

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

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

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:	418510TS_LOT 12.DWG
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE
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TITLE SHEET

1.0

EXHIBIT 27

LEGEND

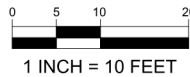
PROJECT BOUNDARY	---
LOT LINE	---
EASEMENT	---
CURB AND GUTTER	---
STORM DRAIN PIPE	SD(E) SD(E)
SANITARY SEWER PIPE	SS(E) SS(E)
WATER PIPE	W(E) W(E)
FENCE	x x x x
DRAINAGE ARROW	→
TREE AND DRIPLINE	○
ELECTROLIER	○
COMMUNICATIONS MANHOLE	○
STORM DRAIN MANHOLE	○
SANITARY SEWER MANHOLE	○
FIRE HYDRANT	○
PULL BOX/METER/VAULT	□
SIGN	⊥
AREA OVER 30% SLOPE	■

ABBREVIATIONS

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

EXISTING CONDITIONS NOTES:

1. SEE SHEET 2.2 FOR EXISTING TREE DATA TABLE.



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 HMCa.com

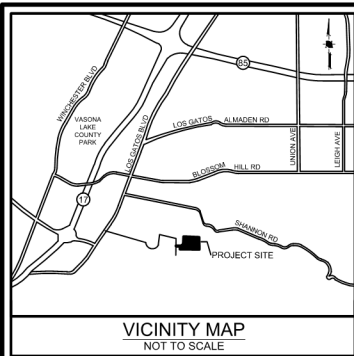
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DATE:	MAY 31ST, 2024	
SCALE:	1" = 10'	
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EXISTING
CONDITIONS



LEGEND

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

RIPARIAN AREA

STORMDRAIN CULVERT STRUCTURE

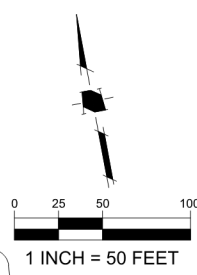
BIORETENTION AREA

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



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Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

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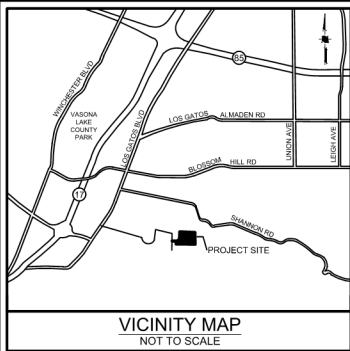
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**OVERALL
SITE PLAN**



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.

LOT AREA	4959 SF/ 0.11ACRES
EXISTING CONTOUR LENGTHS	553.35
CONTOUR INTERVALS	1'
EXISTING AVERAGE SLOPE	11.18%
PROPOSED CONTOUR LENGTHS	821.3
CONTOUR INTERVALS	1'
PROPOSED AVERAGE SLOPE	16.59%

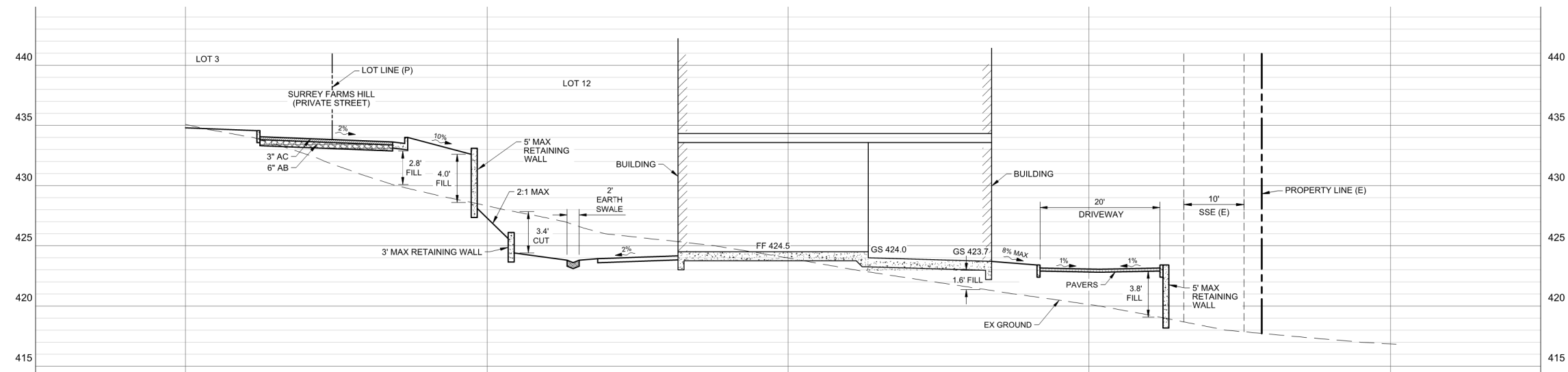
TREE #	Botanical Name	Common Name	DBH (Inches)	Height (FT)	Canopy Size (FT)	Protected Tree	Large Protected Tree	Health Rating	Preservation Suitability	Remove?	Notes
104	Quercus agrifolia	Coast Live Oak	10.0	32	24	X		4	HIGH	REMOVE	
105	Quercus agrifolia	Coast Live Oak	6.0	20	12	X		5	HIGH	REMOVE	
107	Quercus lobata	Valley Oak	10.0	36	25	X		3	MODERATE	REMOVE	Dead Wood
108	Quercus agrifolia	Coast Live Oak	13.0	48	28	X		3	HIGH	REMOVE	Poor Tree Structure
109	Quercus lobata	Valley Oak	10.0	43	28	X		3	MODERATE	REMOVE	Severe Decline
110	Quercus agrifolia	Coast Live Oak	4.0	20	17	X		5	HIGH	REMOVE	
111	Quercus agrifolia	Coast Live Oak	8.0	23	15	X		4	HIGH	REMOVE	
112	Quercus agrifolia	Coast Live Oak	14.0	43	31	X		3	HIGH	REMOVE	
113	Quercus agrifolia	Coast Live Oak	11.0	23	2	X		1	MODERATE	REMOVE	Dead
114	Quercus agrifolia	Coast Live Oak	5.0	26	13	X		3	HIGH	REMOVE	
115	Quercus lobata	Valley Oak	4.0	24	12	X		3	MODERATE	REMOVE	
116	Quercus agrifolia	Coast Live Oak	5.0	22	8	X		4	HIGH	REMOVE	Dead Wood
117	Quercus agrifolia	Coast Live Oak	10.0	36	16	X		4	HIGH	REMOVE	
118	Quercus agrifolia	Coast Live Oak	20.0	46	36	X		4	HIGH	REMOVE	Dead Wood

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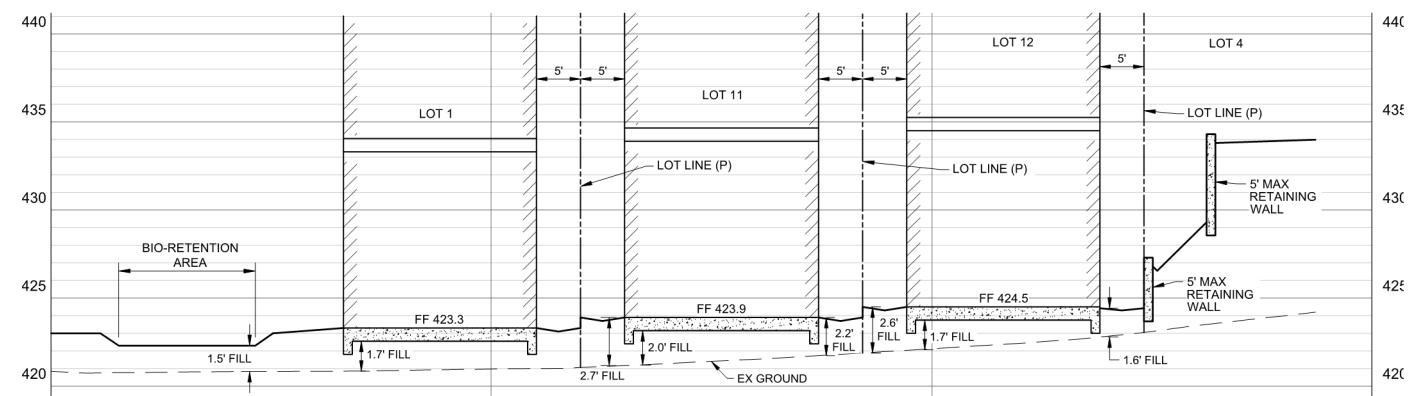
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SITE PLAN



A SECTION
SCALE: 1" = 10' H, 1" = 2' V



D SECTION
SCALE: 1" = 10' H, 1" = 2' V

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**PRELIMINARY
GRADING
SECTIONS**

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1/8/2025	PER CITY COMMENTS	
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UTILITY PLAN

ABBREVIATIONS

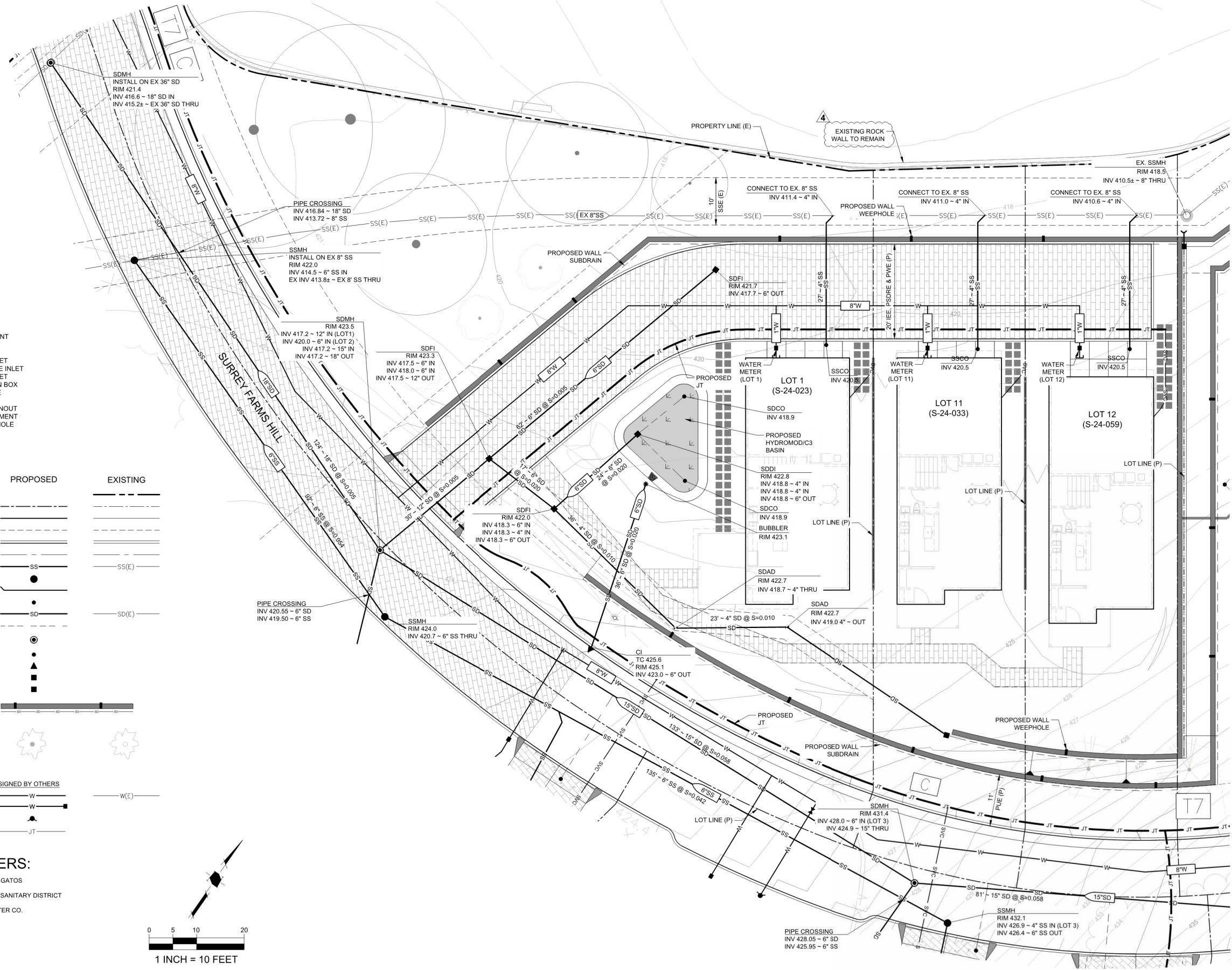
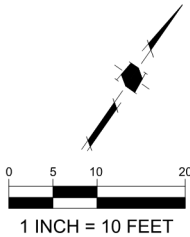
CI	CURB INLET
ESMT	EASEMENT
EX(E)	EXISTING
EH	FIRE HYDRANT
INV	INVERT
IRR	IRRIGATION
JT	JOINT TRENCH
PL	PROPERTY LINE
(P)	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDCI	STORM DRAIN CURB INLET
SDDI	STORM DRAIN DRAINAGE INLET
SDFI	STORM DRAIN FIELD INLET
SDJB	STORM DRAIN JUNCTION 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	PROJECT BOUNDARY
PROPERTY LINE	PROPERTY LINE
RIGHT OF WAY	RIGHT OF WAY
EASEMENT	EASEMENT
CURB AND GUTTER	CURB AND GUTTER
CENTERLINE	CENTERLINE
SANITARY SEWER	SANITARY SEWER
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
SANITARY LATERAL	SANITARY LATERAL
SANITARY SEWER CLEAN OUT	SANITARY SEWER CLEAN OUT
STORM DRAIN LINE	STORM DRAIN LINE
STORM DRAIN PERFORATED LINE	STORM DRAIN PERFORATED LINE
STORM DRAIN MANHOLE	STORM DRAIN MANHOLE
STORM DRAIN CLEAN OUT	STORM DRAIN CLEAN OUT
STORM DRAIN CURB INLET	STORM DRAIN CURB INLET
STORM DRAIN FIELD INLET (2X2)	STORM DRAIN FIELD INLET (2X2)
STORM DRAIN JUNCTION BOX (2X2)	STORM DRAIN JUNCTION BOX (2X2)
W/ BOLTED DOWN SOLID COVER	W/ BOLTED DOWN SOLID COVER
RETAINING WALL WITH SUBDRAIN AND WEEPHOLES. SEE DETAIL ON GRADING PLAN	RETAINING WALL WITH SUBDRAIN AND WEEPHOLES. SEE DETAIL ON GRADING PLAN
TREE	TREE
SHOWN FOR INFORMATION ONLY. DESIGNED BY OTHERS	SHOWN FOR INFORMATION ONLY. DESIGNED BY OTHERS
WATER MAIN	WATER MAIN
WATER SERVICE AND METER	WATER SERVICE AND METER
FIRE HYDRANTS	FIRE HYDRANTS
JOINT TRENCH	JOINT TRENCH

UTILITY PROVIDERS:

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



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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

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 (ft²)		b. Total Land Area Disturbed During Construction: 242,482 (ft²) (including clearing, grading, stockpiling, or excavating)			
Project Totals	Total Existing (Pre-project) Area (ft²)	Existing Area Retained¹ (ft²)	Existing Area Replaced² (ft²)	New Area Created³ (ft²)	Total Post-Project Area (ft²)
Impervious Area (IA)					
c. Total on-site IA	0	0	0	96,692	96,692
d. Total off-site IA³	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 PA³	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.

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STORMWATER
CONTROL PLAN

PROJECT SITE INFORMATION:

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

OPERATION AND MAINTENANCE INFORMATION:

- I. PROPERTY INFORMATION:
- I.A. PROPERTY ADDRESS:
- 178 TWIN OAKS DRIVE
- LOS GATOS, CA, 95032
- I.B. PROPERTY OWNER:
- JEFFREY L DODGE EXEMPT TRUST
- II. RESPONSIBLE PARTY FOR MAINTENANCE:
- II.A. CONTACT:
- LARRY DODGE
- II.B. PHONE NUMBER OF CONTACT:
- 858-243-7768
- II.C. EMAIL:
- laddodge@gmail.com
- II.D. ADDRESS:
- PO BOX 2029
- RANCHO SANTA FE, CA 92067

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING.
2. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
3. STORM DRAIN LABELING.

SITE DESIGN MEASURES:

1. MINIMIZE LAND DISTURBED
2. MINIMUM-IMPACT STREET OR PARKING LOT DESIGN
3. PERVIOUS PAVEMENT
4. OTHER SELF-TREATING AREA
5. PRESERVE OPEN SPACE
6. PROTECTED RIPARIAN AND WETLAND AREAS/BUFFERS

BIOTREATMENT SOIL REQUIREMENTS

- BIOTRETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT: [HTTPS://CLEANWATER.SCCGOV.ORG/SITES/G/FILES/GFJLESJXJCPB461/FILES/SCVURPPP_C.PDF](https://cleanwater.sccgov.org/sites/g/files/gfjlesjxjcpb461/files/scvurppp_c.pdf)
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

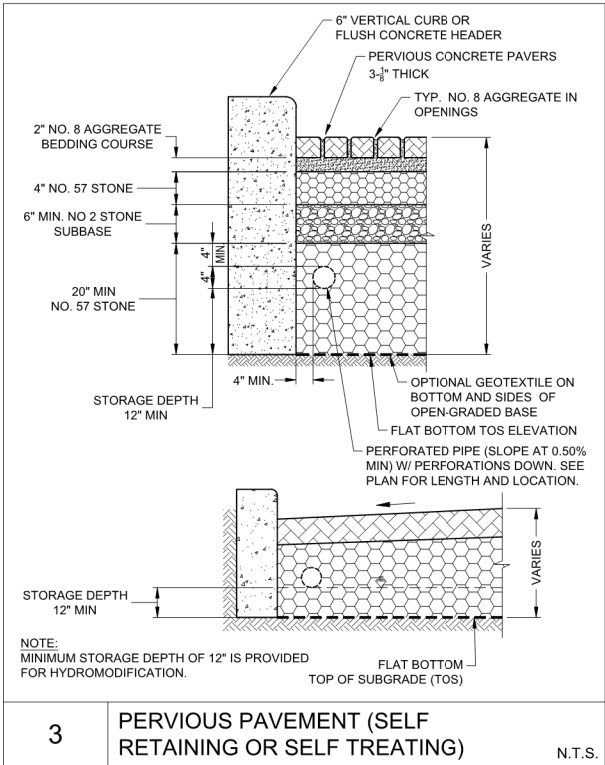
Drainage Management Area (DMA) Summary Table

Complete the information below at the Building Permit stage for Regulated C3 Projects and Non-Regulated Green Stormwater Infrastructure Projects

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

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

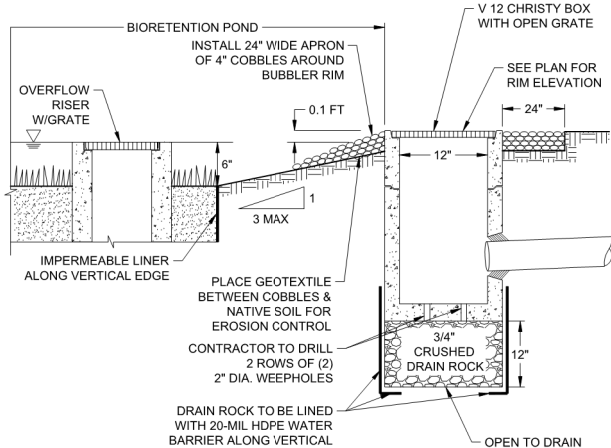
*"Lined" refers to an impermeable liner placed on the bottom of a bioretention area, such that no infiltration into native soil occurs.



3

PERVIOUS PAVEMENT (SELF RETAINING OR SELF TREATING)

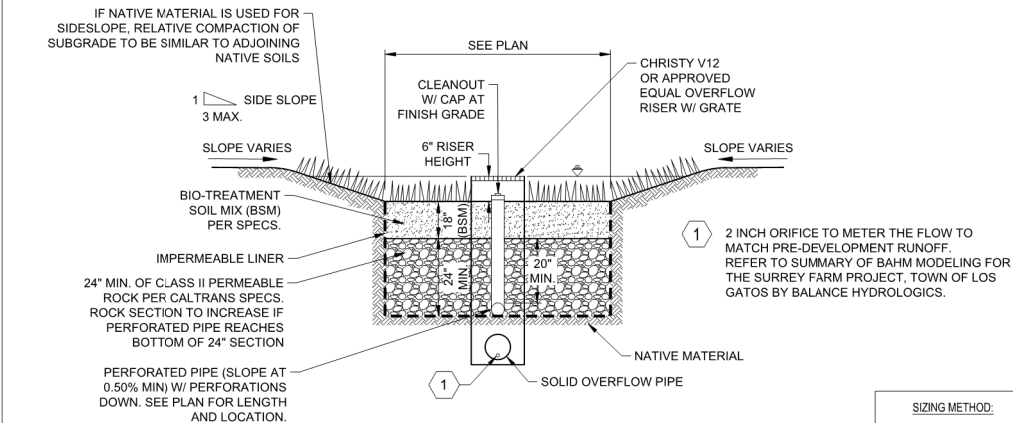
N.T.S.



2

BUBBLER BOX DETAIL

N.T.S.



1

BIOTRETENTION BASIN W/ LINER

N.T.S.

SIZING METHOD:
FLOW-COMBO

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIOTRETENTION AREAS

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

TABLE 2
ROUTINE MAINTENANCE ACTIVITIES FOR PERVIOUS PAVEMENT





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

SURREY FARM ESTATES

LOT 12 (S-24-059)

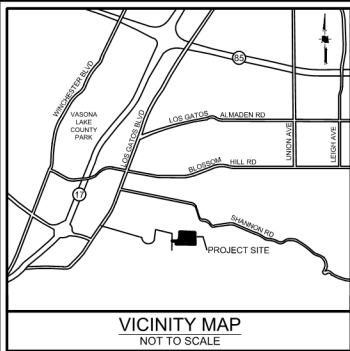
178 TWIN OAKS DRIVE

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.
CAD DWG FILE:		418510SW_LOT 12.DWG
DESIGNED BY:		NWRH
DRAWN BY:		NW
CHECKED BY:		RH
DATE:		MAY 31ST, 2024
SCALE:		NOT TO SCALE
 HMM		

STORMWATER CONTROL AND HYDROMODIFICATION DETAILS

5.1



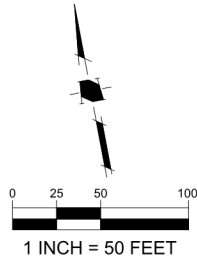
EROSION AND SEDIMENT CONTROL NOTES

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

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

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:

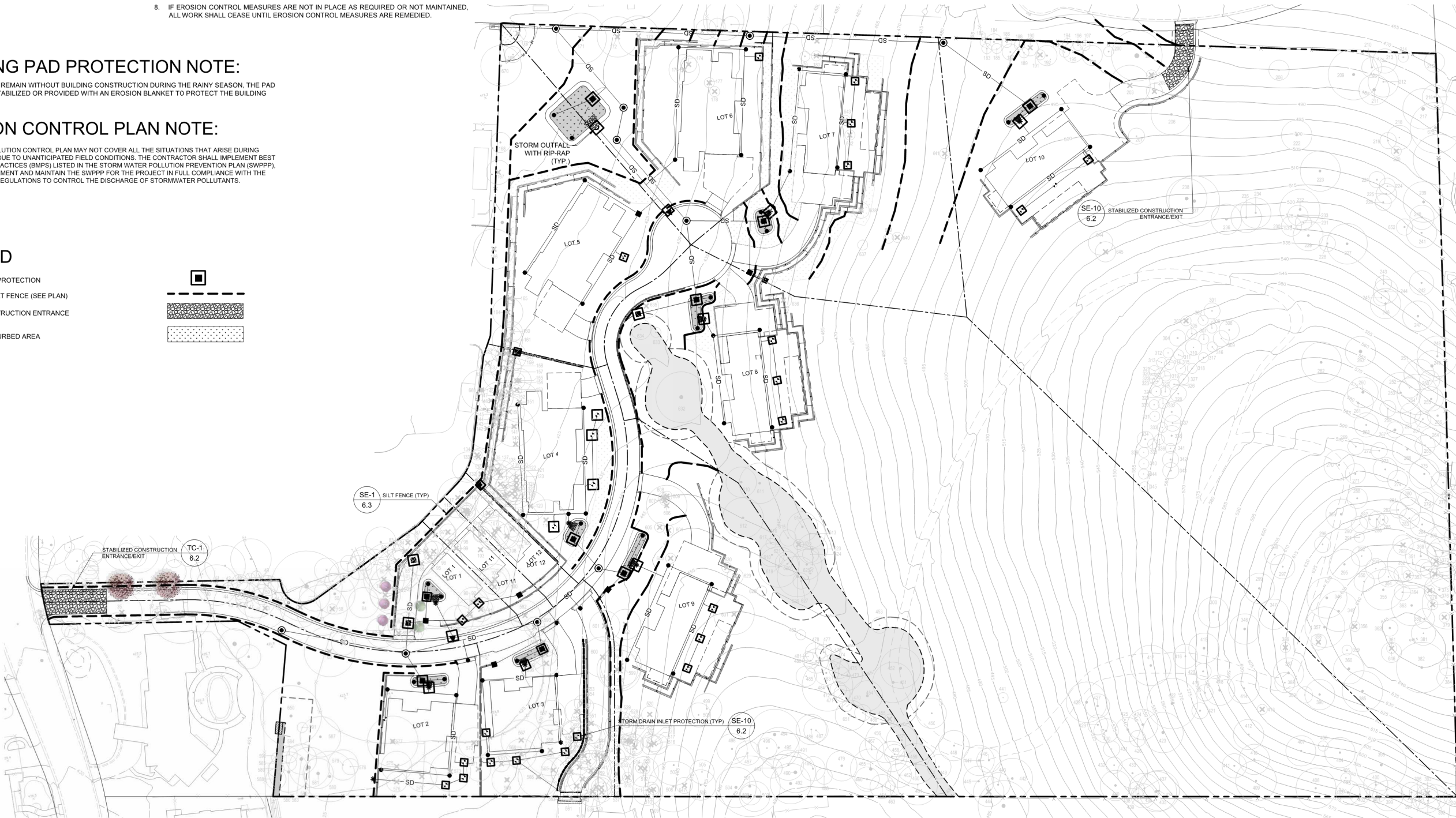
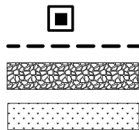
- IF PAD WILL REMAIN WITHOUT BUILDING CONSTRUCTION DURING THE RAINY SEASON, THE PAD SHALL BE STABILIZED OR PROVIDED WITH AN EROSION BLANKET TO PROTECT THE BUILDING PAD.

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








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:		AV
CHECKED BY:		RH
DATE:		MAY 31ST, 2024
SCALE:		1" = 50'
© HHM		

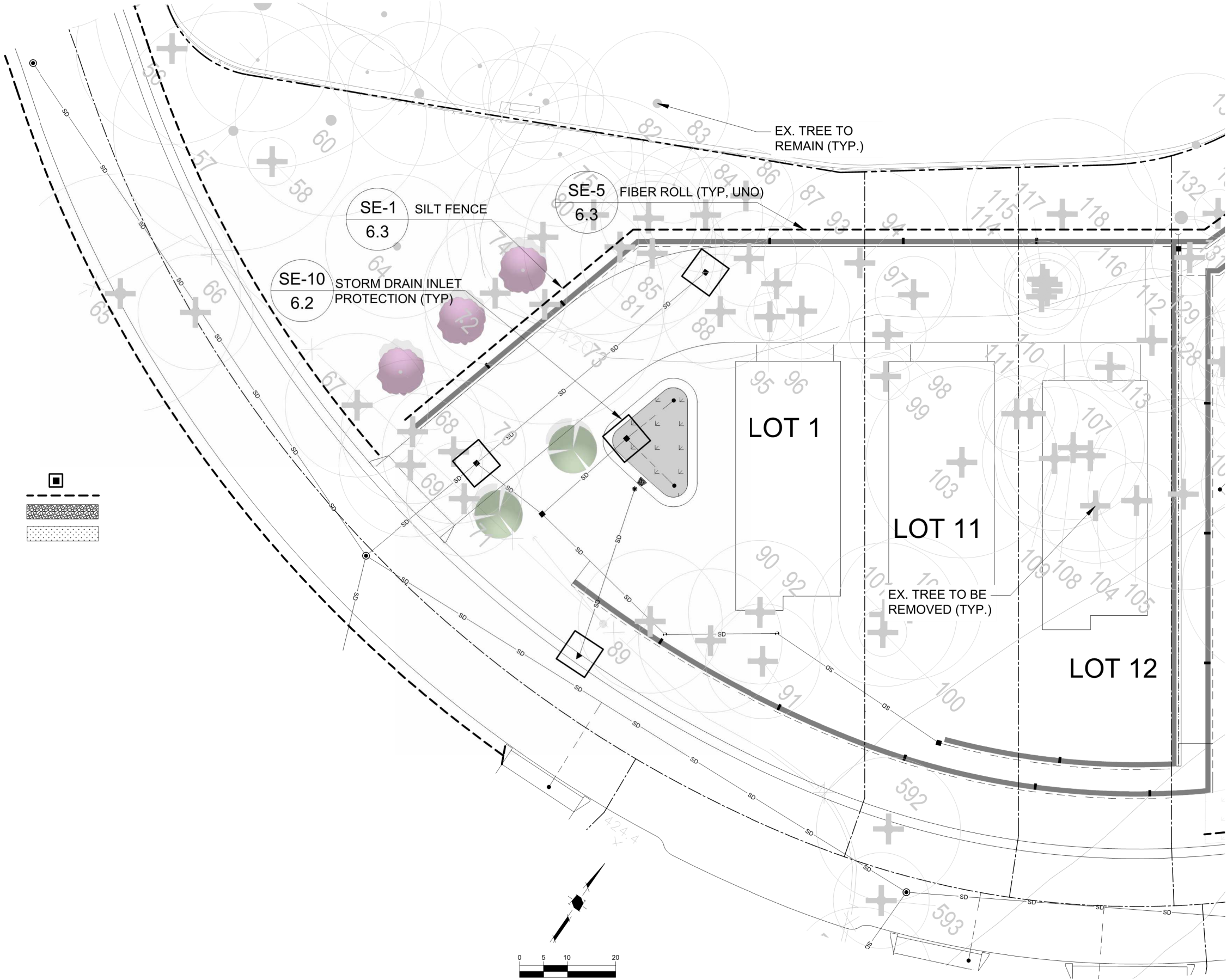
EROSION CONTROL PLAN

SURREY FARM ESTATES
LOT 12 (S-24-059)
178 TWIN OAKS DRIVE
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9/15/2025	PER CITY COMMENTS
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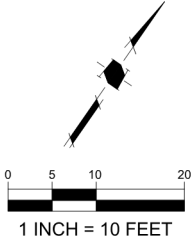
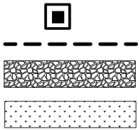
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DESIGNED BY:		AV/RH
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EROSION CONTROL PLAN

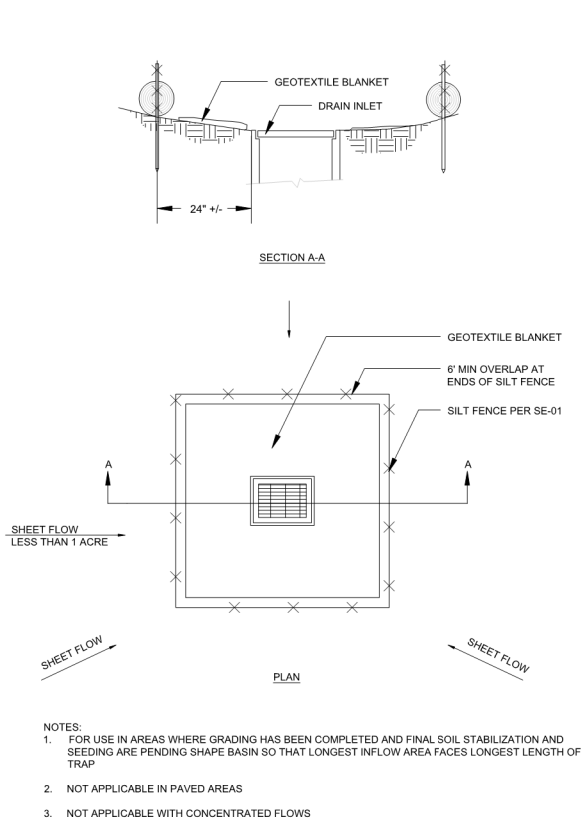


LEGEND

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

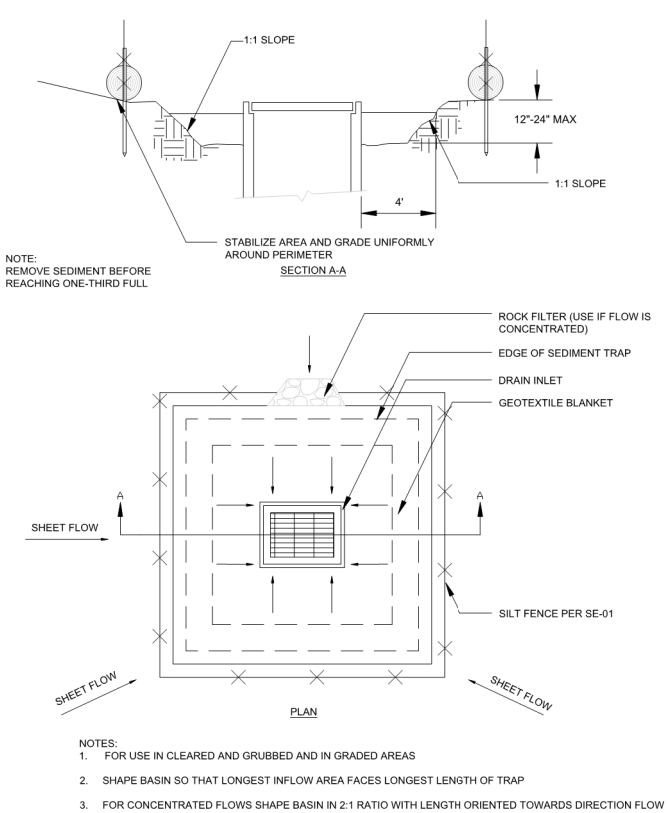


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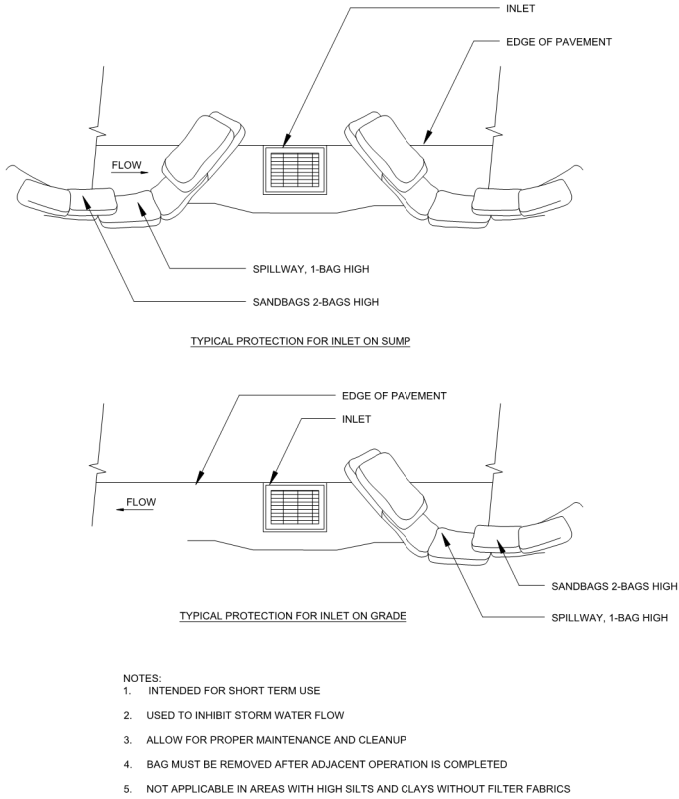
SE-10 STORM DRAIN INLET PROTECTION - TYPE 1

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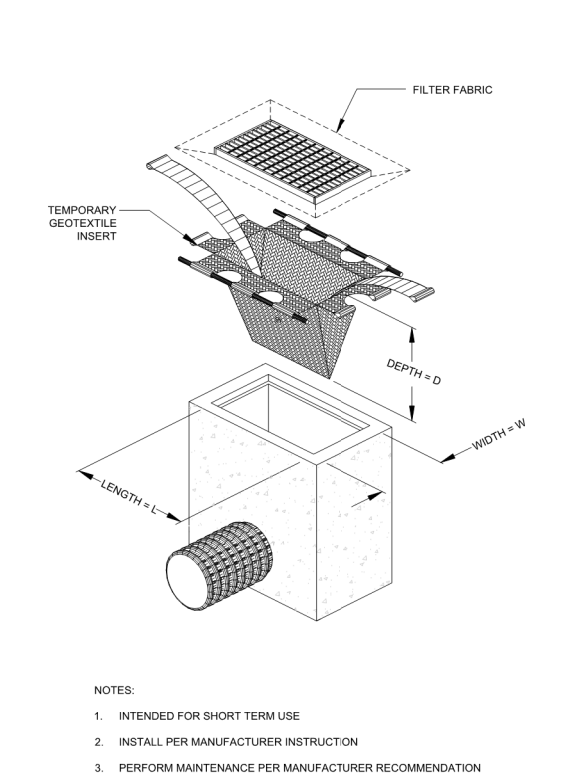
SE-10 STORM DRAIN INLET PROTECTION - TYPE 2

N.T.S.



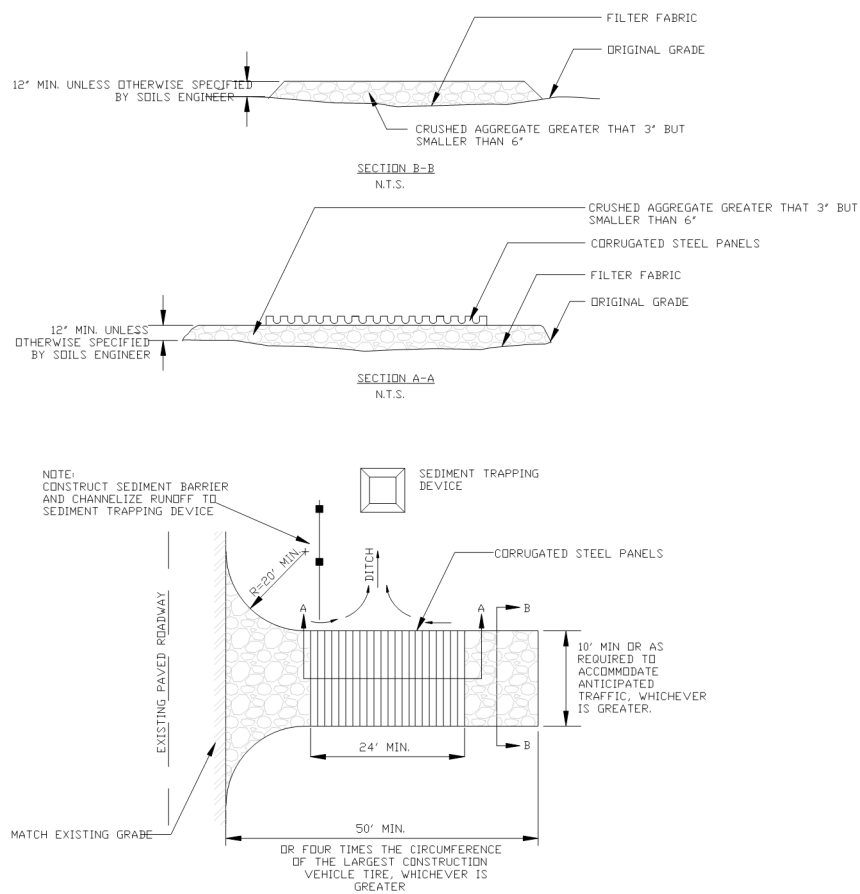
SE-10 STORM DRAIN INLET PROTECTION - TYPE 3

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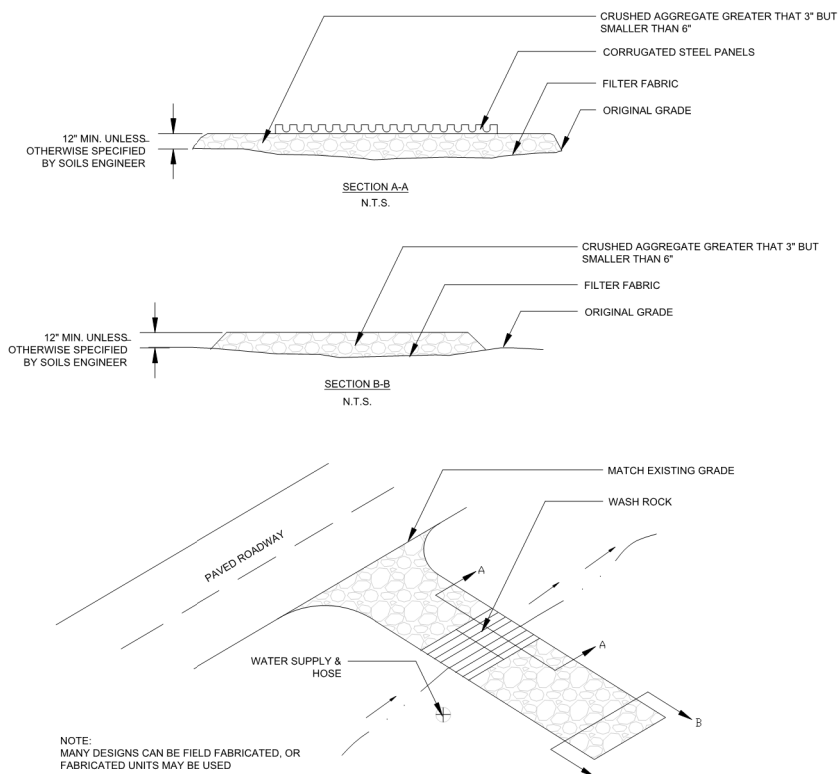
SE-10 STORM DRAIN INLET PROTECTION - TYPE 4

N.T.S.



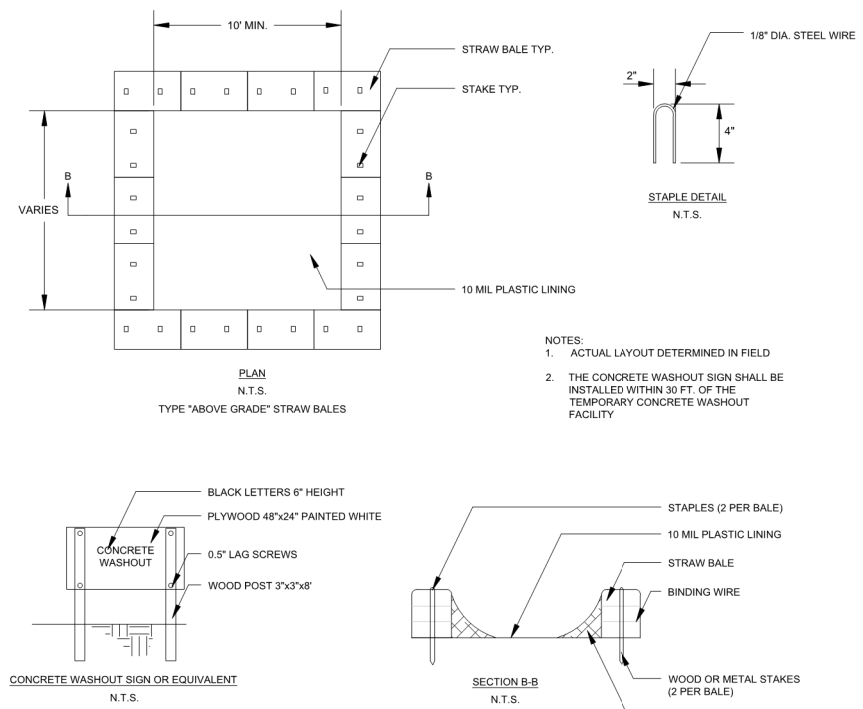
TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT

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 12 (S-24-059)

178 TWIN OAKS DRIVE

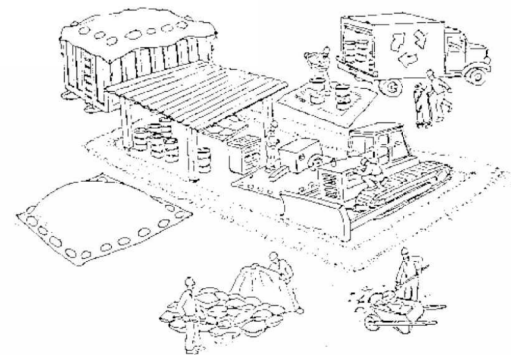
ARCHITECTURE & SITE REVIEW

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NO	DATE	DESCRIPTION
PROJECT NO:		4185.
CAD DWG FILE:		418510EC_LOT 12 DW
DESIGNED BY:		AV/R
DRAWN BY:		N
CHECKED BY:		R
DATE:		MAY 31ST, 20
SCALE:		AS SHOWN
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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.

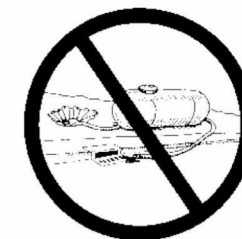
Vehicle and equipment maintenance & cleaning

- ✓ 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.

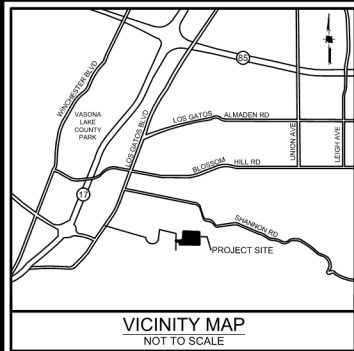


Painting

- ✓ 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 12.DWG
DESIGNED BY:		AWRH
DRAWN BY:		NW
CHECKED BY:		RH
DATE:		MAY 31ST, 2024
SCALE:		NOT TO SCALE
© HMH		



LEGEND

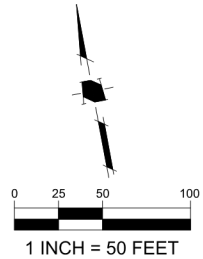
PROJECT BOUNDARY	---
EXISTING EASEMENT	---
PROPOSED PROPERTY LINE	---
PROPOSED EASEMENT	---
PROPOSED BUILDING	---
200' MAX. HOSE PULL	---
EXISTING WATER LINE	---
FIRE DEPARTMENT LINE (PROPOSED)	---
FIRE HYDRANT (E)	---
FIRE HYDRANT (P)	---
FIRE DEPARTMENT CONNECT (P)	---
PRIVATE INGRESS EGRESS EASEMENT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

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.



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TWIN OAKS DRIVE

30'/50' TURNING RADIUS

HYDRANT (E)

24' IEE & EAE (P)

SURREY FARMS HILL (P)

R208'

R232'

288.6'

R272'

LOT 2
7,773 SF
BLDG
TYPE V-B

LOT 3
7,773 SF
BLDG
TYPE V-B

GATE (P) WITH KNOX BOX FOR
FIRE DEPARTMENT ACCESS

LOT 4
6,827 SF BLDG
TYPE V-B

LOT 5
6,827 SF BLDG
TYPE V-B

LOT 6
6,827 SF BLDG
TYPE V-B

LOT 7
7,699 SF BLDG
TYPE V-B

LOT 8
7,699 SF BLDG
TYPE V-B

LOT 9
7,699 SF BLDG
TYPE V-B

LOT 10
7,699 SF BLDG
TYPE V-B

LOT 11
7,699 SF BLDG
TYPE V-B

LOT 12
7,699 SF BLDG
TYPE V-B

LOT 13
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LOT 14
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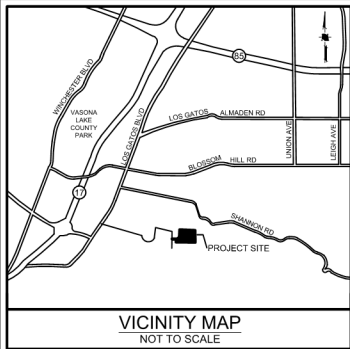
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TYPE V-B

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LOT 191
7,699 SF BLDG
TYPE V-B

LOT 192
7,699 SF BLDG
TYPE V-B

LOT 193
7



REQUIRED FIRE FLOW & HYDRANTS

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

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

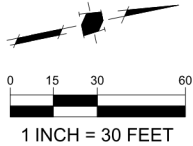
LOTS 2,3,7,8,9,10: 6205 - 6830 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

NOTES

- 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)

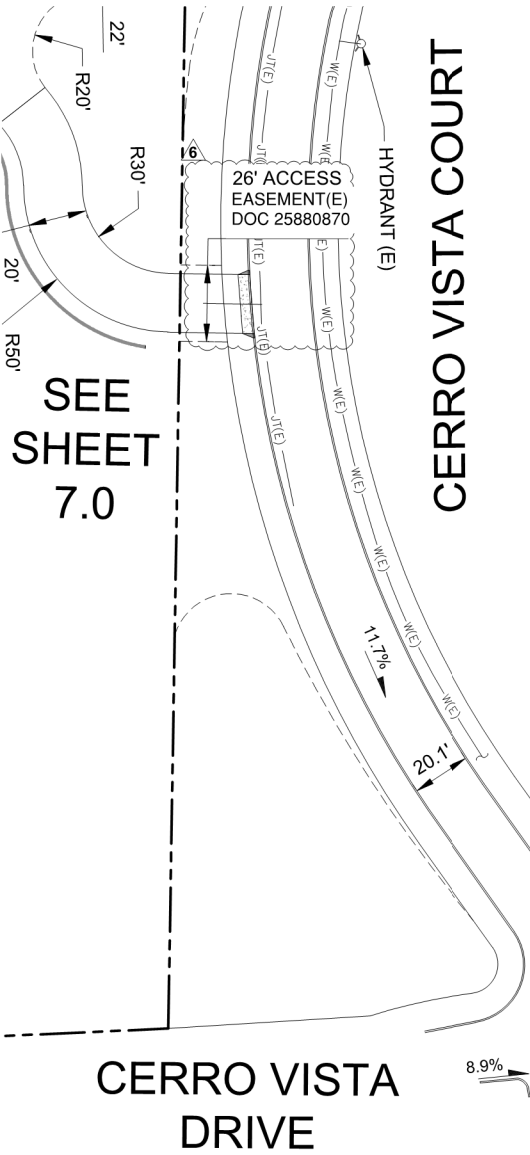


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SURREY FARM ESTATES

LOT 12 (S-24-059)

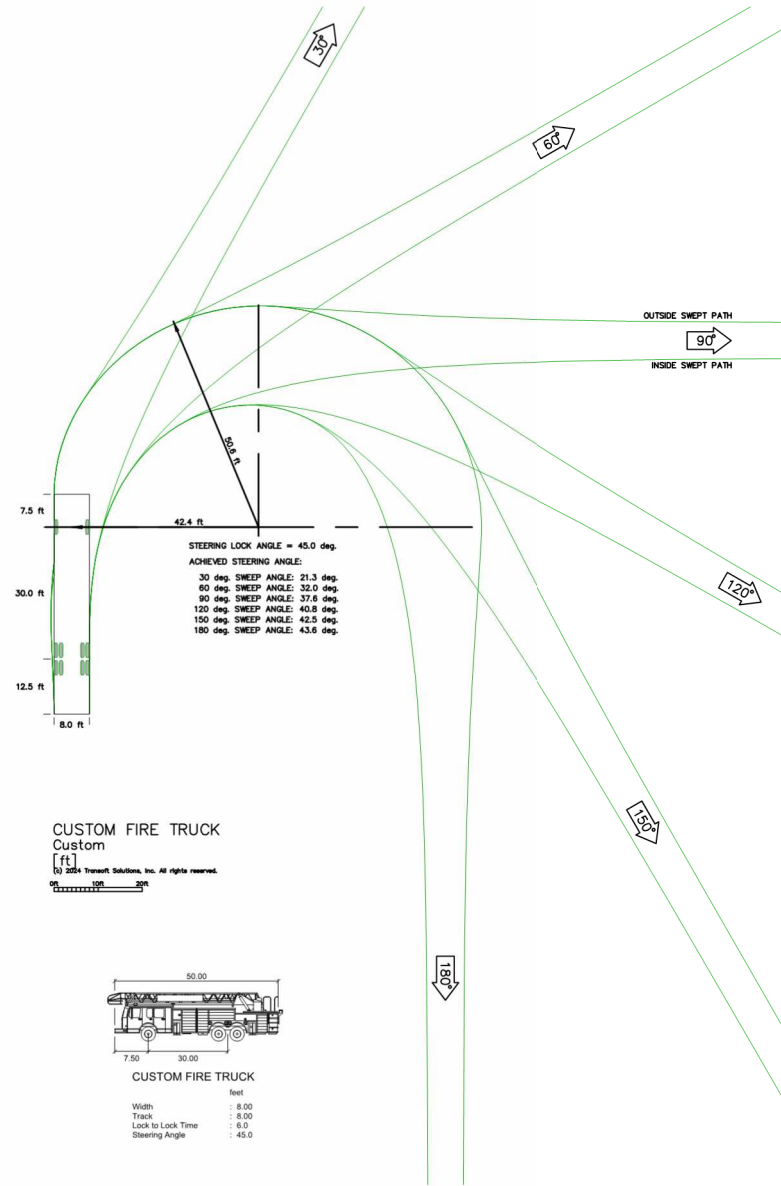
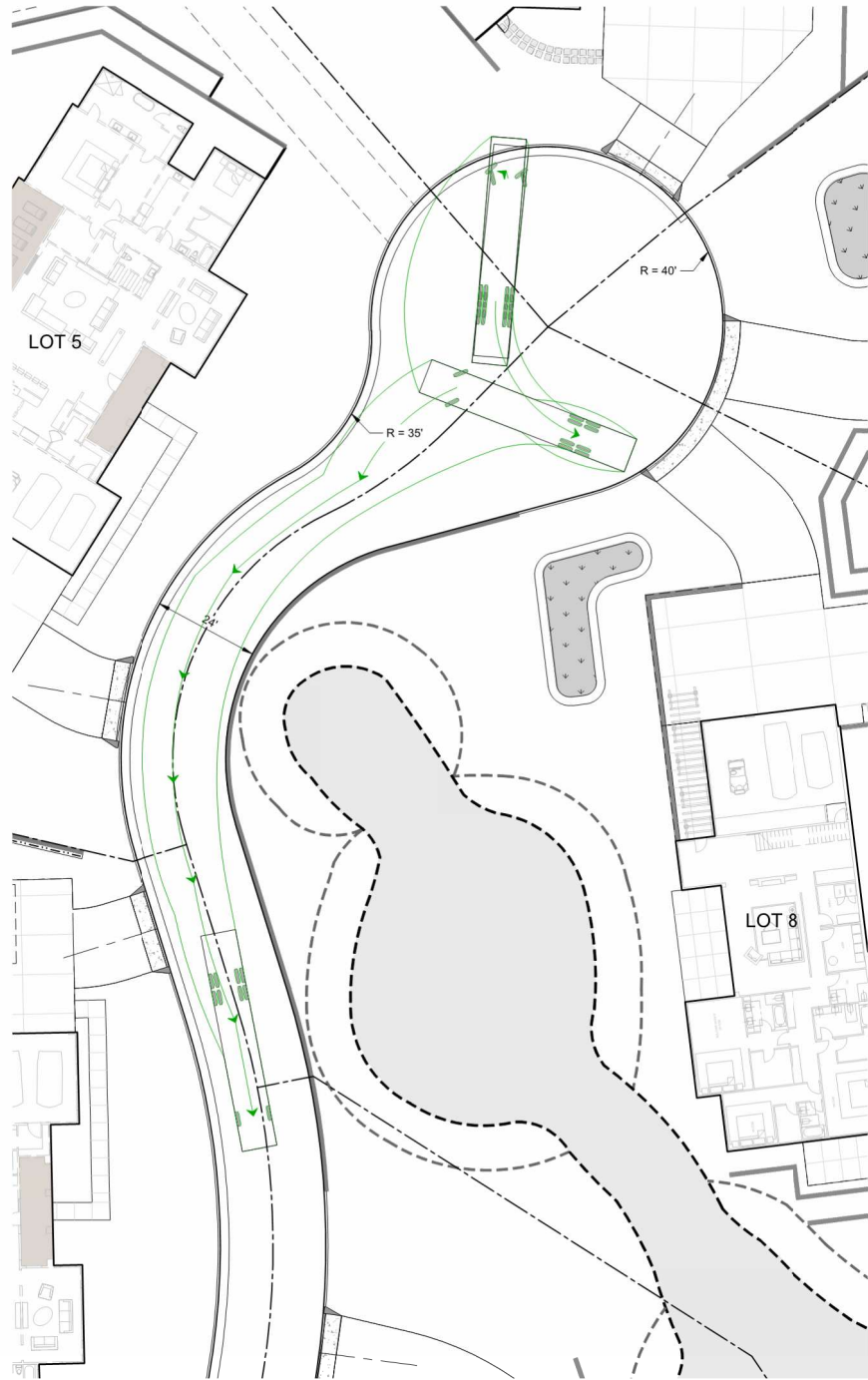
178 TWIN OAKS DRIVE

ARCHITECTURE & SITE REVIEW

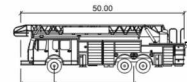
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	9/15/2025	PER CITY COMMENTS
	7/25/2025	PER CITY COMMENTS
	4/18/2025	PER CITY COMMENTS
	3/31/2025	PER CITY COMMENTS
NO	DATE	DESCRIPTION
PROJECT NO:		4185.10
CAD DWG FILE:		418510FA_LOT 12.DWG
DESIGNED BY:		XX
DRAWN BY:		NW
CHECKED BY:		RH
DATE:		MAY 31ST, 2024
SCALE:		AS SHOWN
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FIRE ACCESS PLAN

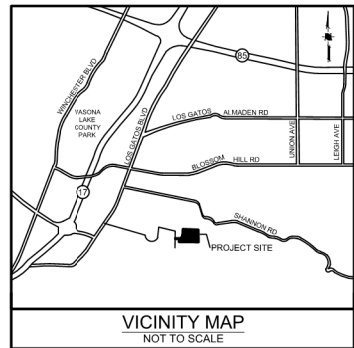
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CUSTOM FIRE TRUCK
Custom
[ft]
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CUSTOM FIRE TRUCK
feet
Width: 8.00
Track: 8.00
Lock to Lock Time: 6.0
Steering Angle: 45.0



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:	418510FA_LOT 12.DWG	
DESIGNED BY:	RM	
DRAWN BY:	NW	
CHECKED BY:	RH	
DATE:	MAY 31ST, 2024	
SCALE:	AS SHOWN	

© 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@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 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:

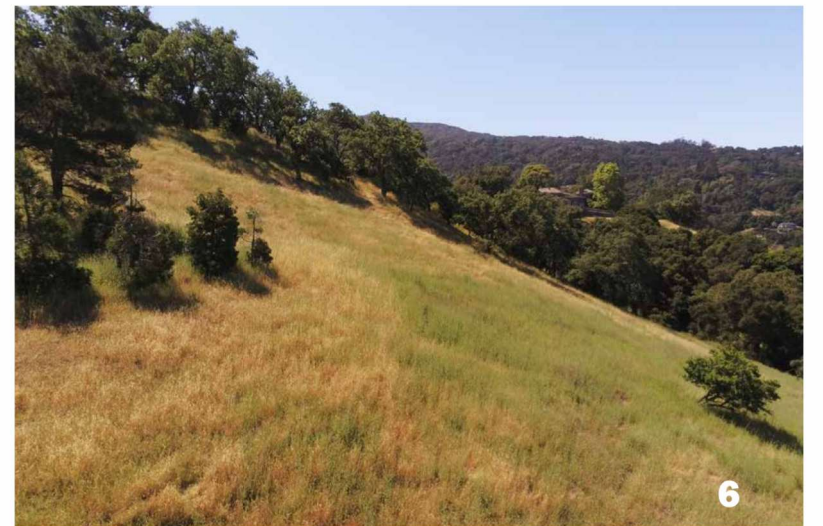
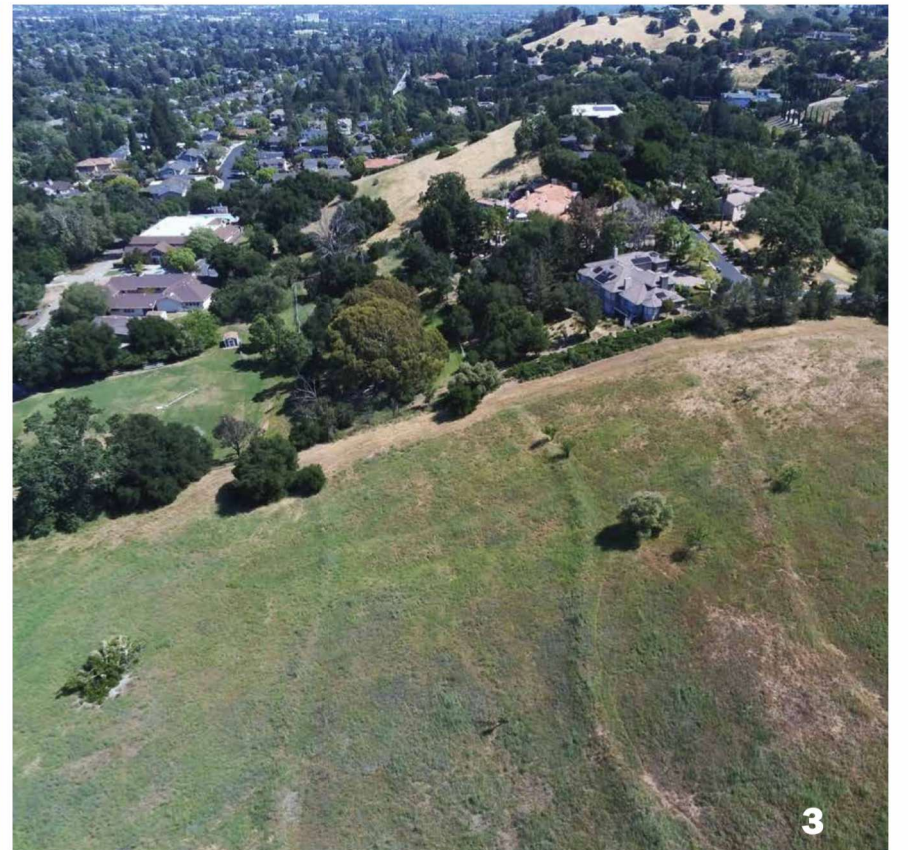
G0	Title Page / Project Info
G1.0	Existing Site Photos
A1.1	Site Plan and Ground Floor Plan
A1.2	Floor Plans
A2.1	Elevations / Color & Materials
A3.0	Building Sections
A3.1	Street Elevations / Site Sections
A4.1	Shadow Analysis

LOCATION PLAN:



VICINITY MAP:

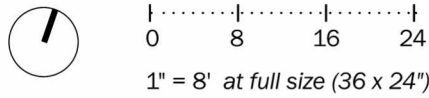




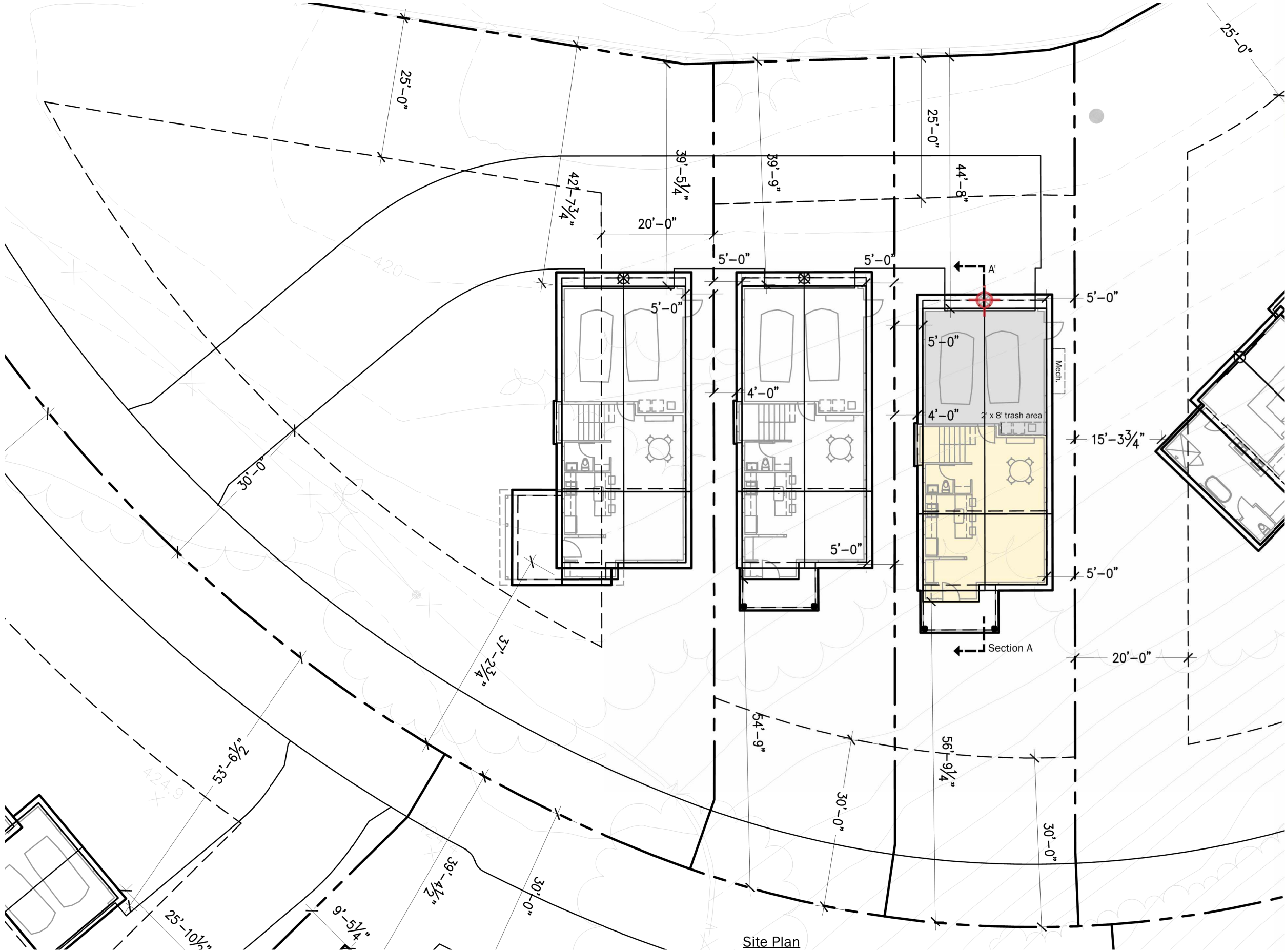
Highest point of roof over natural grade
(see Section A, A3.0)

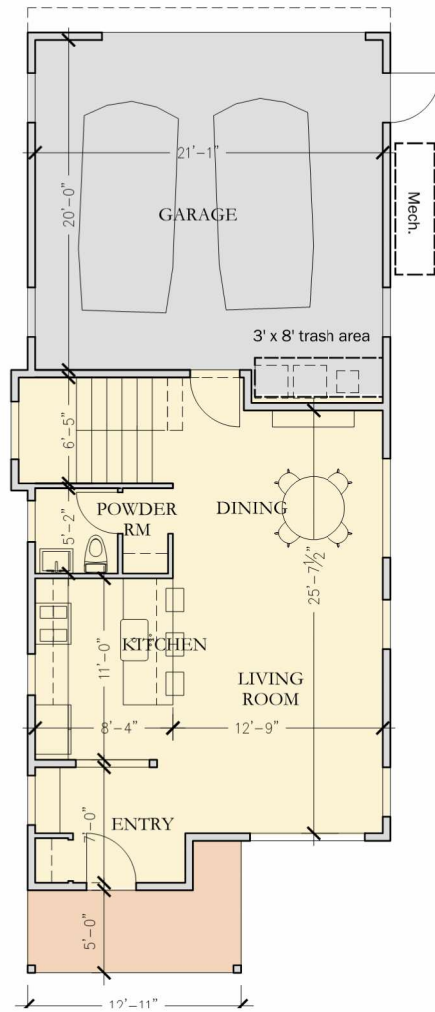
Bldg Height Information Table						
Lot #	Plan Type	Natural Grade at High Point	Proposed Grade At High oint	Main Level Bldg FFE	Top of Roof (above FFE)	Bldg Height
1	D	420	422.3	423.3	24.3	27.6
2	B	424	426.9	427.9	28.6	32.5
3	B	425	433.4	434.4	28.6	38
4	A(R)	424	434.2	435.2	26	37.2
5	A	418.5	432.4	433.4	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

Notes:
*2 garage parking spaces are proposed, no additional off-street parking is proposed for BMR units

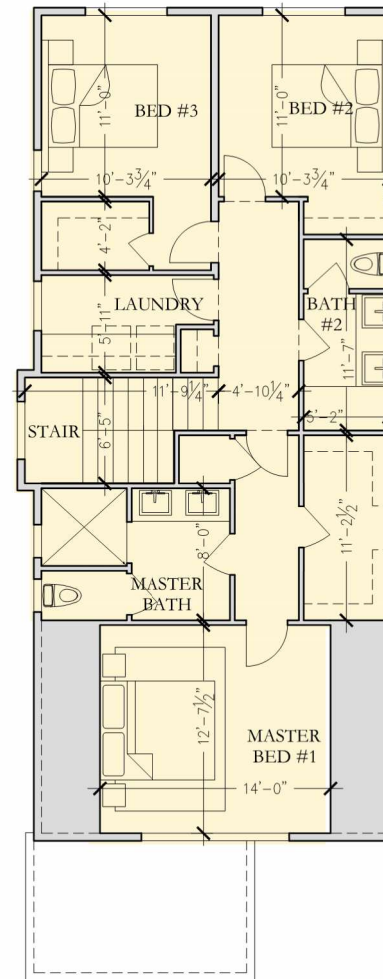


Plan Type D			
Floor	Cond. Area	Covered Deck/Porch	Garage
Ground Fl	589 sf	74 sf	467sf
2nd Fl	1,025 sf	-	
Total	1,614 sf	74 sf	467 sf

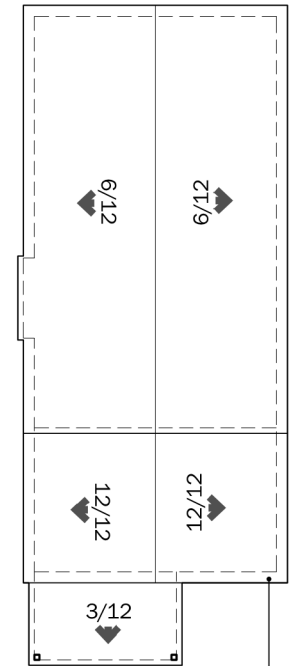




Ground FI Plan

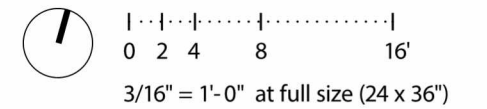


2nd FI Plan



Roof Plan

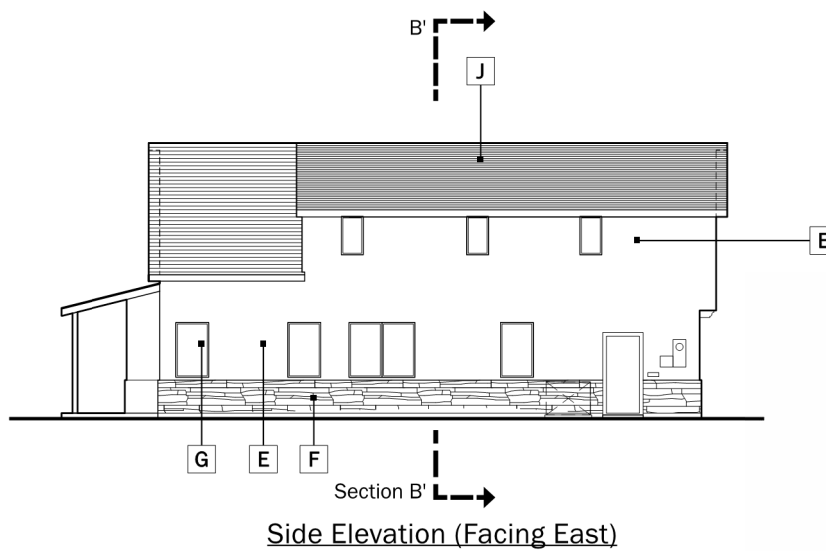
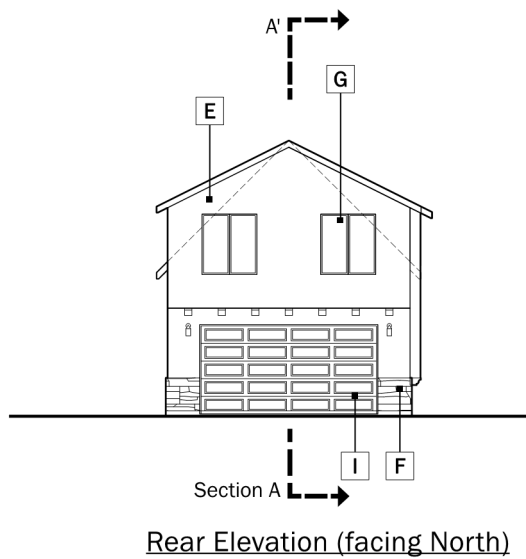
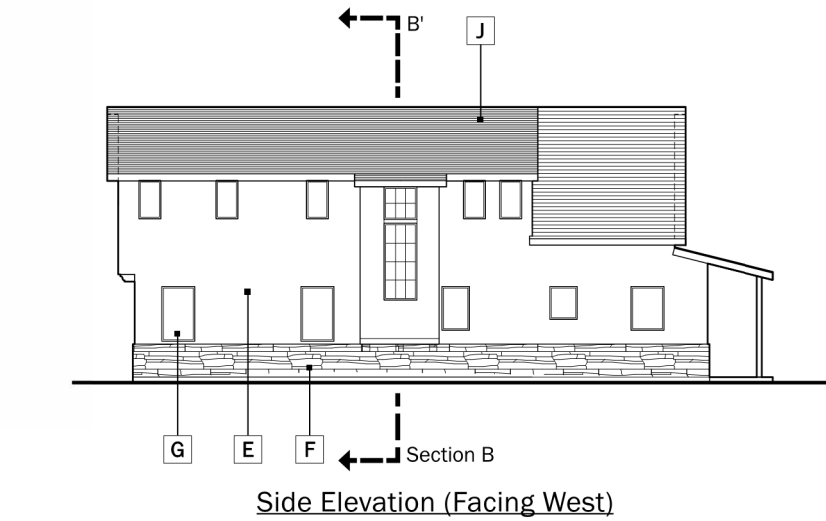
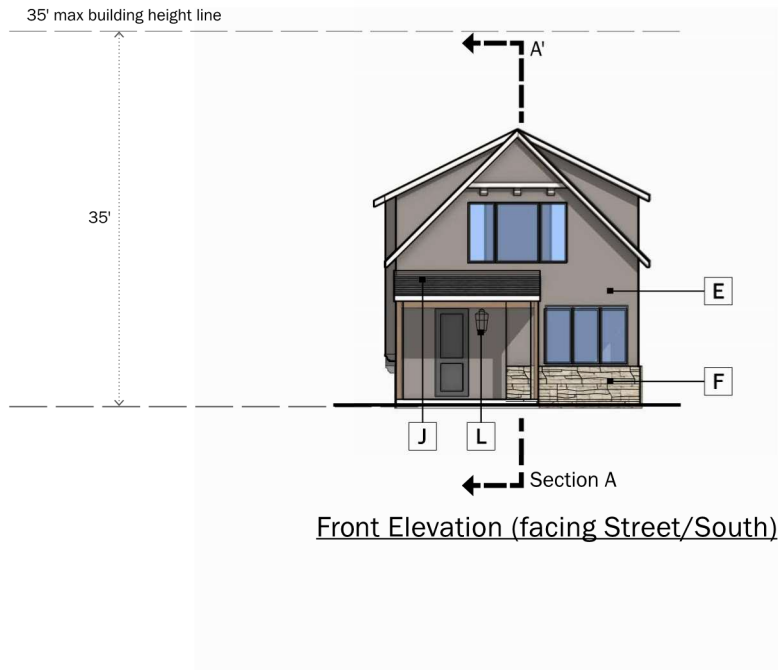
12" eaves (typ)





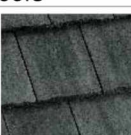





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Floor	Cond. Area	Covered Deck/Porch	Garage
Ground FI	589 sf	74 sf	467sf
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Total	1,614 sf	74 sf	467 sf



- NOTES:
1. Area of stair is counted towards 2nd FI 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)



A Wood Siding 30 LRV Vertical 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	
		I Roll-Up Garage Door LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites	
E Stucco Sand Stucco Finish Painted or integral color - See Body Color Note		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 50%	3 Body Color 3 LRV 30%	
			

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

NOTES:

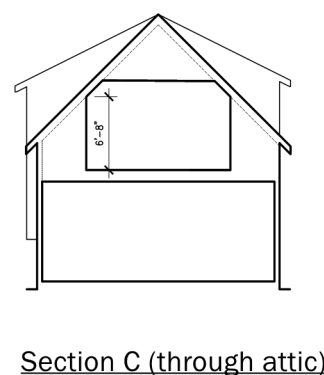
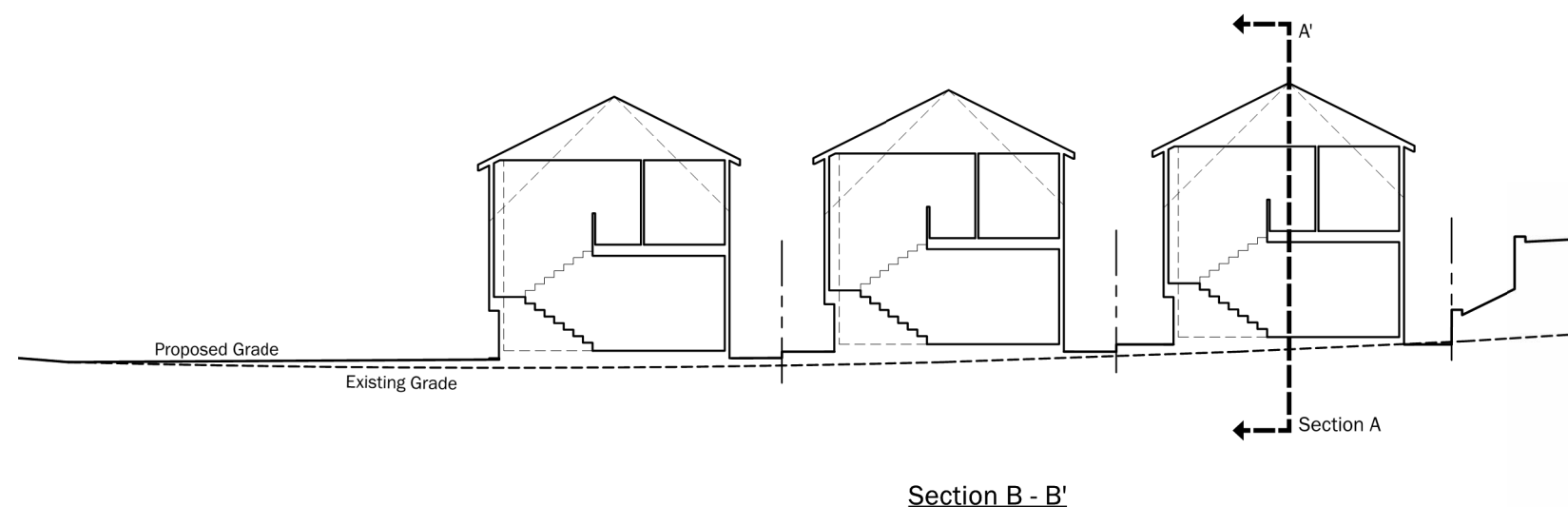
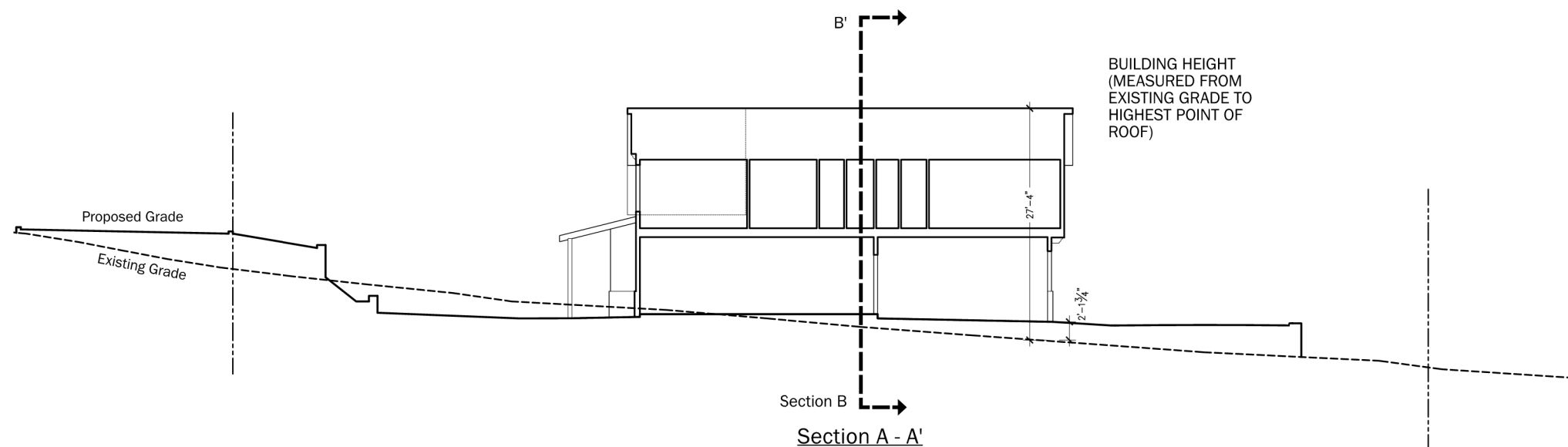
Building Height, if shown on elevations for reference only and is shown as height from finished grade to top of roof, please see section pages (section A-A) for height per LG Municode definition

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
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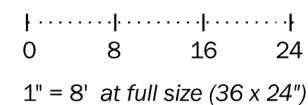















NOTES:

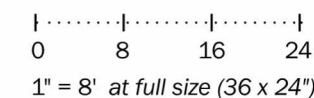
Building Height is measured from the natural or finished grade, whichever is lower, to the uppermost point directly above that grade.

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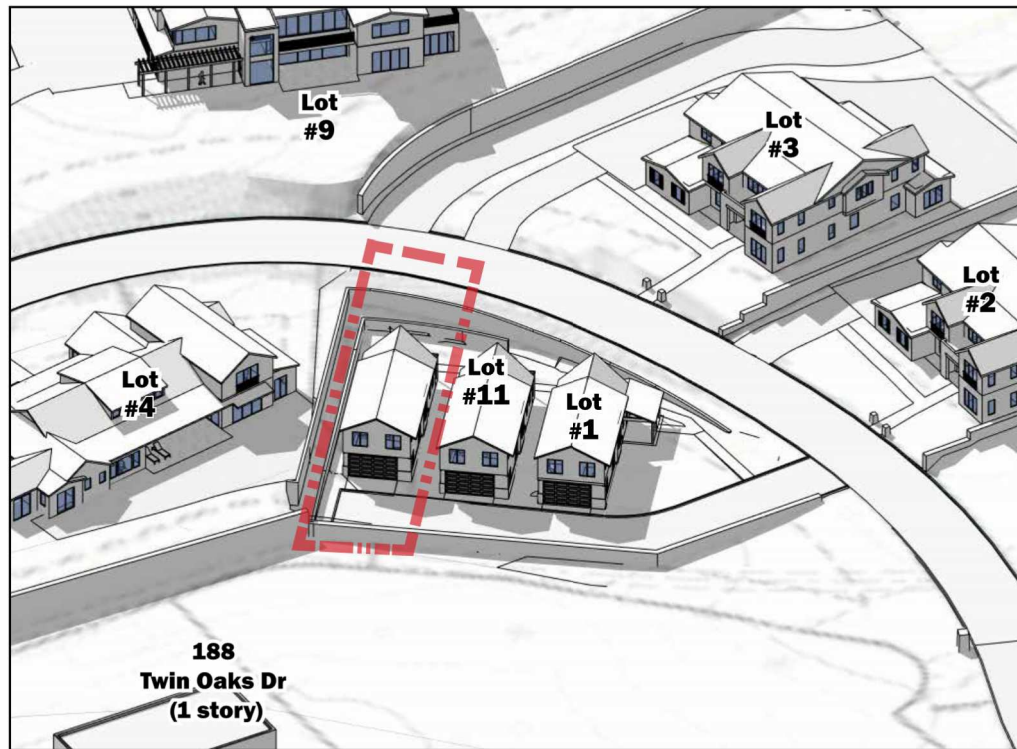
Street Elevation



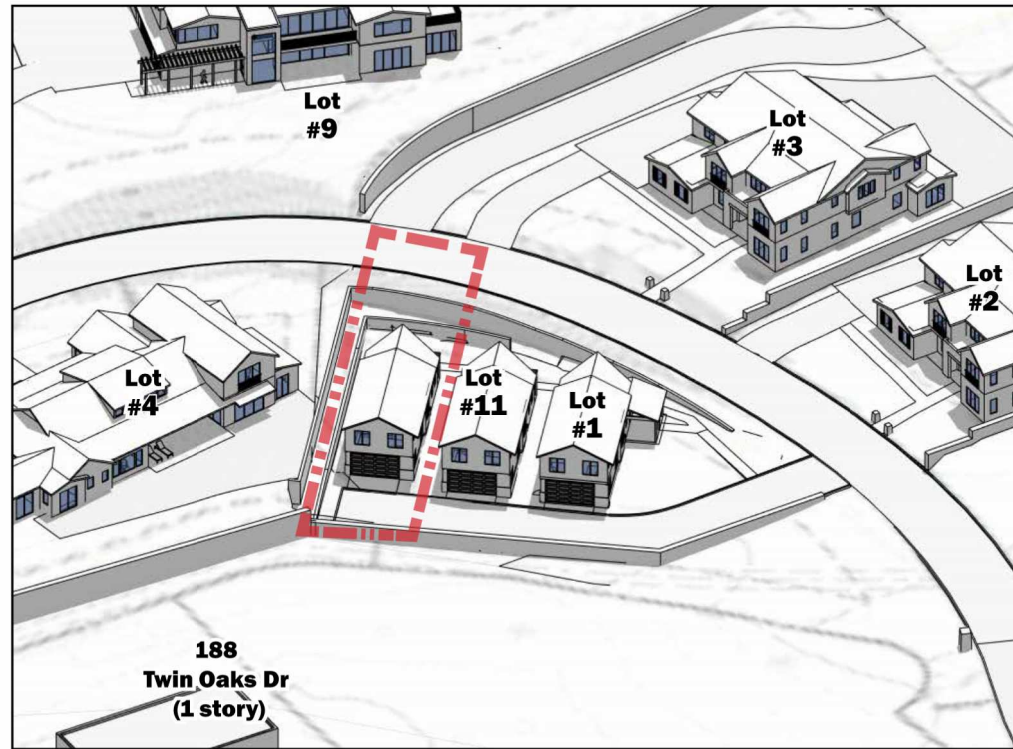
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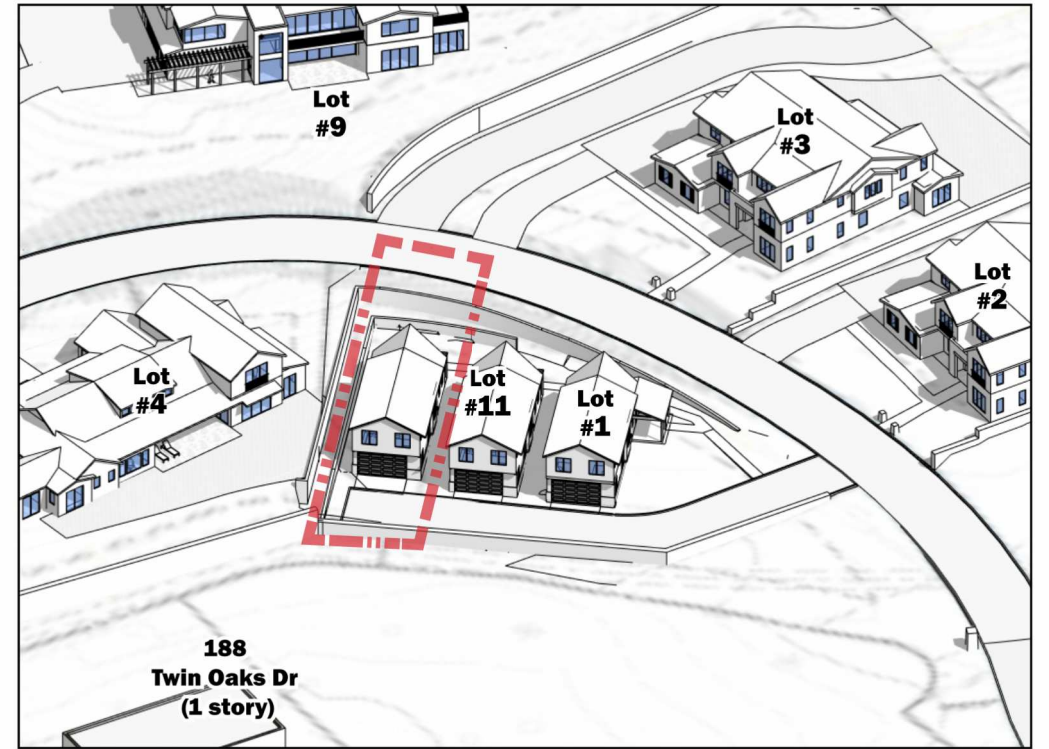




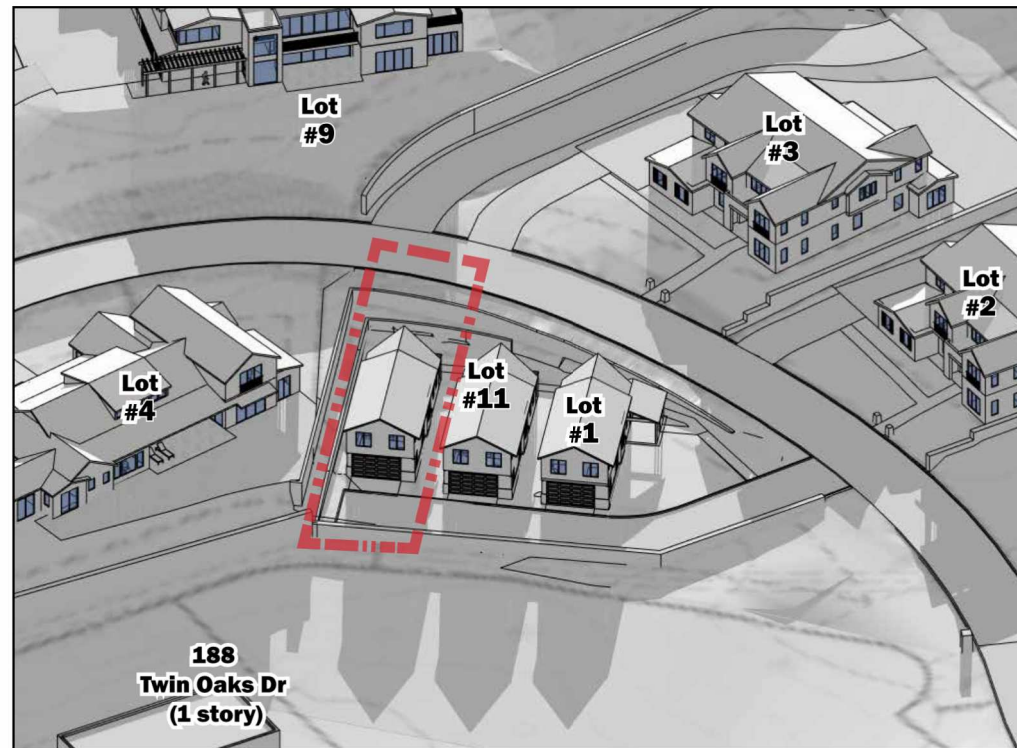
June 21st 9 AM



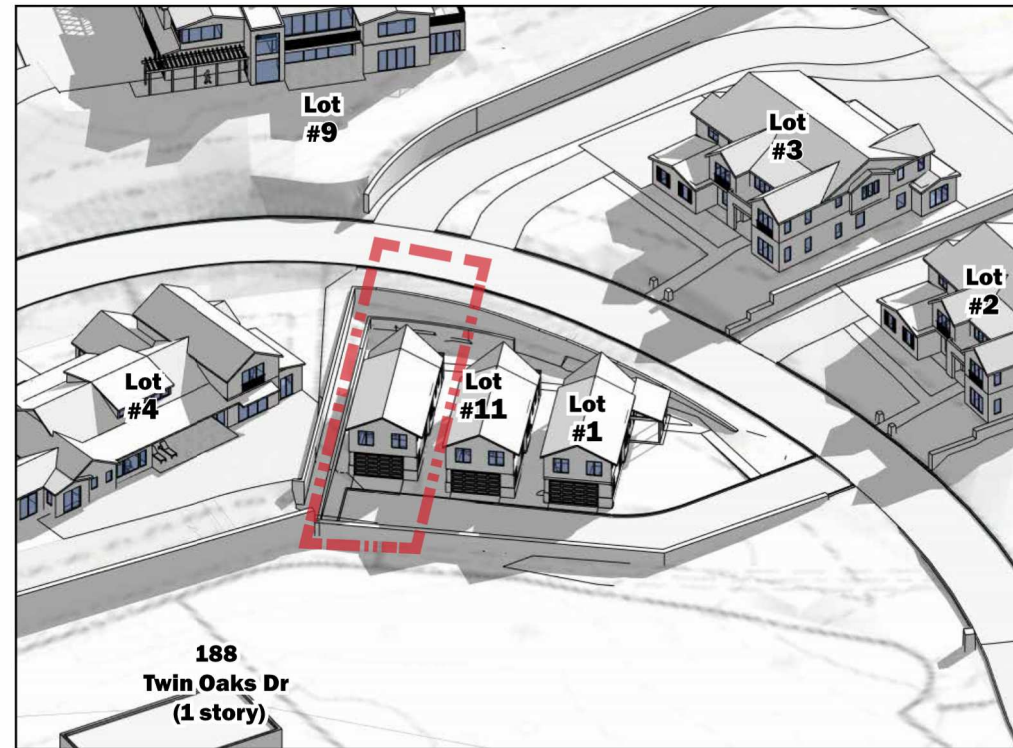
June 21st 12 PM



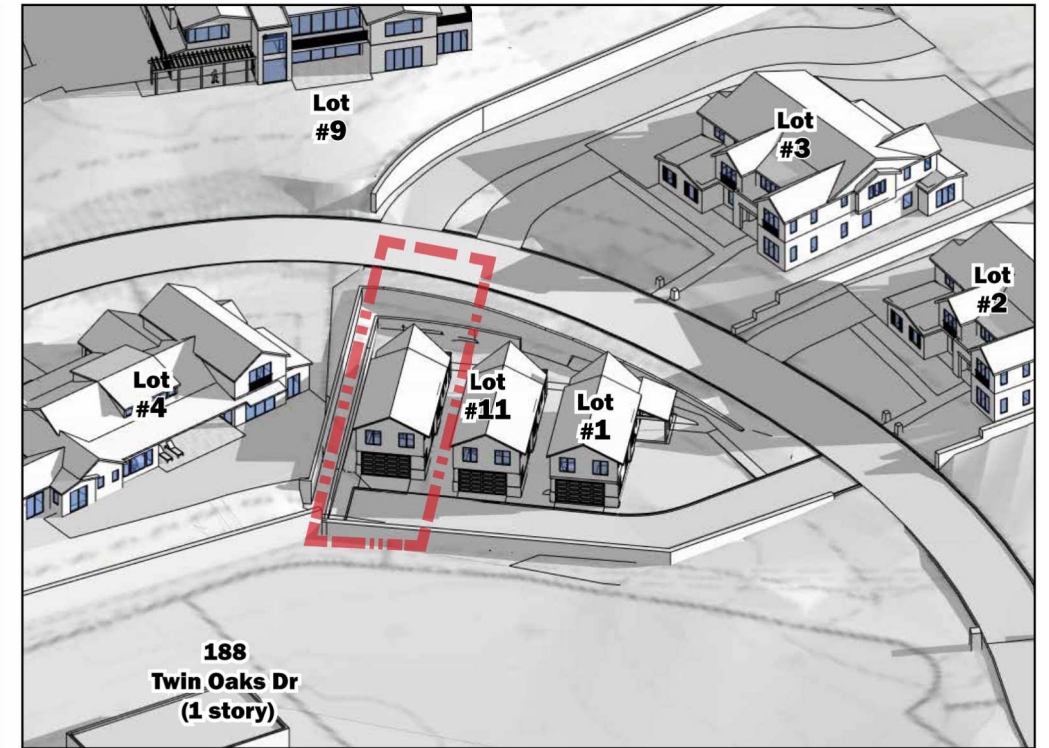
June 21st 3 PM



December 21st 9 AM

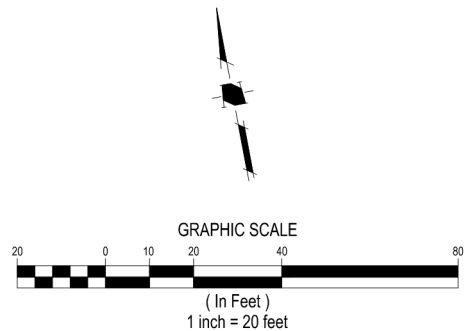
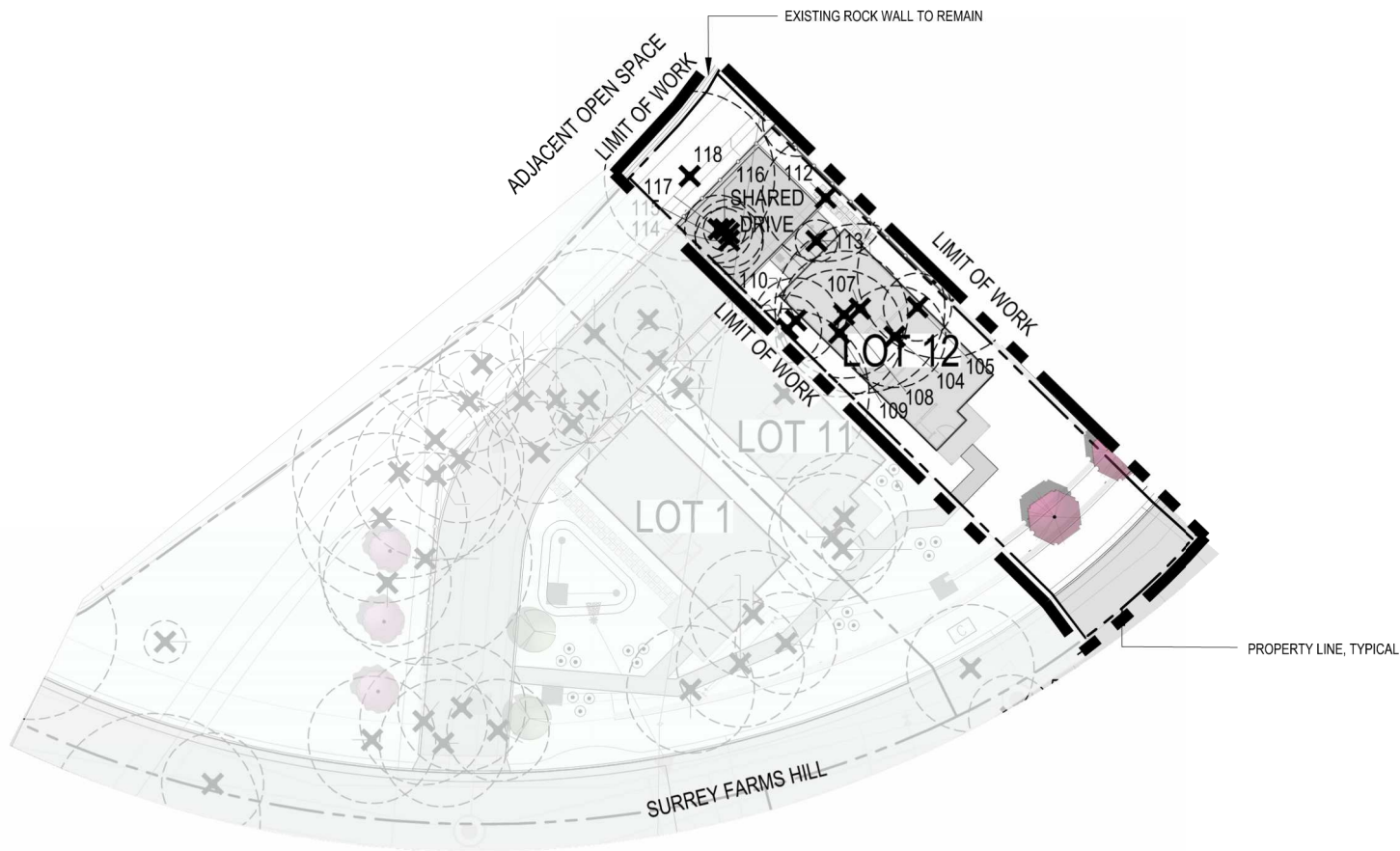


December 21st 12 PM



December 21st 3 PM

S:\PROJECTS\181510CL\LAND PLANNING\181510CL - LOT 12.DWG



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

LEGEND

DESCRIPTION	SYMBOL
ON-SITE TREE TO REMAIN / PROTECT	
TREE TO BE REMOVED	
OFF-SITE TREE TO REMAIN / PROTECT	
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	< 10'	2	TWO - 24" BOX	4 - 24" BOX
NUMBER	11' - 25'	8	THREE - 24" BOX	24 - 24" BOX
OF TREES	26' - 40'	4	FOUR - 24" BOX OR TWO - 36" BOX	8 - 36" BOX
TO BE	41' - 55'	0	SIX - 24" BOX OR THREE - 36" BOX	0 - 36" BOX
REMOVED	> 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 CITY OF LOS GATOS POLICY.
- SEE ARBORIST REPORT, DATED DECEMBER 15, 2024, REVISED JULY 23, 2025 FOR ADDITIONAL INFORMATION.

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:

- 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

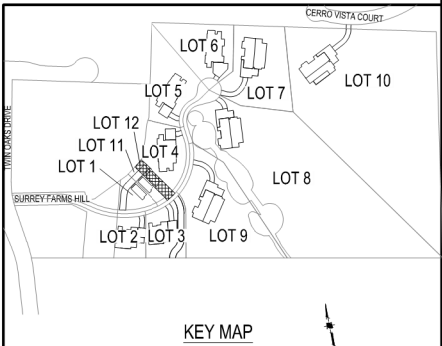
EXISTING ON-SITE TREES TO REMAIN / PROTECT	0
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SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 12 | APP #S-24-059

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

TREE MITIGATION
AND PROTECTION
PLAN



LOT 12
TREE EVALUATION TABLE

Existing Tree			protected	DBH_IN	CIRC_IN	SPREAD		Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVR	ROOTB	Tolerance Rate To Const Impact	construction Numeronym	COND OVR	CRZ_FT_R	TPZ_FT_R	COND OVR	MOC	Min Offset_IN	Min Depth_IN	RETENTION RATING	HVWIRES	Inv_Date	INSPECT_ DT	Inspect_ TM	Notes	SAVE, REMOVE, OFF-SITE	REASON FOR REMOVAL**	TREE PROTECTION REQUIREMENT*
Tree-ID	Tag Number	SPP				N/S_FT	E/W_FT																										
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 Prirr	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 Prirr	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 Prirr	40140	41866	11:50:53	topped	REMOVE	1	
108		Quercus agrifolia	X	13	40.8407045	48	28	26		Poor Tree Structure Severe Decline	X		3	3	3	No	G	5	4	6.5	16.25		HDD	13	#N/A	HIGH	nsmission and Prirr	40141	41866	11:50:53		REMOVE	1
109		Quercus lobata	X	10	31.41592654	43	28	25	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		4	12.56637061	20	17	10		X		5	3	4	No	G	5	4.5	2	5		HDD	4	#N/A	HIGH	nsmission and Prirr	40141	41866	11:50:53		REMOVE	4	
111	61	Quercus agrifolia		8	25.13274123	23	15	9		X		4	4	4	No	G	5	4.5	4	10		HDD	8	#N/A	HIGH	nsmission and Prirr	40141	41866	11:50:53	trunk decay	REMOVE	4	
112	69	Quercus agrifolia	X	14	43.98229715	43	31	27		X		3	4	3.5	No	G	5	4.25	7	17.5		HDD	14	#N/A	HIGH	nsmission and Prirr	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 Prirr	40141	41794	16:38:39		REMOVE	1	
114	54	Quercus agrifolia		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 Prirr	40141	41794	16:38:39		REMOVE	4	
115		Quercus lobata		4	12.56637061	24	12	8		X		3	3	3	No	M	3	3	2	5		HDD	4	#N/A	MODERATE	nsmission and Prirr	40136	41866	11:50:53		REMOVE	4	
116		Quercus agrifolia		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	62.83185307	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	

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

**REASON FOR REMOVAL
1. THE TREE IS DEAD, SEVERELY DISEASED, DECAYED OR DISFIGURED TO SUCH AN EXTENT THAT THE TREE IS UNABLE TO RECOVER OR RETURN TO A HEALTHY AND STRUCTURALLY SOUND CONDITION.
2. THE TREE HAS A TREE RISK RATING OF EXTREME OR HIGH ON THE ISA TREE RISK RATING MATRIX AS SET FORTH IN THE ISA TREE RISK ASSESSMENT BEST MANAGEMENT PRACTICES, OR SUCCESSOR PUBLICATION.
3. THE TREE IS CROWDING OTHER PROTECTED TREES TO THE EXTENT THAT REMOVAL OR SEVERE PRUNING IS NECESSARY TO ENSURE THE LONG-TERM VIABILITY OF ADJACENT AND MORE SIGNIFICANT TREES.
4. THE RETENTION OF THE TREE RESTRICTS THE ECONOMIC ENJOYMENT OF THE PROPERTY OR CREATES AN UNUSUAL HARDSHIP FOR THE PROPERTY OWNER BY SEVERELY LIMITING THE USE OF THE PROPERTY IN A MANNER NOT TYPICALLY 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.








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 12 | APP #S-24-059

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DRAWN BY:		JN
CHECKED BY:		ST
DATE:		JUNE 6, 2025
SCALE:		NONE
		

TREE EVALUATION
TABLE

S:\PROJECTS\18510CL\LAND PLANNING\18510CL - LOT 12.DWG

LOT 12
TREE APPRAISAL TABLE
REPRODUCTION METHOD - TRUNK FORMULA TECHNIQUE

SUBJECT TREE											REPLACEMENT TREE				CALCULATIONS			ADDITIONAL COSTS	TOTAL	SAVE, REMOVE, OFF-SITE
TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITON %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED	
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









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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
		

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 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.

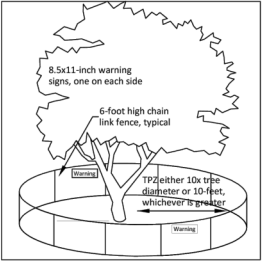
(1) ANY PUBLIC UTILITY INSTALLING OR MAINTAINING ANY OVERHEAD WIRES OR UNDERGROUND PIPES OR CONDUITS IN THE VICINITY OF A PROTECTED TREE SHALL OBTAIN PERMISSION FROM THE DIRECTOR BEFORE PERFORMING ANY WORK, INCLUDING PRUNING, WHICH MAY CAUSE INJURY TO A PROTECTED TREE. (E.G. CABLE TV/FIBER OPTIC TRENCHING, 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 GAFFS WHEN PRUNING, EXCEPT WHERE NO OTHER ALTERNATIVE IS AVAILABLE, IS PROHIBITED.

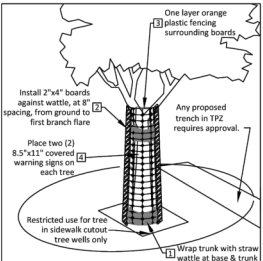
(3) NO PERSON SHALL PRUNE, TRIM, CUT OFF, OR PERFORM ANY WORK, ON A SINGLE OCCASION OR CUMULATIVELY, OVER A THREE-YEAR PERIOD, AFFECTING TWENTY-FIVE PERCENT OR MORE OF THE CROWN OF ANY PROTECTED TREE WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION EXCEPT FOR POLLARDING OF FRUITLESS MULBERRY 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.

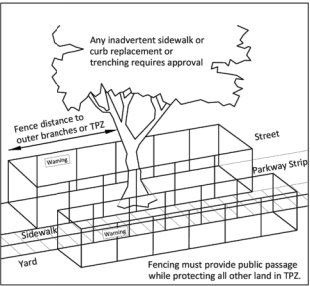
Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).



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.



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



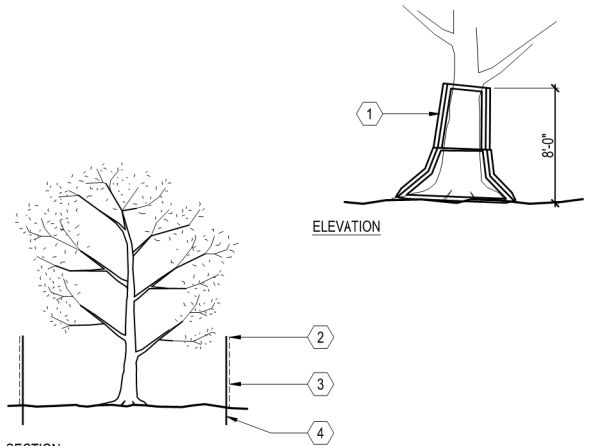
Type III Tree Protection: Layout for trunk protection applies to all Protected Trees when exclusively authorized for sidewalk cut-out. To be used only with approval from Public Works Operations.

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

NOTES:

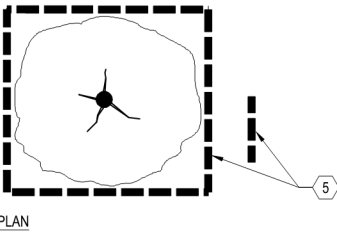
- CONSTRUCTION PERIOD PROTECTION FOR TREES SHOULD BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY.
- WHEN CONSTRUCTION IS TO TAKE PLACE BENEATH A TREE CANOPY ON ONE SIDE, THE FENCE SHOULD BE SITED 2 TO 3 FEET BEYOND THAT CONSTRUCTION, BUT BETWEEN CONSTRUCTION AND THE TREE TRUNK.
- 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

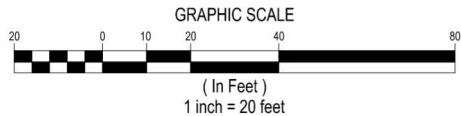
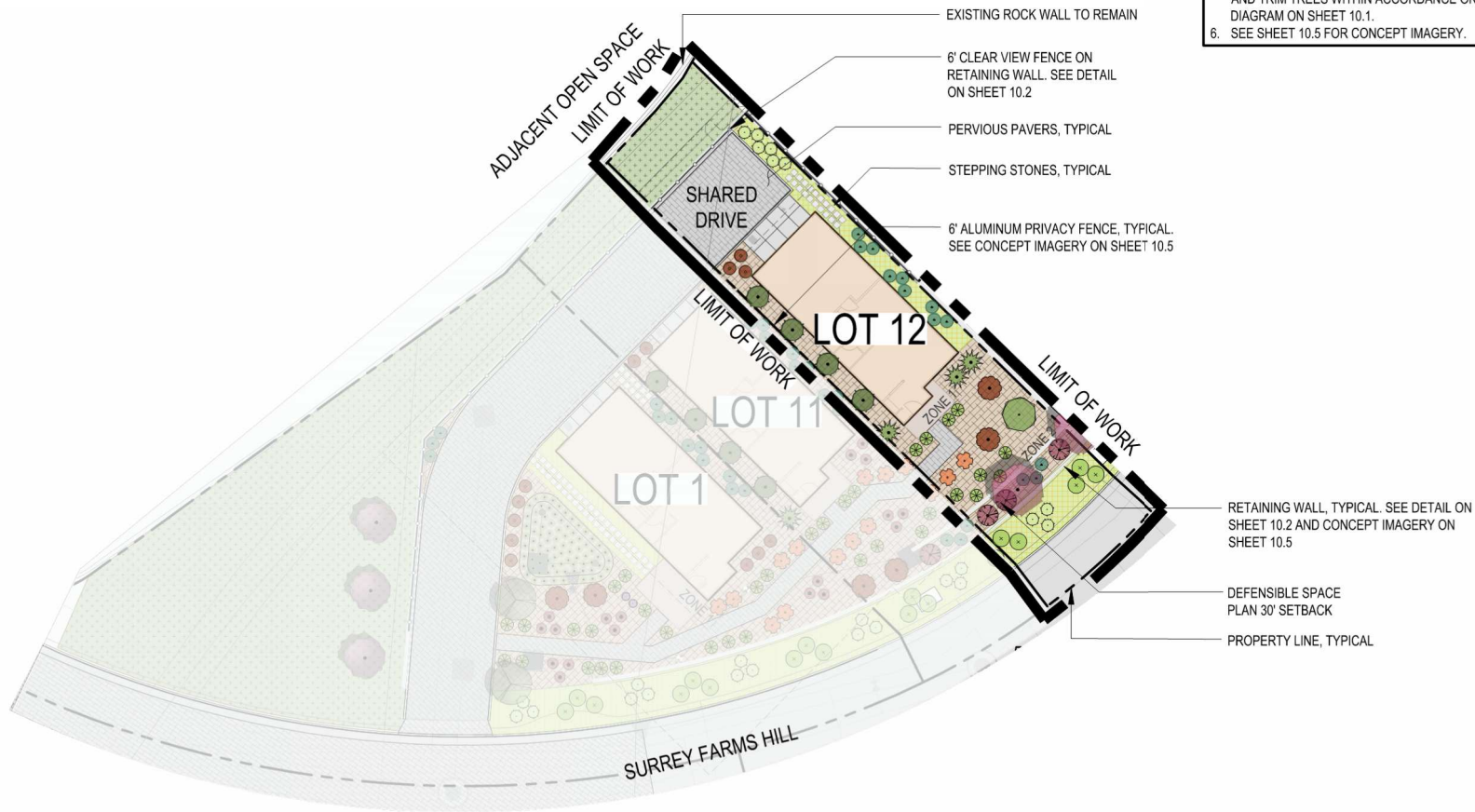
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3/31/2025	PER CITY COMMENTS	
1/8/2025	PER CITY COMMENTS	
NO	DATE	DESCRIPTION
PROJECT NO:		4185.10
CAD DWG FILE:		418510CL - LOT 12.DWG
DESIGNED BY:		HMH
DRAWN BY:		JN
CHECKED BY:		ST
DATE:		JUNE 6, 2025
SCALE:		NONE
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**TREE PROTECTION
FENCING DETAIL
AND NOTES**

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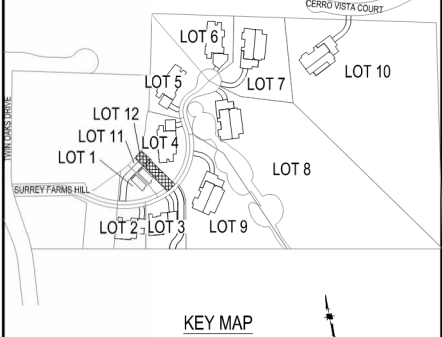
CONSTRUCTION LEGEND	
SYMBOL	DESCRIPTION
	6' CLEAR VIEW FENCE
	RETAINING WALL
	6' CLEAR VIEW FENCE ON RETAINING WALL
	6' ALUMINUM PRIVACY FENCE
	6' ALUMINUM PRIVACY GATE
NOTES:	
1. SEE HMM CIVIL PLANS FOR WALL LOCATIONS AND GRADING.	
2. PROPOSED FENCE LINES SHALL FOLLOW SITE GRADING, TYPICAL.	
3. A MINIMUM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

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

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

GROUNDCOVER LEGEND	
SYMBOL	BOTANICAL NAME
	ARCTOSTAPHYLOS UVA-URSI
	DECORATIVE GRAVEL
	SLOPE STABILIZING - NATIVE HYDROSEED

BIOTREATMENT LEGEND	
SYMBOL	BOTANICAL NAME
	JUNCUS PATENS



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TWIN OAKS DRIVE, LOS GATOS

DEVELOPMENT REVIEW PLAN SET

LOT 12 | APP #S-24-059

9/15/2025	PER CITY COMMENTS
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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:	JN	
DRAWN BY:	JN	
CHECKED BY:	ST	
DATE:	JUNE 6, 2025	
SCALE:	1"=20'	
© HMMH		

LANDSCAPE PLAN

PLOTTED: 9/15/2025 8:15 AM

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

	0	ARBUTUS 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	

SHRUBS

	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	CEANOTHUS 'CONCHA' *	CONCHA CEANOTHUS	1 GALLON	6' X 8'	L		X	
	4	CEANOTHUS 'DARK STAR' *	DARK STAR CEANOTHUS	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			

GROUNDCOVERS

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

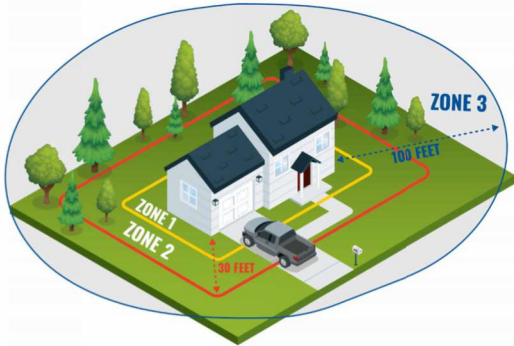
BIOTREATMENT

				SPREAD			
	0	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GALLON	2' X 2'		

- NOTES:
1. *NATIVE PLANT
2. ** ADAPTIVE PLANT
3. BIOTREATMENT PLANTING AREAS TO RECEIVE A 3" THICK LAYER OF NON-FLOATABLE BARK MULCH.
4. 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

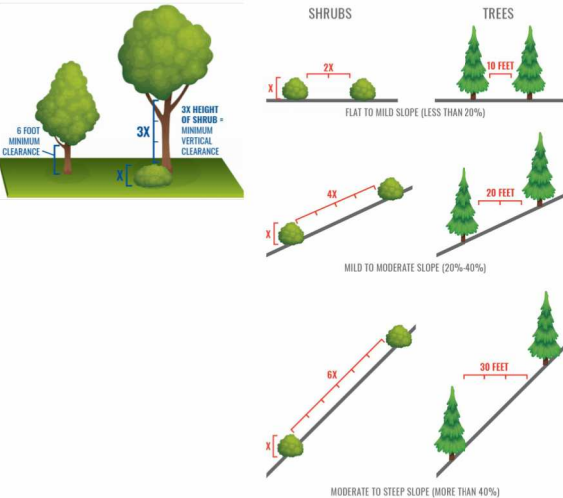
- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from 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.



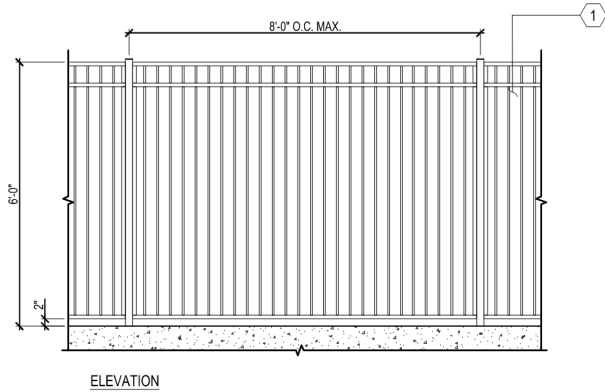
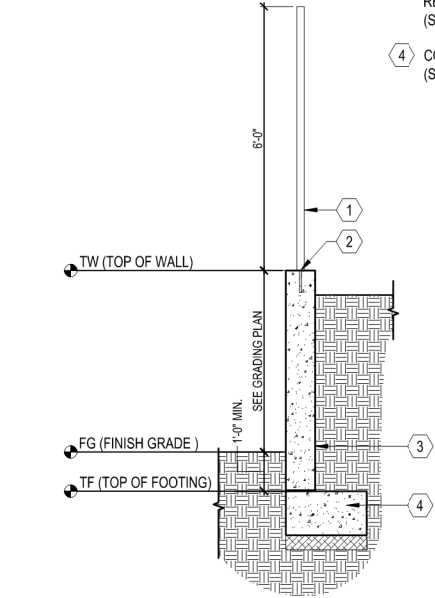
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	7/25/2025	PER CITY COMMENTS
	4/18/2025	PER CITY COMMENTS
	3/31/2025	PER CITY COMMENTS
	1/8/2025	PER CITY COMMENTS
NO	DATE	DESCRIPTION
PROJECT NO:		4185.10
CAD DWG FILE:		418510CL - LOT 12.DWG
DESIGNED BY:		HMH
DRAWN BY:		JN
CHECKED BY:		ST
DATE:		JUNE 6, 2025
SCALE:		NONE
 HMH		

PLANTING LEGEND
AND NOTES

S:\PROJECTS\18510CL\PLANNING\18510CL - LOT 12.DWG

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

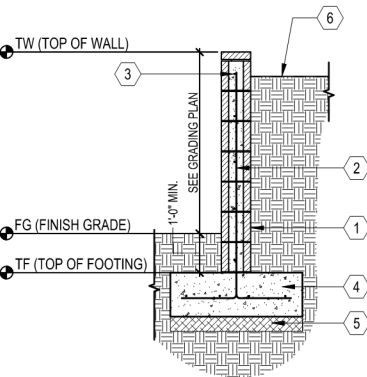
- 1 6" PREFABRICATED METAL FENCE.
- 2 EMBED WELD PLATE AT 8" OC. (SEE CIVIL DRAWINGS)
- 3 POURED IN PLACE CONCRETE RETAINING WALL. (SEE CIVIL DRAWINGS)
- 4 CONCRETE FOOTING. (SEE CIVIL DRAWINGS)



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

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

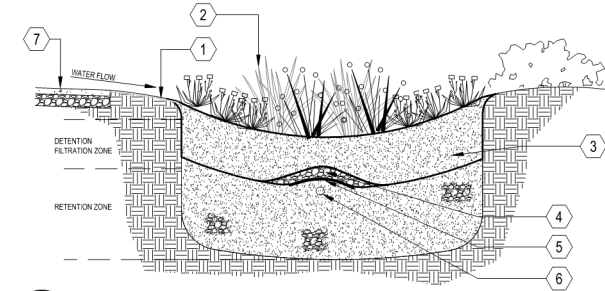
- 1 CMU W/ SOLID GROUT FILL
- 2 REINFORCE W/ #4 REBAR @ 16 O.C. HORIZONTAL AND #4 REBAR ORIGINATING IN FOOTING
- 3 #4 REBAR CONTINUOUS, 3" CLR MIN.
- 4 CONCRETE FOOTING
- 5 SUBGRADE COMPACTED TO 95%
- 6 FINISH GRADE



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

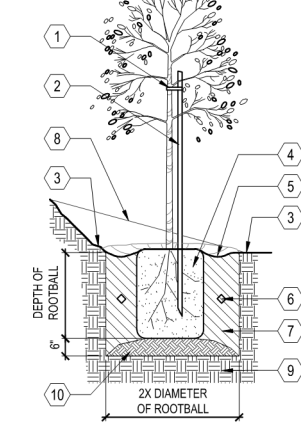
- NOTES:
1. SEE LANDSCAPE PALETTE FOR PLANT TYPES.

- 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



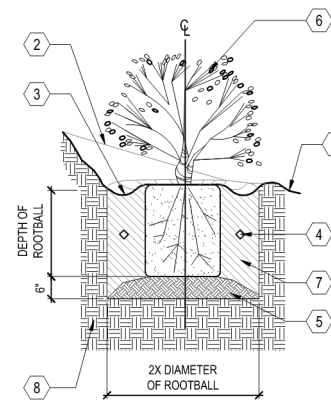
F BIORETENTION CELL
SCALE: NOT TO SCALE

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



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

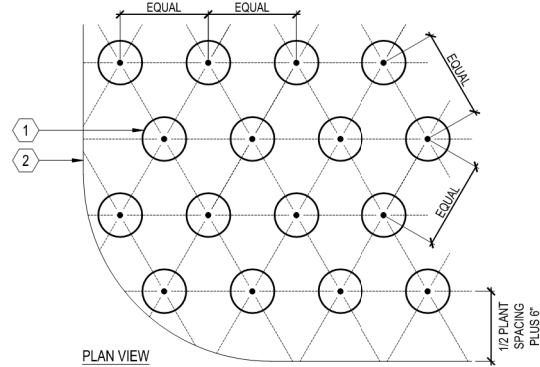
- NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
 2. ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE.



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.

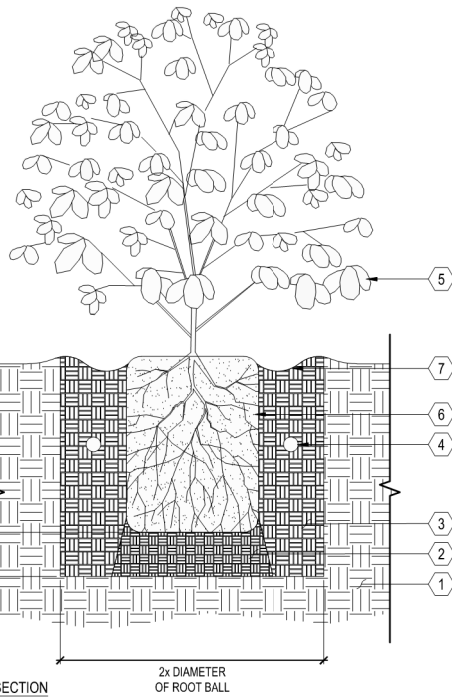
- 1 PLANT, SPACING VARIES, SEE PLANTING LEGEND
- 2 EDGE OF PLANTING AREA



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.

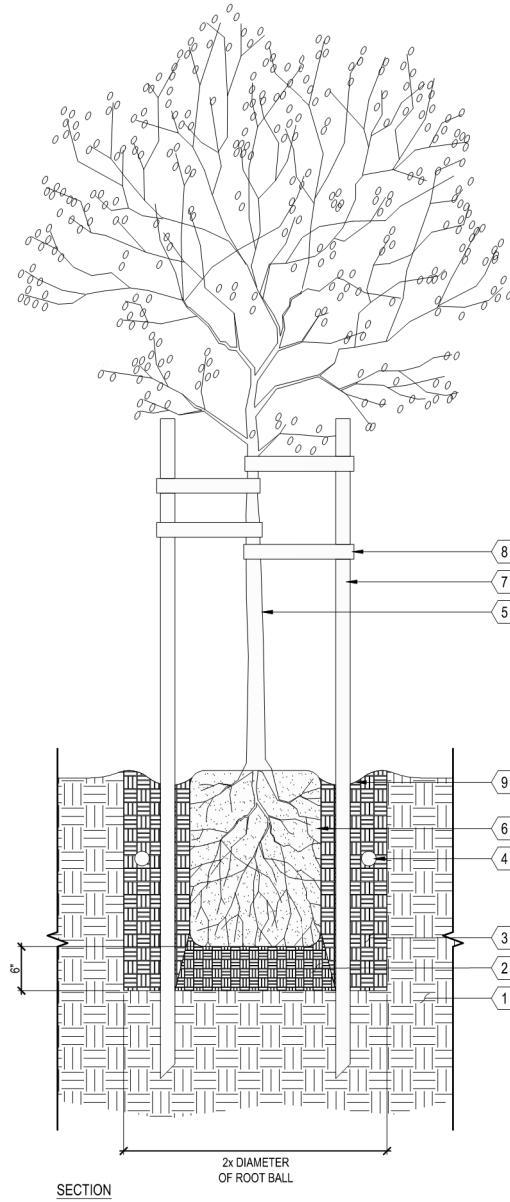
- 1 NATIVE GRADE
- 2 FOOT TAMP BASE
- 3 BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING SHRUB
- 4 AGRIFORM PLANT TABLETS, 3 PER SHRUB
- 5 SHRUB
- 6 ROOT BALL
- 7 2" DEEP BASIN AROUND ROOT BALL



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



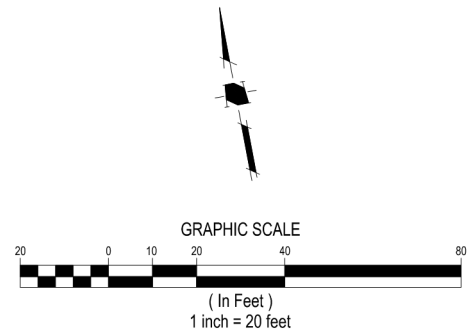
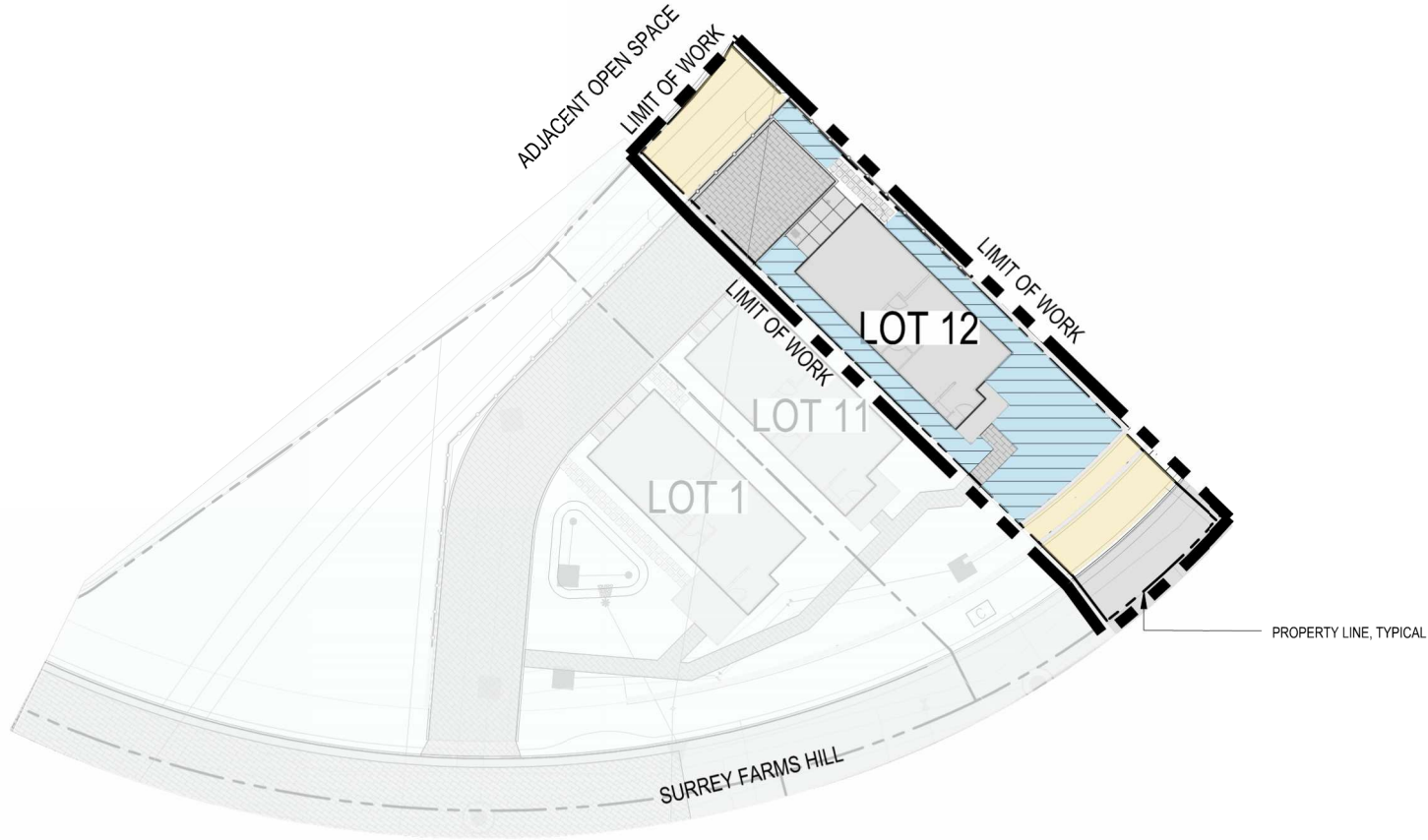
A TREE
SCALE: 1" = 1'-0"

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

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

PLANTING DETAILS

S:\PROJECTS\18510CL\LAND PLANNING\18510CL - LOT 12.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.	

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
Stormwater Compliance

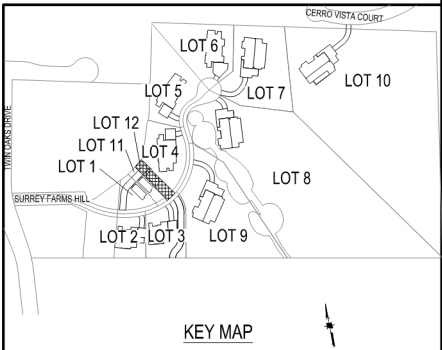
1570 Oakland Road
San Jose, CA 95131

(408) 487-2200
HMHca.com

	9/15/2025	PER CITY COMMENTS
	7/25/2025	PER CITY COMMENTS
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	1/8/2025	PER CITY COMMENTS

NO.	DATE	DESCRIPTION
PROJECT NO:		4185.10
CAD DWG FILE:		418510CL - LOT 12.DWG
DESIGNED BY:		JN
DRAWN BY:		JN
CHECKED BY:		ST
DATE:		JUNE 6, 2025
SCALE:		1"=20'
©		HMH

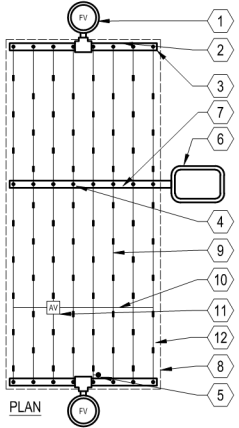
HYDROZONE PLAN



PLOTTED: 9/15/2025 8:15 AM

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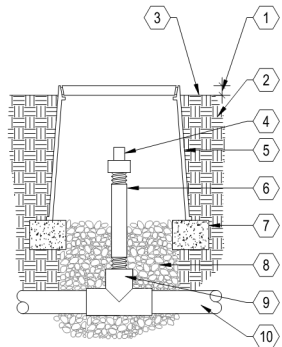
- NOTE:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
 2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
 3. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH



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

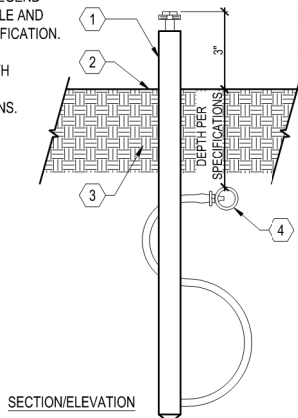
- NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.
 2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 3. LOCATE AND USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE AT LOW POINTS.



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.

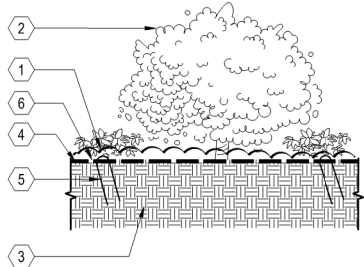


H DRIPLINE OPERATION INDICATOR
SCALE: N.T.S.

- 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

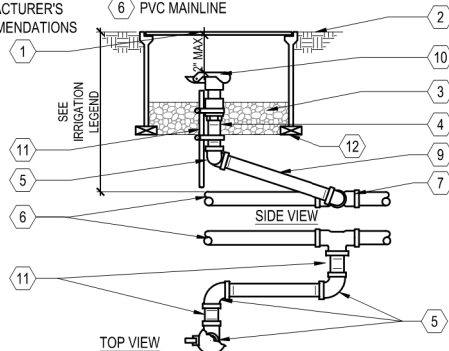
- NOTES:
1. SEE IRRIGATION LEGEND SPECIFICATION
 2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

- 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



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

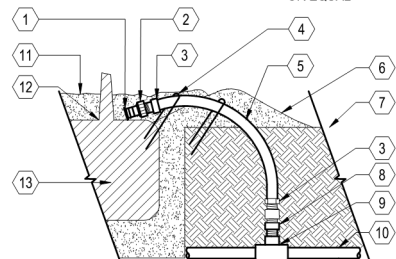
- NOTE:
1. NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE
 2. SEE IRRIGATION LEGEND FOR SPECIFICATION
 3. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS



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

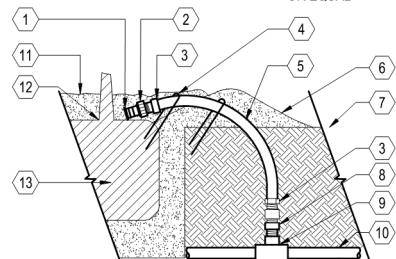
- 1 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
- 2 FINISHED GRADE
- 3 PEA GRAVEL SUMP, MIN. 6" DEPTH
- 4 3" LONG SCHEDULE 80 PVC THREADED NIPPLE
- 5 SCH 80 PVC THREADED 90 DEGREE ELL
- 6 PVC MAINLINE
- 7 MAINLINE FITTING
- 8 10" LONG SCH 80 PVC THREADED NIPPLE
- 9 QUICK COUPLING VALVE
- 10 1 1/4"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

- 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.

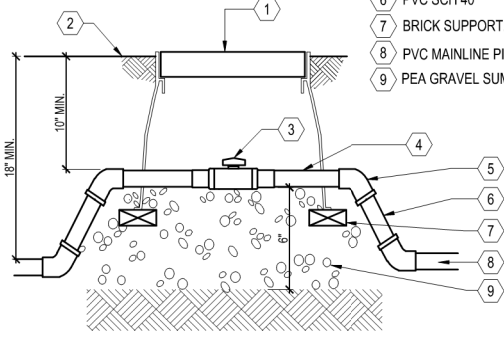


F ON GRADE TREE BUBBLER
SCALE: N.T.S.

- 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

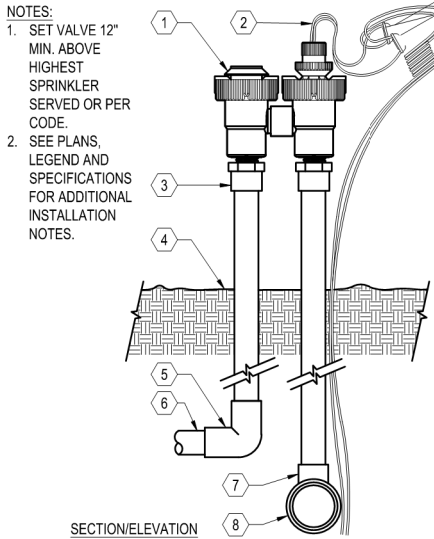


- NOTES:
1. PLACE VALVE 12" MIN. ABOVE HIGHEST SPRINKLER SERVED OR PER CODE.
 2. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.



B BALL 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

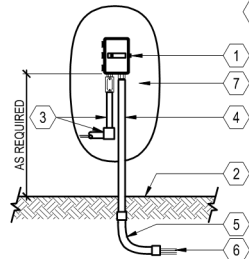


C ANTI-SIPHON PLASTIC CONTROL VALVE
SCALE: N.T.S.

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

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

- 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.

- 1 EXTERIOR WALL MOUNT IRRIGATION CONTROLLER, SEE IRRIGATION LEGEND FOR SPECIFICATION
- 2 FINISHED GRADE
- 3 1/2" UL APPROVED ELECTRICAL CONDUIT, RING NUT AND JUNCTION BOX FOR 120V AC ELECTRICAL POWER
- 4 GALVANIZED ELEC. WIRE CONDUIT (SIZE AS REQUIRED) PAINT TO MATCH BLDG.
- 5 PVC SWEEP ELL (DEPTH AS REQUIRED)
- 6 CONTROL WIRES TO CONTROL VALVES
- 7 EXTERIOR SURFACE FOR MOUNTING OF SPRINKLER CONTROLLER

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



E 6' CLEAR VIEW FENCE
COLOR SHALL BE BLACK



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%



MIMULUS AURANTICUS



ANIGOZANTHOS FLAVIDUS 'BIG RED'



CEANOTHUS 'CONCHA'








CAREX DIVULSA

B PLANTING PALETTE



A PERMEABLE PAVERS

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.
CAD DWG FILE:		418510CL - LOT 12.DWG
DESIGNED BY:		HMH
DRAWN BY:		HMH
CHECKED BY:		ST
DATE:		JUNE 6, 2025
SCALE:		NONE
© HMH		

CONCEPT IMAGERY



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:

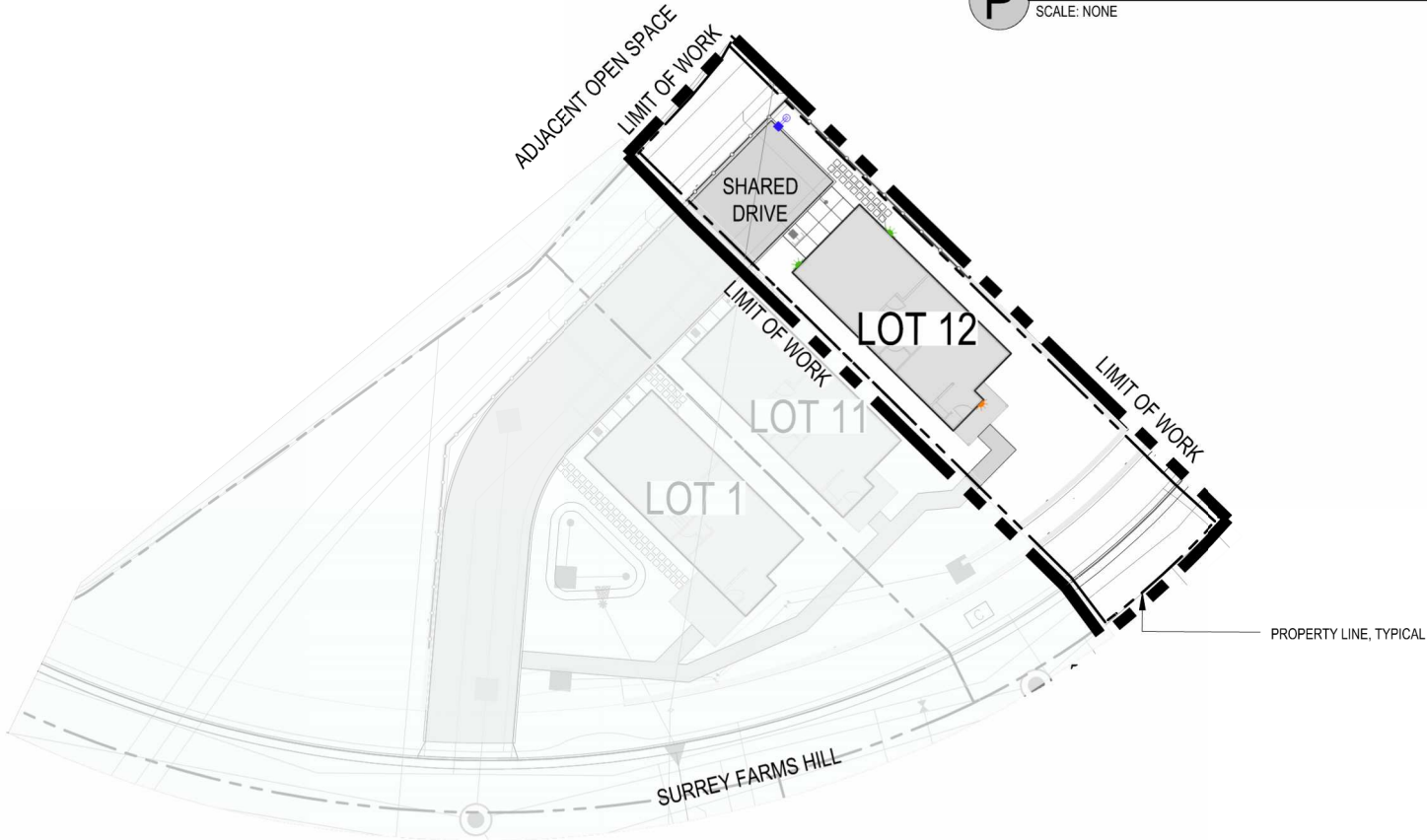
ORIENT ALL SITE LIGHTING DIRECTLY DOWNWARDS TO PREVENT LIGHT POLLUTION AND EXCESS FLARE IN THE PUBLIC REALM.

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.

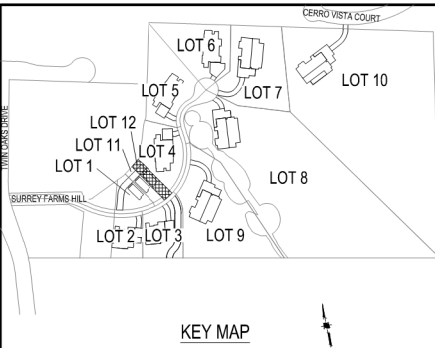
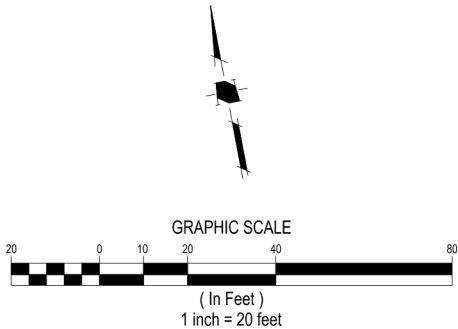
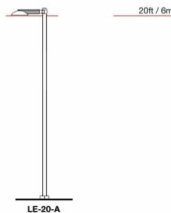


LEO

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.



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
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	1/8/2025	PER CITY COMMENTS
NO.	DATE	DESCRIPTION
PROJECT NO:		4185.10
CAD DWG FILE:		418510CL - LOT 12.DWG
DESIGNED BY:		JN
DRAWN BY:		JN
CHECKED BY:		ST
DATE:		JUNE 6, 2025
SCALE:		1"=20'
©		HMH

CONCEPTUAL LIGHTING PLAN