

# ARCHITECTURE AND SITE REVIEW **SURREY FARMS - LOT 12 (S-24-059)**

# A RESIDENTIAL DEVELOPMENT



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## PROJECT DATA

Lot 12 (S24-059 - APN 532-16-006, 178 Twin Oaks Drive	Existing	Proposed	Required
General Plan Designation	Agriculture	Agriculture	Agriculture
Zoning	RC	RC	RC
Use	Vacant Williamson Act	Single Family Residence	
Housing Unit Affordability	N/A	BMR (low)	
Gross Lot Size	N/A	4959 sf	20 acre minimum
Average Slope	11.18%	16.59%	
Reduction Factor	N/A	13.16%	
Net Lot Size	N/A	4346	
Lot Frontage	N/A	32.2'	N/A
Lot Depth	N/A	142"	N/A
Height	N/A	27'4"	25 feet max per HDS&G. 18 max for visible homes
Gross Floor Area			
Countable Attic	N/A	N/A	
Second Floor	N/A	1025	
First Floor	N/A	589	
Accessory Buildings	N/A	N/A	
Total Countable SF	N/A	1681 (includes 67 sf of countable garage)	3,800 sf
Garage	N/A	467	Up to 400 SF excluded from total
Below Grade SF (exempt)	N/A	N/A	Exempt
ADU	N/A	N/A	800 sf of extra floor area allowed. Max unit size 1,200 sf
Lot Coverage	N/A	25.5%	N/A in RC
Setbacks			
Front	N/A	56.27'	30'
Side	N/A	5	20'
Side	N/A	5	20'
Rear	N/A	44.6'	25'
Parking	N/A	2 spaces garage	2 spaces, 4 on-site guest parking

\*Reduction Factor based on existing average slope

## PROJECT DESCRIPTION

ARCHITECTURE & SITE REVIEW FOR A SINGLE FAMILY HOUSE ON THE 0.1-ACRE PROPOSED LOT 12 (S-24-059) 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  
4570 OAKLAND ROAD

OWNER: LARRY DODGE      ARCHITECT: PLATFORM ARCHITECTURE & PLANNING  
CONTACT: JIM FOLEY      CONTACT: CHRIS HALL  
223 W MAIN STREET      1804 5TH STREET  
LOS GATOS, CA 95030      BERKELEY, CA 94710

LANDSCAPE ARCHITECT: HMH LANDSCAPE ARCHITECTURE  
CONTACT: SHAWN TAYLOR  
1570 OAKLAND ROAD  
SAN JOSE, CA 95131  
(408) 497-2200

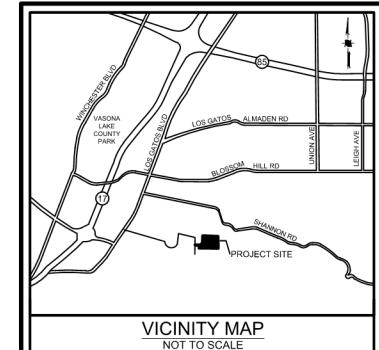
# SURREY FARM ESTATES

**LOT 12 (S-24-059)**  
**178 TWIN OAKS DRIVE**  
**ARCHITECTURE & SITE REVIEW**

## TITLE SHEET

1-0





#### LEGEND

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

#### ABBREVIATIONS

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

#### TWIN OAKS DRIVE

PROJECT TS418510P1PERMIT1418510SP OVERALL LOT 12.DWG



## SURREY FARM ESTATES LOT 12 (S-24-059) 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: 418510P OVERALL LOT 12.DWG

DESIGNED BY: OB

DRAWN BY: NW

CHECKED BY: DM

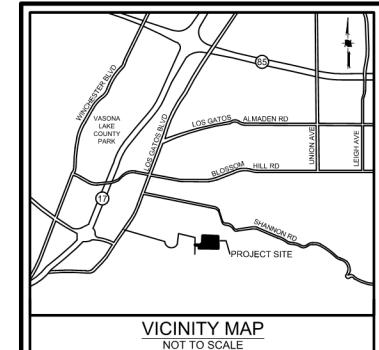
DATE: MAY 31, 2024

SCALE: 1" = 50'

© HMM

#### OVERALL SITE PLAN

2.1



**LEGEND**

PROJECT BOUNDARY  
LOT LINE (PROPOSED)  
EASEMENT (EXISTING)  
EASEMENT (PROPOSED)

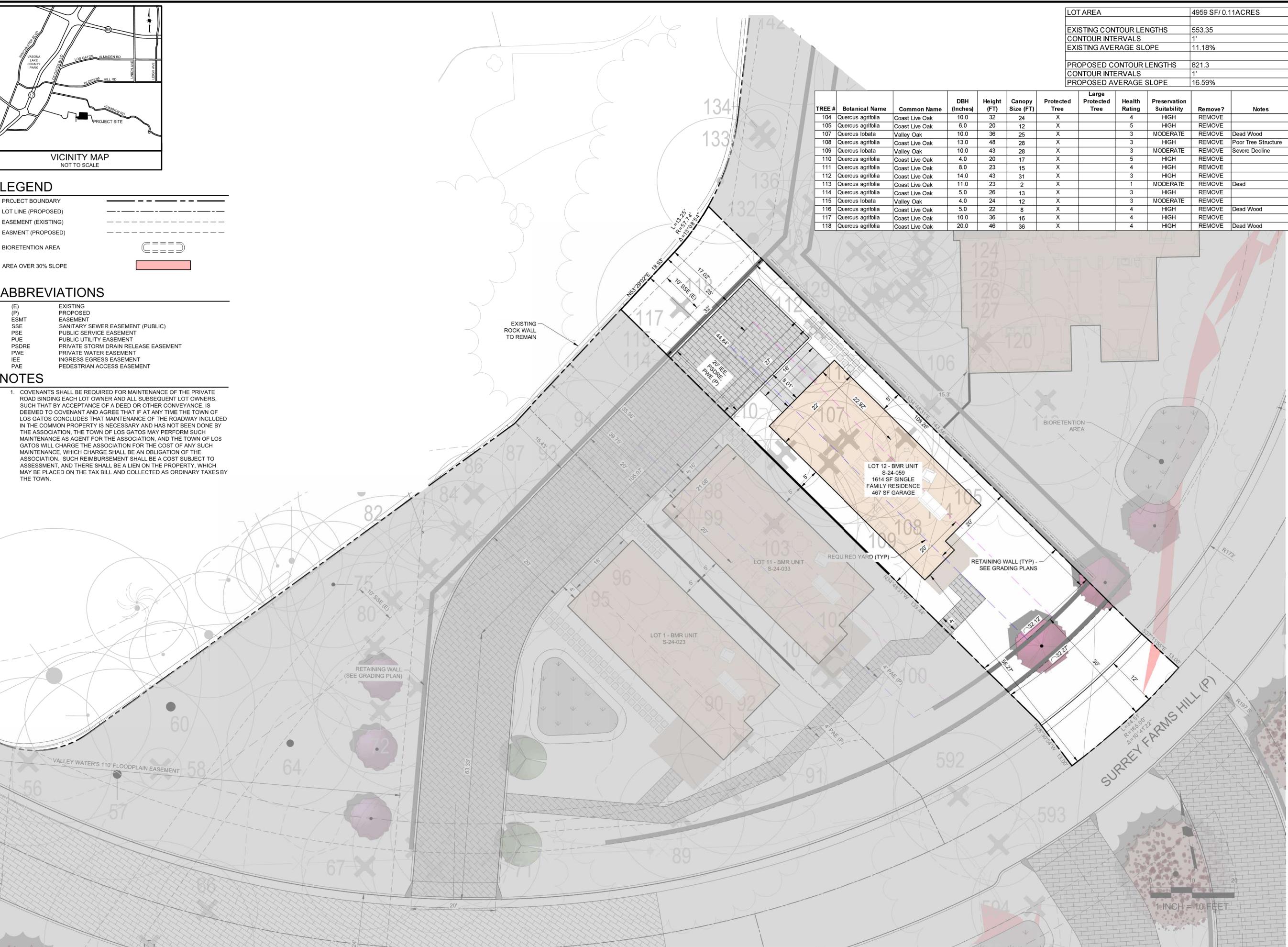
BIORETENTION AREA  
AREA OVER 30% SLOPE

#### ABBREVIATIONS

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

#### NOTES

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



## SURREY FARM ESTATES

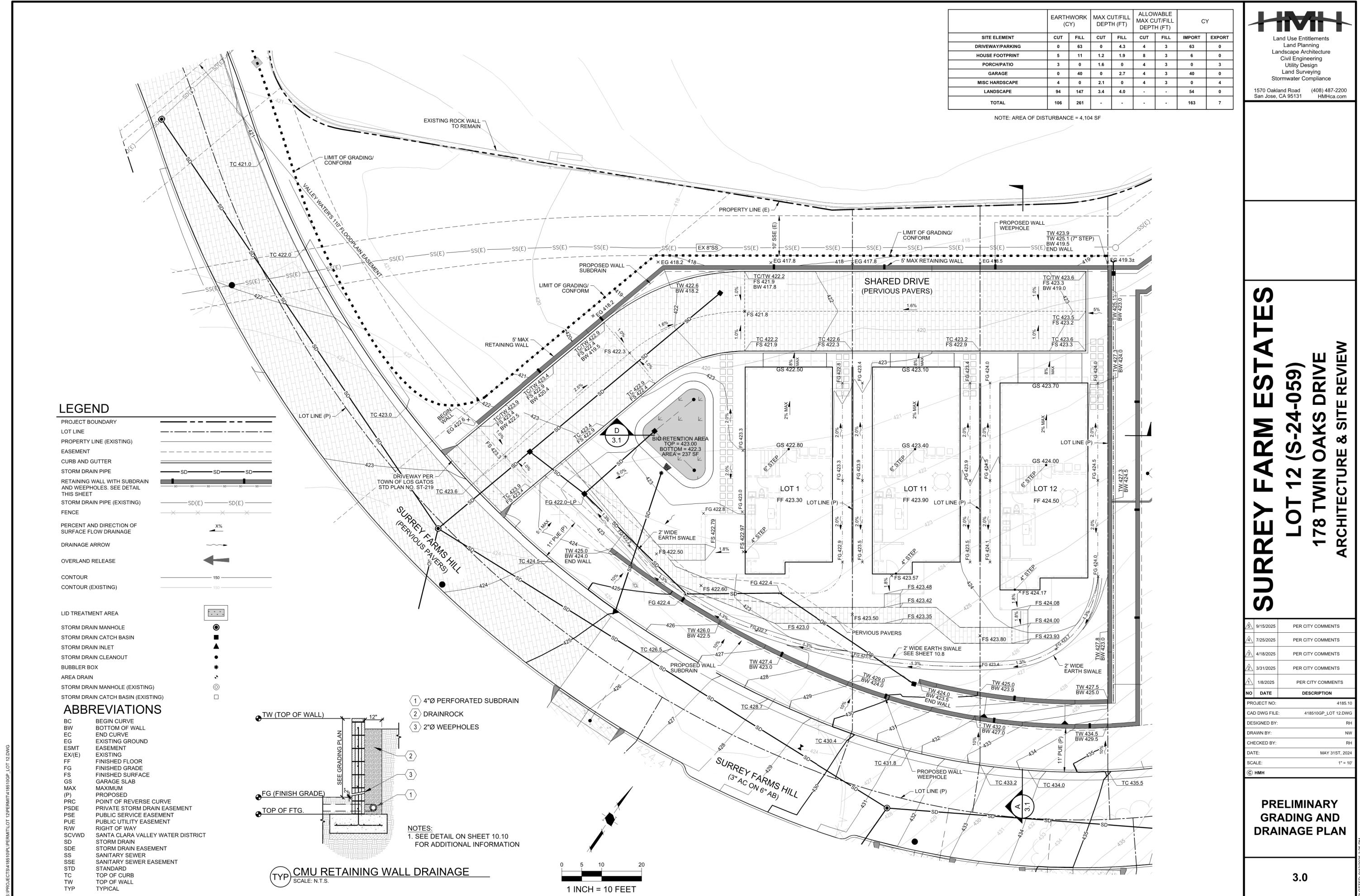
### LOT 12 (S-24-059)

#### 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
<b>NO DATE</b>	<b>DESCRIPTION</b>
PROJECT NO:	4185.10
CAD DWG FILE:	418510SP_LOT 12.DWG
DESIGNED BY:	OB
DRAWN BY:	NW
CHECKED BY:	DM
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'
<b>(C) HMM</b>	

#### SITE PLAN

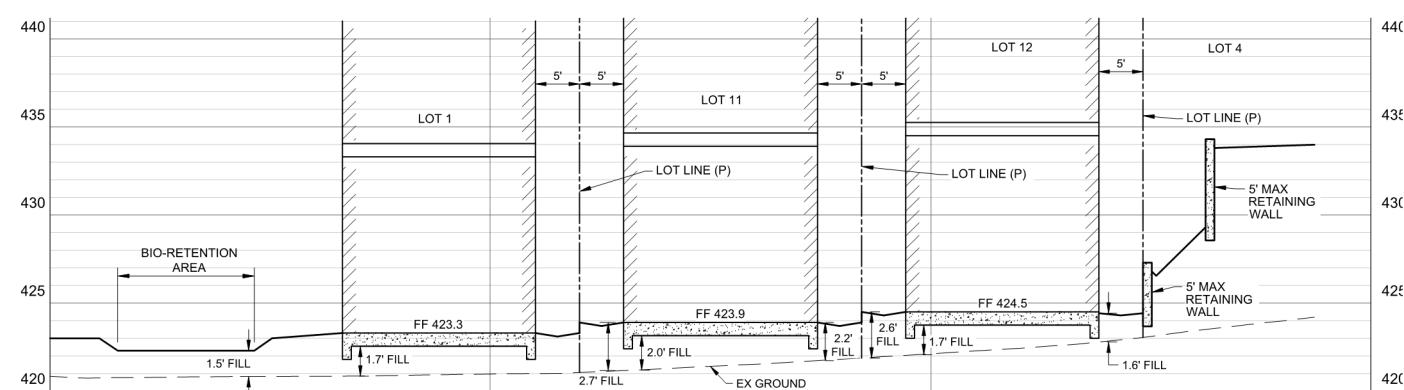
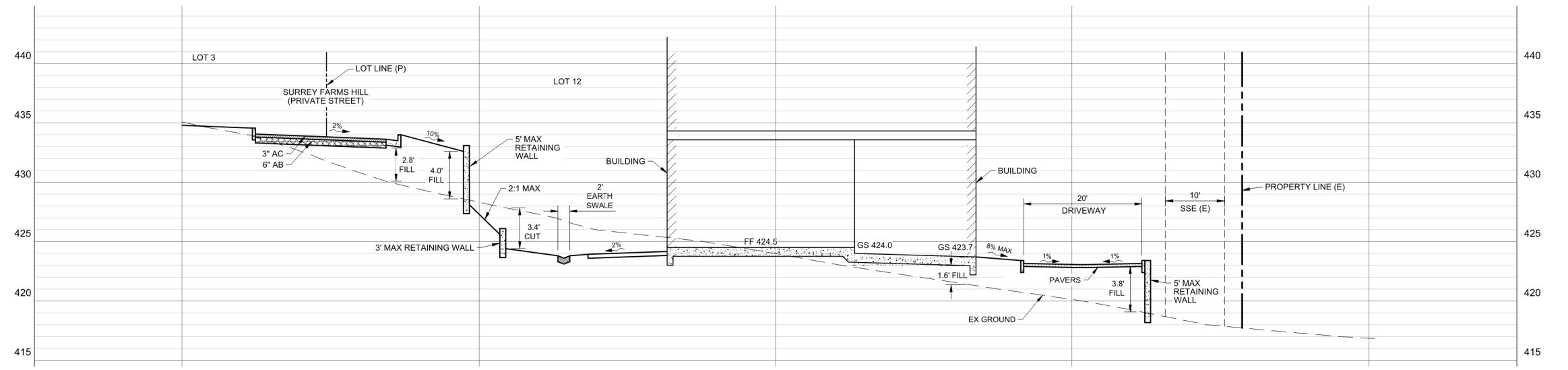


**SURREY FARM ESTATES**  
**LOT 12 (S-24-059)**  
**178 TWIN OAKS DRIVE**  
**ARCHITECTURE & SITE REVIEW**

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CAD DWG FILE:	418510GP.LOT 12.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN
© HMH	

**PRELIMINARY  
GRADING  
SECTIONS**

3.1



# SURREY FARM ESTATES

## LOT 12 (S-24-059)

### 178 TWIN OAKS DRIVE

#### ARCHITECTURE & SITE REVIEW

9/15/2025	PER CITY COMMENTS
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1/8/2025	PER CITY COMMENTS

#### UTILITY PLAN

4.0

#### ABBREVIATIONS

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

#### LEGEND

PROPOSED	EXISTING
PROJECT BOUNDARY	- - - - -
PROPERTY LINE	- - - - -
RIGHT OF WAY	- - - - -
EASEMENT	- - - - -
CURB AND GUTTER	- - - - -
CENTERLINE	- - - - -
SANITARY SEWER	— SS —
SANITARY SEWER MANHOLE	● SS
SANITARY LATERAL	— SS —
SANITARY SEWER CLEAN OUT	● SS
STORM DRAIN LINE	— SD —
STORM DRAIN PERFORATED LINE	— SD —
STORM DRAIN MANHOLE	○ SD
STORM DRAIN CLEAN OUT	● SD
STORM DRAIN CURB INLET	▲ SD
STORM DRAIN FIELD INLET (2X2)	■ SD
STORM DRAIN JUNCTION BOX (2X2)	■ SD
W / BOLTED DOWN SOLID COVER	■ SD
RETAINING WALL WITH SUBDRAIN AND WEEPHOLES. SEE DETAIL ON GRADING PLAN	— SD —
TREE	●

SHOWN FOR INFORMATION ONLY. DESIGNED BY OTHERS

WATER MAIN

WATER SERVICE AND METER

FIRE HYDRANTS

JOINT TRENCH

0 5 10 20  
1 INCH = 10 FEET

#### UTILITY PROVIDERS:

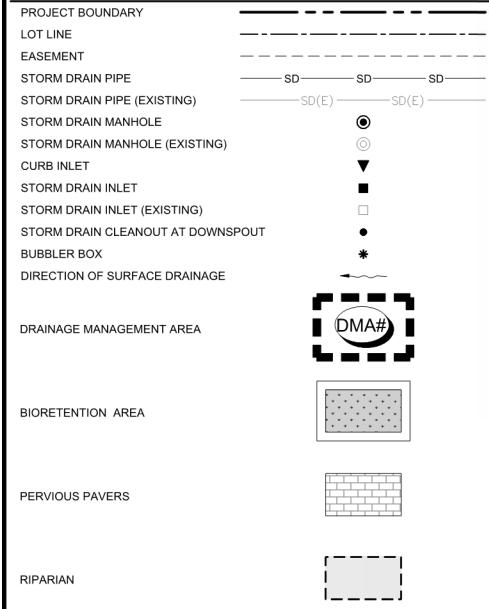
STORM DRAIN TOWN OF LOS GATOS

SANITARY SEWER WEST VALLEY SANITARY DISTRICT

WATER SAN JOSE WATER CO.

GAS/ELECTRIC PG&E

## LEGEND



### 2. Project Size

a. Total Site Area: 765,552 (ft <sup>2</sup> )		b. Total Land Area Disturbed During Construction: 242,482 (ft <sup>2</sup> ) (including clearing, grading, stockpiling, or excavating)			
Project Totals	Total Existing (Pre-project) Area (ft <sup>2</sup> )	Existing Area Retained <sup>1</sup> (ft <sup>2</sup> )	Existing Area Replaced <sup>2</sup> (ft <sup>2</sup> )	New Area Created <sup>3</sup> (ft <sup>2</sup> )	Total Post-Project Area (ft <sup>2</sup> )
<b>Impervious Area (IA)</b>					
c. Total on-site IA	0	0	0	96,692	96,692
d. Total off-site IA <sup>4</sup>	694		694	0	694
e. Total project IA	694	0	694	96,692	97,386
f. Total new and replaced IA				97,386	
<b>Pervious Area (PA)<sup>4</sup></b>					
g. Total on-site PA	764,361				667,669
h. Total off-site PA <sup>3</sup>	497				497
i. Total project PA	764,858				668,166
j. Total Project Area (2c.+2i.)	765,552				765,552
k. Percent Replacement of IA in Redevelopment Projects: (Total Existing IA Replaced + Total Existing IA) x 100% 100 %					

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

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

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

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

### 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 PERMITTEE 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 INSTITUTE 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.

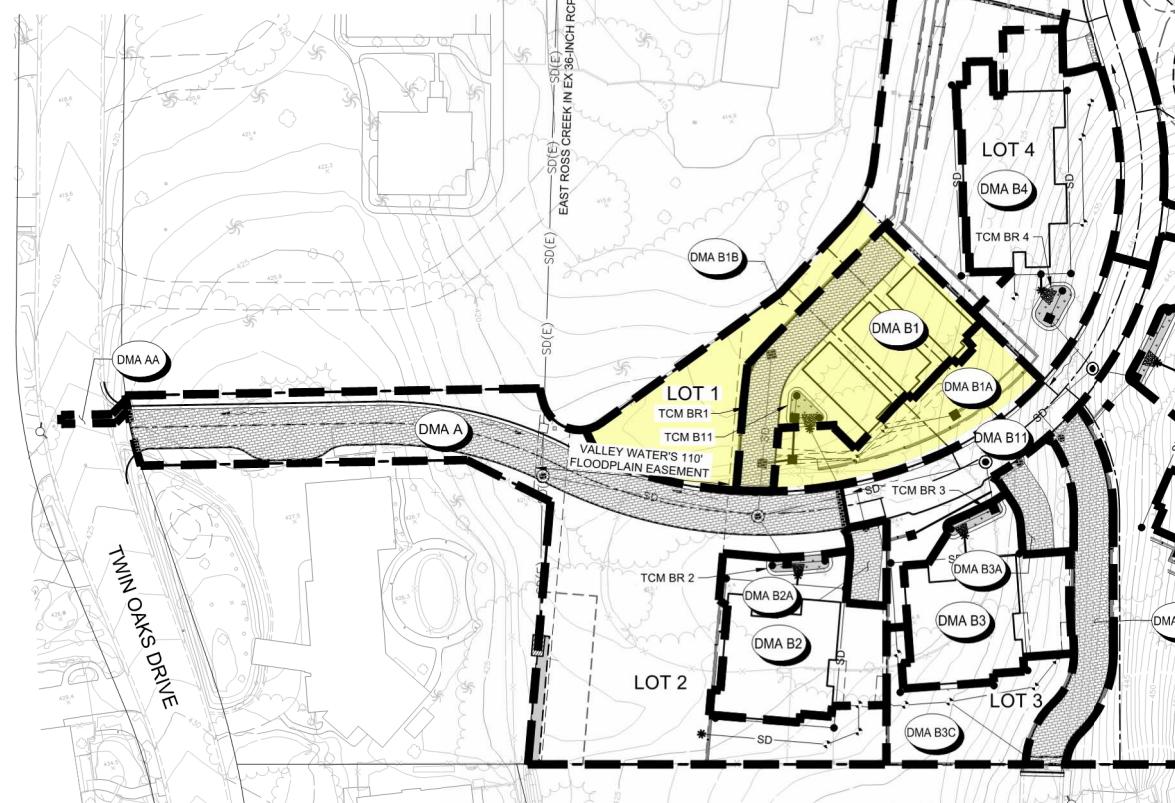
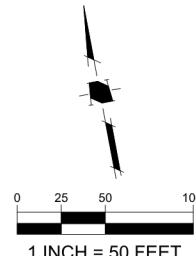
### STANDARD STORMWATER CONTROL NOTES:

- 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.



### HYDROMODIFICATION NOTE:

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



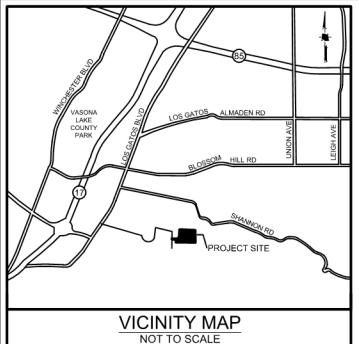
**SURREY FARM ESTATES**  
**LOT 12 (S-24-059)**  
**178 TWIN OAKS DRIVE**  
**ARCHITECTURE & SITE REVIEW**

9/15/2025	PER CITY COMMENTS
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1/8/2025	PER CITY COMMENTS
NO DATE	DESCRIPTION
PROJECT NO:	4185.10
CAD DWG FILE:	418510SW_Lot 12.DWG
DESIGNED BY:	MD
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31, 2024
SCALE:	1" = 50'
(C) HMH	

### STORMWATER CONTROL PLAN

5.0





## 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.

## SECTION 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).

## 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).

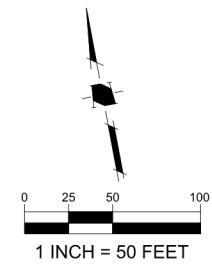
## LEGEND

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



## MAINTENANCE SCHEDULE

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



1 INCH = 50 FEET

**SURREY FARM ESTATES**  
**LOT 12 (S-24-059)**  
**178 TWIN OAKS DRIVE**

LOT 12 (S-24-059)

# 18 WINOAKS DRIVE ARCHITECTURE & SITE REVIEW

DATE	DESCRIPTION
9/15/2025	PER CITY COMMENTS
7/25/2025	PER CITY COMMENTS
4/18/2025	PER CITY COMMENTS
3/31/2025	PER CITY COMMENTS
1/8/2025	PER CITY COMMENTS
DATE	DESCRIPTION

## EROSION CONTROL PLAN

6-0

**SURREY FARM ESTATES**  
**LOT 12 (S-24-059)**  
**178 TWIN OAKS DRIVE**  
**ARCHITECTURE & SITE REVIEW**

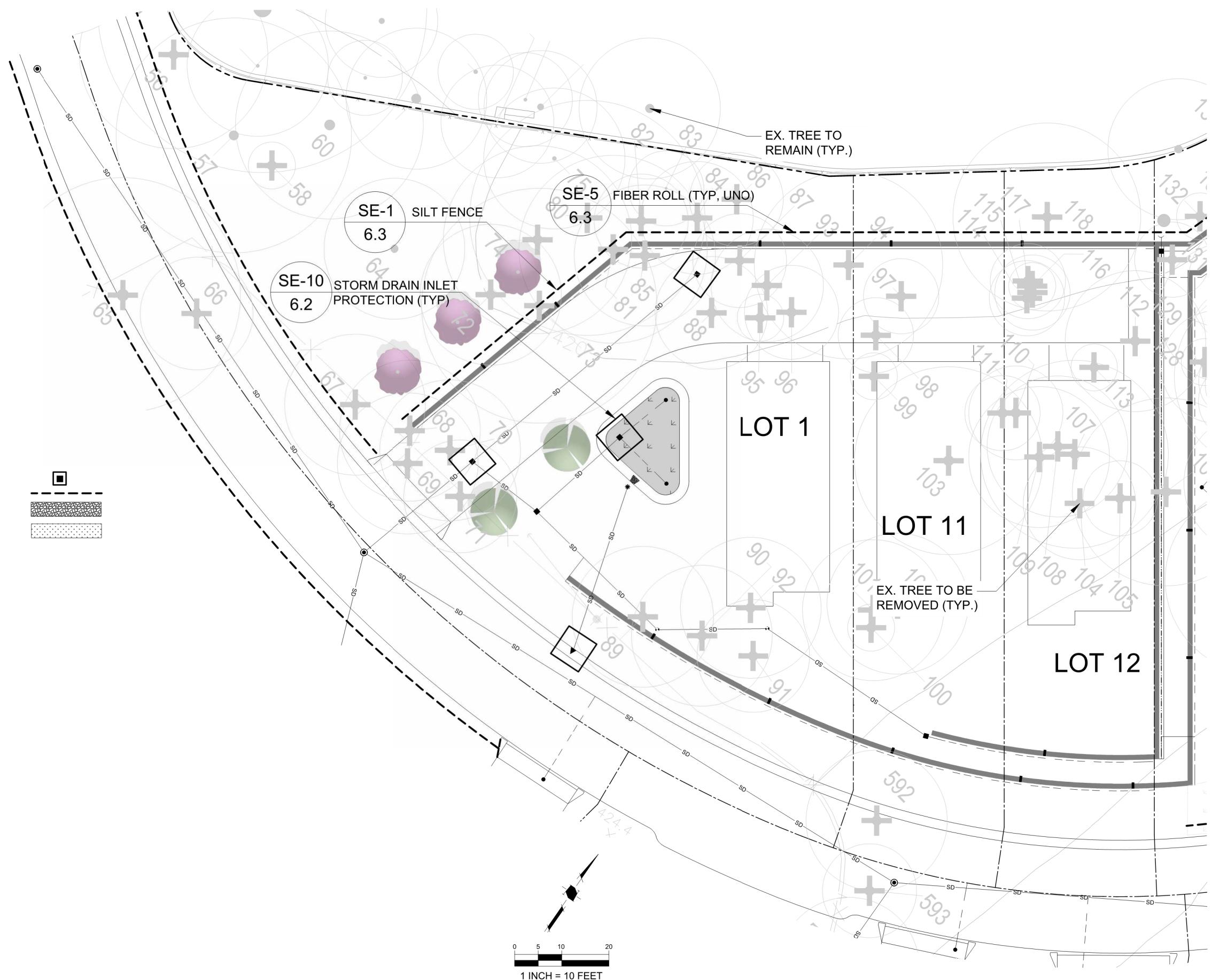
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	1/8/2025	PER CITY COMMENTS
<b>NO</b>	<b>DATE</b>	<b>DESCRIPTION</b>
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DESIGNED BY: AV/R		
DRAWN BY: A		
CHECKED BY: R		
DATE: MAY 31ST, 2025		
SCALE: 1" = 6'		
<input checked="" type="checkbox"/> CMMH		

## **EROSION CONTROL PLAN**

6-1

## LEGEND

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



# SURREY FARM ESTATES

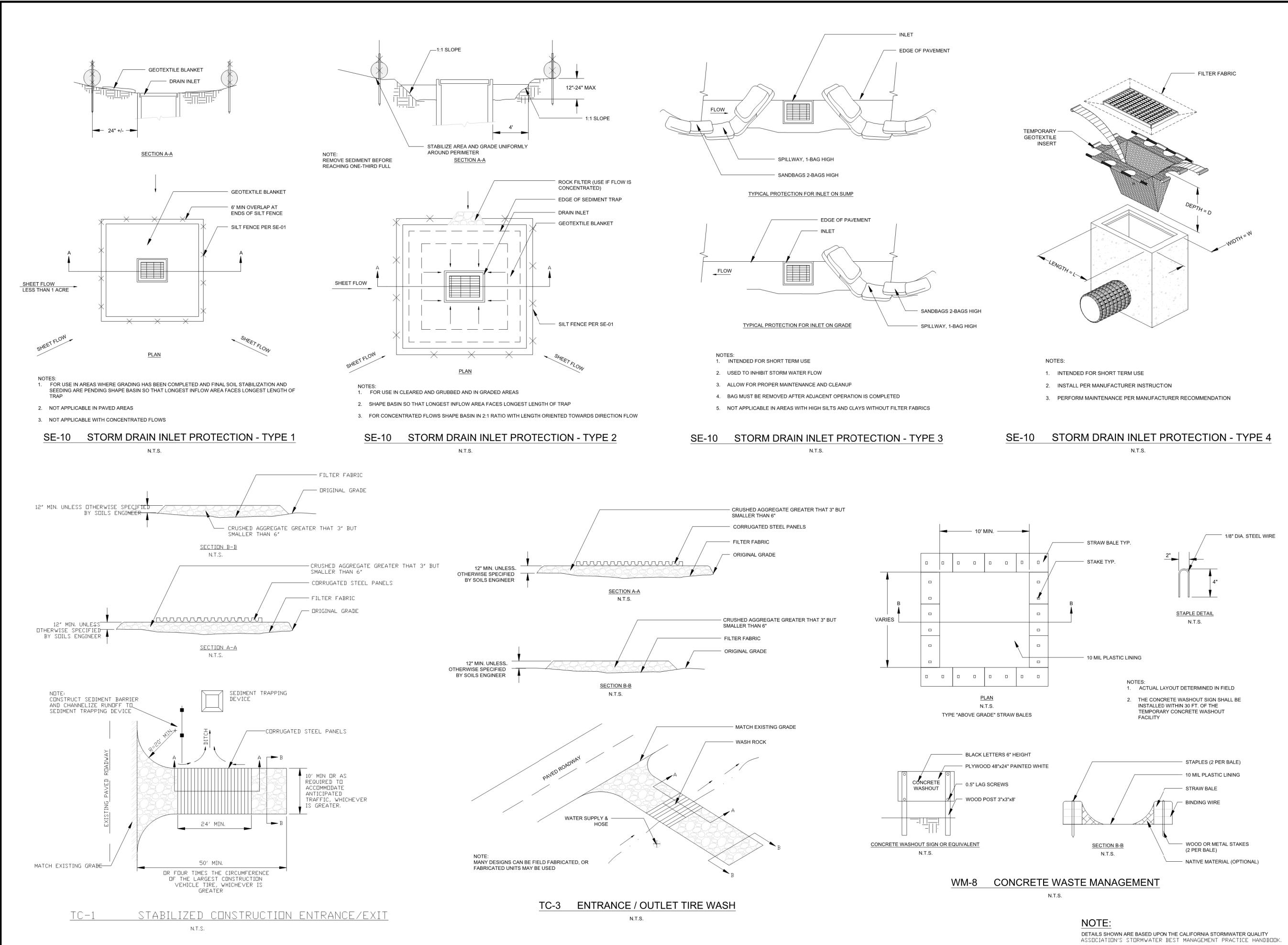
## LOT 12 (S-24-059)

### 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 12.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN
(C) HMH	

#### EROSION CONTROL DETAILS



# SURREY FARM ESTATES

## LOT 12 (S-24-059)

### 178 TWIN OAKS DRIVE

#### ARCHITECTURE & SITE REVIEW

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

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

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

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

**SE-3 SEDIMENT TRAP**  
N.T.S.

INITIAL CHANNEL ANCHOR TRENCH  
N.T.S.  
TERMINAL SLOPE AND CHANNEL ANCHOR TRENCH  
N.T.S.  
STAKE AT 3' TO 5' INTERVALS  
3' OVERLAP  
STAPLE SPACING IN SLOPES 12"  
CHECK SLOT AT 25'-0" INTERVALS  
ISOMETRIC VIEW  
N.T.S.  
INTERMITTENT CHECK SLOT  
N.T.S.  
4"x4" ANCHOR SHOE  
LONGITUDINAL ANCHOR TRENCH  
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.

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

**SE-5 FIBER ROLLS**  
N.T.S.

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

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 12.DWG	
DESIGNED BY:	AV/RH	
DRAWN BY:	NW	
CHECKED BY:	RH	
DATE:	MAY 31ST, 2024	
SCALE:	AS SHOWN	
(C)	HMH	

#### EROSION CONTROL DETAILS

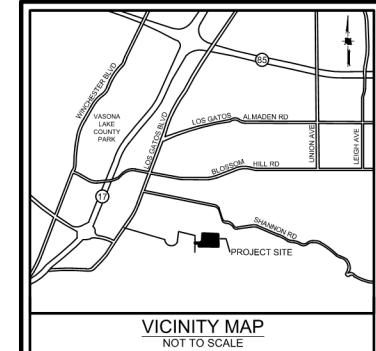
NOTE:  
DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

6.3

PLOTTED: 8/12/2025 3:15 PM

PROJECT TS418510PLU/PERMIT/LOT 12/PERMIT/LOT 14/EC.LOT 12.DWG





### REQUIRED FIRE FLOW & HYDRANTS

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

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

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

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

### NOTES

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

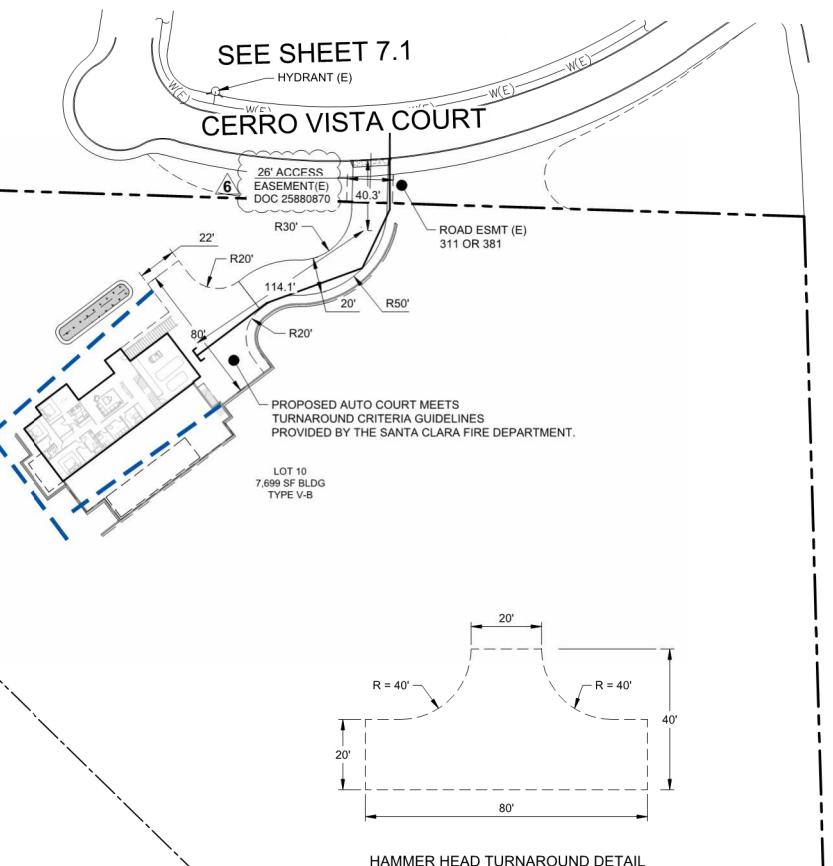
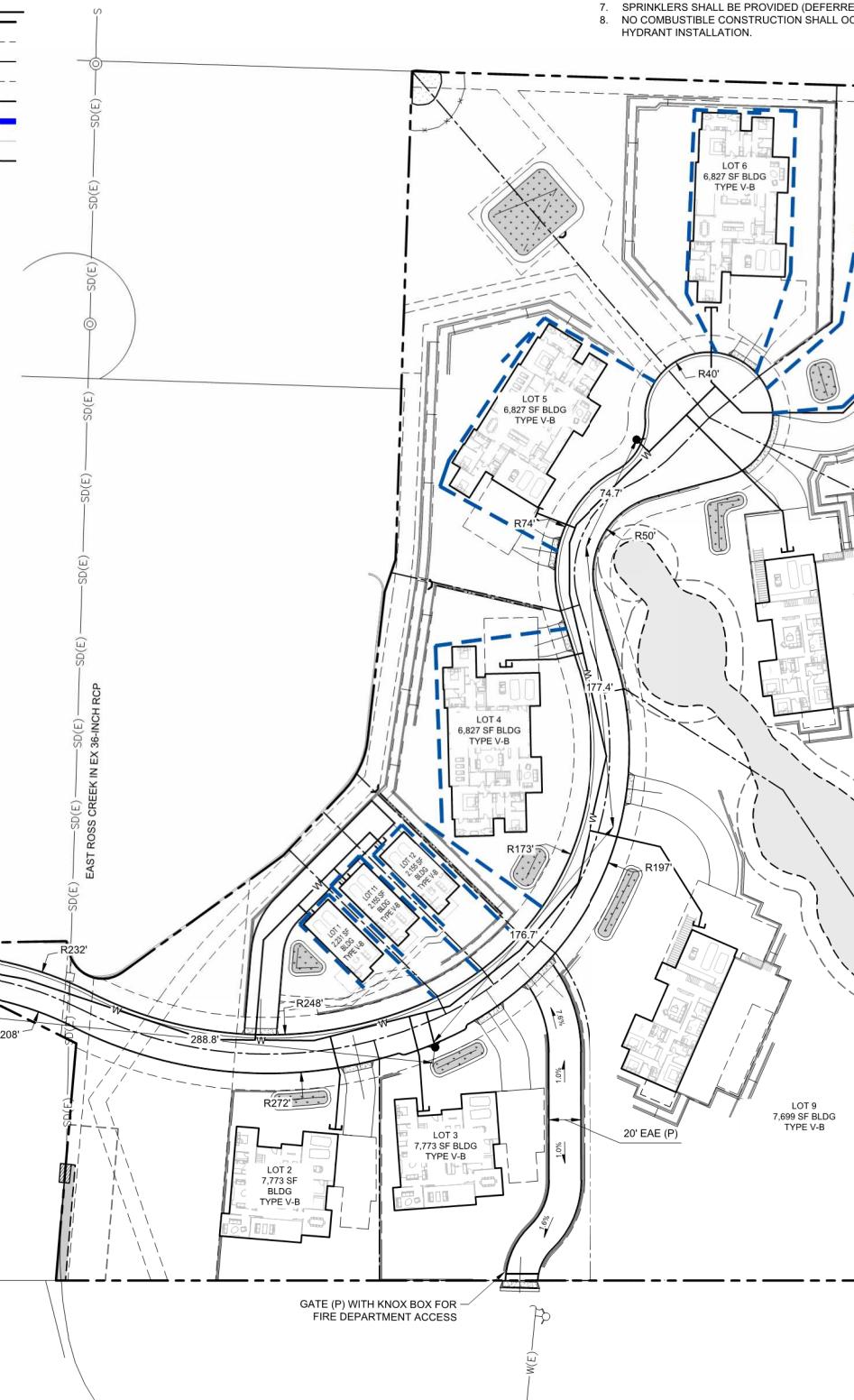
0 25 50 100  
1 INCH = 50 FEET

### LEGEND

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

30'/50' TURNING RADIUS

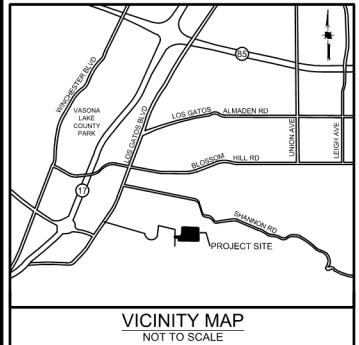
TWIN OAKS DRIVE



## SURREY FARM ESTATES LOT 12 (S-24-059) 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 12.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

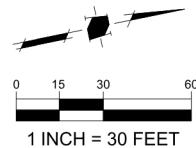
LOTS 4,5,6: 5775 SF, TYPE VB  
FIRE FLOW: 1000 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)  
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C,  
TABLE C102.1

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

## NOTES

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

## LEGEND



1 INCH = 30 FEET

**SURREY FARM ESTATES**  
**LOT 12 (S-24-059)**  
**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	
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PROJECT NO:	4185.10	
CAD DWG FILE:	418510FA_LOT 12.DWG	
DESIGNED BY:	XX	
DRAWN BY:	NW	
CHECKED BY:	RH	
DATE:	MAY 31ST, 2024	
SCALE:	AS SHOWN	

## **FIRE ACCESS PLAN**

7.1

The figure consists of two parts: a site plan on the left and a profile diagram on the right.

**Site Plan (Left):**

- CERRO VISTA DRIVE:** A road segment with a vertical alignment line. It has a 20.1' width and a 7.1% grade. A dashed line extends its vertical alignment to the right.
- CERRO VISTA COURT:** A road segment with a vertical alignment line. It has a 20.1' width and a 11.7% grade. A dashed line extends its vertical alignment to the right.
- SHANNON ROAD:** A road segment with a vertical alignment line. It has a 20.1' width and a 3.1% grade. A dashed line extends its vertical alignment to the right.
- HYDRANT (E):** Located at the intersection of Cerro Vista Drive and Cerro Vista Court.
- 26' ACCESS EASEMENT (E) DOC 25880870:** A 26' wide easement running parallel to Cerro Vista Court, starting from the intersection with Cerro Vista Drive.
- Curves:** The plan shows various curve radii: R20', R30', R50', 20', 22', and 6'.
- Vertical Alignment:** The vertical alignment for Cerro Vista Court is labeled "SEE SHEET 7.0".

**Profile Diagram (Right):**

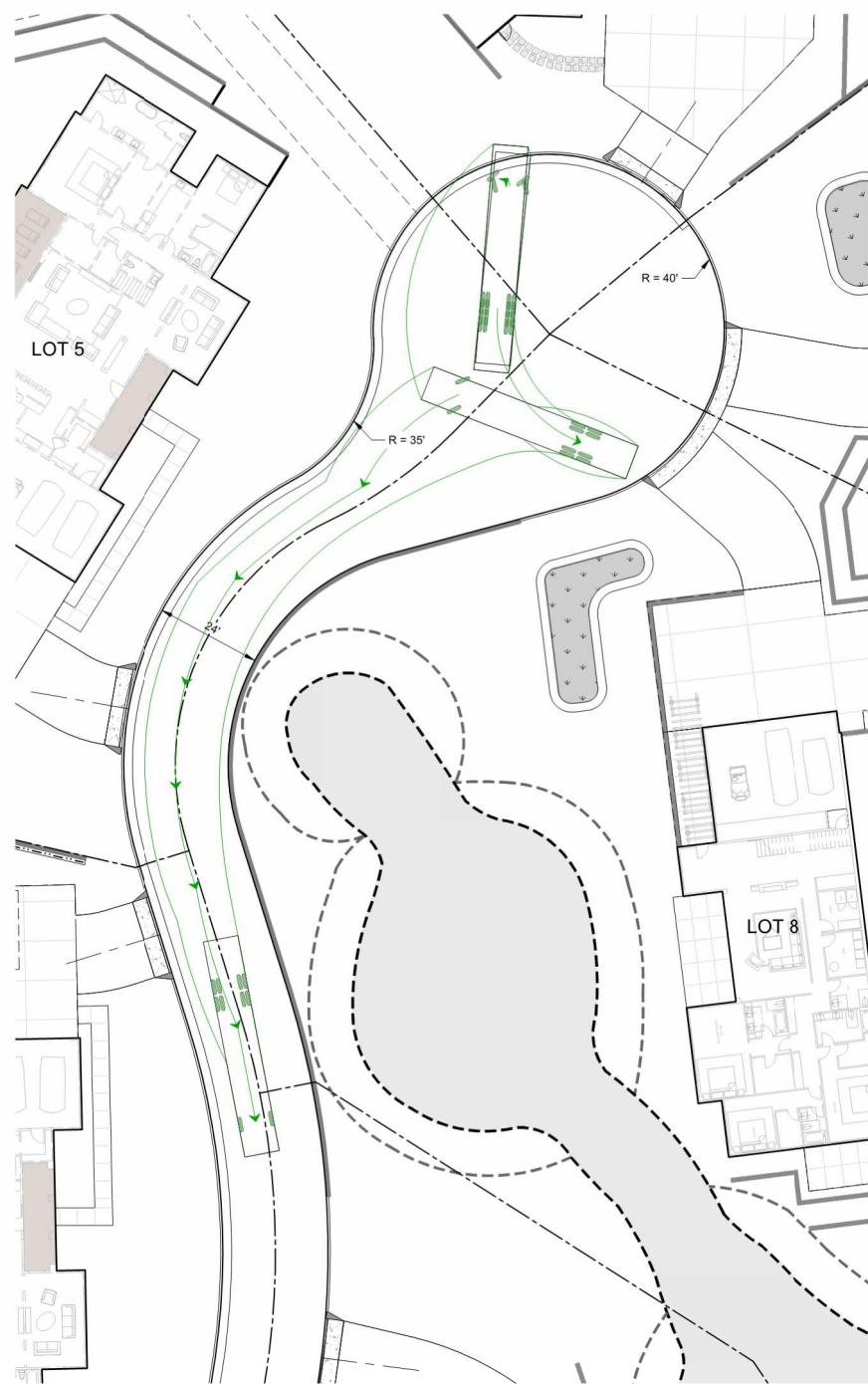
- CERRO VISTA COURT:** A road segment with a vertical alignment line. It has a 20.1' width and a 11.7% grade. A dashed line extends its vertical alignment to the right.
- SHANNON ROAD:** A road segment with a vertical alignment line. It has a 20.1' width and a 3.1% grade. A dashed line extends its vertical alignment to the right.
- Curves:** The profile shows various curve radii: 7.1%, 18.2', 8.4%, 15.9%, 6.5%, and 20.1'.

**SURREY FARM ESTATES**  
**LOT 12 (S-24-059)**  
**178 TWIN OAKS DRIVE**  
**ARCHITECTURE & SITE REVIEW**

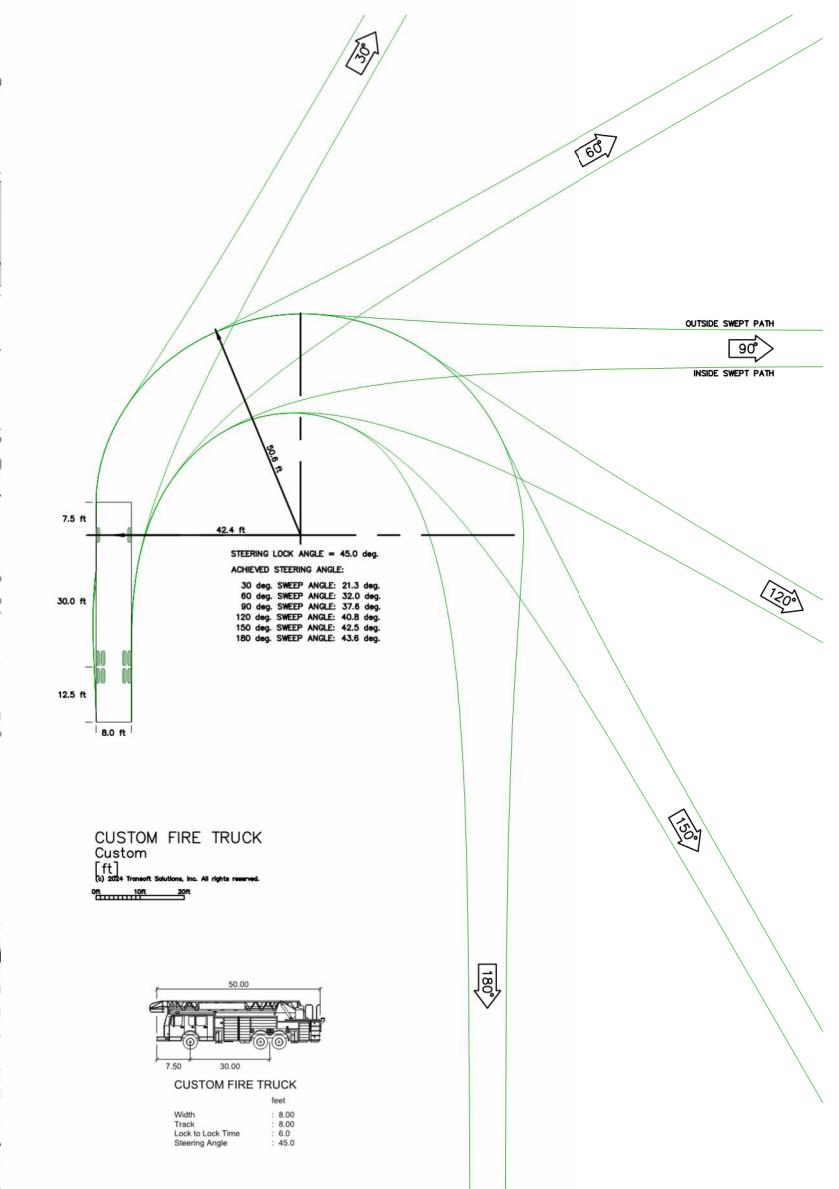


0 10 20 40  
1 INCH = 20 FEET

PROJECT TS418510PLPERMIT1418510FA.LOT 12.DWG



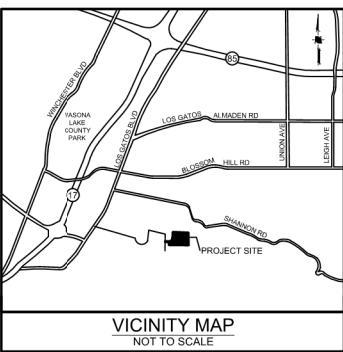
0 10 20 40  
1 INCH = 20 FEET



CUSTOM FIRE TRUCK  
Custom  
[ft]  
© 2024 Transit Solutions, Inc. All rights reserved.  
0 50 100 200



CUSTOM FIRE TRUCK  
feet  
Width : 8.00  
Track : 8.00  
Lock to Lock Time : 6.00  
Steering Angle : 45.0



VICINITY MAP  
NOT TO SCALE

9/15/2025	PER CITY COMMENTS
7/25/2025	PER CITY COMMENTS
4/18/2025	PER CITY COMMENTS
3/31/2025	PER CITY COMMENTS
1/8/2025	PER CITY COMMENTS
NO DATE	DESCRIPTION
PROJECT NO:	4185.10
CAD DWG FILE:	418510FA.LOT 12.DWG
DESIGNED BY:	RM
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CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN
(C) HMH	

**FIRE TRUCK  
TURNAROUND**



## **PLANNING APPLICATION - LOT 12 (S-24-023) ARCHITECTURAL SUBMITTAL**

### **OUR TEAM:**

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

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

#### **Architect: PLATFORM**

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

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

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

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

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

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

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

#### Proposed Project:

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

Lot 12 is a proposed as a BMR unit on its own lot and part of the 12 lot subdivision. See Civil Title Pg 1.0 for detailed Project Data.

### **SHEET INDEX:**

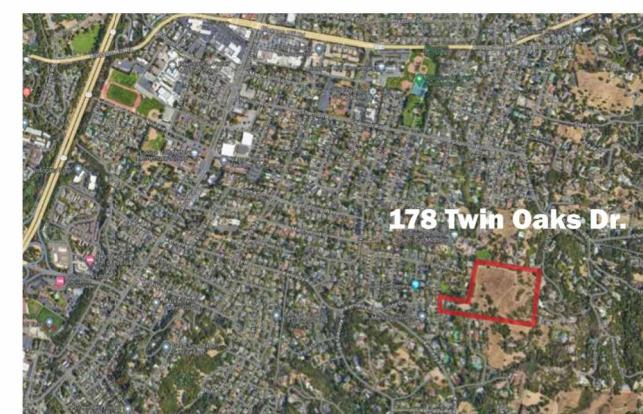
G0	Title Page / Project Info
G1.0	Existing Site Photos
A1.1	Site Plan and Ground Floor Plan
A1.2	Floor Plans
A2.1	Elevations / Color & Materials
A3.0	Building Sections
A3.1	Street Elevations / Site Sections
A4.1	Shadow Analysis

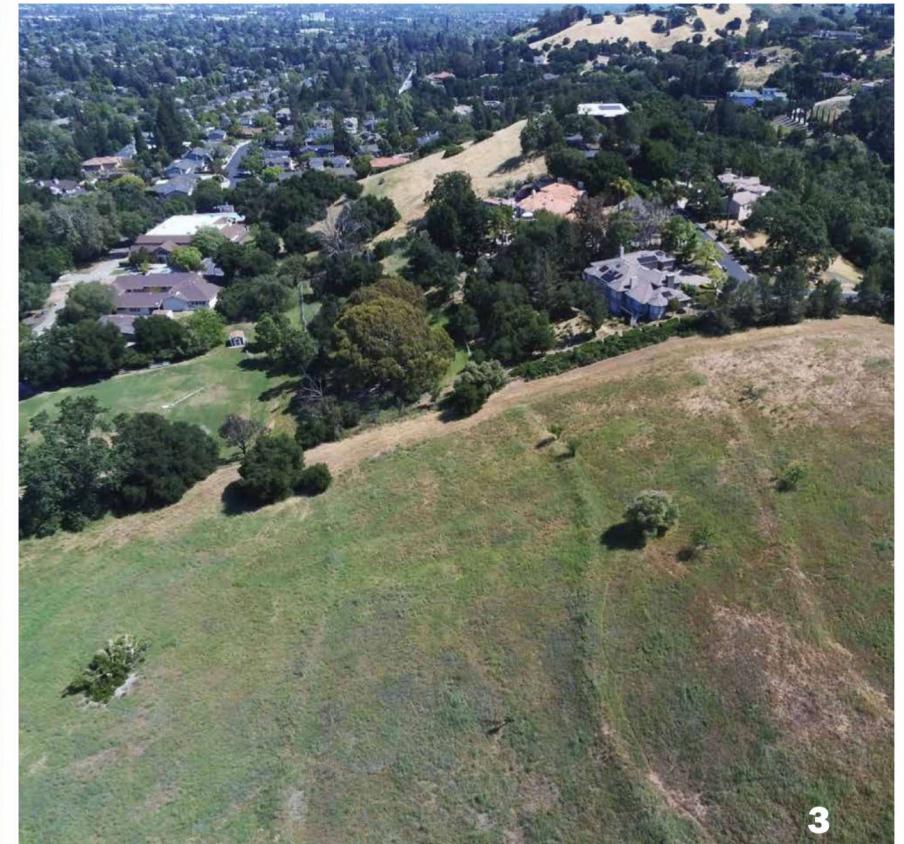


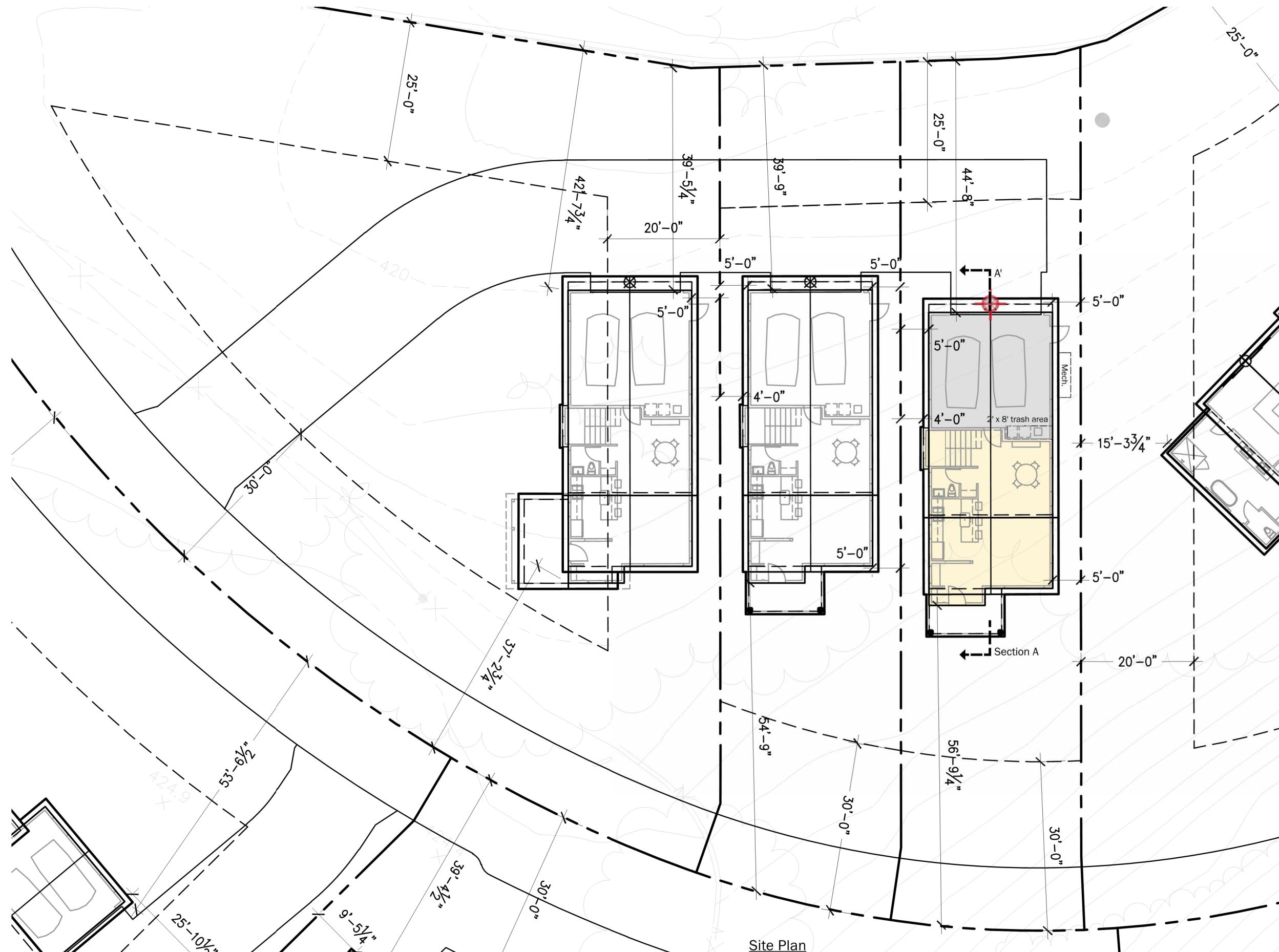
### **LOCATION PLAN:**



### **VICINITY MAP:**





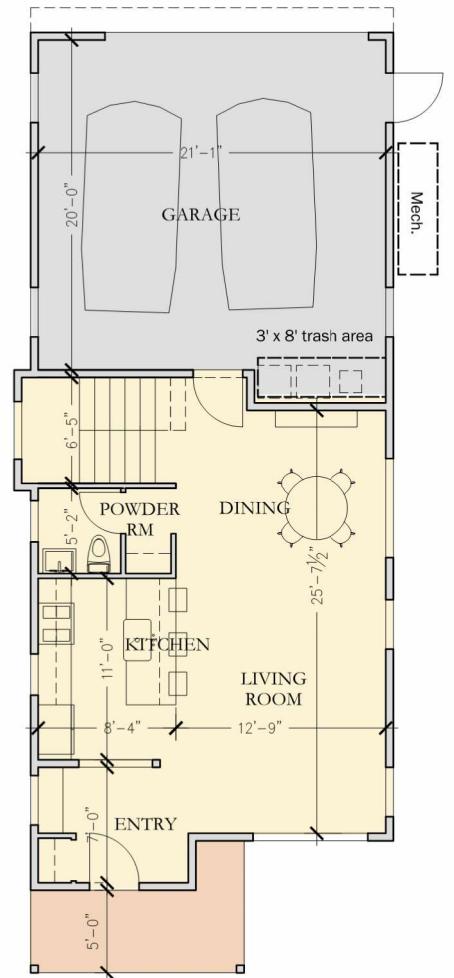


Highest point of roof over natural grade  
(see Section A, A3.0)

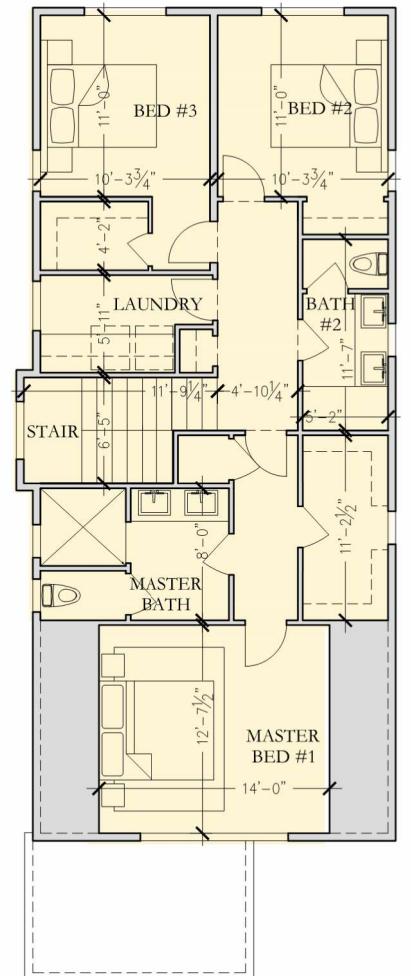
Bldg Height Information Table						
Lot #	Plan Type	Natural Grade at High Point	Proposed Grade At High Point	Main Level Bldg FFE	Top of Roof (above FFE)	Bldg Height
1	D	420	422.3	423.3	24.3	27.6
2	B	424	426.9	427.9	28.6	32.5
3	B	425	433.4	434.4	28.6	38
4	A(R)	424	434.2	435.2	26	37.2
5	A	418.5	432.4	433.4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

Plan Type D			
Floor	Cond. Area	Covered Deck/Porch	Garage
Ground Fl	589 sf	74 sf	467sf
2nd Fl	1,025 sf	-	
<b>Total</b>	<b>1,614 sf</b>	<b>74 sf</b>	<b>467 sf</b>

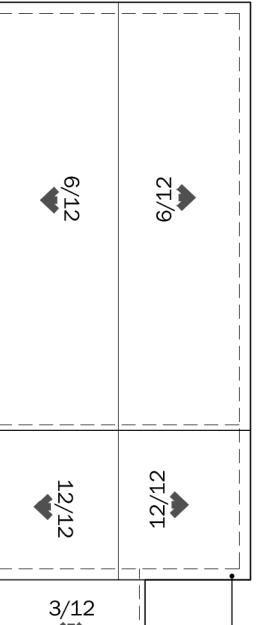




Ground Fl Plan



2nd Fl Plan



Roof Plan

12" eaves (typ)

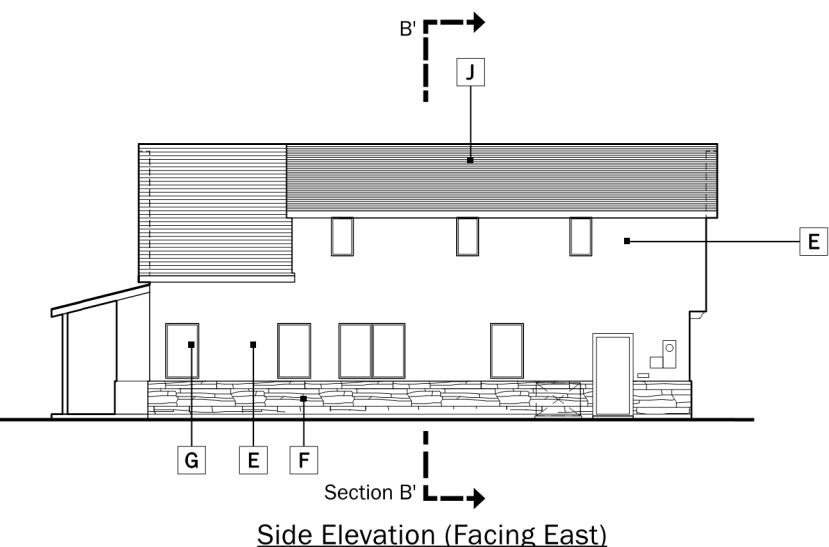
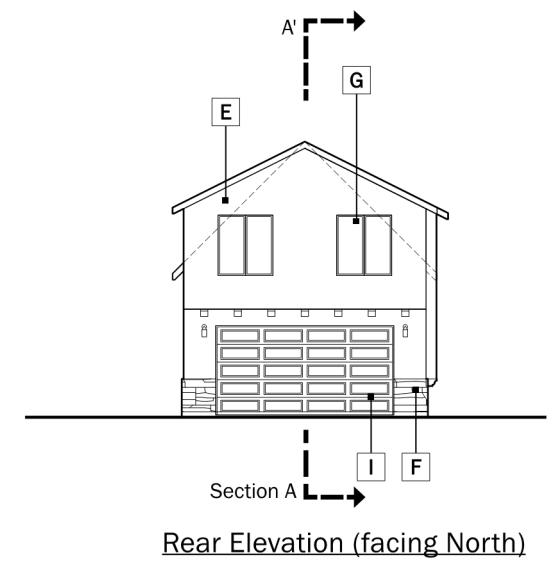
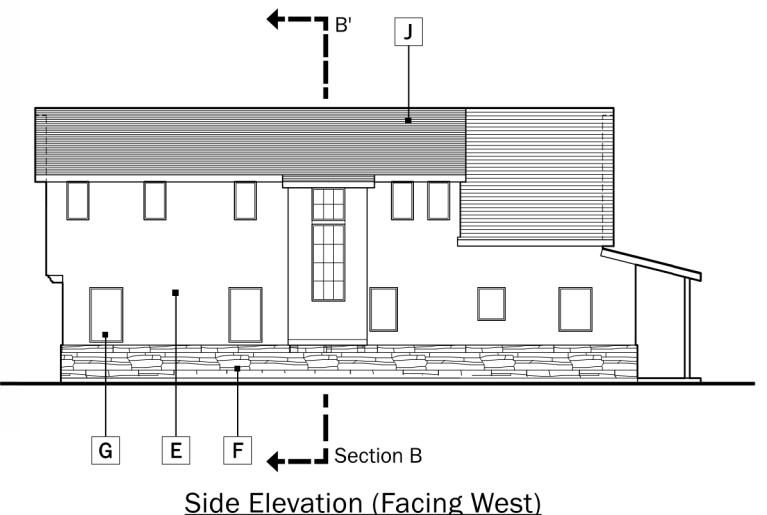
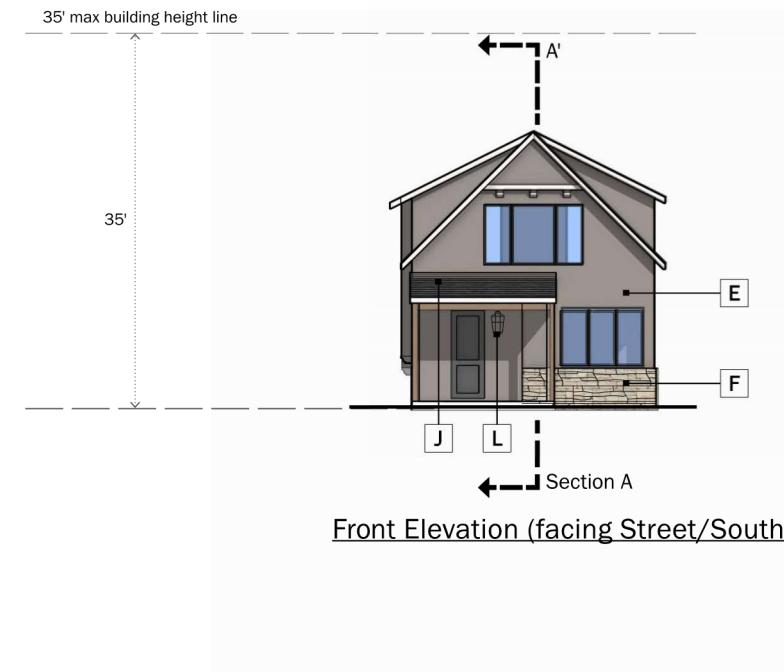
0 2 4 8 16'  
3/16" = 1'-0" at full size (24 x 36")

Plan Type D			
Floor	Cond. Area	Covered Deck/Porch	Garage
Ground Fl	589 sf	74 sf	467sf
2nd Fl	1,025 sf	-	
<b>Total</b>	<b>1,614 sf</b>	<b>74 sf</b>	<b>467 sf</b>



NOTES:

1. Area of stair is counted towards 2nd Fl SF Area - not on ground floor
2. Once an attic space exceeds seven (7) feet six (6) inches in height, all areas down to five (5) feet will be counted toward the floor area ratio. (see section pg A3.0 no attic space qualifies on this plan)



<b>A</b> Wood Siding	<b>F</b> Stone Veneer Accent
30 LRV Vertical Wood Siding Weathered Cedar Clear Satin	30 LRV Manufactured Stone Veneer El Dorado 'Sierra Cut'
<b>B</b> Painted Metal Railing	<b>G</b> Fiberglass Windows
LRV 10 Architectural Grade Painted Metal	LRV 10 Slim Profile Section
<b>C</b> Painted Trim	<b>H</b> Painted Entry Door
LRV 30 Accent Trim and Barge Boards See Body Color for Paint Finish	Varies
<b>I</b> Roll-Up Garage Door	<b>J</b> Concrete Tile Roofs
LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites	LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.
<b>E</b> Stucco	<b>K</b> Wall Sconce 1
Sand Stucco Finish Painted or integral color - See Body Color Note	Rejuvenation 'Dyer' Sconce
<b>L</b> Wall Sconce 2	<b>M</b> Wall Sconce 3
'Allegheny' - Outdoor Wall Sconce	Rejuvenation 'Silas' Outdoor Wall Sconce
<b>1</b> Body Color 1	<b>2</b> Body Color 2
LRV 10%	LRV 50%
<b>3</b> Body Color 3	
LRV 30%	

NOTES:

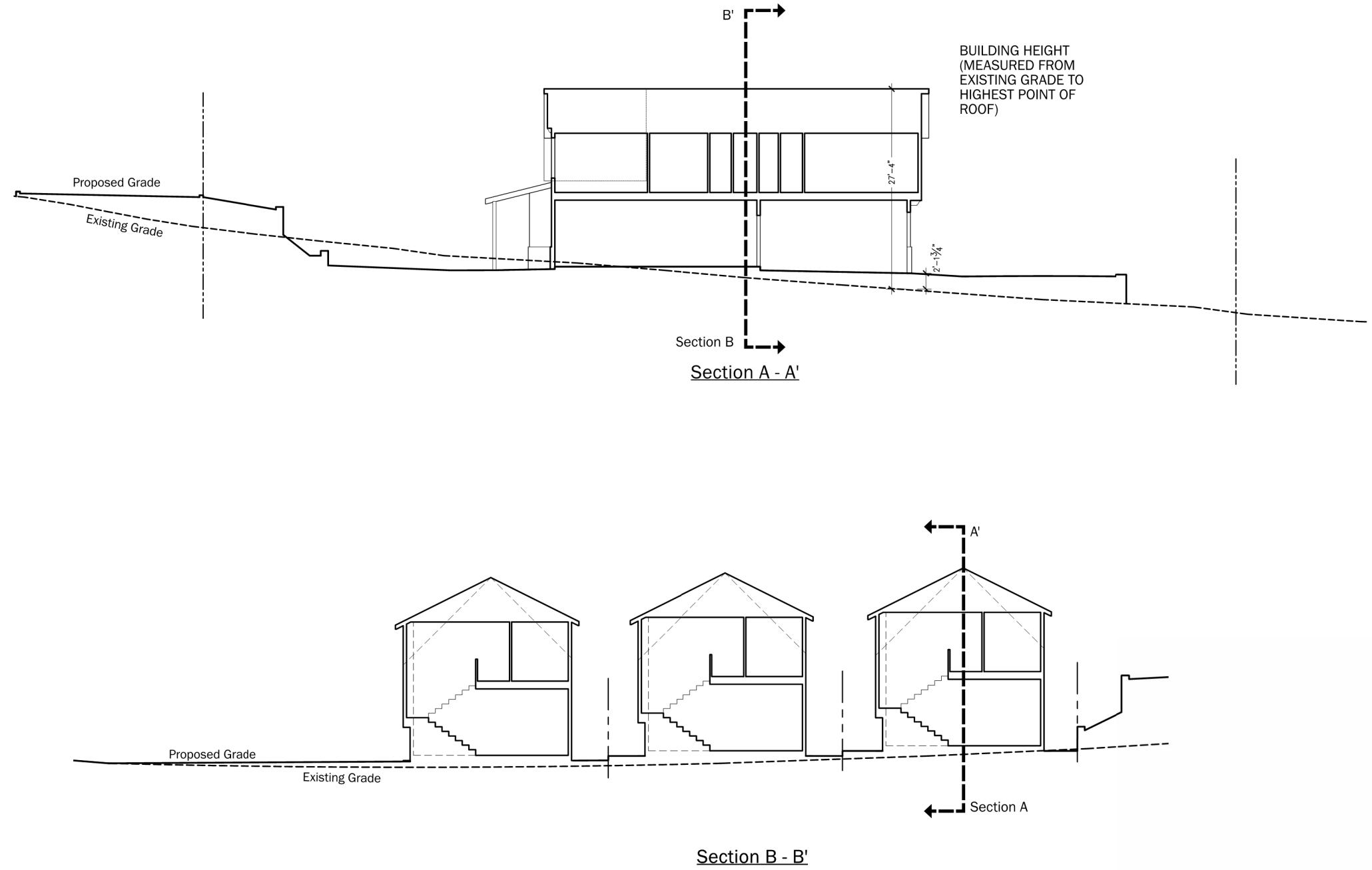
Building Height, if shown on elevations for reference only and is shown as height from finished grade to top of roof, please see section pages (section A-A) for height per LG Municode definition

Exterior Lighting

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

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



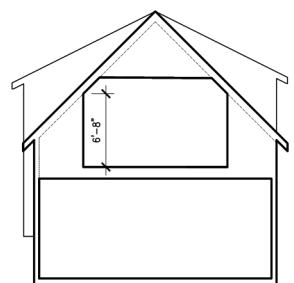


NOTES:

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

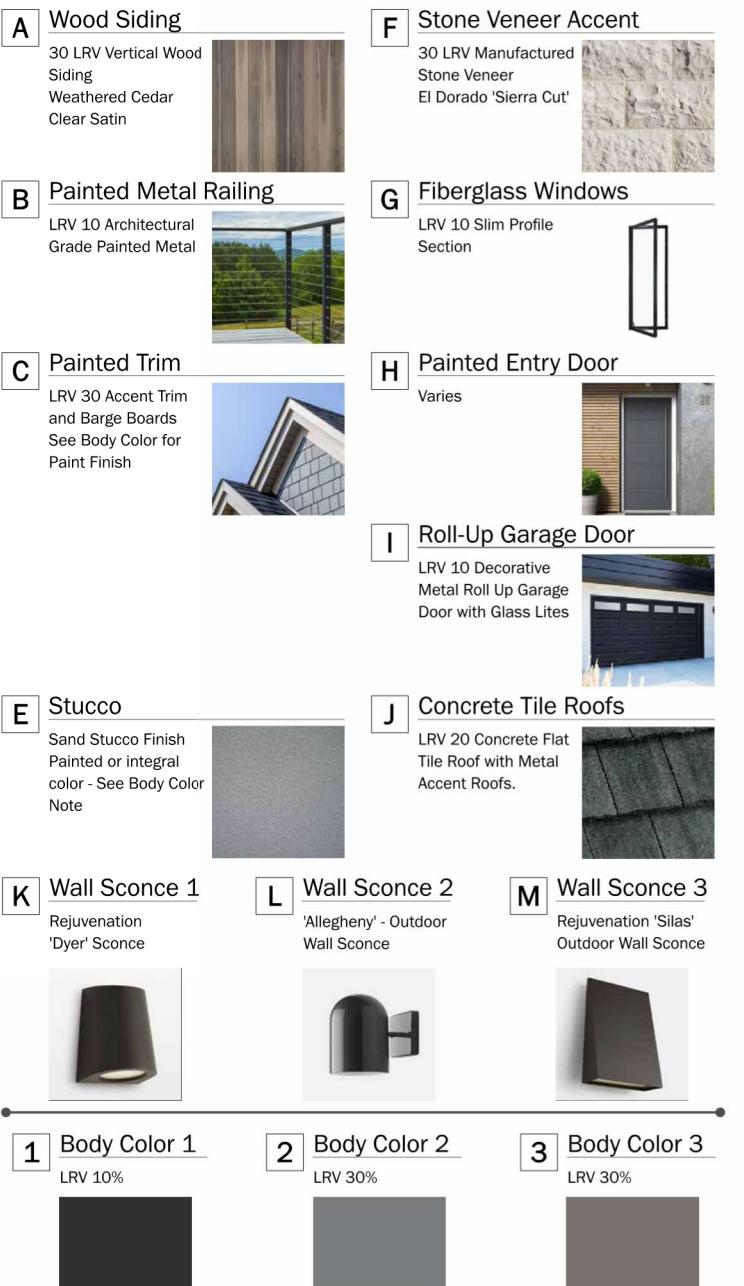
Exterior Lighting

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.



**Section C (through attic)**

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

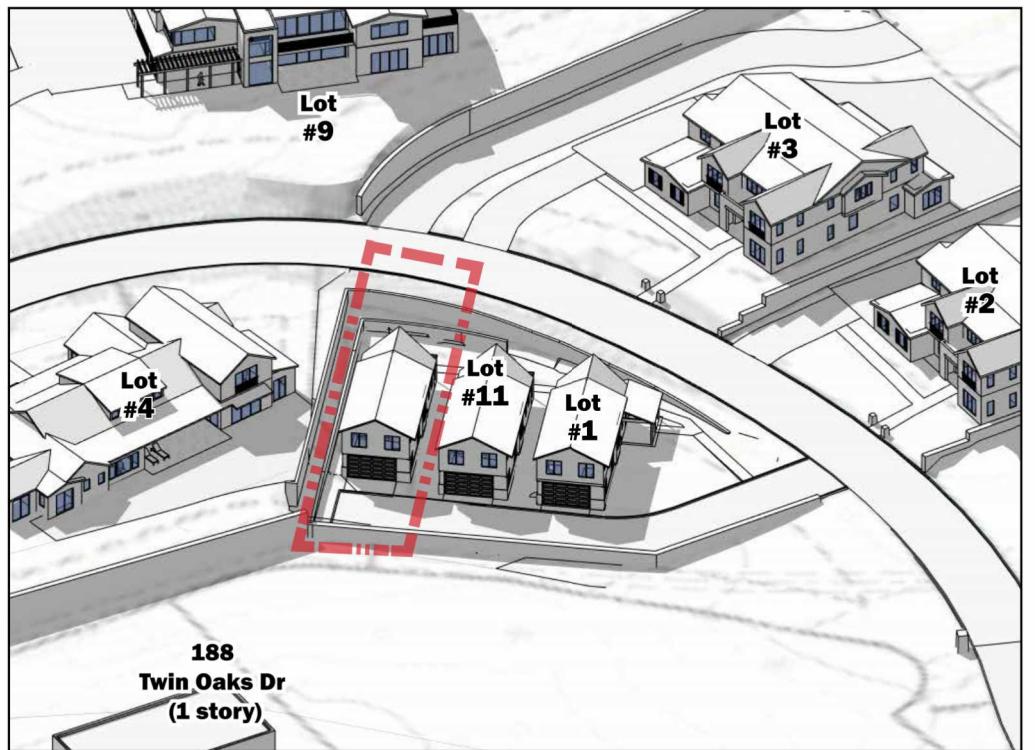




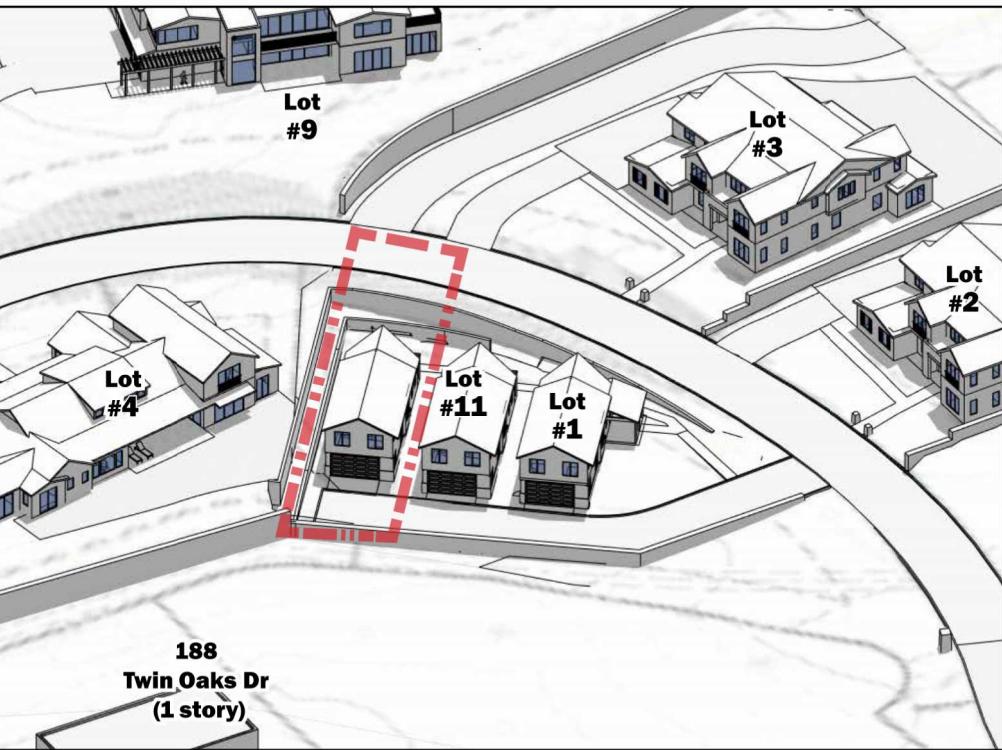
Street Elevation

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

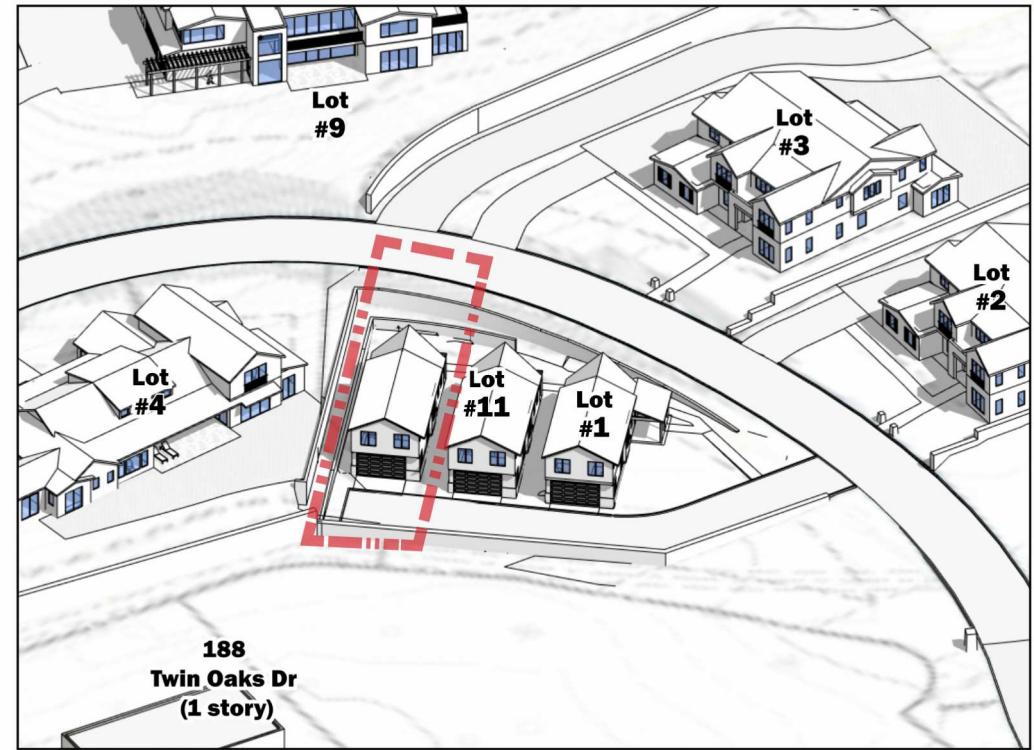




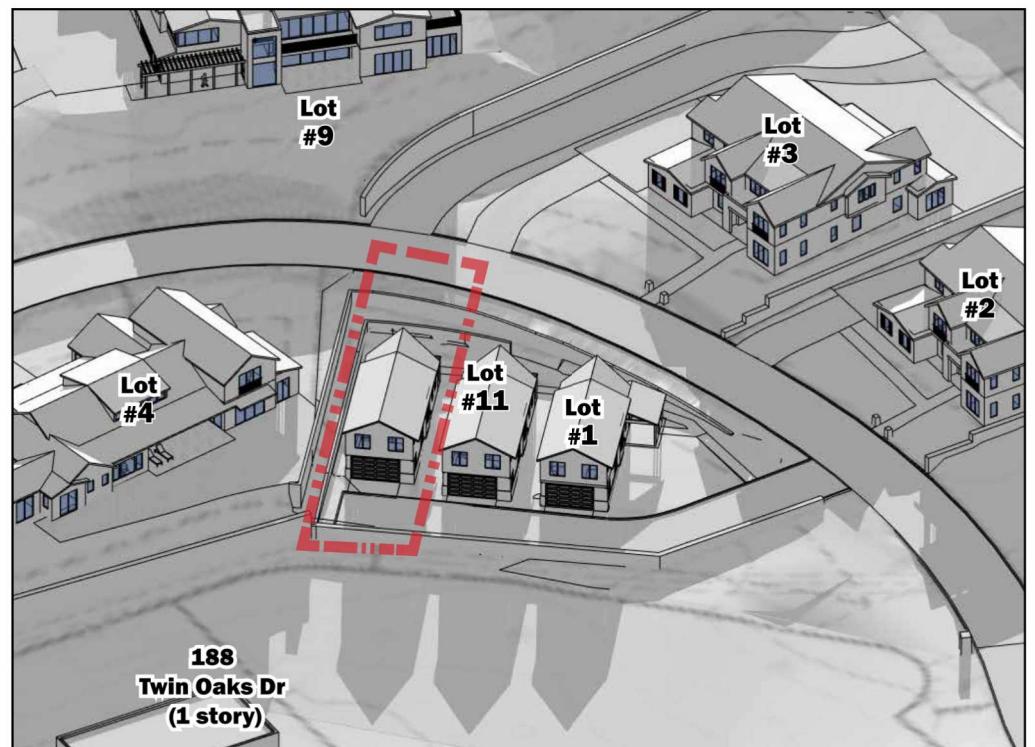
June 21st 9 AM



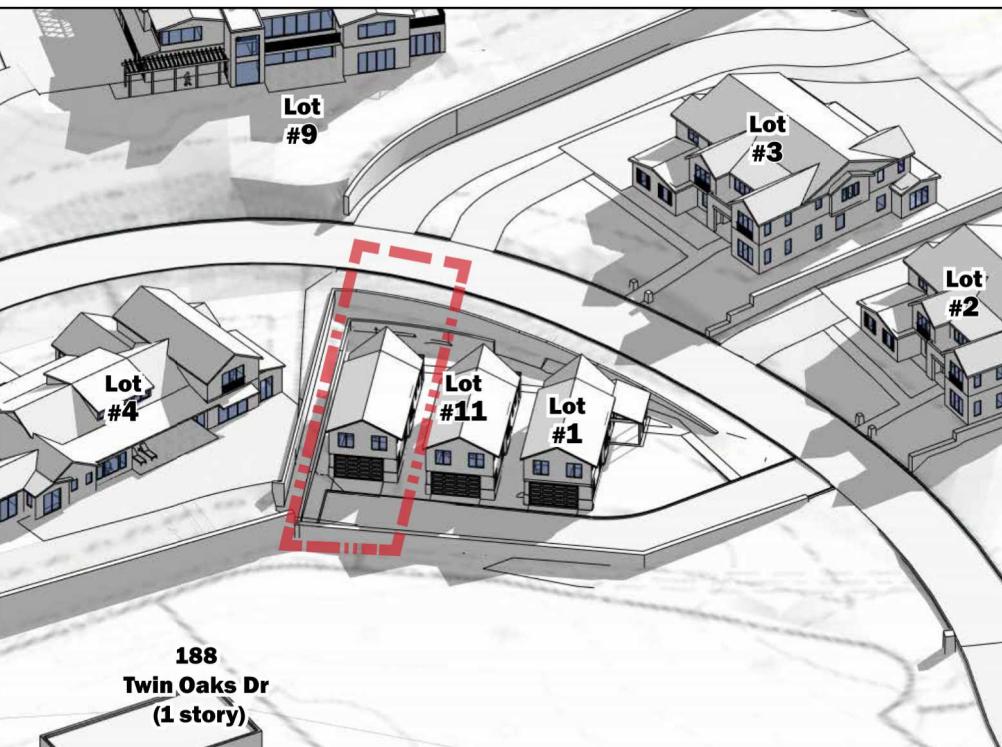
June 21st 12 PM



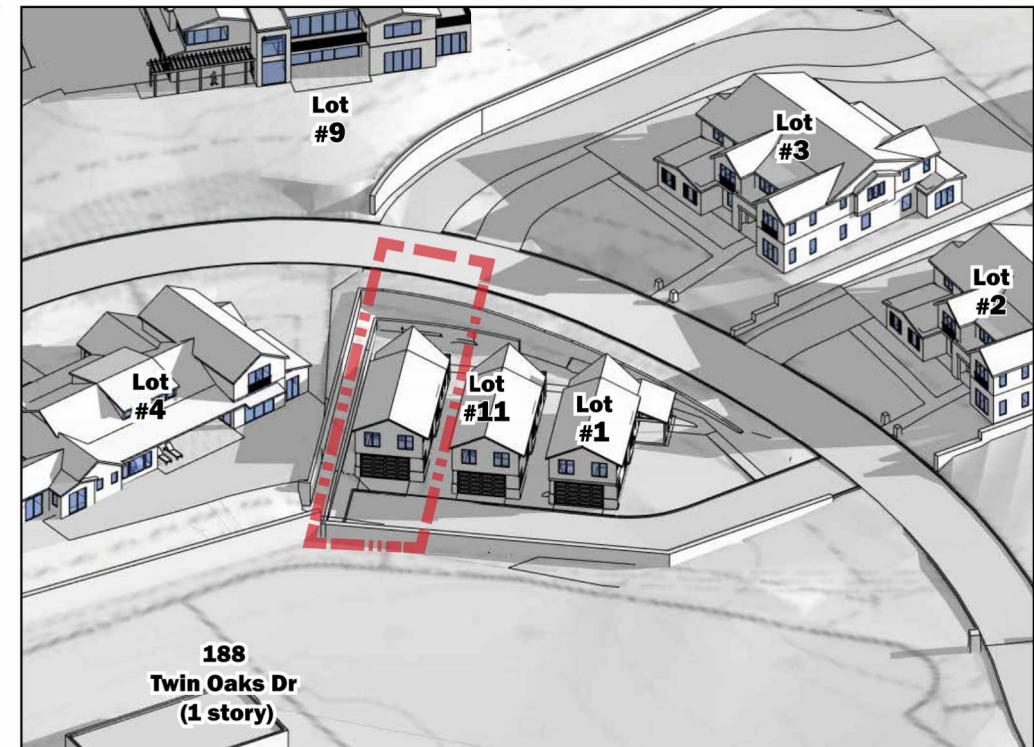
June 21st 3 PM



December 21st 9 AM



December 21st 12 PM



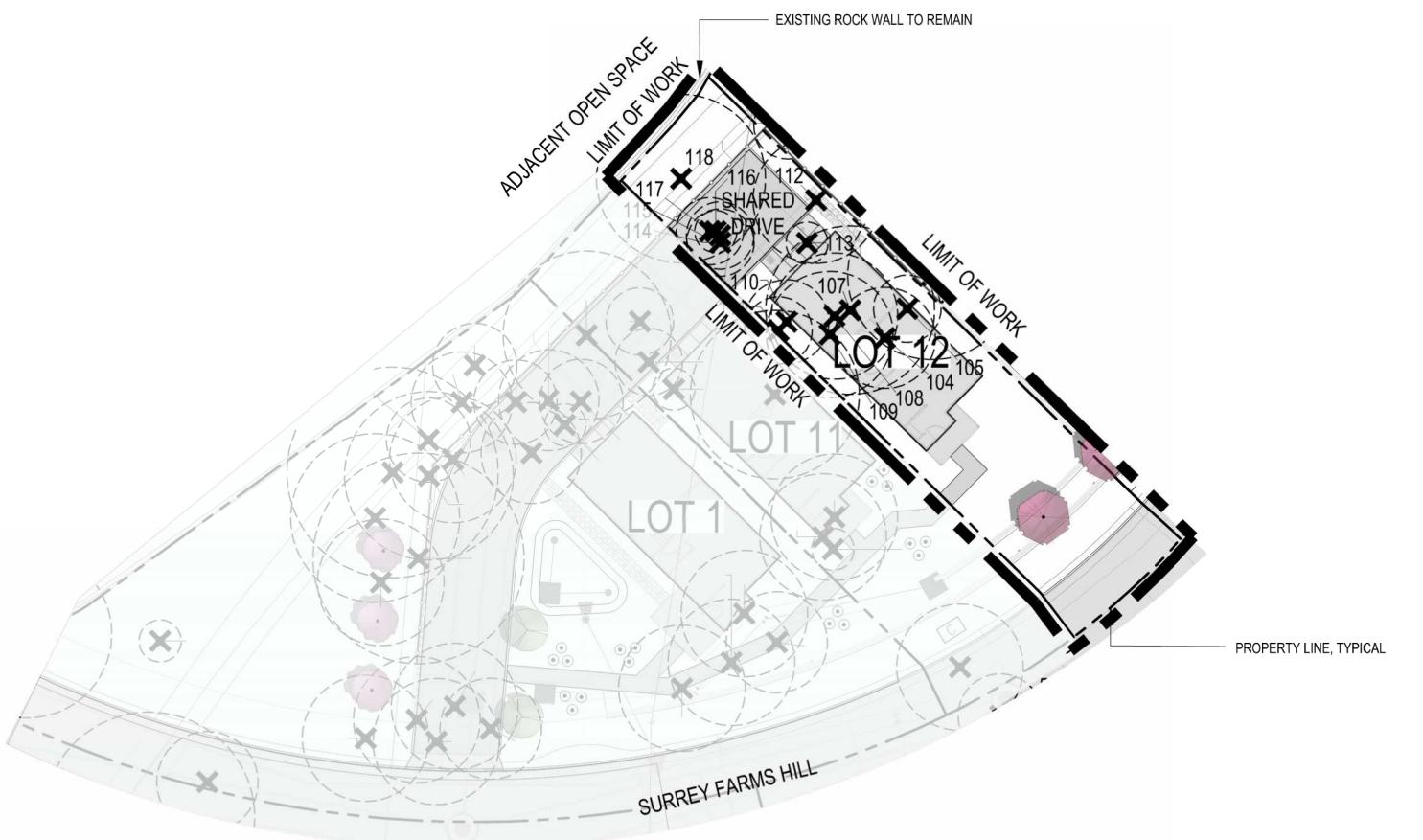
December 21st 3 PM

**SURREY FARMS ESTATES**  
**TWIN OAKS DRIVE, LOS GATOS**  
**DEVELOPMENT REVIEW PLAN SET**  
**LOT 12 | APP #S-24-059**

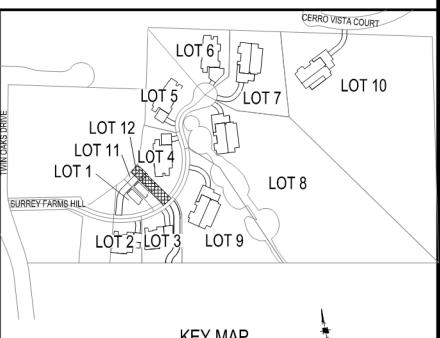
Land Use Entitlements  
Land Planning  
Landscape Architecture  
Civil Engineering  
Utility Design  
Land Surveying  
Wetland Compliance

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

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'	2	TWO - 24" BOX	4 - 24" BOX
	11" - 25'	8	THREE - 24" BOX	24 - 24" BOX
	26" - 40'	4	FOUR - 24" BOX OR TWO - 36" BOX	8 - 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
<ul style="list-style-type: none"> <li>IF QUANTITY OF PROPOSED TREES ARE NOT EQUAL TO OR GREATER THAN REQUIRED TREES, THE PROJECT IS SUBJECT TO MITIGATION FEES PER CITY OF LOS GATOS POLICY.</li> <li>SEE ARBORIST REPORT, DATED DECEMBER 15, 2024, REVISED JULY 23, 2025 FOR ADDITIONAL INFORMATION.</li> </ul>				
TREE MITIGATION SUMMARY TABLE				
			QUANTITY	SIZE
TOTAL TREES REQUIRED TO MEET MITIGATION REQUIREMENTS ON-SITE			28	24" BOX
			8	36" BOX
TOTAL PROPOSED TREES ON-SITE (NOT INCLUDING STREET TREES)			1	24" BOX
			0	36" BOX
REMAINING NUMBER OF TREES NOT BEING MITIGATED FOR			27	24" BOX
			8	36" BOX
NOTES:				
<ol style="list-style-type: none"> <li>1. TREE REMOVAL SHALL BE BY CONTRACTOR.</li> <li>2. SEE TREE EVALUATION SUMMARY FOR INFORMATION INCLUDING SPECIES AND DIAMETER.</li> <li>3. CONTRACTOR TO VERIFY ACTUAL CANOPY CLEARANCES WITHIN 100' OF EVERY HOME. UNDER ARBORIST SUPERVISION, PRUNE AND TRIM TREES WITHIN ACCORDANCE ON TREE SPACING DIAGRAM ON SHEET 10.1.</li> </ol>				
EXISTING TREES TO REMAIN AND PROTECT				
EXISTING ON-SITE TREES TO REMAIN / PROTECT			0	



\PROJECTS\418510\LA\PLANNING\418510CL - LOT 12.DWG



# TREE MITIGATION AND PROTECTION PLAN

T-1

SEE SHEET 1-4 FOR TREE PROTECTION REQUIREMENT DETAILS

**\*\*REASON FOR REMOVAL**

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

**LOT 12**  
**FREE EVALUATION TABLE**

Tree-ID	Tag Number	SPP	Species										COND OVRL w										COND OVRL w										SAVE, REMOVE, REASON FOR REMOVAL*			TREE PROTECTION REQUIREMENT*	
			Rate To					COND					Tolerance					COND OVRL w					COND OVRL w					INSPECT_			Notes		REMOVAL*		REASON FOR REMOVAL*	PROTECTION REQUIREMENT*	
			Existing Tree	protected	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD_N/S_FT	SPREAD_E/W_FT	Const Impact	NOTE	LARGE	HEALTH	STRUCTURE	COND OVRL	ROTB	construction	CRZ_FT_R	ADJUS	DBHx15	Const Impact	MOC	Min Offset_IN	Min Depth_IN	RETENTION	HVWIRES	Inv_Date	Inspect_DT	TM	REMOVAL*	REASON FOR REMOVAL*	PROTECTION REQUIREMENT*					
104	76	Quercus agrifolia	X	10	31.41592654	32	16	24				X	4	3	3.5	No	G	5	4.25	5	12.5	HDD	10	#N/A	HIGH	nsmission and Prir	40140	41866	11:50:53	REMOVE	4						
106	75	Quercus agrifolia	X	23	72.25663103	44	35	33				X	5	4	4.5	No	G	5	4.75	11.5	28.75	HDD	23	#N/A	HIGH	nsmission and Prir	40140	41866	11:50:53	topped	REMOVE	4					
107	68	Quercus lobata	X	10	31.41592654	36	25	23	Dead Wood			X	3	4	3.5	No	M	3	3.25	5	12.5	HDD	10	#N/A	MODERATE	nsmission and Prir	40140	41866	11:50:53	topped	REMOVE	1					
108		Quercus agrifolia	X	13	40.8407045	48	28	26	Poor Tree Structure			X	3	3	3	No	G	5	4	6.5	16.25	HDD	13	#N/A	HIGH	nsmission and Prir	40141	41866	11:50:53	REMOVE	1						
109		Quercus lobata	X	10	31.41592654	43	28	25	Severe Decline			X	3	2	2.5	No	M	3	2.75	5	12.5	HDD	10	#N/A	MODERATE	None	40141	41866	11:50:53	REMOVE	1						
110		Quercus agrifolia	X	4	12.56637061	20	17	10				X	5	3	4	No	G	5	4.5	2	5	HDD	4	#N/A	HIGH	nsmission and Prir	40141	41866	11:50:53	REMOVE	4						
111	61	Quercus agrifolia	X	8	25.13274123	23	15	9				X	4	4	4	No	G	5	4.5	4	10	HDD	8	#N/A	HIGH	nsmission and Prir	40141	41866	11:50:53	trunk decay	REMOVE	4					
112	69	Quercus agrifolia	X	14	43.98297515	43	31	27				X	3	4	3.5	No	G	5	4.25	7	17.5	HDD	14	#N/A	HIGH	nsmission and Prir	40141	41794	16:38:39	Mex. fan; volunteers nearby	REMOVE	4					
113	58	Quercus agrifolia	X	11	34.55751919	23	2	1	Dead			X	1	1	1	No	G	5	3	5.5	13.75	HDD	11	#N/A	MODERATE	nsmission and Prir	40141	41794	16:38:39		REMOVE	1					
114	54	Quercus agrifolia	X	5	15.70796327	26	13	10				X	3	3	3	No	G	5	4	2.5	6.25	HDD	5	#N/A	HIGH	nsmission and Prir	40141	41794	16:38:39		REMOVE	4					
115		Quercus lobata	X	4	12.56637061	24	12	8				X	3	3	3	No	M	3	3	2	5	HDD	4	#N/A	MODERATE	nsmission and Prir	40136	41866	11:50:53		REMOVE	4					
116		Quercus agrifolia	X	5	15.70796327	22	8	5	Dead Wood			X	4	3	3.5	No	G	5	4.25	2.5	6.25	HDD	5	#N/A	HIGH	Primary	40136	41866	11:50:53		REMOVE	1					
117		Quercus agrifolia	X	10	31.41592654	36	16	8				X	4	4	4	No	G	5	4.5	5	12.5	HDD	10	#N/A	HIGH	None	40136	41866	11:50:53		REMOVE	4					
118	52	Quercus agrifolia	X	20	62.81385307	46	36	33	Dead Wood			X	4	4	4	No	G	5	4.5	10	25	HDD	20	#N/A	HIGH	None	40136	41866	11:50:53		REMOVE	1					

**SURREY FARMS ESTATES**  
**TWIN OAKS DRIVE, LOS GATOS**  
**DEVELOPMENT REVIEW PLAN SET**  
**LOT 12 | APP #S-24-059**

## TREE EVALUATION TABLE

T-2

S:\PROJECTS\418510\LA\PLANNING\418510CL - LOT 12.DWG

S:\PROJECTS\418510\LA\PLANNING\418510CL - LOT 12.DWG

⚠	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 12.DWG
DESIGNED BY:		HMH
DRAWN BY:		JN
CHECKED BY:		ST
DATE:		JUNE 6, 2025
SCALE:		NONE
<input checked="" type="checkbox"/> MM		

T-2

LOT 12  
TREE APPRAISAL TABLE  
REPRODUCTION METHOD - TRUNK FORMULA TECHNIQUE

TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	SUBJECT TREE						REPLACEMENT TREE				CALCULATIONS			TOTAL	SAVE, REMOVE, OFF-SITE	
				CROSS-SECTIONAL AREA = $(DBH^2) * 0.7854$	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA = $(RTD^2) * 0.7854$	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST		
104	Quercus agrifolia	Coast Live 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
105	Quercus agrifolia	Coast Live Oak	6.0	28.27	90	70	80	80%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 747.92	\$ 598	\$ 600.00	\$ 1,200 REMOVE
107	Quercus lobata	Valley Oak	10.0	78.54	50	70	70	63%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,077.56	\$ 1,316	\$ 600.00	\$ 1,900 REMOVE
108	Quercus agrifolia	Coast Live 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 REMOVE
109	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 REMOVE
110	Quercus agrifolia	Coast Live Oak	4.0	12.57	90	50	70	70%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 332.41	\$ 233	\$ 600.00	\$ 800 REMOVE
111	Quercus agrifolia	Coast Live Oak	8.0	50.27	70	70	70	70%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 1,329.64	\$ 931	\$ 600.00	\$ 1,500 REMOVE
112	Quercus agrifolia	Coast Live Oak	14.0	153.94	50	70	70	63%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 4,072.02	\$ 2,579	\$ 600.00	\$ 3,200 REMOVE
113	Quercus agrifolia	Coast Live Oak	11.0	95.03	0	0	0	0%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,513.85	\$ -	\$ 600.00	\$ 600 REMOVE
114	Quercus agrifolia	Coast Live Oak	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 REMOVE
115	Quercus lobata	Valley Oak	4.0	12.57	50	50	80	60%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 332.41	\$ 199	\$ 600.00	\$ 800 REMOVE
116	Quercus agrifolia	Coast Live Oak	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 REMOVE
117	Quercus agrifolia	Coast Live Oak	10.0	78.54	70	70	80	73%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,077.56	\$ 1,524	\$ 600.00	\$ 2,100 REMOVE
118	Quercus agrifolia	Coast Live Oak	20.0	314.16	70	70	70	70%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 8,310.25	\$ 5,817	\$ 600.00	\$ 6,400 REMOVE

SURREY FARMS ESTATES  
TWIN OAKS DRIVE, LOS GATOS  
DEVELOPMENT REVIEW PLAN SET  
LOT 12 | APP #S-24-059

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 12.DWG

DESIGNED BY: HMH

DRAWN BY: JN

CHECKED BY: ST

DATE: JUNE 6, 2025

SCALE: NONE

© HMH

TREE APPRAISAL TABLE

## TREE PROTECTION NOTES

### SITE PREPARATION:

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

### ACTIVE CONSTRUCTION:

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

### GRADING/EXCAVATING:

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

### REMEDIAL REPAIRS:

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

### FINAL INSPECTION:

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

## TREE REMOVAL NOTES

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

## SEC. 29.10.1005. PROTECTION OF TREES DURING CONSTRUCTION

(A) PROTECTIVE TREE FENCING SHALL SPECIFY THE FOLLOWING:

(1) SIZE AND MATERIALS. SIX (6) FOOT HIGH CHAIN LINK FENCING, MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS, SHALL BE DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST TWO (2) FEET AT NO MORE THAN 10-FOOT SPACING. FOR PAVING AREA THAT WILL NOT BE DEMOLISHED AND WHEN STIPULATED IN A TREE PRESERVATION PLAN, POSTS MAY BE SUPPORTED BY A CONCRETE BASE.

(2) AREA TYPE TO BE FENCED.

TYPE I: ENCLOSURE WITH CHAIN LINK FENCING OF EITHER THE ENTIRE DRIPLINE AREA OR AT THE TREE PROTECTION ZONE (TPZ), WHEN SPECIFIED BY A CERTIFIED OR CONSULTING ARBORIST.

TYPE II: ENCLOSURE FOR STREET TREES LOCATED IN A PLANTER STRIP: CHAIN LINK FENCE AROUND THE ENTIRE PLANTER STRIP TO THE OUTER BRANCHES.

TYPE III: PROTECTION FOR A TREE LOCATED IN A SMALL PLANTER CUTOUT ONLY (SUCH AS DOWNTOWN): ORANGE PLASTIC FENCING SHALL BE WRAPPED AROUND THE TRUNK FROM THE GROUND TO THE FIRST BRANCH WITH 2-INCH WOODEN BOARDS BOUND SECURELY ON THE OUTSIDE. CAUTION SHALL BE USED TO AVOID DAMAGING ANY BARK OR BRANCHES.

(3) DURATION OF TYPE I, II, III FENCING. FENCING SHALL BE ERECTED BEFORE DEMOLITION, GRADING OR CONSTRUCTION PERMITS ARE ISSUED AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETED. CONTRACTOR SHALL FIRST OBTAIN THE APPROVAL OF THE PROJECT ARBORIST ON RECORD PRIOR TO REMOVING A TREE PROTECTION FENCE.

(4) WARNING SIGN. EACH TREE FENCE SHALL HAVE PROMINENTLY DISPLAYED AN 8.5 X 11-INCH SIGN STATING: "WARNING—TREE PROTECTION ZONE—THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025".

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

(1) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INSTALL THE FENCE AT THE DRIPLINE, OR TREE PROTECTION ZONE (TPZ) WHEN SPECIFIED IN AN APPROVED ARBORIST REPORT, AROUND ANY TREE AND/OR VEGETATION TO BE RETAINED WHICH COULD BE AFFECTED BY THE CONSTRUCTION AND PROHIBIT ANY STORAGE OF CONSTRUCTION MATERIALS OR OTHER MATERIALS, EQUIPMENT CLEANING, OR PARKING OF VEHICLES WITHIN THE TPZ. THE DRIPLINE SHALL NOT BE ALTERED IN ANY WAY SO AS TO INCREASE THE ENCROACHMENT OF THE CONSTRUCTION.

(2) PROHIBIT ALL CONSTRUCTION ACTIVITIES WITHIN THE TPZ, INCLUDING BUT NOT LIMITED TO: EXCAVATION, GRADING, DRAINAGE AND LEVELING WITHIN THE DRIPLINE OF THE TREE UNLESS APPROVED BY THE DIRECTOR.

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

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

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

(6) RETAIN THE SERVICES OF A CERTIFIED OR CONSULTING ARBORIST WHO SHALL SERVE AS THE PROJECT ARBORIST FOR PERIODIC MONITORING OF THE PROJECT SITE AND THE HEALTH OF THOSE TREES TO BE PRESERVED. THE PROJECT ARBORIST SHALL BE PRESENT WHENEVER ACTIVITIES OCCUR WHICH MAY POSE A POTENTIAL THREAT TO THE HEALTH OF THE TREES TO BE PRESERVED AND SHALL DOCUMENT ALL SITE VISITS.

(7) THE DIRECTOR AND PROJECT ARBORIST SHALL BE NOTIFIED OF ANY DAMAGE THAT OCCURS TO A PROTECTED TREE DURING CONSTRUCTION SO THAT PROPER TREATMENT MAY BE ADMINISTERED. (ORD. NO. 2114, §§ I, II, 8-4-03)

## SEC. 29.10.1010. PRUNING AND MAINTENANCE

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

(1) ANY PUBLIC UTILITY INSTALLING OR MAINTAINING ANY OVERHEAD WIRES OR UNDERGROUND PIPES OR CONDUITS IN THE VICINITY OF A PROTECTED TREE SHALL OBTAIN PERMISSION FROM THE DIRECTOR BEFORE PERFORMING ANY WORK, INCLUDING PRUNING, WHICH MAY CAUSE INJURY TO A PROTECTED TREE. (E.G. CABLE TV/FIBER OPTIC TRENCHING, GAS, WATER, SEWER TRENCH, ETC.).

(2) PRUNING FOR CLEARANCE OF UTILITY LINES AND ENERGIZED CONDUCTORS SHALL BE PERFORMED IN COMPLIANCE WITH THE CURRENT VERSION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 (PART 1)-PRUNING, SECTION 5.9 UTILITY PRUNING. USING SPIKES OR GAFFS WHEN PRUNING, EXCEPT WHERE NO OTHER ALTERNATIVE IS AVAILABLE, IS PROHIBITED.

(3) NO PERSON SHALL PRUNE, TRIM, CUT OFF, OR PERFORM ANY WORK, ON A SINGLE OCCASION OR CUMULATIVELY, OVER A THREE-YEAR PERIOD, AFFECTING TWENTY-FIVE PERCENT OR MORE OF THE CROWN OF ANY PROTECTED TREE WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION EXCEPT FOR POLLARDING OF FRUITLESS MULBERRY TREES (*MORUS ALBA*) OR OTHER SPECIES APPROVED BY THE TOWN ARBORIST. APPLICATIONS FOR A PRUNING PERMIT SHALL INCLUDE PHOTOGRAPHS INDICATING WHERE PRUNING IS PROPOSED.

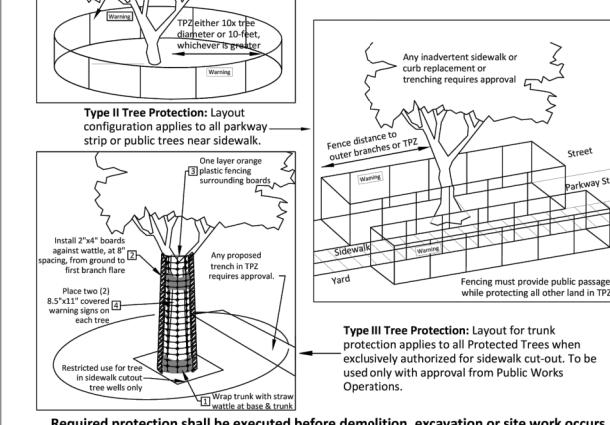
(4) NO PERSON SHALL REMOVE ANY HERITAGE TREE OR LARGE PROTECTED TREE BRANCH OR ROOT THROUGH PRUNING OR OTHER METHOD GREATER THAN FOUR (4) INCHES IN DIAMETER (12.5" IN CIRCUMFERENCE) WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION.

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

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

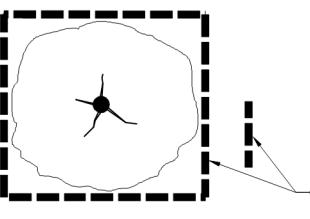
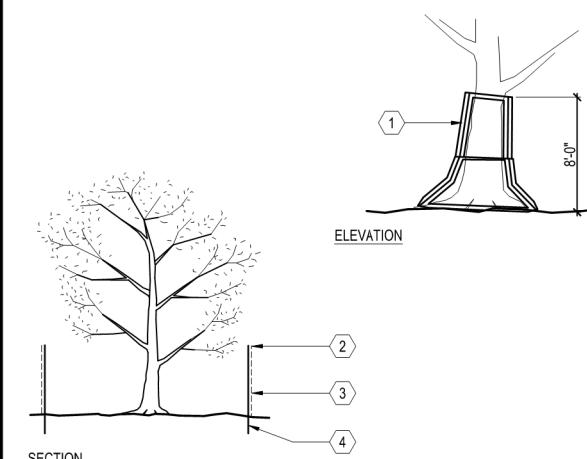
Inspection pass/fail is dependent on correct layout and mounted sign placard.

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



### NOTES:

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



**A** TREE PROTECTION FENCING  
SCALE: NOT TO SCALE

**SURVEY FARMS ESTATES**  
**TWIN OAKS DRIVE, LOS GATOS**  
**DEVELOPMENT REVIEW PLAN SET**  
LOT 12 | APP #S-24-059

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

PLOTTED: 6/15/2025 8:15 AM

**T-4**



#### PLANTING PLAN NOTES

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

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

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

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

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

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

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

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

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

#### Defensible Space Zones

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



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

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

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

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

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 MEASURED 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS. CALIPER IS MEASURED 6" ABOVE ORIGIN POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

CALIPER SIZES STANDARDS:

15 GALLON: 0.75-1.25"

24" BOX: 1.25-2"

36" BOX: 2-3.5"

48" BOX: 3.5-5"

60" BOX: 4-6"

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

CATEGORY	PERCENTAGE OF ET <sub>0</sub>
(H) HIGH:	0.7-0.9
(M) MEDIUM:	0.4-0.6
(L) LOW:	0.1-0.3
(VL) VERY LOW:	<0.1

#### PROPOSED PLANT PALETTE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS	NOTES	HDS&G RECOMMENDED	OTHER FIRE RESISTANT PLANTS
<b>TREES</b>									
0	ARUBITUS UNEDO **	STRAWBERRY TREE	24" BOX	20' X 20'	L		STANDARD FORM	X	
0	CERCIS OCCIDENTALIS *	WESTERN REDBUD	24" BOX	15' X 10'	VL		TREE FORM ONLY		X
0	FEIJOA SELLOWIANA **	PINEAPPLE GUAVA	24" BOX	20' X 15'	VL		MULTI-TRUNK		X
1	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	
<b>SHRUBS</b>									
12	ACHILLEA MILLEFOLIUM 'MOONSHINE' *	YELLOW YARROW	1 GALLON	3' X 3'	L			X	
0	ANIGOZANTHOS FLAVIDUS 'BIG RED' **	BIG RED KANGAROO PAWS	1 GALLON	2' X 2'	L				
1	ARCTOSTAPHYLOS 'HOWARD MCMINN' *	HOWARD MCMINN MANZANITA	1 GALLON	8' X 10'	L			X	
9	CAREX DIVULSA **	FOOTHILL SEDGE	1 GALLON	2' X 2'	L				X
0	CEANOOTHUS 'CONCHA' *	CONCHA CEANOOTHUS	1 GALLON	6' X 8'	L			X	
4	CEANOOTHUS 'DARK STAR' *	DARK STAR CEANOOTHUS	1 GALLON	5' X 6'	L			X	
3	EPILOBIUM CANUM *	CALIFORNIA FUCHSIA	1 GALLON	3' X 3'	L				X
2	HETEROMELES ARBUTIFOLIA *	TOYON	1 GALLON	8' X 5'	L			X	
3	LEUCADENDRON DISCOLOR **	CONEBUSH	5 GALLON	6' X 6'	L				
2	MIMULUS AURANTICAS *	STICKY MONKEY FLOWER	1 GALLON	4' X 4'	L			X	
9	MUHLENBERGIA RIGENS *	DEER GRASS	1 GALLON	4' X 4'	L			X	
0	NEPETA X FAASSENII **	CATMINT	1 GALLON	1' X 2'	L				
0	RHAMNUS CALIFORNICA *	CALIFORNIA COFFEEBERRY	1 GALLON	8' X 8'	L			X	
3	SALVIA SPATHACEA *	HUMMINGBIRD SAGE	1 GALLON	5' X 4'	L		UPRIGHT FORM	X	
5	WESTRINGIA FRUTICOSA **	COAST ROSEMARY	1 GALLON	4' X 4'	L				
<b>GROUNDCOVERS</b>									
			SPREAD		SPACING				
	ARCTOSTAPHYLOS UVA-URSI *	BEARBERRY	1 GALLON	1' X 4'	SET @ 36" O.C.		X		
	DECORATIVE GRAVEL								
	SLOPE STABILIZING - NATIVE HYDROSEED HYDROSEED								
<b>BIOTREATMENT</b>									
			SPREAD						
0	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GALLON	2' X 2'					

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.

9/15/2025	PER CITY COMMENTS
7/25/2025	PER CITY COMMENTS
4/18/2025	PER CITY COMMENTS
3/31/2025	PER CITY COMMENTS
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NO DATE	DESCRIPTION
PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 12.DWG
DESIGNED BY:	HMH
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE
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#### PLANTING LEGEND AND NOTES

**SURREY FARMS ESTATES**  
**TWIN OAKS DRIVE, LOS GATOS**  
**DEVELOPMENT REVIEW PLAN SET**  
**LOT 12 | APP #S-24-059**

15/2025	PER CITY COMMENTS
25/2025	PER CITY COMMENTS
18/2025	PER CITY COMMENTS
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<b>DATE</b>	<b>DESCRIPTION</b>
RECEIVED BY:	418510
DWG FILE:	418510CL - LOT 12.DWG
SIGNED BY:	HMH
IN BY:	HMH
KEPT BY:	ST
JUNE 6, 2025	
E:	NONE
MH	
<b>PLANTING DETAILS</b>	
<b>10.2</b>	

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' OC (SEE CIVIL DRAWINGS)

3 POURED IN PLACE CONCRETE RETAINING WALL (SEE CIVIL DRAWINGS)

4 CONCRETE FOOTING (SEE CIVIL DRAWINGS)

TW (TOP OF WALL)

FG (FINISH GRADE)

TF (TOP OF FOOTING)

SEE GRADING PLAN

6'-4"

1'-0" MIN.

8'-0" O.C. MAX.

ELEVATION

6'-0"

2"

H 6' CLEAR VIEW FENCE ON RETAINING WALL

SCALE: 1/2" = 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

**1** PLASTIC TREE TIE  
**2** RETAIN NURSERY PROVIDED STAKE  
**3** FINISH GRADE  
**4** ROOTBALL  
**5** A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE. TREES PLANTED IN TURF SHALL NOT HAVE BASINS.  
**6** AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON. BOX TREES SEE DETAIL.  
**7** APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION  
**8** EDGE OF SLOPE BEYOND  
**9** NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE  
**10** FOOT TAMP BASE

**E** **TREE 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. INFIL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.

**1** PLANT, SPACING VARIES, SEE PLANTING LEGEND

**2** EDGE OF PLANTING AREA

PLAN VIEW

**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 FINNISH GRADE.

**1** NATIVE GRADE

**2** FOOT TAMP BASE

**3** BACKFILL, PUDGLE 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

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 TABLET, 3 PER 15 GALLON, 6 PER 25 GALLON, AND 8 FOR 36" BOX  
 ⑤ TREE  
 ⑥ ROOT BALL  
 ⑦ PINE LODGE POLE STAKE, 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

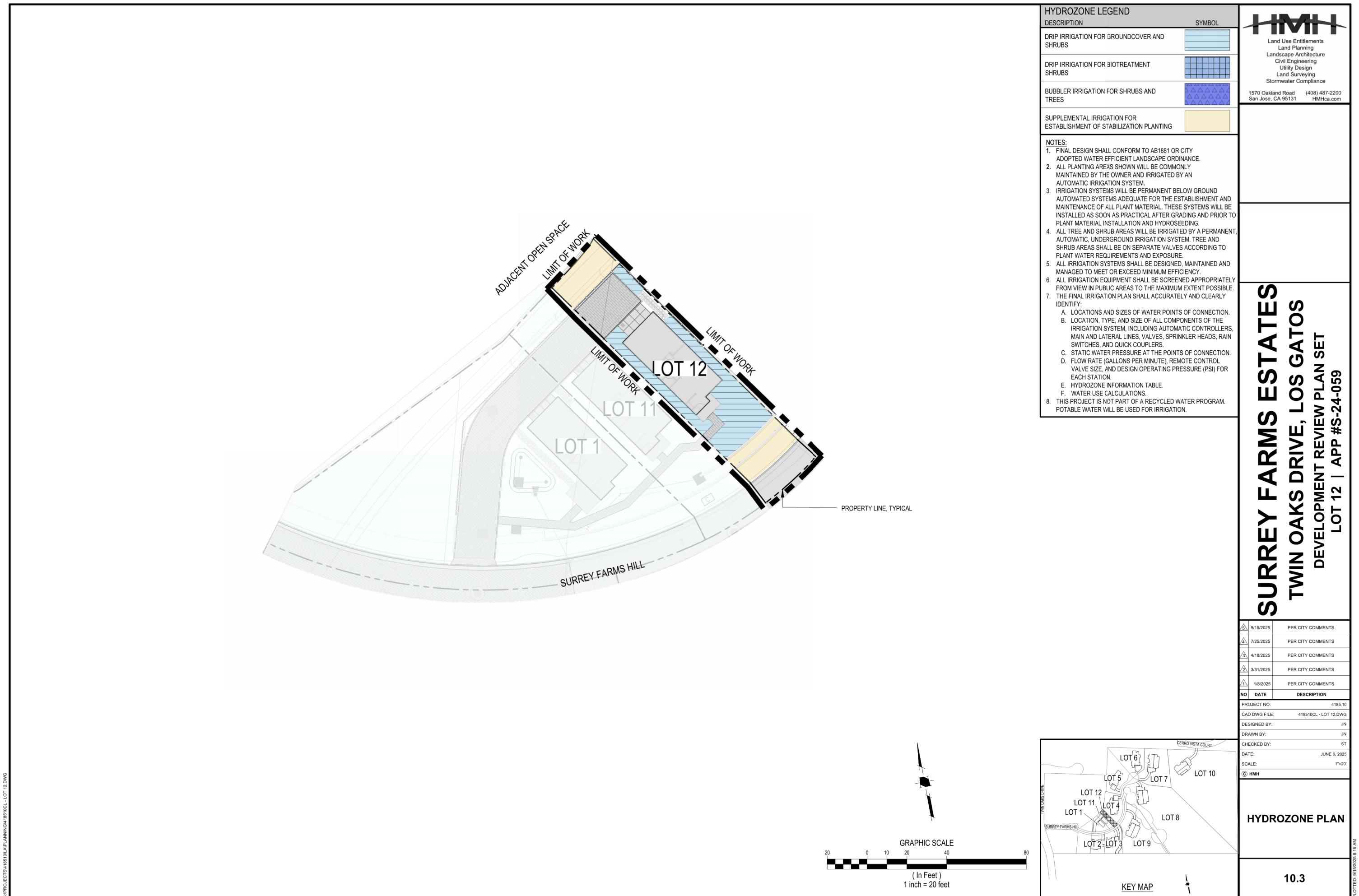
**SECTION**

2x DIAMETER  
OF ROOT BALL

**SECTION**

## PLANTING DETAILS

10.2

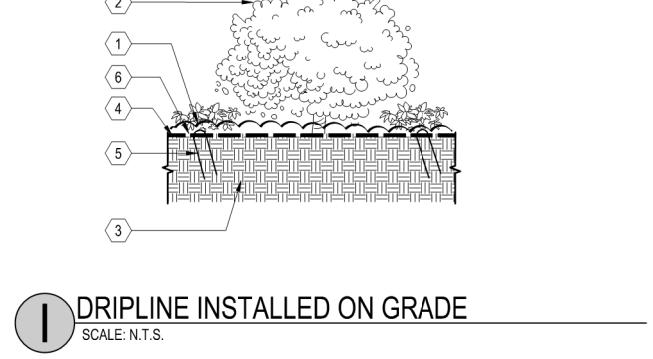
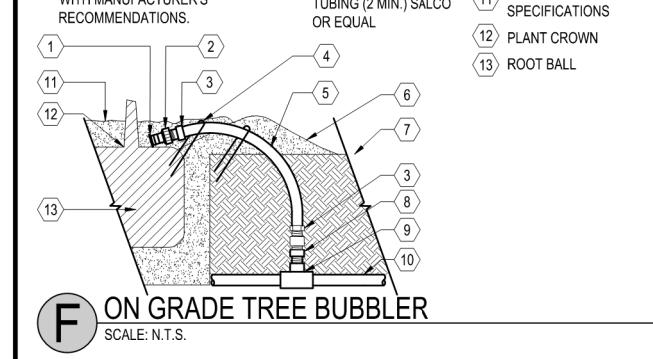
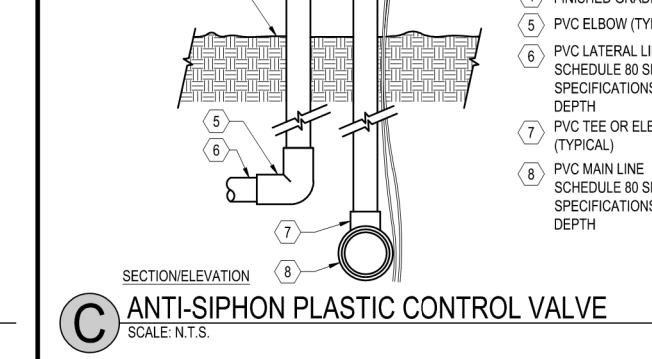
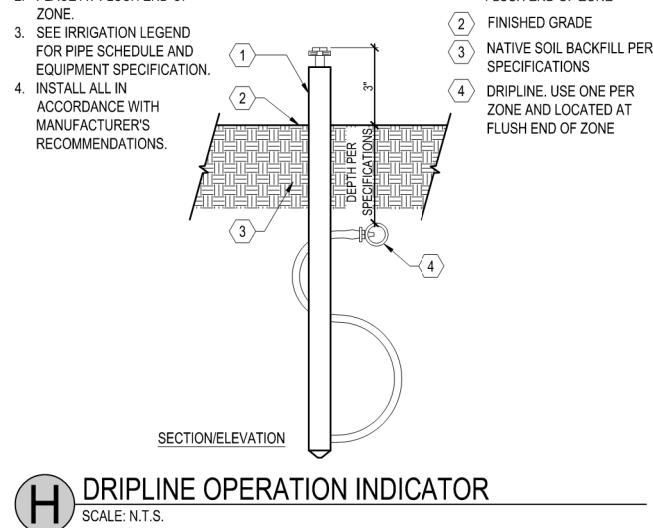
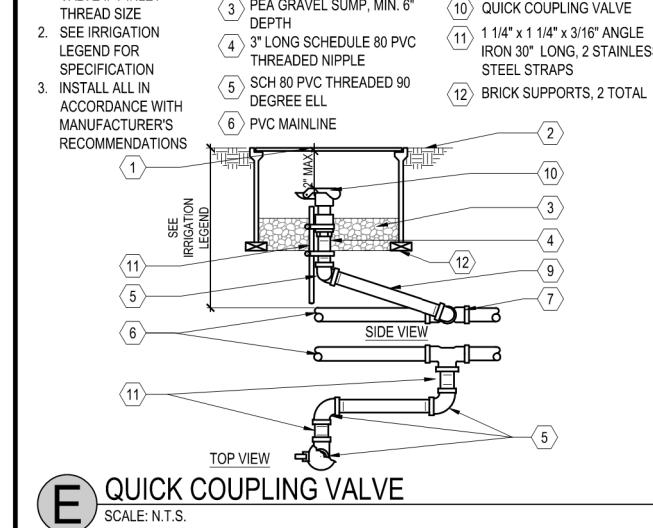
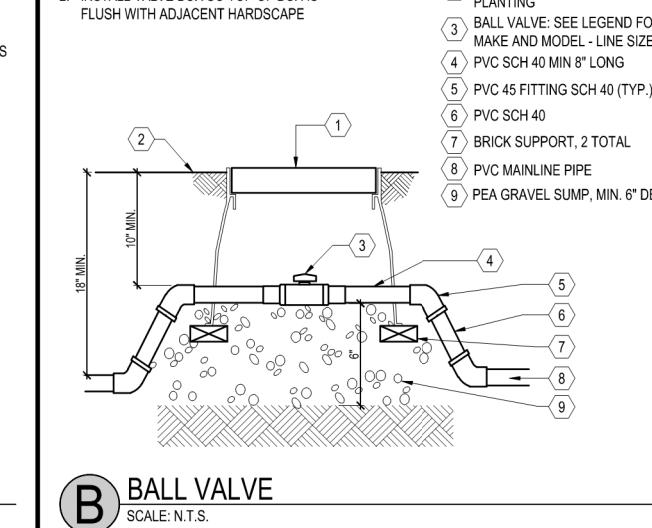
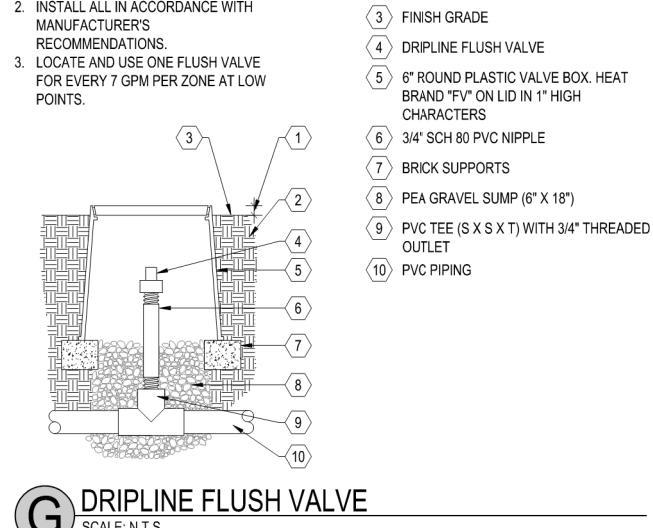
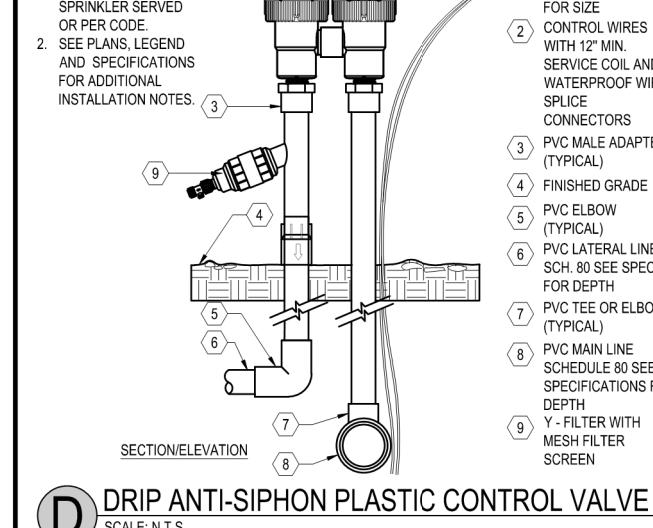
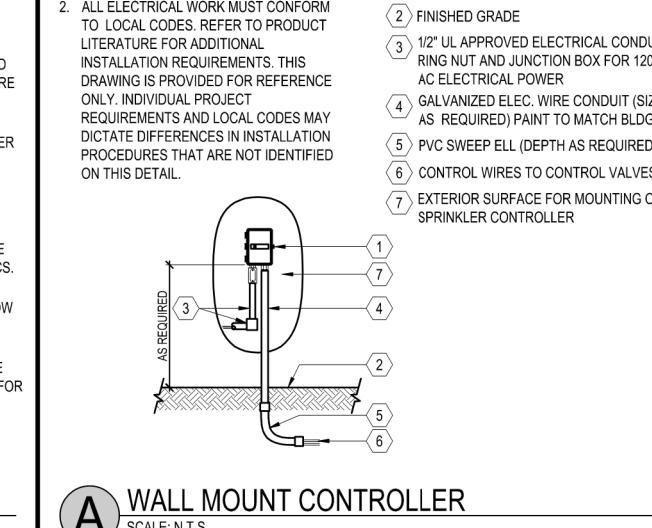
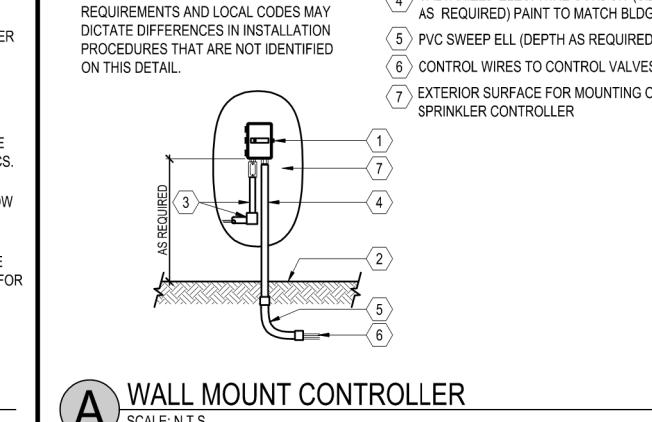


# SURREY FARMS ESTATES

## TWIN OAKS DRIVE, LOS GATOS

### DEVELOPMENT REVIEW PLAN SET

LOT 12 | APP #S-24-059

<p><b>I</b> DRIPLINE INSTALLED ON GRADE</p> <p>SCALE: N.T.S.</p> 	<p><b>F</b> ON GRADE TREE BUBBLER</p> <p>SCALE: N.T.S.</p> 	<p><b>C</b> ANTI-SIPHON PLASTIC CONTROL VALVE</p> <p>SCALE: N.T.S.</p> 
<p><b>H</b> DRIPLINE OPERATION INDICATOR</p> <p>SCALE: N.T.S.</p> 	<p><b>E</b> QUICK COUPLING VALVE</p> <p>SCALE: N.T.S.</p> 	<p><b>B</b> BALL VALVE</p> <p>SCALE: N.T.S.</p> 
<p><b>J</b> DRIPLINE CENTER - FEED LAYOUT</p> <p>SCALE: N.T.S.</p> 	<p><b>G</b> DRIPLINE FLUSH VALVE</p> <p>SCALE: N.T.S.</p> 	<p><b>D</b> DRIP ANTI-SIPHON PLASTIC CONTROL VALVE</p> <p>SCALE: N.T.S.</p> 
		<p><b>A</b> WALL MOUNT CONTROLLER</p> <p>SCALE: N.T.S.</p> 



**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%



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



**E** 6' CLEAR VIEW FENCE  
COLOR SHALL BE BLACK



**A** PERMEABLE PAVERS



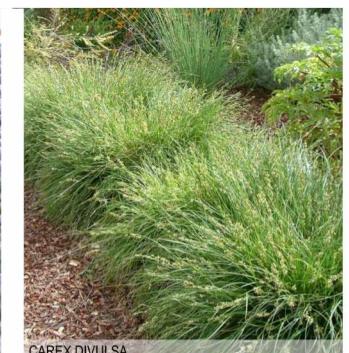
MIMULUS AURANTICAS



ANIGOZANTHOS FLAVIDUS 'BIG RED'



CEANOTHUS 'CONCHA'



CAREX DIVULSA

**B** PLANTING PALETTE

**SURREY FARMS ESTATES  
TWIN OAKS DRIVE, LOS GATOS  
DEVELOPMENT REVIEW PLAN SET  
LOT 12 | APP #S-24-059**

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

**CONCEPT IMAGERY**

10.5

# SURREY FARMS ESTATES

## TWIN OAKS DRIVE, LOS GATOS

### DEVELOPMENT REVIEW PLAN SET

LOT 12 | APP #S-24-059



FRONT PORCH WALL MOUNT LIGHT



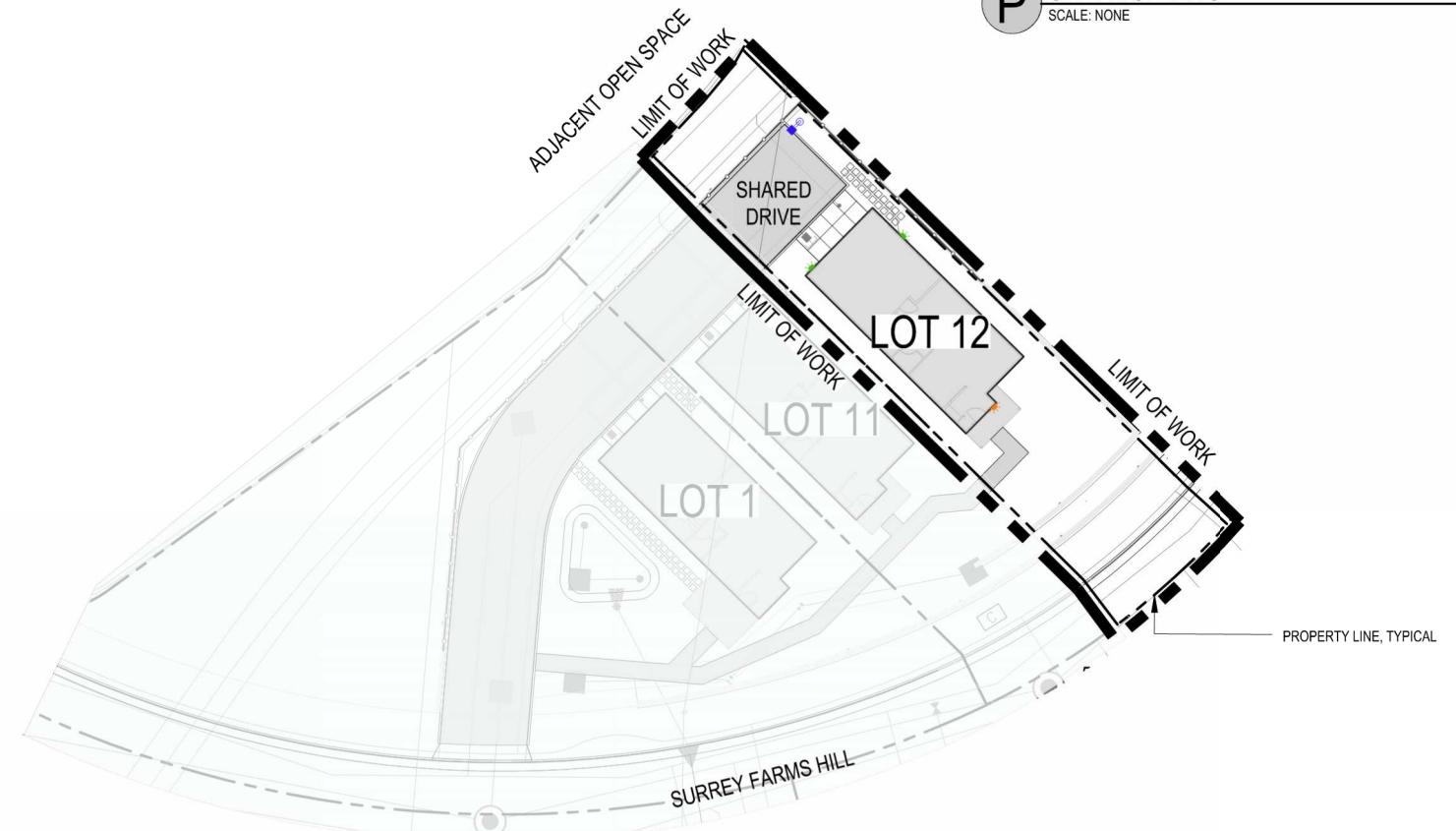
OUTDOOR WALL MOUNT LIGHT



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.

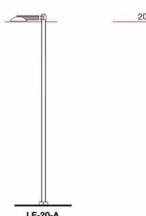
LEO

landscapeforms

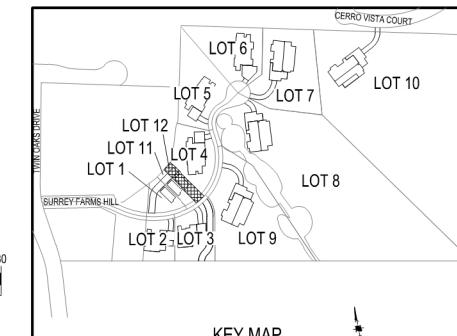
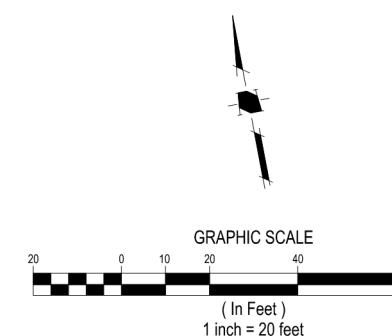
Specification Sheet | LE300

#### Lens Height and Pole Configuration Selection Guide

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



LE-20-A



#### CONCEPTUAL LIGHTING PLAN

P1