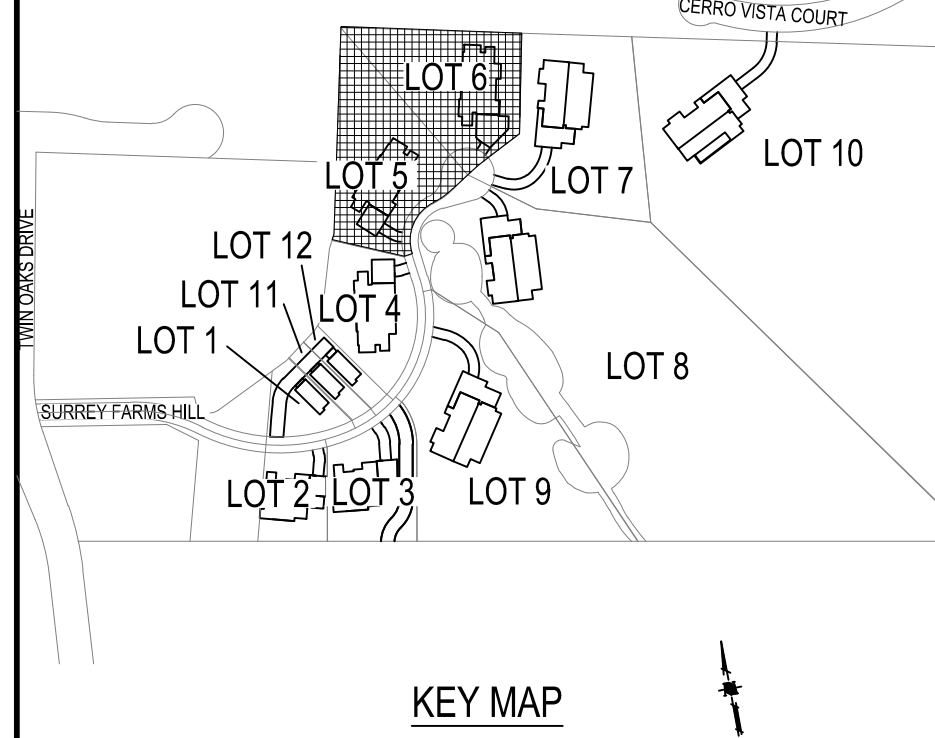


TREE LEGEND	SYMBOL	BOTANICAL NAME
		ARBUTUS UNEDO
		CERCIS OCCIDENTALIS
		FEIJOA SELLOWIANA
		LAGERSTROEMIA INDICA 'NATCHEZ'
		PLATANUS ACERIFOLIA 'COLUMBIA'
		QUERCUS AGRIFOLIA
		QUERCUS DOUGLASII

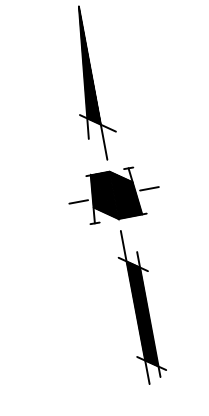
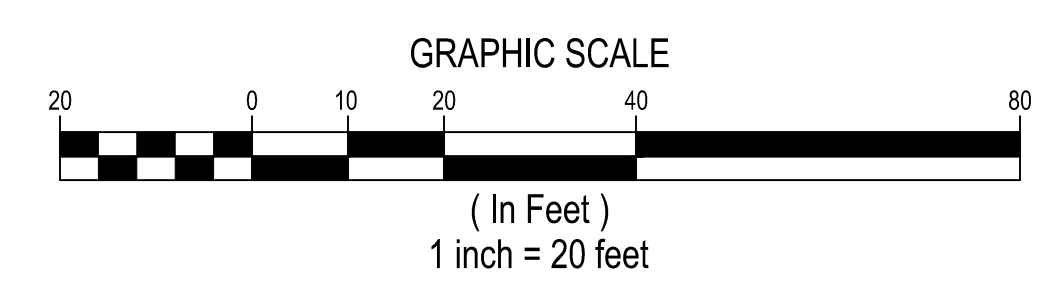
SHRUB LEGEND	SYMBOL	BOTANICAL NAME
		ACHILLEA MILLEFOLIUM 'MOONSHINE'
		ANIGOZANTHOS FLAVIDUS 'BIG RED'
		ARCTOSTAPHYLOS 'HOWARD MCMINN'
		CAREX DIVULSA
		CEANOTHUS 'CONCHA'
		CEANOTHUS 'DARK STAR'
		EPILOBIUM CANUM
		HETEROMELES ARBUTIFOLIA
		LEUCADENDRON DISCOLOR
		MIMULUS AURANTICAS
		MUHLENBERGIA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

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

BIOTREATMENT LEGEND	SYMBOL	BOTANICAL NAME
		JUNCUS PATENS



- LIMIT OF PROPOSED LANDSCAPE BASED ON DISTURBED AREAS RELATED TO GRADING LIMITS
- CONTRACTOR TO REPLACE EXISTING EXCLUSION FENCE
- NATIVE VEGETATION BUFFER, TYPICAL
- TCM 5, SEE BIORETENTION CELL DETAIL ON SHEET 10.2. SEE CIVIL PLANS FOR MORE INFORMATION
- PROPERTY LINE
- EXISTING TREE TO REMAIN, TYPICAL
- EXISTING FENCE TO REMAIN
- CLEAR VIEW FENCE. SEE CONCEPT IMAGERY ON SHEET 10.5
- VERANDA
- RETAINING WALL, TYPICAL. SEE DETAIL ON SHEET 10.2 AND SEE CONCEPT IMAGERY ON SHEET 10.5.
- 6' CLEAR VIEW FENCE ON RETAINING WALL. SEE DETAIL ON SHEET 10.2
- 6' ALUMINUM PRIVACY FENCE AND GATE. SEE CONCEPT IMAGERY ON SHEET 10.5
- STEPPING STONES, TYPICAL



**SURREY FARMS ESTATES**  
**TWIN OAKS DRIVE, LOS GATOS**  
 DEVELOPMENT REVIEW PLAN SET  
 LOT 5 & 6 | APP #S-24-027

NO	DATE	DESCRIPTION
10/17/2025		PER CITY COMMENTS
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4/18/2025		PER CITY COMMENTS
3/31/2025		PER CITY COMMENTS
1/8/2025		PER CITY COMMENTS

PROJECT NO.	4185.10
CAD DWG FILE:	BUFFER LOT 5 & 6.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'
©	HMH

**LOT 5 & 6**  
**VEGETATION BUFFER**  
**EXHIBIT**

10.0

**PLANTING PLAN NOTES**

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

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

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

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WEL) OR LOCAL AGENCY ADOPTED WEL. 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 PLANTING AREAS TO RECEIVE 3" THICK BARK MULCH LAYER. CONTRACTOR SHALL PROVIDE SAMPLE OF PROPOSED BARK MULCH FOR APPROVAL. BARK MULCH SHALL BE LYNOSO SMALL FIR BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.

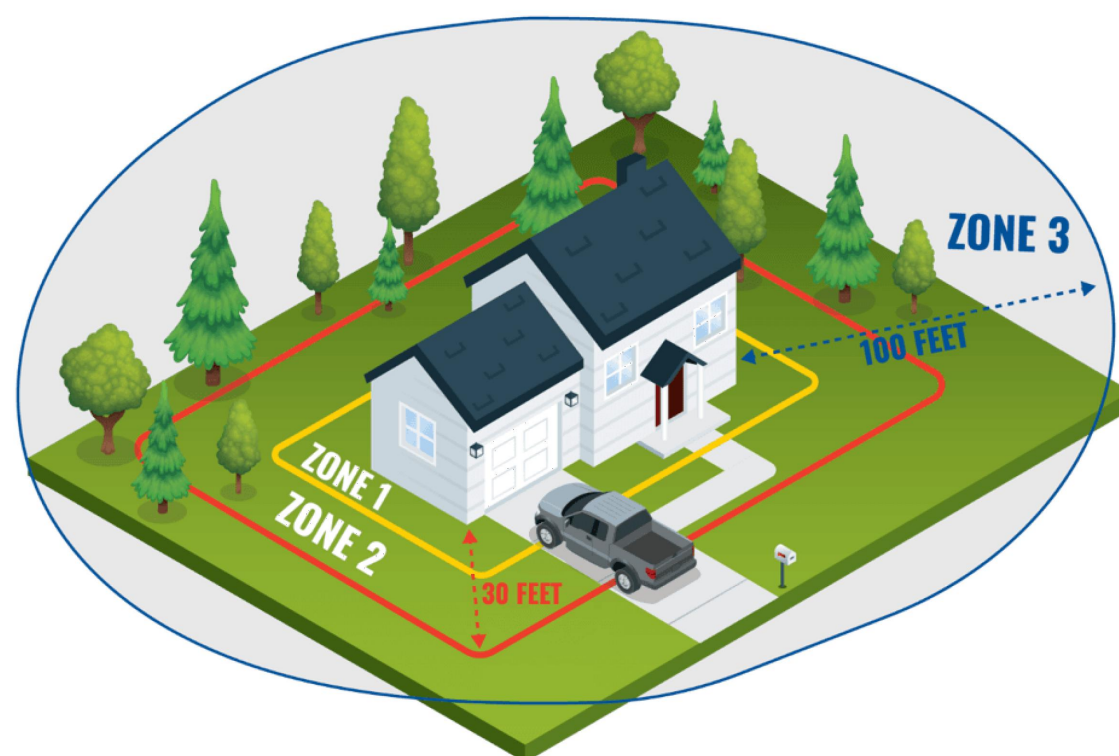
ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) FOR STANDARD FORM TREES. CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURES 12" ABOVE THE SOIL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

CALIPER SIZES STANDARDS:  
 15 GALLON: 0.75-1.25"  
 24" BOX: 1.25-2"  
 36" BOX: 2.3-3.5"  
 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

**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**

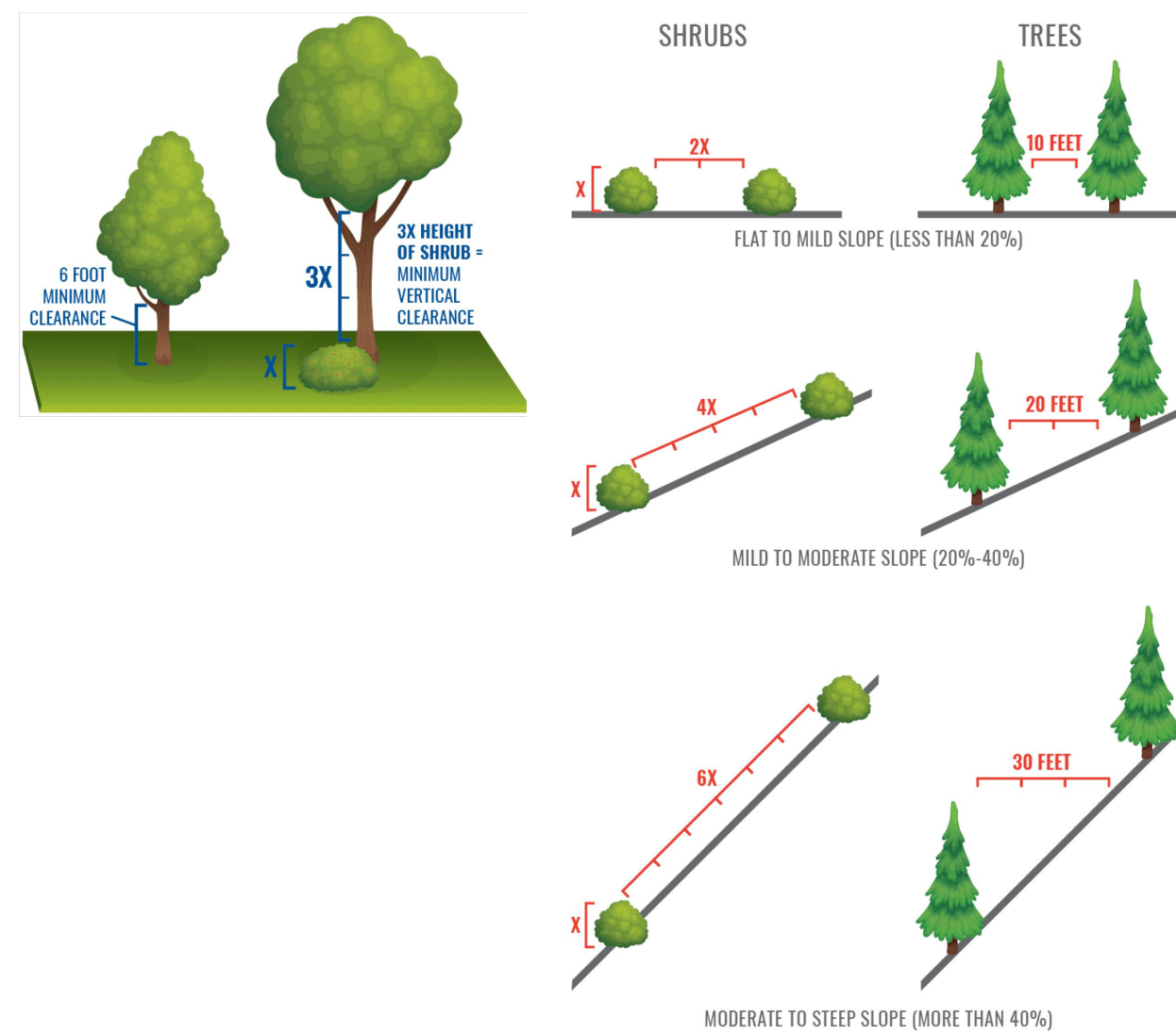
- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from 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. 3x5 = 15 feet of clearance needed between the top of the shrub and the lowest tree branch.



**PROPOSED PLANT PALETTE**

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS	NOTES	HDS&G RECOMMENDED	OTHER FIRE RESISTANT PLANTS
<b>TREES</b>									
	2	ARBUTUS UNEDO **	STRAWBERRY TREE	24" BOX	20' X 20'	L	STANDARD FORM	X	
	1	CERCIS OCCIDENTALIS *	WESTERN REDBUD	24" BOX	15' X 10'	VL	TREE FORM ONLY		X
	0	FEIJOA SELLOWIANA **	PINEAPPLE GUAVA	24" BOX	20' X 15'	VL	MULTI-TRUNK		X
	0	LAGERSTROEMIA INDICA 'NATCHEZ' **	NATCHEZ CRAPE MYRTLE	24" BOX	25' X 15'	L	MULTI-TRUNK		
	2	PLATANUS ACERIFOLIA 'COLUMBIA' **	COLUMBIA LONDON PLANE	36" BOX	60' X 30'	M	STANDARD FORM		
	4	QUERCUS AGRIFOLIA *	COAST LIVE OAK	36" BOX	50' X 15'	M	STANDARD FORM	X	
	2	QUERCUS DOUGLASII *	BLUE OAK	36" BOX	60' X 30'	VL	STANDARD FORM	X	

<b>SHRUBS</b>									
	37	ACHILLEA MILLEFOLIUM 'MOONSHINE' *	YELLOW YARROW	1 GALLON	3' X 3'	L		X	
	15	ANIGOZANTHOS FLAVIDUS 'BIG RED' **	BIG RED KANGAROO PAWS	1 GALLON	2' X 2'	L			
	7	ARCTOSTAPHYLOS 'HOWARD MCMINN' *	HOWARD MCMINN MANZANITA	1 GALLON	8' X 10'	L		X	
	30	CAREX DIVULSA **	FOOTHILL SEDGE	1 GALLON	2' X 2'	L			X
	17	CEANOTHUS 'CONCHA' *	CONCHA CEANOTHUS	1 GALLON	6' X 8'	L		X	
	24	CEANOTHUS 'DARK STAR' *	DARK STAR CEANOTHUS	1 GALLON	5' X 6'	L		X	
	38	EPILOBIUM CANUM *	CALIFORNIA FUCHSIA	1 GALLON	3' X 3'	L			X
	38	HETEROMELES ARBUTIFOLIA *	TOYON	1 GALLON	8' X 5'	L		X	
	19	LEUCADENDRON DISCOLOR **	CONEBUSH	5 GALLON	6' X 6'	L			
	117	MIMULUS AURANTICAS *	STICKY MONKEY FLOWER	1 GALLON	4' X 4'	L			X
	34	MUHLENBERGIA RIGENS *	DEER GRASS	1 GALLON	4' X 4'	L			X
	31	NEPETA X FAASSENII **	CATMINT	1 GALLON	1' X 2'	L			
	18	RHAMNUS CALIFORNICA *	CALIFORNIA COFFEEBERRY	1 GALLON	8' X 8'	L		X	
	6	SALVIA SPATHACEA *	HUMMINGBIRD SAGE	1 GALLON	5' X 4'	L	UPRIGHT FORM		X
	25	WESTRINGIA FRUTICOSA **	COAST ROSEMARY	1 GALLON	4' X 4'	L			

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

<b>BIOTREATMENT</b>									
						SPREAD			
	222	JUNCUS PATENS *	CALIFORNIA GRAY RUSH	1 GALLON	2' X 2'				

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

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

**SURREY FARMS ESTATES**  
**TWIN OAKS DRIVE, LOS GATOS**  
 DEVELOPMENT REVIEW PLAN SET  
 LOT 5 | APP #S-24-026

NO	DATE	DESCRIPTION
10/17/2025		PER CITY COMMENTS
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PROJECT NO.	4185.10
CAD DWG FILE:	BUFFER LOT 5 & 6.DWG
DESIGNED BY:	HMH
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE
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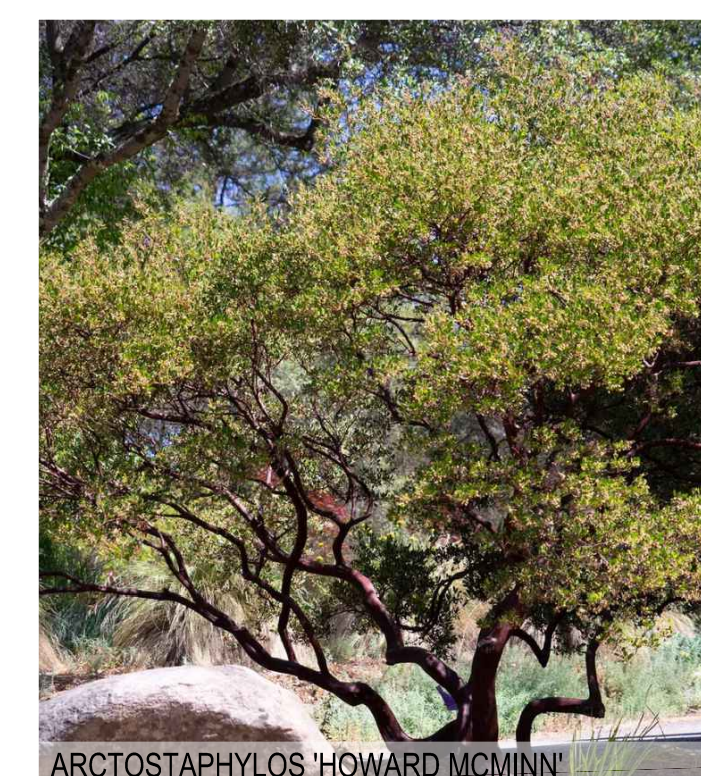
**LOT 5 & 6**  
**PLANTING LEGEND**  
**AND NOTES**



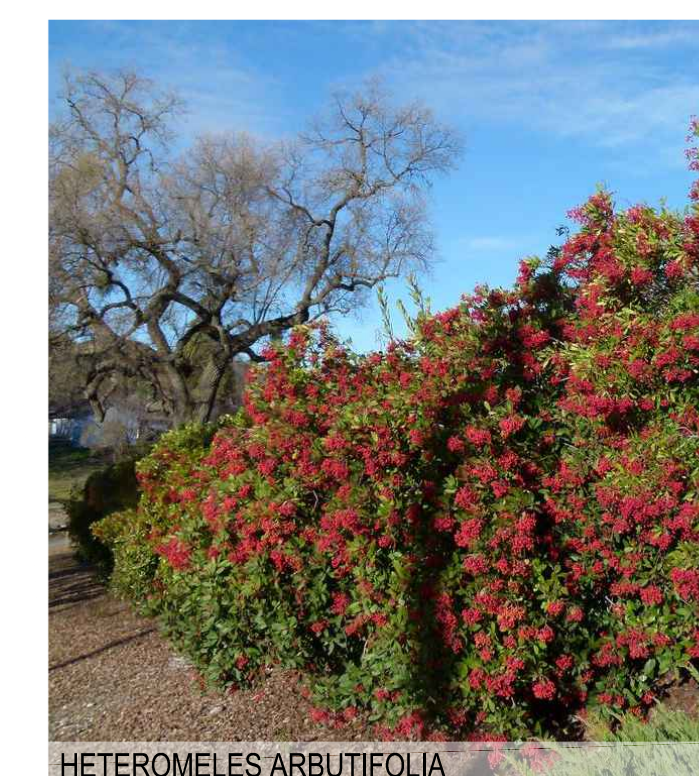
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**SURREY FARMS ESTATES**  
**TWIN OAKS DRIVE, LOS GATOS**  
 DEVELOPMENT REVIEW PLAN SET  
 LOT 5 | APP #S-24-027



ARCTOSTAPHYLOS 'HOWARD MCMINN'



HETEROMELES ARBUTIFOLIA



CEANOTHUS 'CONCHA'



RHAMNUS CALIFORNICA



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

**B** PLANTING PALETTE



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



**A** 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%

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CAD DWG FILE:	BUFFER LOT 5 & 6.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE
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