTION DETAIL (TOP VIEW)  
FABRIC SECTION A (SEE NOTES 6, 7 & 12)  
STAKE B  
FABRIC SECTION B (SEE NOTES 6, 7 & 12)  
STAKE A  
SANDBAGS  
SEE NOTE 10  
SECTION C-C  
N.T.S.  
SECTION A-A  
SETBACK VARIES (SEE NOTE 4)  
2"x2" WOOD STAKE (SEE NOTE 3 & 5)  
FABRIC  
SEE DETAIL A  
TOE OF SLOPE  
SLOPE  
CROSS BARRIER DETAIL  
N.T.S.  
END STAKE DETAIL (TOP VIEW)  
FABRIC (SEE NOTE 8)  
2"x2" WOOD STAKE (SEE NOTE 3)  
SILT FENCE  
C  
C  
TOE OF SLOPE  
SLOPE

NOTES:  
1. CONSTRUCT LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/3 THE HEIGHT OF THE LINEAR BARRIER IN NO CASE SHALL THE REACH LENGTH EXCEED 500'  
2. THE LAST 8'-0" OF FENCE SHALL BE TURNED UP SLOPE  
3. STAKE DIMENSIONS ARE NOMINAL  
4. DIMENSION MAY VARY TO FIT FIELD CONDITIONS  
5. STAKES SHALL BE SPACED AT 8'-0" MAXIMUM AND SHALL BE POSITIONED ON THE DOWNSIDE OF THE FENCE  
6. STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE ONE FULL TURN. SECURE FABRIC TO STAKE WITH 4 STAPLES  
7. STAKES SHALL BE DRIVEN LIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES SHALL BE SECURED WITH WIRE  
8. FOR END STAKE FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES  
9. MINIMUM 4 STAPLES PER STAKE. DIMENSIONS SHOWN ARE TYPICAL  
10. CROSS BARRIERS SHALL BE A MINIMUM OF 1/3 AND A MAXIMUM OF 1/2 HEIGHT OF THE LINEAR BARRIER  
11. MAINTENANCE OPENINGS SHALL BE CONSTRUCTED IN A MANNER TO ENSURE SEDIMENT REMAINS BEHIND SILT FENCE  
12. JOINING SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS  
13. SANDBAG ROWS AND LAYERS SHALL BE OFFSET TO ELIMINATE GAPS

**SE-1 SILT FENCE**

N.T.S.

#### EROSION CONTROL PLAN NOTES:

THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPs) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.

NOTE: SIZE SPILLWAY TO CONVEY PEAK DESIGN FLOW  
TYPICAL OPEN SPILLWAY  
OUTLET PIPE OR USE ALTERNATIVE OPEN SPILLWAY  
EXCAVATE IF NECESSARY FOR STORAGE  
FLOW  
EARTH EMBANKMENT  
OUTLET PROTECTION  
ALL SLOPE 1:3 (V:H) OR FLATTER  
5'-0" MIN  
12' MIN  
PERFORATE RISER  
WATERTIGHT CONNECTION  
TYPICAL SLOPE SOIL STABILIZATION  
N.T.S.

FIBER ROLLS  
NOTE: INSTALL FIBER ROLL ALONG A LEVEL CONTOUR  
4' MAX  
4' MAX  
4' MAX  
VERTICAL SPACING MEASURED ALONG THE FACE OF THE SLOPE VARIES BETWEEN 10' AND 20'  
INSTALL FIBER ROLL NEAR SLOPE WHERE IT TRANSITIONS INTO A STEEPER SLOPE  
FIBER ROLL INSTALLATION  
N.T.S.

**SE-5 FIBER ROLLS**

N.T.S.

FIBER ROLL 8' MIN

2" MIN 4" MAX

12' MIN

3/4" x 3/4" WOOD STAKES MAX 4" SPACING

NOTE:

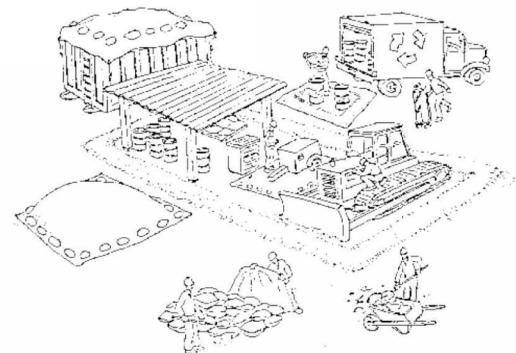
DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

6.3

PLOTTED: 8/12/2025 2:00 PM

PROJECT TS418510PLU PERMIT#LOT 6 PERMIT#418510EC LOT 6 DWG

# Pollution Prevention — It's Part of the Plan



## Materials storage & spill cleanup

### Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

### Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

### Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

## Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

### Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



### Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.
- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.



### Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



### Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

### Paving/asphalt work

- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.



### Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.

- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

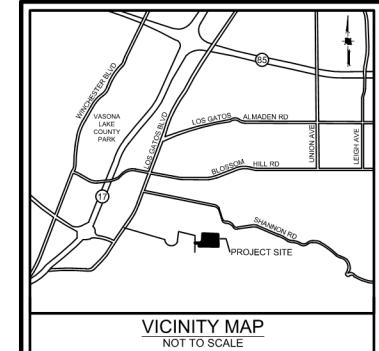
### Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



9/15/2025	PER CITY COMMENTS
7/25/2025	PER CITY COMMENTS
4/18/2025	PER CITY COMMENTS
3/31/2025	PER CITY COMMENTS
1/8/2025	PER CITY COMMENTS
NO DATE	DESCRIPTION
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 6.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE
(C) HMH	

**BASMAA**



### REQUIRED FIRE FLOW & HYDRANTS

LOT 1: 2231 SF, TYPE VB  
FIRE FLOW: 500 GPM FOR 1/2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)  
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOT 2 & 3: 2155 SF, TYPE VB  
FIRE FLOW: 500 GPM FOR 1/2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)  
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOTS 4,5,6: 6827 SF, TYPE VB  
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)  
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 7,8,9,10: 7699 SF, TYPE VB  
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)  
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

### NOTES

1. PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
2. MAX HOGGLE LENGTH IS 200 FEET
3. CONSTRUCTION TYPE IS VB
4. OCCUPANCY GROUPS R-3
5. ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
  - a. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF A FIRE APPARATUS ACCESS ROADWAY FOR ENGINES IS 20 FEET.
  - b. FIRE ACCESS ROADWAYS SHALL HAVE A "MINIMUM" UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
  - c. ALL FIRE DEPARTMENT ACCESS ROADWAYS INCLUDING THE PRIVATE STREET, DRIVEWAYS, AND EMERGENCY ACCESS EASEMENTS SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WITH A GROSS VEHICLE WEIGHT OF 75,000-POUNDS.
  - d. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE 30 FEET OR GREATER.
  - e. THE GRADE FOR EMERGENCY APPARATUS ACCESS ROADWAYS SHALL NOT EXCEED 10 PERCENT TO FACILITATE FIRE GROUND OPERATIONS.
  - f. TRAFFIC CALMING DEVICES ARE NOT PERMITTED ON ANY DESIGNATED FIRE ACCESS ROADWAYS UNLESS APPROVED BY THE FIRE PREVENTION & HAZARDOUS MATERIALS DIVISION.
6. ALL DESIGNATED FIRE LANES WITH RAISED CURBS SHALL BE PAINTED RED. "NO PARKING - FIRE LANE" SHALL BE IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1 INCH STROKE. LETTERING SHALL BE PAINTED AT AN INTERVAL OF EVERY 26 FEET.
7. SPRINKLERS SHALL BE PROVIDED (DEFERRED SUBMITTAL)
8. NO COMBUSTIBLE CONSTRUCTION SHALL OCCUR PRIOR TO NEW HYDRANT INSTALLATION.

0 25 50 100  
1 INCH = 50 FEET

### LEGEND

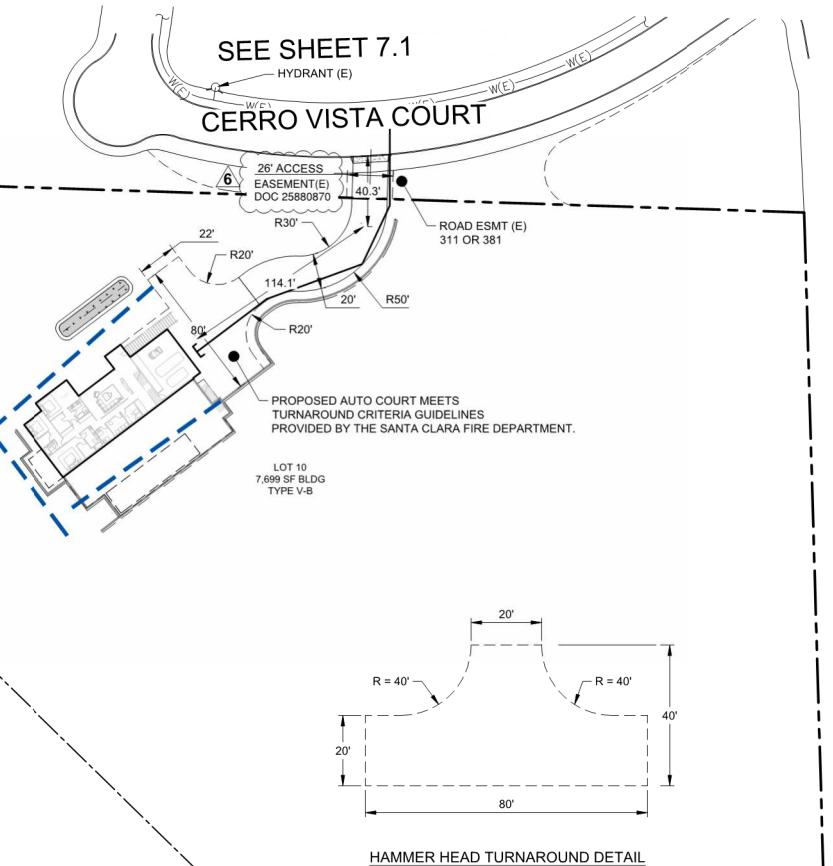
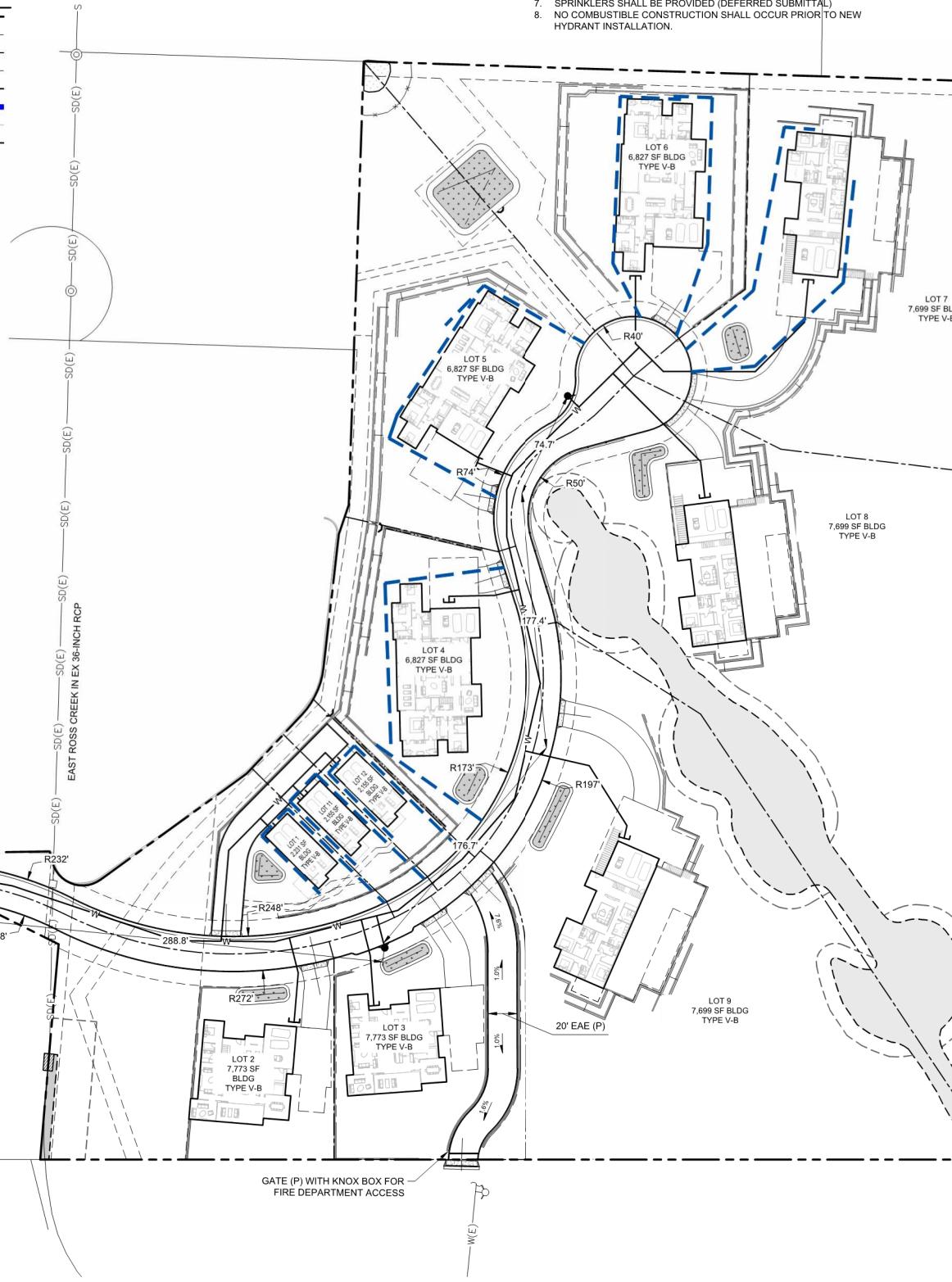
PROJECT BOUNDARY	-----
EXISTING EASEMENT	-----
PROPOSED PROPERTY LINE	-----
PROPOSED EASEMENT	-----
PROPOSED BUILDING	-----
200' MAX. HOSE PULL	-----
EXISTING WATER LINE	W(E) EX 6'W W(E)
FIRE DEPARTMENT LINE (PROPOSED)	F 6'FW F
FIRE HYDRANT (E)	○
FIRE HYDRANT (P)	●
FIRE DEPARTMENT CONNECT (P)	●
PRIVATE INGRESS EGRESS EASEMENT	PIEE
EMERGENCY ACCESS EASEMENT	EAE
PUBLIC SERVICE EASEMENT	PSE
EXISTING	(E)
PROPOSED	(P)



EAST ROSS CREEK IN 36-INCH RCP

TWIN OAKS DRIVE

PROJECT TS418510PLU/PERMIT#LOT 6/PERMIT#LOT 6.DWG

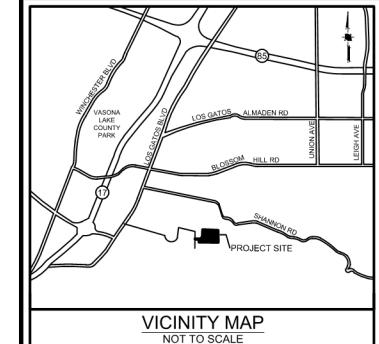


## SURREY FARM ESTATES LOT 6 (S-24-028) 178 TWIN OAKS DRIVE ARCHITECTURE & SITE REVIEW

10/24/2025	PER CITY COMMENTS
9/15/2025	PER CITY COMMENTS
7/25/2025	PER CITY COMMENTS
4/18/2025	PER CITY COMMENTS
3/31/2025	PER CITY COMMENTS
NO DATE	DESCRIPTION
PROJECT NO:	418510
CAD DWG FILE:	418510FA.LOT 6.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN
(C) HMH	

### FIRE ACCESS PLAN

7.0



VICINITY MAP  
NOT TO SCALE

### REQUIRED FIRE FLOW & HYDRANTS

LOTS 1,11,12: 2070 SF, TYPE VB  
FIRE FLOW: 1000 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)  
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOTS 4,5,6: 5775 SF, TYPE VB  
FIRE FLOW: 1000 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)  
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

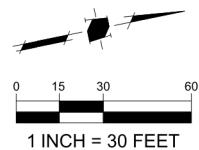
LOTS 2,3,7,8,9,10: 6205 - 6830 SF, TYPE VB  
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)  
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

### NOTES

1. PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
2. MAX HOSE PULL LENGTH IS 200 FEET
3. CONSTRUCTION TYPE IS B
4. OCCUPANCY GROUPS: R-3
5. ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
  - a. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF A FIRE APPARATUS ACCESS ROADWAY FOR ENGINES IS 20 FEET.
  - b. FIRE ACCESS ROADWAYS SHALL HAVE A "MINIMUM" UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
  - c. ALL FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WITH A GROSS VEHICLE WEIGHT OF 75,000-POUNDS.
  - d. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE 30 FEET OR GREATER.
  - e. THE GRADE FOR EMERGENCY APPARATUS ACCESS ROADWAYS SHALL NOT EXCEED 10 PERCENT TO FACILITATE FIRE-GROUND OPERATIONS.
  - f. TRAFFIC CALMING DEVICES ARE NOT PERMITTED ON ANY DESIGNATED FIRE ACCESS ROADWAY, UNLESS APPROVED BY THE FIRE PREVENTION & HAZARDOUS MATERIALS DIVISION.
6. ALL DESIGNATED FIRE LANES WITH RAISED CURBS SHALL BE PAINTED RED. "NO PARKING - FIRE LANE" SHALL BE IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1 INCH STROKE. LETTERING SHALL BE PAINTED AT AN INTERVAL OF EVERY 25 FEET.

### LEGEND

PROJECT BOUNDARY	
EXISTING EASEMENT	
PROPOSED PROPERTY LINE	
PROPOSED EASEMENT	
PROPOSED BUILDING	
200' MAX HOSE PULL	
EXISTING WATER LINE	
FIRE DEPARTMENT LINE (PROPOSED)	
FIRE HYDRANT (E)	
FIRE HYDRANT (P)	
FIRE DEPARTMENT CONNECT (P)	
PRIVATE INGRESS EGRESS EASEMENT	
EMERGENCY ACCESS EASEMENT	
PUBLIC SERVICE EASEMENT	
EXISTING	
PROPOSED	



30'/50' TURNING RADIUS

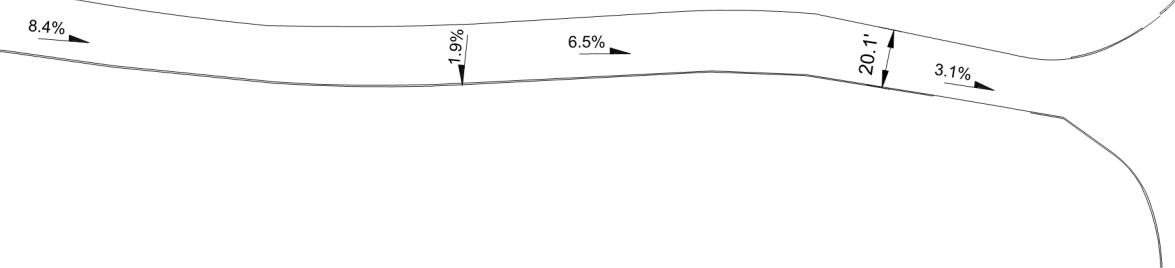


**SURREY FARM ESTATES**  
**LOT 6 (S-24-028)**  
**178 TWIN OAKS DRIVE**  
**ARCHITECTURE & SITE REVIEW**

10/24/2025	PER CITY COMMENTS	
9/15/2025	PER CITY COMMENTS	
7/25/2025	PER CITY COMMENTS	
4/18/2025	PER CITY COMMENTS	
3/31/2025	PER CITY COMMENTS	
NO	DATE	DESCRIPTION
PROJECT NO:	4185.10	
CAD DWG FILE:	418510FA.LOT6.DWG	
DESIGNED BY:	XX	
DRAWN BY:	NW	
CHECKED BY:	RH	
DATE:	MAY 31ST, 2024	
SCALE:	AS SHOWN	
(C)	HMH	
FIRE ACCESS PLAN		
7.1		

PROJECT TS418510FA.LOT6.PLU.PERMITS418510FA.LOT6.DWG

### CERRO VISTA COURT



### SHANNON ROAD

# SURREY FARM ESTATES

## LOT 6 (S-24-028)

### 178 TWIN OAKS DRIVE

#### ARCHITECTURE & SITE REVIEW

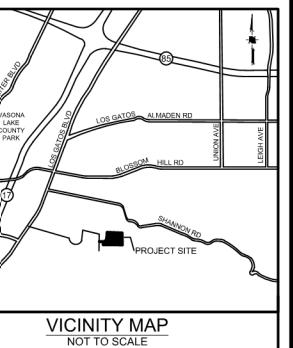
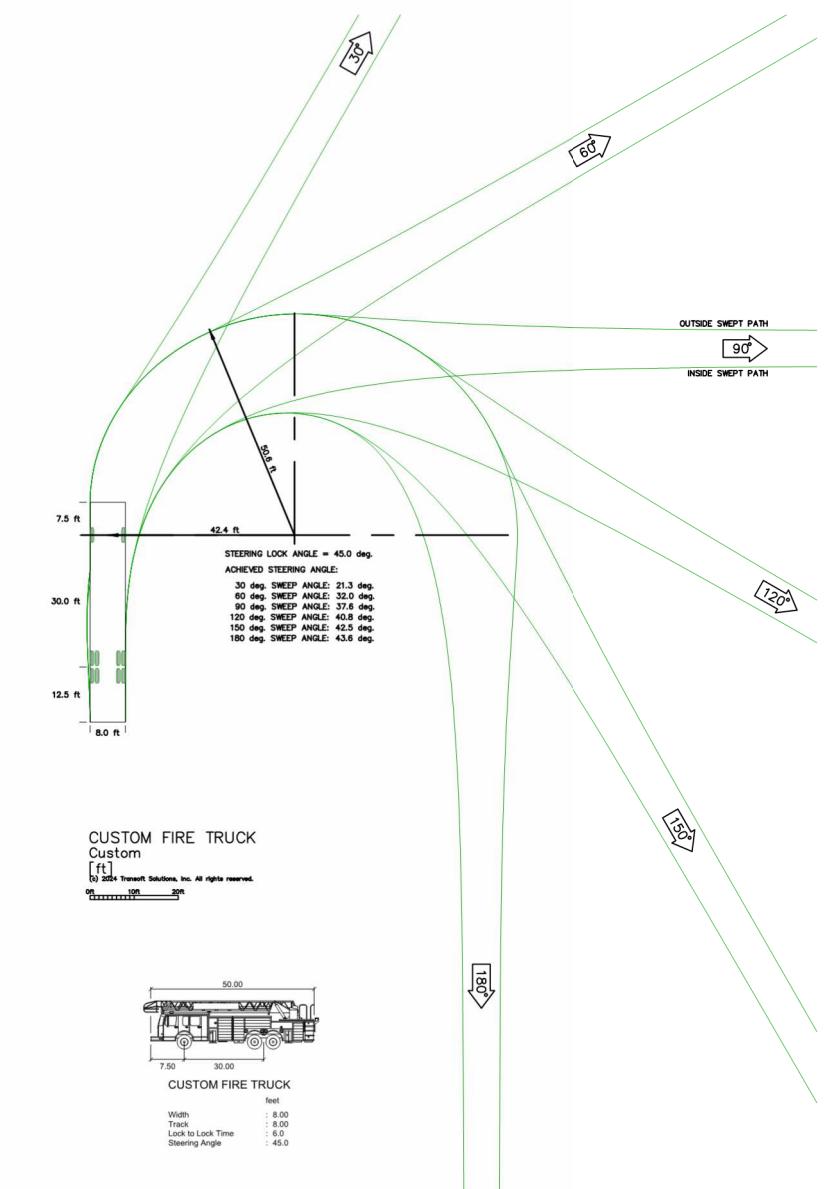


1 INCH = 20 FEET

PROJECT TS418510PLPERMIT1418510FA.LOT 6.DWG



1 INCH = 20 FEET



9/15/2025	PER CITY COMMENTS
7/25/2025	PER CITY COMMENTS
4/18/2025	PER CITY COMMENTS
3/31/2025	PER CITY COMMENTS
1/8/2025	PER CITY COMMENTS
NO DATE	DESCRIPTION
PROJECT NO:	4185.10
CAD DWG FILE:	418510FA.LOT 6.DWG
DESIGNED BY:	RM
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN
(C) HMH	

#### FIRE TRUCK TURNAROUND



## **PLANNING APPLICATION - LOT 6 (S-24-028) ARCHITECTURAL SUBMITTAL**

### **OUR TEAM:**

#### **Applicant: Larry Dodge**

Contact: Jim Foley  
223 W. Main St, Los Gatos, CA 95030  
408.813.7490

#### **Architect: PLATFORM**

Architecture+Planning  
Contact: Chris Hall  
chris@platformmdw.com  
1804 5th St  
Berkeley, CA 94710  
415.658.1723

#### **Civil: HMH Engineers**

Contact: Deena Morsilli  
1570 Oakland Rd, San Jose, CA 95131  
669.221.7817

#### **Landscape: HMH Landscape**

Contact: Shawn Taylor  
1570 Oakland Rd, San Jose, CA 95131  
408.487.2200

### **PROJECT DESCRIPTION / DATA:**

Site Area: 17.55 acres  
APN: 532-16-006  
General Plan Landuse: AG

#### Proposed Project:

12 Lot Subdivision consisting of the following:  
3 BMR units detached on 3 proposed lots  
9 Proposed Market Rate Homes on proposed lots

Lot 6 is a proposed as market rate and part of the  
12 lot subdivision. See Civil Title Pg 1.0 for detailed  
Project Data.

### **SHEET INDEX:**

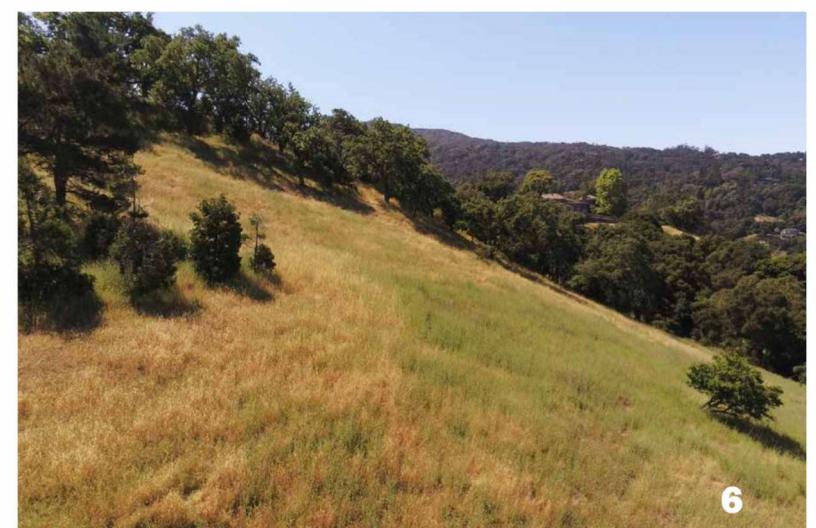
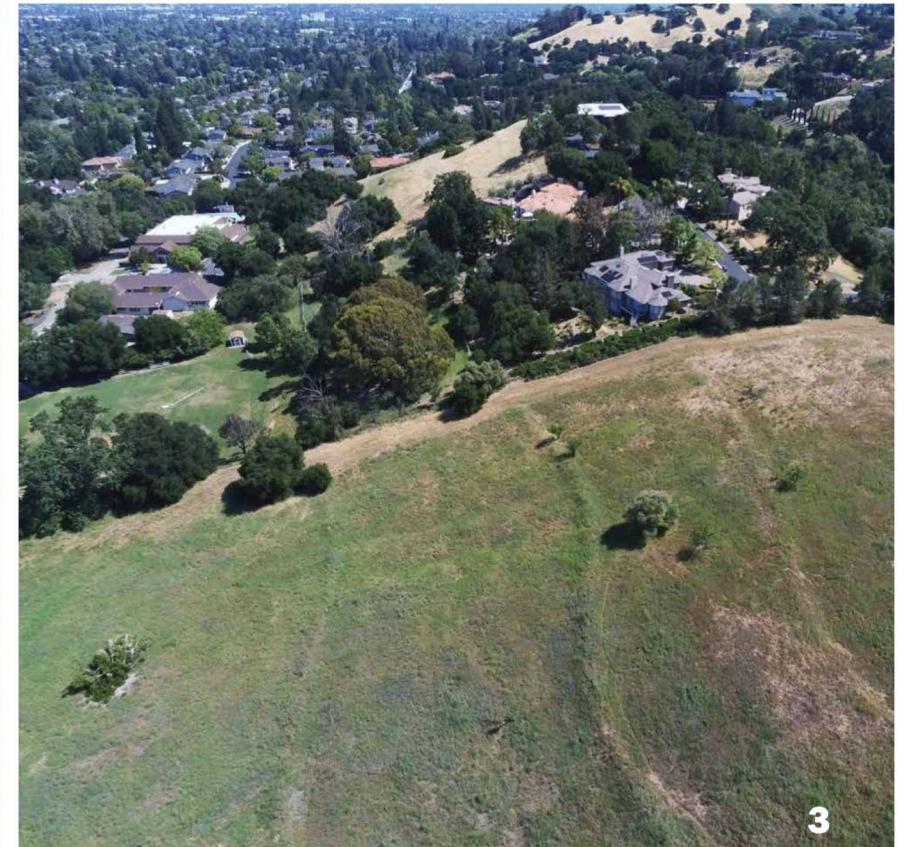
G0	Title Page / Project Info
G1.0	Existing Site Photos
A1.1	Site Plan and Ground Floor Plan
A1.2	Ground Floor Plan
A1.3	2nd Floor Plan
A2.1	Elevations / Color & Materials
A2.2	Elevations / Color & Materials
A3.0	Building Sections
A3.1	Street Elevations / Site Sections
A4.1	Shadow Analysis

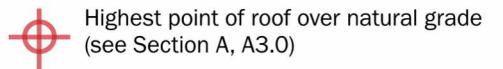
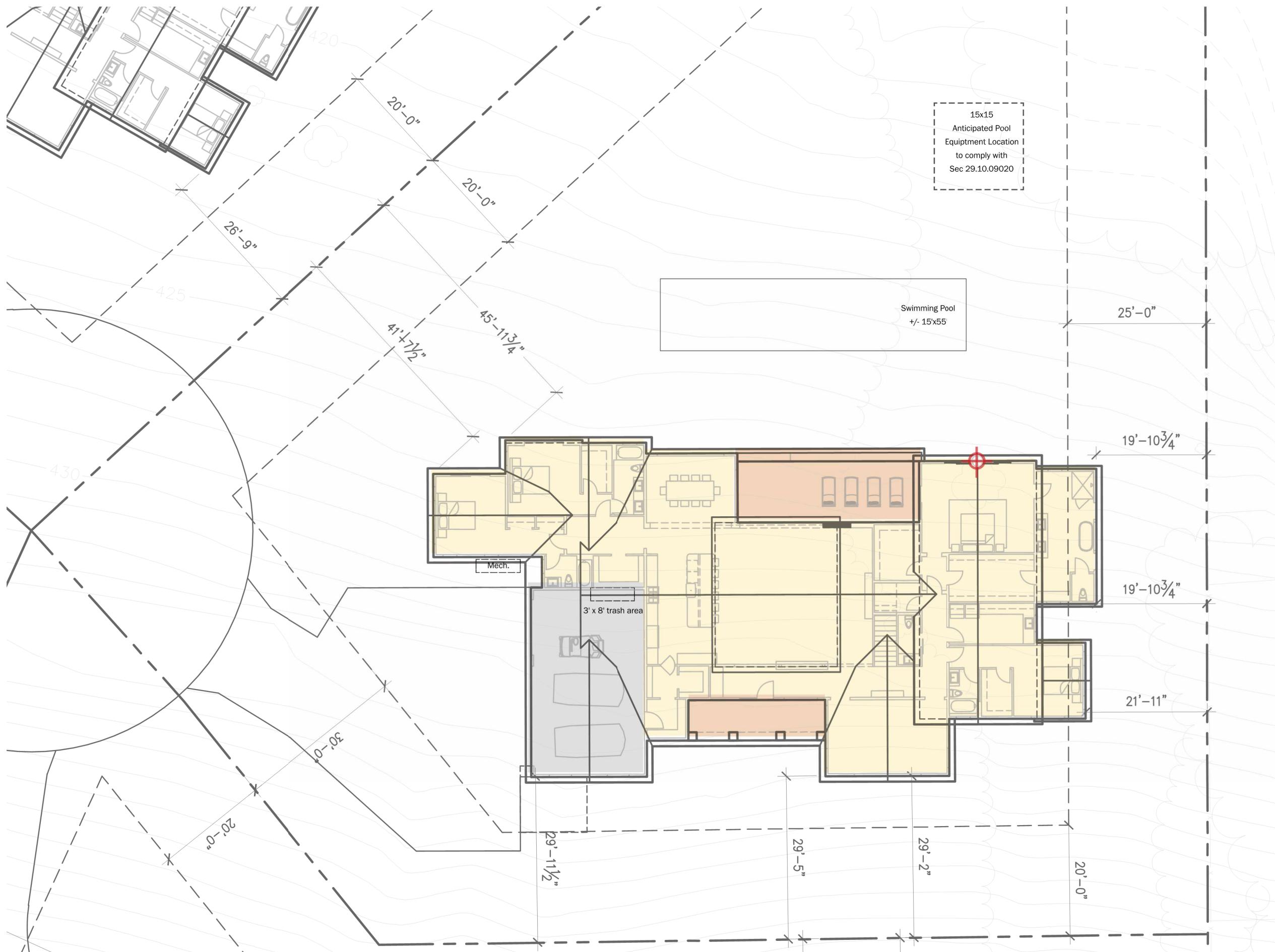
### **LOCATION PLAN:**



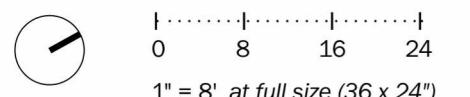
### **VICINITY MAP:**





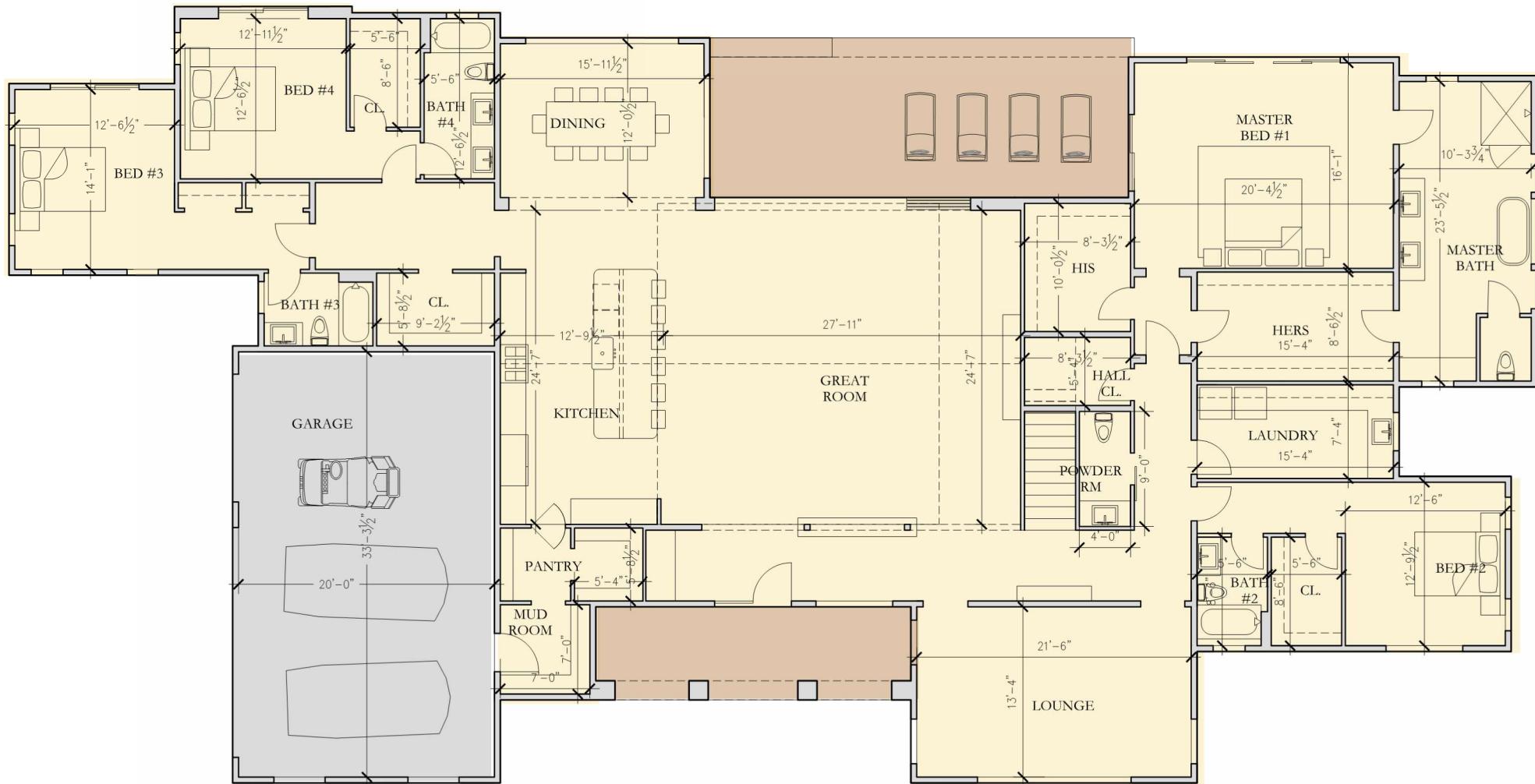


Bldg Height Information Table						
Lot #	Plan Type	Natural Grade at High Point	Proposed Grade At High point	Main Level Bldg FFE	Top of Roof (above FFE)	Bldg Height
1	D	420	422.3	423.3	24.3	27.6
2	B	424	426.9	427.9	28.6	32.5
3	B	425	433.4	434.4	28.6	38
4	A(R)	424	434.2	435.2	26	37.2
5	A	418.5	432.4	433.4	26	40.9
6	A	425.5	432.3	433.3	26	33.8
7	C	455	448.9	449.9	26.8	27.8
8	C	445	438.8	439.8	26.8	27.8
9	C	456	449	450	26.8	27.8
10	C	502	495.6	496.6	26.8	27.8
11	D	420.5	422.9	423.9	24.3	27.7
12	D	421	423	424	24.3	27.3



Plan Type A			
Floor	Gross SF Area	Covered Deck/Porch	Garage
Ground Fl	4,286 sf	540 sf	694 sf
2nd Fl	1,107 sf	-	
Attic	200 sf		
<b>Total</b>	<b>5,593 sf</b>	<b>540 sf</b>	<b>694 sf</b>





Ground Floor Plan

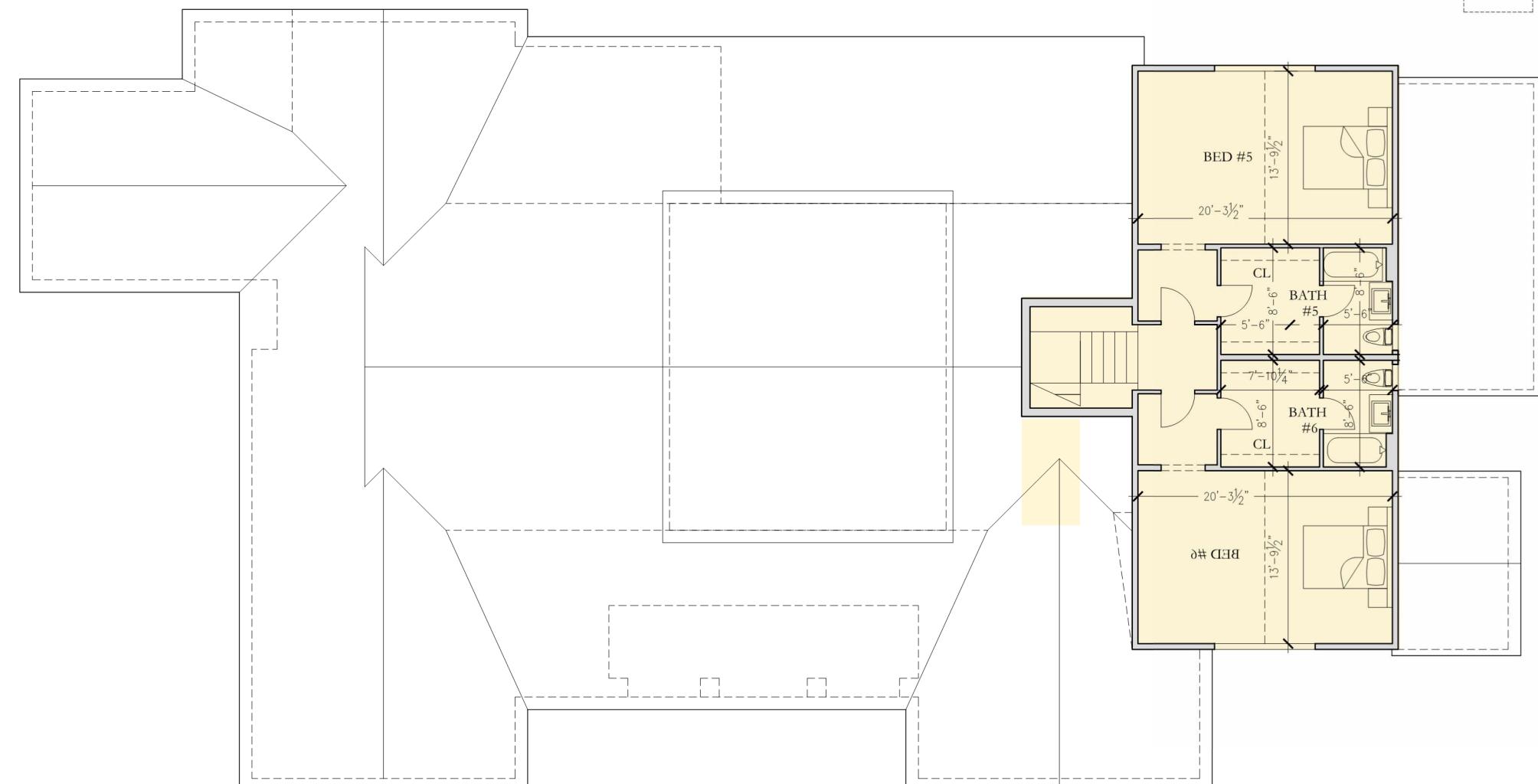
0 2 4 8 16'  
3/16" = 1'-0" at full size (24 x 36")

Plan Type A			
Floor	Gross SF Area	Covered Deck/Porch	Garage
Ground Fl	4,286 sf	540 sf	694 sf
2nd Fl	1,107 sf	-	
Attic	200 sf		
<b>Total</b>	<b>5,593 sf</b>	<b>540 sf</b>	<b>694 sf</b>

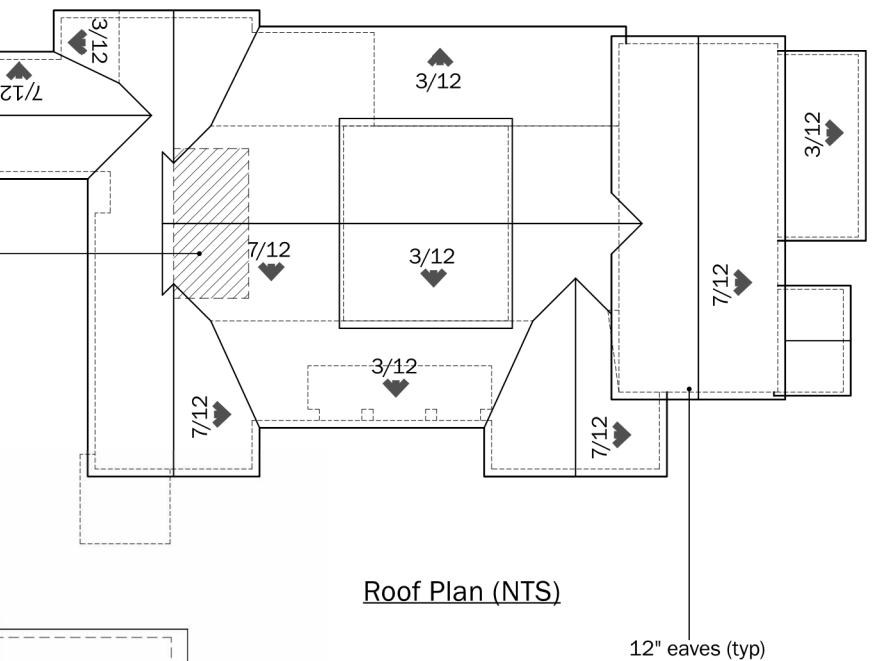


NOTES:

1. Area of stair is counted towards 2nd Fl SF Area - not on ground floor
2. Once an attic space exceeds seven (7) feet six (6) inches in height, all areas down to five (5) feet will be counted toward the floor area ratio. (see section no attic space qualifies on this plan)



Hatched area indicates Attic Space



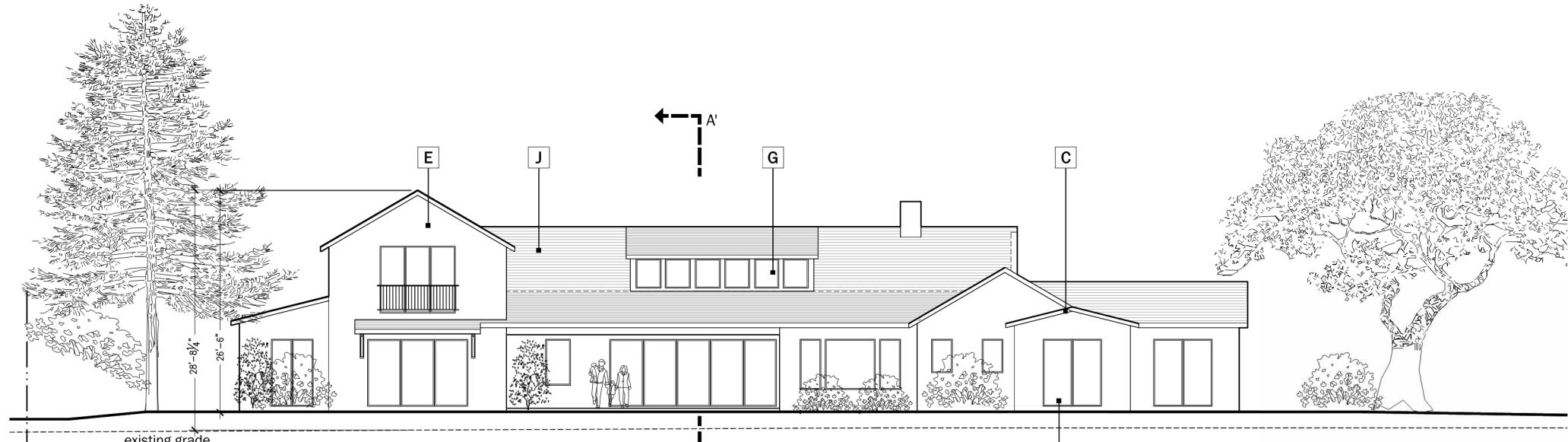
0 2 4 8 16'  
3/16" = 1'-0" at full size (24 x 36")

Plan Type A			
Floor	Gross SF Area	Covered Deck/Porch	Garage
Ground Fl	4,286 sf	540 sf	694 sf
2nd Fl	1,107 sf	-	
Attic	200 sf		
<b>Total</b>	<b>5,593 sf</b>	<b>540 sf</b>	<b>694 sf</b>





East Elevation



West Elevation

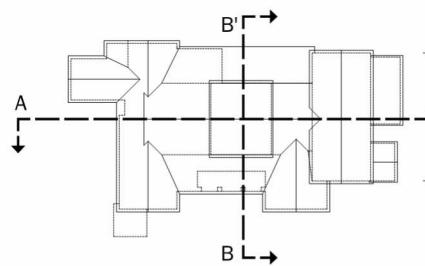
NOTES:

Building Height shown on elevations for reference only and is shown as height from finished grade to top of roof, please see section pages for height per LG Municode definition

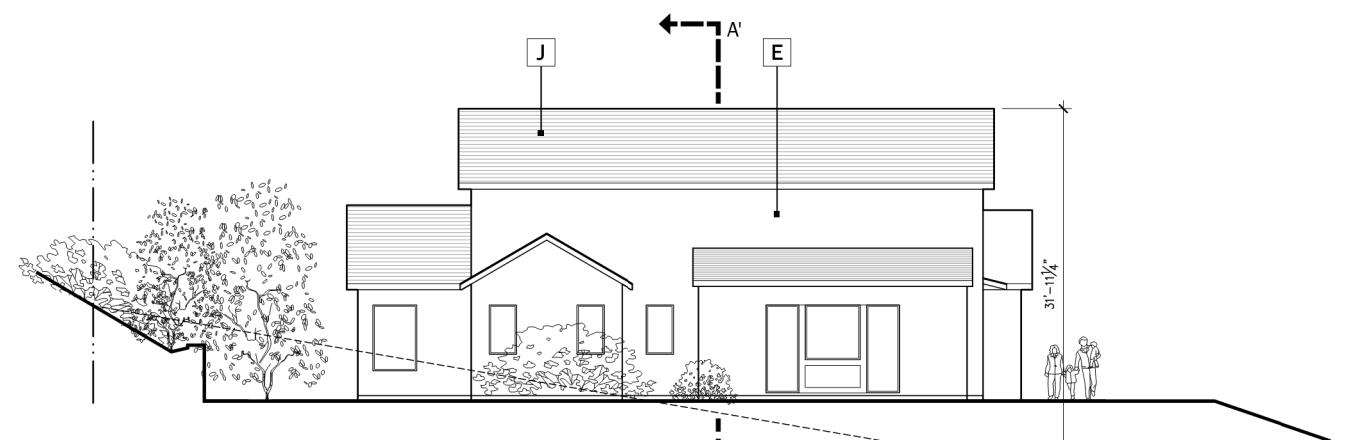
Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.

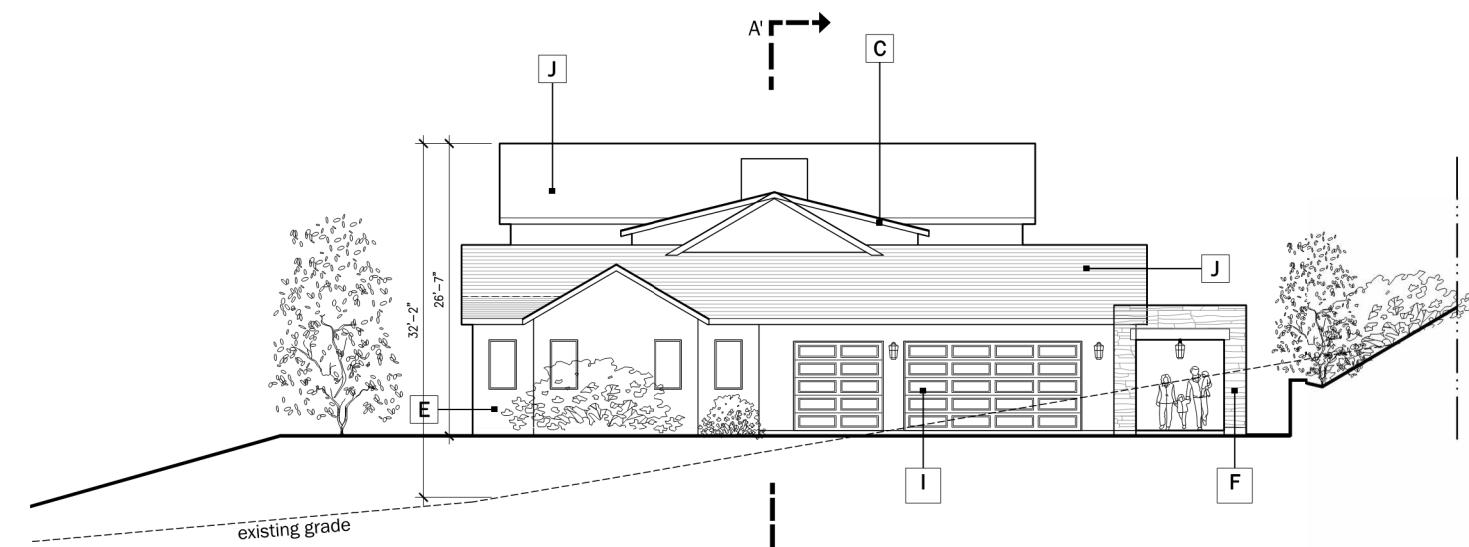
0 8 16 24  
1" = 8' at full size (36 x 24")



<b>A</b> Wood Siding	30 LRV Vertical Wood Siding Weathered Cedar Clear Satin	
<b>F</b> Stone Veneer Accent	30 LRV Manufactured Stone Veneer El Dorado 'Sierra Cut'	
<b>G</b> Fiberglass Windows	LRV 10 Slim Profile Section	
<b>H</b> Painted Entry Door	Varies	
<b>I</b> Roll-Up Garage Door	LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites	
<b>J</b> Concrete Tile Roofs	LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.	
<b>K</b> Wall Sconce 1	Rejuvenation 'Dyer' Sconce	
<b>L</b> Wall Sconce 2	'Allegheny' - Outdoor Wall Sconce	
<b>M</b> Wall Sconce 3	Rejuvenation 'Silas' Outdoor Wall Sconce	
<b>1</b> Body Color 1	LRV 10%	
<b>2</b> Body Color 2	LRV 30%	
<b>3</b> Body Color 3	LRV 20%	



South Elevation



North Elevation

NOTES:

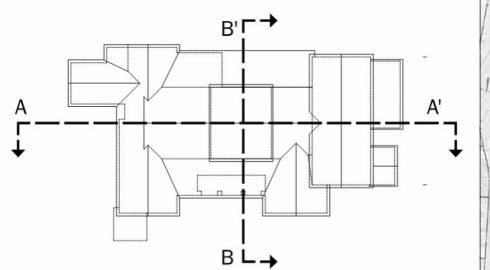
Building Height shown on elevations for reference only and is shown as height from finished grade to top of roof, please see section pages for height per LG Municode definition

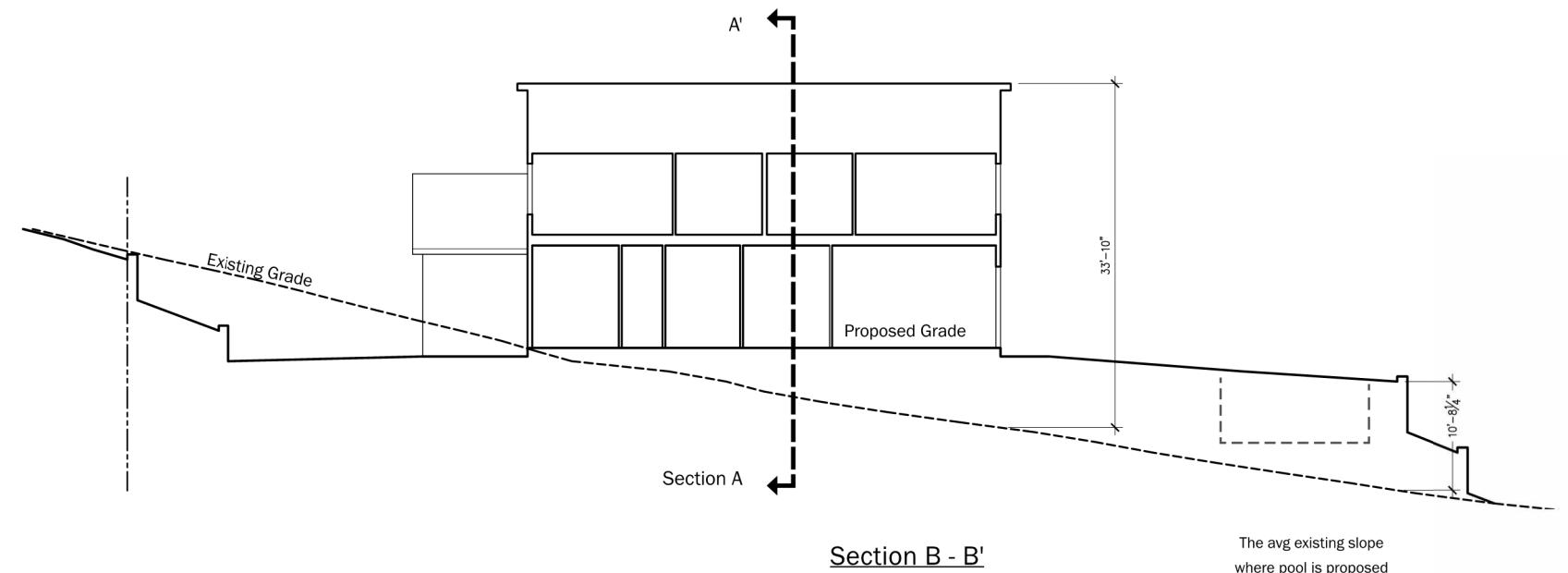
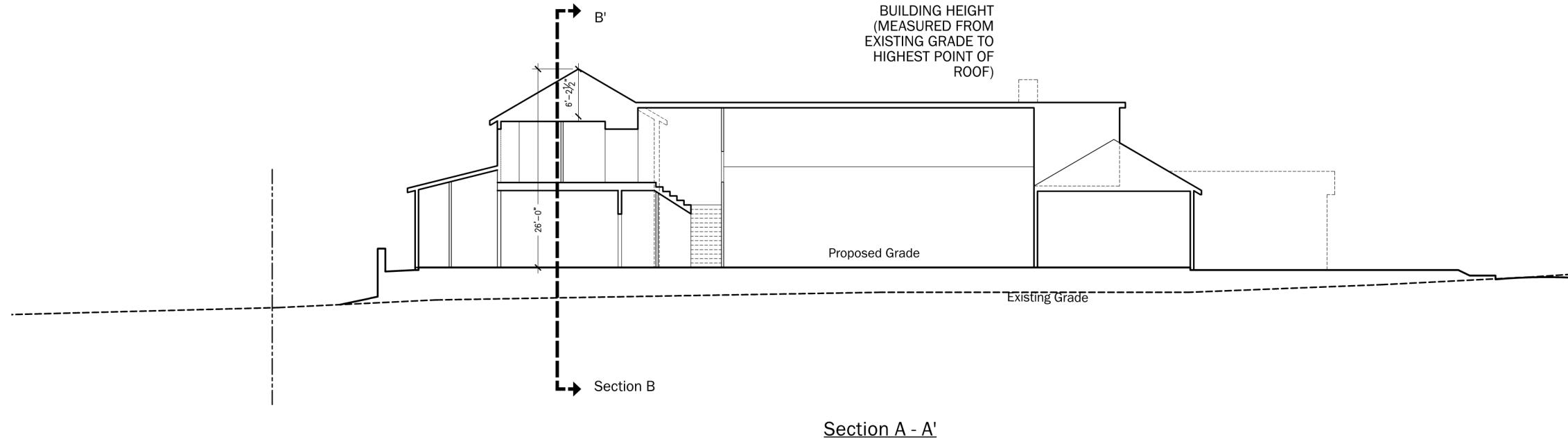
Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.

0 8 16 24  
1" = 8' at full size (36 x 24")

<b>A</b> Wood Siding	30 LRV Vertical Wood Siding Weathered Cedar Clear Satin	<b>F</b> Stone Veneer Accent	30 LRV Manufactured Stone Veneer El Dorado 'Sierra Cut'
<b>B</b> Painted Metal Railing	LRV 10 Architectural Grade Painted Metal	<b>G</b> Fiberglass Windows	LRV 10 Slim Profile Section
<b>C</b> Painted Trim	LRV 30 Accent Trim and Barge Boards See Body Color for Paint Finish	<b>H</b> Painted Entry Door	Varies
<b>D</b> Painted Wood Shutters	LRV 30 Exterior Straight Top Shutters. Paint to match accent trim	<b>I</b> Roll-Up Garage Door	LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites
<b>E</b> Stucco	Sand Stucco Finish Painted or integral color - See Body Color Note 2	<b>J</b> Concrete Tile Roofs	LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.
<b>K</b> Wall Sconce 1	Rejuvenation 'Dyer' Sconce	<b>L</b> Wall Sconce 2	'Allegheny' - Outdoor Wall Sconce
<b>M</b> Wall Sconce 3	Rejuvenation 'Silas' Outdoor Wall Sconce		
<b>1</b> Body Color 1	LRV 10%	<b>2</b> Body Color 2	LRV 30%
<b>3</b> Body Color 3	LRV 20%		





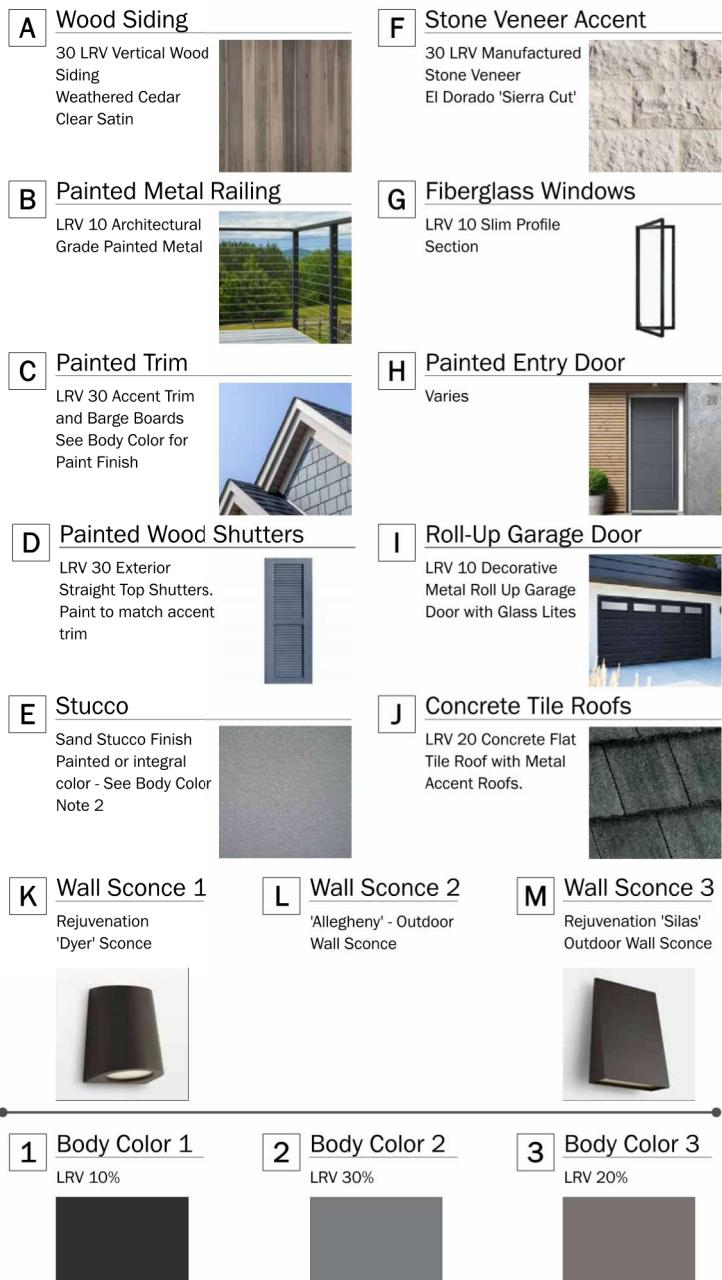
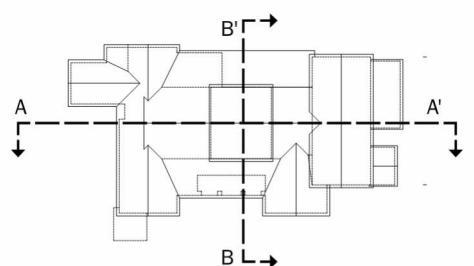
NOTES:

Building Height is measured from the natural or finished grade, whichever is lower, to the uppermost point directly above that grade.

Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.

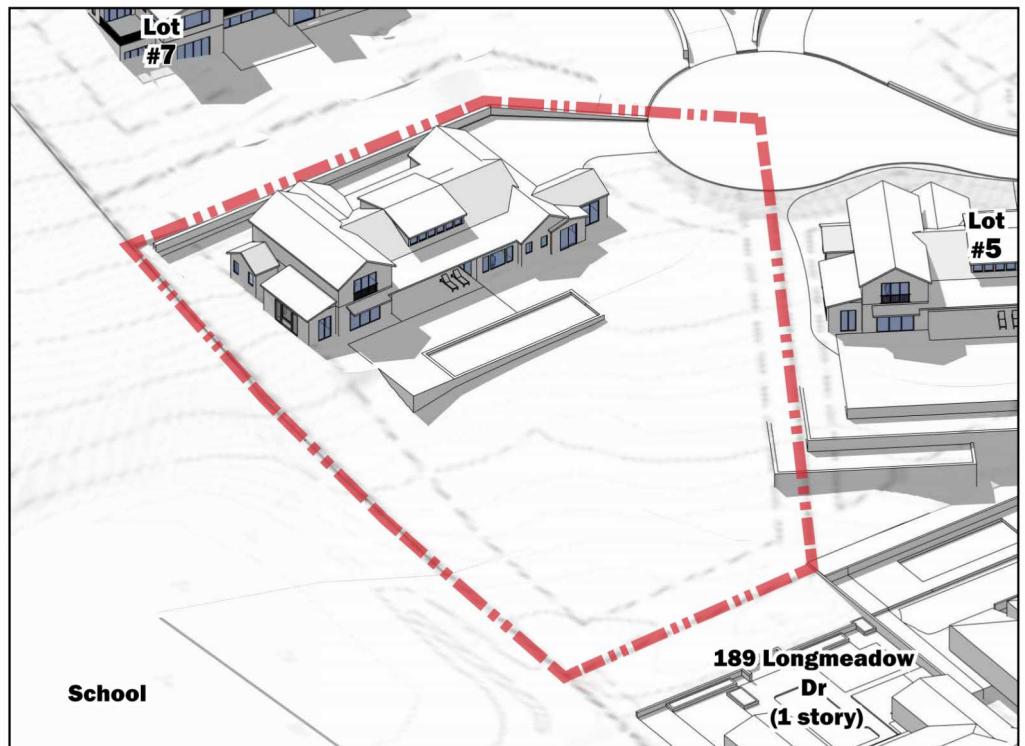
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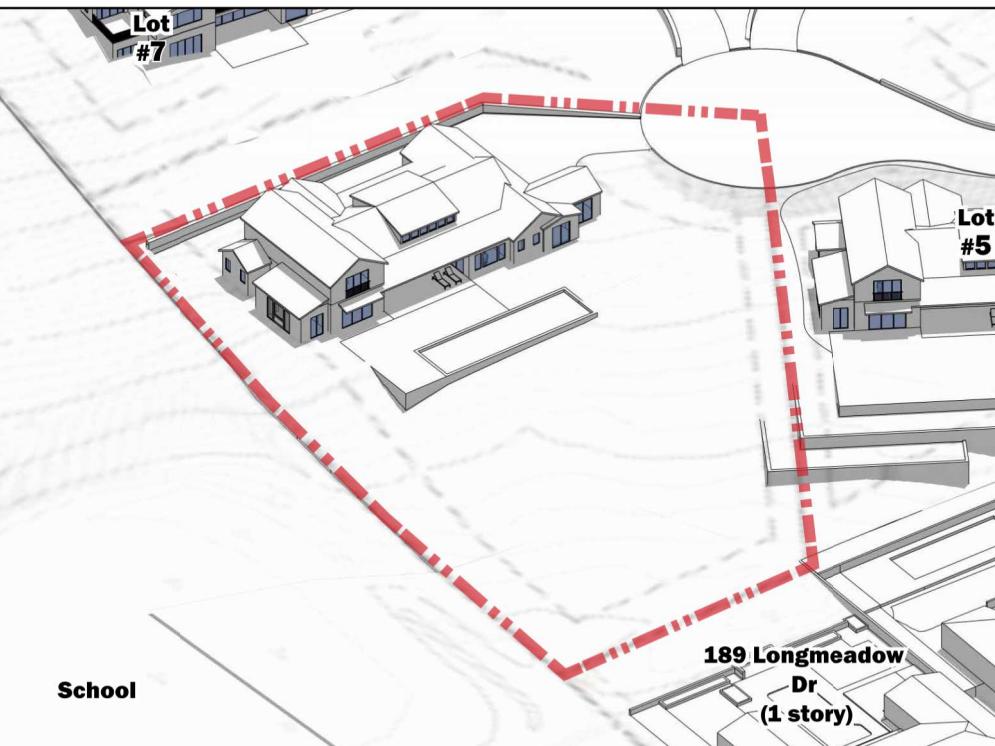


Bldg Height Information Table						
Lot #	Plan Type	Natural Grade at High Point	Proposed Grade At High point	Main Level Bldg FFE	Top of Roof (above FFE)	Bldg Height
1	D	420	422.3	423.3	24.3	27.6
2	B	424	426.9	427.9	28.6	32.5
3	B	425	433.4	434.4	28.6	38
4	A(R)	424	434.2	435.2	26	37.2
5	A	418.5	432.4	433.4	26	40.9
6	A	425.5	432.3	433.3	26	33.8
7	C	455	448.9	449.9	26.8	27.8
8	C	445	438.8	439.8	26.8	27.8
9	C	456	449	450	26.8	27.8
10	C	502	495.6	496.6	26.8	27.8
11	D	420.5	422.9	423.9	24.3	27.7
12	D	421	423	424	24.3	27.3

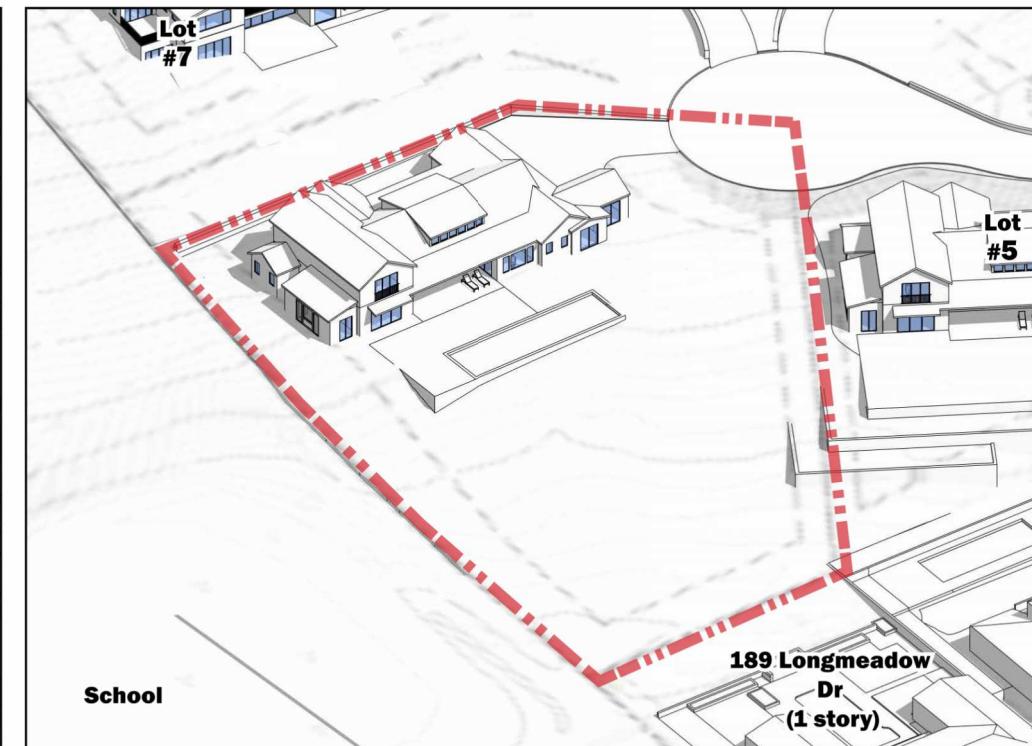




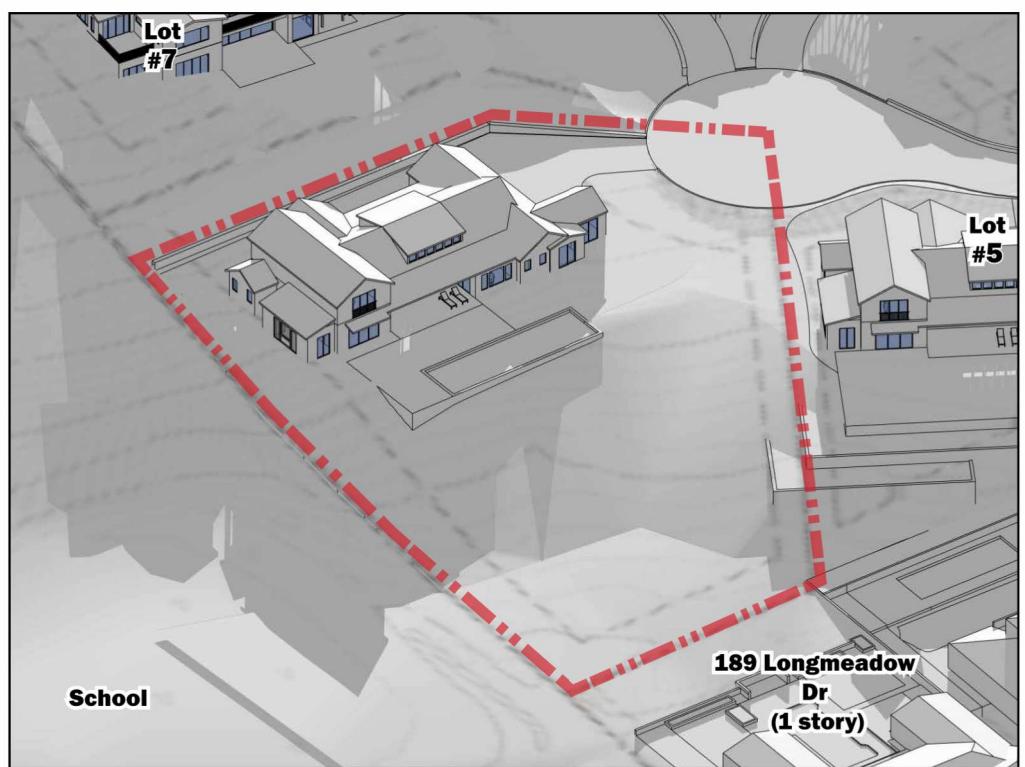
June 21st 9 AM



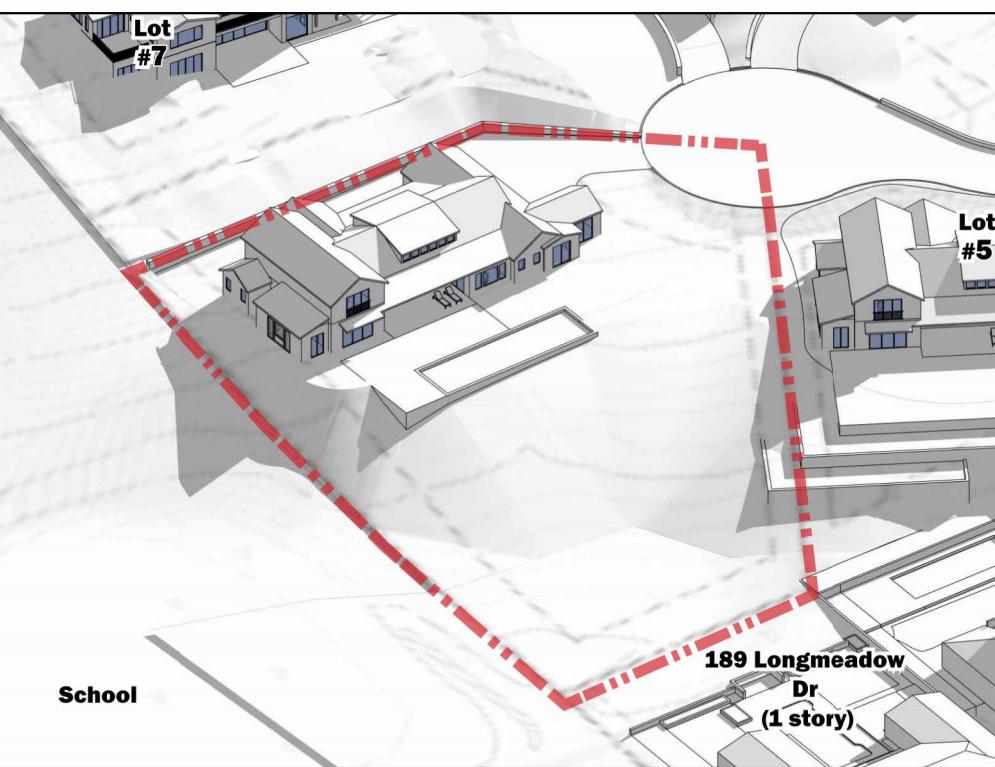
June 21st 12 PM



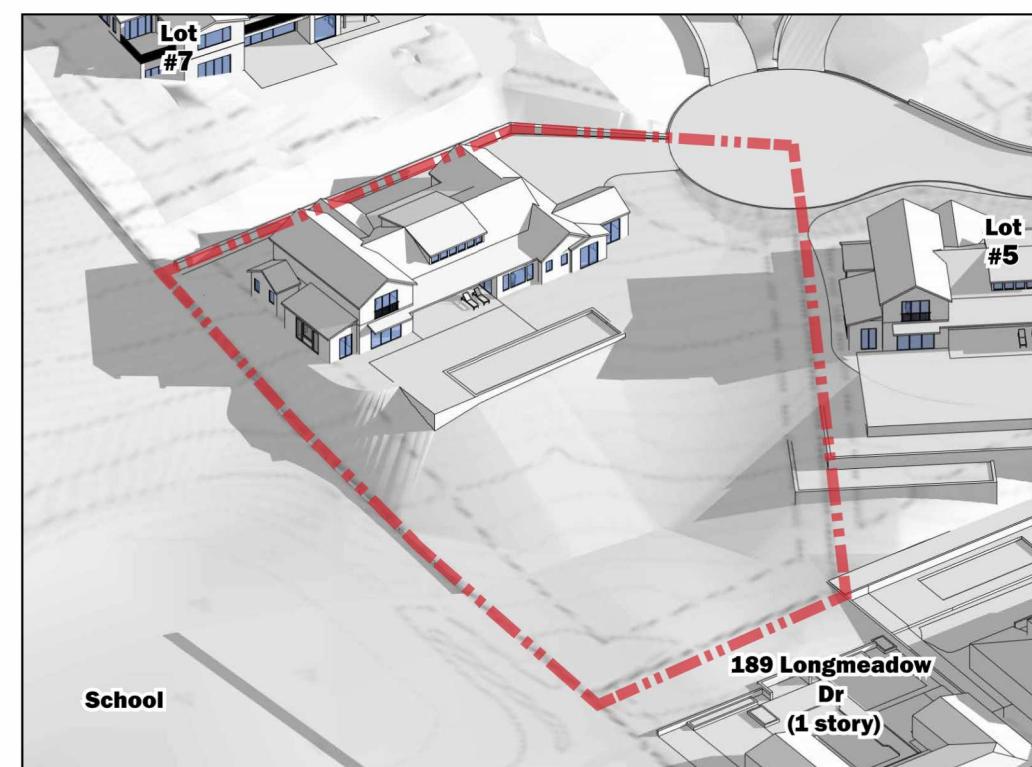
June 21st 3 PM



December 21st 9 AM



December 21st 12 PM

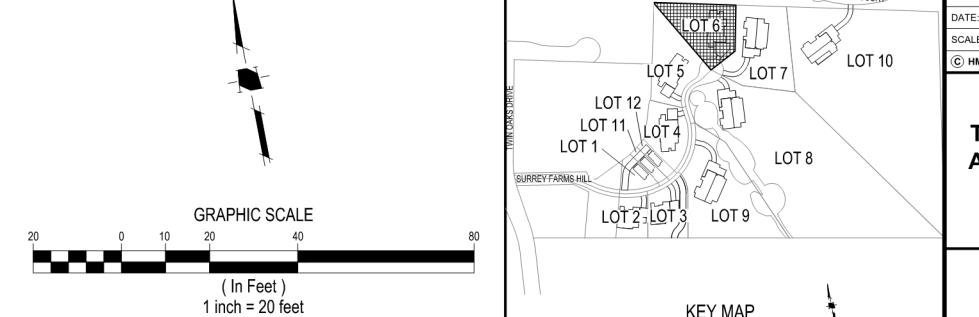
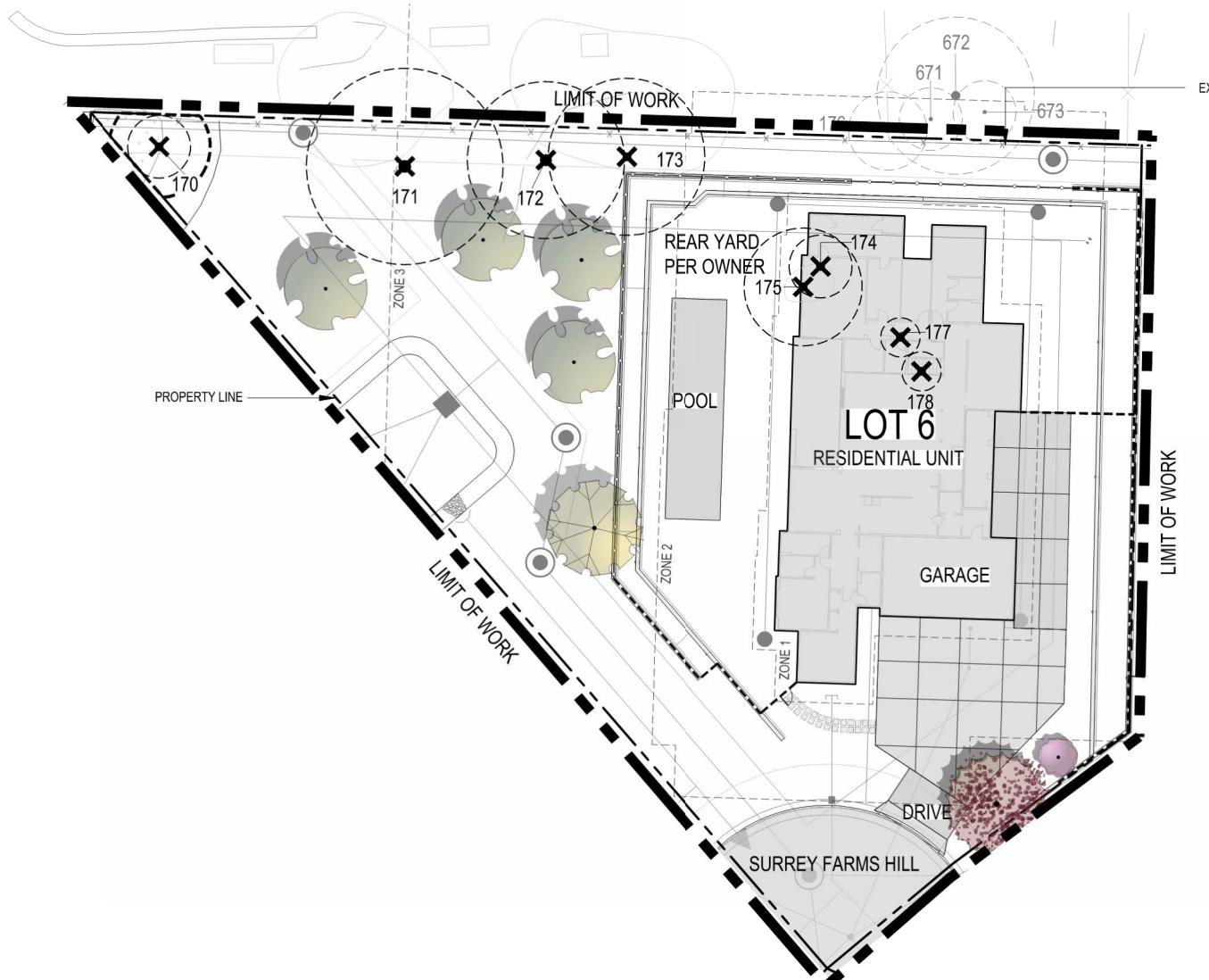


December 21st 3 PM

# SURREY FARMS ESTATES TWIN OAKS DRIVE, LOS GATOS

## DEVELOPMENT REVIEW PLAN SET LOT 6 | APP #S-24-028

NOTES:																															
1. SEE SHEET T-2 FOR TREE EVALUATION TABLE. 2. SEE SHEET T-3 FOR TREE APPRAISAL TABLE. 3. SEE SHEET T-4 FOR TREE PROTECTION FENCING DETAIL AND NOTES.																															
<b>LEGEND</b>																															
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<ul style="list-style-type: none"> <li>IF QUANTITY OF PROPOSED TREES ARE NOT EQUAL TO OR GREATER THAN REQUIRED TREES, THE PROJECT IS SUBJECT TO MITIGATION FEES PER CITY OF LOS GATOS POLICY.</li> <li>SEE ARBORIST REPORT, DATED DECEMBER 15, 2024, REVISED JULY 23, 2025 FOR ADDITIONAL INFORMATION.</li> </ul>																															
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<ol style="list-style-type: none"> <li>TREE REMOVAL SHALL BE BY CONTRACTOR.</li> <li>SEE TREE EVALUATION SUMMARY FOR INFORMATION INCLUDING SPECIES AND DIAMETER.</li> <li>CONTRACTOR TO VERIFY ACTUAL CANOPY CLEARANCES WITHIN 100' OF EVERY HOME. UNDER ARBORIST SUPERVISION, PRUNE AND TRIM TREES WITHIN ACCORDANCE ON TREE SPACING DIAGRAM ON SHEET 10.1.</li> </ol>																															
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9/15/2025	PER CITY COMMENTS
7/25/2025	PER CITY COMMENTS
4/18/2025	PER CITY COMMENTS
3/31/2025	PER CITY COMMENTS
1/8/2025	PER CITY COMMENTS
NO DATE	DESCRIPTION
PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 6.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'
© HMH	
<b>TREE MITIGATION AND PROTECTION PLAN</b>	
T-1	

**LOT 6**  
**TREE EVALUATION TABLE**

TREE EVALUATION NOTES:  
\*SEE SHEET T-4 FOR TREE PROTECTION REQUIREMENT DETAILS

\*\*REASON FOR REMOVAL

1. THE TREE IS DEAD, SEVERELY DISEASED, DECAYED OR DISFIGURED TO SUCH AN EXTENT THAT THE TREE IS UNABLE TO RECOVER OR RETURN TO A HEALTHY AND STRUCTURALLY SOUND CONDITION.
2. THE TREE HAS A TREE RISK RATING OF EXTREME OR HIGH ON THE ISA TREE RISK RATING MATRIX AS SET FORTH IN THE ISA TREE RISK ASSESSMENT BEST MANAGEMENT PRACTICES, OR SUCCESSOR PUBLICATION.
3. THE TREE IS CROWDING OTHER PROTECTED TREES TO THE EXTENT THAT REMOVAL OR SEVERE PRUNING IS NECESSARY TO ENSURE THE LONG-TERM VIABILITY OF ADJACENT AND MORE SIGNIFICANT TREES.
4. THE RETENTION OF THE TREE RESTRICTS THE ECONOMIC ENJOYMENT OF THE PROPERTY OR CREATES AN UNUSUAL HARDSHIP FOR THE PROPERTY OWNER BY SEVERELY LIMITING THE USE OF THE PROPERTY IN A MANNER NOT TYPICALLY EXPERIENCED BY OWNERS OF SIMILARLY SITUATED PROPERTIES, AND THE APPLICANT HAS DEMONSTRATED TO THE SATISFACTION OF THE DIRECTOR OR DECIDING BODY THAT THERE ARE NO REASONABLE ALTERNATIVES TO PRESERVE THE TREE.

Tree-ID	Existing Tree Tag Number	SPP	protected	DBH_IN	CIFC_IN	HEIGHT_FT	N/S_FT	E/W_FT	Const Impact	Species Rate To Const Impact	SPREAD	SPREAD	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL	Tolerance Rate To Const Impact	COND OVRL w construction Numeronym	COND OVRL w CRZ_FT_R ADIUS DBH x15	Min Offset_IN	Min Depth_IN	RETENTION RATING	HVWIRES	Inv_Date	INSPECT_ DT	Inspect_ TM	Notes	SAVE, REMOVE, REASON FOR REMOVAL** TREE PROTECTION REQUIREMENT*			
																												Protected	Protected	Rating	Rating
170		Quercus agrifolia	X	11	34.55751919	26	15	12					X	5	4	4.5	No	G	5	4.75	5.5	13.75	HDD	11	#N/A	HIGH	0	40375	41878	22:28:25	REMOVE 4 Type 1
171		Quercus lobata	X	35	109.9557429	46	48	36					X	4	4	4	No	M	3	3.5	17.5	43.75	HDD	35	#N/A	HIGH	0	40375	41878	22:34:08	REMOVE 4 Type 1
172		Quercus agrifolia	X	34	106.8141502	33	40	32					X	5	4	4.5	No	G	5	4.75	17	42.5	HDD	34	#N/A	HIGH	1	40459	41878	22:34:09	REMOVE 4 Type 1
173	593	Quercus agrifolia	9	28.27433388	27	32	32					X	3	3	3	No	G	5	4	4.5	11.25	HDD	9	#N/A	HIGH	0	40375	41878	22:34:03	REMOVE 4	
174		Quercus agrifolia	9	28.27433388	6	7	10					X	3	2	2.5	No	G	5	3.75	4.5	11.25	HDD	9	#N/A	HIGH	0	40375	41878	22:33:43	REMOVE 3	
175		Quercus agrifolia	X	14	43.98229715	27	25	28					X	5	5	5	No	G	5	5	7	17.5	HDD	14	#N/A	HIGH	0	40375	41878	22:33:43	REMOVE 4
177		Quercus agrifolia	5	15.70796327	15	8	6	X					X	5	5	5	No	G	5	5	2.5	6.25	HDD	5	#N/A	HIGH	0	40375	41878	22:33:34	REMOVE 4
178		Quercus agrifolia	6	18.84955592	15	6	5					X	5	5	5	No	G	5	5	3	7.5	HDD	6	#N/A	HIGH	0	40375	41878	22:33:34	REMOVE 4	

**SURREY FARMS ESTATES**  
**TWIN OAKS DRIVE, LOS GATOS**  
**DEVELOPMENT REVIEW PLAN SET**  
**LOT 6 | APP #S-24-028**

PROJECT NO: 4185.10

CAD DWG FILE: 418510CL - LOT 6.DWG

DESIGNED BY: JN

DRAWN BY: JN

CHECKED BY: ST

DATE: JUNE 6, 2025

SCALE: NONE

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9/15/2025 PER CITY COMMENTS

7/25/2025 PER CITY COMMENTS

4/18/2025 PER CITY COMMENTS

3/31/2025 PER CITY COMMENTS

1/8/2025 PER CITY COMMENTS

NO DATE DESCRIPTION

**TREE EVALUATION TABLE**

T-2

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**LOT 6**

**TREE APPRAISAL TABLE**  
**REPRODUCTION METHOD - TRUNK FORMULA TECHNIQUE**

SUBJECT TREE											REPLACEMENT TREE				CALCULATIONS			ADDITIONAL COSTS	TOTAL	SAVE, REMOVE, OFF-SITE
TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED	
170	Quercus agrifolia	Coast Live Oak	11.0	95.03	90	70	90	83%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,513.85	\$ 2,095	\$ 600.00	\$ 2,700	REMOVE
171	Quercus lobata	Valley Oak	35.0	962.12	70	70	80	73%	80%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 25,450.14	\$ 14,931	\$ 600.00	\$ 15,500	REMOVE
172	Quercus agrifolia	Coast Live Oak	34.0	907.92	90	70	80	80%	80%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 24,016.62	\$ 15,371	\$ 600.00	\$ 16,000	REMOVE
173	Quercus agrifolia	Coast Live Oak	9.0	63.62	50	50	80	60%	80%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 1,682.83	\$ 808	\$ 600.00	\$ 1,400	REMOVE
174	Quercus agrifolia	Coast Live Oak	9.0	63.62	50	30	70	50%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 1,682.83	\$ 841	\$ 600.00	\$ 1,400	REMOVE
175	Quercus agrifolia	Coast Live Oak	14.0	153.94	90	90	90	90%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 4,072.02	\$ 3,665	\$ 600.00	\$ 4,300	REMOVE
177	Quercus agrifolia	Coast Live Oak	5.0	19.64	90	90	90	90%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 519.39	\$ 467	\$ 600.00	\$ 1,100	REMOVE
178	Quercus agrifolia	Coast Live Oak	6.0	28.27	90	90	90	90%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 747.92	\$ 673	\$ 600.00	\$ 1,300	REMOVE

**SURREY FARMS ESTATES**  
**TWIN OAKS DRIVE, LOS GATOS**  
**DEVELOPMENT REVIEW PLAN SET**  
**LOT 6 | APP #S-24-028**

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CHECKED BY:	ST	
DATE:	JUNE 6, 2025	
SCALE:	NONE	
(C)	HMHC	

**TREE APPRAISAL TABLE**

**TREE PROTECTION NOTES**

**SITE PREPARATION:**  
ALL EXISTING TREES SHALL BE FENCED WITHIN OR AT THE DRIP LINE (FOLIAR SPREAD) OF THE TREE. DEPENDING ON THE LOCATION OF THE TREE THE FENCING MAY NOT BE ABLE TO BE AT THE DRIPLINE. EXAMPLES OF THIS WOULD BE PUBLIC RIGHT OF WAY, NEAR PROPERTY LINES OR AROUND EXISTING STRUCTURES TO REMAIN. WHERE COMPLETE DRIP LINE FENCING IS NOT POSSIBLE, THE ADDITION OF STRAW WADDLES AND ORANGE SNOW FENCING WRAPPING THE TRUNK SHALL BE INSTALLED PER THE TREE PROTECTION DETAIL. THE FENCE SHOULD BE A MINIMUM OF SIX FEET HIGH, MADE OF GALVANIZED 11-GAUGE WIRE MESH WITH GALVANIZED POSTS OR ANY MATERIAL SUPERIOR IN QUALITY. A TREE PROTECTION ZONE (TPZ) SIGN SHALL BE AFFIXED TO FENCING AT APPROPRIATE INTERVALS AS DETERMINED BY THE ARBORIST ON SITE. SEE TREE PROTECTION DETAIL FOR ADDITIONAL INFORMATION, INCLUDING TREE PROTECTION ZONE SIGN. IF THE FENCE IS WITHIN THE DRIP LINE OF THE TREES, THE FOLIAR FRINGE SHALL BE RAISED TO OFFSET THE CHANCE OF LIMB DAMAGE FROM ACTIVE CONSTRUCTION.

**ACTIVE CONSTRUCTION:**  
ALL CONTRACTORS, SUBCONTRACTORS AND OTHER PERSONNEL SHALL BE WARNED THAT ENCROACHMENT WITHIN THE FENCED AREA AND DRIPLINE IS PROHIBITED WITHOUT THE CONSENT OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, STORAGE OF LUMBER AND OTHER MATERIALS, DISPOSAL OF PAINTS, SOLVENTS OR OTHER NOXIOUS MATERIALS, PARKED CARS, GRADING EQUIPMENT OR OTHER HEAVY EQUIPMENT. IF CONSTRUCTION ACTIVITY NEEDS TO HAPPEN IN THE TPZ THE FENCE CAN BE MOVED TEMPORARILY FOR DELIVERY OF CONSTRUCTION MATERIALS. THE CONTRACTOR SHOULD MAKE ACCOMMODATIONS TO OFF LOAD ITEMS SUCH AS TRUSSES, TIMBER, PLASTERBOARD, WALLBOARD, CONCRETE, GYPSUM BOARD, FLOORING, ROOFING OR ANY OTHER HEAVY CONSTRUCTION MATERIAL OUTSIDE THE FOLIAR SPREAD OF THE TREE SO THERE IS NO HEAVY EQUIPMENT NEEDED THAT COULD CAUSE DAMAGE TO THE CANOPY OF THE TREE OR COMPACT THE ROOT ZONE. THE TREE PROTECTION FENCING SHOULD BE REESTABLISHED PER THE PLANS AND DETAILS IMMEDIATELY AFTER ANY ACTIVITY THROUGH THE TPZ. PENALTIES, BASED ON THE COST OF REMEDIAL REPAIRS AND THE EVALUATION GUIDE PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE ASSESSED FOR DAMAGES TO THE TREES.

**GRADING/EXCAVATING:**  
ALL GRADING PLANS THAT SPECIFY GRADING WITHIN THE DRIP LINE OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN THE SITE PREPARATION SECTION ABOVE WHEN SAID DISTANCE IS OUTSIDE THE DRIP LINE, SHALL FIRST BE REVIEWED BY A CERTIFIED ARBORIST. PROVISIONS FOR AERATION, DRAINAGE, PRUNING, TUNNELING BEHIND ROOTS, ROOT PRUNING OR OTHER NECESSARY ACTIONS TO PROTECT THE TREES SHALL BE OUTLINED BY AN ARBORIST. IF TRENCHING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCHING SHALL BE UNDERTAKEN BY HAND LABOR AND DUG DIRECTLY BEHIND THE TRUNK OF THE TREE. ALL ROOTS 2 INCHES OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE DRAINED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURLAP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED NIGHTLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACK FILLED TO THE ORIGINAL LEVEL. AN ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACK FILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.

**REMEDIAL REPAIRS:**  
AN ARBORIST SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES AND PRESCRIBING NECESSARY REMEDIAL WORK TO ENSURE THE HEALTH AND STABILITY OF THE TREES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL ARBORIST ACTIVITIES BROUGHT OUT IN THE PREVIOUS SECTIONS. IN ADDITION, PRUNING, AS OUTLINED IN INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES: PRUNING AND ANSI A300 PART 1 STANDARD PRACTICES: PRUNING, SHALL BE PRESCRIBED AS NECESSARY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL AND OTHER ACTIVITIES SHALL BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONER'S OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL ADVISORS OR PEST CONTROL OPERATORS.

**FINAL INSPECTION:**  
UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND FILLS, COMPACTING, DRAINAGE, PRUNING AND FUTURE REMEDIAL WORK. AN ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE ONGOING REMEDIAL CARE FOLLOWING THE FINAL INSPECTION.

**TREE REMOVAL NOTES**

- CONSTRUCTION PROTECTION FOR TREES MUST BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY. SEE DETAILS AND NOTES ON THIS SHEET.
- ALL TREES SHOWN FOR REMOVAL ARE PERMITTED UNDER CITY PD PERMIT. A NESTING BIRD SURVEY MAY BE REQUIRED IF TREE REMOVAL IS TO TAKE PLACE BETWEEN FEBRUARY 1 AND AUGUST 31. A QUALIFIED BIOLOGIST MUST COMPLETE THIS REPORT PRIOR TO TREE REMOVAL DONE DURING THE NESTING SEASON. REFER TO CONDITIONS OF THE PERMIT FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL TAKE CARE WHEN REMOVING TREES ADJACENT TO TREES TO REMAIN. PROVISIONS FOR THE PROTECTION OF EXISTING TREES MUST BE TAKEN INCLUDING WRAPPING THE TRUNK OF THE ADJACENT TREE PER THE TREE PROTECTION DETAIL. WHEN REMOVING ROOTS, CARE MUST BE TAKEN NOT TO DAMAGE ROOTS OF TREE TO REMAIN. ROOT PRUNING MAY BE NECESSARY AND MUST BE DONE UNDER THE SUPERVISION OF THE ARBORIST.
- THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO DETERMINE THE EXACT EXTENT OF ALL SITE DEMOLITION ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE FOR GENERAL INFORMATION ONLY. HE SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
- THESE PLANS MAY NOT SHOW ALL EXISTING CITY ELECTRICAL FACILITIES INCLUDING, BUT NOT LIMITED TO, TRAFFIC SIGNALS, STREETLIGHT AND TRAFFIC SIGNAL COMMUNICATION EQUIPMENT, CONDUIT, PULL BOXES, AND WIRING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL SUCH FACILITIES AND FOR REPAIRING ANY SUCH FACILITIES THAT ARE DAMAGED DURING CONSTRUCTION. PAYMENT FOR LOCATING, COORDINATING, AND REPAIRING EXISTING CITY ELECTRICAL FACILITIES WILL BE DEEMED INCLUDED IN OTHER ITEMS OF WORK, AND NO ADDITIONAL COMPENSATION SHALL BE MADE THEREOF. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS & DETAILS.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON THIS PROJECT. CALL U.S.A. AT (800) 624-2444
- THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING AND REPLACING, AT HIS OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, OR PLANT LIFE DAMAGED OR DESTROYED BY HIS OPERATION. LIKEWISE, HE SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY AND ALL DAMAGES, OCCURRING BY HIS OPERATION, ON ADJACENT PROPERTIES AND ANYWHERE OUTSIDE THE CONTRACT LIMIT LINES. THE DAMAGED ITEMS SHALL BE RESTORED TO THEIR ORIGINAL CONDITIONS AND TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP ALL STREET RIGHT-OF-WAYS CLEAN TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT ALL ITEMS INDICATED TO BE REMOVED SHALL BE DISPOSED OF FROM THE PROJECT SITE, EXCEPT ITEMS INDICATED TO BE RE-INSTALLED.
- ALL TREES TO BE REMOVED SHALL HAVE THEIR STUMPS GROUND DOWN TO A MINIMUM DEPTH OF 24" REMOVE ALL LARGE ROOTS FROM PLANTING AREAS A MINIMUM DISTANCE OF 5' BEYOND THE DRIP LINE OF THE TREE.

**SEC. 29.10.1005. PROTECTION OF TREES DURING CONSTRUCTION**

(A) PROTECTIVE TREE FENCING SHALL SPECIFY THE FOLLOWING:

- SIZE AND MATERIALS. SIX (6) FOOT HIGH CHAIN LINK FENCING, MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS, SHALL BE DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST TWO (2) FEET AT NO MORE THAN 10-FOOT SPACING. FOR PAVING AREA THAT WILL NOT BE DEMOLISHED AND WHEN STIPULATED IN A TREE PRESERVATION PLAN, POSTS MAY BE SUPPORTED BY A CONCRETE BASE.
- AREA TYPE TO BE FENCED.
  - TYPE I: ENCLOSURE WITH CHAIN LINK FENCING OF EITHER THE ENTIRE DRIPLINE AREA OR AT THE TREE PROTECTION ZONE (TPZ), WHEN SPECIFIED BY A CERTIFIED OR CONSULTING ARBORIST.
  - TYPE II: ENCLOSURE FOR STREET TREES LOCATED IN A PLANTER STRIP: CHAIN LINK FENCE AROUND THE ENTIRE PLANTER STRIP TO THE OUTER BRANCHES.
  - TYPE III: PROTECTION FOR A TREE LOCATED IN A SMALL PLANTER CUTOUT ONLY (SUCH AS DOWNTOWN): ORANGE PLASTIC FENCING SHALL BE WRAPPED AROUND THE TRUNK FROM THE GROUND TO THE FIRST BRANCH WITH 2-INCH WOODEN BOARDS BOUND SECURELY ON THE OUTSIDE. CAUTION SHALL BE USED TO AVOID DAMAGING ANY BARK OR BRANCHES.
- DURATION OF TYPE I, II, III FENCING. FENCING SHALL BE ERECTED BEFORE DEMOLITION, GRADING OR CONSTRUCTION PERMITS ARE ISSUED AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETED. CONTRACTOR SHALL FIRST OBTAIN THE APPROVAL OF THE PROJECT ARBORIST ON RECORD PRIOR TO REMOVING A TREE PROTECTION FENCE.
- WARNING SIGN. EACH TREE FENCE SHALL HAVE PROMINENTLY DISPLAYED AN 8.5 X 11-INCH SIGN STATING: "WARNING—TREE PROTECTION ZONE—THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025".
- ALL PERSONS SHALL COMPLY WITH THE FOLLOWING PRECAUTIONS.
  - PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INSTALL THE FENCE AT THE DRIPLINE, OR TREE PROTECTION ZONE (TPZ) WHEN SPECIFIED IN AN APPROVED ARBORIST REPORT, AROUND ANY TREE AND/OR VEGETATION TO BE RETAINED WHICH COULD BE AFFECTED BY THE CONSTRUCTION AND PROHIBIT ANY STORAGE OF CONSTRUCTION MATERIALS OR OTHER MATERIALS, EQUIPMENT CLEANING, OR PARKING OF VEHICLES WITHIN THE TPZ. THE DRIPLINE SHALL NOT BE ALTERED IN ANY WAY SO AS TO INCREASE THE ENCROACHMENT OF THE CONSTRUCTION.
  - PROHIBIT ALL CONSTRUCTION ACTIVITIES WITHIN THE TPZ, INCLUDING BUT NOT LIMITED TO: EXCAVATION, GRADING, DRAINAGE AND LEVELING WITHIN THE DRIPLINE OF THE TREE UNLESS APPROVED BY THE DIRECTOR.
  - PROHIBIT DISPOSAL OR DEPOSITING OF OIL, GASOLINE, CHEMICALS OR OTHER HARMFUL MATERIALS WITHIN THE DRIPLINE OR IN DRAINAGE CHANNELS, SWALES OR AREAS THAT MAY LEAD TO THE DRIPLINE OF A PROTECTED TREE.
  - PROHIBIT THE ATTACHMENT OF WIRES, SIGNS OR ROPES TO ANY PROTECTED TREE.
  - DESIGN UTILITY SERVICES AND IRRIGATION LINES TO BE LOCATED OUTSIDE OF THE DRIPLINE WHEN FEASIBLE.
  - RETAIN THE SERVICES OF A CERTIFIED OR CONSULTING ARBORIST WHO SHALL SERVE AS THE PROJECT ARBORIST FOR PERIODIC MONITORING OF THE PROJECT SITE AND THE HEALTH OF THOSE TREES TO BE PRESERVED. THE PROJECT ARBORIST SHALL BE PRESENT WHENEVER ACTIVITIES OCCUR WHICH MAY POSE A POTENTIAL THREAT TO THE HEALTH OF THE TREES TO BE PRESERVED AND SHALL DOCUMENT ALL SITE VISITS.
  - THE DIRECTOR AND PROJECT ARBORIST SHALL BE NOTIFIED OF ANY DAMAGE THAT OCCURS TO A PROTECTED TREE DURING CONSTRUCTION SO THAT PROPER TREATMENT MAY BE ADMINISTERED. (ORD. NO. 2114, §§ I, II, 8-4-03)

**SEC. 29.10.1010. PRUNING AND MAINTENANCE**

ALL PRUNING SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES—TREE PRUNING AND ANSI A300-PART 1 TREE, SHRUB AND OTHER WOODY PLANT MANAGEMENT—STANDARD PRACTICES, (PRUNING) AND ANY SPECIAL CONDITIONS AS DETERMINED BY THE DIRECTOR. FOR DEVELOPMENTS, WHICH REQUIRE A TREE PRESERVATION REPORT, A CERTIFIED OR CONSULTING ARBORIST SHALL BE IN REASONABLE CHARGE OF ALL ACTIVITIES INVOLVING PROTECTED TREES, INCLUDING PRUNING, CABLEING AND ANY OTHER WORK IF SPECIFIED.

- ANY PUBLIC UTILITY INSTALLING OR MAINTAINING ANY OVERHEAD WIRES OR UNDERGROUND PIPES OR CONDUITS IN THE VICINITY OF A PROTECTED TREE SHALL OBTAIN PERMISSION FROM THE DIRECTOR BEFORE PERFORMING ANY WORK, INCLUDING PRUNING, WHICH MAY CAUSE INJURY TO A PROTECTED TREE. (E.G. CABLE TV/FIBER OPTIC TRENCHING, GAS, WATER, SEWER TRENCH, ETC.).
- PRUNING FOR CLEARANCE OF UTILITY LINES AND ENERGIZED CONDUCTORS SHALL BE PERFORMED IN COMPLIANCE WITH THE CURRENT VERSION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 (PART 1)-PRUNING, SECTION 5.9 UTILITY PRUNING. USING SPIKES OR GAFFS WHEN PRUNING, EXCEPT WHERE NO OTHER ALTERNATIVE IS AVAILABLE, IS PROHIBITED.
- NO PERSON SHALL PRUNE, TRIM, CUT OFF, OR PERFORM ANY WORK, ON A SINGLE OCCASION OR CUMULATIVELY, OVER A THREE-YEAR PERIOD, AFFECTING TWENTY-FIVE PERCENT OR MORE OF THE CROWN OF ANY PROTECTED TREE WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION EXCEPT FOR POLLARDING OF FRUITLESS MULBERRY TREES (*MORUS ALBA*) OR OTHER SPECIES APPROVED BY THE TOWN ARBORIST. APPLICATIONS FOR A PRUNING PERMIT SHALL INCLUDE PHOTOGRAPHS INDICATING WHERE PRUNING IS PROPOSED.
- NO PERSON SHALL REMOVE ANY HERITAGE TREE OR LARGE PROTECTED TREE BRANCH OR ROOT THROUGH PRUNING OR OTHER METHOD GREATER THAN FOUR (4) INCHES IN DIAMETER (12.5" IN CIRCUMFERENCE) WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION.

**Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).**

**Type I Tree Protection:** Layout configuration applies to all Protected Trees, matching the site diagram with the tree preservation report (TPR) distances written for this project. Fencing should be shown on plans as it will be installed. A curved fence for a TPZ is generally not practical.

Inspection pass/fail is dependent on correct layout and mounted sign placard.

Place two (2) 8.5" x 11" covered warning signs at each tree.

**Type II Tree Protection:** Layout configuration applies to all parkway strip or public trees near sidewalk.

**Type III Tree Protection:** Layout for trunk protection applies to all Protected Trees when exclusively authorized for sidewalk cut-out. To be used only with approval from Public Works Operations.

**Required protection shall be executed before demolition, excavation or site work occurs.**

**NOTES:**

- SNOW FENCING THREE LAYERS OF WIRE AND LATH SNOW FENCING TO 8 FEET ABOVE GROUND ON TREES WHERE CONSTRUCTION WILL TAKE PLACE BENEATH THE CANOPY.
- TOP OF FENCE WITH FLUORESCENT FLAGGING TAPE HUNG EVERY 10 FEET
- 6' CHAIN LINK OR WELDED WIRE MESH
- 8' FENCE POST OF 2" DIAMETER GI PIPE OR T-ANGLE POST
- FENCE PLACED AT DRIP LINE OR 50% GREATER THAN THE TREE CANOPY RADIUS WHERE POSSIBLE

**ELEVATION**

**SECTION**

9/15/2025 PER CITY COMMENTS

7/25/2025 PER CITY COMMENTS

4/18/2025 PER CITY COMMENTS

3/31/2025 PER CITY COMMENTS

1/8/2025 PER CITY COMMENTS

NO DATE DESCRIPTION

PROJECT NO: 4185.10

CAD DWG FILE: 418510CL - LOT 6.DWG

DESIGNED BY: JN

DRAWN BY: JN

CHECKED BY: ST

DATE: JUNE 6, 2025

SCALE: NONE

© HMM

**TREE PROTECTION FENCING DETAIL AND NOTES**

**A TREE PROTECTION FENCING**

SCALE: NOT TO SCALE

**SURREY FARMS ESTATES**  
**TWIN OAKS DRIVE, LOS GATOS**  
**DEVELOPMENT REVIEW PLAN SET**  
**LOT 6 | APP #S-24-028**

PLOTTED: 8/13/2025 2:28 PM

**HMH**  
Land Use Entitlements  
Land Planning  
Landscape Architecture  
Civil Engineering  
Utility Design  
Land Surveying  
Stormwater Compliance  
1570 Oakland Road (408) 487-2200  
San Jose, CA 95131  
HMHCa.com

SI PROJECT TS18510CL PLANNING (418510CL - LOT 6.DWG)

T-4

# SURREY FARMS ESTATES

## TWIN OAKS DRIVE, LOS GATOS

### DEVELOPMENT REVIEW PLAN SET

LOT 6 | APP #S-24-028



CONSTRUCTION LEGEND	
SYMBOL	DESCRIPTION
—	6' CLEAR VIEW FENCE
—	RETAINING WALL
—	6' CLEAR VIEW FENCE ON RETAINING WALL
- - -	6' ALUMINUM PRIVACY FENCE
—	6' ALUMINUM PRIVACY GATE

NOTES:

1. SEE HMH CIVIL PLANS FOR WALL LOCATIONS AND GRADING.
2. PROPOSED FENCE LINES SHALL FOLLOW SITE GRADING, TYPICAL.
3. A MINIMUM VERTICAL CLEARANCE OF 13.5 FEET SHALL BE MAINTAINED OVER FIRE ACCESS ROADS AND DRIVEWAYS.
4. FOR HORIZONTAL AND VERTICAL SPACING FOR PLANTING, SEE SHEET 10.1.
5. CONTRACTOR TO VERIFY ACTUAL CANOPY CLEARANCES WITHIN 100 FT OF EVERY HOME. UNDER ARBORIST SUPERVISION, PRUNE AND TRIM TREES WITHIN ACCORDANCE ON TREE SPACING DIAGRAM ON SHEET 10.1.
6. SEE SHEET 10.5 FOR CONCEPT IMAGERY.

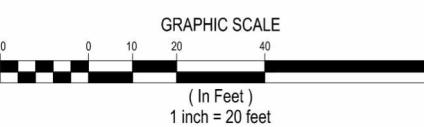
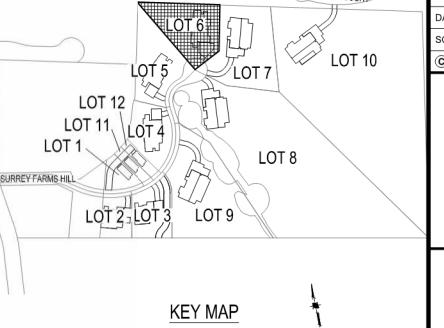
TREE LEGEND	
SYMBOL	BOTANICAL NAME
	ARUBUTUS UNEDO
	CERCIS OCCIDENTALIS
	FEIJOA SELLOWIANA
	LAGERSTROEMIA INDICA 'NATCHEZ'
	PLATANUS ACERIFOLIA 'COLUMBIA'
	QUERCUS AGRIFOLIA
	QUERCUS DOUGLASII

SHRUB LEGEND	
SYMBOL	BOTANICAL NAME
	ACHILLEA MILLEFOLIUM 'MOONSHINE'
	ANIGOZANTHOS FLAVIDUS 'BIG RED'
	ARCTOSTAPHYLOS 'HOWARD MCMINN'
	CAREX DIVULSA
	CEANOTHUS 'CONCHA'
	CEANOTHUS 'DARK STAR'
	EPILOBIUM CANUM
	HETEROMELES ARBUTIFOLIA
	LEUCADENDRON DISCOLOR
	MIMULUS AURANTICAS
	MUhlenbergia RIGENS
	NEPETA X FAASSENII
	RHAMNUS CALIFORNICA
	SALVIA SPATHACEA
	WESTRINGIA FRUTICOSA

GROUNDCOVER LEGEND	
SYMBOL	BOTANICAL NAME
	ARCTOSTAPHYLOS UVA-URSI
	BARK MULCH
	SLOPE STABILIZING - NATIVE HYDROSEED

BIOTREATMENT LEGEND	
SYMBOL	BOTANICAL NAME
	JUNCUS PATENS

9/15/2025	PER CITY COMMENTS
7/25/2025	PER CITY COMMENTS
4/18/2025	PER CITY COMMENTS
3/31/2025	PER CITY COMMENTS
1/8/2025	PER CITY COMMENTS
NO	DATE
PROJECT NO:	418510CL
CAD DWG FILE:	418510CL - LOT 6.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'
© HMH	



KEY MAP

10.0

#### PLANTING PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND Hardscape SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF Hardscape OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

#### Defensible Space Zones

Following are guidelines from Santa Clara County Fire Department on how to create and maintain effective defensible space zones:



#### Zone 1, extends 0 to 5 feet out: The Noncombustible Zone

- Remove all plants and vegetation, especially those touching your home.
- Clean roofs and gutters of dead leaves, debris and pine needles that could catch embers.
- Replace or repair any loose or missing shingles or roof tiles to prevent ember penetration.
- Reduce embers that could pass through vents in the eaves by installing 1/8 inch metal mesh screening.
- Clean debris from exterior attic vents and install 1/8 inch metal mesh screening to block embers.
- Repair or replace damaged or loose window screens and any broken windows.
- Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating.
- Move any flammable material away from wall exteriors – mulch, flammable plants, leaves and needles, firewood piles – anything that can burn. Remove anything stored underneath decks or porches.
- Mandated for new construction

#### Zone 2, extends 30 feet out: The Clean and Green Zone

- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

ONTRACTOR MUST CONTACT THE CITY OF LOS GATOS ARBORIST TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.

ALL PLANTING AREAS TO RECEIVE 3" THICK BARK MULCH LAYER. CONTRACTOR SHALL PROVIDE SAMPLE OF PROPOSED BARK MULCH FOR APPROVAL. BARK MULCH SHALL BE LYNGSO SMALL FIR BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.

ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURED 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS. CALIPER IS MEASURED 6" ABOVE ORIGIN POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

#### CALIPER SIZES STANDARDS:

15 GALLON: 0.75-1.25"

24" BOX: 1.25-2"

36" BOX: 2.3-5"

48" BOX: 3.5-5"

60" BOX: 4-6"

WATER NEEDS CATEGORY BASED ON WUCOLS IV (JANUARY 2014) LANDSCAPE COEFFICIENT METHOD:

#### CATEGORY

#### PERCENTAGE OF ET<sub>0</sub>

(H) HIGH: 0.7-0.9

(M) MEDIUM: 0.4-0.6

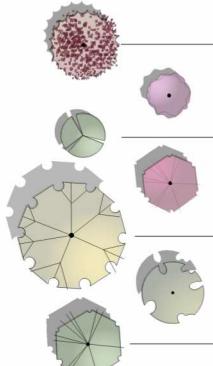
(L) LOW: 0.1-0.3

(VL) VERY LOW: <0.1

#### PROPOSED PLANT PALETTE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS	NOTES	HDS&G RECOMMENDED	OTHER FIRE RESISTANT PLANTS
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#### TREES



1	ARUBITUS UNEDO **	STRAWBERRY TREE	24" BOX	20' X 20'	L	STANDARD FORM	X		
1	CERCIS OCCIDENTALIS *	WESTERN REDBUD	24" BOX	15' X 10'	VL	TREE FORM ONLY		X	
0	FEIJOA SELLOWIANA **	PINEAPPLE GUAVA	24" BOX	20' X 15'	VL	MULTI-TRUNK		X	
0	LAGERSTROEMIA INDICA 'NATCHEZ' **	NATCHEZ CRAPE MYRTLE	24" BOX	25' X 15'	L	MULTI-TRUNK			
1	PLATANUS ACERIFOLIA 'COLUMBIA' **	COLUMBIA LONDON PLANE	36" BOX	60' X 30'	M	STANDARD FORM			
4	QUERCUS AGRIFOLIA *	COAST LIVE OAK	36" BOX	50' X 15'	M	STANDARD FORM	X		
0	QUERCUS DOUGLASII *	BLUE OAK	36" BOX	60' X 30'	VL	STANDARD FORM	X		

#### SHRUBS

10	ACHILLEA MILLEFOLIUM 'MOONSHINE' *	YELLOW YARROW	1 GALLON	3' X 3'	L		X		
9	ANIGOZANTHOS FLAVIDUS 'BIG RED' **	BIG RED KANGAROO PAWS	1 GALLON	2' X 2'	L				
4	ARCTOSTAPHYLOS 'HOWARD MCMINN' *	HOWARD MCMINN MANZANITA	1 GALLON	8' X 10'	L		X		
9	CAREX DIVULSA **	FOOTHILL SEDGE	1 GALLON	2' X 2'	L			X	
6	CEANOOTHUS 'CONCHA' *	CONCHA CEANOOTHUS	1 GALLON	6' X 8'	L		X		
10	CEANOOTHUS 'DARK STAR' *	DARK STAR CEANOOTHUS	1 GALLON	5' X 6'	L		X		
20	EPILOBIUM CANUM *	CALIFORNIA FUCHSIA	1 GALLON	3' X 3'	L			X	
7	HETEROMELES ARBUTIFOLIA *	TOYON	1 GALLON	8' X 5'	L		X		
10	LEUCADENDRON DISCOLOR **	CONEBUSH	5 GALLON	6' X 6'	L				
49	MIMULUS AURANTICAS *	STICKY MONKEY FLOWER	1 GALLON	4' X 4'	L		X		
14	MUHLENBERGIA RIGENS *	DEER GRASS	1 GALLON	4' X 4'	L		X		
19	NEPETA X FAASSENII **	CATMINT	1 GALLON	1' X 2'	L				
7	RHAMNUS CALIFORNICA*	CALIFORNIA COFFEEBERRY	1 GALLON	8' X 8'	L			X	
6	SALVIA SPATHACEA*	HUMMINGBIRD SAGE	1 GALLON	5' X 4'	L	UPRIGHT FORM	X		
10	WESTRINGIA FRUTICOSA **	COAST ROSEMARY	1 GALLON	4' X 4'	L				

#### GROUNDCOVERS

		SPREAD	SPACING		
	ARCTOSTAPHYLOS UVA-URSI*	BEARBERRY	1 GALLON	1' X 4'	SET @ 36" O.C.
	BARK MULCH	BARK MULCH			
	SLOPE STABILIZING - NATIVE HYDROSEED HYDROSEED				

#### BIOTREATMENT

		SPREAD	
92	JUNCUS PATENS *	CALIFORNIA GRAY RUSH	1 GALLON 2' X 2'

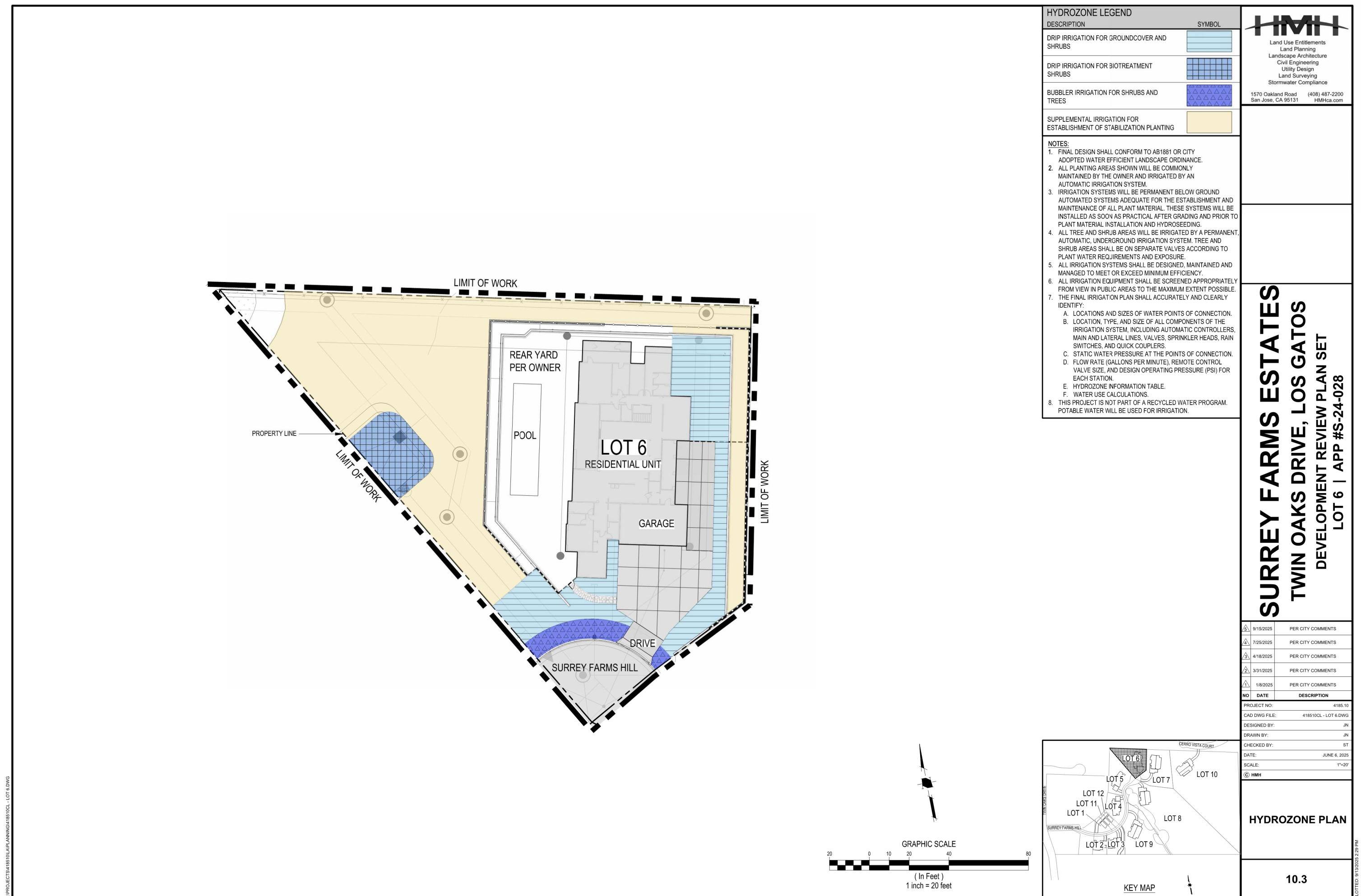
#### NOTES:

- \*NATIVE PLANT
- \*\*ADAPTIVE PLANT
- BARK MULCH: ALL PLANTING AREAS TO RECEIVE A 3" THICK LAYER OF BARK MULCH.
- BIOTREATMENT PLANTING AREAS TO RECEIVE A 3" THICK LAYER OF NON-FLOATABLE BARK MULCH.
- TREE SPECIES TO BE APPROVED BY TOWN ARBORIST.

9/15/2025	PER CITY COMMENTS
7/25/2025	PER CITY COMMENTS
4/18/2025	PER CITY COMMENTS
3/31/2025	PER CITY COMMENTS
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NO DATE	DESCRIPTION
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CAD DWG FILE:	418510CL - LOT 6.DWG
DESIGNED BY:	HMH
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE
© HMH	

#### PLANTING LEGEND AND NOTES



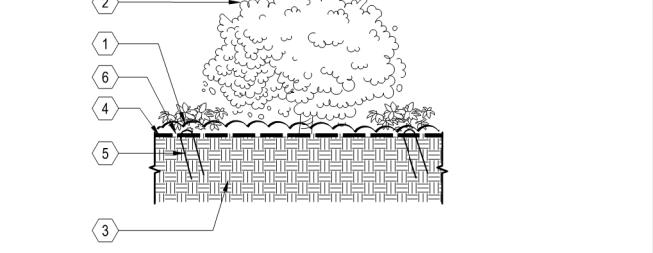
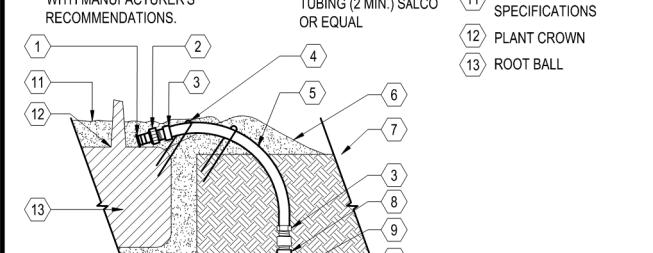
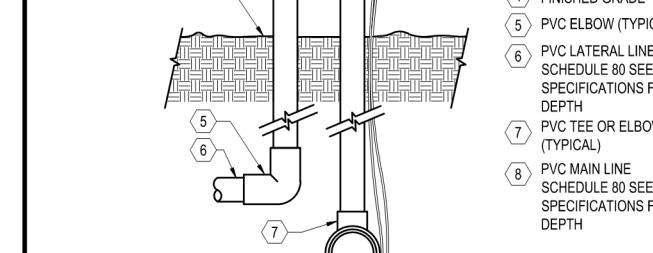
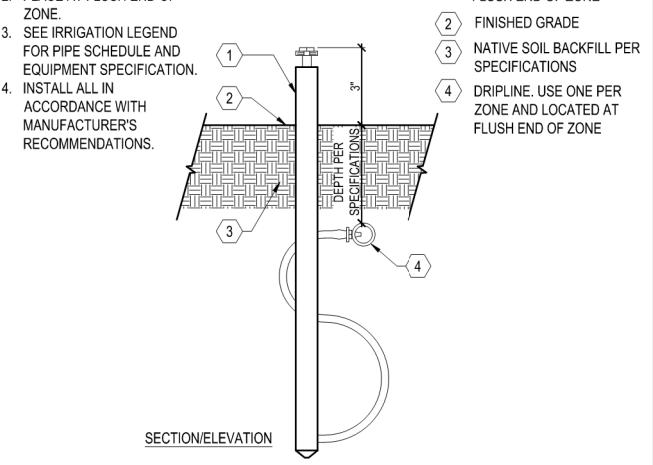
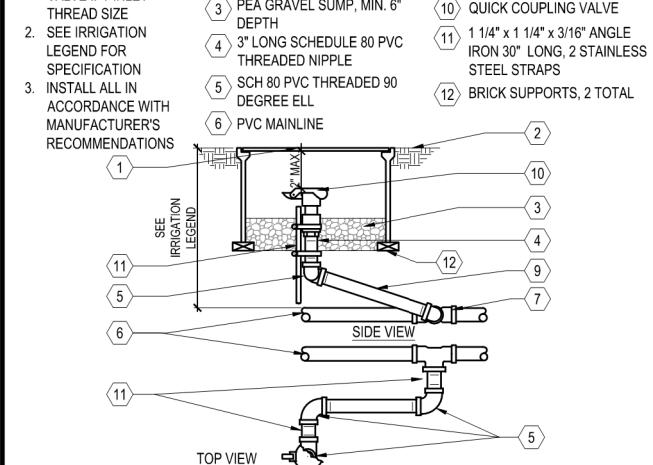
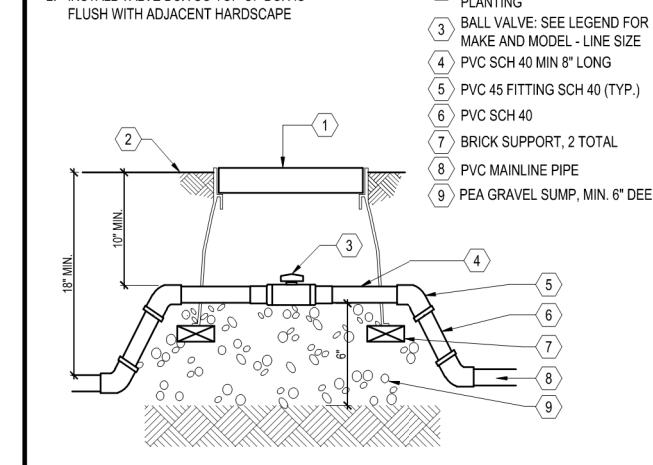
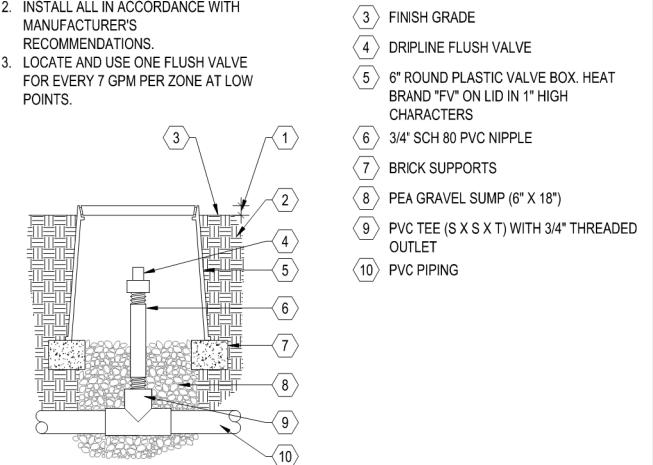
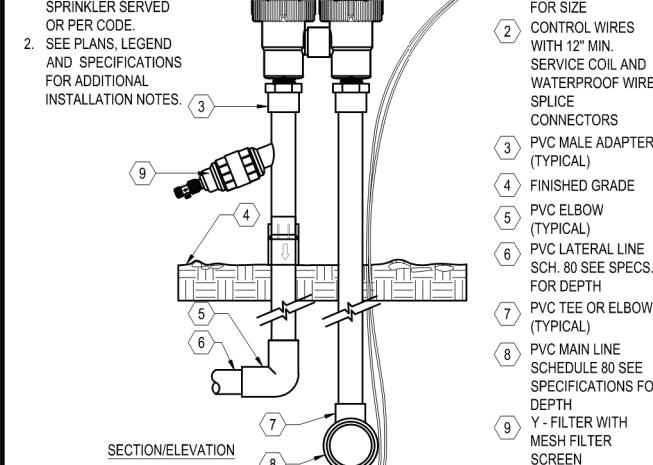
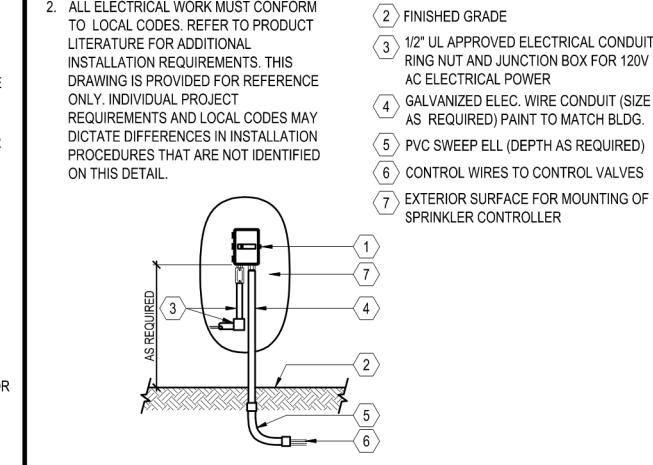
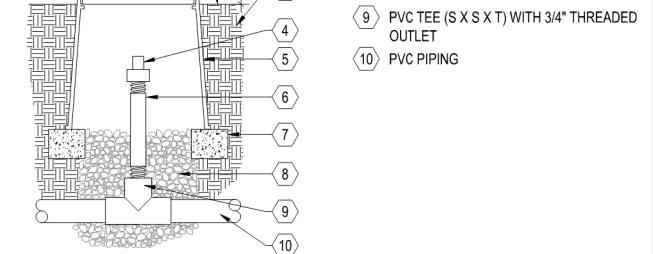


# SURREY FARMS ESTATES

## TWIN OAKS DRIVE, LOS GATOS

### DEVELOPMENT REVIEW PLAN SET

LOT 6 | APP #S-24-028

<p><b>I</b> DRIPLINE INSTALLED ON GRADE</p> <p>SCALE: N.T.S.</p>  <p>NOTES: 1. SEE IRRIGATION LEGEND SPECIFICATION 2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS</p>	<p><b>F</b> ON GRADE TREE BUBBLER</p> <p>SCALE: N.T.S.</p>  <p>NOTES: 1. BUBBLER DISTANCE TO ROOT BALL WILL VARY DEPENDING ON THE CONTAINER SIZE OF THE PLANT. ALLOW 6" BETWEEN TRUNK AND BUBBLER. 2. PLACE ALL BUBBLERS ON UPHILL SIDE OF SLOPE IF APPLICABLE. CONCEAL ALL EQUIPMENT UNDER MULCH. 3. SEE IRRIGATION LEGEND FOR SPECIFICATION. 4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.</p>	<p><b>C</b> ANTI-SIPHON PLASTIC CONTROL VALVE</p> <p>SCALE: N.T.S.</p>  <p>NOTES: 1. SET VALVE 12" MIN. ABOVE HIGHEST SPRINKLER SERVED OR PER CODE. 2. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.</p>																												
<p><b>H</b> DRIPLINE OPERATION INDICATOR</p> <p>SCALE: N.T.S.</p>  <p>NOTES: 1. USE ONE OPERATION INDICATOR PER ZONE. 2. PLACE AT FLUSH END OF ZONE. 3. SEE IRRIGATION LEGEND FOR PIPE SCHEDULE AND EQUIPMENT SPECIFICATION. 4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.</p>	<p><b>E</b> QUICK COUPLING VALVE</p> <p>SCALE: N.T.S.</p>  <p>NOTES: 1. NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE 2. SEE IRRIGATION LEGEND FOR SPECIFICATION 3. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS</p>	<p><b>B</b> BALL VALVE</p> <p>SCALE: N.T.S.</p>  <p>NOTES: 1. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX 2. INSTALL VALVE BOX SO TOP OF BOX IS FLUSH WITH ADJACENT HARDCAPE</p>																												
<p><b>J</b> DRIPLINE CENTER - FEED LAYOUT</p> <p>SCALE: N.T.S.</p>  <p>NOTES: 1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION 2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS 3. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH</p>	<p><b>G</b> DRIPLINE FLUSH VALVE</p> <p>SCALE: N.T.S.</p>  <p>NOTES: 1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION 2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS 3. LOCATE AND USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE AT LOW POINTS.</p>	<p><b>D</b> DRIP ANTI-SIPHON PLASTIC CONTROL VALVE</p> <p>SCALE: N.T.S.</p>  <p>NOTES: 1. SET VALVE 12" MIN. ABOVE HIGHEST SPRINKLER SERVED OR PER CODE 2. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES</p>																												
<p><b>A</b> WALL MOUNT CONTROLLER</p> <p>SCALE: N.T.S.</p>  <p>NOTES: 1. VERIFY LOCATION WITH PROJECT ELECTRICIAN 2. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS. THIS DRAWING IS PROVIDED FOR REFERENCE ONLY. INDIVIDUAL PROJECT REQUIREMENTS AND LOCAL CODES MAY DICTATE DIFFERENCES IN INSTALLATION PROCEDURES THAT ARE NOT IDENTIFIED ON THIS DETAIL</p>	<p><b>IRRIGATION DETAILS</b></p> <table border="1"> <tr><td>9/15/2025</td><td>PER CITY COMMENTS</td></tr> <tr><td>7/25/2025</td><td>PER CITY COMMENTS</td></tr> <tr><td>4/18/2025</td><td>PER CITY COMMENTS</td></tr> <tr><td>3/31/2025</td><td>PER CITY COMMENTS</td></tr> <tr><td>1/8/2025</td><td>PER CITY COMMENTS</td></tr> <tr><td>NO DATE</td><td>DESCRIPTION</td></tr> <tr><td>PROJECT NO:</td><td>418510CL</td></tr> <tr><td>CAD DWG FILE:</td><td>418510CL - LOT 6.DWG</td></tr> <tr><td>DESIGNED BY:</td><td>HMH</td></tr> <tr><td>DRAWN BY:</td><td>HMH</td></tr> <tr><td>CHECKED BY:</td><td>ST</td></tr> <tr><td>DATE:</td><td>JUNE 6, 2025</td></tr> <tr><td>SCALE:</td><td>NONE</td></tr> <tr><td>C</td><td>HMH</td></tr> </table>	9/15/2025	PER CITY COMMENTS	7/25/2025	PER CITY COMMENTS	4/18/2025	PER CITY COMMENTS	3/31/2025	PER CITY COMMENTS	1/8/2025	PER CITY COMMENTS	NO DATE	DESCRIPTION	PROJECT NO:	418510CL	CAD DWG FILE:	418510CL - LOT 6.DWG	DESIGNED BY:	HMH	DRAWN BY:	HMH	CHECKED BY:	ST	DATE:	JUNE 6, 2025	SCALE:	NONE	C	HMH	<p><b>10.4</b></p> <p>PLOTTED: 8/13/2025 2:29 PM</p>
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**SURREY FARMS ESTATES**  
**TWIN OAKS DRIVE, LOS GATOS**  
**DEVELOPMENT REVIEW PLAN SET**  
**LOT 6 | APP #S-24-028**

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DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE
(C) HMH	

**CONCEPT IMAGERY**

**10.5**





FRONT PORCH WALL MOUNT LIGHT



OUTDOOR WALL MOUNT LIGHT



POST LIGHT

**P SITE LIGHTING**  
SCALE: NONE



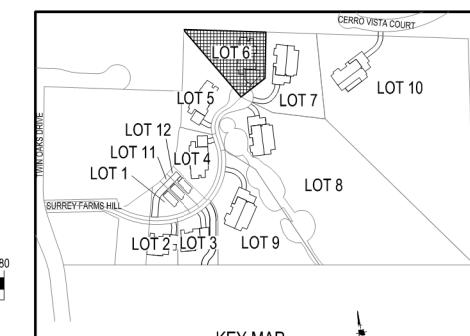
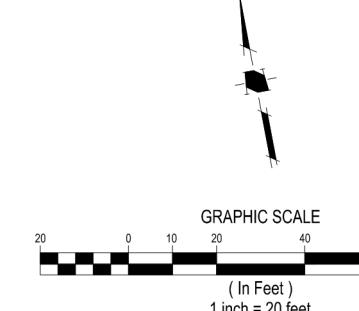
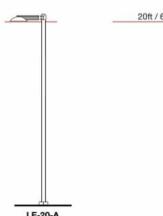
**LEO**

landscapeforms

Specification Sheet | LE300

**Lens Height and Pole Configuration Selection Guide**

Poles are manufactured from seamless aluminum alloy with a flush mounted hand hole cover. Poles are pre-drilled to suit the specified mounting conditions prior to powdercoating, and include flush top pole cap, configured to support installation of ANSI C136.41 twist-lock receptacle when specified. Pole base plate is cast aluminum and includes either a two-piece cast aluminum decorative base cover, or four cast aluminum nut covers. Mounting template and anchor hardware included. Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.



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SCALE:	1"=20'
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<b>CONCEPTUAL LIGHTING PLAN</b>	
P1	