

ARCHITECTURE AND SITE REVIEW

SURREY FARMS - LOT 10 (S-24-032)

A RESIDENTIAL DEVELOPMENT

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 EVALUATION TABLE
2.2 SITE PLAN	A1.2 FLOOR PLANS	T-4 TREE APPRAISAL TABLE
2.3 SITE PLAN EXISTING TREE TABLE	A1.3 FLOOR PLANS	T-5 TREE APPRAISAL TABLE
3.0 PRELIMINARY GRADING & DRAINAGE PLAN	A2.1 ELEVATIONS/ COLOR & MATERIALS	T-6 TREE NOTES AND TREE PROTECTION
3.1 PRELIMINARY GRADING SECTIONS	A2.2 ELEVATIONS/COLOR & MATERIALS	FENCING DETAIL
4.0 UTILITY PLAN	A3.0 BUILDING SECTIONS	10.0 LANDSCAPE PLAN
5.0 STORMWATER CONTROL PLAN	A3.1 STREET ELEVATIONS/SITE SECTIONS	10.1 PLANTING LEGEND AND NOTES
5.1 STORMWATER CONTROL	A4.1 SHADOW ANALYSIS	10.2 LANDSCAPE DETAILS
		10.3 HYDROZONE PLAN
6.0 EROSION CONTROL PLAN		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		
7.3 FIRE AMMR		

PROJECT DATA

Lot 10 (S24-032) - APN 532-16-006, 178 Twin Oaks Drive			
General Plan Designation	Existing	Proposed	Required
Zoning	RC	Agriculture	Agriculture
Use	Vacant	RC	RC
Housing Unit Affordability	Williamson Act	Single Family Residence	
Gross Lot Size	N/A	Market	
Average Slope	29.36%	238899 SF	20 acre minimum
Reduction Factor	N/A	29.85%	
Net Lot Size	N/A	58.08%	
Lot Frontage	N/A	100165	
Lot Depth	N/A	158'	N/A
Height	N/A	504'	N/A
Gross Floor Area	N/A	27'6"	25' max per HDS&G, 18' max for visible homes.
Countable Attic	N/A		
Second Floor	N/A	N/A	
First Floor	N/A	3571	
Accessory Buildings	N/A	2585	
Total Countable SF	N/A	N/A	
Garage	N/A	6531 (including 375 sf of countable garage)	6300 sf max allowed incl. garage
Below Grade SF (exempt)	N/A	775	
ADU	N/A	N/A	Exempt
Lot Coverage	N/A	N/A	1200 SF
Setbacks	N/A	1.5%	N/A
Front	N/A	77.92'	33'
Side	N/A	32.04'	23'
Side	N/A	345.6'	23'
Rear	N/A	116.4'	25'
Parking	N/A	2 spaces garage	2 spaces, 4 on-site guest parking

NOTE: AN APPROVED AMMR/PRC 4290 REQUEST OF EXCEPTION IN INCLUDED AND A MODIFIED SPRINKLER SYSTEM WILL BE INSTALLED.

PROJECT DESCRIPTION

ARCHITECTURE & SITE REVIEW FOR A FOR-SALE, MARKET RATE SINGLE FAMILY HOUSE (6BD/7BA) ON THE 5.48-ACRE PROPOSED LOT 10 (S-24-032) OF SUBDIVISION APPLICATION M-24-013.

DEVELOPMENT TEAM

GOVERNMENT AGENCIES:	TOWN OF LOS GATOS CONTACT: ERIN WALTERS	PLANNER/CIVIL ENGINEER:	HMH ENGINEERS CONTACT: DEENA MORSILLI 1570 OAKLAND ROAD SAN JOSE, CA 95131 (669)221-7817
OWNER:	LARRY DODGE CONTACT: JIM FOLEY 223 W MAIN STREET LOS GATOS, CA 95030 (408) 813-7490	ARCHITECT:	PLATFORM ARCHITECTURE & PLANNING CONTACT: CHRIS HALL 1804 5TH STREET BERKELEY, CA 94710 (415)658-1723
		LANDSCAPE ARCHITECT:	HMH LANDSCAPE ARCHITECTURE CONTACT: SHAWN TAYLOR 1570 OAKLAND ROAD SAN JOSE, CA 95131 (408)487-2200



SURREY FARM ESTATES

LOT 10 (S-24-032)

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	
D	DATE	DESCRIPTION
PROJECT NO:		4185.10
CAD DWG FILE:		418510TS_LOT 10.DWG
DESIGNED BY:		DM
DRAWN BY:		DM
CHECKED BY:		
DATE:		MAY 31ST, 2024
SCALE:		NOT TO SCALE
© HMH		

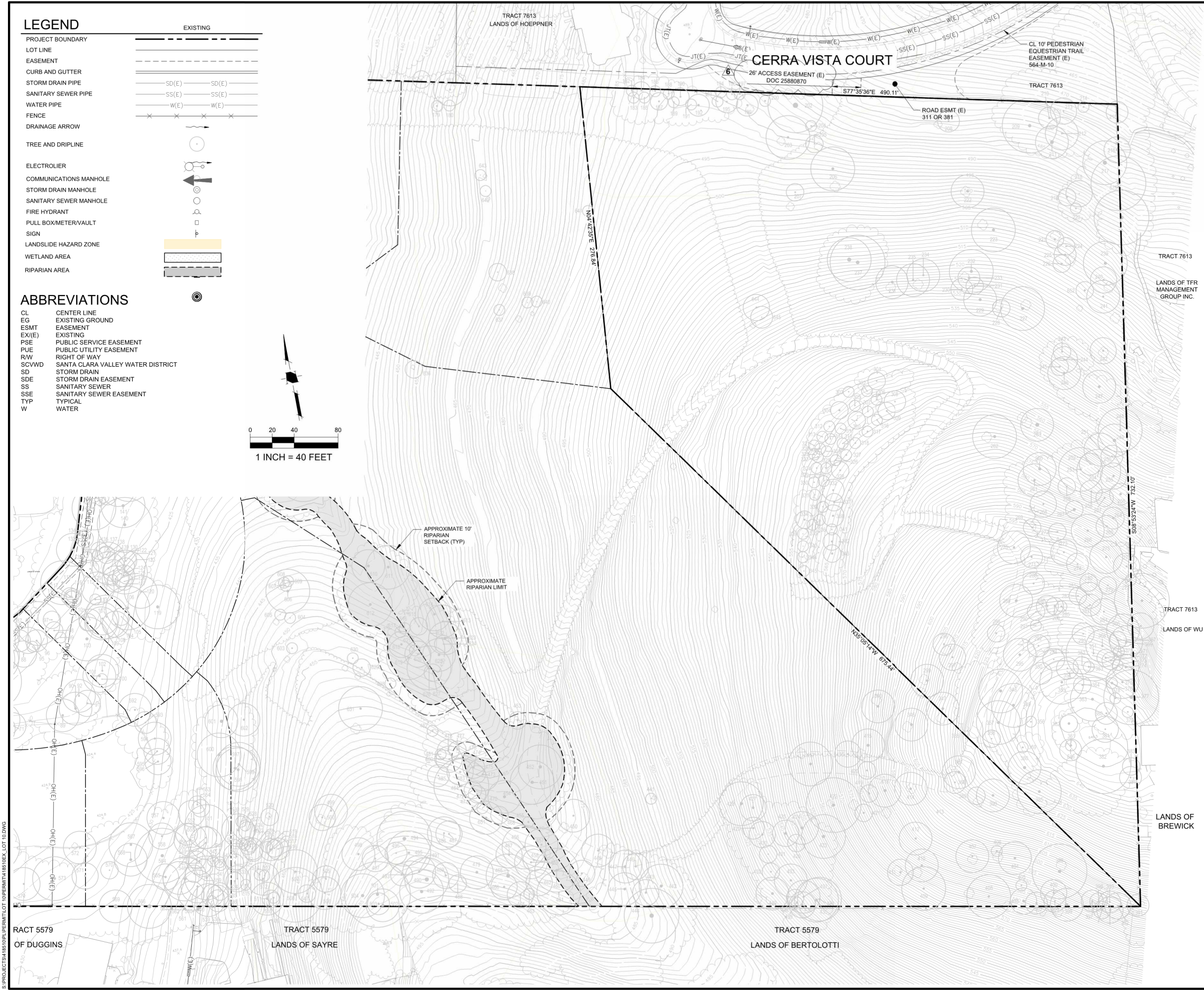
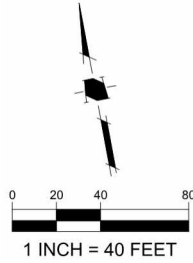
TITLE SHEET

LEGEND

PROJECT BOUNDARY	---
LOT LINE	---
EASEMENT	---
CURB AND GUTTER	---
STORM DRAIN PIPE	SD(E) SD(E)
SANITARY SEWER PIPE	SS(E) SS(E)
WATER PIPE	W(E) W(E)
FENCE	X X X X
DRAINAGE ARROW	→
TREE AND DRIPLINE	○
ELECTROLIER	⊙
COMMUNICATIONS MANHOLE	⊙
STORM DRAIN MANHOLE	⊙
SANITARY SEWER MANHOLE	⊙
FIRE HYDRANT	⊙
PULL BOX/METER/Vault	⊙
SIGN	⊙
LANDSLIDE HAZARD ZONE	Yellow shaded area
WETLAND AREA	Blue hatched area
RIPARIAN AREA	Green hatched 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



HMH

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

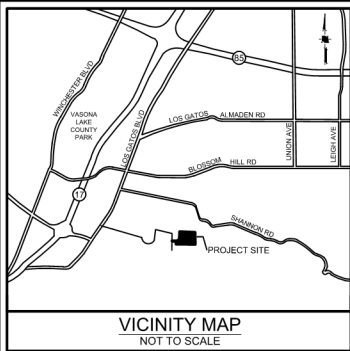
1570 Oakland Road
San Jose, CA 95131

(408) 487-2200
HMHca.com

SURREY FARM ESTATES
LOT 10 (S-24-032)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

	10/24/2025	PER CITY COMMENTS
	9/15/2025	PER CITY COMMENTS
	7/25/2025	PER CITY COMMENTS
	4/18/2025	PER CITY COMMENTS
	3/31/2025	PER CITY COMMENTS
NO	DATE	DESCRIPTION
PROJECT NO:		4185.
CAD DWG FILE:		418510EX_LOT 10 DW
DESIGNED BY:		F
DRAWN BY:		N
CHECKED BY:		
DATE:		MAY 31ST, 202
SCALE:		1" = "
© HMH		

**EXISTING
CONDITIONS**



LEGEND

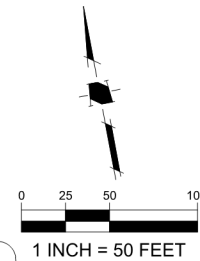
PROJECT BOUNDARY	---
LOT LINE (EXISTING)	---
LOT LINE (PROPOSED)	---
EASEMENT (EXISTING)	---
EASEMENT (PROPOSED)	---
RIPARIAN AREA	---
BIORETENTION AREA	---
WETLAND AREA	---
STORMDRAIN CULVERT STRUCTURE	---

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
SDE	STORM DRAIN EASEMENT (PUBLIC)
EAE	EMERGENCY ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT



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.



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

SURREY FARM ESTATES

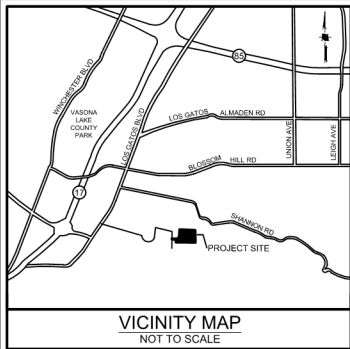
LOT 10 (S-24-032)

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.
CAD DWG FILE:		418510SP OVERALL_LOT 10.DWG
DESIGNED BY:		XX
DRAWN BY:		NW
CHECKED BY:		XX
DATE:		MAY 31ST, 2024
SCALE:		AS SHOWN
© HMM		

OVERALL SITE PLAN

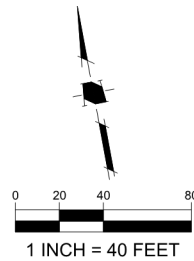


LEGEND

PROJECT BOUNDARY	---
LOT LINE (EXISTING)	---
LOT LINE (PROPOSED)	---
EASEMENT (EXISTING)	---
EASMENT (PROPOSED)	---
YARD (REQUIRED)	---
RIPARIAN AREA	---
BIORETENTION AREA	---
WETLAND AREA	---
AREA GREATER THAN 30% SLOPE	---
LANDSLIDE HAZARD AREA	---
EXISTING TREE	---

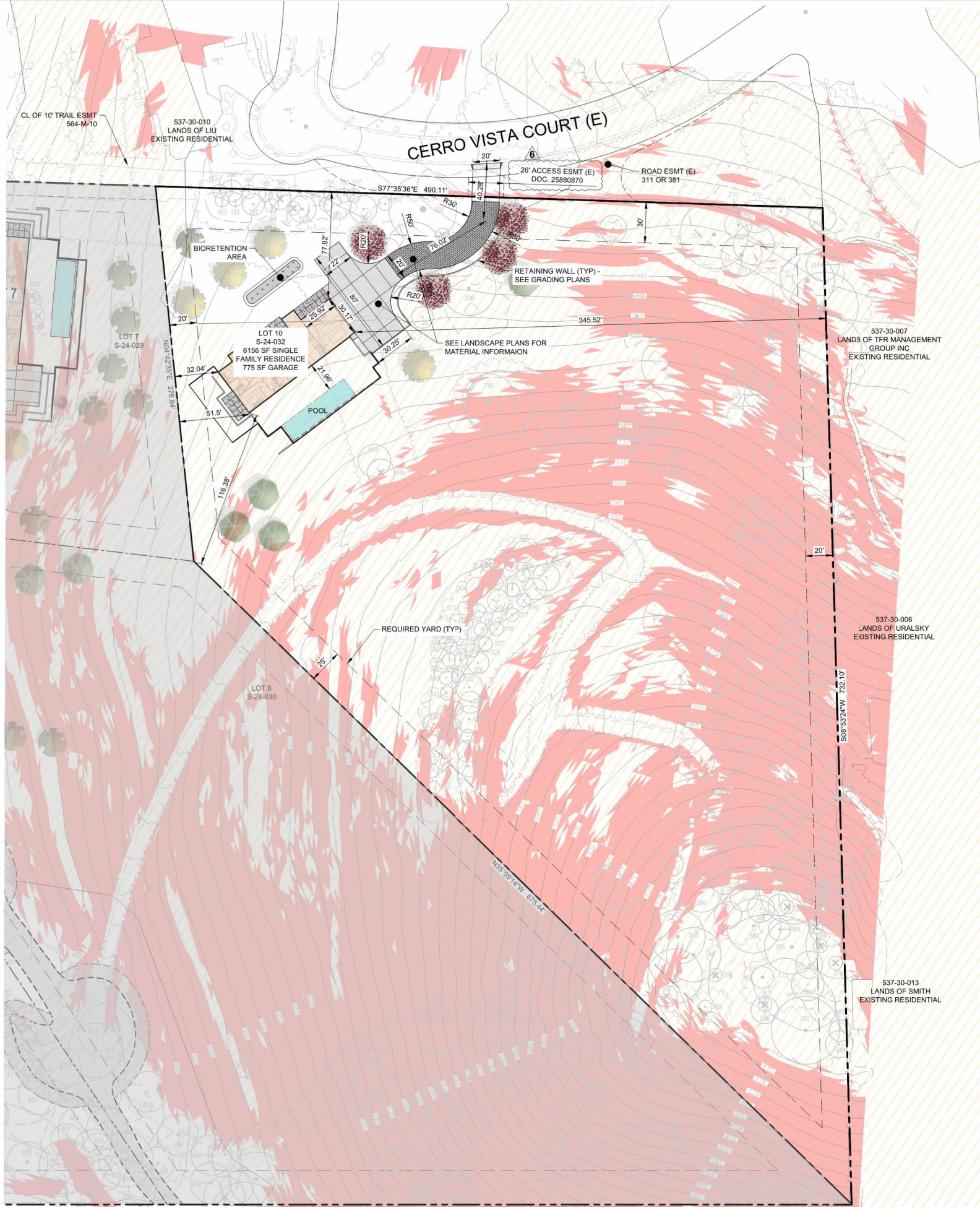
ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
SDE	STORM DRAIN EASEMENT (PUBLIC)
EAE	EMERGENCY ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT



LOT AREA	238899 SF/ 5.48 ACRES
EXISTING CONTOUR LENGTHS	70002.8
CONTOUR INTERVALS	1'
EXISTING AVERAGE SLOPE	29.36%
PROPOSED CONTOUR LENGTHS	71182.29
CONTOUR INTERVALS	1'
PROPOSED AVERAGE SLOPE	29.85%

NOTE: SEE SHEET 2.3 FOR SITE PLAN EXISTING TREE TABLE



SURREY FARM ESTATES

LOT 10 (S-24-032)

178 TWIN OAKS DRIVE

ARCHITECTURE & SITE REVIEW

	10/24/2025	PER CITY COMMENTS
	9/15/2025	PER CITY COMMENTS
	7/25/2025	PER CITY COMMENTS
	4/18/2025	PER CITY COMMENTS
	3/31/2025	PER CITY COMMENTS
NO	DATE	DESCRIPTION
PROJECT NO:		4185.
CAD DWG FILE:		418510SP_LOT 10.DWG
DESIGNED BY:		XX
DRAWN BY:		NW
CHECKED BY:		XX
DATE:		MAY 31ST, 2024
SCALE:		AS SHOWN
		

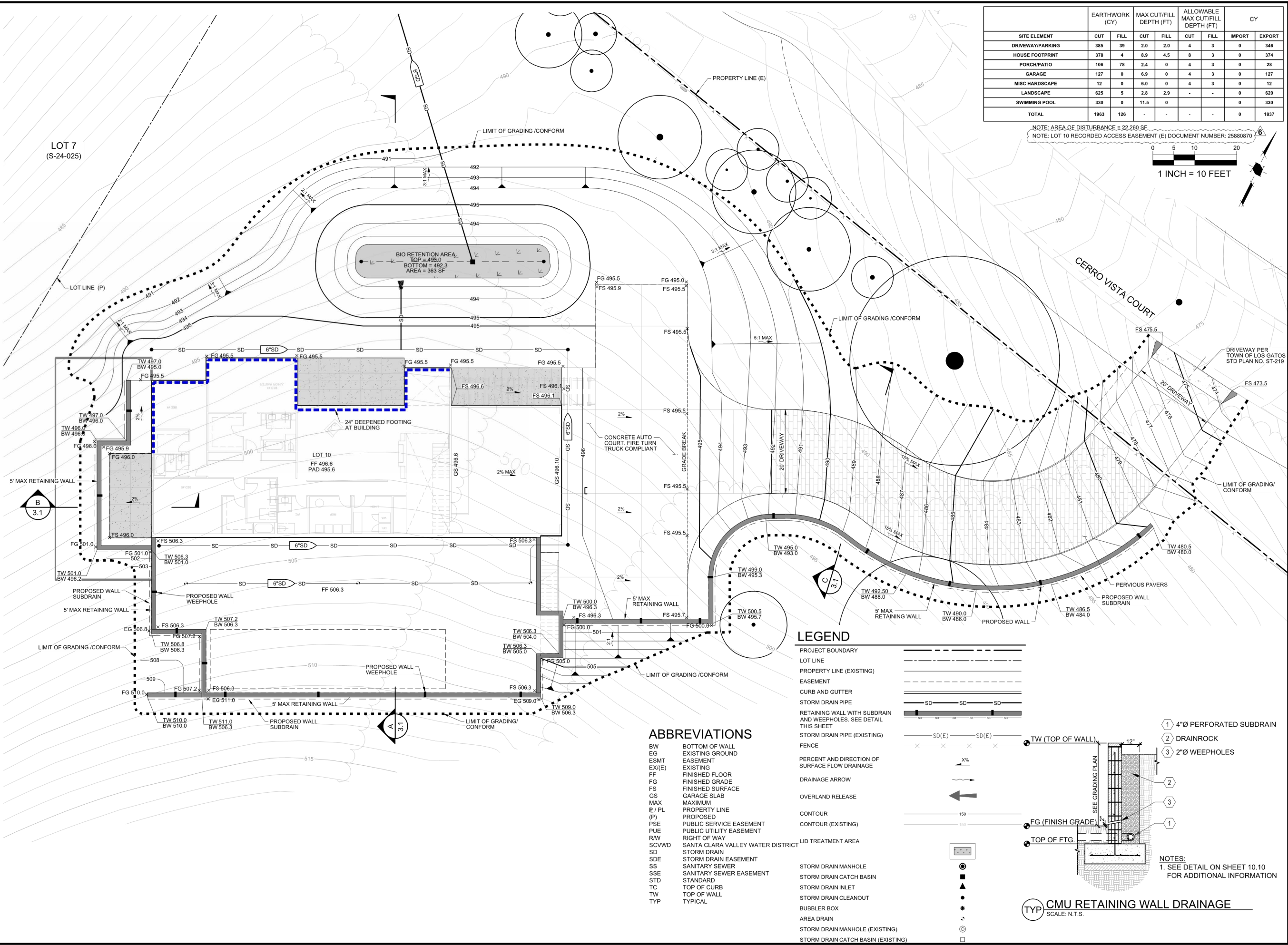
SITE PLAN

S:\PROJECTS\1515\UPPERMIDLOT 10\PERMIT4850SP_LOT 10.DWG

TREE #	Botanical Name	Common Name	DBH (Inches)	Height (FT)	Canopy Size (FT)	Protected Tree	Large Protected Tree	Health Rating	Preservation Suitability	Remove?	Notes
182	Pinus brutia var. eldarica	Afghan Pine	9.0	24	10	X		2	MODERATE	SAVE	Severe Decline
183	Pinus brutia var. eldarica	Afghan Pine	11.0	22	7	X		3	MODERATE	SAVE	Severe Decline
184	Pinus brutia var. eldarica	Afghan Pine	14.0	28	13	X		2	MODERATE	SAVE	Dead Wood
185	Pinus brutia var. eldarica	Afghan Pine	6.0	22	6	X		3	MODERATE	SAVE	Severe Decline
186	Pinus brutia var. eldarica	Afghan Pine	7.0	25	8	X		2	MODERATE	SAVE	Severe Decline
187	Pinus brutia var. eldarica	Afghan Pine	11.0	25	12	X		4	HIGH	SAVE	Poor Tree Structure
188	Pinus brutia var. eldarica	Afghan Pine	11.0	26	8	X		3	MODERATE	SAVE	Severe Decline
189	Pinus brutia var. eldarica	Afghan Pine	10.0	32	10	X		4	HIGH	SAVE	
190	Pinus brutia var. eldarica	Afghan Pine	11.0	25	13	X		3	MODERATE	REMOVE	Severe Decline
191	Pinus brutia var. eldarica	Afghan Pine	4.0	6	4	X		2	MODERATE	REMOVE	Severe Decline
192	Pinus brutia var. eldarica	Afghan Pine	18.0	35	18	X		4	HIGH	SAVE	
193	Pinus brutia var. eldarica	Afghan Pine	5.0	23	10	X		4	HIGH	SAVE	
194	Calocedrus decurrens	Incense Cedar	8.0	23	10	X		4	HIGH	SAVE	
195	Pinus brutia var. eldarica	Afghan Pine	13.0	27	18	X		4	HIGH	SAVE	
196	Calocedrus decurrens	Incense Cedar	8.0	24	10	X		5	HIGH	SAVE	
197	Calocedrus decurrens	Incense Cedar	6.0	15	8	X		2	LOW	SAVE	
199	Pinus brutia var. eldarica	Afghan Pine	11.0	30	17	X		4	HIGH	SAVE	
200	Pinus brutia var. eldarica	Afghan Pine	12.0	31	10	X		4	HIGH	SAVE	
202	Quercus lobata	Valley Oak	60.0	43	46	X		4	MODERATE	SAVE	
203	Quercus lobata	Valley Oak	17.0	26	35	X		3	MODERATE	REMOVE	
204	Quercus lobata	Valley Oak	10.0	19	10	X		4	MODERATE	REMOVE	
205	Quercus lobata	Valley Oak	7.0	23	12	X		2	LOW	REMOVE	Severe Decline
206	Quercus lobata	Valley Oak	21.0	30	37	X		3	MODERATE	SAVE	Dead Wood
207	Quercus agrifolia	Coast Live Oak	9.0	16	13	X		5	HIGH	SAVE	
208	Quercus lobata	Valley Oak	11.0	24	18	X		3	MODERATE	SAVE	
209	Quercus agrifolia	Coast Live Oak	28.0	41	43		X	4	HIGH	SAVE	
210	Quercus lobata	Valley Oak	18.0	34	20	X		2	LOW	SAVE	Severe Decline
211	Quercus lobata	Valley Oak	32.0	47	30		X	3	MODERATE	SAVE	
212	Olea europaea	Olive	10.0	27	26	X		3	MODERATE	SAVE	
213	Olea europaea	Olive	12.0	34	21	X		3	MODERATE	SAVE	Previous Limb Failure
214	Quercus lobata	Valley Oak	11.0	28	10	X		2	LOW	SAVE	Severe Decline
215	Olea europaea	Olive	9.0	32	20	X		4	MODERATE	SAVE	
216	Quercus agrifolia	Coast Live Oak	20.0	22	24	X		3	HIGH	SAVE	
217	Quercus lobata	Valley Oak	35.0	38	36		X	4	HIGH	SAVE	
218	Olea europaea	Olive	5.0	16	22	X		3	MODERATE	SAVE	
219	Quercus lobata	Valley Oak	9.0	20	16	X		2	LOW	SAVE	Severe Decline
220	Quercus lobata	Valley Oak	9.0	10	1	X		1	LOW	REMOVE	Dead
221	Quercus lobata	Valley Oak	13.0	23	13	X		2	LOW	SAVE	Severe Decline
222	Quercus lobata	Valley Oak	19.0	32	27	X		3	MODERATE	SAVE	
223	Quercus lobata	Valley Oak	23.0	32	35	X		4	MODERATE	SAVE	
224	Quercus lobata	Valley Oak	10.0	18	12	X		2	LOW	SAVE	Severe Decline
225	Quercus lobata	Valley Oak	11.0	21	20	X		2	LOW	SAVE	Severe Decline
226	Quercus lobata	Valley Oak	13.0	24	16	X		3	MODERATE	SAVE	Severe Decline
227	Quercus lobata	Valley Oak	28.0	37	36		X	4	HIGH	SAVE	
228	Quercus lobata	Valley Oak	17.5	20	13	X		3	MODERATE	SAVE	Poor Tree Structure
229	Quercus lobata	Valley Oak	24.0	33	26		X	3	MODERATE	SAVE	Dead Wood
230	Quercus lobata	Valley Oak	14.5	20	18	X		3	MODERATE	SAVE	Poor Tree Structure
231	Quercus lobata	Valley Oak	13.5	21	16	X		3	MODERATE	SAVE	Severe Decline
232	Quercus lobata	Valley Oak	25.5	35	40		X	4	MODERATE	SAVE	
233	Quercus lobata	Valley Oak	17.0	28	18	X		3	MODERATE	SAVE	
234	Quercus agrifolia	Coast Live Oak	17.5	28	26	X		4	HIGH	SAVE	
235	Quercus lobata	Valley Oak	18.5	35	26	X		3	MODERATE	SAVE	Dead Wood
236	Quercus lobata	Valley Oak	23.5	34	28	X		3	MODERATE	SAVE	Dead Wood
237	Quercus agrifolia	Coast Live Oak	34.0	30	47		X	4	HIGH	SAVE	Crowded Growing Conditions
238	Quercus lobata	Valley Oak	35.0	40	33		X	3	MODERATE	SAVE	Leaning Tree
239	Quercus lobata	Valley Oak	25.0	35	32		X	4	MODERATE	SAVE	
240	Quercus lobata	Valley Oak	18.0	35	24	X		4	MODERATE	SAVE	
241	Quercus lobata	Valley Oak	34.0	35	25		X	4	MODERATE	SAVE	
242	Quercus lobata	Valley Oak	15.0	30	23	X		4	HIGH	SAVE	
243	Quercus lobata	Valley Oak	14.0	25	15	X		3	MODERATE	SAVE	
244	Quercus lobata	Valley Oak	20.5	28	22	X		3	MODERATE	SAVE	
245	Quercus lobata	Valley Oak	11.0	15	12	X		4	MODERATE	SAVE	
246	Quercus lobata	Valley Oak	19.0	31	28	X		4	MODERATE	SAVE	
247	Quercus lobata	Valley Oak	22.0	32	27	X		4	MODERATE	SAVE	
248	Olea europaea	Olive	17.0	28	32	X		3	MODERATE	SAVE	Dead Limbs
249	Quercus lobata	Valley Oak	30.0	30	30		X	2	LOW	SAVE	Severe Decline
250	Olea europaea	Olive	7.0	27	20	X		4	MODERATE	SAVE	
251	Olea europaea	Olive	10.0	25	30	X		3	MODERATE	SAVE	Future Root Problems
252	Olea europaea	Olive	8.0	16	18	X		4	MODERATE	SAVE	Dead Wood
253	Olea europaea	Olive	18.0	24	40	X		4	HIGH	SAVE	
254	Olea europaea	Olive	14.0	24	34	X		4	HIGH	SAVE	
255	Quercus lobata	Valley Oak	17.0	34	22	X		4	MODERATE	SAVE	
256	Quercus lobata	Valley Oak	19.0	27	18	X		3	MODERATE	SAVE	Dead Wood
257	Quercus lobata	Valley Oak	12.0	26	15	X		3	MODERATE	SAVE	Severe Decline
258	Quercus lobata	Valley Oak	14.0	33	20	X		3	MODERATE	SAVE	Dead Wood
259	Quercus lobata	Valley Oak	12.0	28	15	X		3	MODERATE	SAVE	Poor Tree Structure
260	Quercus lobata	Valley Oak	25.0	32	27		X	4	MODERATE	SAVE	Poor Tree Structure
261	Quercus lobata	Valley Oak	17.0	25	26	X		2	LOW	SAVE	Severe Decline
262	Quercus lobata	Valley Oak	23.0	33	36	X		3	MODERATE	SAVE	
263	Quercus lobata	Valley Oak	34.0	36	30		X	2	LOW	SAVE	Severe Decline
264	Quercus lobata	Valley Oak	15.0	33	20	X		4	MODERATE	SAVE	
265	Quercus lobata	Valley Oak	11.0	29	17	X		3	MODERATE	SAVE	Dead Limbs
266	Quercus agrifolia	Coast Live Oak	17.0	36	27	X		4	HIGH	SAVE	
267	Quercus lobata	Valley Oak	25.0	28	15		X	3	MODERATE	SAVE	Dead Wood
268	Quercus lobata	Valley Oak	13.0	27	22	X		3	MODERATE	SAVE	Dead Wood
269	Quercus lobata	Valley Oak	13.0	28	15	X		3	MODERATE	SAVE	
270	Quercus lobata	Valley Oak	17.0	31	26	X		3	MODERATE	SAVE	
271	Quercus lobata	Valley Oak	16.0	31	20	X		3	MODERATE	SAVE	Dead Wood
272	Quercus lobata	Valley Oak	12.0	28	15	X		3	MODERATE	SAVE	Severe Decline
273	Quercus lobata	Valley Oak	14.0	31	22	X		4	MODERATE	SAVE	
274	Quercus lobata	Valley Oak	9.0	33	20	X		4	MODERATE	SAVE	
275	Quercus lobata	Valley Oak	17.0	32	26	X		4	HIGH	SAVE	
276	Quercus lobata	Valley Oak	14.0	31	22	X		4	MODERATE	SAVE	
277	Quercus lobata	Valley Oak	12.0	22	1	X		1	LOW	REMOVE	Dead
279	Quercus lobata	Valley Oak	11.0	25	13	X		3	MODERATE	SAVE	Dead Wood
280	Quercus lobata	Valley Oak	8.0	24	13	X		4	MODERATE	SAVE	
281	Umbellularia californica	California Bay	8.0	31	24	X		5	HIGH	SAVE	
282	Quercus lobata	Valley Oak	11.0	33	12	X		3	MODERATE	SAVE	Severe Decline
283	Quercus lobata	Valley Oak	13.0	36	18	X		4	MODERATE	SAVE	
284	Quercus lobata	Valley Oak	14.0	34	21	X		3	MODERATE	SAVE	
285	Quercus lobata	Valley Oak	16.0	34	8	X		2	LOW	SAVE	Severe Decline
286	Quercus lobata	Valley Oak	16.0	38	12	X		2	LOW	SAVE	Severe Decline
287	Quercus lobata	Valley Oak	9.0	28	17	X		2	LOW	SAVE	Leaning Tree
288	Quercus lobata	Valley Oak	14.0	27	20	X		2	LOW	SAVE	Severe Decline
289	Quercus lobata	Valley Oak	22.0	35	30	X		4	HIGH	SAVE	
290	Pinus halepensis	Afghan Pine	7.0	25	15	X		5	HIGH	SAVE	
291	Pinus halepensis	Afghan Pine	4.0	25	5	X		3	HIGH	SAVE	
292	Pinus halepensis	Afghan Pine	10.0	30	17	X		4	HIGH	SAVE	

TREE #	Botanical Name	Common Name	DBH (Inches)	Height (FT)	Canopy Size (FT)	Protected Tree	Large Protected Tree	Health Rating	Preservation Suitability	Remove?	Notes
293	Quercus lobata	Valley Oak	10.0	20	17	X		1	LOW	REMOVE	Dead
294	Pinus halepensis	Afghan Pine	8.0	25	18	X		4	HIGH	SAVE	
295	Quercus lobata	Valley Oak	20.0	26	27	X		3	MODERATE	SAVE	Severe Decline
296	Quercus lobata	Valley Oak	12.0	28	13	X		4	MODERATE	SAVE	
297	Pinus halepensis	Afghan Pine	14.0	35	24	X		4	HIGH	SAVE	
298	Pinus halepensis	Afghan Pine	13.0	32	20	X		4	HIGH	SAVE	
299	Quercus lobata	Valley Oak	19.0	35	28	X		4	HIGH	SAVE	
301	Calocedrus decurrens	Incense Cedar	10.0	23	12	X		5	HIGH	SAVE	
302	Calocedrus decurrens	Incense Cedar	7.0	17	8	X		4	HIGH	SAVE	
303	Calocedrus decurrens	Incense Cedar	7.0	17	6	X		1	LOW	REMOVE	Dead
304	Calocedrus decurrens	Incense Cedar	15.0	21	12	X		4	HIGH	SAVE	
305	Calocedrus decurrens	Incense Cedar	7.0	15	10	X		3	MODERATE	SAVE	Severe Decline
306	Calocedrus decurrens	Incense Cedar	7.0	15	10	X		3	MODERATE	SAVE	Dead Wood
307	Calocedrus decurrens	Incense Cedar	7.0	10	5	X		2	LOW	SAVE	Severe Decline
308	Pinus brutia var. eldarica	Afghan Pine	11.0	30	18	X		3	HIGH	SAVE	Dead Wood
309	Pinus brutia var. eldarica	Afghan Pine	12.0	30	12	X		3	HIGH	SAVE	Dead Wood
310	Calocedrus decurrens	Incense Cedar	8.0	18	12	X		3	MODERATE	SAVE	Severe Decline
311	Calocedrus decurrens	Incense Cedar	8.0	15	10	X		3	MODERATE	SAVE	Severe Decline
312	Calocedrus decurrens	Incense Cedar	5.0	18	8	X		4	HIGH	SAVE	
313	Calocedrus decurrens	Incense Cedar	6.0	7	6	X		2	LOW	SAVE	Severe Decline
314	Calocedrus decurrens	Incense Cedar	5.0	8	7	X		3	MODERATE	SAVE	Poor Tree Structure
315	Calocedrus decurrens	Incense Cedar	6.0	10	6	X		2	LOW	SAVE	Severe Decline
316	Pinus brutia var. eldarica	Afghan Pine	10.0	28	8	X		2	MODERATE	SAVE	Severe Decline
317	Pinus brutia var. eldarica	Afghan Pine	11.0	31	10	X		3	MODERATE	SAVE	Dead Wood
318	Pinus brutia var. eldarica	Afghan Pine	10.0	29	7	X		3	MODERATE	SAVE	Poor Tree Structure
319	Calocedrus decurrens	Incense Cedar	5.0	10	6	X		2	LOW	SAVE	Severe Decline
320	Calocedrus decurrens	Incense Cedar	6.0	18	6	X		3	MODERATE	SAVE	
321	Calocedrus decurrens	Incense Cedar	5.0	8	5	X		3	MODERATE	SAVE	Severe Decline
322	Calocedrus decurrens	Incense Cedar	8.0	10	6	X		3	MODERATE	SAVE	
323	Calocedrus decurrens	Incense Cedar	7.0	12	5	X		2	LOW	SAVE	Severe Decline

S:\PROJECTS\1510\PERMIT\LOT 10\PERMIT\1510GP LOT 10.DWG



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	385	39	2.0	2.0	4	3	0	346
HOUSE FOOTPRINT	378	4	8.9	4.5	8	3	0	374
PORCH/PATIO	106	78	2.4	0	4	3	0	28
GARAGE	127	0	6.9	0	4	3	0	127
MISC HARDSCAPE	12	0	6.0	0	4	3	0	12
LANDSCAPE	625	5	2.8	2.9	-	-	0	620
SWIMMING POOL	330	0	11.5	0	-	-	0	330
TOTAL	1963	126	-	-	-	-	0	1837

NOTE: AREA OF DISTURBANCE = 22,260 SF
NOTE: LOT 10 RECORDED ACCESS EASEMENT (E) DOCUMENT NUMBER: 25880870

1 INCH = 10 FEET

HMH

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

1570 Oakland Road
San Jose, CA 95131

(408) 487-2200
HMHca.com

SURREY FARM ESTATES

LOT 10 (S-24-032)

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	
D	DATE	DESCRIPTION
PROJECT NO:		4185.10
CAD DWG FILE:		418510GP_LOT 10.DWG
DESIGNED BY:		RH
DRAWN BY:		NW
CHECKED BY:		RH
DATE:		MAY 31ST, 2024
SCALE:		1" = 10'
© HMH		

PRELIMINARY
GRADING AND
DRAINAGE PLAN

LEGEND

- PROJECT BOUNDARY
- LOT LINE
- PROPERTY LINE (EXISTING)
- EASEMENT
- CURB AND GUTTER
- STORM DRAIN PIPE
- RETAINING WALL WITH SUBDRAIN AND WEEPHOLES. SEE DETAIL THIS SHEET
- STORM DRAIN PIPE (EXISTING)
- FENCE
- PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE
- DRAINAGE ARROW
- OVERLAND RELEASE
- CONTOUR
- CONTOUR (EXISTING)
- LID TREATMENT AREA
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- STORM DRAIN INLET
- STORM DRAIN CLEANOUT
- BUBBLER BOX
- AREA DRAIN
- STORM DRAIN MANHOLE (EXISTING)
- STORM DRAIN CATCH BASIN (EXISTING)

ABBREVIATIONS

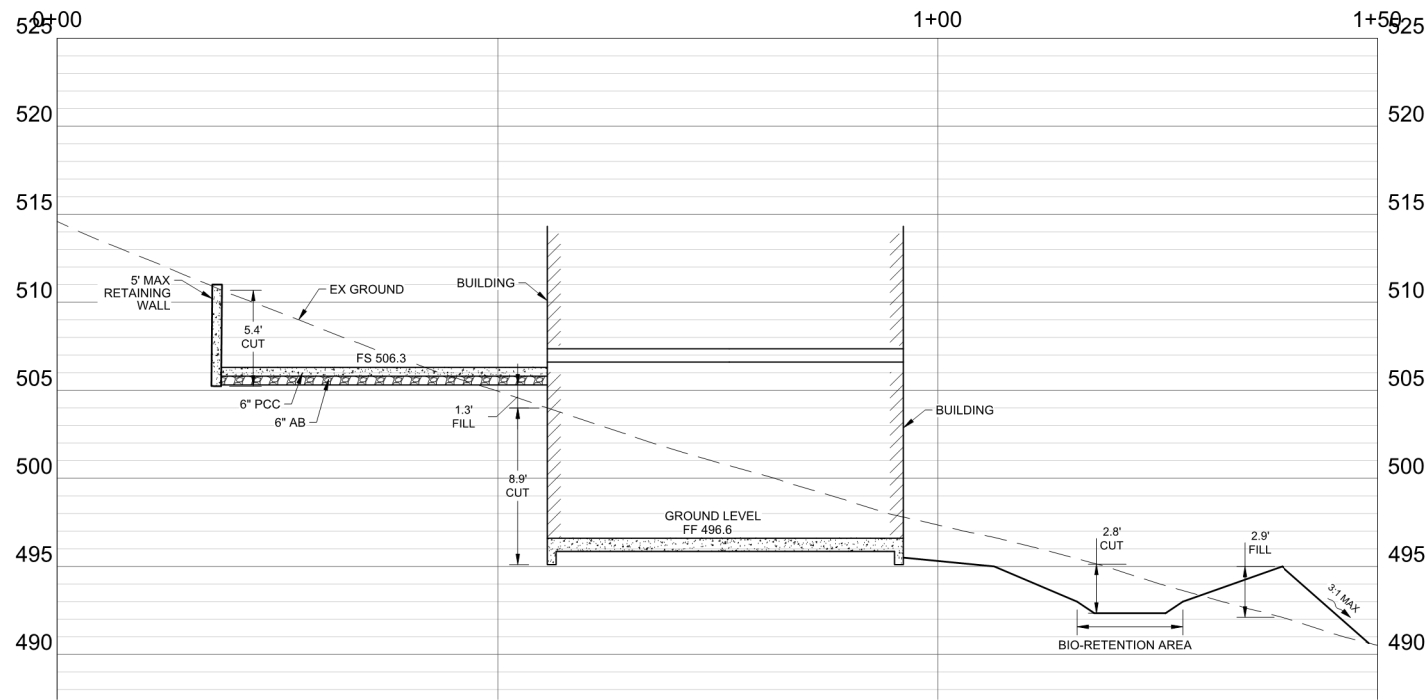
- BW BOTTOM OF WALL
- EG EXISTING GROUND
- ESMT EXISTING
- EX(E) EXISTING
- FF FINISHED FLOOR
- FG FINISHED GRADE
- FS FINISHED SURFACE
- GS GARAGE SLAB
- MAX MAXIMUM
- R / PL PROPERTY LINE
- (P) PROPOSED
- PSE PUBLIC SERVICE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT OF WAY
- SCVWD SANTA CLARA 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

- 1 4"Ø PERFORATED SUBDRAIN
- 2 DRAINROCK
- 3 2"Ø WEEPHOLES

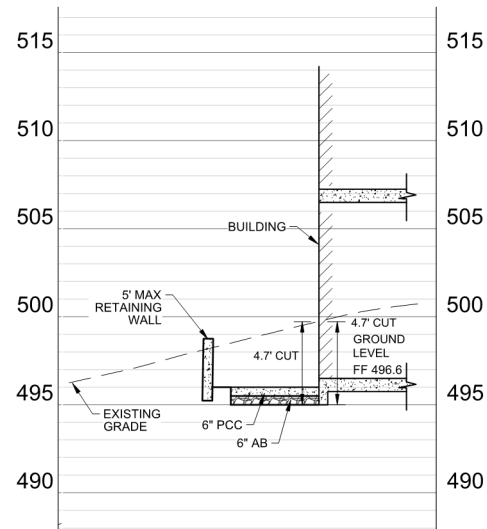
NOTES:
1. SEE DETAIL ON SHEET 10.10 FOR ADDITIONAL INFORMATION

CMU RETAINING WALL DRAINAGE
SCALE: N.T.S.

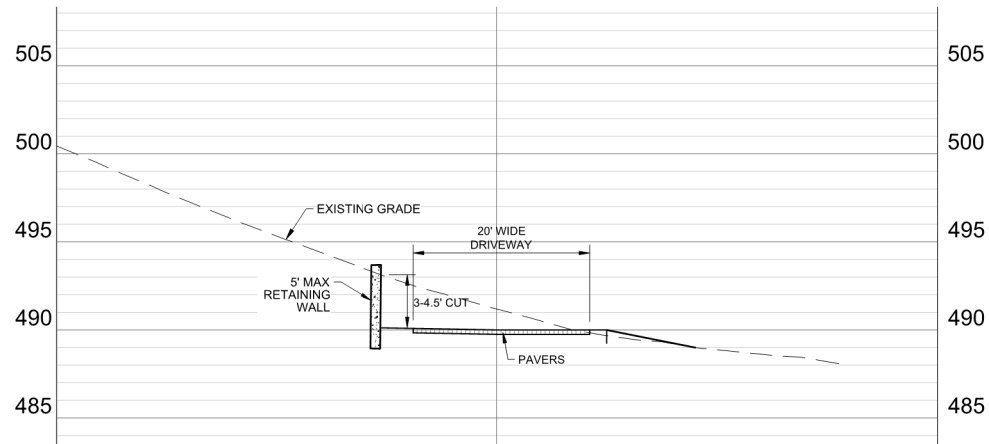
S:\PROJECTS\148510\PERMIT\LOT 10\PERMIT\148510GP_LOT 10.DWG



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



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



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

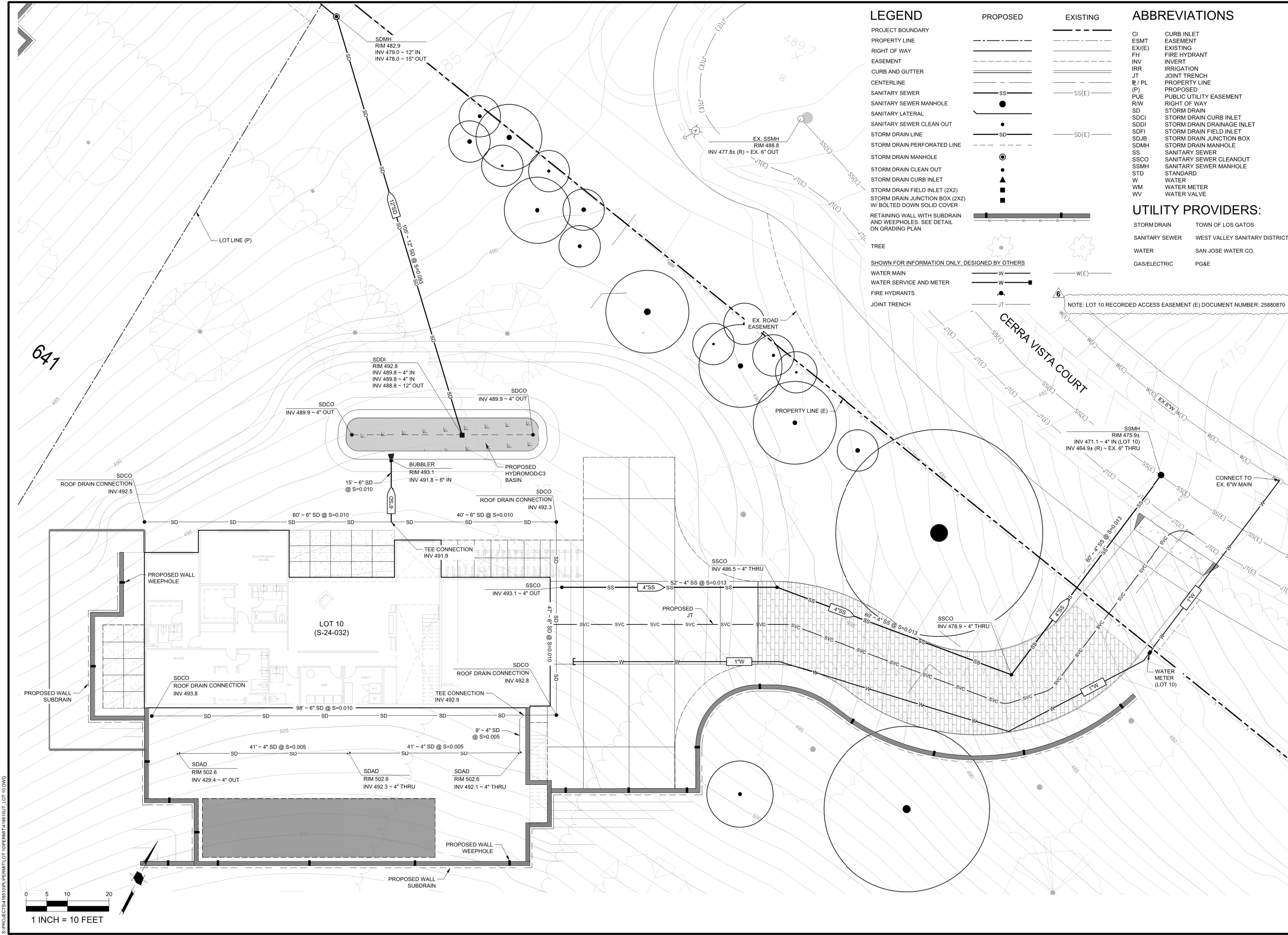
SURREY FARM ESTATES
LOT 10 (S-24-032)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

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 10.DWG
DESIGNED BY:		RH
DRAWN BY:		NW
CHECKED BY:		RH
DATE:		MAY 31ST, 2024
SCALE:		AS SHOWN

© HMH

**PRELIMINARY
GRADING
SECTIONS**



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

1570 Oakland Road
San Jose, CA 95131

(408) 487-2200
HMHca.com

SURREY FARM ESTATES

LOT 10 (S-24-032)

178 TWIN OAKS DRIVE

ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
10/24/2025	PER CITY COMMENTS	
9/15/2025	PER CITY COMMENTS	
7/25/2025	PER CITY COMMENTS	
4/18/2025	PER CITY COMMENTS	
3/31/2025	PER CITY COMMENTS	

NO	DATE	DESCRIPTION
PROJECT NO.	4185.10	
CAD DWG FILE:	418510UT_LOT 10.DWG	
DESIGNED BY:	RH	
DRAWN BY:	NW	
CHECKED BY:	RH	
DATE:	MAY 31ST, 2024	
SCALE:	1" = 10'	
©	HMH	

UTILITY PLAN

4.0

S:\PROJECTS\181510\PERMIT\LOT 10\PERMIT\418510UT_LOT 10.DWG

PLOTTED: 10/24/2025 8:53 AM

LEGEND

PROJECT BOUNDARY
LOT LINE
EASEMENT
STORM DRAIN PIPE
STORM DRAIN PIPE (EXISTING)
STORM DRAIN MANHOLE
STORM DRAIN MANHOLE (EXISTING)
CURB INLET
STORM DRAIN INLET
STORM DRAIN INLET (EXISTING)
STORM DRAIN CLEANOUT AT DOWNSPOUT
BUBBLER BOX
DIRECTION OF SURFACE DRAINAGE
DRAINAGE MANAGEMENT AREA
BIORETENTION AREA
PERVIOUS PAVERS
RIPARIAN

NOTE: LOT 10 RECORDED ACCESS EASEMENT (E) DOCUMENT NUMBER: 25880870

HYDROMODIFICATION NOTE:

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

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 ³	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 ³	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.

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

- SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
- PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPE.
- SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
- CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
- A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
- DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

PERVIOUS PAVER REQUIREMENTS

CONTRACTOR OR PERMITEE SHALL:

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

STANDARD STORMWATER CONTROL NOTES:

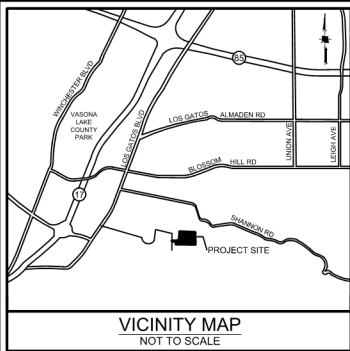
- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS. TO PREVENT MOSQUITO GENERATION, SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY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

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

SURREY FARM ESTATES
LOT 10 (S-24-032)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

	10/24/2025	PER CITY COMMENTS
	9/15/2025	PER CITY COMMENTS
	7/25/2025	PER CITY COMMENTS
	4/18/2025	PER CITY COMMENTS
	3/31/2025	PER CITY COMMENTS
NO	DATE	DESCRIPTION
PROJECT NO:		4185.
CAD DWG FILE:		418510SW_LOT 10.DWG
DESIGNED BY:		MD
DRAWN BY:		NW
CHECKED BY:		RH
DATE:		MAY 31ST, 2024
SCALE:		1" = 50'
© HMH		

STORMWATER
CONTROL PLAN



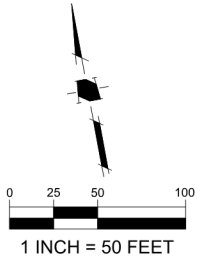
EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR/OWNER:
JEFF CURRAN
1475 SARATOGA AVENUE
SAN JOSE, CA 95129
(408) 252-9131

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

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



BUILDING PAD PROTECTION NOTE:

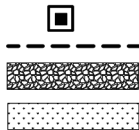
1. IF PAD WILL REMAIN WITHOUT BUILDING CONSTRUCTION DURING THE RAINY SEASON, THE PAD SHALL BE STABILIZED OR PROVIDED WITH AN EROSION BLANKET TO PROTECT THE BUILDING PAD.

EROSION CONTROL PLAN NOTE:

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

LEGEND

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



NOTE: LOT 10 RECORDED ACCESS EASEMENT (E) DOCUMENT NUMBER: 25880870



SURREY FARM ESTATES

LOT 10 (S-24-032)

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	
O	DATE	DESCRIPTION
PROJECT NO:		4185.1
CAD DWG FILE:		418510EC_LOT 10.DWG
DESIGNED BY:		AV/R
DRAWN BY:		A
CHECKED BY:		RH
DATE:		MAY 31ST, 2024
SCALE:		1" = 5'
© HMH		

EROSION CONTROL PLAN

LEGEND

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

HYDROSEED DISTURBED AREA
NOTE: LOT 10 RECORDED ACCESS EASEMENT (E) DOCUMENT NUMBER: 25880870

SE-5
6.3
FIBER ROLL (TYP)

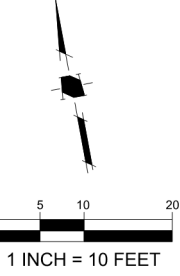
SE-10
6.2
STORM DRAIN INLET
PROTECTION (TYP)

EX. TREE TO BE
REMOVED (TYP.)

SE-10
6.2
STABILIZED CONSTRUCTION
ENTRANCE/EXIT

EX. TREE TO
REMAIN (TYP.)

LOT 10





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

1570 Oakland Road
San Jose, CA 95131

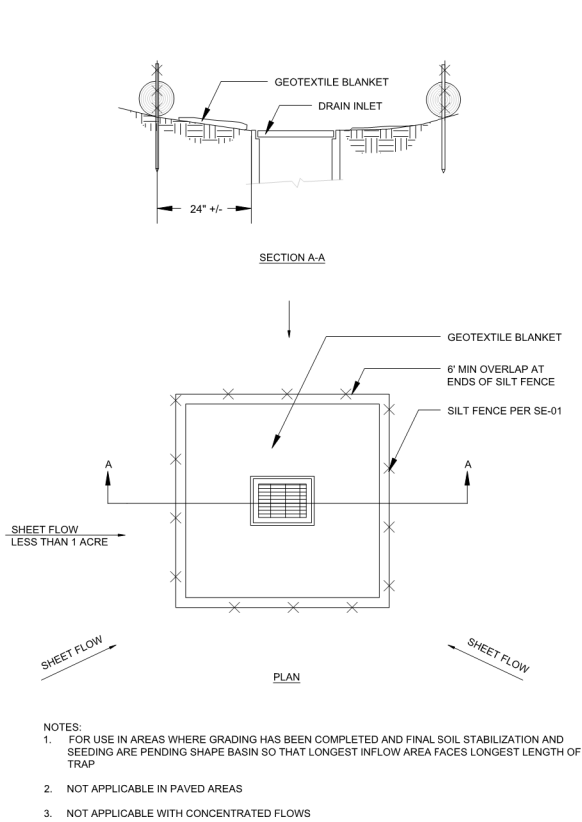
(408) 487-2200
HMHca.com

SURREY FARM ESTATES
LOT 10 (S-24-032)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

10/24/2025	PER CITY COMMENTS	
9/15/2025	PER CITY COMMENTS	
7/25/2025	PER CITY COMMENTS	
4/18/2025	PER CITY COMMENTS	
3/31/2025	PER CITY COMMENTS	
NO	DATE	DESCRIPTION
PROJECT NO:		4185.10
AD DWG FILE:		418510EC_LOT 10.DWG
DESIGNED BY:		AV/RH
DRAWN BY:		AV
CHECKED BY:		RH
DATE:		MAY 31ST, 2024
SCALE:		1" = 50'
© HMH		

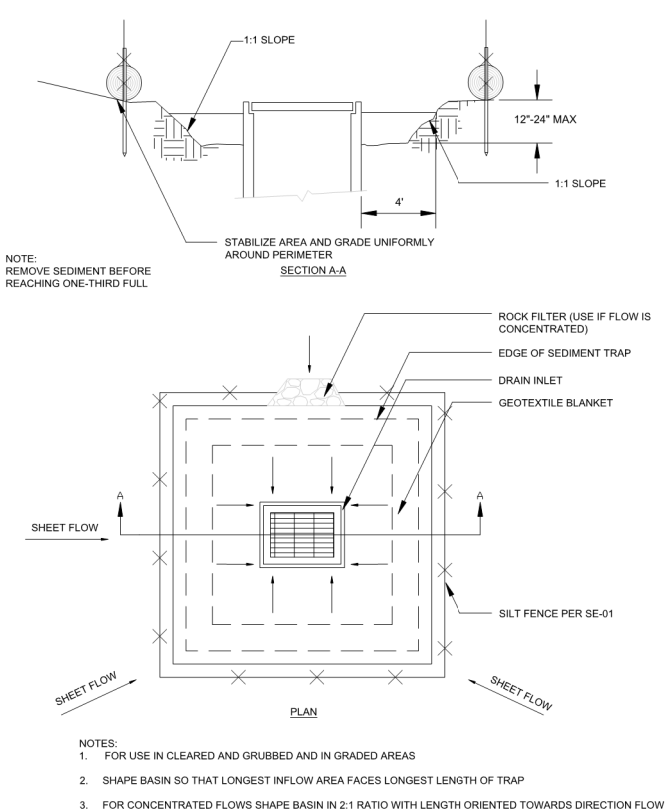
**EROSION CONTROL
PLAN**

S:\PROJECTS\1515\1515\PERMIT\LOT 10\PERMIT\1515\SEC LOT 10.DWG



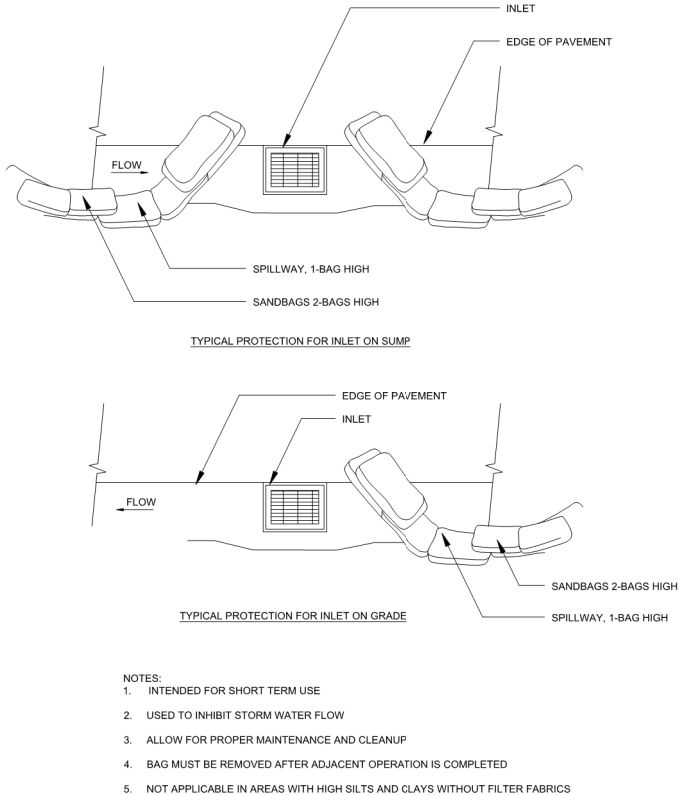
SE-10 STORM DRAIN INLET PROTECTION - TYPE 1

N.T.S.



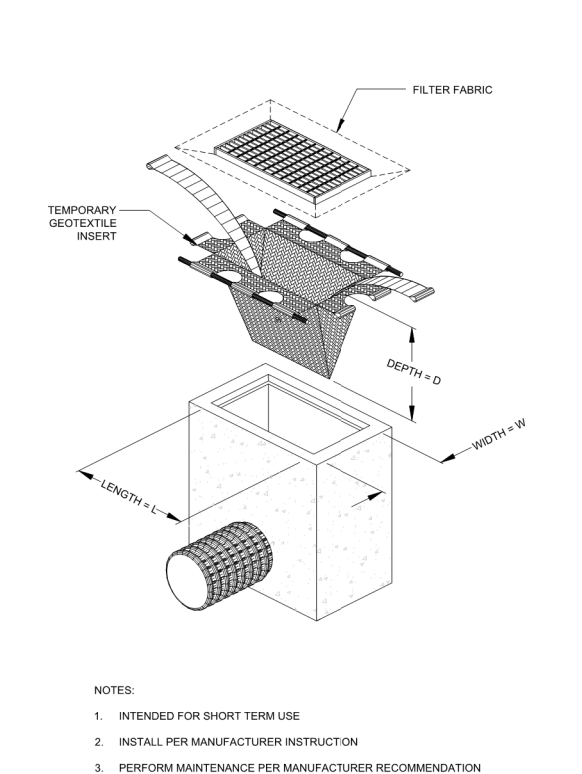
SE-10 STORM DRAIN INLET PROTECTION - TYPE 2

N.T.S.



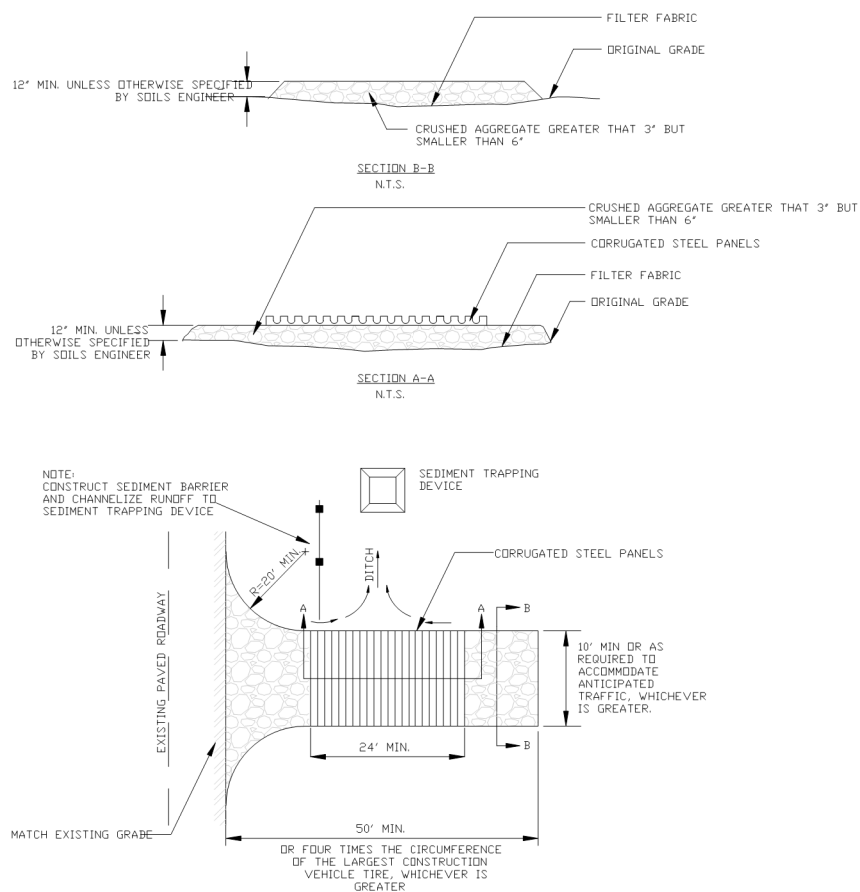
SE-10 STORM DRAIN INLET PROTECTION - TYPE 3

N.T.S.



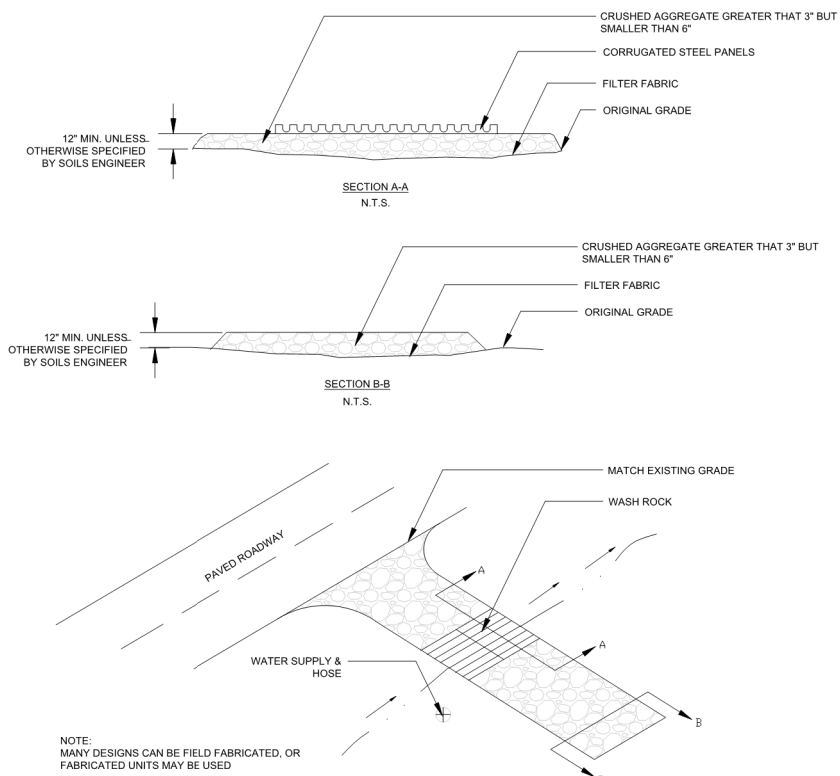
SE-10 STORM DRAIN INLET PROTECTION - TYPE 4

N.T.S.



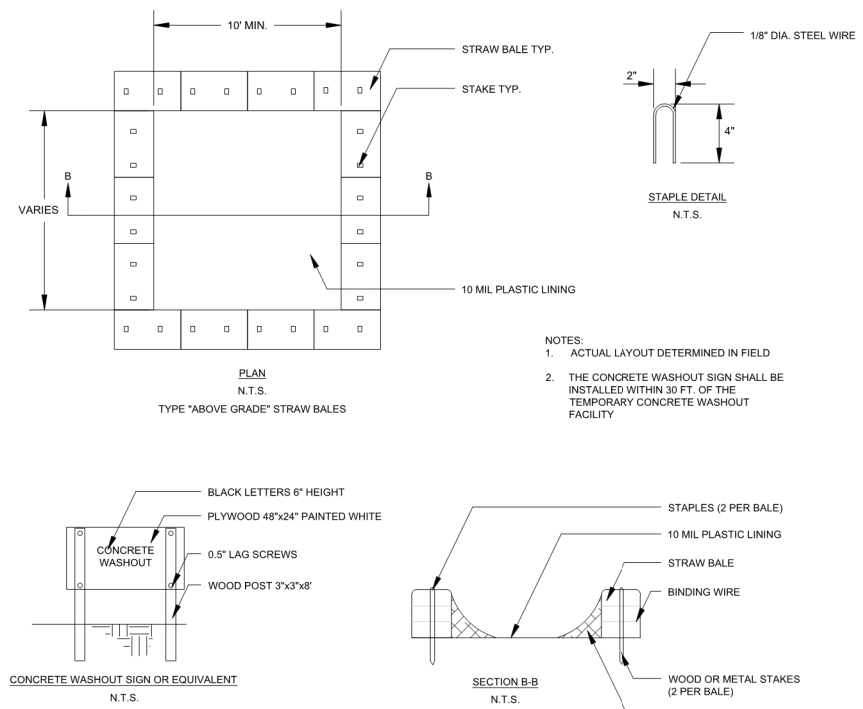
TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT

N.T.S.



TC-3 ENTRANCE / OUTLET TIRE WASH

N.T.S.



WM-8 CONCRETE WASTE MANAGEMENT

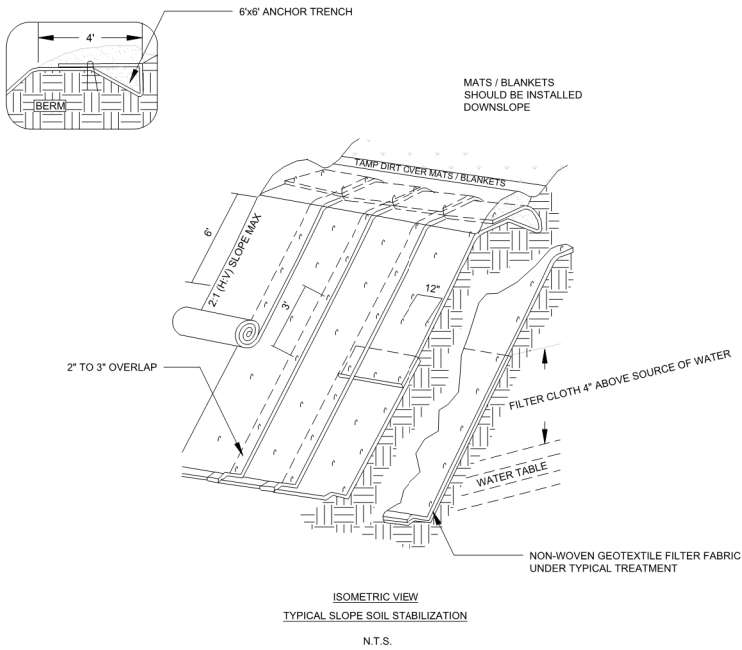
N.T.S.

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

SURREY FARM ESTATES
LOT 10 (S-24-032)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

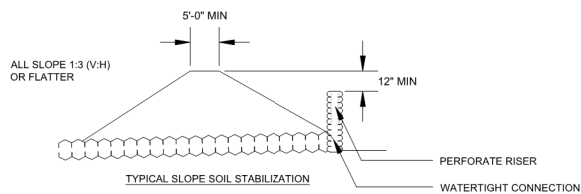
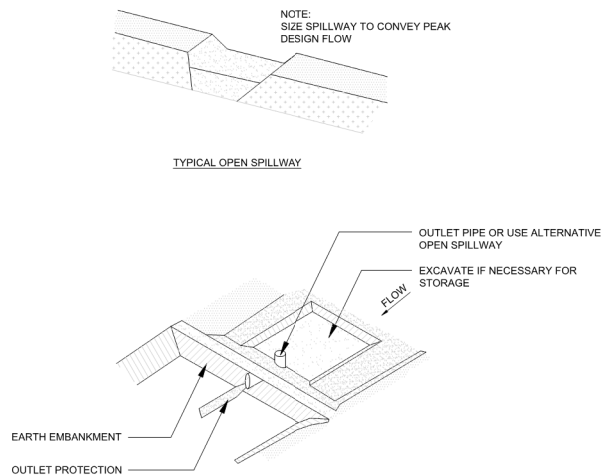
	9/15/2025	PER CITY COMMENTS
	7/25/2025	PER CITY COMMENTS
	4/18/2025	PER CITY COMMENTS
	3/31/2025	PER CITY COMMENTS
	1/8/2025	PER CITY COMMENTS
NO	DATE	DESCRIPTION
PROJECT NO:		4185.
CAD DWG FILE:		418510EC_LOT 10.DWG
DESIGNED BY:		AV/R
DRAWN BY:		N
CHECKED BY:		RH
DATE:		MAY 31ST, 2024
SCALE:		NOT TO SCALE
© HHM		

EROSION CONTROL
DETAILS

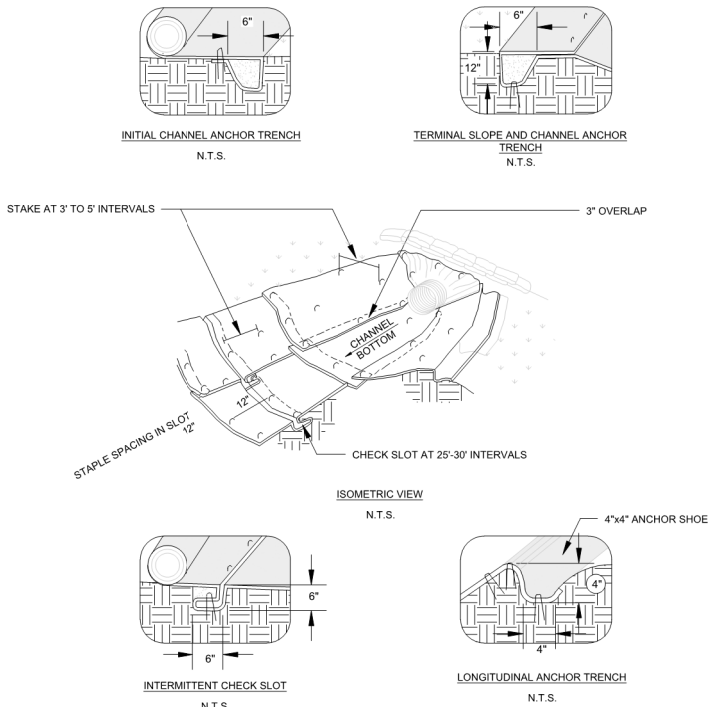


- NOTES:
1. SLOPE SURFACES SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT
 2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH
 3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS

EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL
N.T.S.

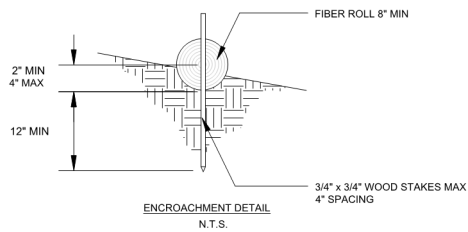
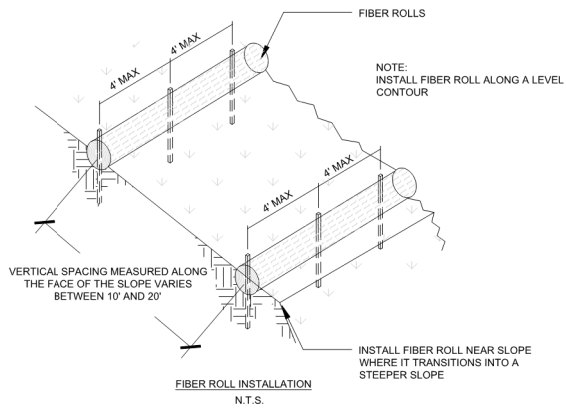


SE-3 SEDIMENT TRAP
N.T.S.

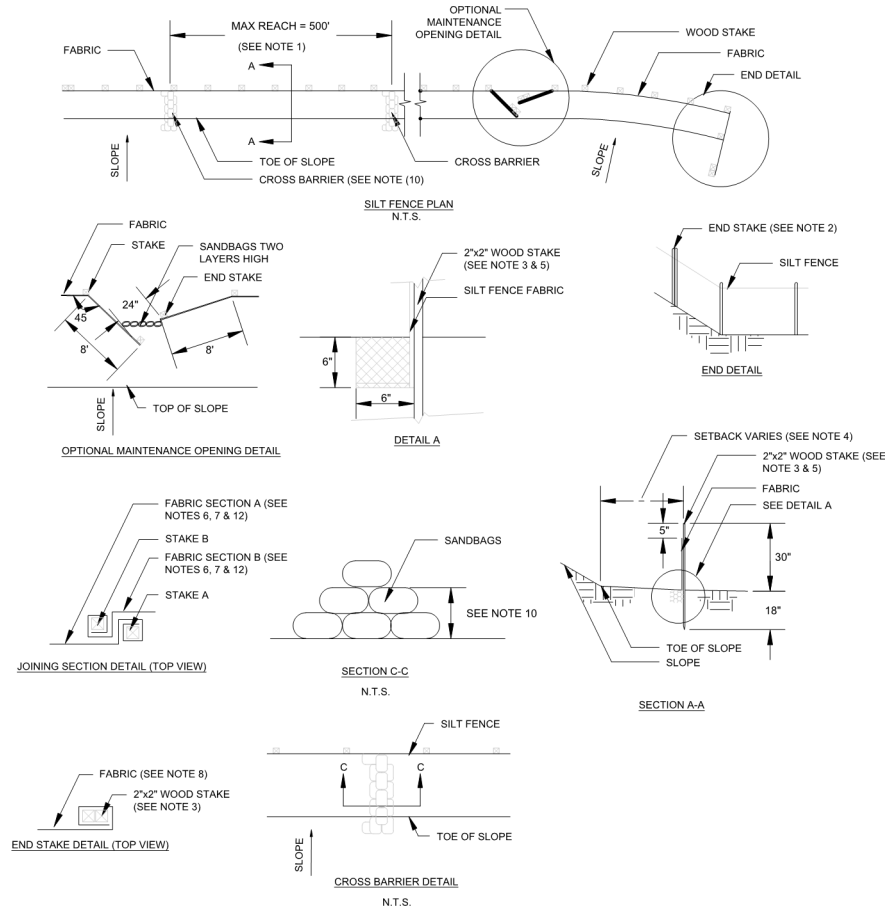


- NOTES:
1. CHECK SLOTS TO BE CONSTRUCTED PER MANUFACTURER'S SPECIFICATIONS
 2. STAKING OR STAPLING PER MANUFACTURER'S SPECIFICATIONS
 3. INSTALL PER MANUFACTURER'S SPECIFICATIONS

EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL
N.T.S.



SE-5 FIBER ROLLS
N.T.S.



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

SE-1 SILT FENCE
N.T.S.

EROSION CONTROL PLAN NOTES:

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

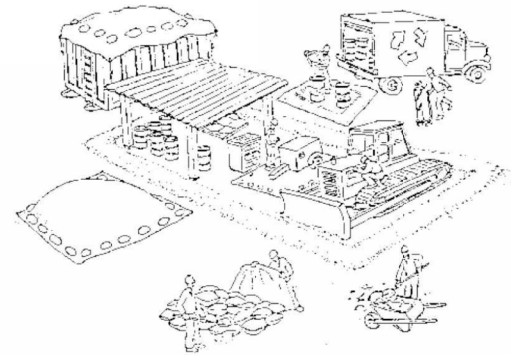
NOTE:
DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

SURREY FARM ESTATES
LOT 10 (S-24-032)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

	9/15/2025	PER CITY COMMENTS
	7/25/2025	PER CITY COMMENTS
	4/18/2025	PER CITY COMMENTS
	3/31/2025	PER CITY COMMENTS
	1/8/2025	PER CITY COMMENTS
NO	DATE	DESCRIPTION
PROJECT NO:		4185.10
CAD DWG FILE:		418510EC_LOT 10.DWG
DESIGNED BY:		AVIRH
DRAWN BY:		NW
CHECKED BY:		RH
DATE:		MAY 31ST, 2024
SCALE:		NOT TO SCALE
© HMH		

EROSION CONTROL
DETAILS

Pollution Prevention — It's Part of the Plan



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.



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.

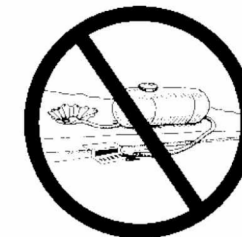
Vehicle and equipment maintenance & cleaning

- ✓ 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.



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.

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.



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.



Paving/asphalt work

- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and man-holes 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.

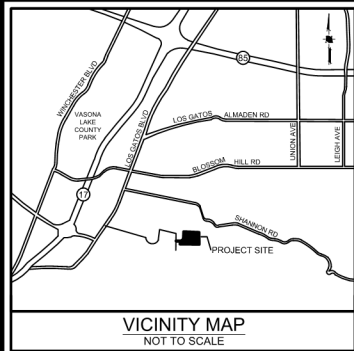


Painting

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



	9/15/2025	PER CITY COMMENTS
	7/25/2025	PER CITY COMMENTS
	4/18/2025	PER CITY COMMENTS
	3/31/2025	PER CITY COMMENTS
	1/8/2025	PER CITY COMMENTS
	NO	DATE
		DESCRIPTION
PROJECT NO:		4185.10
CAD DWG FILE:		418510EC_LOT 10.DWG
DESIGNED BY:		AWRH
DRAWN BY:		NW
CHECKED BY:		RH
DATE:		MAY 31ST, 2024
SCALE:		NOT TO SCALE
	HMM	



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	(E)
PROPOSED	(P)

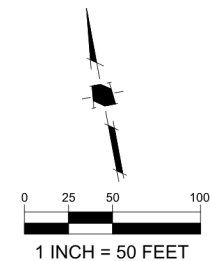
30'/50' TURNING RADIUS

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: 1250 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: 7773 SF, TYPE VB
FIRE FLOW: 1250 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1
- LOTS 7,8,9,10: 7699 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

NOTES

- PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
- MAX HOSE PULL LENGTH IS 200'
- CONSTRUCTION TYPE IS V-B
- OCCUPANCY GROUPS: R-3
- ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
 - FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF A FIRE APPARATUS ACCESS ROADWAY FOR ENGINES IS 20 FEET.
 - FIRE ACCESS ROADWAYS SHALL HAVE A "MINIMUM" UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
 - 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.
 - FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE 30 FEET OR GREATER.
 - THE GRADE FOR EMERGENCY APPARATUS ACCESS ROADWAYS SHALL NOT EXCEED 10 PERCENT TO FACILITATE FIRE-GROUND OPERATIONS.
 - TRAFFIC CALMING DEVICES ARE NOT PERMITTED ON ANY DESIGNATED FIRE ACCESS ROADWAY, UNLESS APPROVED BY THE FIRE PREVENTION & HAZARDOUS MATERIALS DIVISION.
- 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.
- SPRINKLERS SHALL BE PROVIDED (DEFERRED SUBMITTAL)
- NO COMBUSTIBLE CONSTRUCTION SHALL OCCUR PRIOR TO NEW HYDRANT INSTALLATION
- SITE HAS A ZONING DESIGNATION OF "RESOURCE CONSERVATION" WHICH HAS MINIMUM LOT SIZE OF 20 ACRES.
- APPROVED AMMR/PRC 4290 REQUEST OF EXCEPTION IS INCLUDED AND A MODIFIED SPRINKLER SYSTEM WILL BE INSTALLED.



HMH

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

1570 Oakland Road
San Jose, CA 95131

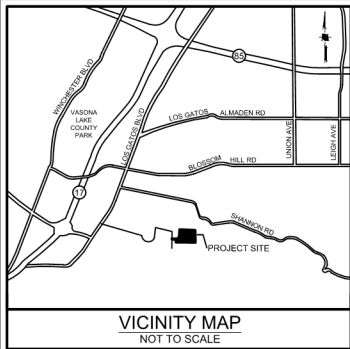
(408) 487-2200
HMHca.com



SURREY FARM ESTATES
LOT 10 (S-24-032)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO.	DATE	DESCRIPTION
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	
PROJECT NO.	4185.10	
CAD DWG FILE:	418510FA_LOT 10.DWG	
DESIGNED BY:	XX	
DRAWN BY:	NW	
CHECKED BY:	RH	
DATE:	MAY 31ST, 2024	
SCALE:	AS SHOWN	
©	HMH	

FIRE ACCESS PLAN



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: 1 HYDRANT 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

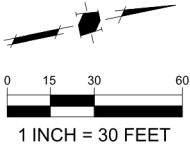
NOTES

- PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
- MAX HOSE PULL LENGTH IS 200'
- CONSTRUCTION TYPE IS V-B
- OCCUPANCY GROUPS: R-3
- ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
 - FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF A FIRE APPARATUS ACCESS ROADWAY FOR ENGINES IS 20 FEET.
 - FIRE ACCESS ROADWAYS SHALL HAVE A "MINIMUM" UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
 - 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.
 - FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE 30 FEET OR GREATER.
 - THE GRADE FOR EMERGENCY APPARATUS ACCESS ROADWAYS SHALL NOT EXCEED 10 PERCENT TO FACILITATE FIRE-GROUND OPERATIONS.
 - TRAFFIC CALMING DEVICES ARE NOT PERMITTED ON ANY DESIGNATED FIRE ACCESS ROADWAY, UNLESS APPROVED BY THE FIRE PREVENTION & HAZARDOUS MATERIALS DIVISION.
- 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	W(E)
FIRE DEPARTMENT LINE (PROPOSED)	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)

NOTE: LOT 10 RECORDED ACCESS EASEMENT DOCUMENT NUMBER: 25880870

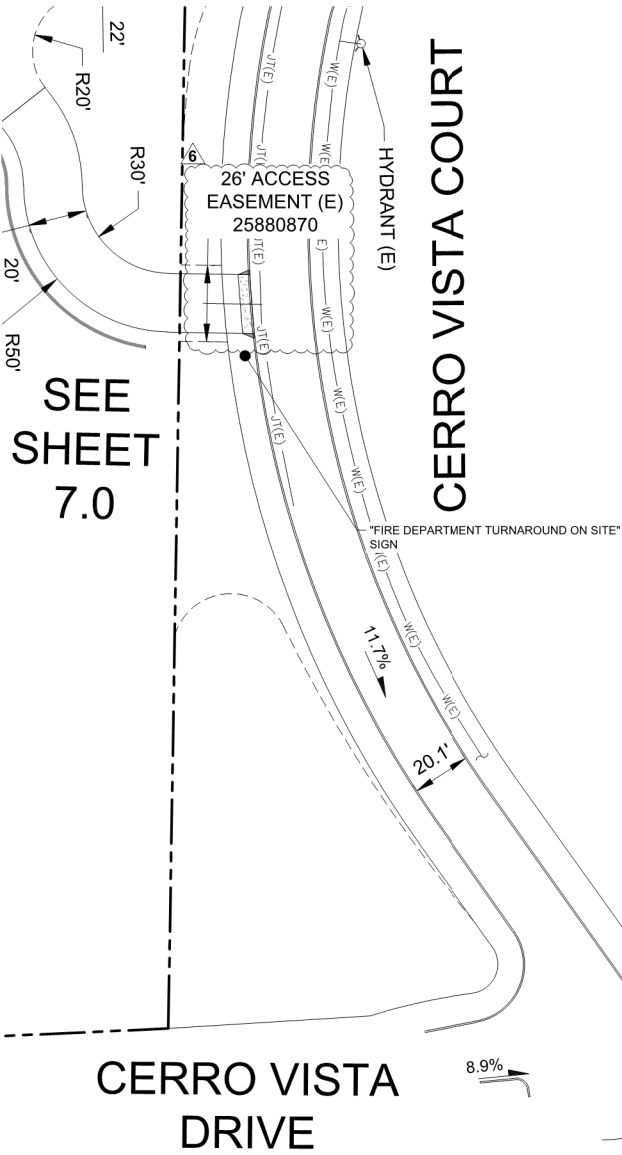


HMH

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

1570 Oakland Road
San Jose, CA 95131

(408) 487-2200
HMHca.com



CERRO VISTA COURT

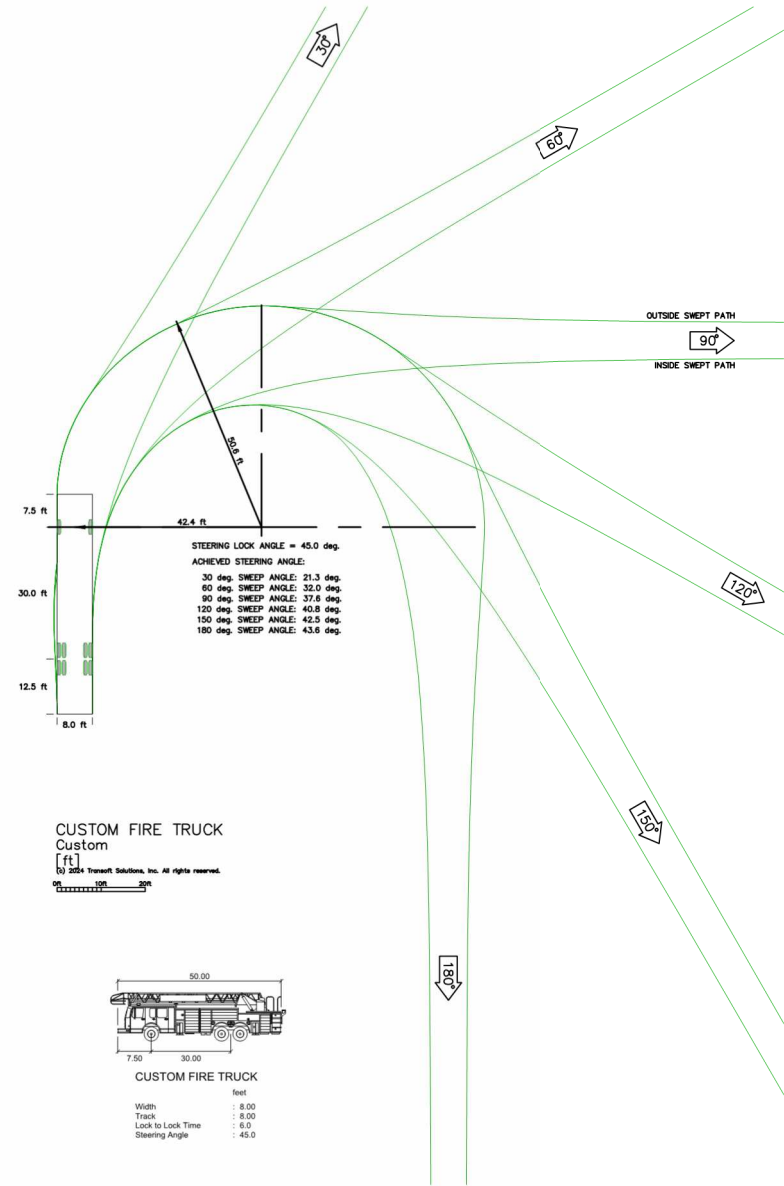
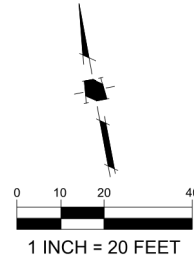
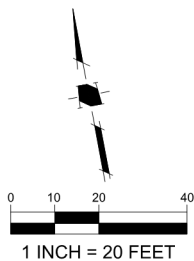
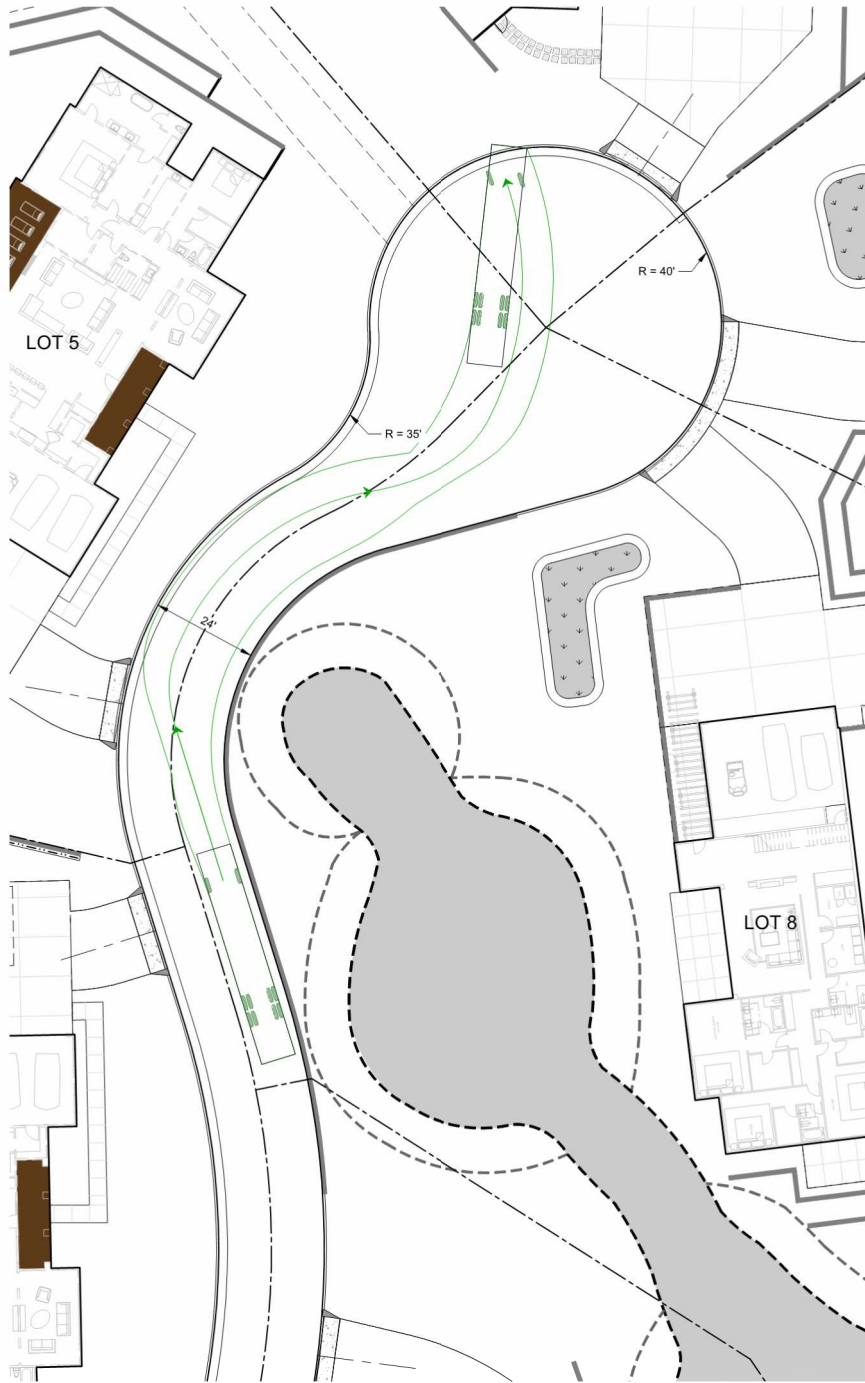
SHANNON ROAD

SURREY FARM ESTATES
LOT 10 (S-24-032)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

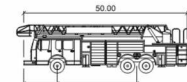
10/24/2025	PER CITY COMMENTS	
9/15/2025	PER CITY COMMENTS	
7/25/2025	PER CITY COMMENTS	
4/18/2025	PER CITY COMMENTS	
3/31/2025	PER CITY COMMENTS	
NO	DATE	DESCRIPTION
PROJECT NO:		4185.10
CAD DWG FILE:		418510FA_LOT 10.DWG
DESIGNED BY:		XX
DRAWN BY:		NW
CHECKED BY:		RH
DATE:		MAY 31ST, 2024
SCALE:		AS SHOWN
© HMH		

FIRE ACCESS PLAN

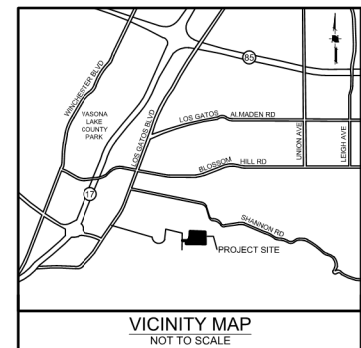
S:\PROJECTS\1515\1515\PERMIT\LOT 10\PERMIT\1515\1515FA_LOT 10.DWG



CUSTOM FIRE TRUCK
Custom
[ft]
© 2014 Trimble Solutions, Inc. All rights reserved.



CUSTOM FIRE TRUCK
feet
Width: 8.00
Track: 8.00
Lock to Lock Time: 6.0
Steering Angle: 45.0



VICINITY MAP
NOT TO SCALE

SURREY FARM ESTATES

LOT 10 (S-24-032)

178 TWIN OAKS DRIVE

ARCHITECTURE & SITE REVIEW

	10/24/2025	PER CITY COMMENTS
	9/15/2025	PER CITY COMMENTS
	7/25/2025	PER CITY COMMENTS
	4/18/2025	PER CITY COMMENTS
	3/31/2025	PER CITY COMMENTS
NO	DATE	DESCRIPTION
PROJECT NO:		4185.10
CAD DWG FILE:		418510FA_LOT 10.DWG
DESIGNED BY:		RM
DRAWN BY:		NW
CHECKED BY:		RH
DATE:		MAY 31ST, 2024
SCALE:		AS SHOWN

FIRE TRUCK TURNAROUND



SANTA CLARA COUNTY FIRE DEPARTMENT
1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

PLAN
REVIEW NO. 25 3804
B.D.D.
PERMIT NO.

DEVELOPMENTAL REVIEW COMMENTS

Plans and Scope of Review:

This project shall comply with the following:

The California Fire (CFC) & Building (CBC) Code, 2022 edition, as adopted by the Town of Los Gatos Town Code (LGTC), California Code of Regulations (CCR) and Health & Safety Code.

The scope of this project includes the following:

Request for exception to State Minimum Fire Safe Regulations for a new 7,699 SF two-story single family dwelling (Lot 10) as part of a 12 lots subdivision development.

Plan Status:

The Exception Request, per 14 CCR § 1270.06 is **APPROVED**.

Discussion:

This alternate proposes to mitigate deficiencies of required 20 feet roadway width per California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2 Articles 1-5, § 1273.01, and CFC Section 503. A 10 feet in length segment of roadway on Cerro Vista Dr that is less than the required 20 feet.

In order to mitigate the this noncompliant roadway width, the applicant proposes the following:

-Upgraded sprinkler system with additional heads in closets, bathrooms, attic and covered porch for the 7,699 SF SF house.

-4 heads hydraulic calculation sprinkler system will be provided.

Plan Review Comments:

-Make a note on building permit set coversheet that an approved AMMR/PRC 4290 request of exception is included and modified sprinkler system will be installed.

-A copy of the Alternate Means/Methods application form with approval signature shall be made part of the building permit drawing set, to be routed to Santa Clara County Fire Department for final approval

-A copy of this comment letter shall be made part of the building permit drawing set.

This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]

CITY	PLANS	SPECS	NEW	RMCL	AS	OCCUPANCY	CONST. TYPE	Applicant Name	DATE	PAGE
LGA	☐	☐	☐	☐	☐			Dodge Family - Pennant Properties	10/16/2025	1 OF 1
SECFLOOR	AREA	LOAD	PROJECT DESCRIPTION	PROJECT TYPE OR SYSTEM						
			Residential Development	Exception Request - PRC-4290						
NAME OF PROJECT			LOCATION							
SFR			178 Twin Oaks Way Los Gatos							
TUBULAR FIRE FLOW			REDUCTION FOR FIRE SPRINKLERS		REQUIRED FIRE FLOW @ 20 PSI		BY			
							Ip, Kenny			

A California Fire Protection District serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Saratoga and the surrounding unincorporated communities.



SANTA CLARA COUNTY FIRE DEPARTMENT
1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

Please complete the following information as applicable to support your request. Use additional paper if necessary.

1. Quality: PLEASE SEE ATTACHED LETTER
2. Strength:
3. Effectiveness:
4. Fire Resistance:
5. Durability:
6. Safety:

Additional evidence of proof:

Applicant Signature:  Date: 15 AUG 2025

The above application has been reviewed and has been:

☒ ACCEPTED

☐ REJECTED

Signature:  Date: 10/16/25

Fire Official: BRAD FOX Date: 10/16/25

Building Official: Date:

Drop Box/FirePrevention/Administrative/applications/bh/06.23.2025



SANTA CLARA COUNTY FIRE DEPARTMENT
1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

APPLICATION FOR USE OF ALTERNATE MATERIALS, METHODS OF CONSTRUCTION, OR MODIFICATION OF CODE

Project Street Address: 178 Twin Oaks Way

Project City: Los Gatos Building Permit #: 25 1961

Applicant's Name: Dodge Family c/o Jim Foley/Pennant Properties

Applicant's Address: 223 W Main St Los Gatos CA 95030 Suite:

Phone Number: (408) 813-7490 Email: jimfoley@pennantproperties.com

The applicant hereby requests the following:

☒ Use of Alternate Materials or Method of Construction

☐ Modification of Code

Codes Affected:

- ☐ Building Code
☒ Fire Code
☐ Mechanical Code
☐ Electrical Code
☐ Other:

Specific section(s) of the code involved: California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2 Articles 1-5, § 1273.01, CFC Sec. 503, PRC 4290.

Brief description of the request: Mitigate for a small section of roadway less

than 20' wide to a new lot and potential dwelling.

The Building and Fire Official must evaluate information that the material(s), method of work, and / or modification is equal to the intent of the code in strength, effect, fire-resistance, durability, safety, etc.



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 10 (S-24-032)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

10/24/2025	PER CITY COMMENTS
9/15/2025	PER CITY COMMENTS
7/25/2025	PER CITY COMMENTS
4/18/2025	PER CITY COMMENTS
3/31/2025	PER CITY COMMENTS

NO	DATE	DESCRIPTION
PROJECT NO:	4185.10	
CAD DWG FILE:	418510FA_LOT 10.DWG	
DESIGNED BY:	RM	
DRAWN BY:	NW	
CHECKED BY:	RH	
DATE:	MAY 31ST, 2024	
SCALE:	AS SHOWN	
© HMH		

FIRE AMMR



PLANNING APPLICATION - LOT 10 (S-24-032) 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@platformdw.com
1804 5th St
Berkeley, CA 94710
415.658.1723

Civil: HMM Engineers

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

Landscape: HMM 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 10 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:

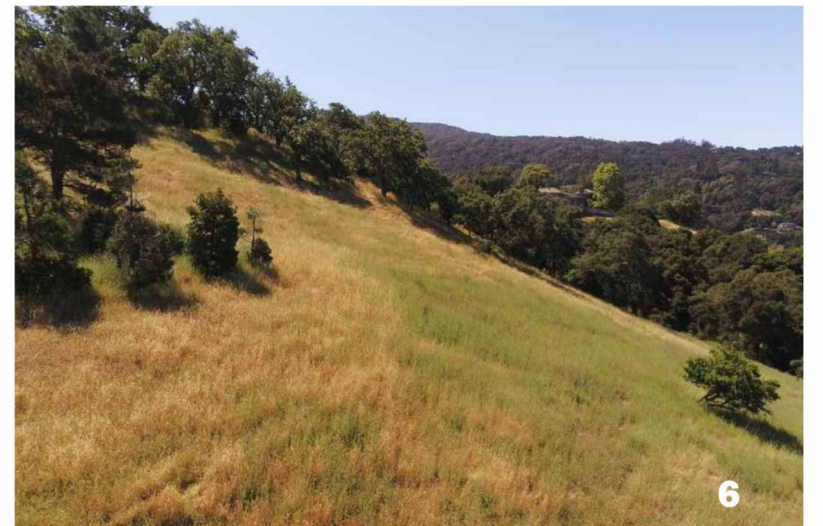
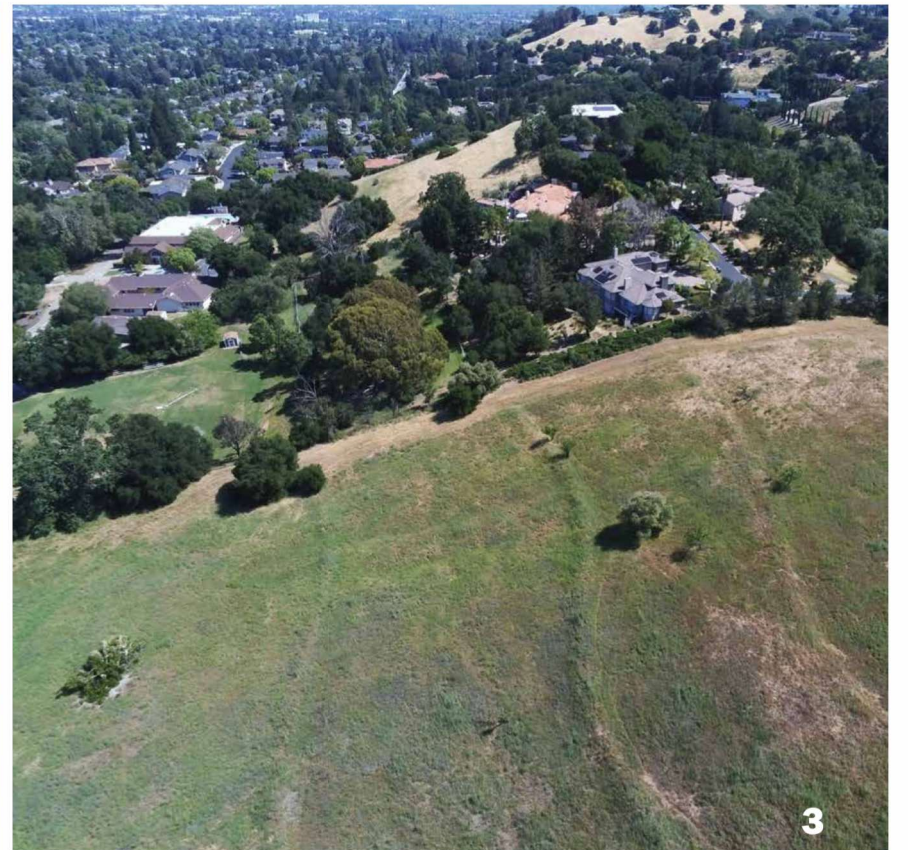
G0	Title Page / Project Info
G1.0	Existing Site Photos
A1.1	Site Plan and Ground Floor Plan
A1.2	Floor Plans
A1.3	Floor Plans
A2.1	Elevations / Color & Materials
A2.2	Elevations / Color & Materials
A3.0	Building Sections
A3.1	Street Elevations / Site Sections
A4.1	Shadow Analysis

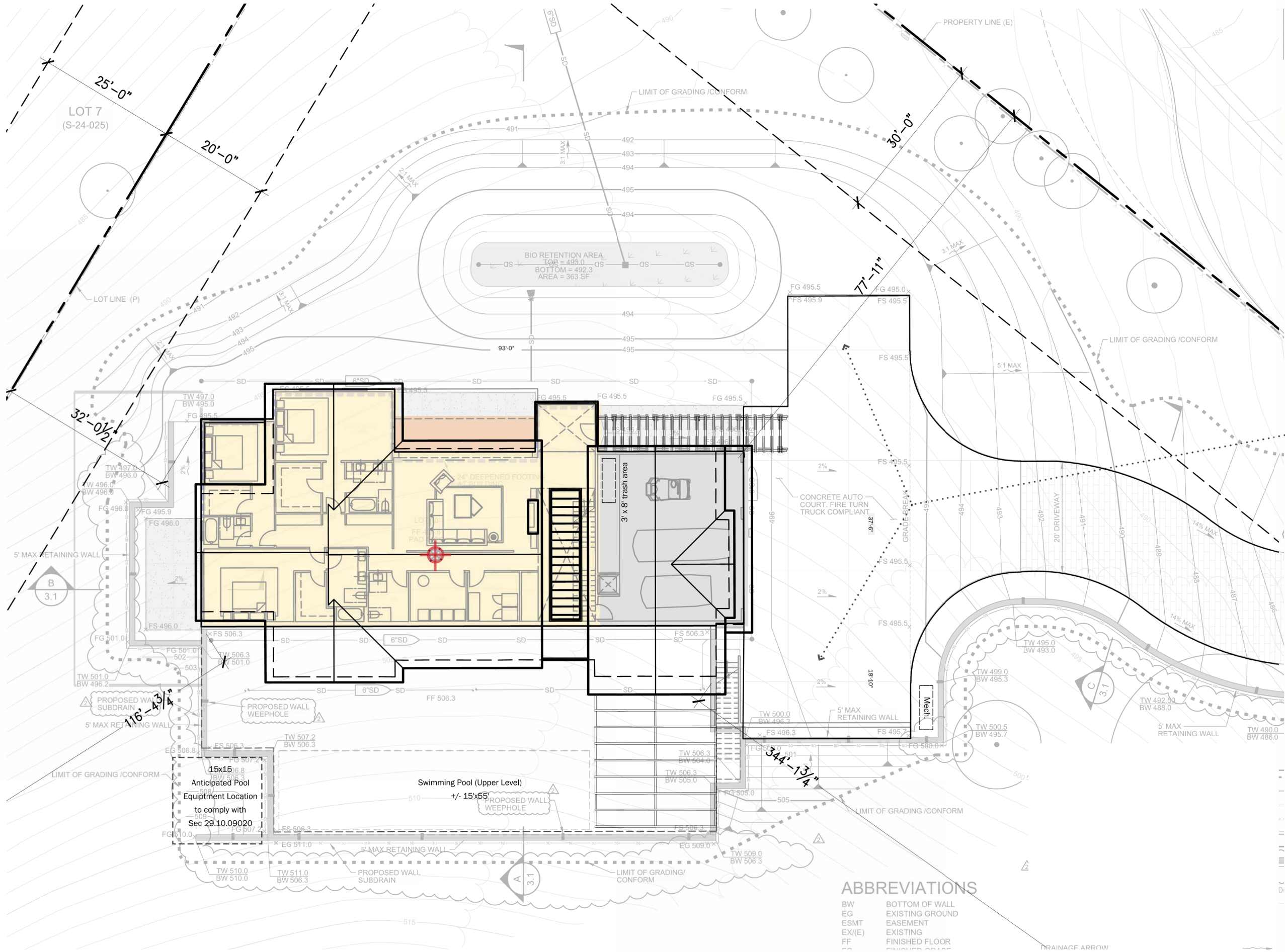
LOCATION PLAN:



VICINITY MAP:



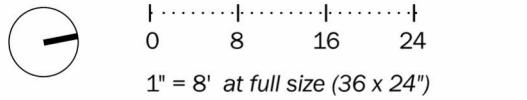




 Highest point of roof over natural grade
(see Section A, A3.0)

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

*Firetruck Turnaround, turnaround shall be provided an approved metal, all weather sign or other approved notices or markings that shall include the words "NO PARKING - FIRE DEPARTMENT TURNAROUND". Turn-arounds located on parcels shall be provided with a sign at the entrance to the parcel that shall include the words "FIRE DEPARTMENT TURNAROUND ON SITE". Installations shall conform to Fire Department Standard Details and Specifications sheet D-1.

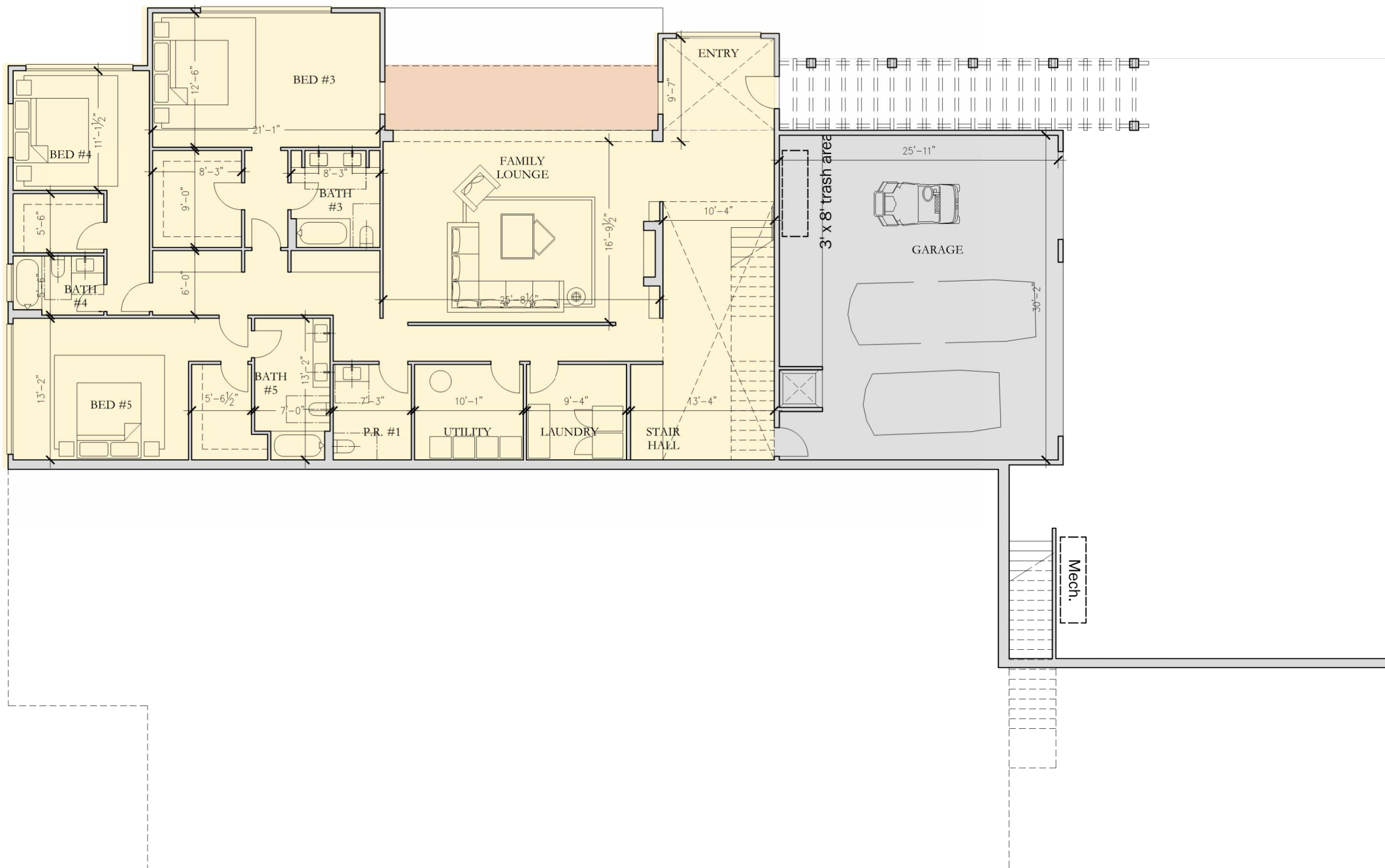


Plan Type C			
Floor	Cond. Area	Covered Deck/Porch	Garage
Ground Fl	2,585 sf	152 sf	775 sf
2nd Fl	3,571 sf	616 sf	
Total	6,156 sf	768 sf	775 sf

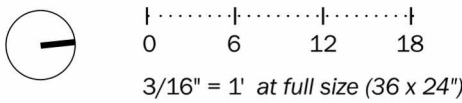


ABBREVIATIONS

BW BOTTOM OF WALL
EG EXISTING GROUND
ESMT EASEMENT
EX(E) EXISTING
FF FINISHED FLOOR
FG FINISHED GRADE

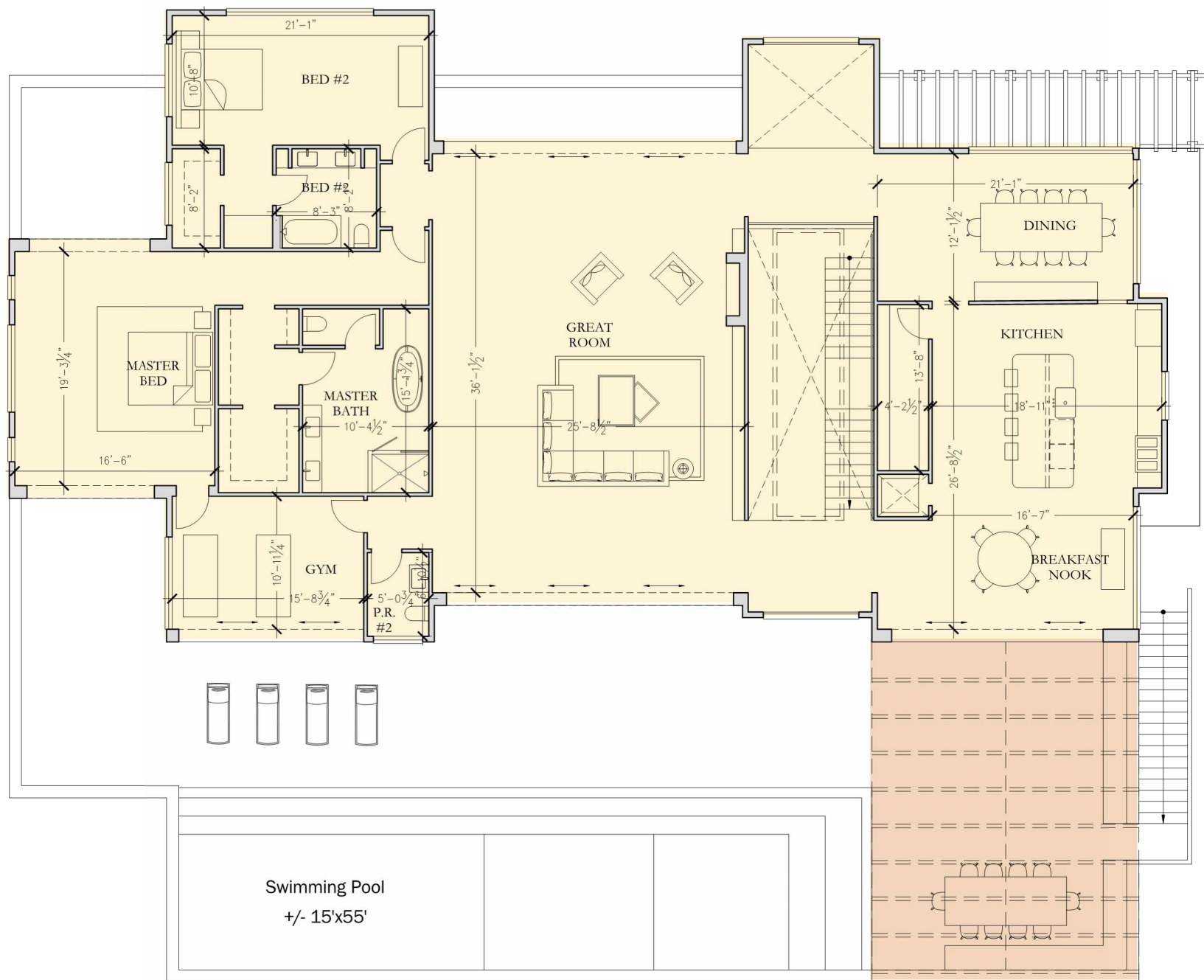


Ground Floor Plan



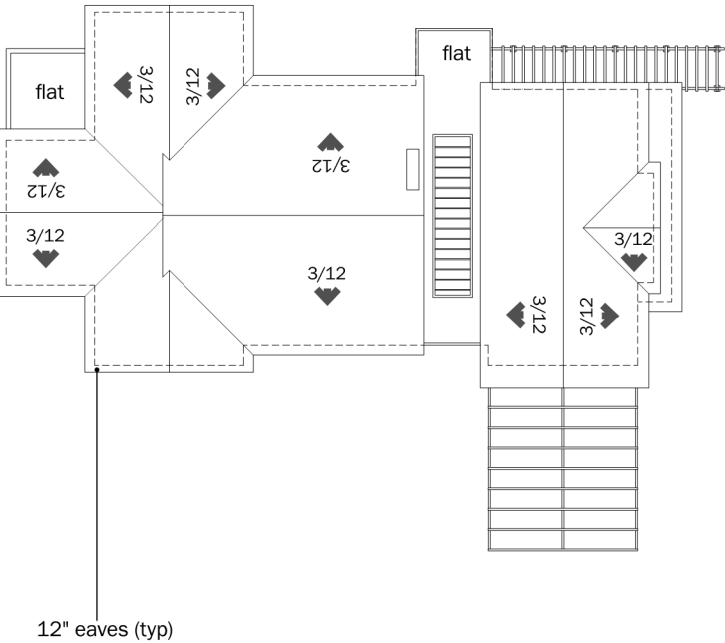
Plan Type C			
Floor	Cond. Area	Covered Deck/Porch	Garage
Ground Fl	2,585 sf	152 sf	775 sf
2nd Fl	3,571 sf	616 sf	
Total	6,156 sf	768 sf	775 sf



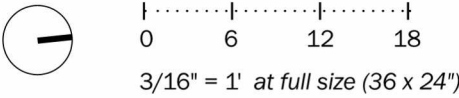


2nd Floor Plan

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

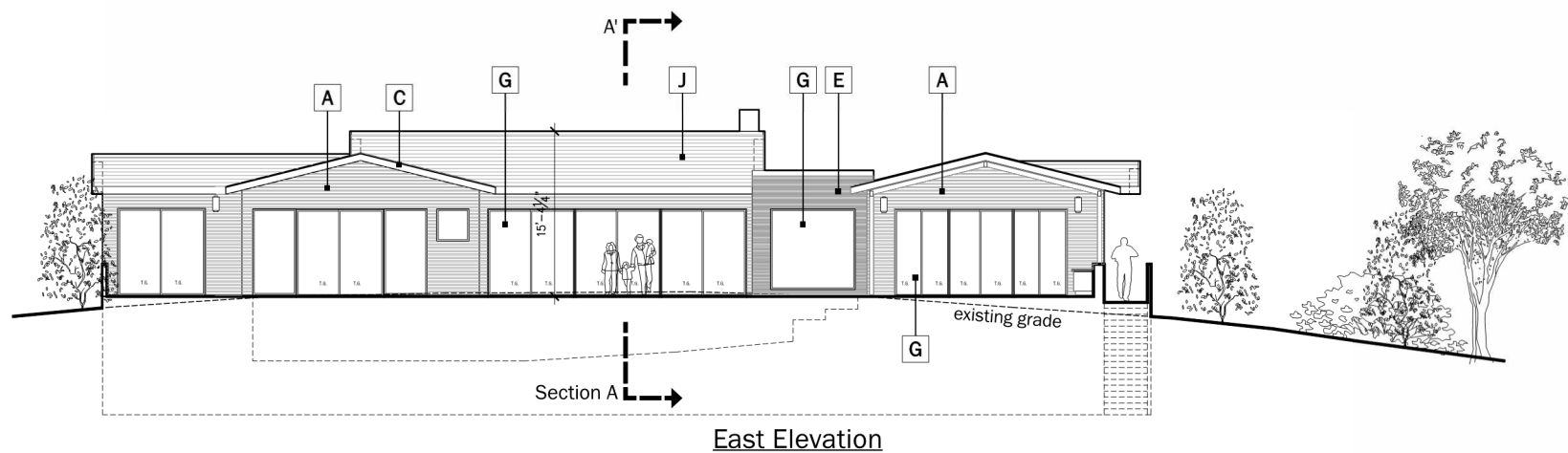
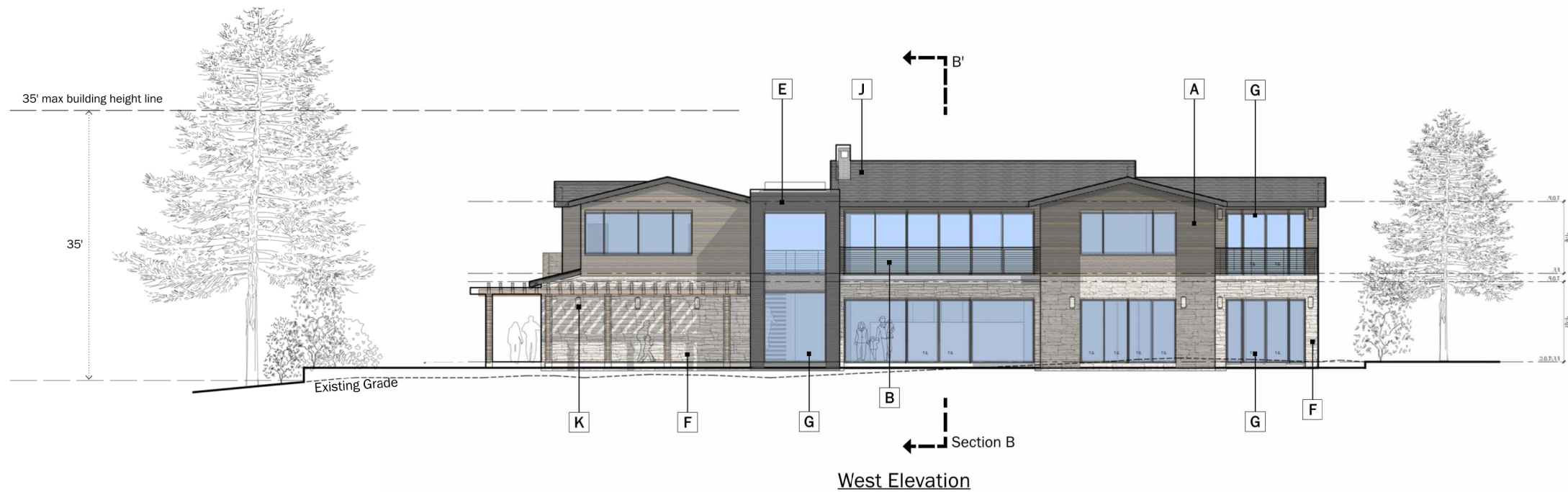


Roof Plan (NTS)



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



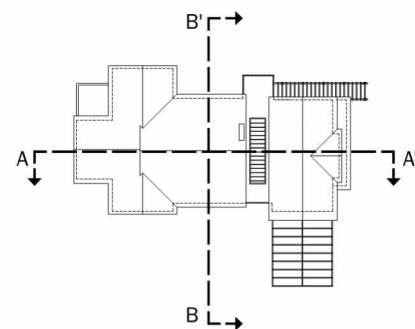
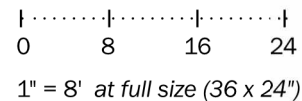


NOTES:

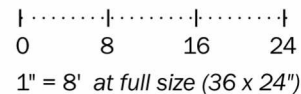
Building Height shown on elevations for reference only and is shown as height from finished grade to top of roof, please see section pages for height per LG Municode definition

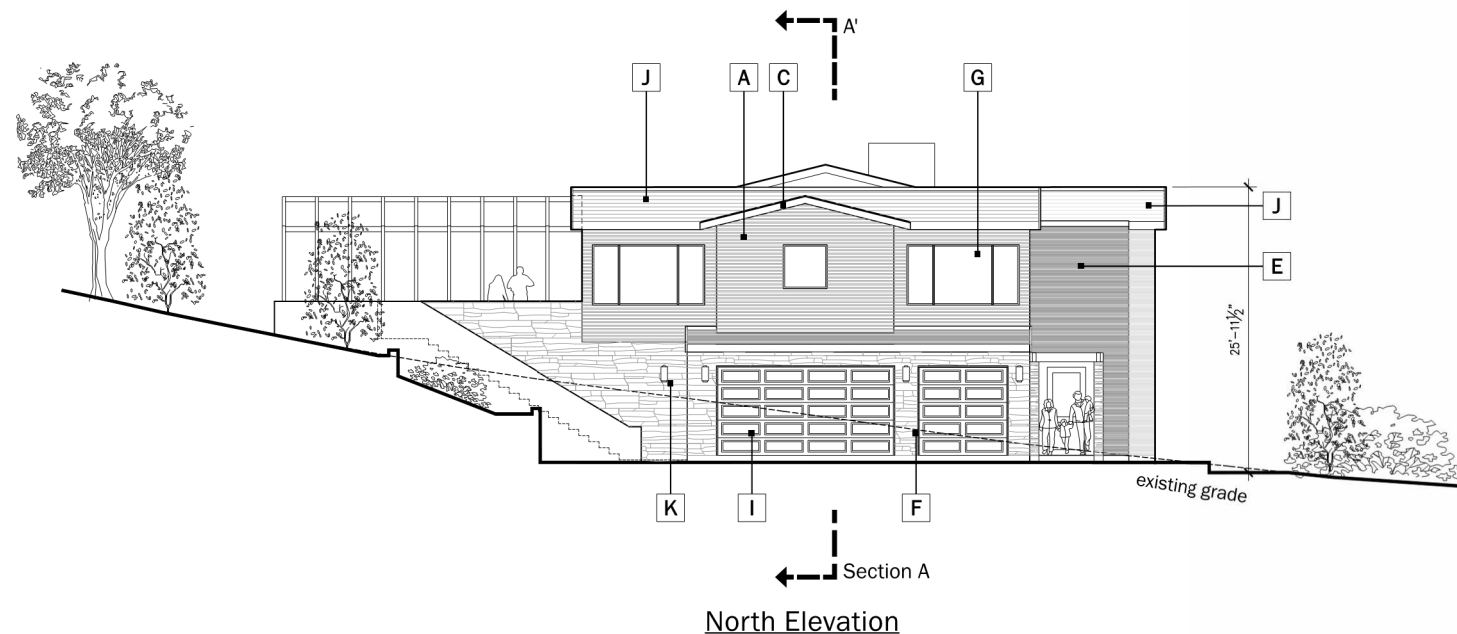
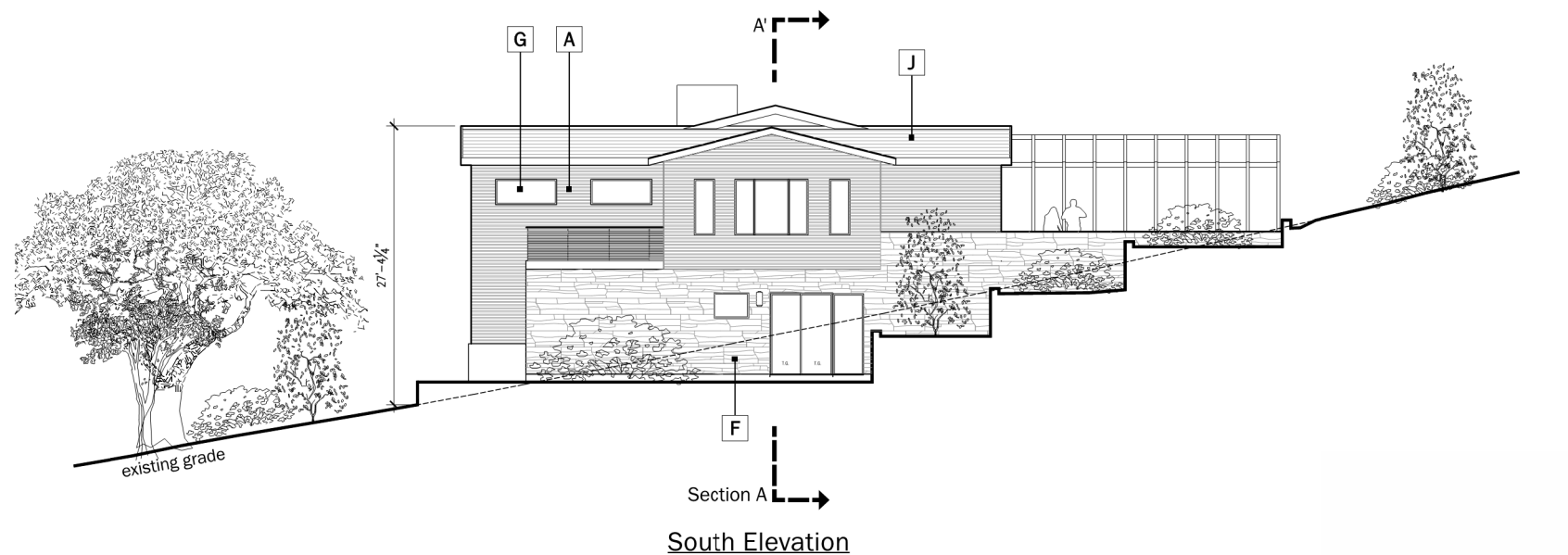
Exterior Lighting

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.



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



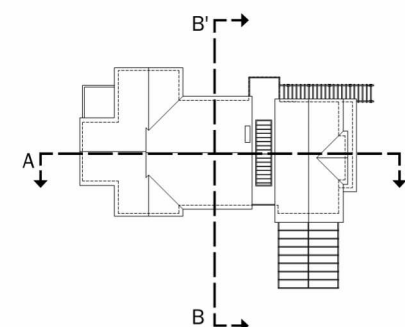
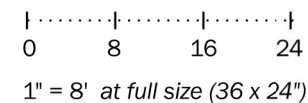


NOTES:

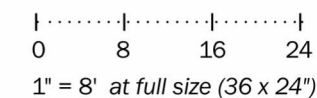
Building Height shown on elevations for reference only and is shown as height from finished grade to top of roof, please see section pages for height per LG Municode definition

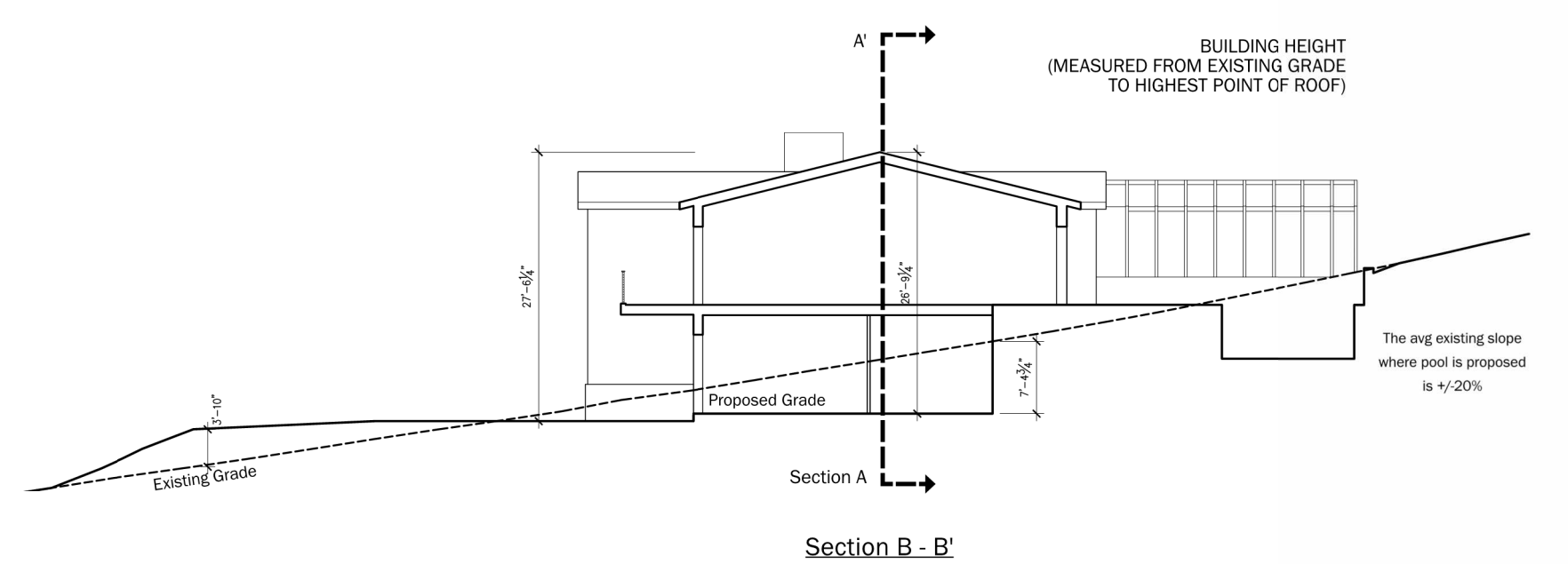
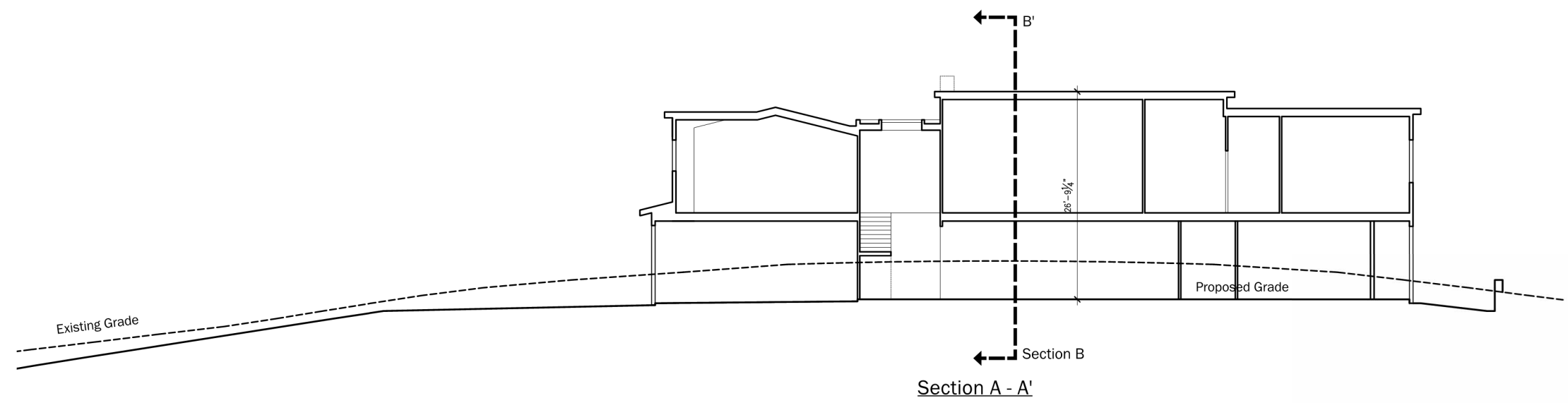
Exterior Lighting

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.



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



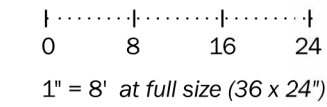


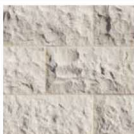
NOTES:

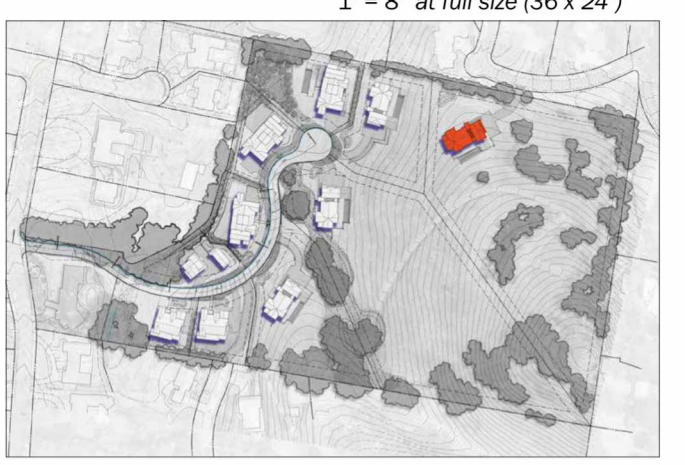
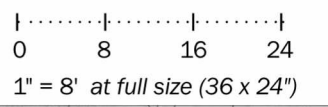
Building Height is measured from the natural or finished grade, whichever is lower, to the uppermost point directly above that grade.

Exterior Lighting

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



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

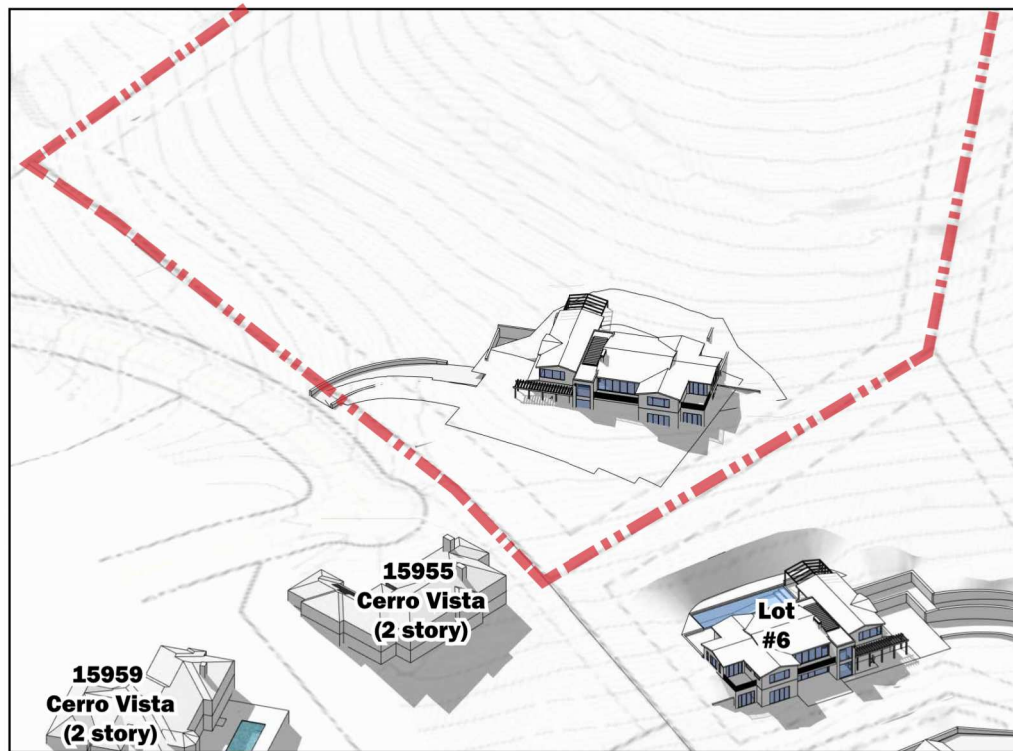




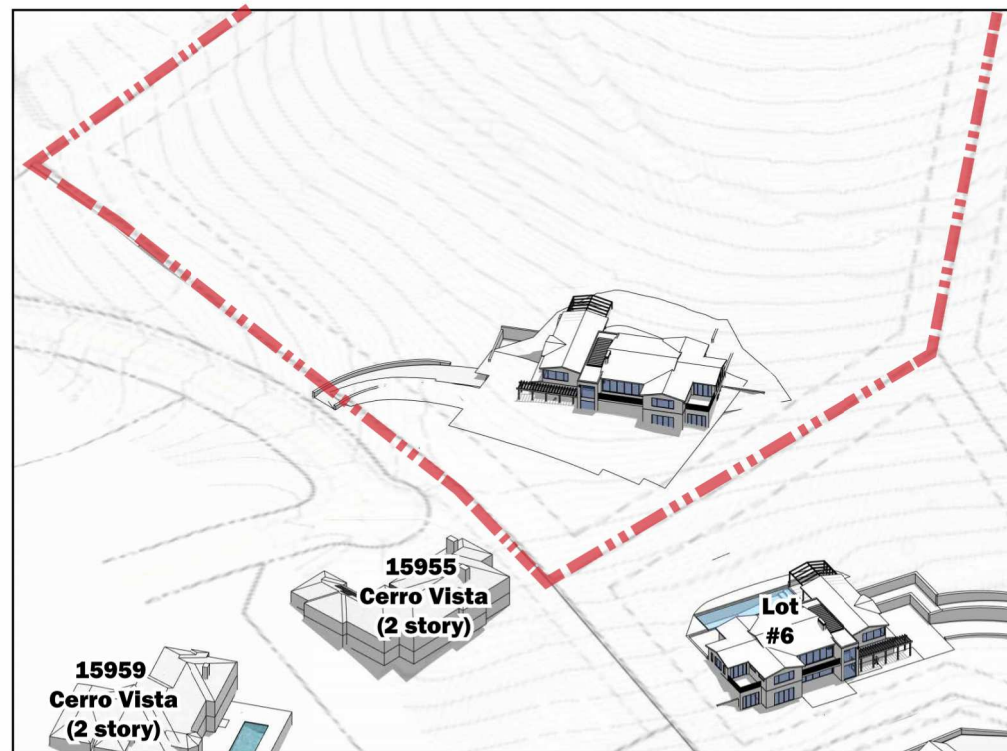
Street Elevation

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

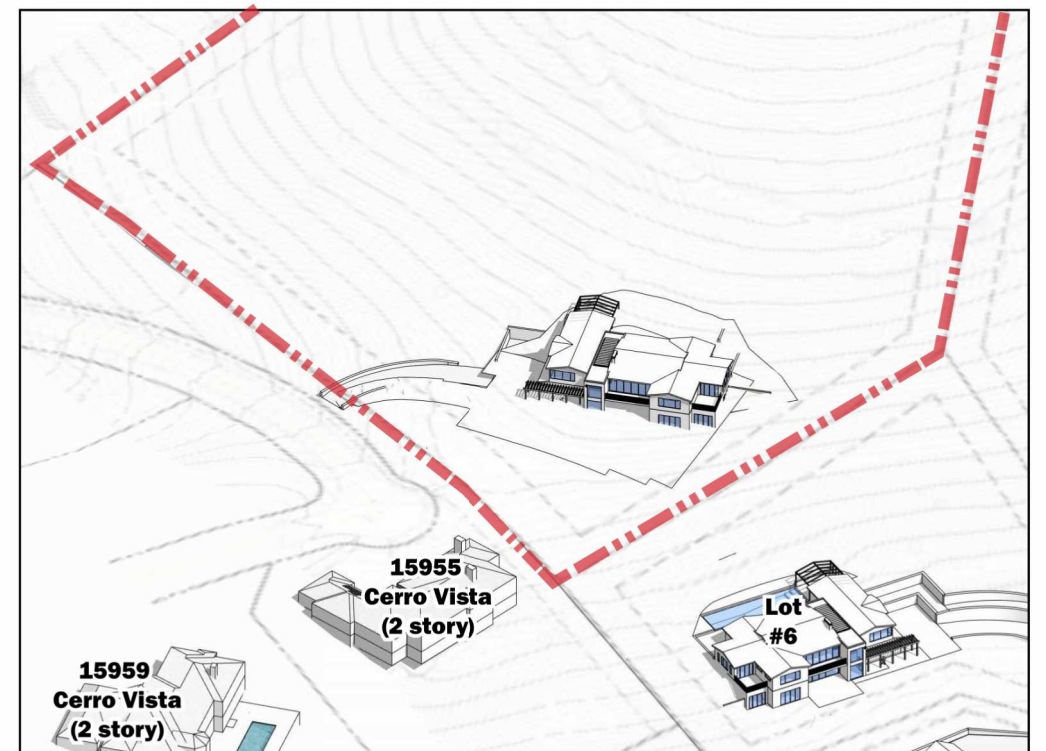




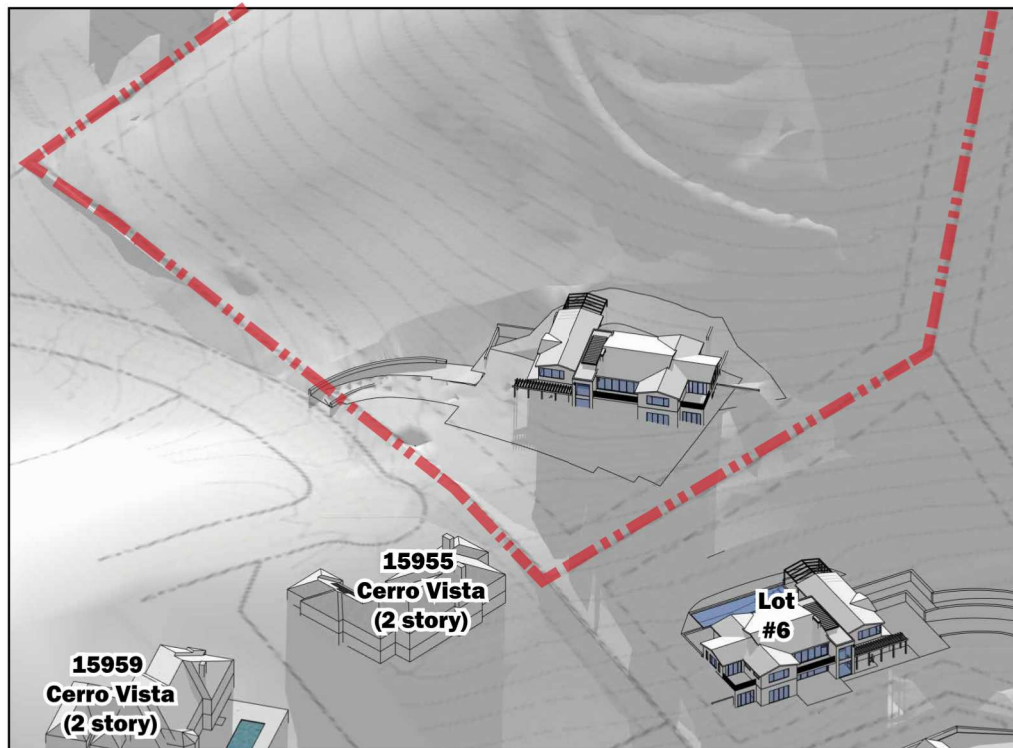
June 21st 9 AM



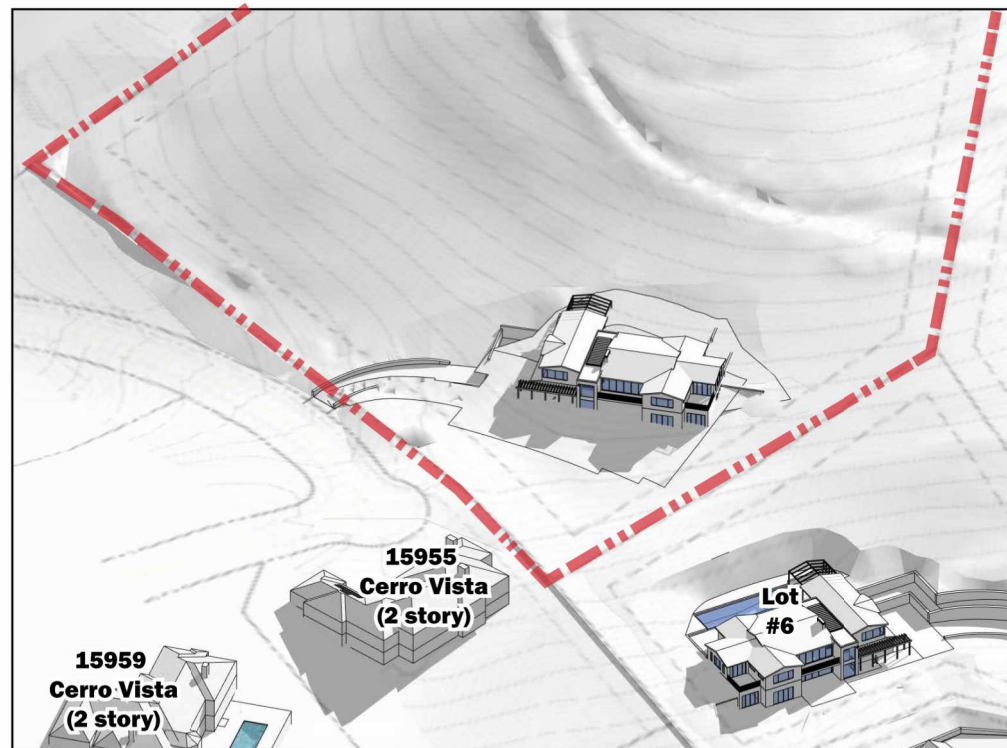
June 21st 12 PM



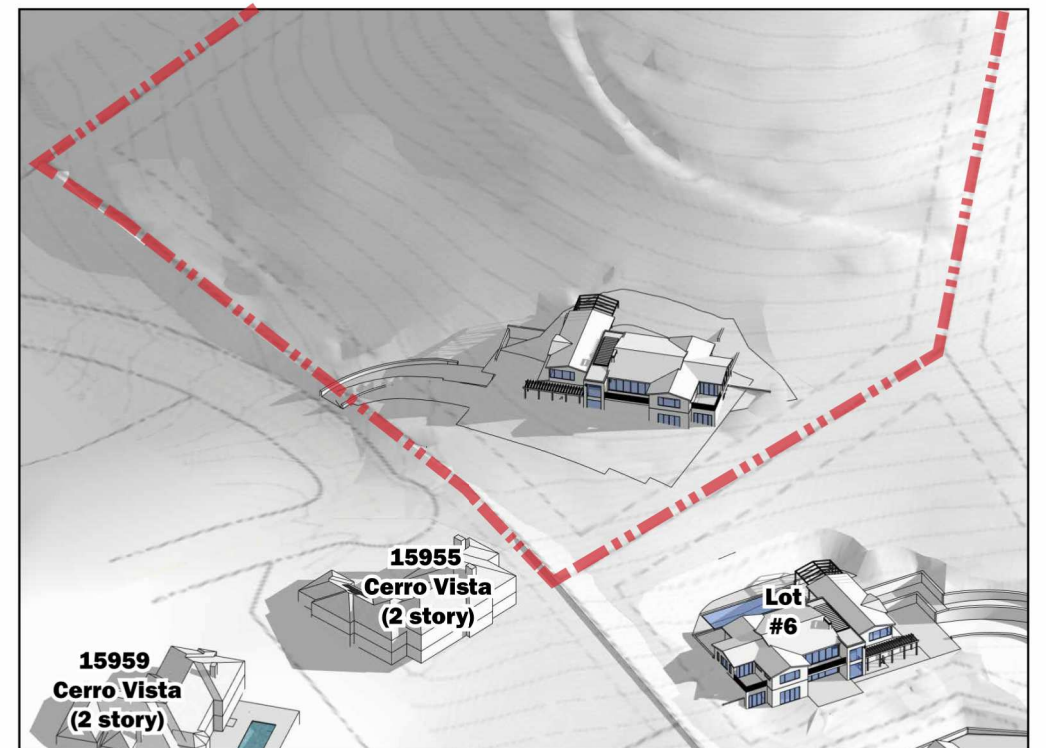
June 21st 3 PM



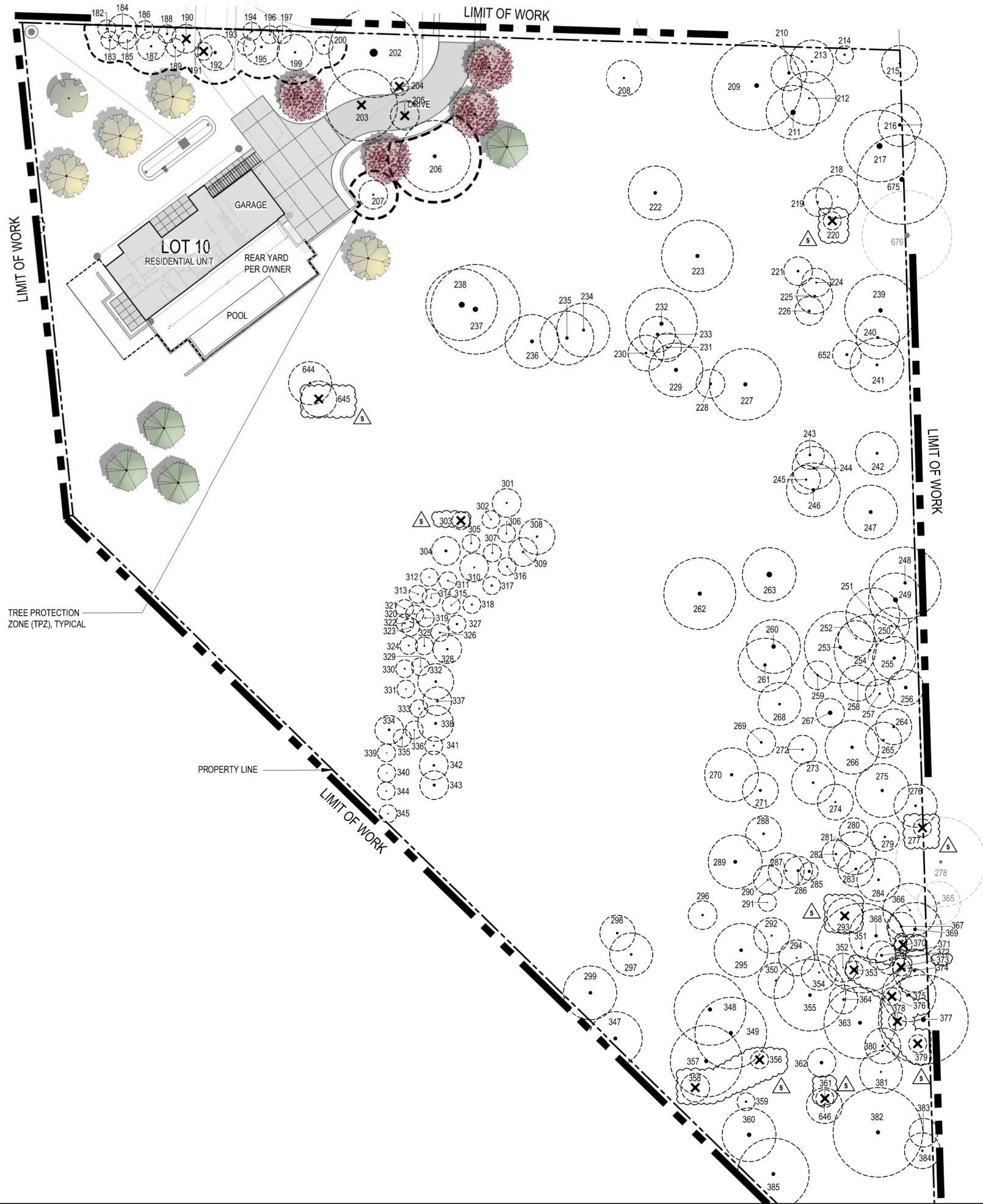
December 21st 9 AM



December 21st 12 PM



December 21st 3 PM

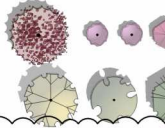


NOTES:
1. SEE SHEET T-2 AND T-3 FOR TREE EVALUATION TABLE.
2. SEE SHEET T-4 AND T-5 FOR TREE APPRAISAL TABLE.
3. SEE SHEET T-6 FOR TREE PROTECTION FENCING DETAIL AND NOTES.

LEGEND

DESCRIPTION	SYMBOL
ON-SITE TREE TO REMAIN / PROTECT	
TREE TO BE REMOVED	
OFF-SITE TREE TO REMAIN / PROTECT	
TREE PROTECTION FENCING AND TPZ (SEE DETAIL ON SHEET T-4)	

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'	13	TWO - 24" BOX	26 - 24" BOX
	11' - 25'	5	THREE - 24" BOX	15 - 24" BOX
	26' - 40'	1	FOUR - 24" BOX OR TWO - 36" BOX	2 - 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	41	24" BOX
	2	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	37	24" BOX
	0	36" BOX

- NOTES:
- TREE REMOVAL SHALL BE BY CONTRACTOR.
 - SEE TREE EVALUATION SUMMARY FOR INFORMATION INCLUDING SPECIES AND DIAMETER.
 - 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	184
--	-----

SURREY FARMS ESTATES

TWIN OAKS DRIVE, LOS GATOS

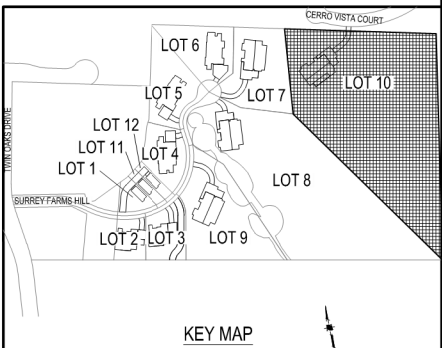
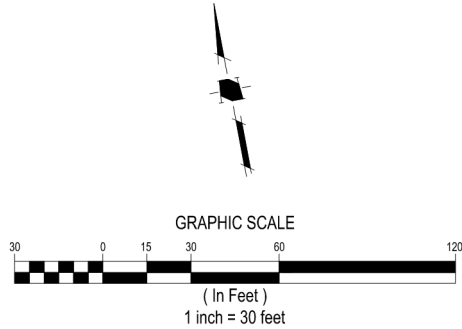
DEVELOPMENT REVIEW PLAN SET

LOT 10 | APP #S-24-032

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 10.DWG	
DESIGNED BY:	JN	
DRAWN BY:	JN	
CHECKED BY:	ST	
DATE:	JUNE 6, 2025	
SCALE:	1"=20'	
© HMMH		

TREE MITIGATION AND PROTECTION PLAN



Existing Tree		SPP	protected	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD_FT	SPREAD_FT/W	Const Impact	Species Rate To	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRWL	ROOTB	Tolerance Rate To	construction	COND OVRWL	Const Impact	CRZ_FT_R	CRZ_FT_R DBH X15	TP2_FT_R DBH X15	OVRWL	Const Impact	MOC	Min Offset	Min In	Min In Depth	RETENTION RATING	HVWires	Inv Date	INSPECT_DT	INSPECT_TM	Notes	SAVE, REMOVE, OFF-SITE	REASON FOR REMOVAL**	TREE PROTECTION REQUIREMENT*
Tree-ID	Tag Number																																						
182		Pinus brutia var. eldarica		9	28.2743388	24	10	4		Severe Decline				2	2	2	No	M-G	4	3	4.5	11.25		HDD	9	#N/A	MODERATE	0	40375	41878	22:38:34		SAVE		Type 1				
183		Pinus brutia var. eldarica	X	11	34.55751919	22	7	6		Severe Decline				7	6	3	2.5	No	M-G	4	3.25	5.5	13.75		HDD	11	#N/A	MODERATE	0	40375	41866	11:50:53	topped	SAVE		Type 1			
184		Pinus brutia var. eldarica	X	14	43.98229715	28	13	4		Dead Wood				2	2	2	No	M-G	4	3	7	17.5		HDD	14	#N/A	MODERATE	0	40375	41866	11:50:53		SAVE		Type 1				
185		Pinus brutia var. eldarica		6	18.8495592	22	5	6		Severe Decline				3	2	2.5	No	M-G	4	3.25	3	7.5		HDD	6	#N/A	MODERATE	0	40375	41866	11:50:53	topped	SAVE		Type 1				
186	149	Pinus brutia var. eldarica		7	21.99114858	25	8	6		Severe Decline				2	2	2	No	M-G	4	3	3.5	8.75		HDD	7	#N/A	MODERATE	0	40375	41866	11:50:53	topped	SAVE		Type 1				
187	150	Pinus brutia var. eldarica	X	11	34.55751919	25	12	5		Poor Tree Structure				4	3	3.5	No	M-G	4	3.75	5.5	13.75		HDD	11	#N/A	HIGH	0	40375	41866	11:50:53	topped	SAVE		Type 1				
188	151	Pinus brutia var. eldarica	X	11	34.55751919	26	8	6		Severe Decline				3	2	2.5	No	M-G	4	3.25	5.5	13.75		HDD	11	#N/A	MODERATE	0	40375	41866	11:50:53	topped	SAVE		Type 1				
189	152	Pinus brutia var. eldarica	X	10	31.4592654	32	8	10						4	4	4	No	M-G	4	4	5	12.5		HDD	10	#N/A	HIGH	0	40375	41866	11:50:53	topped; cavity/decay	SAVE		Type 1				
190	153	Pinus brutia var. eldarica	X	11	34.55751919	25	13	10		Severe Decline				3	2	2.5	No	M-G	4	3.25	5.5	13.75		HDD	11	#N/A	MODERATE	0	40375	41866	11:50:53	topped	REMOVE	1					
191	154	Pinus brutia var. eldarica	X	12	42.56037061	6	4	4		Severe Decline				4	2	2	No	M-G	4	3	2	7.5		HDD	14	#N/A	MODERATE	0	40375	41866	11:50:53	topped	REMOVE	3					
192	154	Pinus brutia var. eldarica	X	18	56.54866776	35	16	18						4	4	4	No	M-G	4	4	9	22.5		HDD	18	#N/A	HIGH	0	40375	41866	11:50:53	topped; multi-stemmed	SAVE		Type 1				
193	155	Pinus brutia var. eldarica	X	5	15.70796327	23	6	10						4	4	4	No	M-G	4	4	2.5	6.25		HDD	5	#N/A	HIGH	0	40375	41866	11:50:53	topped; multi-stemmed	SAVE		Type 1				
194	594	Calocedrus decurrens		8	25.13274123	23	8	10						4	4	4	No	M	3	3.5	4	10		HDD	8	#N/A	HIGH	0	40375	41866	11:50:53	topped; multi-stemmed	SAVE		Type 1				
195	156	Pinus brutia var. eldarica	X	13	40.8407045	27	15	18						4	3	3.5	No	M-G	4	3.75	6.5	16.25		HDD	13	#N/A	HIGH	0	40375	41866	11:50:53	topped; multi-stemmed	SAVE		Type 1				
196	157	Calocedrus decurrens		8	25.13274123	24	8	10						5	5	5	No	M	3	4	4	10		HDD	8	#N/A	HIGH	0	40375	41866	11:50:53	branch decay; borers	SAVE		Type 1				
197		Calocedrus decurrens		6	18.8495592	15	8	6						2	2	2	No	M	3	2.5	3	7.5		HDD	6	#N/A	LOW	0	40375	41866	11:50:53	topped	SAVE		Type 1				
198	158	Pinus brutia var. eldarica	X	11	34.55751919	30	13	17						4	4	4	No	M-G	4	4	5.5	13.75		HDD	11	#N/A	HIGH	0	40375	41866	11:50:53		SAVE		Type 1				
199	159	Pinus brutia var. eldarica	X	12	37.69911184	31	8	10						4	4	4	No	M-G	4	4	5	12.5		HDD	12	#N/A	HIGH	0	40375	41866	11:50:53		SAVE		Type 1				
202	161	Quercus lobata	X	60	188.495592	43	46	42						3	3	3.5	No	M	3	3.25	30	75		HDD	60	#N/A	MODERATE	0	40375	41866	11:50:53	trunk decay	SAVE		Type 1				
203	160	Quercus lobata	X	17	53.40707511	26	34	35						3	4	3.5	No	M	3	3.25	8.5	21.25		HDD	17	#N/A	MODERATE	0	40375	41866	11:50:53		SAVE		Type 1				
204	163	Quercus lobata	X	10	31.4592654	19	10	5						4	3	3.5	No	M	3	3.25	5	12.5		HDD	10	#N/A	MODERATE	0	40375	41866	11:50:53		SAVE		Type 1				
205	164	Quercus lobata	X	7	21.99114858	23	12	7		Severe Decline				2	2	2	No	M	3	2.5	3.5	8.75		HDD	7	#N/A	LOW	0	40375	41866	11:50:53		SAVE		Type 1				
206	383	Quercus lobata	X	21	65.97344573	30	32	37		Dead Wood				3	3	3	No	M	3	3	10.5	26.25		HDD	21	#N/A	MODERATE	0	40375	41866	11:50:53		SAVE		Type 1				
207	165	Quercus agrifolia		9	28.2743388	16	12	13						5	5	5	No	G	5	5	4.5	11.25		HDD	9	#N/A	HIGH	0	40375	41866	11:50:53		SAVE		Type 1				
208		Quercus lobata	X	11	34.55751919	24	15	18						3	3	3	No	M	3	3	5.5	13.75		HDD	11	#N/A	MODERATE	0	40375	41866	11:50:53		SAVE		Type 1				
209	167	Quercus agrifolia	X	28	87.9645943	41	36	45						3	3	3.5	No	M	3	3.25	14	35		HDD	28	#N/A	HIGH	0	40375	41866	11:50:53		SAVE		Type 1				
210		Quercus lobata	X	18	56.54866776	34	20	15		Severe Decline				2	2	2	No	M	3	2.5	9	22.5		HDD	18	#N/A	LOW	0	40375	41866	11:50:53		SAVE		Type 1				
211		Quercus lobata	X	32	100.530649	47	28	30						3	3	3	Yes	M	3	3	16	40		HDD	32	#N/A	MODERATE	0	40375	41794	16:38:39		SAVE		Type 1				
212		Olea europaea	X	10	31.4592654	27	26	20						3	3	3	No	M	3	3	5	12.5		HDD	10	#N/A	MODERATE	0	40375	41866	11:50:53		SAVE		Type 1				
213	171	Olea europaea	X	12	37.69911184	34	21	18		Previous Limb Failure				3	3	2.5	No	M	3	2.75	6	15		HDD	12	#N/A	MODERATE	0	40375	41866	11:50:53		SAVE		Type 1				
214	172	Quercus lobata	X	11	34.55751919	28	8	10		Severe Decline				2	2	2	No	M	3	2.5	5.5	13.75		HDD	11	#N/A	LOW	0	40375	41866	11:50:53	unknown	SAVE		Type 1				
215	595	Olea europaea		9	28.2743388	32	20	20						4	3	3.5	No	M	3	3.25	4.5	11.25		HDD	9	#N/A	MODERATE	0	40375	41866	11:50:53		SAVE		Type 1				
216	596	Quercus lobata	X	23	62.8183307	22	18	3						2	2	2.5	No	M	3	3.75	10	25		HDD	23	#N/A	HIGH	0	40375	41866	11:50:53		SAVE		Type 1				
217		Quercus lobata	X	35	109.9557429	38	36	32						3	3	3	No	M	3	3.75	17.5	43.75		HDD	35	#N/A	HIGH	0	40375	41866	11:50:53	topped; root decay	SAVE		Type 1				
218		Olea europaea	X	5	15.70796327	16	12	22						3	3	3	No	M	3	3	2.5	6.25		HDD	5	#N/A	MODERATE	0	40375	41866	11:50:53	topped; root decay; roots cut	SAVE		Type 1				
219		Quercus lobata	X	9	28.2743388	20	16	10		Severe Decline				2	2	2	No	M	3	2.5	4.5	11.25		HDD	9	#N/A	LOW	0	40375	41866	11:50:53		SAVE		Type 1				
220	175	Quercus lobata	X	9	28.2743388	10	1	1		Dead				1	1	1	No	M	3	2	4.5	11.25		HDD	9	#N/A	LOW	0	40375	41866	11:50:53	basal decay	REMOVE	1	5				
221		Quercus lobata	X	13	40.8407045	23	13	8		Severe Decline				2	2	2	No	M	3	2.5	6.5	16.25		HDD	13	#N/A	LOW	0	40375	41866	11:50:53		SAVE		Type 1				
222	398	Quercus lobata	X	19	59.6026042	32	25	27						3	3	3	No	M	3	3	9.5	23.75		HDD	19	#N/A	MODERATE	0	40375	41866	11:50:53		SAVE		Type 1				
223		Quercus lobata	X	23	72.5663103	32	26	35						4	3	3.5	No	M	3	3.25	11.5	28.75		HDD	23	#N/A	MODERATE	0	40375	41866	11:50:53		SAVE		Type 1				
224	400	Quercus lobata	X	10	31.4592654	18	2	12		Severe Decline				2	2	2	No	M	3	2.5	5	12.5		HDD	10	#N/A	LOW	0	40375	41794	16:38:39		SAVE		Type 1				
225		Quercus lobata	X	11	34.55751919	21	10	20		Severe Decline				2	2	2	No	M	3	2.5	5.5	13.75		HDD	11	#N/A	LOW	0	40375	41866	11:50:53	crown dieback	SAVE		Type 1				
226	402	Quercus lobata	X	13	40.8407045	24	16	13		Severe Decline				3	2	2.5	No	M	3	2.75	6.5	16.25		HDD	13	#N/A	MODERATE	0	40375	41878	22:36:53		SAVE		Type 1				
227	392	Quercus lobata	X	28	87.9645943	37	33	36						4	4	4	Yes	M	3	3.5	14	35		HDD	28	#N/A	HIGH	0	40375	41878	22:36:52		SAVE		Type 1				
228	391	Quercus lobata	X	17.5	54.97787144	20	10	13		Poor Tree Structure				3	3	3	No	M	3	3	8.75	21.875		HDD	17.5	#N/A	MODERATE	0	40375	41878	22:36:48		SAVE		Type 1				
229	390	Quercus lobata	X	24	75.39822369	33	26	18		Dead Wood				3	3	3	No	M	3	3	12	30		HDD	24	#N/A	MODERATE	0	40375	41878	22:36:48		SAVE		Type 1				
230	393	Quercus lobata	X	14.5	45.5309439	20	18	10		Poor Tree Structure				3	3	3	No	M	3	3	7.25	18.125		HDD	14.5	#N/A	MODERATE	0	40375	41878	22:36:42		SAVE		Type 1				
231		Quercus lobata	X	13.5	41.1120082	21	16	7		Severe Decline																													

TREE EVALUATION NOTES:
*SEE SHEET T-6 FOR TREE PROTECTION REQUIREMENT DETAILS

***REASON FOR REMOVAL**

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

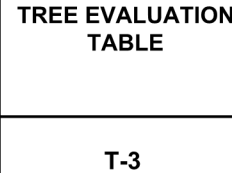


SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 10 | APP #S-24-032

	8/15/2025	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 10.DWG
DESIGNED BY:		JN
DRAWN BY:		JN
CHECKED BY:		ST
DATE:		JUNE 6, 2025
SCALE:		NONE
© HMM		

REASON FOR REMOVAL

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



LOT 10

TREE APPRAISAL TABLE
REPRODUCTION METHOD - TRUNK FORMULA TECHNIQUE

SUBJECT TREE										REPLACEMENT TREE				CALCULATIONS				ADDITIONAL COSTS	TOTAL	SAVE, REMOVE, OFF-SITE				
TREE#	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA (DBH ² /4) SQ. FT.	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCAT	(DBH) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA (DBH ² /4) SQ. FT.	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED					
182	Pinus bitoria var. edicola	Alghen Pine	9.0	63.62	30	30	50	37%	80%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 1,682.83	\$ 484	\$ 600.00	\$ 1,100	SAVE				
183	Pinus bitoria var. edicola	Alghen Pine	11.0	95.03	50	30	50	43%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,513.85	\$ 1,089	\$ 600.00	\$ 1,700	SAVE				
184	Pinus bitoria var. edicola	Alghen Pine	14.0	153.84	30	30	50	37%	80%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 4,072.02	\$ 1,194	\$ 600.00	\$ 1,600	SAVE				
185	Pinus bitoria var. edicola	Alghen Pine	6.0	28.27	50	30	50	43%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 747.92	\$ 324	\$ 600.00	\$ 900	SAVE				
186	Pinus bitoria var. edicola	Alghen Pine	7.0	38.48	30	30	30	30%	80%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 1,018.01	\$ 244	\$ 600.00	\$ 800	SAVE				
187	Pinus bitoria var. edicola	Alghen Pine	11.0	95.03	70	50	50	57%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,513.85	\$ 1,425	\$ 600.00	\$ 2,000	SAVE				
188	Pinus bitoria var. edicola	Alghen Pine	11.0	95.03	50	30	50	43%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,513.85	\$ 1,089	\$ 600.00	\$ 1,700	SAVE				
189	Pinus bitoria var. edicola	Alghen Pine	10.0	78.54	70	70	70	70%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,077.56	\$ 1,454	\$ 600.00	\$ 2,100	SAVE				
190	Pinus bitoria var. edicola	Alghen Pine	11.0	95.03	50	30	50	43%	80%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,513.85	\$ 871	\$ 600.00	\$ 1,500	REMOVE				
191	Pinus bitoria var. edicola	Alghen Pine	4.0	12.57	30	30	50	37%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 332.41	\$ 122	\$ 600.00	\$ 700	REMOVE				
192	Pinus bitoria var. edicola	Alghen Pine	18.0	254.47	70	70	80	73%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 6,731.30	\$ 4,908	\$ 600.00	\$ 5,500	SAVE				
193	Pinus bitoria var. edicola	Alghen Pine	5.0	19.64	70	70	80	73%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 519.39	\$ 381	\$ 600.00	\$ 1,000	SAVE				
194	Calocedrus decurrens	Incense Cedar	8.0	50.27	70	70	80	73%	80%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 1,329.64	\$ 780	\$ 600.00	\$ 1,400	SAVE				
195	Pinus bitoria var. edicola	Alghen Pine	13.0	132.73	70	50	80	67%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 3,511.08	\$ 2,341	\$ 600.00	\$ 2,600	SAVE				
196	Calocedrus decurrens	Incense Cedar	8.0	50.27	90	90	80	87%	80%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 1,329.64	\$ 922	\$ 600.00	\$ 1,500	SAVE				
197	Calocedrus decurrens	Incense Cedar	6.0	28.27	30	30	80	47%	80%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 747.92	\$ 279	\$ 600.00	\$ 900	SAVE				
198	Pinus bitoria var. edicola	Alghen Pine	11.0	95.03	70	70	80	73%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,513.85	\$ 1,843	\$ 600.00	\$ 2,400	SAVE				
200	Pinus bitoria var. edicola	Alghen Pine	12.0	113.10	70	70	80	73%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,991.69	\$ 2,194	\$ 600.00	\$ 2,600	SAVE				
202	Quercus lobata	Valley Oak	60.0	2827.44	70	50	80	67%	80%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 74,792.24	\$ 36,889	\$ 600.00	\$ 49,000	SAVE				
203	Quercus lobata	Valley Oak	17.0	226.88	50	70	80	67%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 6,004.16	\$ 4,003	\$ 600.00	\$ 4,600	REMOVE				
204	Quercus lobata	Valley Oak	10.0	78.54	70	50	80	67%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,077.56	\$ 1,385	\$ 600.00	\$ 2,000	REMOVE				
205	Quercus lobata	Valley Oak	7.0	38.48	30	30	50	37%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 1,018.01	\$ 373	\$ 600.00	\$ 1,000	REMOVE				
206	Quercus lobata	Valley Oak	21.0	346.36	50	50	50	50%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 5,162.05	\$ 4,581	\$ 600.00	\$ 5,200	SAVE				
207	Quercus agrifolia	Coast Line Oak	9.0	63.62	90	90	90	90%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 1,682.83	\$ 1,515	\$ 600.00	\$ 2,100	SAVE				
208	Quercus lobata	Valley Oak	11.0	95.03	50	50	80	60%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,513.85	\$ 1,508	\$ 600.00	\$ 2,100	SAVE				
209	Quercus agrifolia	Coast Line Oak	28.0	615.75	70	50	80	67%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 16,288.09	\$ 10,659	\$ 600.00	\$ 11,500	SAVE				
210	Quercus lobata	Valley Oak	18.0	254.47	30	30	50	37%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 6,731.30	\$ 2,488	\$ 600.00	\$ 3,100	SAVE				
211	Quercus lobata	Valley Oak	32.0	804.25	50	50	80	60%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 21,274.24	\$ 12,765	\$ 600.00	\$ 13,400	SAVE				
212	Olea europaea	Olive	10.0	78.54	50	50	80	60%	70%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,077.56	\$ 873	\$ 600.00	\$ 1,500	SAVE				
213	Olea europaea	Olive	12.0	113.10	50	30	50	43%	70%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,991.69	\$ 907	\$ 600.00	\$ 1,500	SAVE				
214	Quercus lobata	Valley Oak	11.0	95.03	30	30	50	37%	80%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,513.85	\$ 737	\$ 600.00	\$ 1,300	SAVE				
215	Olea europaea	Olive	9.0	63.62	70	50	80	67%	70%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 1,682.83	\$ 785	\$ 600.00	\$ 1,400	SAVE				
216	Quercus agrifolia	Coast Line Oak	20.0	314.16	50	30	80	53%	80%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 6,310.25	\$ 3,546	\$ 600.00	\$ 4,100	SAVE				
217	Quercus lobata	Valley Oak	35.0	962.12	70	70	80	73%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 25,450.14	\$ 18,663	\$ 600.00	\$ 19,300	SAVE				
218	Olea europaea	Olive	5.0	19.64	50	50	80	60%	70%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 519.39	\$ 218	\$ 600.00	\$ 800	SAVE				
219	Quercus lobata	Valley Oak	9.0	63.62	30	30	50	37%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 1,682.83	\$ 617	\$ 600.00	\$ 1,200	SAVE				
220	Quercus lobata	Valley Oak	9.0	63.62	0	0	0	0%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 1,682.83	\$ -	\$ 600.00	\$ 600	REMOVE				
221	Quercus lobata	Valley Oak	13.0	132.73	30	30	50	37%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 3,511.08	\$ 1,287	\$ 600.00	\$ 1,900	SAVE				
222	Quercus lobata	Valley Oak	19.0	283.53	50	50	80	60%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 7,500.00	\$ 4,500	\$ 600.00	\$ 5,100	SAVE				
223	Quercus lobata	Valley Oak	23.0	415.48	70	50	80	67%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 10,960.30	\$ 7,327	\$ 600.00	\$ 7,900	SAVE				
224	Quercus lobata	Valley Oak	10.0	78.54	30	30	50	37%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,077.56	\$ 762	\$ 600.00	\$ 1,400	SAVE				
225	Quercus lobata	Valley Oak	11.0	95.03	30	30	50	37%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,513.85	\$ 922	\$ 600.00	\$ 1,500	SAVE				
226	Quercus lobata	Valley Oak	13.0	132.73	50	30	50	43%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 3,511.08	\$ 1,521	\$ 600.00	\$ 2,100	SAVE				
227	Quercus lobata	Valley Oak	28.0	615.75	70	70	80	73%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 16,288.09	\$ 11,845	\$ 600.00	\$ 12,500	SAVE				
228	Quercus lobata	Valley Oak	17.5	240.53	50	50	50	50%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 6,362.53	\$ 3,181	\$ 600.00	\$ 3,800	SAVE				
229	Quercus lobata	Valley Oak	24.0	452.39	50	50	70	57%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 11,966.76	\$ 6,781	\$ 600.00	\$ 7,400	SAVE				
230	Quercus lobata	Valley Oak	14.5	165.13	50	50	50	50%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 4,368.07	\$ 2,184	\$ 600.00	\$ 2,600	SAVE				
231	Quercus lobata	Valley Oak	13.5	143.14	50	50	50	50%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 3,798.36	\$ 1,893	\$ 600.00	\$ 2,500	SAVE				
232	Quercus lobata	Valley Oak	25.5	510.71	70	50	80	67%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 13,509.35	\$ 9,006	\$ 600.00	\$ 9,600	SAVE				
233	Quercus lobata	Valley Oak	17.0	226.88	50																			

S:\PROJECTS\1515\1515\LA\PLANNING\1515\1515 - LOT 10.DWG

LOT 10

TREE APPRAISAL TABLE
REPRODUCTION METHOD - TRUNK FORMULA TECHNIQUE

SUBJECT TREE										REPLACEMENT TREE				CALCULATIONS				ADDITIONAL COSTS	TOTAL	SAVE, REMOVE, OFF-SITE
TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA (SQ IN) (D ² X 0.7854)	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCRBT	(RTR) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA (SQ IN) (D ² X 0.7854)	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED	
316	Pinus baltica var. edulis	Alghan Pine	10.0	78.54	30	30	50	37%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,077.56	\$ 762	\$ 600.00	\$ 1,400	SAVE
317	Pinus baltica var. edulis	Alghan Pine	11.0	95.03	50	30	50	43%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,513.85	\$ 1,089	\$ 600.00	\$ 1,700	SAVE
318	Pinus baltica var. edulis	Alghan Pine	10.0	78.54	50	30	50	43%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,077.56	\$ 900	\$ 600.00	\$ 1,500	SAVE
319	Calocedrus decurrens	Inceuse Cedar	5.0	19.64	30	30	30	30%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 519.39	\$ 156	\$ 600.00	\$ 800	SAVE
320	Calocedrus decurrens	Inceuse Cedar	6.0	28.27	50	70	70	63%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 747.92	\$ 474	\$ 600.00	\$ 1,100	SAVE
321	Calocedrus decurrens	Inceuse Cedar	5.0	19.64	50	50	50	50%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 519.39	\$ 260	\$ 600.00	\$ 900	SAVE
322	Calocedrus decurrens	Inceuse Cedar	8.0	50.27	50	50	50	50%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 1,329.64	\$ 665	\$ 600.00	\$ 1,300	SAVE
323	Calocedrus decurrens	Inceuse Cedar	7.0	38.48	30	30	50	37%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 1,018.01	\$ 373	\$ 600.00	\$ 1,000	SAVE
324	Calocedrus decurrens	Inceuse Cedar	8.0	50.27	70	50	70	63%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 1,329.64	\$ 842	\$ 600.00	\$ 1,400	SAVE
325	Calocedrus decurrens	Inceuse Cedar	7.0	38.48	50	50	50	50%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 1,018.01	\$ 509	\$ 600.00	\$ 1,100	SAVE
326	Calocedrus decurrens	Inceuse Cedar	9.0	63.62	50	50	50	50%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 1,462.83	\$ 841	\$ 600.00	\$ 1,400	SAVE
327	Pinus baltica var. edulis	Alghan Pine	11.0	95.03	50	50	50	50%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,513.85	\$ 1,257	\$ 600.00	\$ 1,900	SAVE
328	Pinus baltica var. edulis	Alghan Pine	11.0	95.03	50	50	50	50%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,513.85	\$ 1,257	\$ 600.00	\$ 1,900	SAVE
329	Calocedrus decurrens	Inceuse Cedar	5.0	19.64	70	50	70	63%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 519.39	\$ 329	\$ 600.00	\$ 900	SAVE
330	Calocedrus decurrens	Inceuse Cedar	7.0	38.48	50	50	70	57%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 1,018.01	\$ 577	\$ 600.00	\$ 1,200	SAVE
331	Calocedrus decurrens	Inceuse Cedar	6.0	28.27	70	70	70	70%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 747.92	\$ 524	\$ 600.00	\$ 1,100	SAVE
332	Pinus baltica var. edulis	Alghan Pine	13.0	132.73	70	50	70	63%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 3,511.08	\$ 2,224	\$ 600.00	\$ 2,800	SAVE
333	Calocedrus decurrens	Inceuse Cedar	7.0	38.48	70	70	70	70%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 1,018.01	\$ 713	\$ 600.00	\$ 1,300	SAVE
334	Calocedrus decurrens	Inceuse Cedar	13.0	132.73	50	50	70	57%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 3,511.08	\$ 1,990	\$ 600.00	\$ 2,600	SAVE
335	Calocedrus decurrens	Inceuse Cedar	5.0	19.64	50	30	50	43%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 519.39	\$ 225	\$ 600.00	\$ 800	SAVE
336	Calocedrus decurrens	Inceuse Cedar	6.0	28.27	30	30	50	37%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 747.92	\$ 274	\$ 600.00	\$ 900	SAVE
337	Pinus baltica var. edulis	Alghan Pine	12.0	113.10	50	50	70	57%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,991.69	\$ 1,695	\$ 600.00	\$ 2,300	SAVE
338	Pinus baltica var. edulis	Alghan Pine	15.0	176.72	70	50	70	63%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 4,674.52	\$ 2,961	\$ 600.00	\$ 3,600	SAVE
339	Calocedrus decurrens	Inceuse Cedar	3.0	7.07	50	50	70	57%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 98.98	\$ 106	\$ 600.00	\$ 700	SAVE
340	Calocedrus decurrens	Inceuse Cedar	4.0	12.57	50	50	70	57%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 332.41	\$ 168	\$ 600.00	\$ 800	SAVE
341	Pinus baltica var. edulis	Alghan Pine	8.0	50.27	50	30	50	43%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 1,329.64	\$ 576	\$ 600.00	\$ 1,200	SAVE
342	Pinus baltica var. edulis	Alghan Pine	14.0	153.94	50	50	50	50%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 4,072.02	\$ 2,036	\$ 600.00	\$ 2,600	SAVE
343	Pinus baltica var. edulis	Alghan Pine	15.0	176.72	50	50	70	57%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 4,674.52	\$ 2,649	\$ 600.00	\$ 3,200	SAVE
344	Calocedrus decurrens	Inceuse Cedar	6.0	28.27	30	30	50	37%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 747.92	\$ 274	\$ 600.00	\$ 900	SAVE
345	Calocedrus decurrens	Inceuse Cedar	6.0	28.27	70	50	70	63%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 747.92	\$ 474	\$ 600.00	\$ 1,100	SAVE
346	Quercus lobata	Valley Oak	21.0	346.36	50	50	70	57%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 9,162.05	\$ 5,192	\$ 600.00	\$ 5,800	SAVE
347	Quercus lobata	Valley 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
348	Quercus douglasii	Blue Oak	24.0	452.39	70	50	70	63%	100%	100%	24" Box	2.24	3.94	\$ 300.00	\$ 76.13	\$ 34,438.78	\$ 21,811	\$ 600.00	\$ 22,400	SAVE
349	Quercus douglasii	Blue Oak	23.0	415.48	70	50	70	63%	100%	100%	24" Box	2.24	3.94	\$ 300.00	\$ 76.13	\$ 31,628.67	\$ 20,031	\$ 600.00	\$ 20,600	SAVE
350	Quercus lobata	Valley Oak	11.0	95.03	50	50	70	57%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,513.85	\$ 1,425	\$ 600.00	\$ 2,000	SAVE
351	Olea europaea	Olive	14.0	153.94	70	50	70	63%	70%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 4,072.02	\$ 1,805	\$ 600.00	\$ 2,400	SAVE
352	Quercus douglasii	Blue Oak	5.0	19.64	30	50	50	43%	100%	100%	24" Box	2.24	3.94	\$ 300.00	\$ 76.13	\$ 1,464.74	\$ 648	\$ 600.00	\$ 1,200	SAVE
353	Quercus lobata	Valley Oak	14.0	153.94	0	0	0	0%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 4,072.02	\$ -	\$ 600.00	\$ 600	REMOVE
354	Quercus lobata	Valley Oak	10.0	78.54	50	30	50	43%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,077.56	\$ 900	\$ 600.00	\$ 1,500	SAVE
355	Quercus lobata	Valley Oak	20.0	314.16	50	30	50	43%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 8,310.25	\$ 3,601	\$ 600.00	\$ 4,200	SAVE
356	Snag	Snag	9.0	63.62	0	0	0	0%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 1,462.83	\$ -	\$ 600.00	\$ 600	REMOVE
357	Quercus douglasii	Blue Oak	24.0	452.39	50	50	50	50%	100%	100%	24" Box	2.24	3.94	\$ 300.00	\$ 76.13	\$ 34,438.78	\$ 17,219	\$ 600.00	\$ 17,800	SAVE
358	Quercus lobata	Valley Oak	8.0	50.27	0	0	0	0%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 1,329.64	\$ -	\$ 600.00	\$ 600	REMOVE
359	Quercus lobata	Valley Oak	12.0	113.10	30	30	30	30%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,991.69	\$ 898	\$ 600.00	\$ 1,500	SAVE
360	Quercus lobata	Valley Oak	25.0	490.88	50	50	50	50%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 12,864.76	\$ 6,492	\$ 600.00	\$ 7,100	SAVE
361	Quercus lobata	Valley Oak	18.0	254.47	0	0	0	0%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 6,731.30	\$ -	\$ 600.00	\$ 600	REMOVE
362	Quercus lobata	Valley Oak	19.0	283.53	50	30	50	43%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 7,500.00	\$ 3,250	\$ 600.00	\$ 3,900	SAVE
363	Quercus agrifolia	Coast Live Oak	21.0	346.36	70	70	70	70%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 9,162.05	\$ 6,413	\$ 600.00	\$ 7,000	SAVE
364	Quercus lobata	Valley Oak	13.0	132.73	50	50	50	50%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 3,511.08	\$ 1,756	\$ 600.00	\$ 2,400	SAVE
366	Quercus lobata	Valley Oak	9.0	63.62	70	30	30	43%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 1,462.83	\$ 729	\$ 600.00	\$ 1,300	SAVE
367	Quercus lobata	Valley Oak	16.0	201.06	70	30	50	50%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 5,318.56	\$ 2,659	\$ 600.00	\$ 3,300	SAVE
368	Quercus lobata	Valley Oak	17.0	226.96	70	50	50	57%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 6,904.16	\$ 3,402	\$ 600.00	\$ 4,000	SAVE
369	Quercus agrifolia	Coast Live Oak	19.0	283.53	70	70	70	70%	100%	100%	24" Box									

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 wattles 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 beneath 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 beneath 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 2D 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.

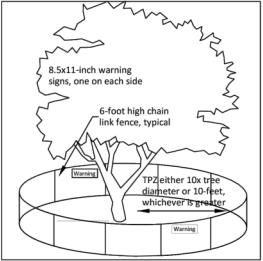
(1) Any public utility installing or maintaining any overhead wires or underground pipes or conduits in the vicinity of a protected tree shall obtain permission from the director before performing any work, including pruning, which may cause injury to a protected tree. (E.g. cable TV/fiber optic trenching, 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 gafts when pruning, except where no other alternative is available, is prohibited.

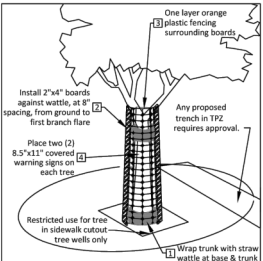
(3) No person shall prune, trim, cut off, or perform any work, on a single occasion or cumulatively, over a three-year period, affecting twenty-five percent or more of the crown of any protected tree without first obtaining a permit pursuant to this division except for pollarding of fruitless mulberry 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.

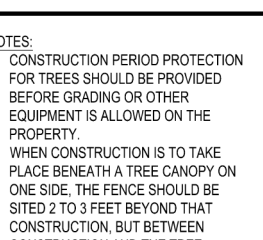
Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).



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.



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



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

Any inadvertent sidewalk or curb replacement or trenching requires approval.

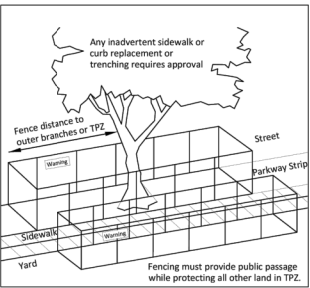
Fence distance to outer branches or TPZ.

Street

Parkway Strip

Yard

Fencing must provide public passage while protecting all other land in TPZ.



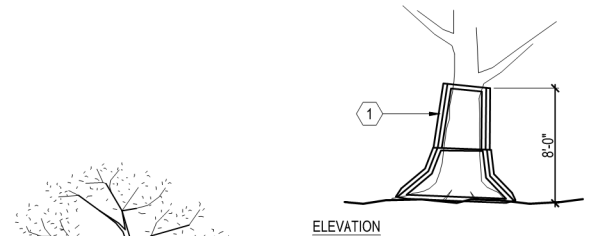
Type III Tree Protection: Layout for trunk protection applies to all Protected Trees when exclusively authorized for sidewalk cut-out. To be used only with approval from Public Works Operations.

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

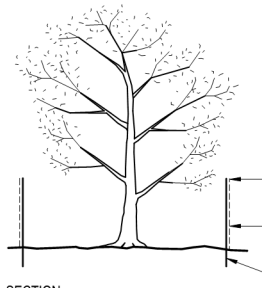
Notes:

- Construction period protection for trees should be provided before grading or other equipment is allowed on the property.
- When construction is to take place beneath a tree canopy on one side, the fence should be sited 2 to 3 feet beyond that construction, but between construction and the tree trunk.
- If construction or paving is to take place throughout the area beneath canopy, and drip line fencing is not practical, snow fencing should be used to protect the trunks from damage.

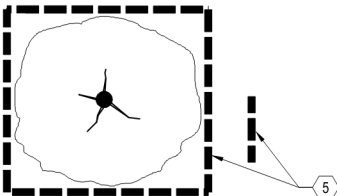
- Snow fencing three layers of wire and lath snow fencing to 8 feet above ground on trees where construction will take place beneath the canopy.
- Top of fence with fluorescent flagging tape hung every 10 feet
- 6' chain link or welded wire mesh
- 8' fence post of 2" diameter GI pipe or T-angle post
- Fence placed at drip line or 50% greater than the tree canopy radius where possible



ELEVATION



SECTION



PLAN

A TREE PROTECTION FENCING

SCALE: NOT TO SCALE

HMH

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

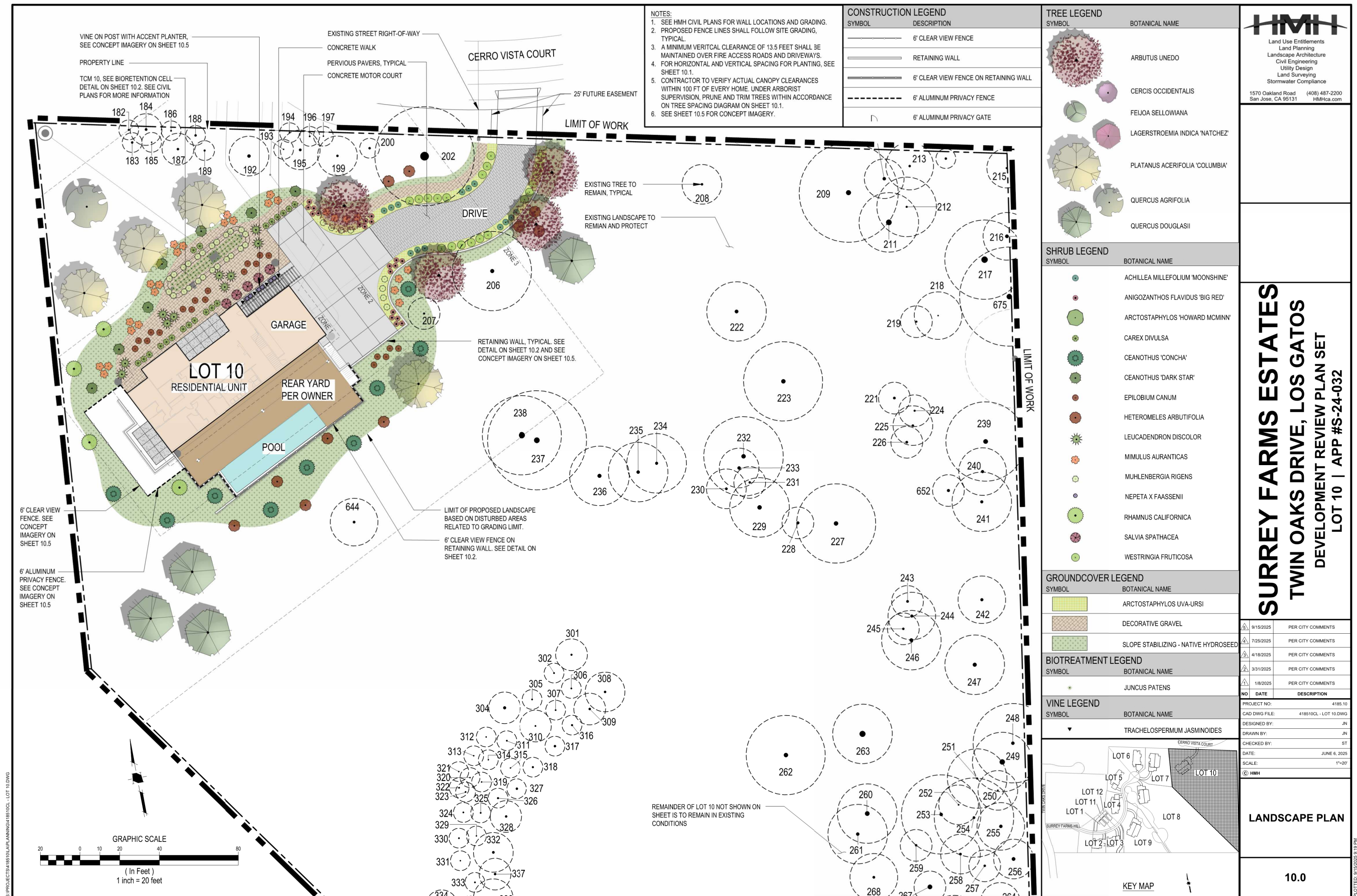
1570 Oakland Road
San Jose, CA 95131

(408) 487-2200
HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 10 | APP #S-24-032

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

TREE PROTECTION
FENCING DETAIL
AND NOTES



PLANTING PLAN NOTES

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

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

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

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WEL0) OR LOCAL AGENCY ADOPTED WEL0. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

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

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

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

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

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

CONTRACTOR 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 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 MEASURES 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 ORIGINATION 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 Eto
(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
--------	------	----------------	-------------	------------------------	-----	--------	-------	-------------------	-----------------------------

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

	13	ACHILLEA MILLEFOLIUM 'MOONSHINE' *	YELLOW YARROW	1 GALLON	3' X 3'	L		X	
	20	ANIGOZANTHOS FLAVIDUS 'BIG RED' **	BIG RED KANGAROO PAWS	1 GALLON	2' X 2'	L			
	0	ARCTOSTAPHYLOS 'HOWARD MCMINN' *	HOWARD MCMINN MANZANITA	1 GALLON	8' X 10'	L		X	
	20	CAREX DIVULSA **	FOOTHILL SEDGE	1 GALLON	2' X 2'	L			X
	9	CEANOTHUS 'CONCHA' *	CONCHA CEANOTHUS	1 GALLON	6' X 8'	L		X	
	7	CEANOTHUS 'DARK STAR' *	DARK STAR CEANOTHUS	1 GALLON	5' X 6'	L		X	
	20	EPILOBIUM CANUM *	CALIFORNIA FUCHSIA	1 GALLON	3' X 3'	L			X
	10	HETEROMELES ARBUTIFOLIA *	TOYON	1 GALLON	8' X 5'	L		X	
	10	LEUCADENDRON DISCOLOR **	CONEBUSH	5 GALLON	6' X 6'	L			
	26	MIMULUS AURANTICAS *	STICKY MONKEY FLOWER	1 GALLON	4' X 4'	L			X
	32	MUHLENBERGIA RIGENS *	DEER GRASS	1 GALLON	4' X 4'	L			X
	6	NEPETA X FAASSENII **	CATMINT	1 GALLON	1' X 2'	L			
	4	RHAMNUS CALIFORNICA*	CALIFORNIA COFFEEBERRY	1 GALLON	8' X 8'	L		X	
	5	SALVIA SPATHACEA*	HUMMINGBIRD SAGE	1 GALLON	5' X 4'	L	UPRIGHT FORM		X
	22	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
		DECORATIVE GRAVEL					
		SLOPE STABILIZING - NATIVE HYDROSEED	HYDROSEED				

BIOTREATMENT

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

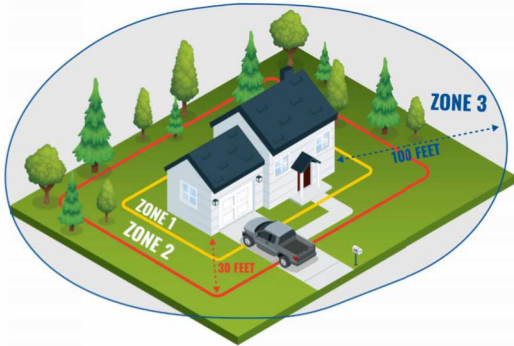
VINE

				SPREAD			
	4	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GALLON	CLIMBING		

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

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

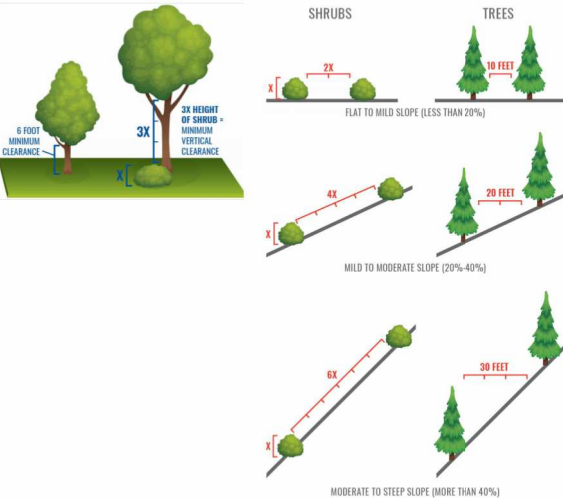
- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from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

Zone 3, extends 100 feet out: The Reduced Fuel Zone

- Create horizontal spacing between shrubs and trees. (See diagram below)
- Create vertical spacing between grass, shrubs and trees. (See diagram below)
- Dispose of heavy accumulations of ground litter/debris.
- Remove dead plant and tree material.
- Remove small conifers growing between mature trees.
- Remove vegetation adjacent to storage sheds or other outbuildings within this area.
- Trees 30 to 60 feet from the home should have at least 12 feet between canopy tops.
- Trees 60 to 100 feet from the home should have at least 6 feet between the canopy tops.

Plant and Tree Spacing

For vertical spacing remove all tree branches at least 6 feet from the ground. If there is a shrub near the tree, the branch clearance needs to be 3 times the height of the shrub. Example: A 5-foot shrub is growing near a tree. 3*5 = 15 feet of clearance needed between the top of the shrub and the lowest tree branch.

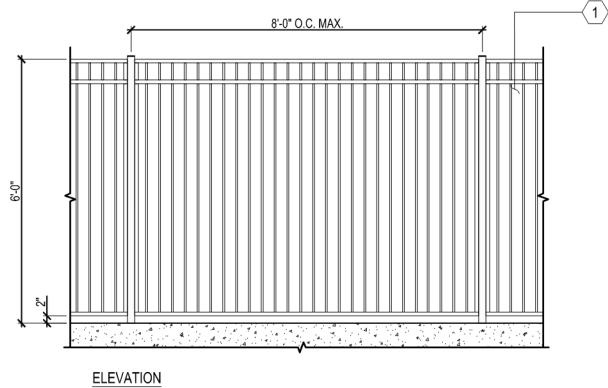
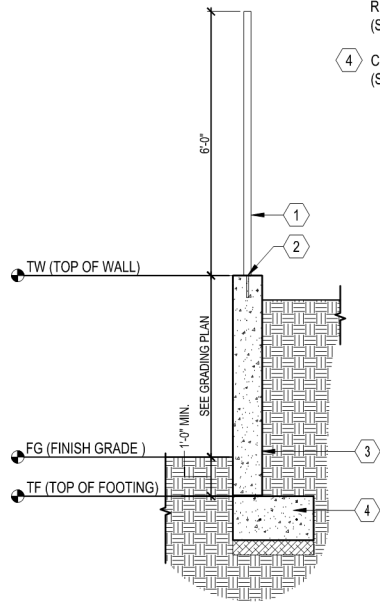


	9/15/2025	PER CITY COMMENTS
	7/25/2025	PER CITY COMMENTS
	4/18/2025	PER CITY COMMENTS
	3/31/2025	PER CITY COMMENTS
	1/8/2025	PER CITY COMMENTS
NO	DATE	DESCRIPTION
PROJECT NO:		4185.10
CAD DWG FILE:		418510CL - LOT 10.DWG
DESIGNED BY:		HMH
DRAWN BY:		JN
CHECKED BY:		ST
DATE:		JUNE 6, 2025
SCALE:		NONE
		

PLANTING LEGEND
AND NOTES

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

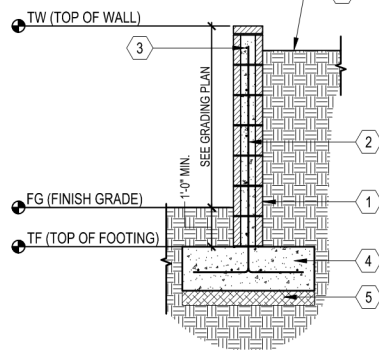
- 1 6' PREFABRICATED METAL FENCE.
2 EMBED WELD PLATE AT 8" O.C. (SEE CIVIL DRAWINGS)
3 POURED IN PLACE CONCRETE RETAINING WALL. (SEE CIVIL DRAWINGS)
4 CONCRETE FOOTING. (SEE CIVIL DRAWINGS)



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

- NOTES:
1. REFER TO CONCEPT IMAGERY FOR COLOR, TYPE AND FINISH.

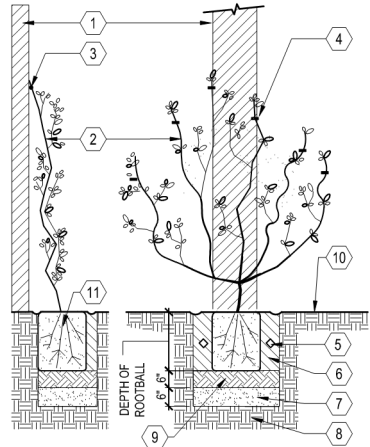
- 1 CMU W/ SOLID GROUT FILL
2 REINFORCE W/ #4 REBAR @ 16 O.C. HORIZONTAL AND #4 REBAR ORIGINATING IN FOOTING
3 #4 REBAR CONTINUOUS, 3" CLR MIN.
4 CONCRETE FOOTING
5 SUBGRADE COMPACTED TO 95%
6 FINISH GRADE



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

- NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE.

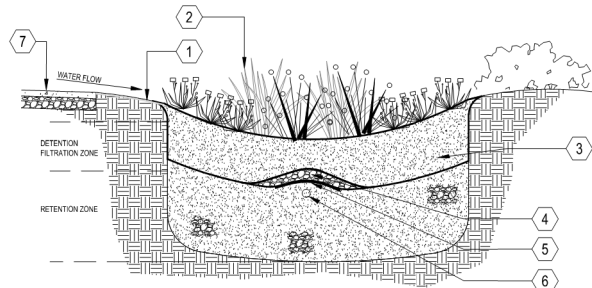
- 1 TRELLIS OR POST
2 VINE-SEE PLANTING PLAN FOR SIZE AND TYPE
3 VINE TYING DISCS-EPOXY TO WALL TO SUPPORT PLANT BRANCHING STRUCTURE
4 PLASTIC STAKING TAPE TO TIE BRANCHES TO TYING DISCS
5 AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
6 APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
7 SCARIFY SOIL TO 6" DEPTH AND ADD EQUAL AMOUNT OF PREPARED SOIL AND THOROUGHLY MIX
8 NATIVE GRADE
9 FOOT TAMP BASE
10 FINISH GRADE
11 ROOTBALL



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

- NOTES:
1. SEE LANDSCAPE PALETTE FOR PLANT TYPES.

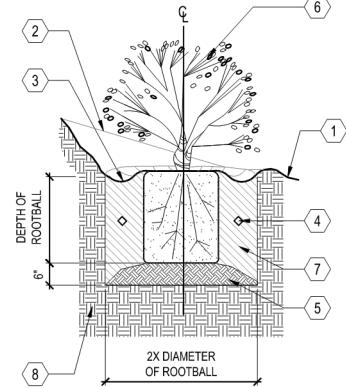
- 1 FILTER STRIP
2 SELECTIVE NATIVE BIOTREATMENT PLANTS AND HARDY CULTIVARS
3 BIOTREATMENT SOIL MEDIA (BSM)
4 PEA-GRAVEL LAYER
5 FILTER FABRIC (OPTIONAL)
6 UNDER-DRAIN DISCHARGE PIPE
7 IMPERVIOUS SURFACE



F BIORETENTION CELL
SCALE: NOT TO SCALE

- NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE.

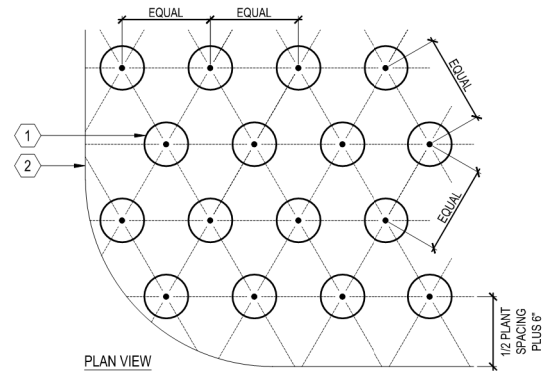
- 1 FINISH GRADE
2 EDGE OF SLOPE BEYOND
3 A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE
4 AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
5 FOOT TAMP BASE
6 SHRUB-SEE PLAN AND LEGEND FOR SIZE AND TYPE
7 APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
8 NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE



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

- NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. SPACING SHALL BE TRIANGULATED UNLESS OTHERWISE NOTED.
3. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.

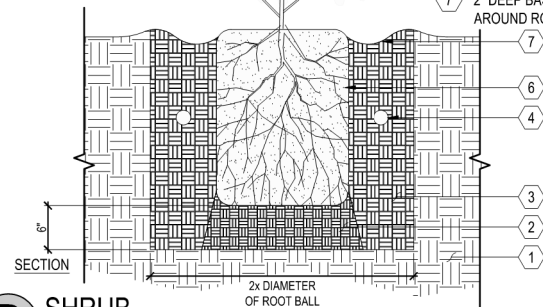
- 1 PLANT, SPACING VARIES, SEE PLANTING LEGEND
2 EDGE OF PLANTING AREA



C GROUNDCOVER
SCALE: 1" = 1'-0"

- NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINISH GRADE.

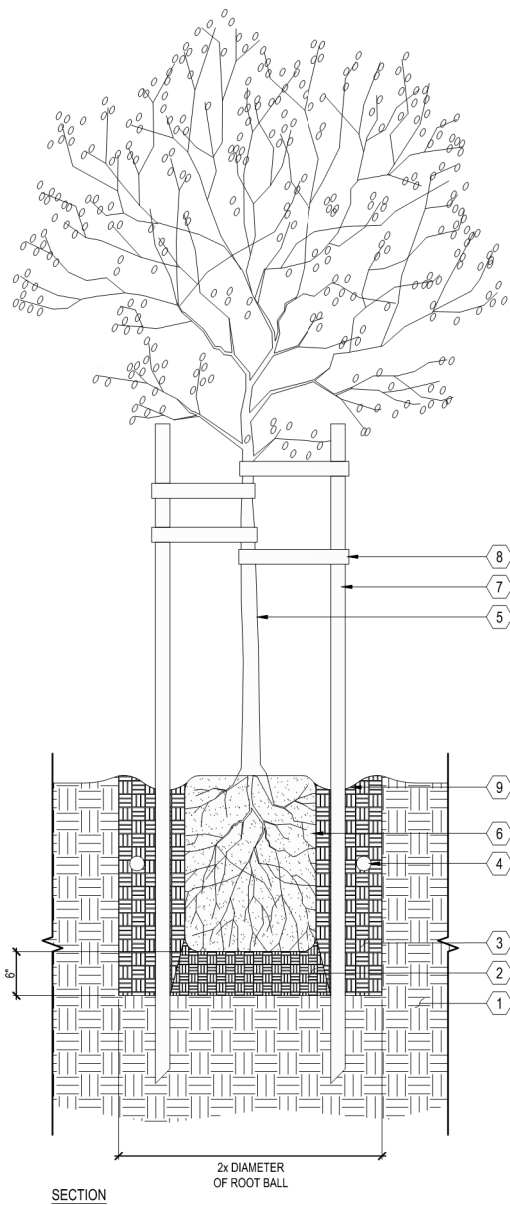
- 1 NATIVE GRADE
2 FOOT TAMP BASE
3 BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING SHRUB
4 AGRIFORM PLANT TABLETS, 3 PER SHRUB
5 SHRUB
6 ROOT BALL
7 2" DEEP BASIN AROUND ROOT BALL



B SHRUB
SCALE: 1" = 1'-0"

- NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINISH GRADE.
3. TREE INSTALLED IN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GUARD' AT BASE OF TRUNK.

- 1 NATIVE GRADE
2 FOOT TAMP BASE
3 BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING TREE
4 AGRIFORM PLANT TABLETS, 3 PER 15 GALLON, 6 PER 24" BOX, AND 8 FOR 36" BOX
5 TREE
6 ROOT BALL
7 PINE LODGE POLE STAKE, 2" DIAMETER, PLACED ON WINDWARD SIDES OF TREE AND OUTSIDE OF ROOT BALL
8 CINCH TIE
9 2" DEEP BASIN AROUND ROOT BALL, TREES PLANTED IN TURF SHALL NOT HAVE BASINS



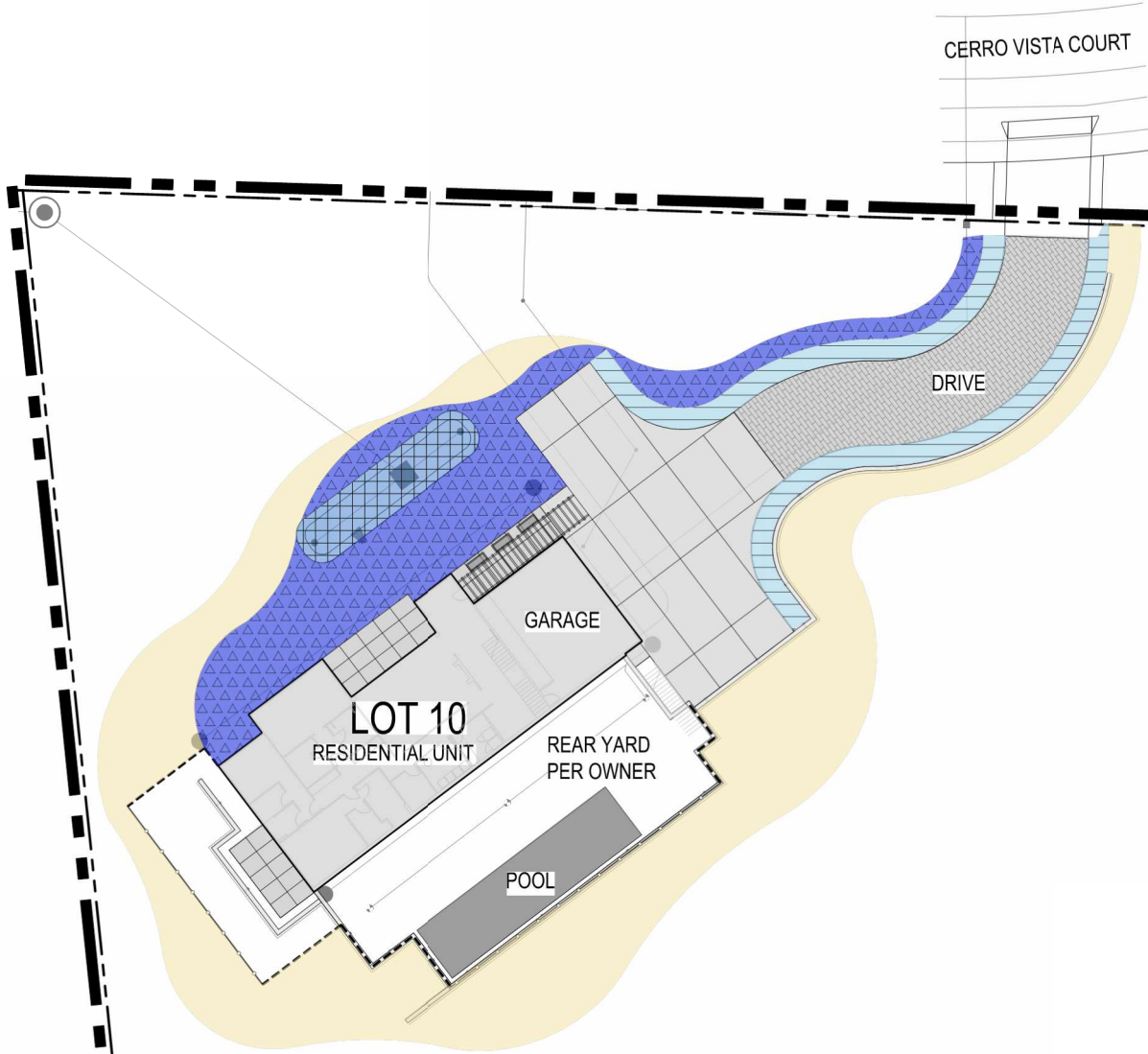
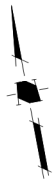
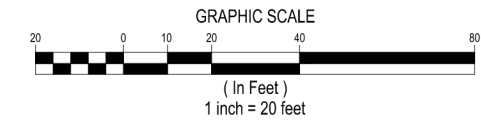
A TREE
SCALE: 1" = 1'-0"

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 10 | APP #S-24-032

NO.	DATE	DESCRIPTION
1	9/15/2025	PER CITY COMMENTS
2	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
4	3/31/2025	PER CITY COMMENTS
5	1/8/2025	PER CITY COMMENTS
PROJECT NO: 4185.10		
CAD DWG FILE: 418510CL - LOT 10.DWG		
DESIGNED BY: HMH		
DRAWN BY: HMH		
CHECKED BY: ST		
DATE: JUNE 6, 2025		
SCALE: NONE		
© HMH		

LANDSCAPE
DETAILS

S:\PROJECTS\18510CL-ANNING\18510CL - LOT 10.DWG



HYDROZONE LEGEND	
DESCRIPTION	SYMBOL
DRIP IRRIGATION FOR GROUNDCOVER AND SHRUBS	
DRIP IRRIGATION FOR BIOTREATMENT SHRUBS	
BUBBLER IRRIGATION FOR SHRUBS AND TREES	
SUPPLEMENTAL IRRIGATION FOR ESTABLISHMENT OF STABILIZATION PLANTING	
NOTES:	
1. FINAL DESIGN SHALL CONFORM TO AB1881 OR CITY ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.	
2. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.	
3. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.	
4. ALL TREE AND SHRUB AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. TREE AND SHRUB AREAS SHALL BE ON SEPARATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.	
5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.	
6. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS TO THE MAXIMUM EXTENT POSSIBLE.	
7. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:	
A. LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION.	
B. LOCATION, TYPE, AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS.	
C. STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.	
D. FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.	
E. HYDROZONE INFORMATION TABLE.	
F. WATER USE CALCULATIONS.	
8. THIS PROJECT IS NOT PART OF A RECYCLED WATER PROGRAM. POTABLE WATER WILL BE USED FOR IRRIGATION.	



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

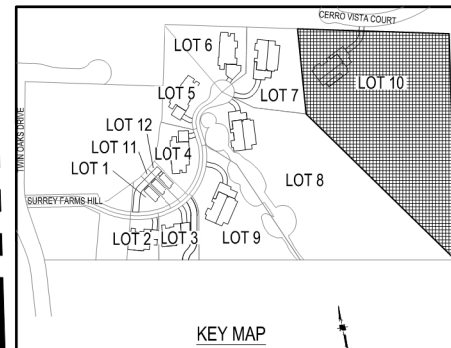
1570 Oakland Road
San Jose, CA 95131

(408) 487-2200
HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 10 | APP #S-24-032

	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 10.DWG
DESIGNED BY:		JN
DRAWN BY:		JN
CHECKED BY:		ST
DATE:		JUNE 6, 2025
SCALE:		1"=20'
© HMH		

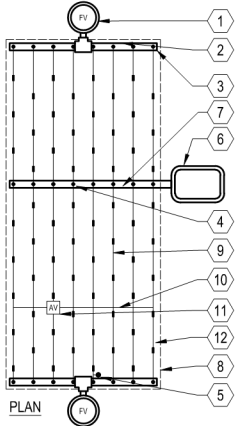
HYDROZONE PLAN



PLOTTED: 9/15/2025 5:20 PM

S:\PROJECTS\15710\LAIR ANNINGS\15710-LOT 10.DWG

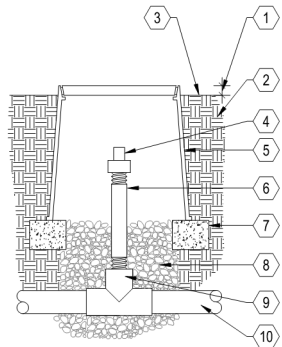
- NOTE:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
 2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
 3. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH



J DRIPLINE CENTER - FEED LAYOUT
SCALE: N.T.S.

- 1 DRIPLINE AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
- 2 PVC FLUSH MANIFOLD
- 3 DRIPLINE MANIFOLD-TO-ELBOW CONNECTION
- 4 DRIPLINE MANIFOLD-TO-TEE CONNECTION
- 5 DRIPLINE OPERATION INDICATOR
- 6 REMOTE CONTROL VALVE WITH FILTER AND PRESSURE REGULATOR
- 7 PVC SUPPLY MANIFOLD
- 8 ZONE PERIMETER
- 9 DRIPLINE LATERAL
- 10 AIR/VACUUM RELIEF LATERAL DRIPLINE BLANK TUBING CENTERED ON MOUND OR BERM
- 11 DRIPLINE AIR / VACUUM RELIEF VALVE PLUMBED TO DRIPLINE BLANK TUBING AT EACH HIGH POINT
- 12 PERIMETER LATERALS 2" TO 4" FROM EDGE

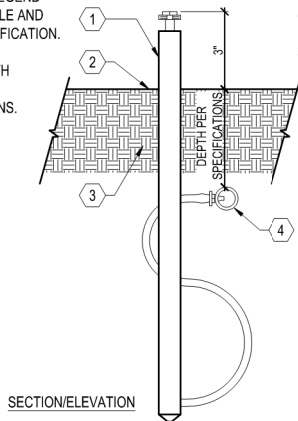
- NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.
 2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 3. LOCATE AND USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE AT LOW POINTS.



G DRIPLINE FLUSH VALVE
SCALE: N.T.S.

- 1 1" ABOVE FINISH GRADE
- 2 NATIVE SOIL PER SPECIFICATIONS
- 3 FINISH GRADE
- 4 DRIPLINE FLUSH VALVE
- 5 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "FV" ON LID IN 1" HIGH CHARACTERS
- 6 3/4" SCH 80 PVC NIPPLE
- 7 BRICK SUPPORTS
- 8 PEA GRAVEL SUMP (6" X 18")
- 9 PVC TEE (S X S X T) WITH 3/4" THREADED OUTLET
- 10 PVC PIPING

- NOTES:
1. USE ONE OPERATION INDICATOR PER ZONE
 2. PLACE AT FLUSH END OF ZONE.
 3. SEE IRRIGATION LEGEND FOR PIPE SCHEDULE AND EQUIPMENT SPECIFICATION.
 4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

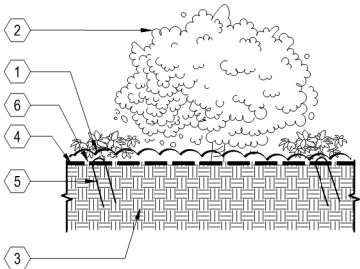


H DRIPLINE OPERATION INDICATOR
SCALE: N.T.S.

- 1 DRIPLINE OPERATION INDICATOR. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE
- 2 FINISHED GRADE
- 3 NATIVE SOIL BACKFILL PER SPECIFICATIONS
- 4 DRIPLINE. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE

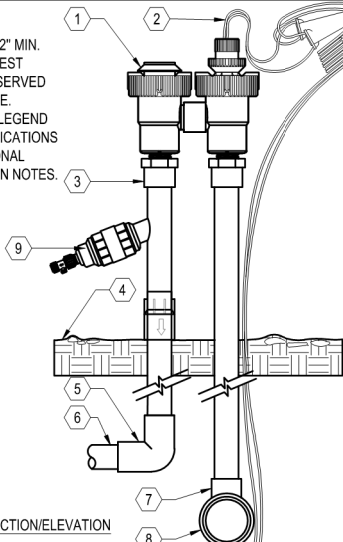
I DRIPLINE INSTALLED ON GRADE
SCALE: N.T.S.

- NOTES:
1. SEE IRRIGATION LEGEND SPECIFICATION
 2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS



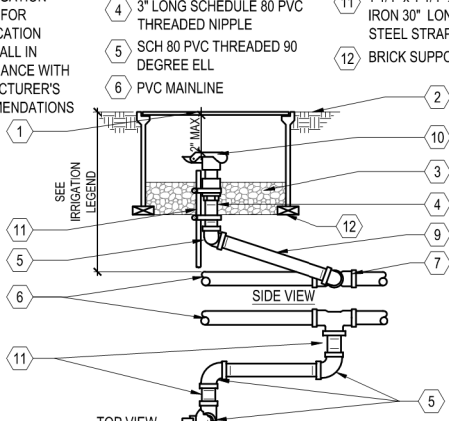
- 1 3" THICK LAYER BARK MULCH
- 2 PLANTING BEYOND. SEE PLANTING DETAILS.
- 3 SOIL (SEE PLANTING DETAIL FOR SPECIFICATIONS)
- 4 DRIPLINE PER DRIPLINE TRENCH DETAIL
- 5 STEEL SOIL STAPLES PER MANUFACTURER'S RECOMMENDATIONS
- 6 FINISHED GRADE

- NOTES:
1. SET VALVE 12" MIN. ABOVE HIGHEST SPRINKLER SERVED OR PER CODE.
 2. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.



D DRIP ANTI-SIPHON PLASTIC CONTROL VALVE
SCALE: N.T.S.

- NOTE:
1. NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE
 2. SEE IRRIGATION LEGEND FOR SPECIFICATION
 3. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

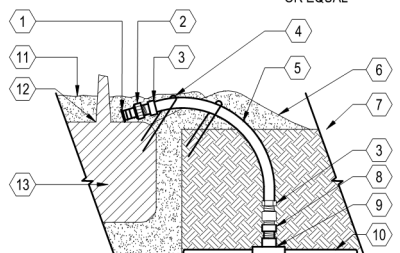


E QUICK COUPLING VALVE
SCALE: N.T.S.

- 1 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
- 2 FINISHED GRADE
- 3 PEA GRAVEL SUMP, MIN. 6" DEPTH
- 4 3" LONG SCHEDULE 80 PVC THREADED NIPPLE
- 5 SCH 80 PVC THREADED 90 DEGREE ELL
- 6 PVC MAINLINE
- 7 MAINLINE FITTING
- 8 10" LONG SCH 80 PVC THREADED NIPPLE
- 9 QUICK COUPLING VALVE
- 10 1 1/4" x 1 1/4" x 3/16" ANGLE IRON 30" LONG, 2 STAINLESS STEEL STRAPS
- 12 BRICK SUPPORTS, 2 TOTAL

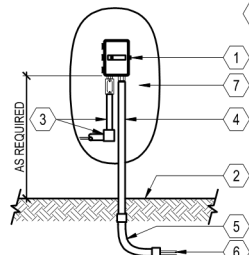
F ON GRADE TREE BUBBLER
SCALE: N.T.S.

- NOTES:
1. BUBBLER DISTANCE TO ROOT BALL WILL VARY DEPENDING ON THE CONTAINER SIZE OF THE PLANT. ALLOW 6" BETWEEN TRUNK AND BUBBLER.
 2. PLACE ALL BUBBLERS ON UPHILL SIDE OF SLOPE IF APPLICABLE. CONCEAL ALL EQUIPMENT UNDER MULCH. SEE IRRIGATION LEGEND FOR SPECIFICATION.
 3. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.



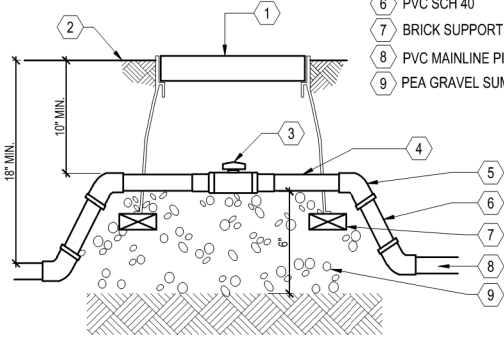
- 1 POSITION BUBBLER OVER ROOT BALL
- 2 PRESSURE COMPENSATING DRIP BUBBLER (SEE LEGEND FOR MODEL)
- 3 SUPER FUNNY PIPE 850
- 4 TUBING STAKES PVC COATED 12 GAUGE WIRE U STAKES QUANTITY AS NEEDED TO SECURE TUBING (2 MIN.) SALCO OR EQUAL
- 5 SUPER FUNNY PIPE 850
- 6 SOIL RING (SEE PLANTING DETAILS)
- 7 FINISHED GRADE
- 8 1/2" PVC SCH 40 (MIPT X SLIP) MALE ADAPTER UV RADIATION RESISTANT
- 9 PVC SCH 40 TEE OR ELL 1/2" (SLIP XSLIP X FIPT)
- 10 PVC LATERAL PIPE
- 11 MULCH PER SPECIFICATIONS
- 12 PLANT CROWN
- 13 ROOT BALL

- NOTES:
1. VERIFY LOCATION WITH PROJECT ELECTRICIAN.
 2. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS. THIS DRAWING IS PROVIDED FOR REFERENCE ONLY. INDIVIDUAL PROJECT REQUIREMENTS AND LOCAL CODES MAY DICTATE DIFFERENCES IN INSTALLATION PROCEDURES THAT ARE NOT IDENTIFIED ON THIS DETAIL.



A WALL MOUNT CONTROLLER
SCALE: N.T.S.

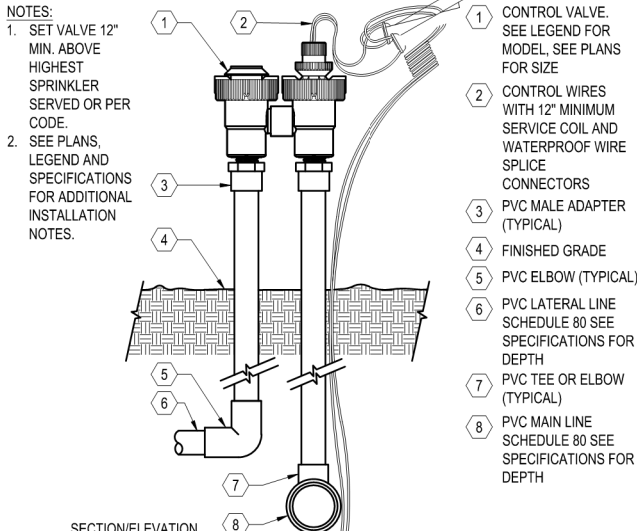
- NOTES:
1. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX
 2. INSTALL VALVE BOX SO TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPE



B BALL VALVE
SCALE: N.T.S.

- 1 6" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
- 2 FINISHED GRADE/ BEFORE PLANTING
- 3 BALL VALVE: SEE LEGEND FOR MAKE AND MODEL - LINE SIZE
- 4 PVC SCH 40 MIN 8" LONG
- 5 PVC 45 FITTING SCH 40 (TYP.)
- 6 PVC SCH 40
- 7 BRICK SUPPORT, 2 TOTAL
- 8 PVC MAINLINE PIPE
- 9 PEA GRAVEL SUMP, MIN. 6" DEEP

C ANTI-SIPHON PLASTIC CONTROL VALVE
SCALE: N.T.S.



- 1 CONTROL VALVE. SEE LEGEND FOR MODEL, SEE PLANS FOR SIZE
- 2 CONTROL WIRES WITH 12" MINIMUM SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS
- 3 PVC MALE ADAPTER (TYPICAL)
- 4 FINISHED GRADE
- 5 PVC ELBOW (TYPICAL)
- 6 PVC LATERAL LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH
- 7 PVC TEE OR ELBOW (TYPICAL)
- 8 PVC MAIN LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH

SURREY FARMS ESTATES

TWIN OAKS DRIVE, LOS GATOS

DEVELOPMENT REVIEW PLAN SET

LOT 10 | APP #S-24-032

NO.	DATE	DESCRIPTION
1	9/15/2025	PER CITY COMMENTS
2	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
4	3/31/2025	PER CITY COMMENTS
5	1/8/2025	PER CITY COMMENTS
PROJECT NO: 4185.10		
CAD DWG FILE: 418510CL - LOT 10.DWG		
DESIGNED BY: HMH		
DRAWN BY: HMH		
CHECKED BY: ST		
DATE: JUNE 6, 2025		
SCALE: NONE		
© HMH		

IRRIGATION DETAILS

S:\PROJECTS\15151\LAND PLANNING\15151\CL - LOT 10.DWG

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 10 | APP #S-24-032

	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:		4185.1
CAD DWG FILE:		418510CL - LOT 10.DWG
DESIGNED BY:		HMH
DRAWN BY:		HMH
CHECKED BY:		ST
DATE:		JUNE 6, 2025
SCALE:		NONE
© HMH		

CONCEPT IMAGERY



E 6' CLEAR VIEW FENCE
COLOR SHALL BE BLACK



B PLANTING PALETTE



G ACCENT PLANTER
SCALE: NONE



D 6' ALUMINUM PRIVACY FENCE AND GATE
COLOR SHALL BE BLACK



C RETAINING WALL
SHALL BE VARIEGATED CMU WITH WALL CAP FROM ORCO BLOCK AND HARDSCAPE
COLOR SHALL BE BORREGO
SPLIT FACE ON EXPOSED SURFACE
LRV SHALL BE MAX 30%



A PERMEABLE PAVERS



F VINE ON POST
SCALE: NONE

S:\PROJECTS\1515101\LAND PLANNING\1515101-LOT 10.DWG



FRONT PORCH WALL MOUNT LIGHT



OUTDOOR WALL MOUNT LIGHT



POST LIGHT

P SITE LIGHTING
SCALE: NONE

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.

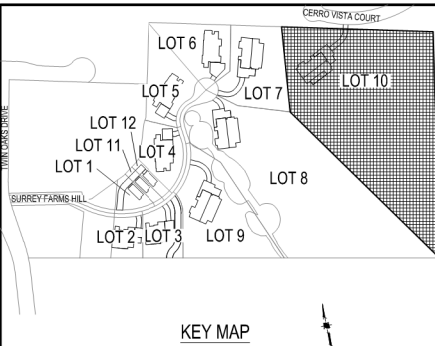
KEEP THE MAXIMUM COLOR TEMPERATURE FOR OUTDOOR LIGHTING BELOW 2700 KELVIN, EXCEPT FOR OUTDOOR DECORATIVE LIGHTING FROM NOVEMBER 15 TO JANUARY 15.

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.

LIMIT OF WORK

PROPERTY LINE



SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 10 | APP #S-24-032

	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 10.DWG	
DESIGNED BY:	JN	
DRAWN BY:	JN	
CHECKED BY:	ST	
DATE:	JUNE 6, 2025	
SCALE:	1"=20'	
© HMM		

CONCEPTUAL
LIGHTING PLAN