

ARCHITECTURE AND SITE REVIEW

SURREY FARMS - LOT 9 (S-24-031)

A RESIDENTIAL DEVELOPMENT



SI PROJECT TS418510PLU PERMIT#148510TS.LOT 9.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 AND HYDROMODIFICATION DETAILS	A3.1 STREET ELEVATIONS/SITE SECTIONS	10.3 HYDROZONE PLAN
6.0 EROSION CONTROL PLAN	A4.1 SHADOW ANALYSIS	10.4 IRRIGATION DETAILS
6.1 EROSION CONTROL PLAN		10.5 CONCEPT IMAGERY
6.2 EROSION CONTROL DETAILS		P1 CONCEPTUAL LIGHTING PLAN
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 9 (S24-031) - APN 532-16-006, 178 Twin Oaks Drive			
	Existing	Proposed	Required
General Plan Designation	Agriculture	Agriculture	Agriculture
Zoning	RC	RC	RC
Use	Vacant	Single Family Residence	
Housing Unit Affordability	N/A	Market	
Gross Lot Size	N/A	74265	20 acre minimum
Average Slope	21.40%	22.33%	
Reduction Factor	N/A	34.20%	
Net Lot Size	N/A	48855	
Lot Frontage	N/A	178.6'	80'
Lot Depth	N/A	315'	100'
Height	N/A	278'	25 max/18' vis
Gross Floor Area			
Countable Attic	N/A	N/A	
Second Floor	N/A	3571	
First Floor	N/A	2685	
Accessory Buildings	N/A	N/A	
		6531 (including 375 sf countable garage)	6000 sf max allowed incl. garage
Total Countable SF	N/A	775	
Garage	N/A	N/A	
Below Grade SF (exempt)	N/A	N/A	Exempt
ADU	N/A	N/A	1200 SF
Lot Coverage	N/A	7.2%	NA
Setbacks			
Front	N/A	70.66'	30'
Side	N/A	20.2'	20'
Side	N/A	79.5'	20'
Rear	N/A	118.7'	25'
Parking	N/A	2 spaces garage, 2 on-site guest	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 1.70-ACRE PROPOSED LOT 9 (S-24-031) OF SUBDIVISION APPLICATION M-24-013. LOT 9 INCLUDES 6 BEDROOMS (1 FLEX ROOM) AND 6 BATHROOMS. LOT 9 IS PROPOSED AS MARKET RATE FOR SALE.

DEVELOPMENT TEAM

GOVERNMENT AGENCIES:

TOWN OF LOS GATOS
CONTACT: ERIN WALTERS

PLANNER/CIVIL ENGINEER:

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

OWNER:

LARRY DODGE
CONTACT: JIM FOLEY
223 W MAIN STREET
LOS GATOS, CA 95030
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ARCHITECT:

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

SURREY FARM ESTATES
LOT 9 (S-24-031)
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:	418510TS.LOT 9.DWG
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE
© HMH	

TITLE SHEET

1.0

LEGEND

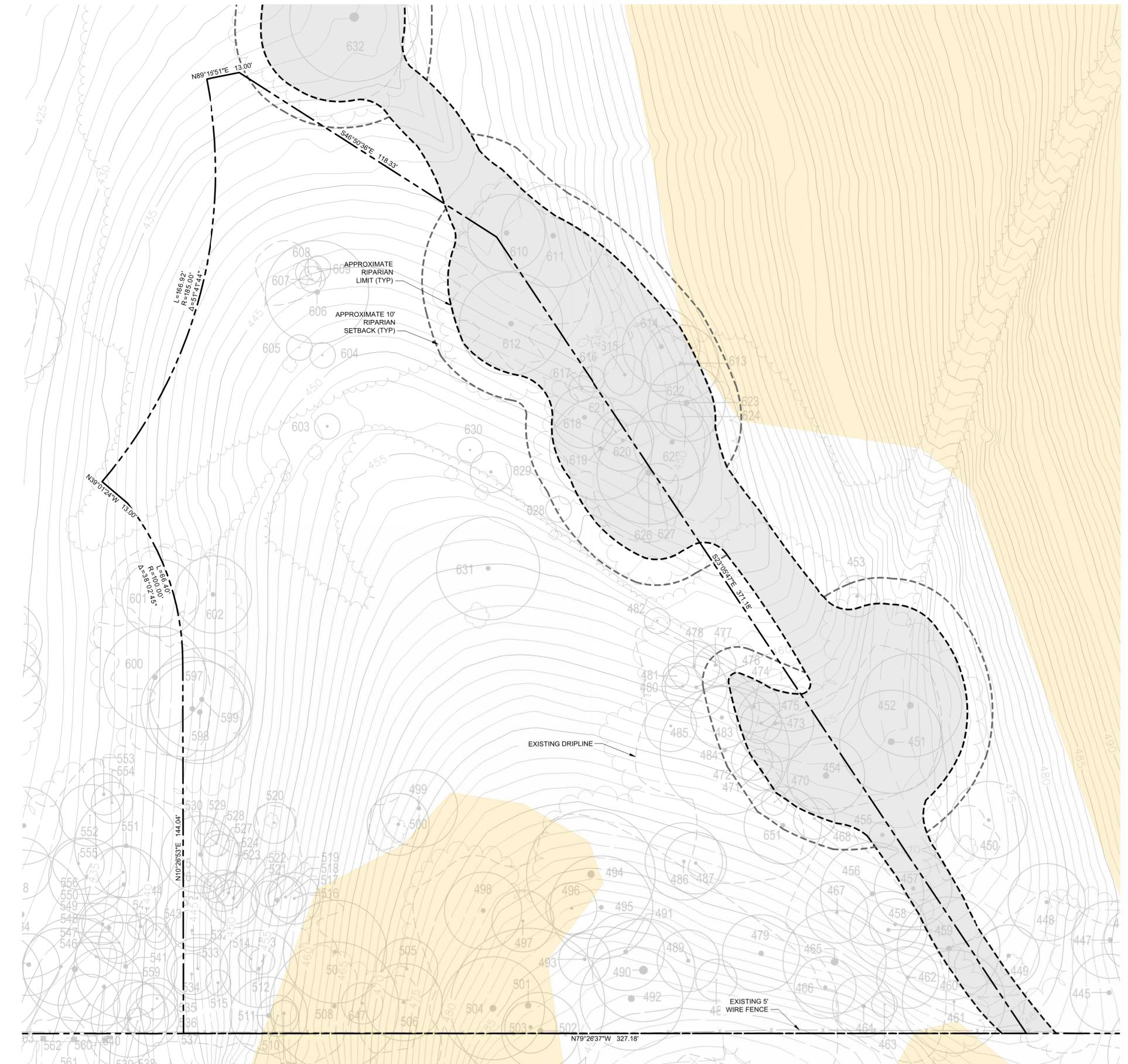
PROJECT BOUNDARY	
LOT LINE	
EAISEMENT	
CURB AND GUTTER	
STORM DRAIN PIPE	
SANITARY SEWER PIPE	
WATER PIPE	
FENCE	
DRAINAGE ARROW	
TREE AND DRIPLINE	
ELECTROLIER	
COMMUNICATIONS MANHOLE	
STORM DRAIN MANHOLE	
SANITARY SEWER MANHOLE	
FIRE HYDRANT	
PULL BOX/METER/VAULT	
SIGN	
LANDSLIDE HAZARD ZONE	
WETLAND AREA	
RIPARIAN AREA	

ABBREVIATIONS

CL	CENTER LINE
EG	EXISTING GROUND
ESMT	EASEMENT
EX(E)	EXISTING
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
TYP	TYPICAL
W	WATER

EXISTING CONDITIONS NOTES:

1. SEE SHEET 2.2 FOR EXISTING TREE DATA TABLE.

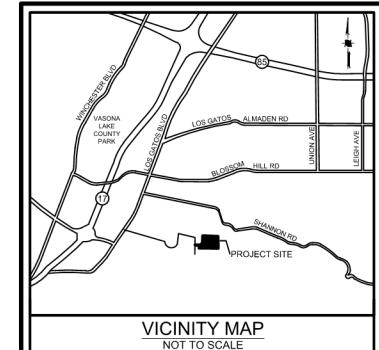


SURREY FARM ESTATES
LOT 9 (S-24-031)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS
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PROJECT NO:		4185.10
CAD DWG FILE:		418510EX_LOT 9.DWG
DESIGNED BY:		RH
DRAWN BY:		NW
CHECKED BY:		RH
DATE:		MAY 31ST, 2024
SCALE:		1" = 20'
© HMM		

EXISTING CONDITIONS

20



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
EASEMENT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
SDE	STORM DRAIN EASEMENT (PUBLIC)
EAE	EMERGENCY ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PSDRE	PRIVATE STORM DRAIN RELEASE EASEMENT
PWE	PRIVATE WATER DRAIN RELEASE EASEMENT
IEE	INGRESS EGRESS EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT

TWIN OAKS DRIVE

PROJECT TS418510PLU/PERMIT#1418510SP OVERALL LOT 9.DWG

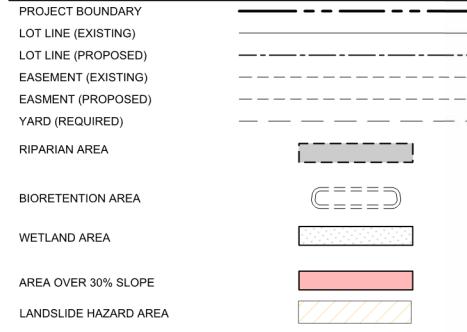


SURREY FARM ESTATES LOT 9 (S-24-031) 178 TWIN OAKS DRIVE ARCHITECTURE & SITE REVIEW

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

OVERALL SITE PLAN

LEGEND



NOTES

1. COVENANTS SHALL BE REQUIRED FOR MAINTENANCE OF THE PRIVATE ROAD BINDING EACH LOT OWNER AND ALL SUBSEQUENT LOT OWNERS, SUCH THAT BY ACCEPTANCE OF A DEED OR OTHER CONVEYANCE, IS DEEMED TO COVENANT AND AGREE THAT IF AT ANY TIME THE TOWN OF LOS GATOS CONCLUDES THAT MAINTENANCE OF THE ROADWAY INCLUDED IN THE COMMON PROPERTY IS NECESSARY AND HAS NOT BEEN DONE BY THE ASSOCIATION, THE TOWN OF LOS GATOS MAY PERFORM SUCH MAINTENANCE AS AGENT FOR THE ASSOCIATION, AND THE TOWN OF LOS GATOS WILL CHARGE THE ASSOCIATION FOR THE COST OF ANY SUCH MAINTENANCE, WHICH CHARGE SHALL BE AN OBLIGATION OF THE ASSOCIATION. SUCH REIMBURSEMENT SHALL BE A COST SUBJECT TO ASSESSMENT, AND THERE SHALL BE A LIEN ON THE PROPERTY, WHICH MAY BE PLACED ON THE TAX BILL AND COLLECTED AS ORDINARY TAXES BY THE TOWN.

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
SDE	STORM DRAIN EASEMENT (PUBLIC)
EEA	EMERGENCY ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT

TREE	Botanical Name	Common Name	DBH (inches)	Height (FT)	Canopy Size (FT)	Protected Tree	Large Protected Tree	Health Rating	Preservation Suitability	Remove?	Notes
454	Quercus agrifolia	Coast Live Oak	26.0	50	30	X	4	HIGH	SAVE		
455	Snag		16.0	8	10	X	3	HIGH	REMOVE	Dead	
456	Quercus agrifolia	Coast Live Oak	20.0	45	35	X	3	HIGH	SAVE		
457	Quercus douglasii	Blue Oak	16.0	45	30	X	3	HIGH	SAVE		
458	Quercus douglasii	Blue Oak	11.0	35	28	X	2	MEDIUM	SAVE	Severe Decline	
459	Quercus agrifolia	Coast Live Oak	15.0	45	30	X	2	HIGH	SAVE	Severe Decline	
460	Quercus agrifolia	Coast Live Oak	21.0	36	38	X	4	HIGH	SAVE		
461	Quercus agrifolia	Coast Live Oak	10.0	27	35	X	3	HIGH	SAVE		
462	Quercus agrifolia	Coast Live Oak	14.0	36	23	X	4	HIGH	SAVE		
463	Quercus agrifolia	Coast Live Oak	5.0	15	10	X	3	HIGH	SAVE	Crowded Growing Conditions	
464	Quercus agrifolia	Coast Live Oak	15.0	30	22	X	4	HIGH	SAVE	Poor Tree Structure	
465	Quercus agrifolia	Coast Live Oak	32.0	47	38	X	4	HIGH	SAVE		
466	Quercus agrifolia	Coast Live Oak	16.0	31	22	X	4	HIGH	SAVE		
467	Quercus agrifolia	Coast Live Oak	11.0	36	24	X	4	HIGH	SAVE		
468	Quercus lobata	Valley Oak	9.0	28	15	X	5	HIGH	SAVE		
470	Quercus lobata	Valley Oak	3.0	23	6	EXEMPT	2	LOW	SAVE	Severe Decline	
471	Quercus agrifolia	Coast Live Oak	14.0	30	16	X	4	HIGH	SAVE		
472	Quercus agrifolia	Coast Live Oak	4.0	21	12	X	3	HIGH	SAVE		
473	Quercus agrifolia	Coast Live Oak	15.0	40	30	X	4	HIGH	SAVE	Dead Wood	
474	Quercus agrifolia	Coast Live Oak	13.0	40	18	X	4	HIGH	SAVE		
475	Quercus agrifolia	Coast Live Oak	12.0	37	13	X	4	HIGH	SAVE	Dead Wood	
476	Quercus lobata	Valley Oak	13.0	40	21	X	4	HIGH	SAVE		
477	Quercus agrifolia	Coast Live Oak	11.0	30	15	X	5	HIGH	SAVE		
478	Quercus agrifolia	Coast Live Oak	11.0	28	18	X	5	HIGH	SAVE		
479	Quercus agrifolia	Coast Live Oak	21.0	31	26	X	4	HIGH	SAVE	Dead Limbs	
480	Quercus agrifolia	Coast Live Oak	10.0	31	15	X	5	HIGH	SAVE		
481	Quercus lobata	Valley Oak	4.0	25	8	EXEMPT	3	MEDIUM	SAVE	Crowded Growing Conditions	
482	Quercus agrifolia	Coast Live Oak	7.0	21	10	X	5	HIGH	SAVE		
483	Quercus agrifolia	Coast Live Oak	16.0	42	24	X	4	HIGH	SAVE		
484	Quercus agrifolia	Coast Live Oak	18.0	36	45	X	4	HIGH	SAVE		
485	Quercus agrifolia	Coast Live Oak	9.0	26	20	X	4	HIGH	SAVE		
486	Quercus agrifolia	Coast Live Oak	12.0	24	27	X	4	HIGH	SAVE	Weak Crotch	
487	Quercus lobata	Valley Oak	12.0	31	24	X	3	MEDIUM	SAVE	Dead Wood	
488	Heteromeles arbutifolia	Toyon	4.0	15	15	X	2	LOW	SAVE	Severe Decline	
489	Quercus agrifolia	Coast Live Oak	16.0	25	22	X	4	HIGH	SAVE		
490	Quercus agrifolia	Coast Live Oak	20.0	35	40	X	4	HIGH	SAVE		
491	Quercus agrifolia	Coast Live Oak	18.0	33	30	X	4	HIGH	SAVE		
492	Quercus agrifolia	Coast Live Oak	27.0	51	35	X	4	HIGH	SAVE		
493	Quercus agrifolia	Coast Live Oak	13.0	23	18	X	4	HIGH	SAVE		
494	Quercus agrifolia	Coast Live Oak	32.0	40	46	X	4	MEDIUM	SAVE	Dead Limbs	
495	Quercus agrifolia	Coast Live Oak	17.0	45	35	X	4	HIGH	SAVE		
496	Quercus lobata	Valley Oak	9.0	24	18	X	2	LOW	SAVE	Severe Decline	
497	Quercus lobata	Valley Oak	10.0	30	22	X	3	MEDIUM	SAVE		
498	Quercus agrifolia	Coast Live Oak	10.0	34	30	X	4	HIGH	SAVE		
499	Quercus agrifolia	Coast Live Oak	15.0	26	28	X	5	HIGH	SAVE		
500	Quercus lobata	Valley Oak	12.0	23	23	X	4	MEDIUM	SAVE		
501	Quercus agrifolia	Coast Live Oak	26.0	37	60	X	3	HIGH	SAVE		
502	Quercus agrifolia	Coast Live Oak	24.0	40	30	X	4	HIGH	SAVE		
503	Quercus agrifolia	Coast Live Oak	15.0	35	20	X	4	HIGH	SAVE		
504	Quercus lobata	Valley Oak	27.0	35	35	X	4	HIGH	SAVE	Severe Decline	
505	Quercus lobata	Valley Oak	10.0	37	22	X	3	MEDIUM	SAVE		
506	Quercus lobata	Valley Oak	14.0	37	27	X	4	MEDIUM	SAVE		
507	Quercus lobata	Valley Oak	16.0	40	35	X	4	MEDIUM	SAVE		
508	Quercus agrifolia	Coast Live Oak	17.0	39	50	X	5	HIGH	REMOVE		
509	Quercus lobata	Valley Oak	11.0	7	1	X	1	LOW	REMOVE	Dead	
510	Quercus lobata	Valley Oak	6.0	22	13	X	4	MEDIUM	REMOVE		
511	Quercus lobata	Valley Oak	19.0	37	30	X	4	MEDIUM	REMOVE		
512	Quercus lobata	Valley Oak	13.0	46	27	X	4	MEDIUM	REMOVE		
513	Quercus agrifolia	Coast Live Oak	3.0	16	5	EXEMPT	2	LOW	REMOVE		
514	Quercus lobata	Valley Oak	7.0	33	6	X	3	MEDIUM	REMOVE	Severe Decline	
515	Quercus agrifolia	Coast Live Oak	9.0	5	1	X	1	MEDIUM	REMOVE	Dead	
516	Quercus agrifolia	Coast Live Oak	10.0	33	18	X	4	HIGH	REMOVE	Crowded Growing Conditions	
517	Quercus agrifolia	Coast Live Oak	9.0	26	15	X	4	HIGH	REMOVE	Crowded Growing Conditions	
518	Quercus lobata	Valley Oak	16.0	32	18	X	4	HIGH	REMOVE		
519	Quercus agrifolia	Coast Live Oak	5.0	10	8	X	5	HIGH	REMOVE	Dead Wood	
520	Prunus dulcis	Almond	8.0	15	12	X	1	LOW	REMOVE	Dead	
521	Quercus agrifolia	Coast Live Oak	7.0	26	13	X	2	MEDIUM	REMOVE	Severe Decline	
522	Quercus agrifolia	Coast Live Oak	12.0	27	20	X	4	HIGH	SAVE		
523	Quercus lobata	Valley Oak	11.0	24	1	X	1	LOW	REMOVE	Dead	
524	Quercus agrifolia	Coast Live Oak	6.0	15	13	X	4	HIGH	REMOVE		
525	Quercus agrifolia	Coast Live Oak	3.0	20	5	EXEMPT	5	HIGH	REMOVE		
526	Quercus lobata	Valley Oak	7.0	15	1	X	1	LOW	SAVE	Dead Wood	
527	Quercus agrifolia	Coast Live Oak	8.0	23	13	X	4	HIGH	SAVE		
528	Quercus agrifolia	Coast Live Oak	10.0	23	10	X	4	HIGH	REMOVE		
529	Quercus agrifolia	Coast Live Oak	18.0	18	10	X	4	HIGH</td			

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
DRAWING NUMBER

STORM DRAIN MANHOLE
STORM DRAIN CATCH B
STORM DRAIN INLET
STORM DRAIN CLEANOUT
BUBBLER BOX
AREA DRAIN
STORM DRAIN MANHOLE
STORM DRAIN CATCH B

ABBREVIATIONS

BW	BOTTOM OF WALL
EG	EXISTING GROUND
ESMT	EASEMENT
EX(E)	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
GS	GARAGE SLAB
MAX	MAXIMUM
R / PL	PROPERTY LINE
(P)	PROPOSED
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
STD	STANDARD
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL

TYP CMU RETAINING WALL DRAINAG
SCALE: N.T.S.

SITE ELEMENT	EARTHWORK (CY)		MAX CUT/FILL DEPTH (FT)		ALLOWABLE MAX CUT/FILL DEPTH (FT)		CY	
	CUT	FILL	CUT	FILL	CUT	FILL	IMPORT	EXPORT
DRIVEWAY/PARKING	515	0	3.5	0	4	3	0	515
HOUSE FOOTPRINT	419	15	10.3	0	8	3	0	404
PORCH/PATIO	130	34	6.5	0	4	3	0	96
GARAGE	195	0	8.5	0	4	3	0	195
MISC Hardscape	29	0	4.5	0	4	3	0	29
LANDSCAPE	1289	102	7.3	0	-	-	0	1186
SWIMMING POOL	342	0	11.8	0	4	3	0	342
TOTAL	2919	151	-	-	-	-	0	2767

NOTE: AREA OF DISTURBANCE = 22,650 SF

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

70 Oakland Road (408) 487-
San Jose, CA 95131 HMHca

SURREY FARM ESTATES

LOT 9 (S-24-031)

178 TWIN OAKS DRIVE

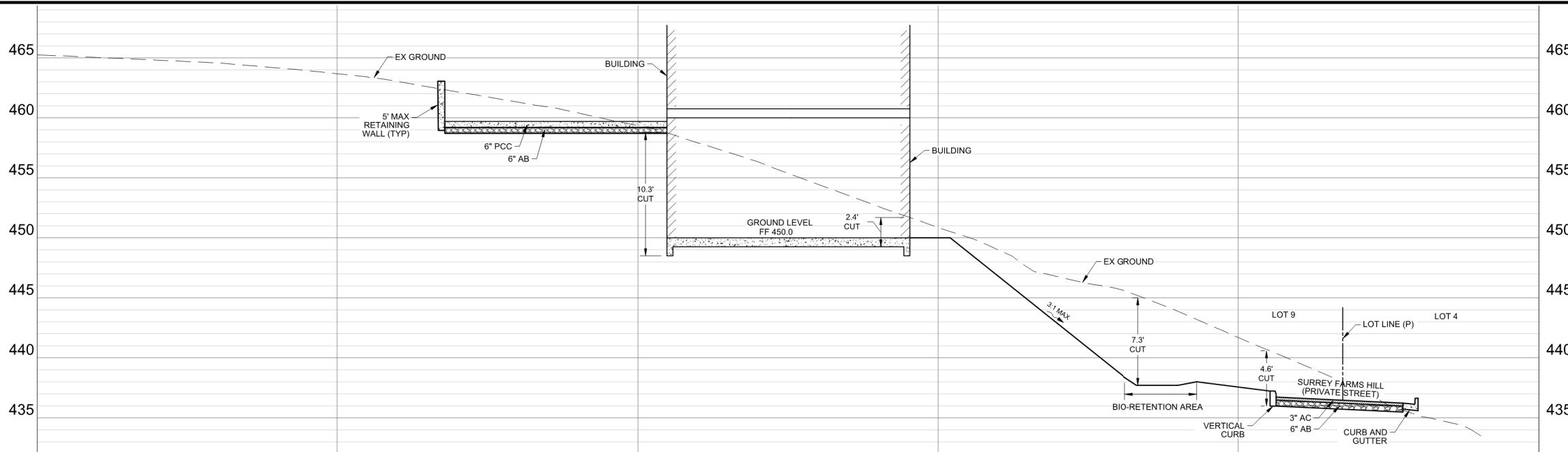
ARCHITECTURE & SITE REVIEW

	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:	418510GP_LOT 9.DWG	
DESIGNED BY:	RH	
DRAWN BY:	NW	
CHECKED BY:	RH	
DATE:	MAY 31ST, 2024	
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PRELIMINARY GRADING AND DRAINAGE PLAN

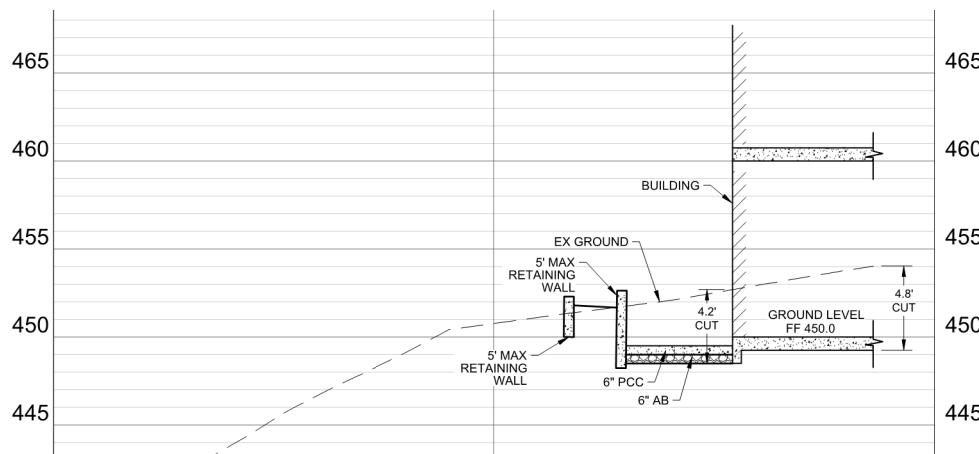
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SURREY FARM ESTATES
LOT 9 (S-24-031)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW



A SECTION

SCALE: 1" = 10' H, 1" = 5' V



B SECTION

SCALE: 1" = 10' H, 1" = 5' V

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:	418510GP_Lot 9.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN
(C) HMH	

**PRELIMINARY
GRADING
SECTIONS**

ABBREVIATIONS

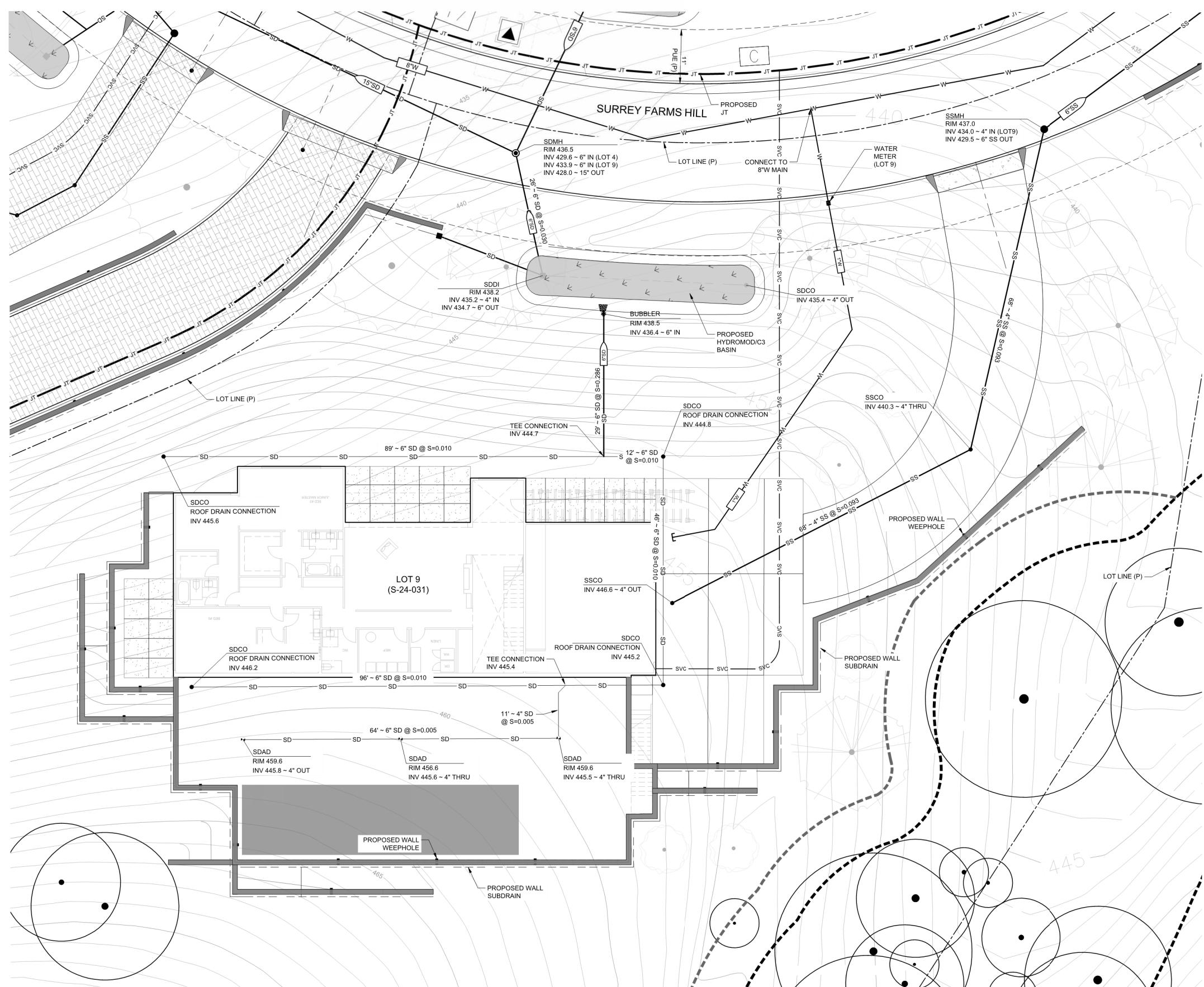
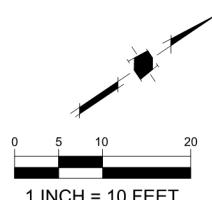
CI	CURB INLET
ESMT	EASEMENT
EX(E)	EXISTING
FH	FIRE HYDRANT
INV	INVERT
IRR	IRRIGATION
JT	JOINT TRENCH
P / PL	PROPERTY LINE
(P)	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDCI	STORM DRAIN CURB INLET
SDDI	STORM DRAIN DRAINAGE INLET
SDFI	STORM DRAIN FIELD INLET
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
W	WATER
WM	WATER METER
WV	WATER VALVE

LEGEND

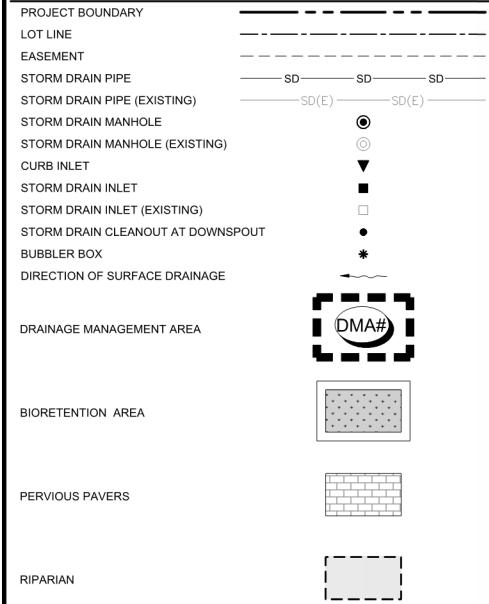
PROPOSED	EXISTING
PROJECT BOUNDARY	- - -
PROPERTY LINE	—
RIGHT OF WAY	—
EASEMENT	- - -
CURB AND GUTTER	—
CENTERLINE	—
SANITARY SEWER	—
SANITARY SEWER MANHOLE	●
SANITARY LATERAL	—
SANITARY SEWER CLEAN OUT	●
STORM DRAIN LINE	—
STORM DRAIN PERFORATED LINE	- - -
STORM DRAIN MANHOLE	○
STORM DRAIN CLEAN OUT	●
STORM DRAIN CURB INLET	▲
STORM DRAIN FIELD INLET (2X2)	■
STORM DRAIN JUNCTION BOX (2X2)	■
W/ BOLTED DOWN SOLID COVER	■
RETAINING WALL WITH SUBDRAIN AND WEEPHOLES. SEE DETAIL ON GRADING PLAN	—
TREE	○
SHOWN FOR INFORMATION ONLY. DESIGNED BY OTHERS	—
WATER MAIN	—
WATER SERVICE AND METER	—
FIRE HYDRANTS	●
JOINT TRENCH	—

UTILITY PROVIDERS:

STORM DRAIN	TOWN OF LOS GATOS
SANITARY SEWER	WEST VALLEY SANITARY DISTRICT
WATER	SAN JOSE WATER CO.
GAS/ELECTRIC	PG&E



LEGEND



2. Project Size

a. Total Site Area: 765,552 (ft ²)		b. Total Land Area Disturbed During Construction: 242,482 (ft ²) (including clearing, grading, stockpiling, or excavating)			
Project Totals	Total Existing (Pre-project) Area (ft ²)	Existing Area Retained ¹ (ft ²)	Existing Area Replaced ² (ft ²)	New Area Created ³ (ft ²)	Total Post-Project Area (ft ²)
Impervious Area (IA)					
c. Total on-site IA	0	0	0	96,692	96,692
d. Total off-site IA ⁴	694		694	0	694
e. Total project IA	694	0	694	96,692	97,386
f. Total new and replaced IA				97,386	
Pervious Area (PA)⁴					
g. Total on-site PA	764,361				667,669
h. Total off-site PA ⁴	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%					100 %

¹“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.

²The “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).

³Off-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.

⁴Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

HYDROMODIFICATION NOTE:

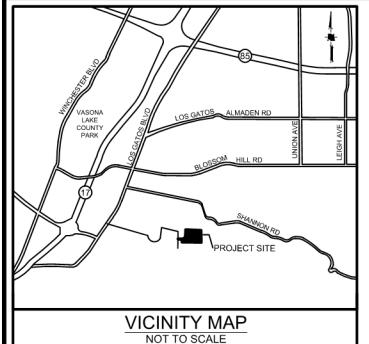
1. REFER TO THE “SUMMARY OF BAHM MODELING FOR THE SURVEY FARM PROJECT” REPORT FOR HYDROMODIFICATION AND STORMWATER TREATMENT DESIGN ASSUMPTIONS AND SUMMARY OF RESULTS.

SURREY FARM ESTATES

LOT 9 (S-24-031) 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:	418510SW_Lot 9.DWG
DESIGNED BY:	MD
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31, 2024
SCALE:	1" = 50'
(C) HMM	

STORMWATER CONTROL PLAN



EROSION AND SEDIMENT CONTROL NOTES

- 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.
- CIVIL ENGINEER: HMH ENGINEERS 1570 OAKLAND ROAD SAN JOSE, CA 95131 ATTN: RAFAEL HERNANDEZ 408 487 2200
- 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.
- IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO ENSURE THAT NO MUD OR SILTATION LEAVES THE PROJECT SITE.
- INTERIM EROSION CONTROL MEASURES MUST BE COMPLETED AND IN PLACE BY OCTOBER 1.
- ALL INTERIM EROSION CONTROL MEASURES MUST BE CONTINUOUSLY MAINTAINED THROUGHOUT THE OCTOBER 1 TO APRIL 15 RAINY SEASON.
- 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.
- 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:

- 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:

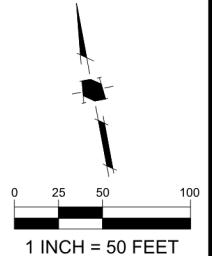
THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPs) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP 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



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



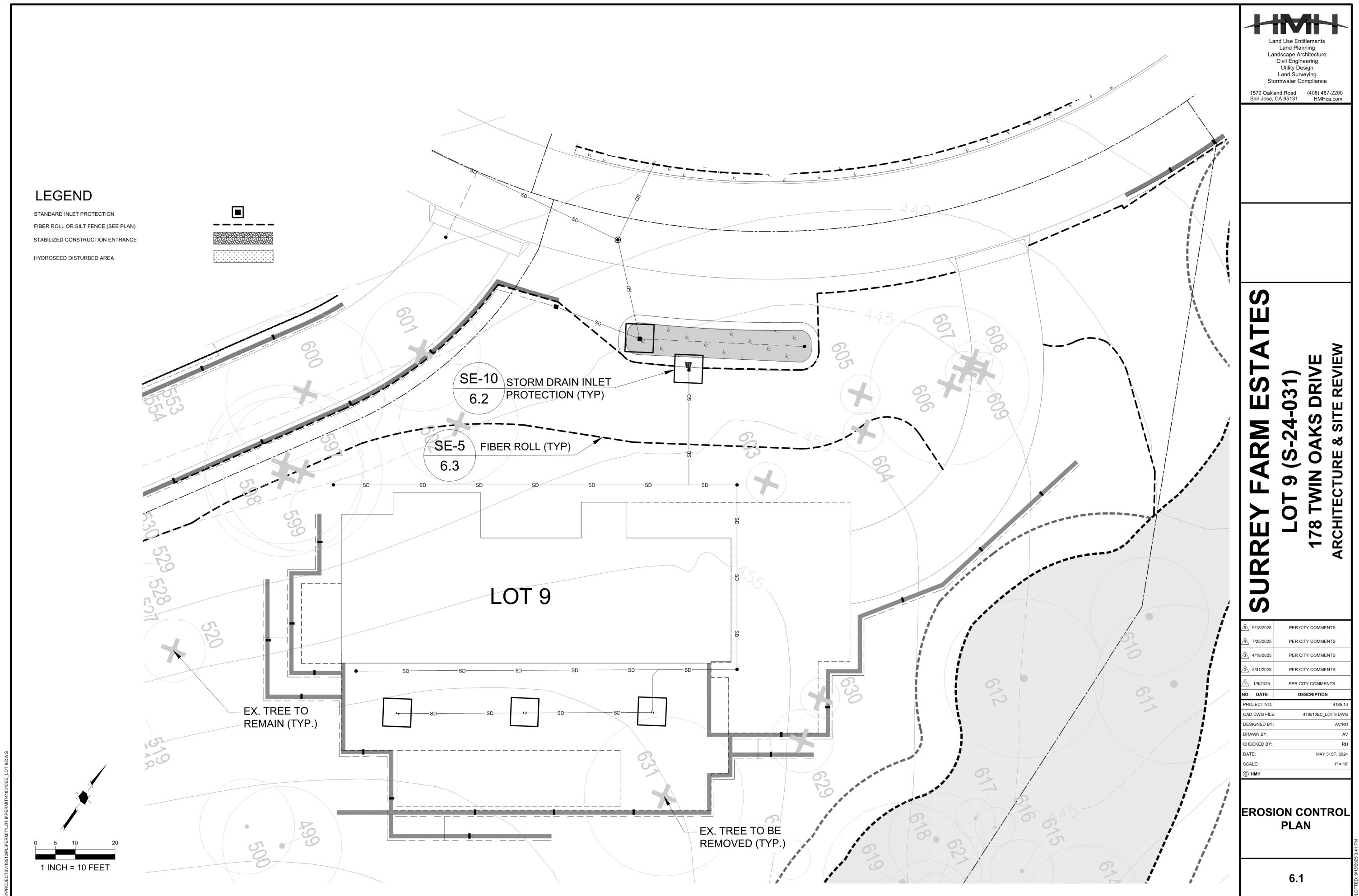
SURREY FARM ESTATES
LOT 9 (S-24-031)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

9/15/2025	PER CITY COMMENTS
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DRAWN BY: AV
CHECKED BY: RH
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SCALE: 1" = 50'
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EROSION CONTROL PLAN

6.0



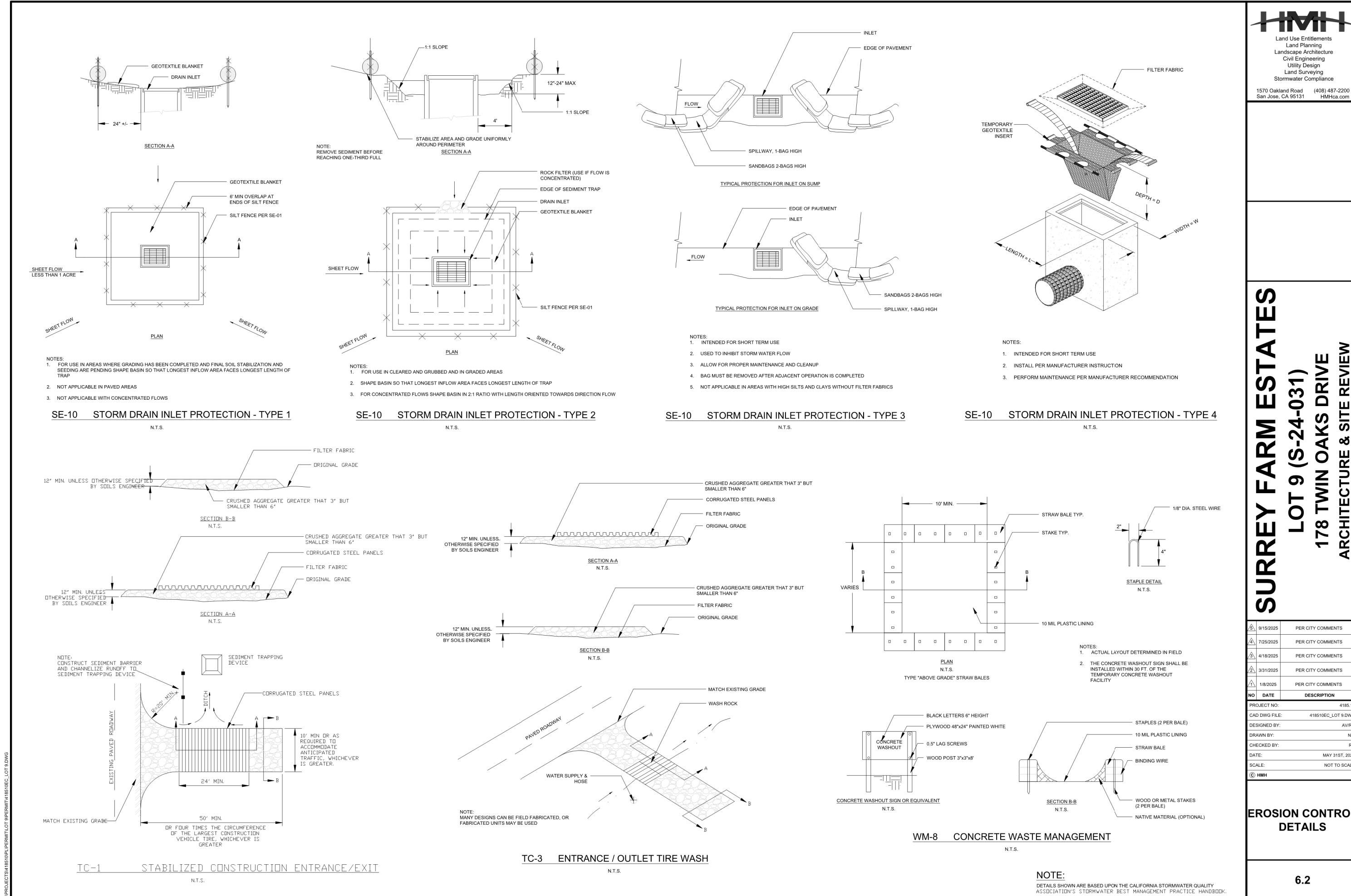
SURREY FARM ESTATES

LOT 9 (S-24-031) 178 TWIN OAKS DRIVE

ARCHITECTURE & SITE REVIEW

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(C) HMH	

EROSION CONTROL DETAILS



SURREY FARM ESTATES

LOT 9 (S-24-031)

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
N.T.S.

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
NOTES:
1. SIZE SPILLWAY TO CONVEY PEAK DESIGN FLOW
2. OUTLET PIPE OR USE ALTERNATIVE OPEN SPILLWAY
3. EXCAVATE IF NECESSARY FOR STORAGE
4. FLOW
5. EARTH EMBANKMENT
6. OUTLET PROTECTION

ALL SLOPE 1:3 (V:H) OR FLATTER
5'-0" MIN
12' MIN
PERFORATE RISER
WATERTIGHT CONNECTION
NOTES:
1. ALL SLOPE 1:3 (V:H) OR FLATTER
2. 5'-0" MIN
3. 12' MIN
4. PERFORATE RISER
5. WATERTIGHT CONNECTION

SE-3 SEDIMENT TRAP
N.T.S.

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"
CHECK SLOT AT 25'-0" INTERVALS
ISOMETRIC VIEW
N.T.S.
INTERMITTENT CHECK SLOT
N.T.S.
LONGITUDINAL ANCHOR TRENCH
N.T.S.

EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL
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.

OPTIONAL MAINTENANCE OPENING DETAIL
SLOPE
MAX REACH = 500' (SEE NOTE 1)
A
TOE OF SLOPE
CROSS BARRIER (SEE NOTE 10)
FABRIC
WOOD STAKE
END DETAIL
SILT FENCE PLAN
N.T.S.
SLOPE
TOP OF SLOPE
OPTIONAL MAINTENANCE OPENING DETAIL
FABRIC
STAKE
SANDBAGS TWO LAYERS HIGH
END STAKE
SILT FENCE FABRIC
END STAKE (SEE NOTE 2)
SILT FENCE
END DETAIL
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
SLOPE
TOE OF SLOPE
C
C
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:

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SCALE:	NOT TO SCALE	
(C)	HMH	

EROSION CONTROL DETAILS

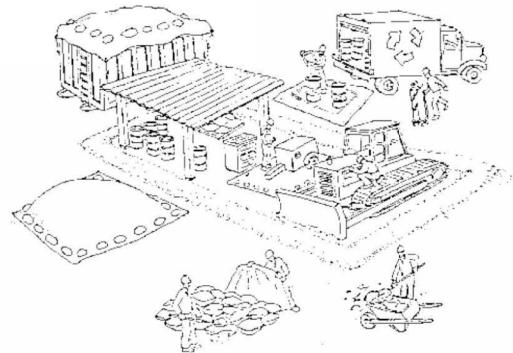
NOTE:
DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

6.3

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PROJECT TS418510EC.LOT9.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.



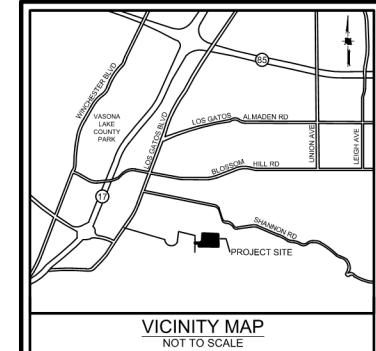
Painting

- ✓ 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.



Storm drain polluters may be liable for fines of up to \$10,000 per day!

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(C) HMH	



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

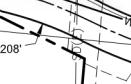
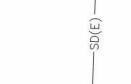
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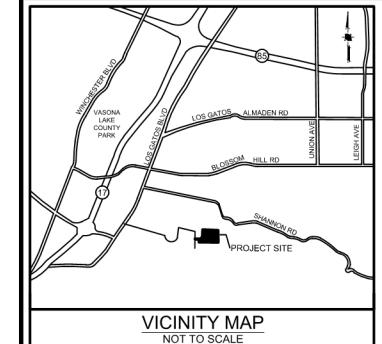
1. PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
2. MAX HOGGLE LENGTH IS 200 FEET
3. CONSTRUCTION TYPE IS VB
4. OCCUPANCY GROUPS R-3
5. ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
 - a. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF A 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)





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

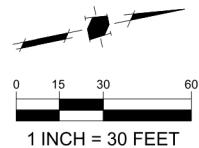
LOTS 2,3,7,8,9,10: 6205 - 6830 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

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

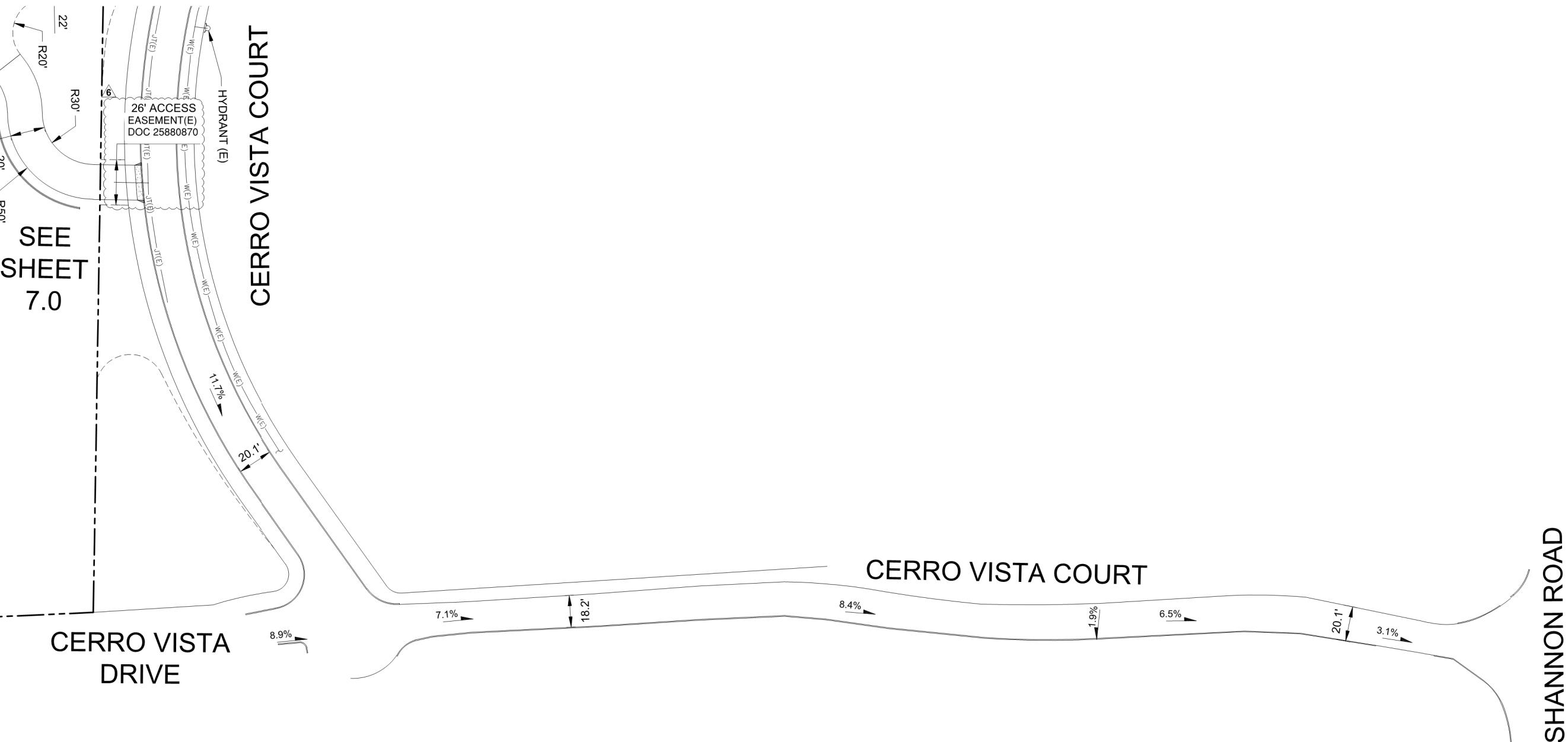
PROJECT BOUNDARY	
EXISTING EASEMENT	
PROPOSED PROPERTY LINE	
PROPOSED EASEMENT	
PROPOSED BUILDING	
200' MAX HOSE PULL	
EXISTING WATER LINE	
FIRE DEPARTMENT LINE (PROPOSED)	
FIRE HYDRANT (E)	
FIRE HYDRANT (P)	
FIRE DEPARTMENT CONNECT (P)	
PRIVATE INGRESS EGRESS EASEMENT	
EMERGENCY ACCESS EASEMENT	
PUBLIC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



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

SURREY FARM ESTATES
LOT 9 (S-24-031)
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
		4185.10
PROJECT NO:		4185.10
CAD DWG FILE:		418510FA.LOT9.DWG
DESIGNED BY:		XX
DRAWN BY:		NW
CHECKED BY:		RH
DATE:		MAY 31ST, 2024
SCALE:		AS SHOWN
(C)	HMH	
FIRE ACCESS PLAN		
		7.1



SURREY FARM ESTATES

LOT 9 (S-24-031)

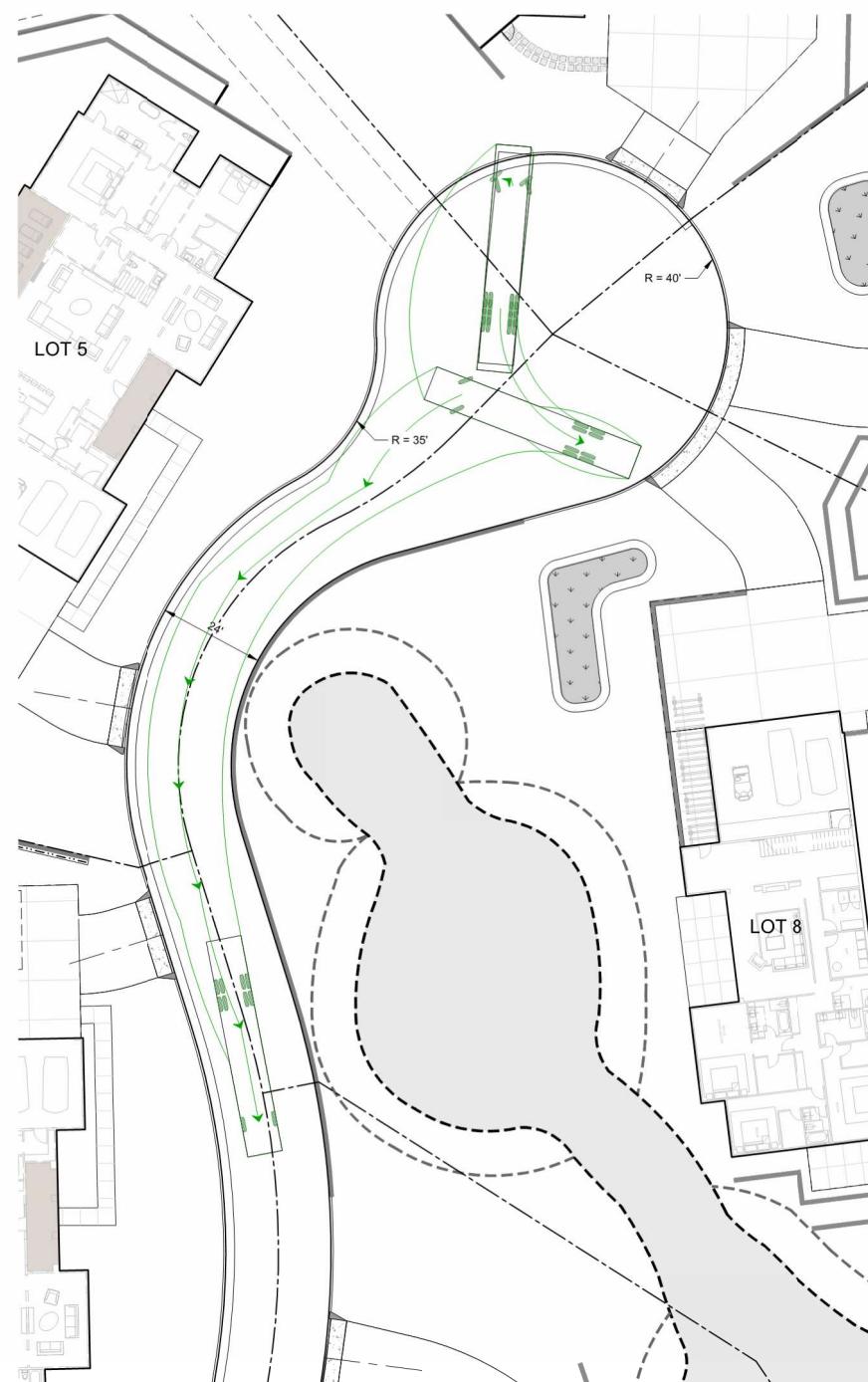
178 TWIN OAKS DRIVE

ARCHITECTURE & SITE REVIEW

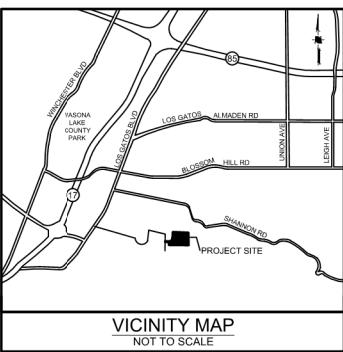
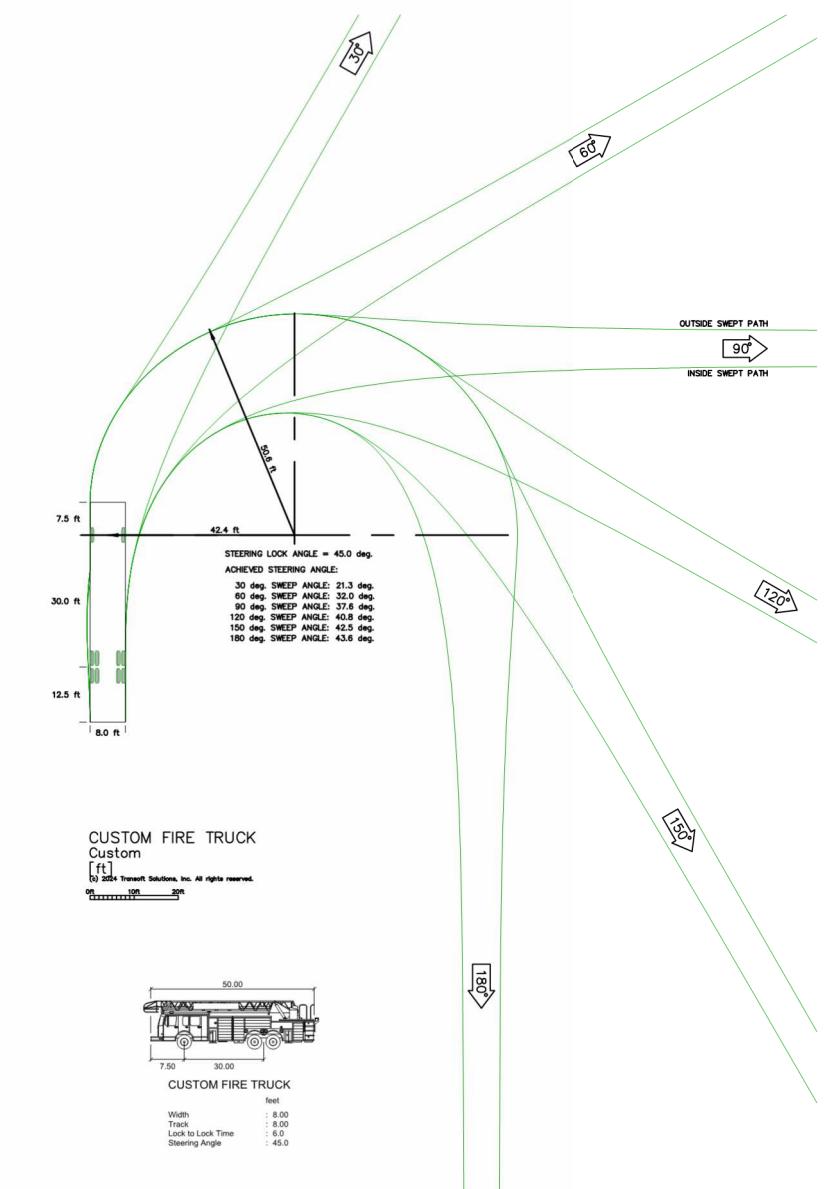


1 INCH = 20 FEET

PROJECT TS418510PLUPERMIT1418510FA.LOT 9.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 9.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 9 (S-24-031) 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 9 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:

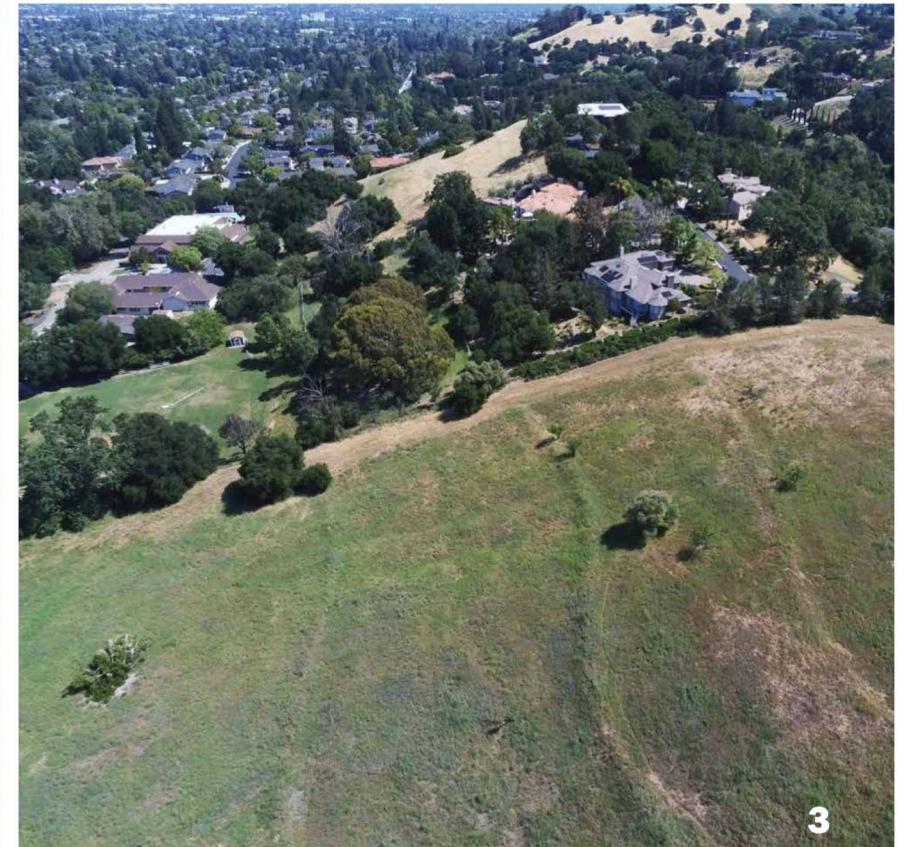
G0	Title Page / Project Info
G1.0	Existing Site Photos
A1.1	Site Plan and Ground Floor Plan
A1.2	Floor Plans
A1.3	Floor Plans
A2.1	Elevations / Color & Materials
A2.2	Elevations / Color & Materials
A3.0	Building Sections
A3.1	Street Elevations / Site Sections
A4.1	Shadow Analysis

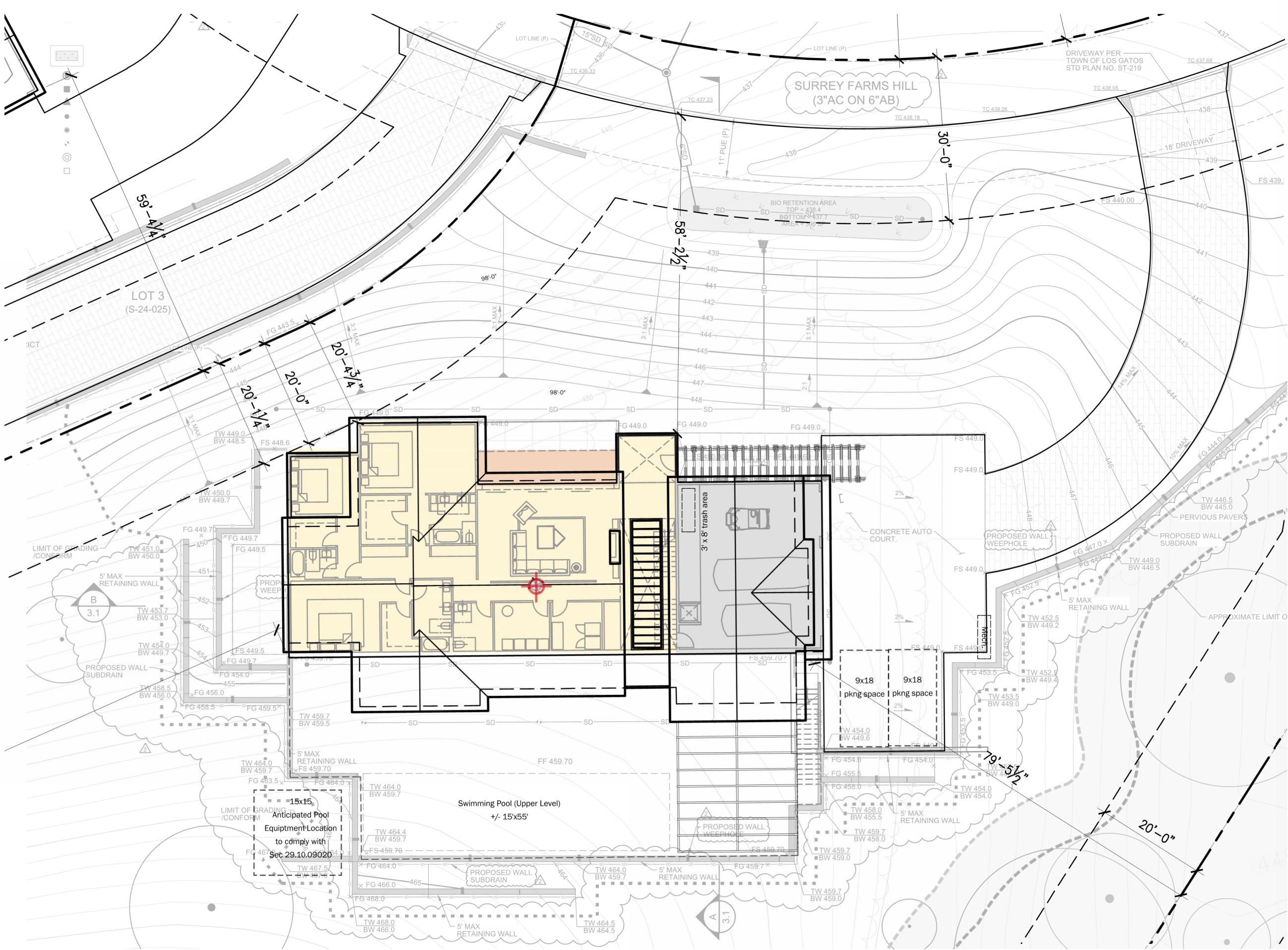
LOCATION PLAN:

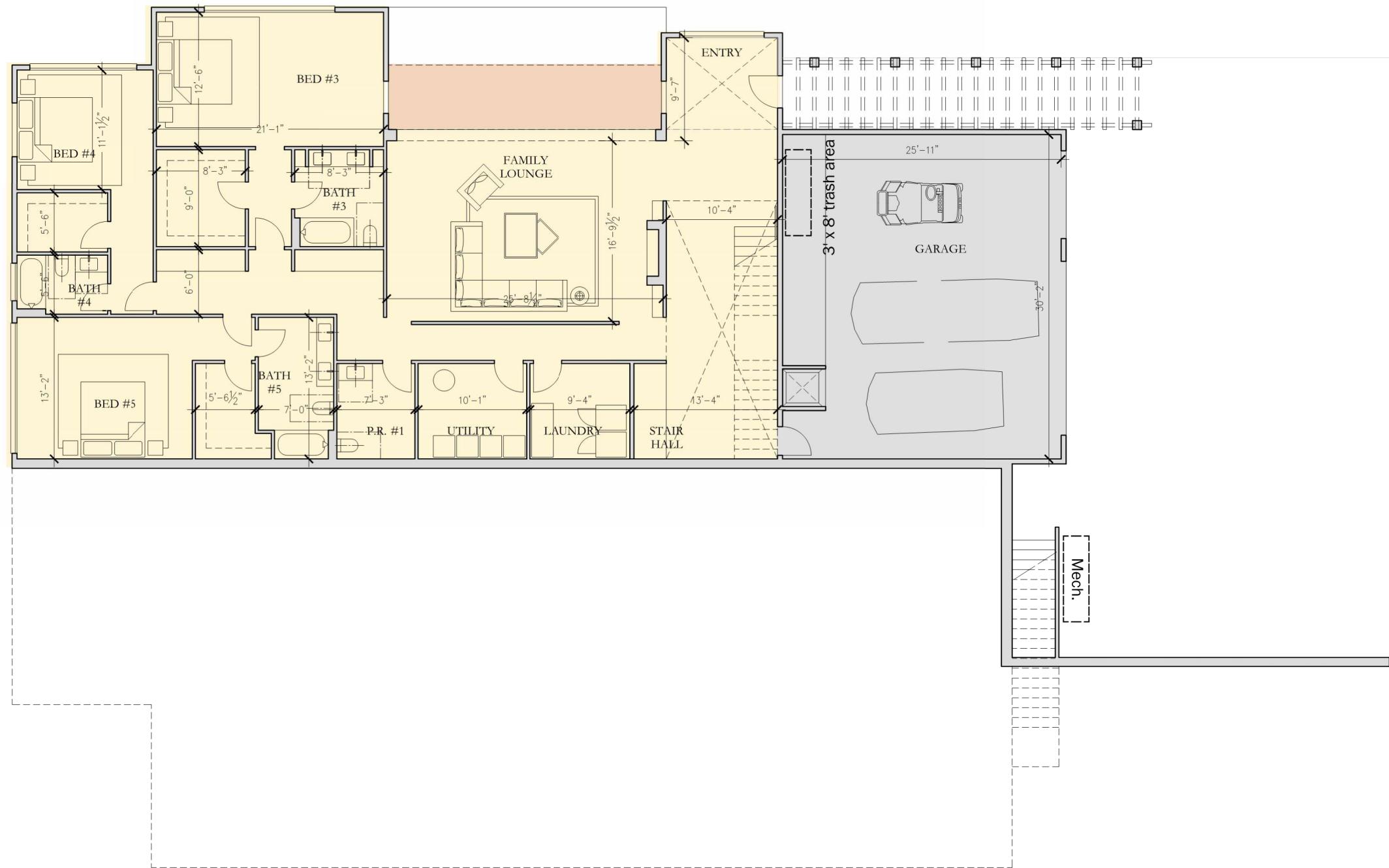


VICINITY MAP:



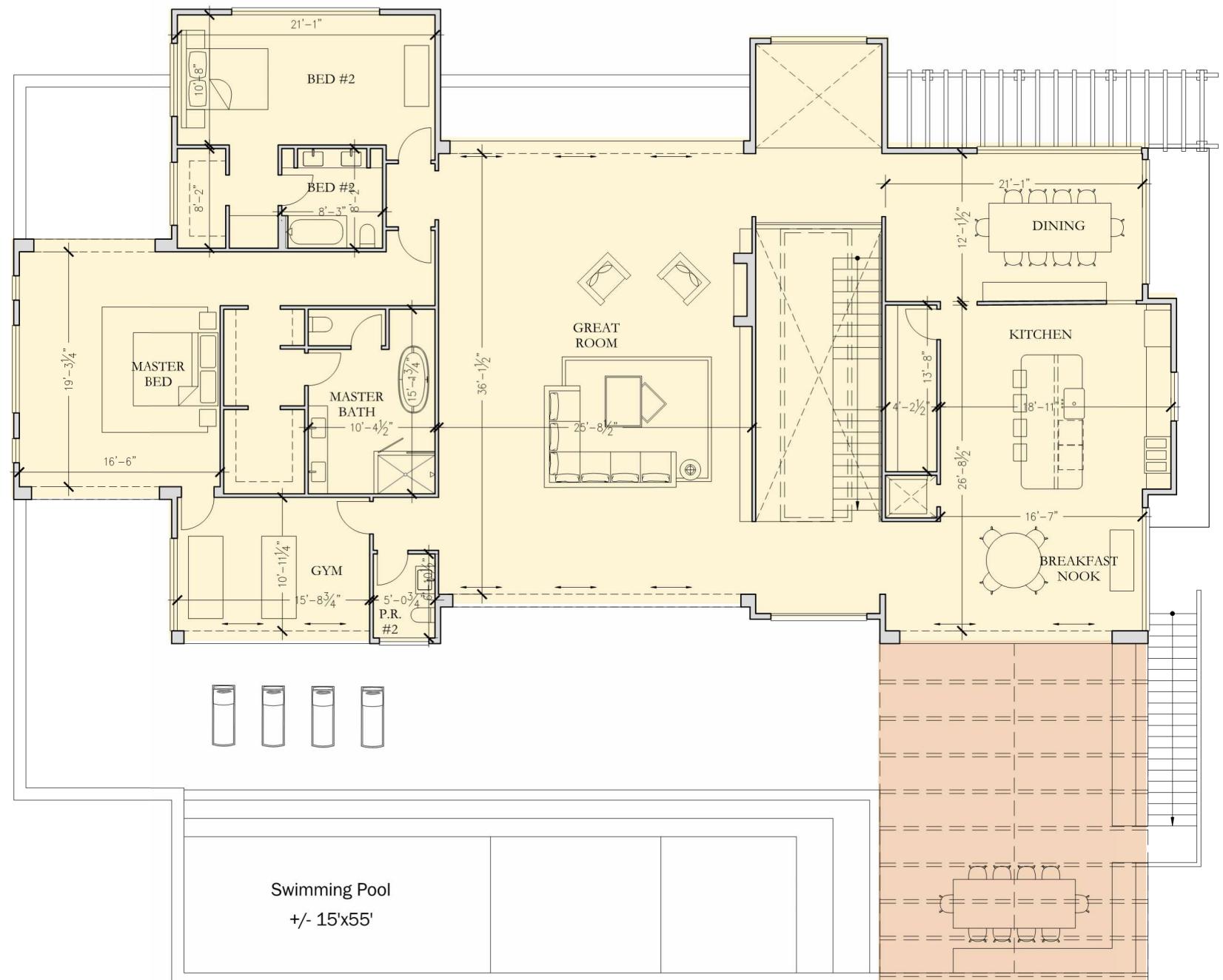






Plan Type C			
Floor	Cond. Area	Covered Deck/Porch	Garage
Ground Fl	2,585 sf	152 sf	775 sf
2nd Fl	3,571 sf	616 sf	
Total	6,156 sf	768 sf	775 sf

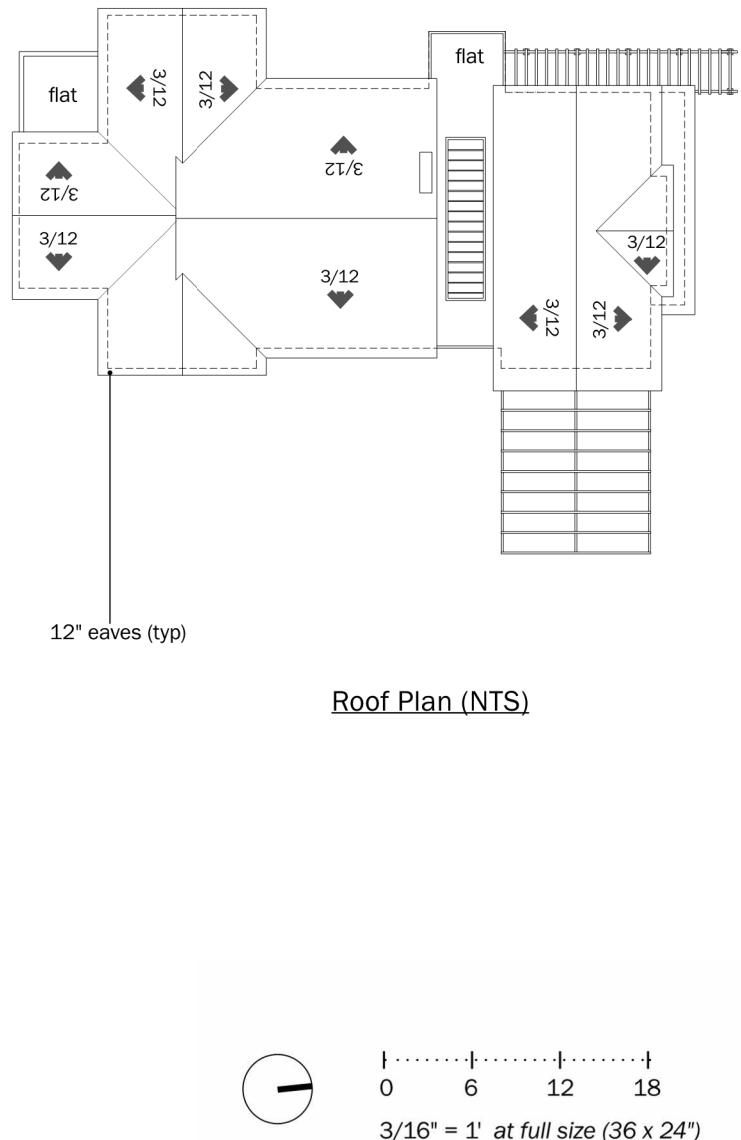




NOTES:

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.43200850 (see section no attic space qualifies on this plan)

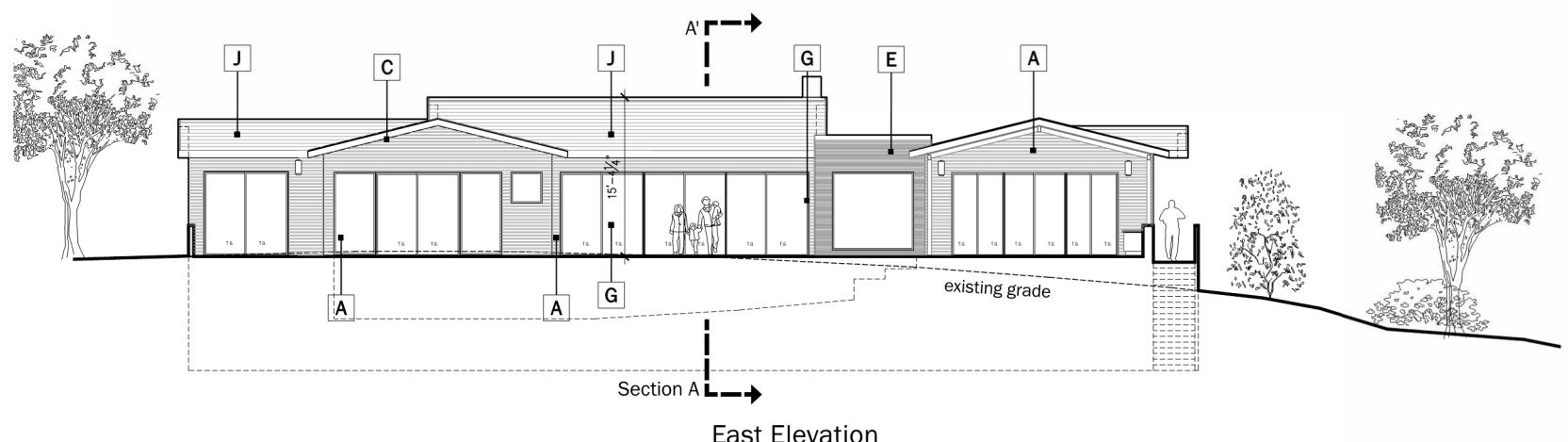
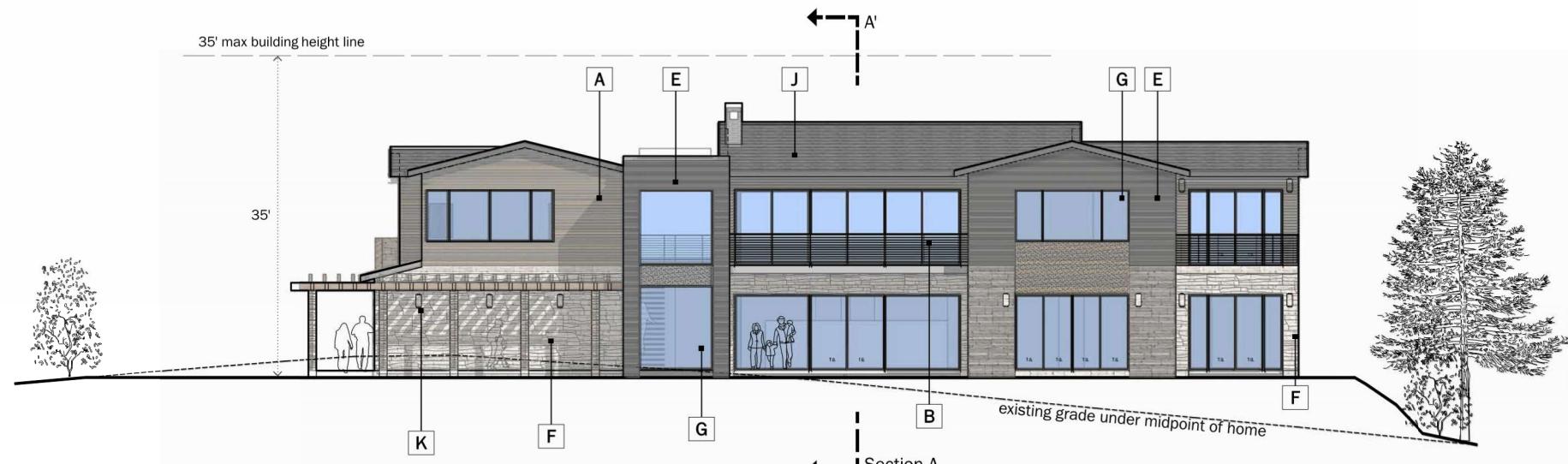
2nd Floor Plan



Roof Plan (NTS)

Plan Type C			
Floor	Cond. Area	Covered Deck/Porch	Garage
Ground Fl	2,585 sf	152 sf	775 sf
2nd Fl	3,571 sf	616 sf	
Total	6,156 sf	768 sf	775 sf





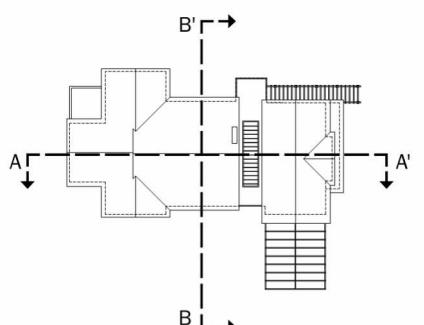
NOTES:

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.

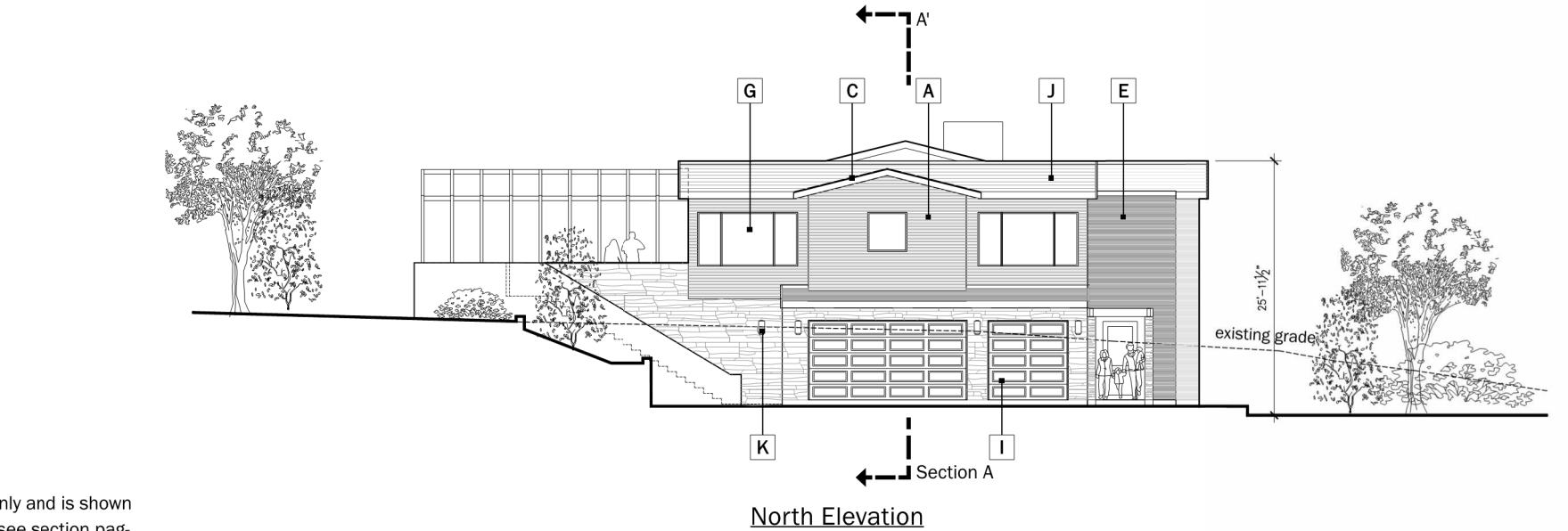
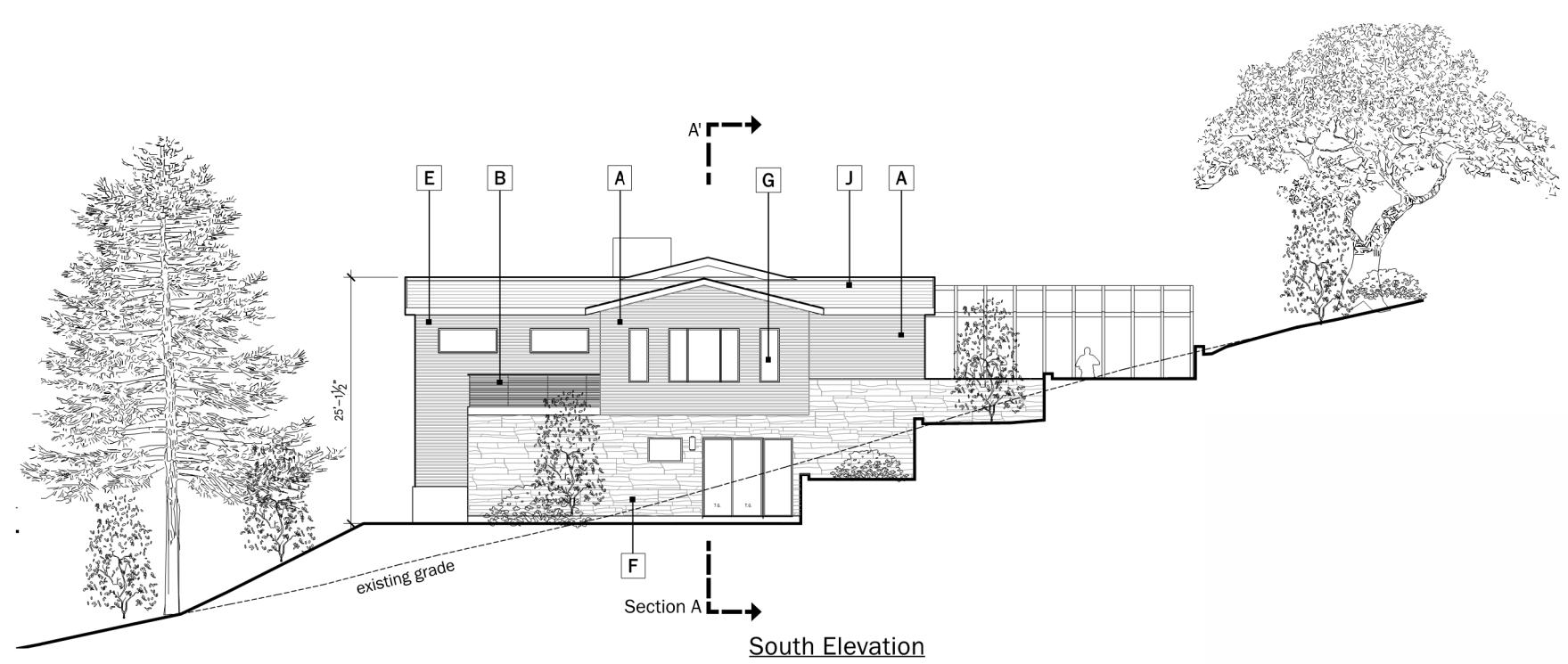
0 8 16 24
1" = 8' at full size (36 x 24")



A Wood Siding	F Stone Veneer Accent
30 LRV Horizontal Wood Siding Weathered Cedar Clear Satin	30 LRV Manufactured Stone Veneer El Dorado 'Sierra Cut'
B Painted Metal Railing	G Fiberglass Windows
LRV 10 Architectural Grade Painted Metal	LRV 10 Slim Profile Section
C Painted Trim	H Painted Entry Door
LRV 30 Accent Trim and Barge Boards See Body Color for Paint Finish	Varies - Min LRV 30
D Cedar Posts	I Roll-Up Garage Door
Weathered Finish to meet min LRV 30 standards	LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites
E Stone Veneer	J Concrete Tile Roofs
Natural Stone Exterior Tile. Flemish Bond	LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.
K Wall Sconce 1	L Wall Sconce 2
Rejuvenation 'Dyer' Sconce	'Allegheny' - Outdoor Wall Sconce
M Wall Sconce 3	1 Body Color 1
Rejuvenation 'Silas' Outdoor Wall Sconce	LRV 10%
2 Body Color 2	LRV 30%
3 Body Color 3	LRV 20%

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





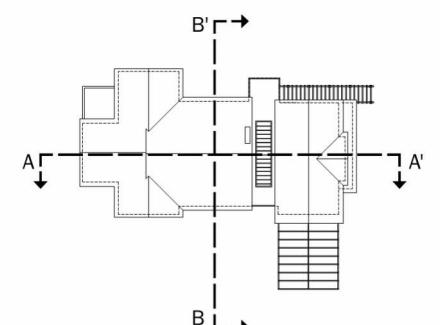
NOTES:

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Exterior Lighting

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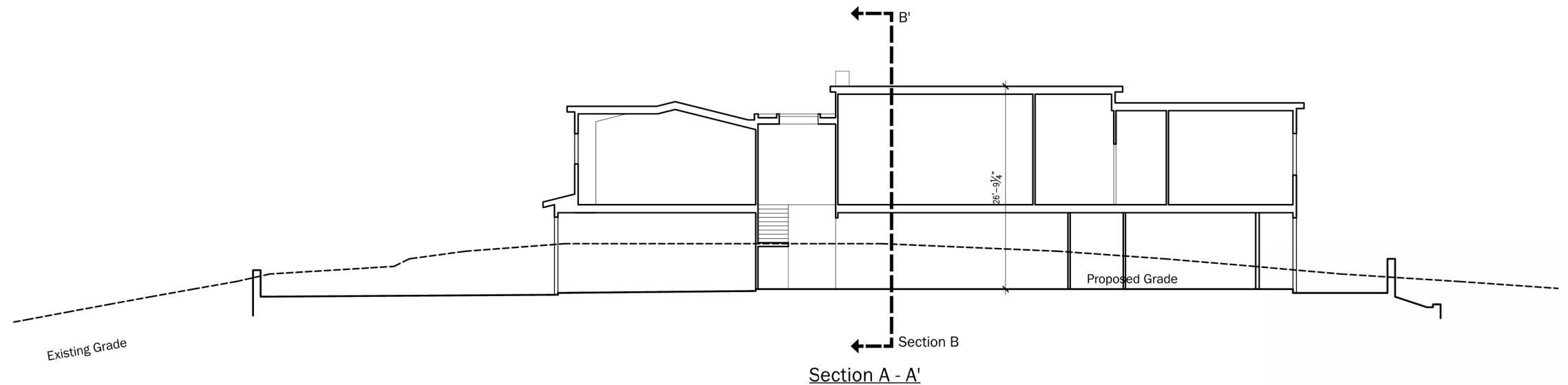
0 8 16 24
1" = 8' at full size (36 x 24")



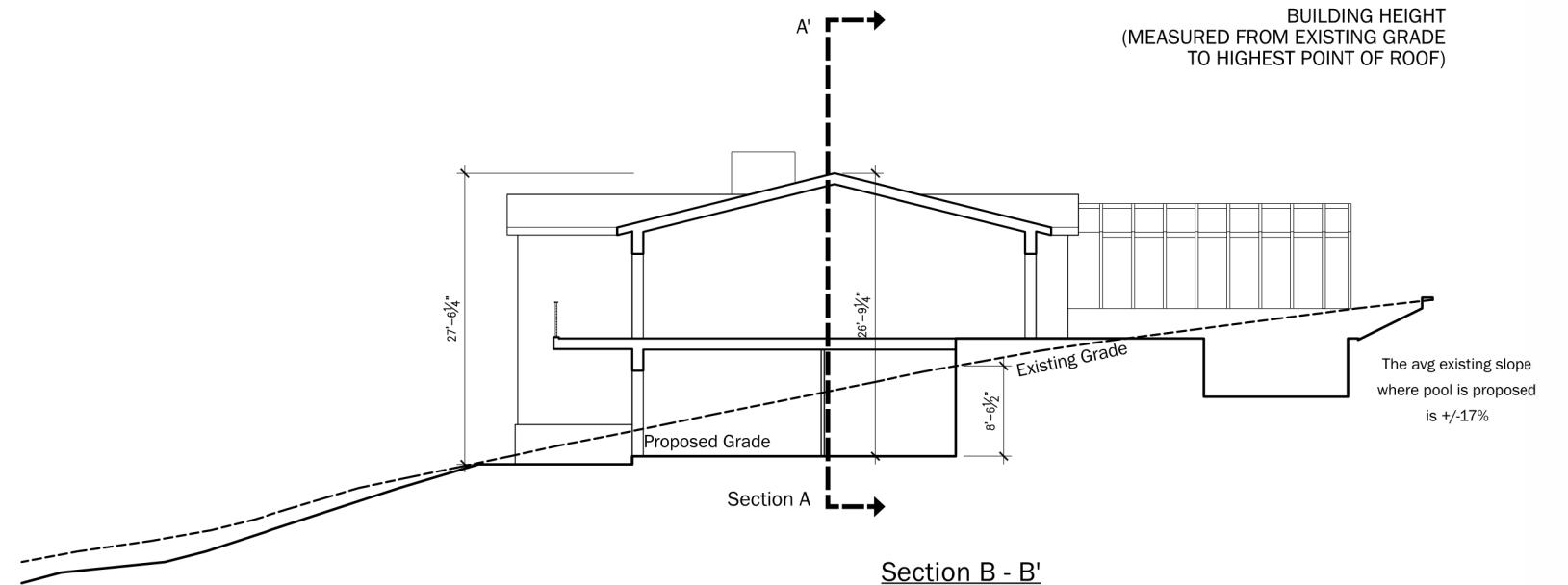
A Wood Siding	F Stone Veneer Accent
30 LRV Horizontal Wood Siding Weathered Cedar Clear Satin	30 LRV Manufactured Stone Veneer El Dorado 'Sierra Cut'
B Painted Metal Railing	G Fiberglass Windows
LRV 10 Architectural Grade Painted Metal	LRV 10 Slim Profile Section
C Painted Trim	H Painted Entry Door
LRV 30 Accent Trim and Barge Boards See Body Color for Paint Finish	Varies - Min LRV 30
D Cedar Posts	I Roll-Up Garage Door
Weathered Finish to meet min LRV 30 standards	LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites
E Stone Veneer	J Concrete Tile Roofs
Natural Stone Exterior Tile. Flemish Bond	LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.
K Wall Sconce 1	L Wall Sconce 2
Rejuvenation 'Dyer' Sconce	'Allegheny' - Outdoor Wall Sconce
M Wall Sconce 3	1 Body Color 1
Rejuvenation 'Silas' Outdoor Wall Sconce	LRV 10%
2 Body Color 2	LRV 30%
3 Body Color 3	LRV 20%

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





Section A - A'



Section B - B'

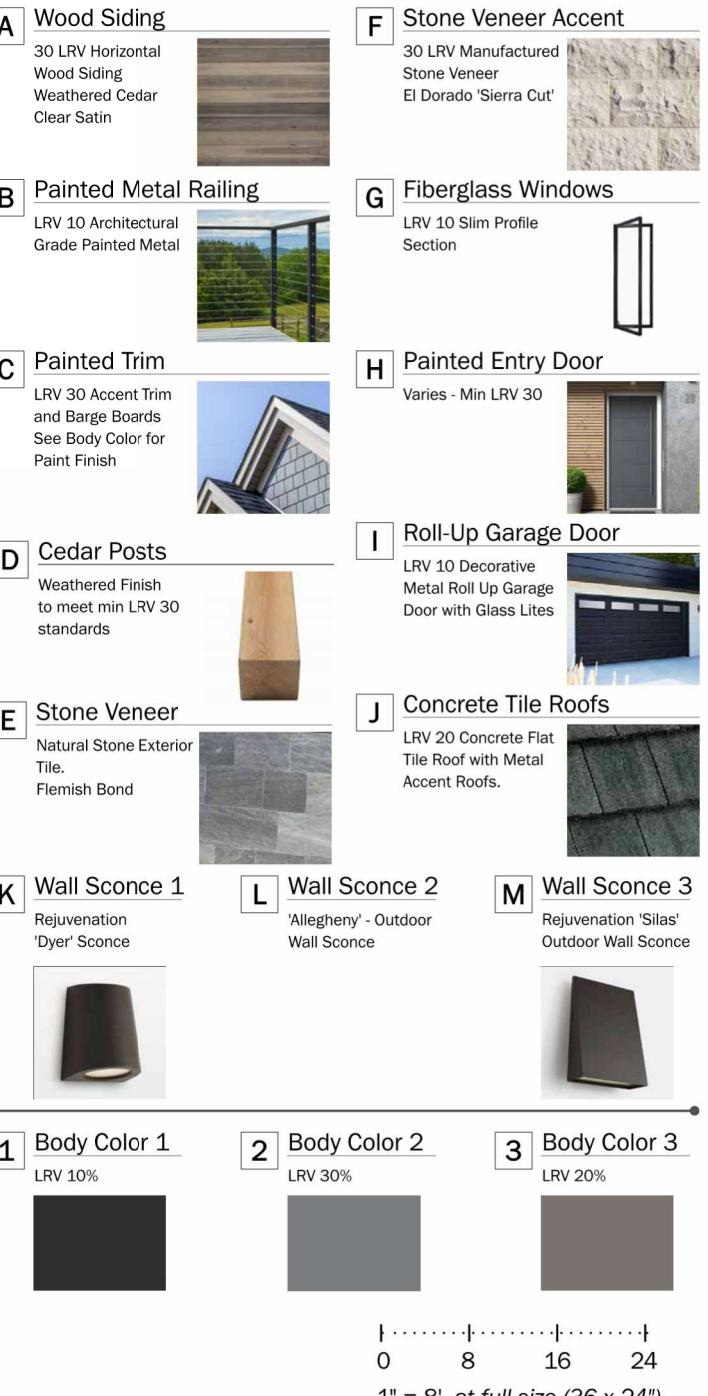
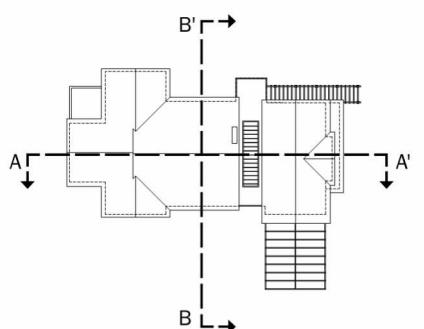
NOTES:

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.

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





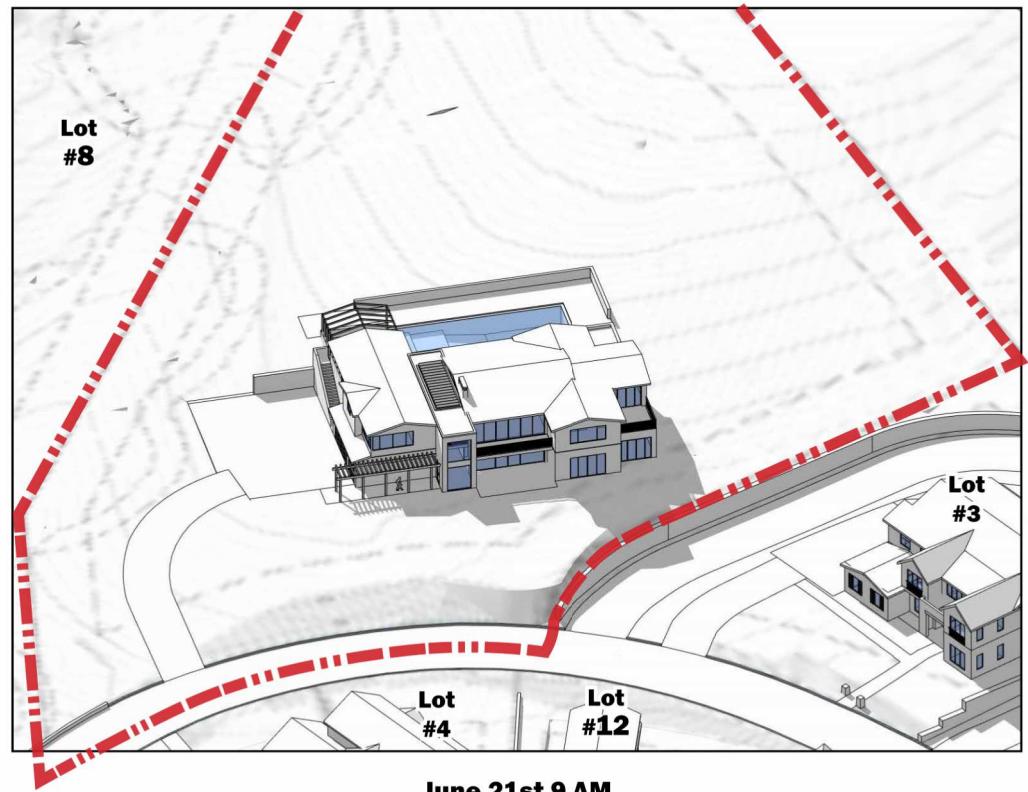
Street Elevation



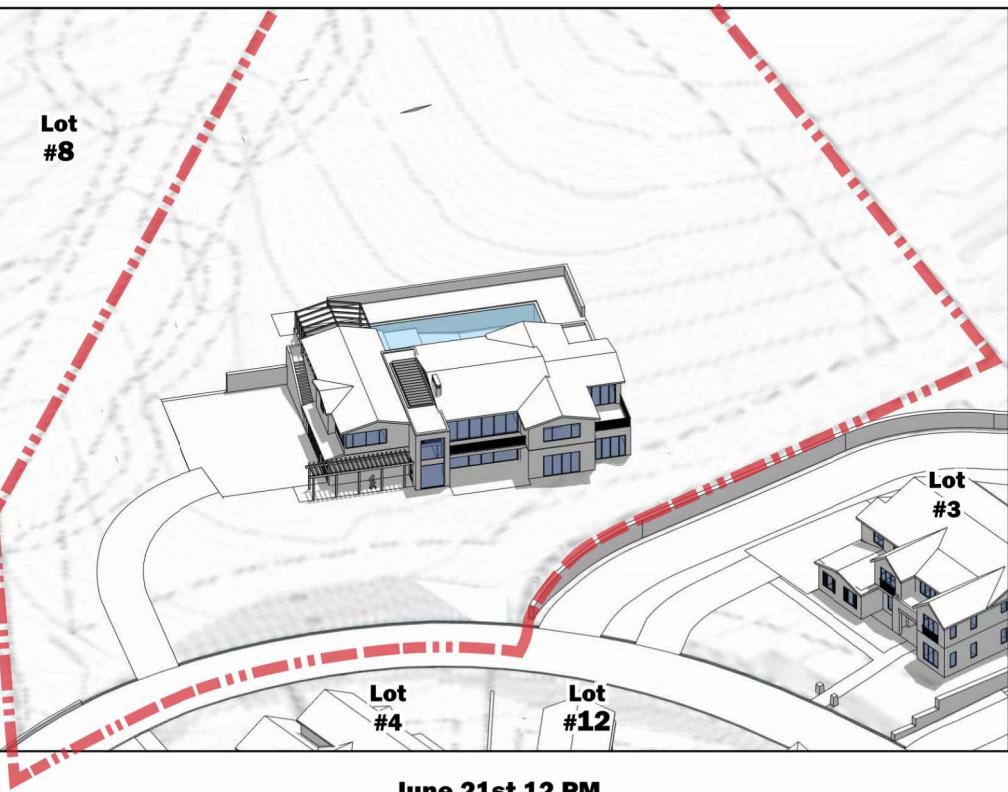
Street Elevation

Bldg Height Information Table						
Lot #	Plan Type	Natural Grade at High Point	Proposed Grade At Highoint	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

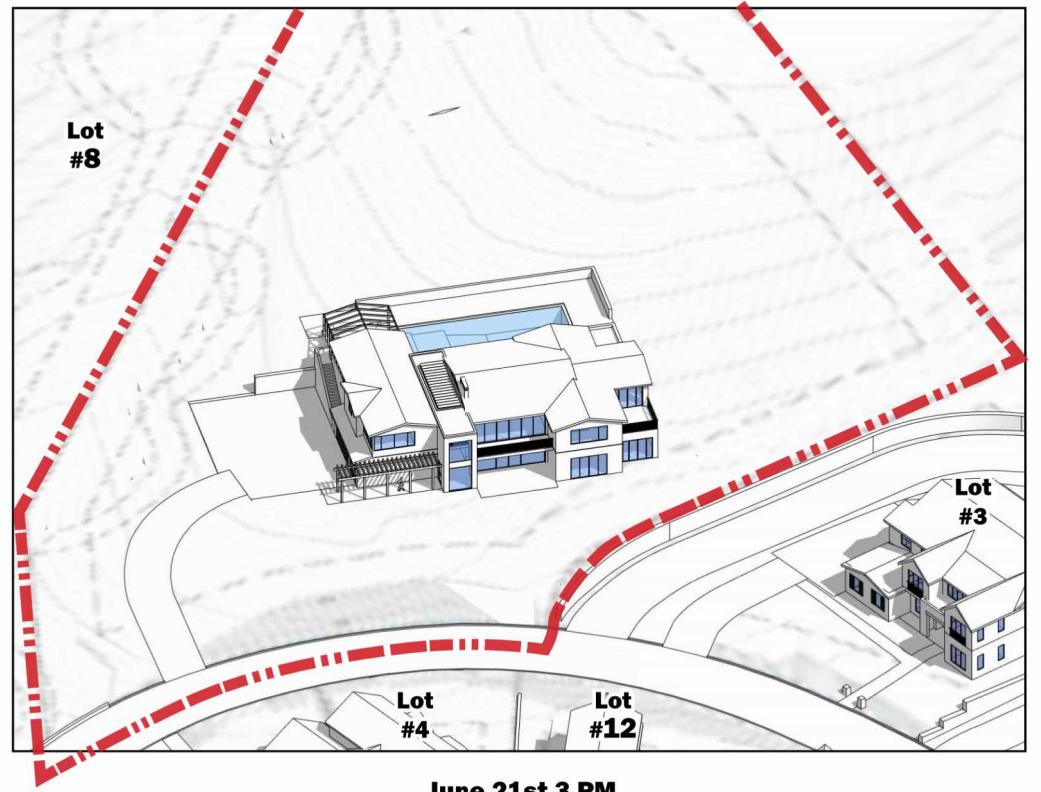




June 21st 9 AM



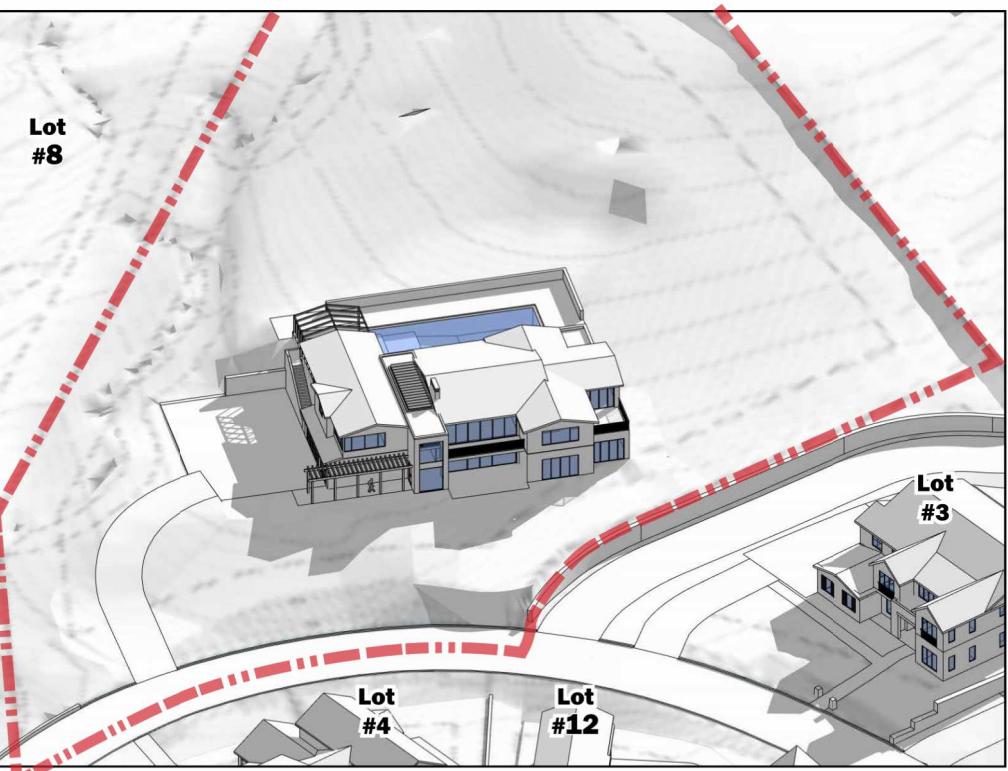
June 21st 12 PM



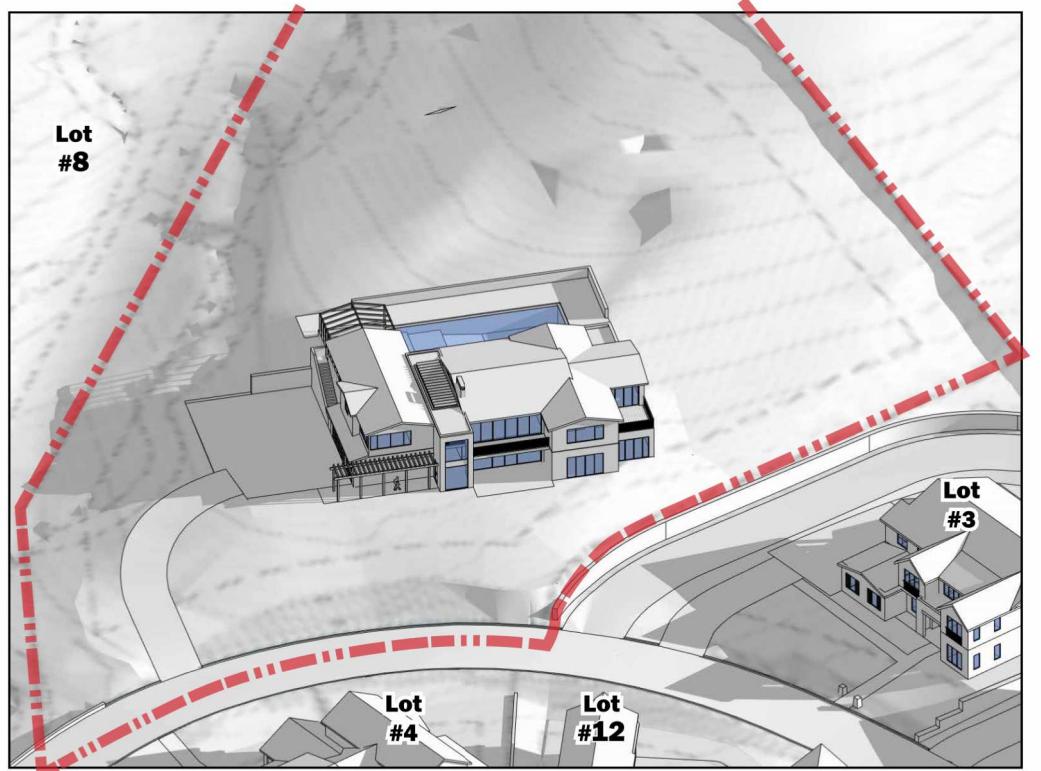
June 21st 3 PM



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 9 | APP #S-24-026

70 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

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.

LEGEND	
DESCRIPTION	SYMBOL
ON-SITE TREE TO REMAIN / PROTECT	

TREE TO BE REMOVED

OFF-SITE TREE TO REMAIN / PROTECT

PROPOSED TREES. SEE LANDSCAPE PLAN
AND LANDSCAPE LEGEND

ON-SITE TREE MITIGATION TABLE				
	CANOPY SIZE	QTY	REPLACEMENT REQUIREMENT	QUANTITY REQUIRED
TOTAL NUMBER OF TREES TO BE REMOVED	< 10'	16	TWO - 24" BOX	32 - 24" BOX
	11' - 25'	9	THREE - 24" BOX	27 - 24" BOX
	26' - 40'	7	FOUR - 24" BOX OR TWO - 36" BOX	14 - 36" BOX
	41' - 55'	0	SIX - 24" BOX OR THREE - 36" BOX	0 - 36" BOX
	> 55'	0	TEN - 24" BOX OR FIVE - 36" BOX	0 - 36" BOX

- IF QUANTITY OF PROPOSED TREES ARE NOT EQUAL TO OR GREATER THAN REQUIRED TREES, THE PROJECT IS SUBJECT TO MITIGATION FEES PER TOWN OF LOS GATOS POLICY.
- SEE ARBORIST REPORT, DATED DECEMBER 15, 2024, REVISED JUNE 4, 2025 FOR ADDITIONAL INFORMATION.

TREE MITIGATION SUMMARY TABLE		
	QUANTITY	SIZE
TOTAL TREES REQUIRED TO MEET MITIGATION REQUIREMENTS ON-SITE	59	24" BOX
	14	36" BOX
TOTAL PROPOSED TREES ON-SITE (NOT INCLUDING STREET TREES)	4	24" BOX
	9	36" BOX
REMAINING NUMBER OF TREES NOT BEING MITIGATED FOR	55	24" BOX
	5	36" BOX

NOTES:

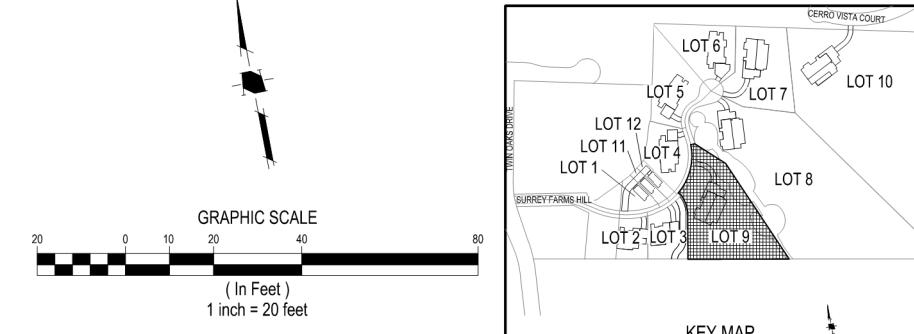
1. TREE REMOVAL SHALL BE BY CONTRACTOR.
2. SEE TREE EVALUATION SUMMARY FOR INFORMATION INCLUDING SPECIES AND DIAMETER.
3. CONTRACTOR TO VERIFY ACTUAL CANOPY CLEARANCES WITHIN 100' OF EVERY HOME. UNDER ARBORIST SUPERVISION, PRUNE AND TRIM TREES WITHIN ACCORDANCE ON TREE SPACING DIAGRAM ON SHEET 10.1.

EXISTING TREES TO REMAIN AND PROTECT	
EXISTING ON-SITE TREES TO REMAIN / PROTECT	73

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
DATE	DESCRIPTION
PROJECT NO:	4185.10
CD DWG FILE:	418510CL - LOT 9.DWG
SIGNED BY:	JN
AWN BY:	JN
HECKED BY:	ST
DATE:	JUNE 6, 2025
ALE:	1" x 20"
HMH	

TREE MITIGATION AND PROTECTION PLAN

T-1



\PROJECTS\418510\LA\PLANNING\418510CL - LOT 9 DWG



LOT 9

TREE APPRAISAL TABLE
REPRODUCTION METHOD - TRUNK FORMULA TECHNIQUE

TREE #	BOTANICAL NAME	COMMON NAME	DBH (in)	SUBJECT TREE		REPLACEMENT TREE		CALCULATIONS		ADDITIONAL COSTS	TOTAL	SAVE, REMOVE, OFF-SITE								
				CROSS-SECTIONAL AREA (DBH²/3.141592653589793)	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	DBH/REPLACEMENT TREE DIAMETER (in)	CROSS-SECTIONAL AREA (DBH²/3.141592653589793)	REPLACEMENT TIME COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED			
454	Quercus agrifolia	Coast Live Oak	26.0	530.93	70	70	70	70%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 14,044.32	\$ 9,831	\$ 600.00	\$ 10,400	SAVE
455	Snag		16.0	201.06	0	0	0	0%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 5,318.56	\$ -	\$ 600.00	\$ 600	REMOVE
456	Quercus agrifolia	Coast Live Oak	20.0	314.16	50	50	70	57%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 8,310.25	\$ 4,709	\$ 500.00	\$ 5,200	SAVE
457	Quercus douglasii	Blue Oak	16.0	201.06	50	50	70	57%	100%	100%	24" Box	2.24	3.94	\$ 300.00	\$ 76.13	\$ 15,306.12	\$ 8,673	\$ 600.00	\$ 9,300	SAVE
458	Quercus douglasii	Blue Oak	11.0	95.03	30	30	30	30%	100%	100%	24" Box	2.24	3.94	\$ 300.00	\$ 76.13	\$ 7,234.53	\$ 2,170	\$ 600.00	\$ 2,800	SAVE
459	Quercus agrifolia	Coast Live Oak	15.0	179.72	30	30	30	30%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 4,674.52	\$ 1,402	\$ 600.00	\$ 2,000	SAVE
460	Quercus agrifolia	Coast Live Oak	21.0	346.36	70	50	70	63%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 9,162.05	\$ 5,603	\$ 600.00	\$ 6,400	SAVE
461	Quercus agrifolia	Coast Live Oak	10.0	78.54	50	50	70	57%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,077.56	\$ 1,177	\$ 600.00	\$ 1,800	SAVE
462	Quercus agrifolia	Coast Live Oak	14.0	153.94	70	90	80	80%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 4,072.02	\$ 3,258	\$ 600.00	\$ 3,900	SAVE
463	Quercus agrifolia	Coast Live Oak	5.0	19.64	50	70	70	63%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 519.39	\$ 329	\$ 600.00	\$ 900	SAVE
464	Quercus agrifolia	Coast Live Oak	15.0	179.72	70	30	50	50%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 4,674.52	\$ 2,337	\$ 600.00	\$ 2,900	SAVE
465	Quercus agrifolia	Coast Live Oak	32.0	804.25	70	70	70	70%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 21,274.24	\$ 14,882	\$ 600.00	\$ 15,500	SAVE
466	Quercus agrifolia	Coast Live Oak	16.0	201.06	70	50	70	63%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 5,318.56	\$ 3,366	\$ 600.00	\$ 4,000	SAVE
467	Quercus agrifolia	Coast Live Oak	11.0	66.03	70	70	70	70%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,513.85	\$ 1,760	\$ 600.00	\$ 2,400	SAVE
468	Quercus agrifolia	Coast Live Oak	9.0	63.62	50	70	70	63%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 1,682.83	\$ 1,066	\$ 600.00	\$ 1,700	SAVE
470	Quercus lobata	Valley Oak	3.0	7.07	30	30	30	30%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 186.98	\$ 56	\$ 600.00	\$ 700	SAVE
471	Quercus agrifolia	Coast Live Oak	14.0	153.94	70	50	50	57%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 4,072.02	\$ 2,307	\$ 600.00	\$ 2,900	SAVE
472	Quercus agrifolia	Coast Live Oak	4.0	12.57	50	50	50	50%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 332.41	\$ 166	\$ 600.00	\$ 800	SAVE
473	Quercus agrifolia	Coast Live Oak	15.0	178.72	70	70	70	70%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 4,674.52	\$ 3,272	\$ 600.00	\$ 3,900	SAVE
474	Quercus agrifolia	Coast Live Oak	13.0	132.73	70	70	70	70%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 3,511.08	\$ 2,458	\$ 600.00	\$ 3,100	SAVE
475	Quercus agrifolia	Coast Live Oak	12.0	113.10	70	70	70	70%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,991.69	\$ 2,094	\$ 600.00	\$ 2,700	SAVE
476	Quercus lobata	Valley Oak	13.0	132.73	70	70	70	70%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 3,511.08	\$ 2,458	\$ 600.00	\$ 3,100	SAVE
477	Quercus agrifolia	Coast Live Oak	11.0	95.03	90	90	90	90%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,513.85	\$ 2,262	\$ 600.00	\$ 2,900	SAVE
478	Quercus agrifolia	Coast Live Oak	11.0	66.03	90	90	90	90%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,513.85	\$ 2,262	\$ 600.00	\$ 2,900	SAVE
479	Quercus agrifolia	Coast Live Oak	21.0	346.36	70	50	70	63%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 9,162.05	\$ 5,803	\$ 600.00	\$ 6,400	SAVE
480	Quercus agrifolia	Coast Live Oak	10.0	78.54	90	70	70	77%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,077.56	\$ 1,563	\$ 600.00	\$ 2,200	SAVE
481	Quercus lobata	Valley Oak	4.0	12.57	50	50	70	57%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 332.41	\$ 186	\$ 600.00	\$ 800	SAVE
482	Quercus agrifolia	Coast Live Oak	7.0	38.48	90	90	90	90%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 1,018.01	\$ 916	\$ 600.00	\$ 1,500	SAVE
483	Quercus agrifolia	Coast Live Oak	16.0	201.06	70	70	70	70%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 5,318.56	\$ 3,723	\$ 600.00	\$ 4,300	SAVE
484	Quercus agrifolia	Coast Live Oak	18.0	254.47	70	70	70	70%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 6,731.30	\$ 4,712	\$ 600.00	\$ 5,300	SAVE
485	Quercus agrifolia	Coast Live Oak	9.0	63.62	70	70	70	70%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 1,682.83	\$ 1,178	\$ 600.00	\$ 1,800	SAVE
486	Quercus agrifolia	Coast Live Oak	12.0	113.10	70	50	70	63%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,991.69	\$ 1,896	\$ 600.00	\$ 2,500	SAVE
487	Quercus lobata	Valley Oak	12.0	113.10	50	50	50	50%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,991				

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 DRAPED 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:

(1) 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.

(2) 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.

(3) 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.

(4) 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".

(B) ALL PERSONS, SHALL COMPLY WITH THE FOLLOWING PRECAUTIONS.

(1) 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.

(2) 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.

(3) PROHIBIT DISPOSAL OR DEPOSITING OF OIL, GASOLINE, CHEMICALS OR OTHER HARMFUL MATERIALS WITHIN THE DRIPLINE OF OR IN DRAINAGE CHANNELS, SWALES OR AREAS THAT MAY LEAD TO THE DRIPLINE OF A PROTECTED TREE.

(4) PROHIBIT THE ATTACHMENT OF WIRES, SIGNS OR ROPES TO ANY PROTECTED TREE.

(5) DESIGN UTILITY SERVICES AND IRRIGATION LINES TO BE LOCATED OUTSIDE OF THE DRIPLINE WHEN FEASIBLE.

(6) 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.

(7) 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, CABLING AND ANY OTHER WORK IF SPECIFIED.

(1) 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.).

(2) 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.

(3) 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.

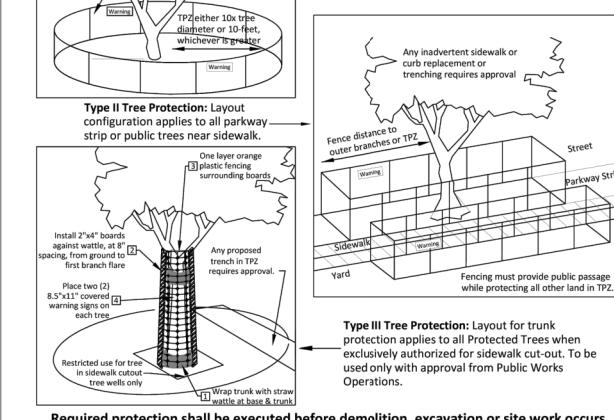
(4) NO PERSON SHALL REMOVE ANY HERITAGE TREE OR LARGE PROTECTED TREE BRANCH OR ROOT THROUGH PRUNING OR OTHER METHOD GREATER THAN FOUR (4) INCHES IN DIAMETER (12.5" IN CIRCUMFERENCE) WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION.

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.

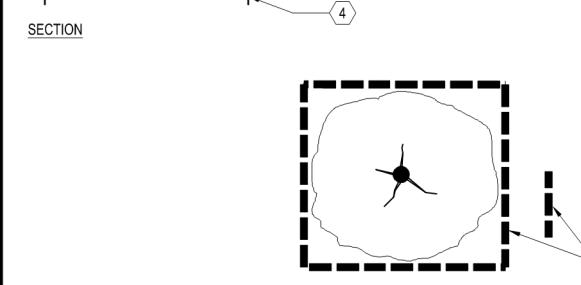
Inspection pass/fail is dependent on correct layout and mounted sign placard.

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



NOTES:

- SNOW FENCING THREE LAYERS OF WIRE AND LATH SNOW FENCING TO 8 FEET ABOVE GROUND ON TREES WHERE CONSTRUCTION WILL TAKE PLACE BEHIND 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



A TREE PROTECTION FENCING
SCALE: NOT TO SCALE

SURVEY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 9 | APP #S-24-026

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 9.DWG
DESIGNED BY: JN
DRAWN BY: JN
CHECKED BY: ST
DATE: JUNE 6, 2025
SCALE: NONE
© HMHC

4185.10

418510CL - LOT 9.DWG

JN

JN

ST

JUNE 6, 2025

NONE

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4185.10

418510CL - LOT 9.DWG

JN

JN

ST

JUNE 6, 2025

NONE

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4185.10

418510CL - LOT 9.DWG

JN

JN

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JUNE 6, 2025

NONE

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4185.10

418510CL - LOT 9.DWG

JN

JN

ST

JUNE 6, 2025

NONE

© HMHC

4185.1

SURREY FARMS ESTATES TWIN OAKS DRIVE, LOS GATOS

DEVELOPMENT REVIEW PLAN SET LOT 9 | APP #S-24-026

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	
BOTANICAL NAME	
ARBUTUS UNEDO	
CERCIS OCCIDENTALIS	
FEIJOA SELLOWIANA	
LAGERSTROEMIA INDICA 'NATCHEZ'	
PLATANUS ACERIFOLIA 'COLUMBIA'	
QUERCUS AGRIFOLIA	
QUERCUS DOUGLASII	

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

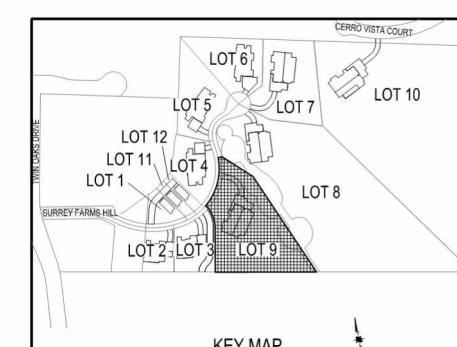
SYMBOL	BOTANICAL NAME
△	9/15/2025 PER CITY COMMENTS
△	7/25/2025 PER CITY COMMENTS
△	4/18/2025 PER CITY COMMENTS
△	3/31/2025 PER CITY COMMENTS
△	1/8/2025 PER CITY COMMENTS
NO DATE	DESCRIPTION

PROJECT NO: 4185.10
 CAD DWG FILE: 418510CL - LOT 9.DWG
 DESIGNED BY: JN
 DRAWN BY: JN
 CHECKED BY: ST
 DATE: JUNE 6, 2025
 SCALE: 1"=20'
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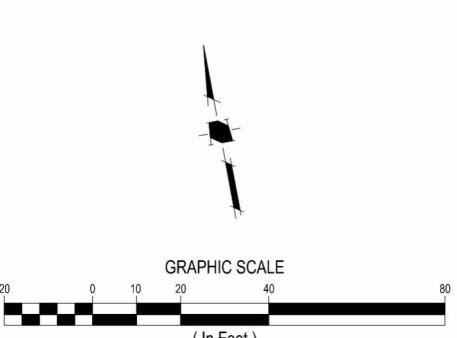
LANDSCAPE PLAN	
●	POLYSTICHUM MUNITUM
○	MAHONIA REPENS
■	ASARUM CAUDATUM

10.0

PLOTTED: 6/15/2025 8:10 PM



KEY MAP



PROJECT TS418510CL - LOT 9.DWG

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 HARSCAPE 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.

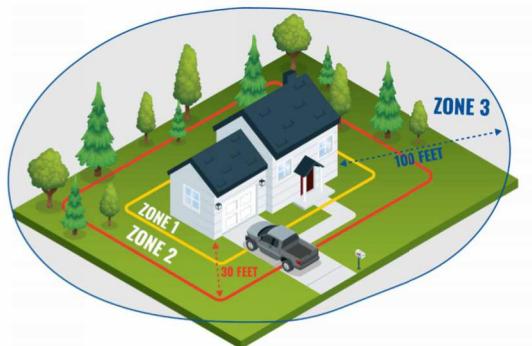
LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

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

TREES PLANTED WITHIN FIVE FEET (5') OF HARSCAPE 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 ET₀

(H) HIGH: 0.7-0.9

(M) MEDIUM: 0.4-0.6

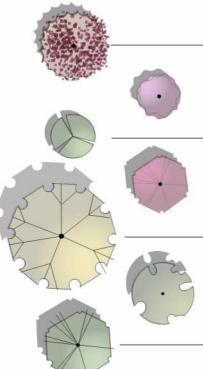
(L) LOW: 0.1-0.3

(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	ARBUTUS UNEDO **	STRAWBERRY TREE	24" BOX	20' X 20'	L	STANDARD FORM	X		
2	CERCIS OCCIDENTALIS *	WESTERN REDBUD	24" BOX	15' X 10'	VL	TREE FORM ONLY		X	
2	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			
0	PLATANUS ACERIFOLIA 'COLUMBIA' **	COLUMBIA LONDON PLANE	36" BOX	60' X 30'	M	STANDARD FORM			
0	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

0	ACHILLEA MILLEFOLIUM 'MOONSHINE' *	YELLOW YARROW	1 GALLON	3' X 3'	L		X		
24	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		
68	CAREX DIVULSA **	FOOTHILL SEDGE	1 GALLON	2' X 2'	L			X	
8	CEANOOTHUS 'CONCHA' *	CONCHA CEANOOTHUS	1 GALLON	6' X 8'	L		X		
13	CEANOOTHUS 'DARK STAR' *	DARK STAR CEANOOTHUS	1 GALLON	5' X 6'	L		X		
5	EPILOBIUM CANUM *	CALIFORNIA FUCHSIA	1 GALLON	3' X 3'	L			X	
8	HETEROMELES ARBUTIFOLIA *	TOYON	1 GALLON	8' X 5'	L		X		
10	LEUCADENDRON DISCOLOR **	CONEBUSH	5 GALLON	6' X 6'	L				
39	MIMULUS AURANTICAS *	STICKY MONKEY FLOWER	1 GALLON	4' X 4'	L		X		
44	MUHLENBERGIA RIGENS *	DEER GRASS	1 GALLON	4' X 4'	L		X		
19	NEPETA X FAASSENII **	CATMINT	1 GALLON	1' X 2'	L				
6	RHAMNUS CALIFORNICA *	CALIFORNIA COFFEEBERRY	1 GALLON	8' X 8'	L		X		
3	SALVIA SPATHACEA *	HUMMINGBIRD SAGE	1 GALLON	5' X 4'	L	UPRIGHT FORM	X		
17	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.	X
	BARK MULCH	BARK MULCH				
	SLOPE STABILIZING - NATIVE HYDROSEED HYDROSEED					

BIOTREATMENT

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

VINE

			SPREAD
4	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GALLON CLIMBING

RIPARIAN HABITAT

20	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GALLON 4' X 4'	M
16	MAHONIA REPENS	CREEPING MAHONIA	1 GALLON 2' X 4'	M
	ASARUM CAUDATUM	WILD GINGER	1 GALLON 1' X 1.5'	M

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DESIGNED BY:	HMH
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE
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PLANTING LEGEND AND NOTES

SURREY FARMS ESTATES

TWIN OAKS DRIVE, LOS GATOS

DEVELOPMENT REVIEW PLAN SET

LOT 9 | APP #S-24-026

NOTES:

- SEE CONCEPT IMAGERY COLOR, TYPE, AND FINISH.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY THE LANDSCAPE ARCHITECT.

1. 6' CLEAR VIEW FENCE ON RETAINING WALL
 SCALE: 1/2" = 1'-0"

2. CMU RETAINING WALL
 SCALE: 1/2" = 1'-0"

3. VINE PLANTING (ON TRELLIS OR POST)
 SCALE: 1" = 1'-0"

4. BIOPRETENTION CELL
 SCALE: NOT TO SCALE

5. TREE PLANTING ON SLOPE
 SCALE: N.T.S.

6. SHRUB PLANTING ON SLOPE
 SCALE: N.T.S.

7. GROUNDCOVER
 SCALE: 1" = 1'-0"

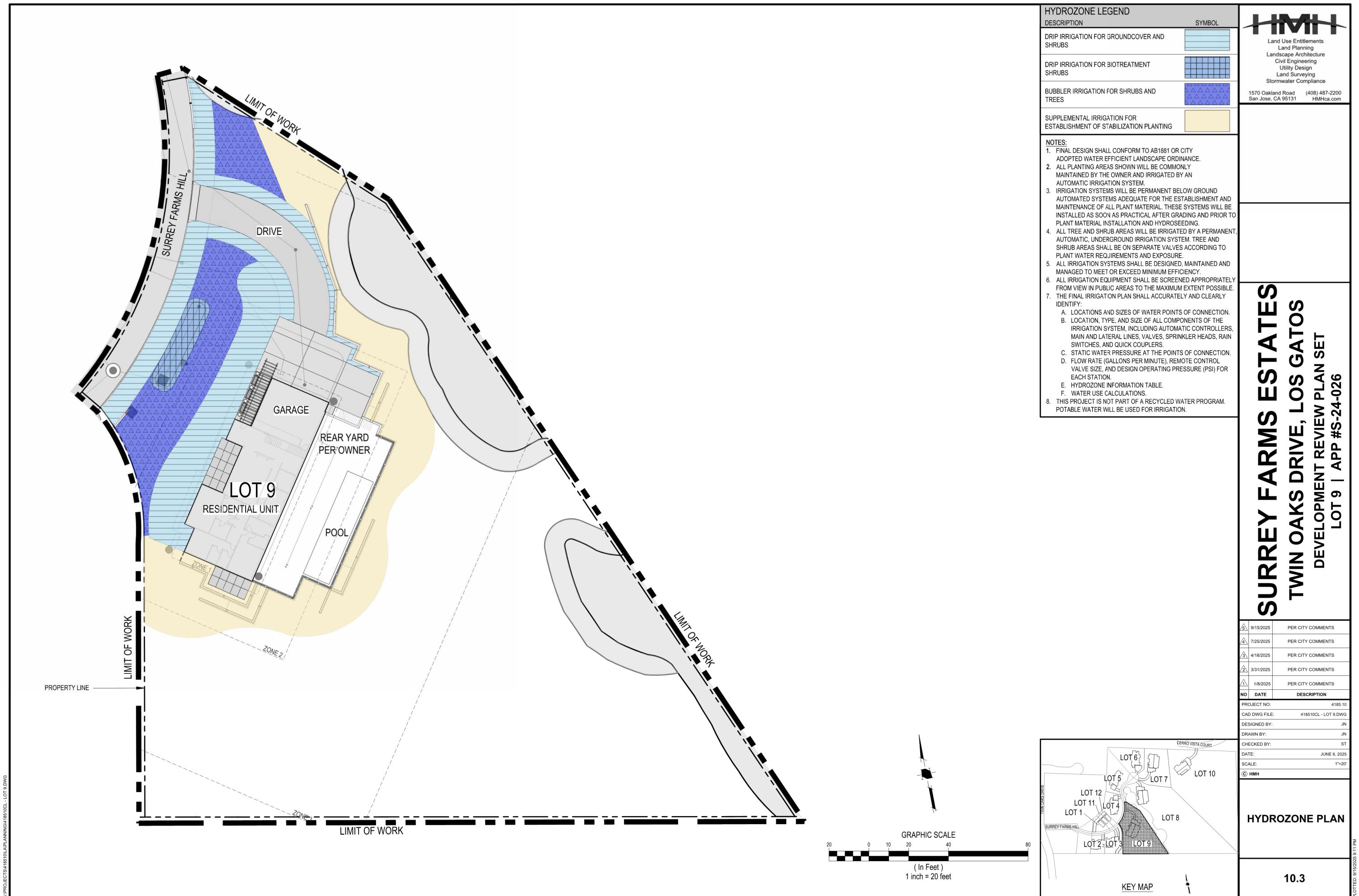
8. TREE
 SCALE: 1" = 1'-0"

9. SHRUB
 SCALE: 1" = 1'-0"

10. LANDSCAPE DETAILS

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

11. PROJECT NO: 4185.10
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13. DESIGNED BY: HMH
14. DRAWN BY: HMH
15. CHECKED BY: ST
16. DATE: JUNE 6, 2025
17. SCALE: NONE
18. © HMH

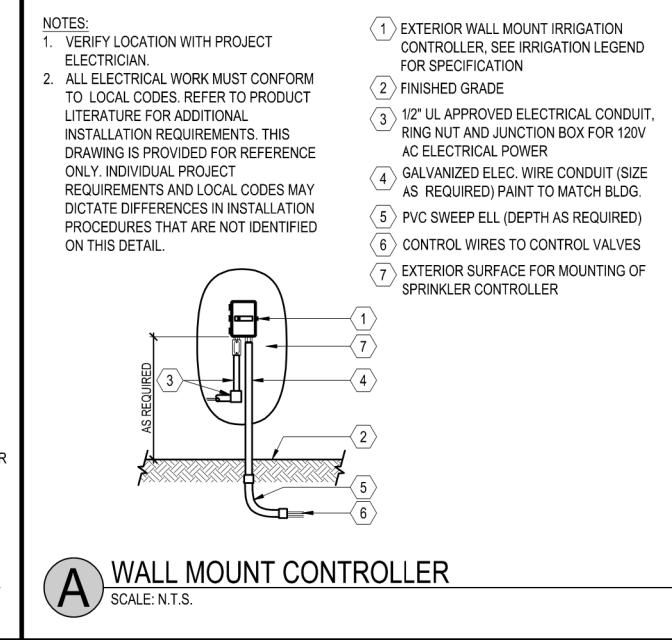
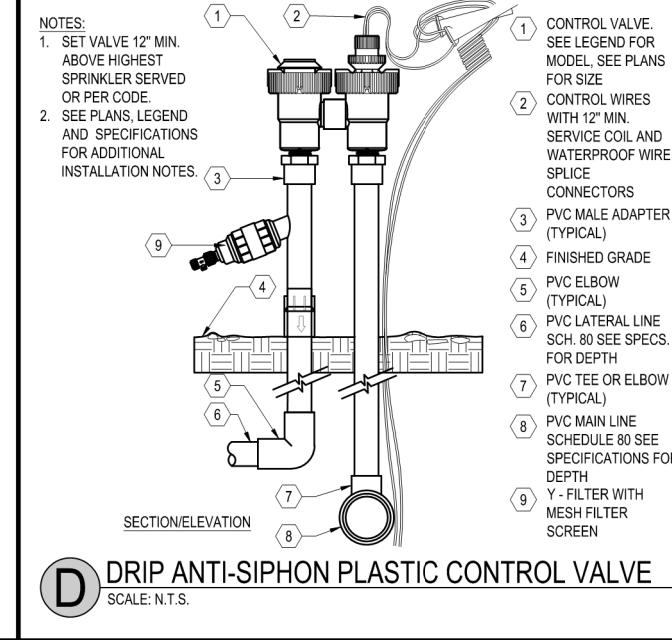
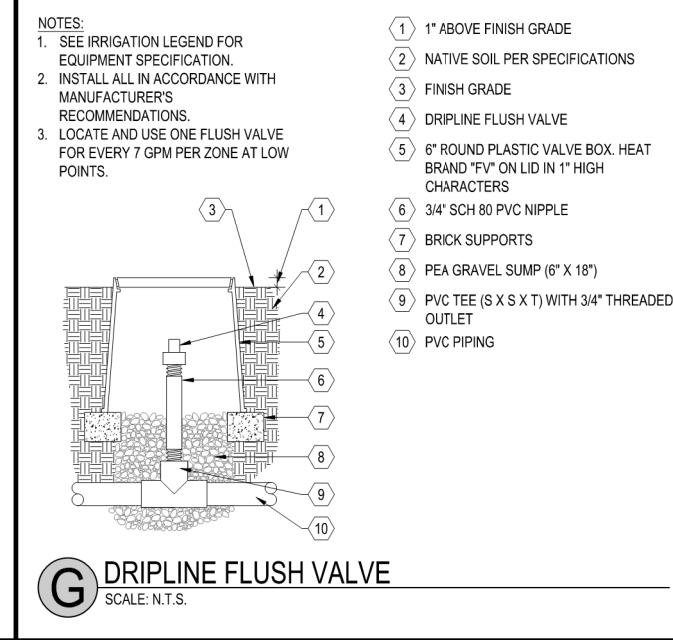
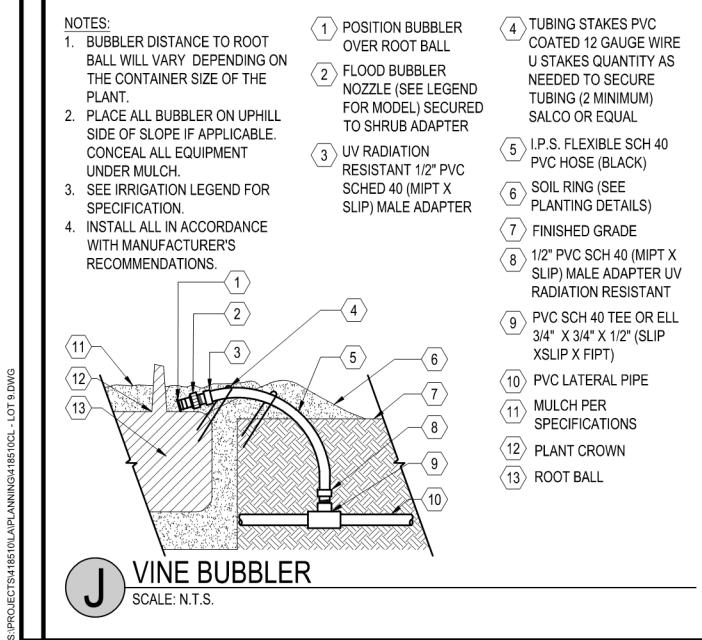
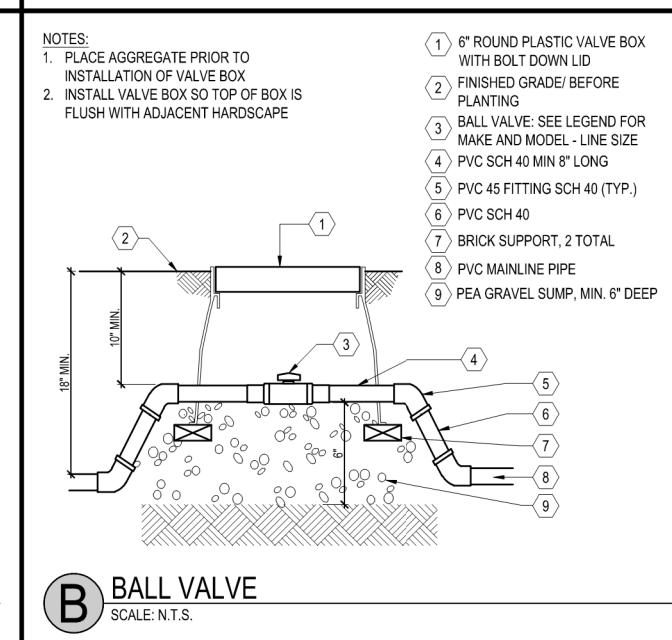
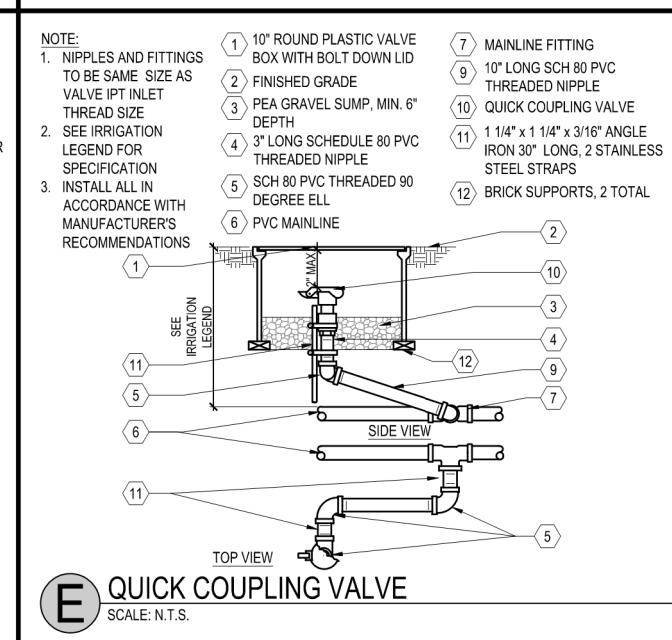
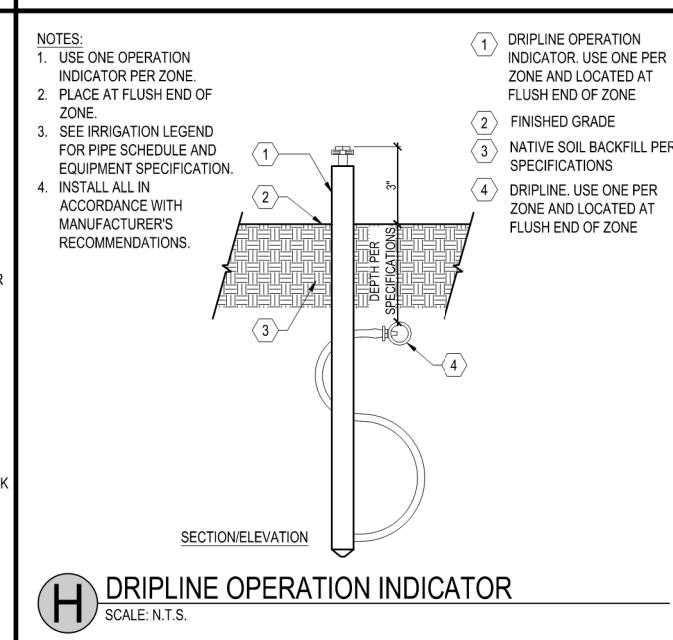
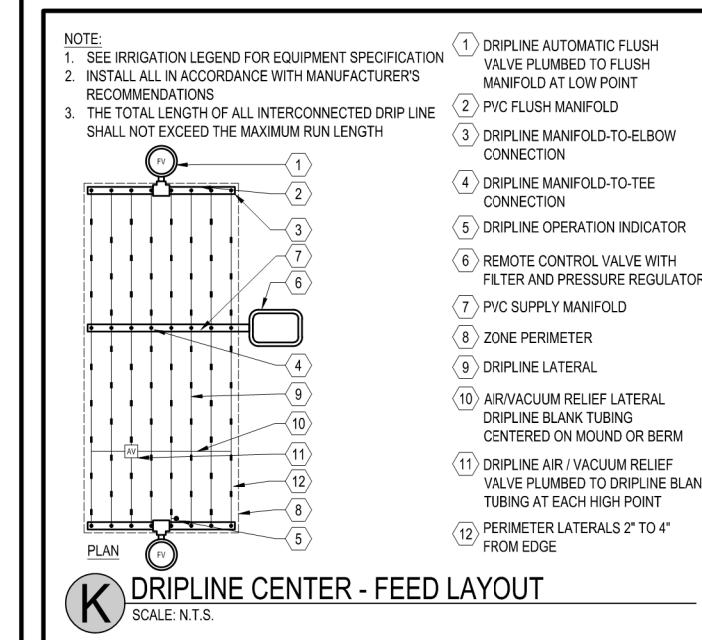


SURREY FARMS ESTATES

TWIN OAKS DRIVE, LOS GATOS

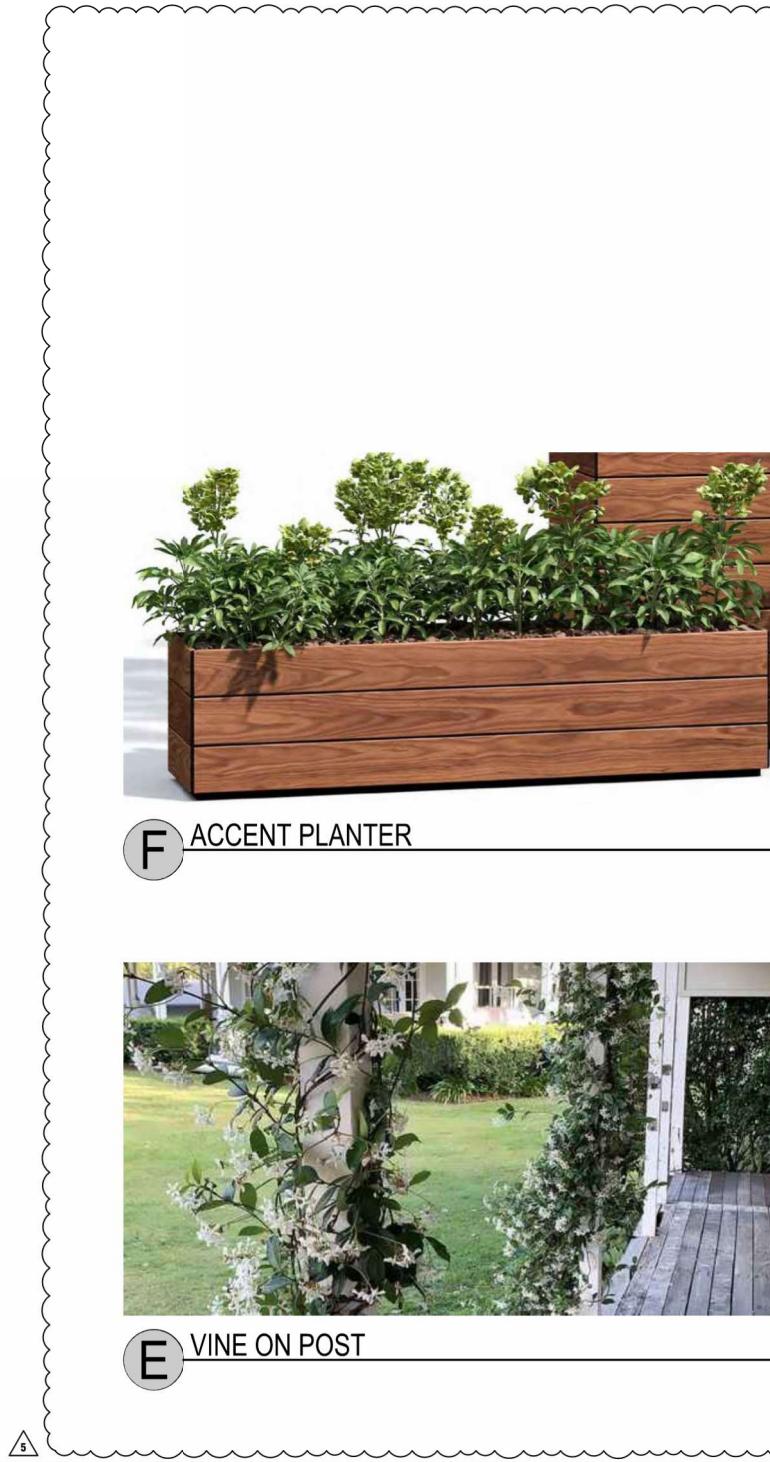
DEVELOPMENT REVIEW PLAN SET

LOT 9 | APP #S-24-026



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CAD DWG FILE:	418510CL-418510CL-418510CL.DWG
DESIGNED BY:	HMH
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CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE
C	HMH

IRRIGATION DETAILS



SURREY FARMS ESTATES TWIN OAKS DRIVE, LOS GATOS DEVELOPMENT REVIEW PLAN SET LOT 9 | APP #S-24-026

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(C) HMH	

CONCEPT IMAGERY

10.5

SURREY FARMS ESTATES

TWIN OAKS DRIVE, LOS GATOS

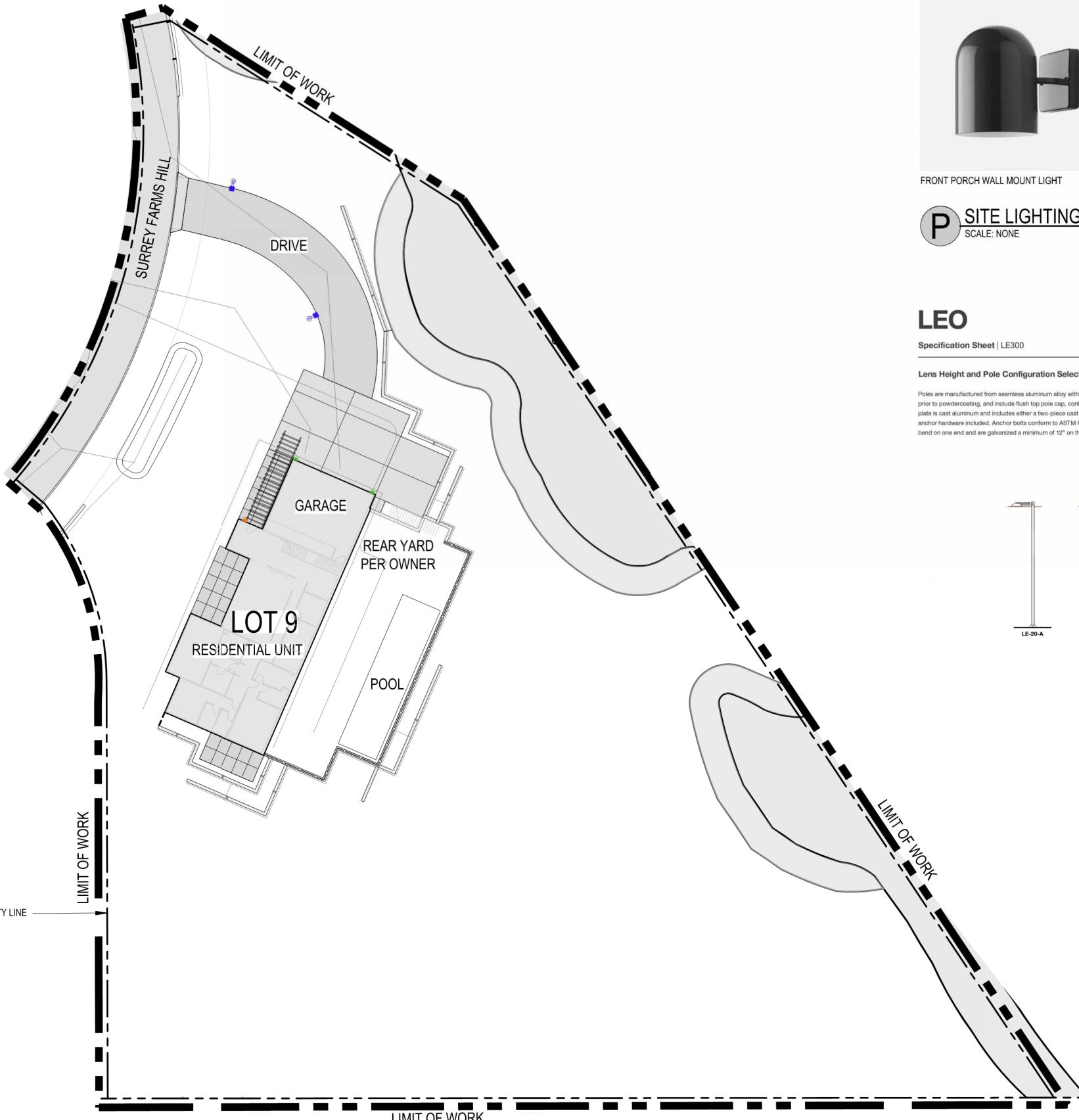
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CONCEPTUAL LIGHTING PLAN

P1



FRONT PORCH WALL MOUNT LIGHT



OUTDOOR WALL MOUNT LIGHT



POST LIGHT

P SITE LIGHTING

SCALE: NONE

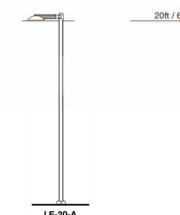
LEO

Specification Sheet | LE300

landscapeforms

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.



LIGHTING LEGEND	
SYMBOL	DESCRIPTION
◆	FRONT PORCH WALL MOUNT LIGHT
◆	OUTDOOR WALL MOUNT LIGHT
◆	POST LIGHT

SITE LIGHTING REQUIREMENTS:

ORIENT ALL SITE LIGHTING DIRECTLY DOWNWARDS TO PREVENT LIGHT POLLUTION AND EXCESS FLARE IN THE PUBLIC REALM.

ILLUMINATE A ZONE OF A MAXIMUM OF FIVE FEET IN FRONT OF THE GROUND FLOOR FAÇADE FOR ALL ACTIVE FRONTAGES.

KEEP THE MAXIMUM COLOR TEMPERATURE FOR OUTDOOR LIGHTING BELOW 2700 KELVIN, EXCEPT FOR OUTDOOR DECORATIVE LIGHTING FROM NOVEMBER 15 TO JANUARY 15.

SITE LIGHTING NOTES:

1. THE USE OF ENERGY EFFICIENT LIGHTING IS STRONGLY ENCOURAGED.
2. ALL PERMANENT EXTERIOR LIGHT FIXTURES SHALL 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. DECORATIVE LIGHTING FIXTURES ARE PREFERRED FOR SECURITY LIGHTING FIXTURES.

