ARCHITECTURE AND SITE REVIEW

SURREY FARMS - LOT 11 (S-24-033)

A RESIDENTIAL DEVELOPMENT

TABLE OF CONTENTS

PROJECT DATA

Lot 11 (S24-033 - APN 532-16-006, 178 Twin Oaks Drive			
	Existing	Proposed	Required
General Plan Designation	Agriculture	Agriculture	Agriculture
Zoning	RC	RC	RC
Use	Vacant Williamson Act	Single Family Residence	
Housing Unit Affordability	N/A	BMR (low)	
Gross Lot Size	N/A	4785 SF	20 acre minimum
Average Slope	8.21%	12.37%	
Reduction Factor	N/A	N/A	
Net Lot Size	N/A	4785	
Lot Frontage	N/A	33	N/A
Lot Depth	N/A	136.6'	N/A
Height	N/A	27'8"	25' max per HSD&G, 18' 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)	3800 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	600 SF of extra floor area allowed. Max unit size is 1,200 SF
Lot Coverage	N/A	23.2%	N/A
Setbacks			
Front	N/A	52.24'	30'
Side	N/A	5	20'
Side	N/A	5	20'
Rear	N/A	39.7'	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 AN AFFORDABLE SINGLE FAMILY RESIDENCE (3BD,3BA) ON THE 0.11-ACRE PROPOSED LOT 11 (S-24-033) OF SUBDIVISION APPLICATION M-24-013.

DEVELOPMENT TEAM

GOVERNMENT AGENCIES:
TOWN OF LOS GATOS
CONTACT: ERIN WALTERS

OWNER:
LARRY DODGE
CONTACT: JIM FOLEY
223 W MAIN STREET
LOS GATOS. CA 95030
(408) 813-7490

PLANNER/CIVIL ENGINEER:
HMH ENGINEERS
CONTACT: DEENA MORSILLI
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(669)221-7817

ARCHITECT:
PLATFORM ARCHITECTURE & PLANNING
CONTACT: CHRIS HALL
1804 5TH STREET
BERKELEY, CA 94710
(415)658-1723

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

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SURREY FARM ESTATES
LOT 11 (S-24-033)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510TS_LOT 11.DWG
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

TITLE SHEET

1.0

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LEGEND

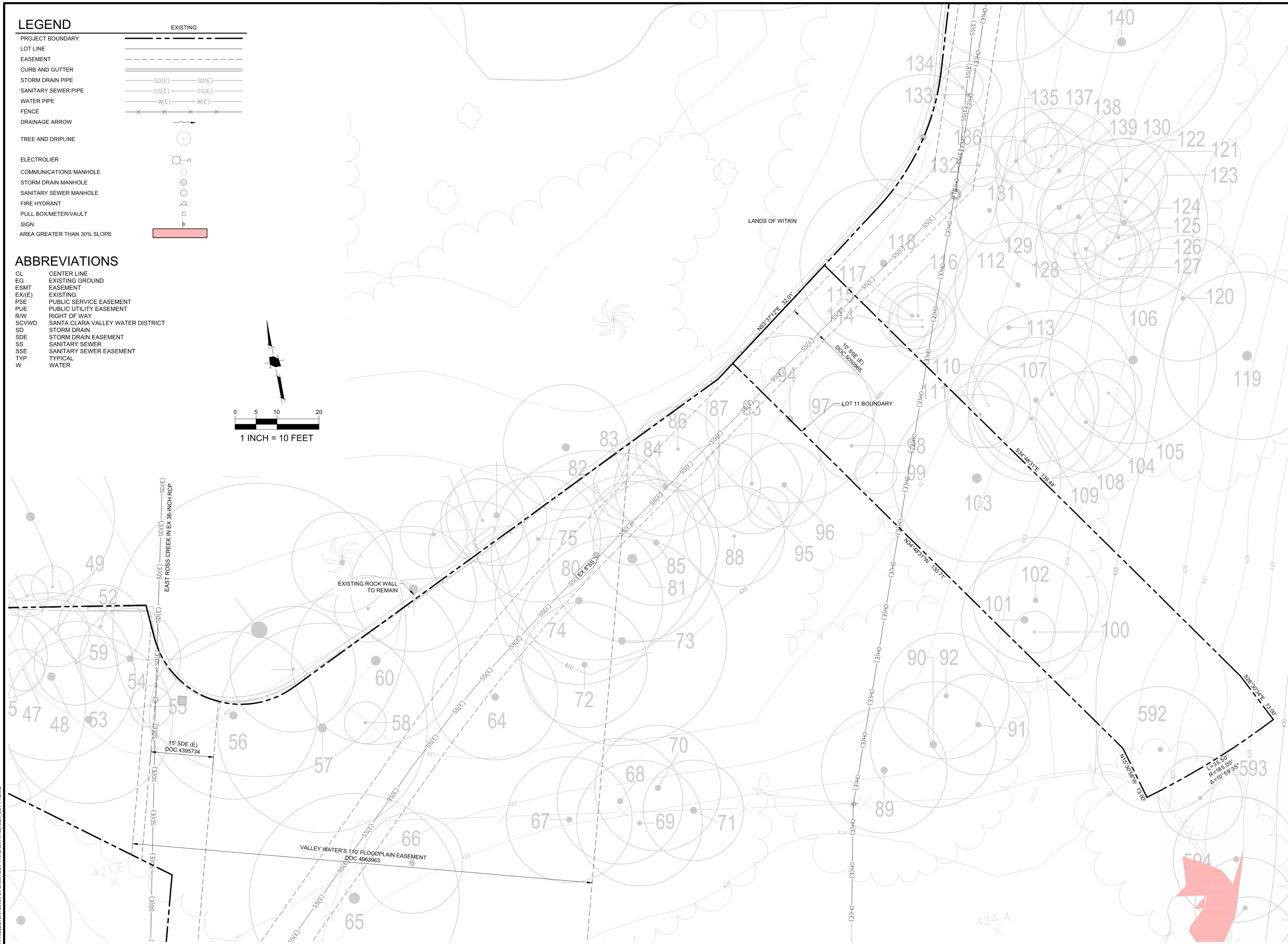
	EXISTING
PROJECT BOUNDARY	
LOT LINE	
EASEMENT	
CURB AND GUTTER	
STORM DRAIN PIPE	SD(E)
SANITARY SEWER PIPE	SS(E)
WATER PIPE	W(E)
FENCE	
DRAINAGE ARROW	
TREE AND DRIPLINE	
ELECTROLIER	
COMMUNICATIONS MANHOLE	
STORM DRAIN MANHOLE	
SANITARY SEWER MANHOLE	
FIRE HYDRANT	
PULL BOX/METER/VAULT	
SIGN	
AREA GREATER THAN 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

0 5 10 20

1 INCH = 10 FEET



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DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

EXISTING CONDITIONS

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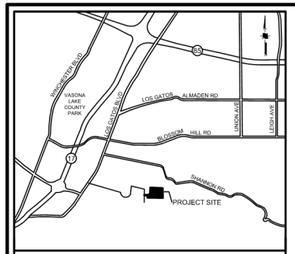

VICINITY MAP
NOT TO SCALE

0 25 50 100
1 INCH = 50 FEET

LEGEND

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

ABBREVIATIONS

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

CERRO VISTA COURT
TWIN OAKS DRIVE
SURREY FARMS HILL (P)
EAST ROSS CREEK IN EX 36-INCH RCP
EXISTING WETLAND AREA TO REMAIN
EXCLUSION FENCE
EXISTING ROCK WALL TO REMAIN
EXISTING STORMDRAIN CULVERT STRUCTURE
25' RIPARIAN SETBACK
10' BUFFER FROM TREE CANOPY (TYP.)
APPROXIMATE RIPARIAN LIMIT (TYP.)
VALLEY WATER'S 110' FLOODPLAIN EASEMENT
20' FUTURE EASEMENT
ROAD ESMT (E) 311 OR 381
REQUIRED YARD (TYP) - SEE INDIVIDUAL PACKAGES

532-11-011 LANDS OF HILLBROOK SCHOOLS EXISTING SCHOOL
537-30-010 LANDS OF LIU EXISTING RESIDENTIAL
532-16-008 LANDS OF MELEYOO EXISTING RESIDENTIAL
532-16-007 LANDS OF FORDYCE EXISTING RESIDENTIAL
532-16-003 LANDS OF WITKEN EXISTING RESIDENTIAL
532-16-002 LANDS OF WITKIN EXISTING RESIDENTIAL
532-16-005 LANDS OF DODGE EXISTING RESIDENTIAL
532-18-034 LANDS OF DUGGINS EXISTING RESIDENTIAL
532-18-038 LANDS OF INO EXISTING RESIDENTIAL
532-18-039 LANDS OF BERTOLOTTI EXISTING RESIDENTIAL
537-30-007 LANDS OF TFR MANAGEMENT GROUP INC EXISTING RESIDENTIAL
537-30-006 LANDS OF URALSKY EXISTING RESIDENTIAL
537-30-013 LANDS OF SMITH EXISTING RESIDENTIAL

LOT 1 S-24-023
LOT 2 S-24-024
LOT 3 S-24-025
LOT 4 S-24-026
LOT 5 S-24-027
LOT 6 S-24-028
LOT 7 S-24-029
LOT 8 S-24-030
LOT 9 S-24-031
LOT 10 S-24-032
LOT 11 S-24-033
LOT 12 S-24-034

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SCALE:	AS SHOWN

OVERALL SITE PLAN

2.1

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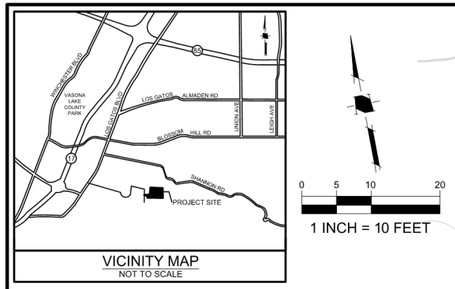

VICINITY MAP
NOT TO SCALE

0 5 10 20

1 INCH = 10 FEET

LEGEND

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

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
PSE	PUBLIC SERVICE EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT

EXISTING ROCK WALL TO REMAIN

10' SSE (E)

LOT 12 - BMR UNIT S-24-059

LOT 11 - BMR UNIT S-24-033
1614 SF SINGLE FAMILY RESIDENCE
467 SF GARAGE

LOT 1 - BMR UNIT S-24-023

BIORETENTION AREA

FENCE (P) SEE LANDSCAPE PLANS

REQUIRED YARD (TYP)

PAVERS (SEE LANDSCAPE PLANS)

RETAINING WALL (SEE GRADING PLAN)

SURREY FARMS HILL (P)

LOT AREA	4785 SF/ 0.11 ACRES
EXISTING CONTOUR LENGTHS	392.38
CONTOUR INTERVALS	1'
EXISTING AVERAGE SLOPE	8.21%
PROPOSED CONTOUR LENGTHS	590.78
CONTOUR INTERVALS	1'
PROPOSED AVERAGE SLOPE	12.37%

TREE #	Botanical Name	Common Name	DBH (Inches)	Height (FT)	Canopy Size (FT)	Protected Tree	Large Protected Tree	Health Rating	Preservation Suitability	Remove?	Notes
94	Quercus lobata	Valley Oak	18.0	42	35	X		4	HIGH	REMOVE	
97	Quercus agrifolia	Coast Live Oak	7.0	23	12	X		4	HIGH	REMOVE	
98	Quercus agrifolia	Coast Live Oak	9.0	20	15	X		3	HIGH	REMOVE	
99	Quercus agrifolia	Coast Live Oak	5.0	20	10	X		3	HIGH	REMOVE	Co-Dominant Lead
100	Quercus agrifolia	Coast Live Oak	5.0	24	9	X		4	HIGH	REMOVE	
101	Quercus lobata	Valley Oak	19.0	42	27	X		4	HIGH	REMOVE	Dead Wood
102	Quercus agrifolia	Coast Live Oak	13.0	28	27	X		5	HIGH	REMOVE	
103	Quercus lobata	Valley Oak	26.0	34	38		X	4	HIGH	REMOVE	
592	Quercus agrifolia	Coast Live Oak	13.0	28	30	X		5	HIGH	REMOVE	

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SITE PLAN

2.2

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	EARTHWORK (CY)		MAX CUT/FILL DEPTH (FT)		ALLOWABLE MAX CUT/FILL DEPTH (FT)		CY	
SITE ELEMENT	CUT	FILL	CUT	FILL	CUT	FILL	IMPORT	EXPORT
DRIVEWAY/PARKING	0	73	0	4.3	4	3	73	0
HOUSE FOOTPRINT	0	30	0.2	2.9	8	3	30	0
PORCH/PATIO	1	0	0.7	0	4	3	0	1
GARAGE	0	44	0	2.8	4	3	44	0
MISC HARDSCAPE	5	0	1.7	0	4	3	0	5
LANDSCAPE	39	135	3.4	4.0	-	-	96	0
TOTAL	45	282	-	-	-	-	243	6

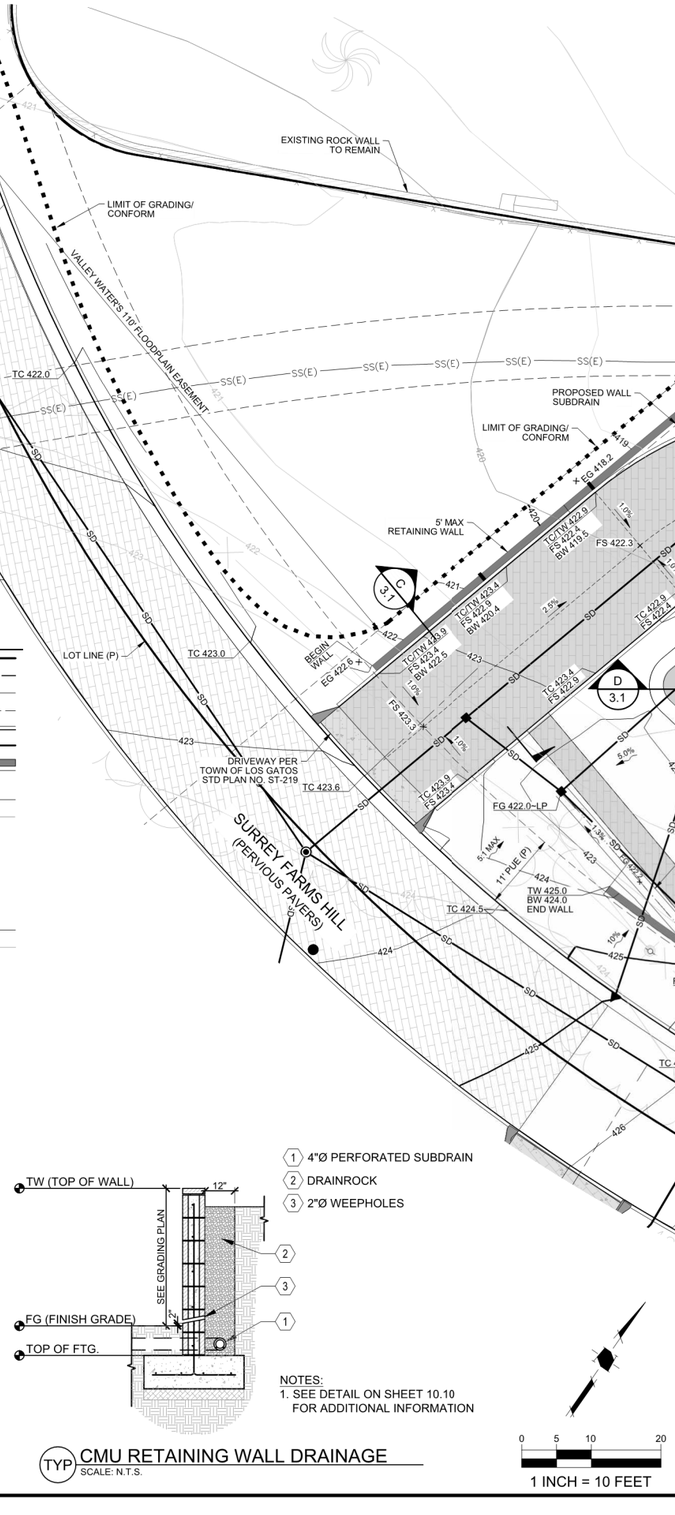
NOTE: AREA OF DISTURBANCE = 3,954 SF

LEGEND

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

ABBREVIATIONS

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



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

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

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DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'

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PRELIMINARY GRADING AND DRAINAGE PLAN

3.0

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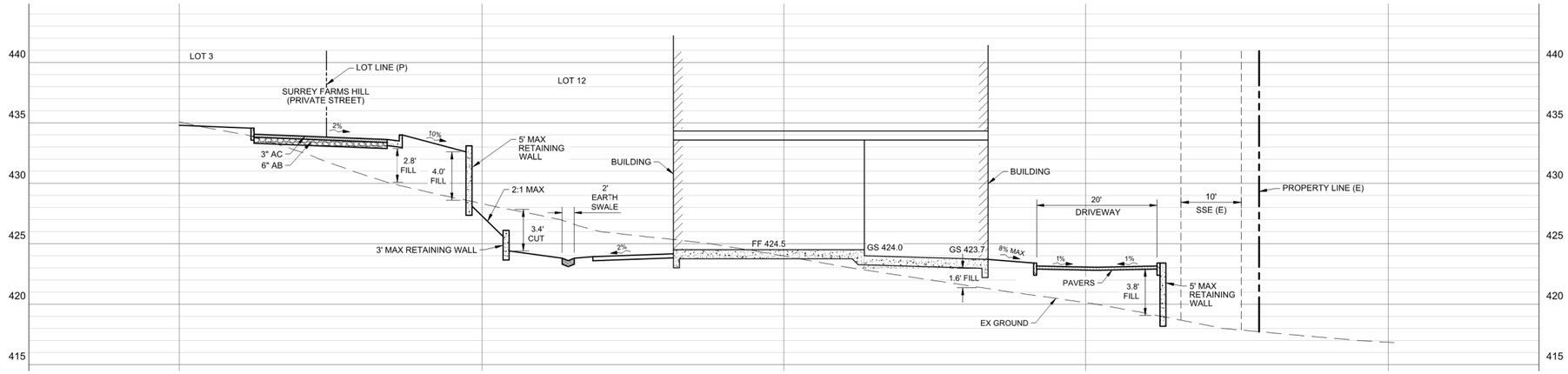
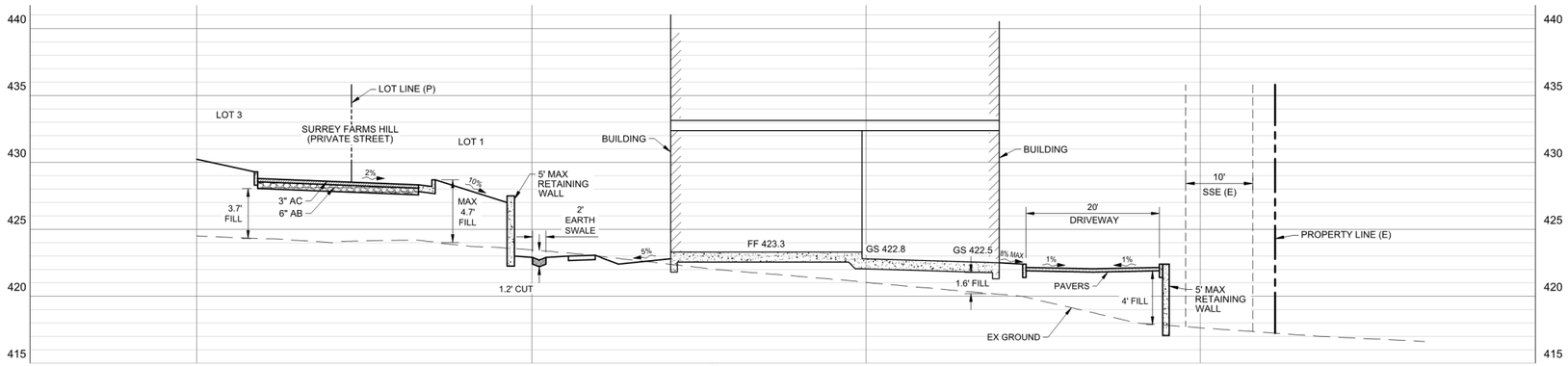
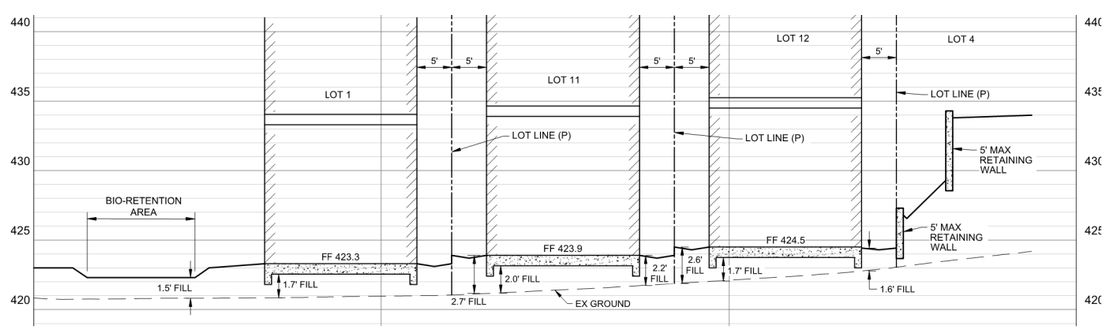


A SECTION
SCALE: 1" = 10' H , 1" = 2' V



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



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

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PRELIMINARY GRADING SECTIONS

3.1

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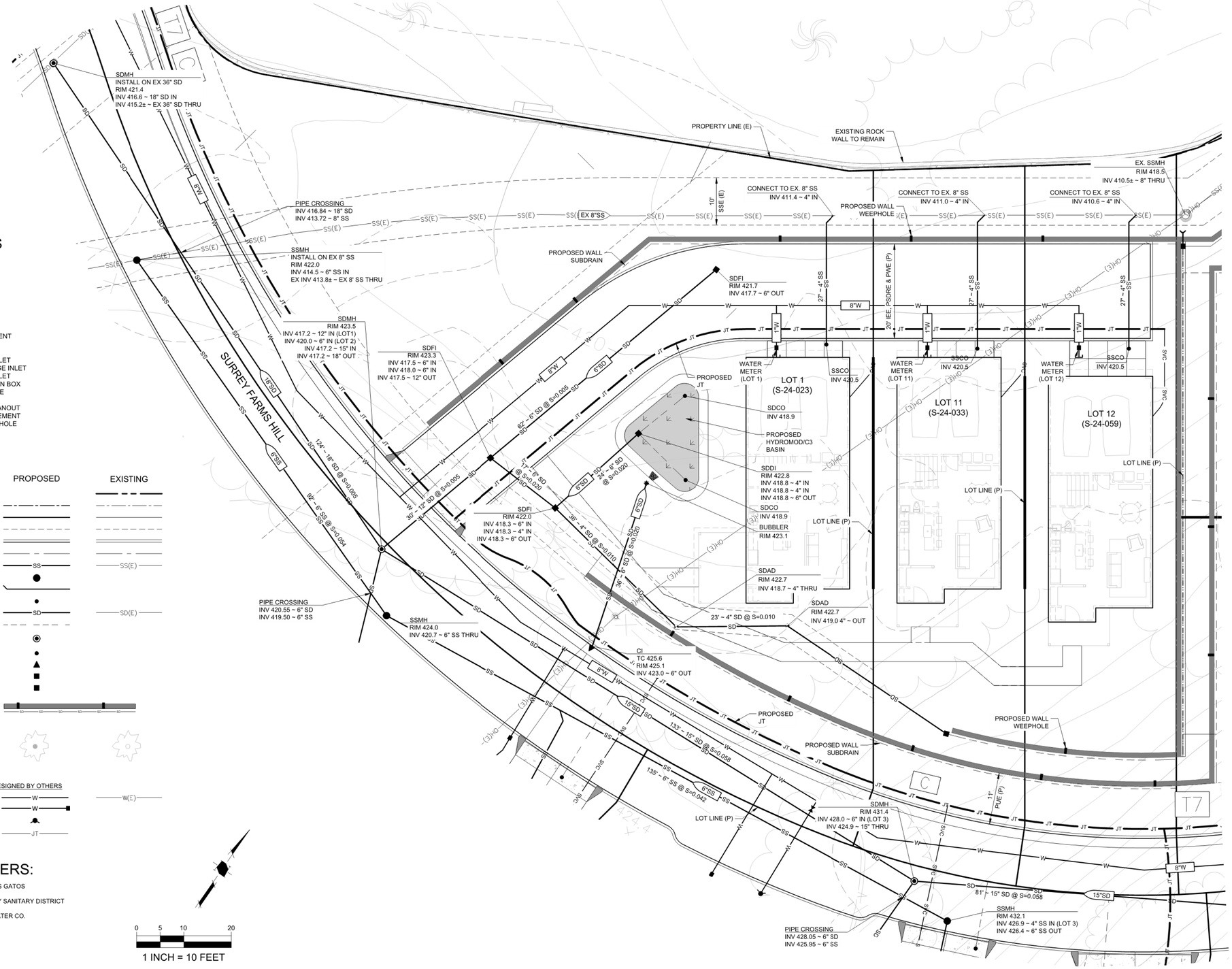

ABBREVIATIONS

CI	CURB INLET
ESMT	EASEMENT
EX/(E)	EXISTING
FH	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		
PROPERTY LINE		
RIGHT OF WAY		
EASEMENT		
CURB AND GUTTER		
CENTERLINE		
SANITARY SEWER	SS	SS(E)
SANITARY SEWER MANHOLE		
SANITARY LATERAL		
SANITARY SEWER CLEAN OUT		
STORM DRAIN LINE	SD	SD(E)
STORM DRAIN PERFORATED LINE		
STORM DRAIN MANHOLE		
STORM DRAIN CLEAN OUT		
STORM DRAIN CURB INLET		
STORM DRAIN FIELD INLET (2X2)		
STORM DRAIN JUNCTION BOX (2X2) W/ BOLTED DOWN SOLID COVER		
RETAINING WALL WITH SUBDRAIN AND WEEPHOLES. SEE DETAIL ON GRADING PLAN		
TREE		

SHOWN FOR INFORMATION ONLY. DESIGNED BY OTHERS

WATER MAIN	W	W(E)
WATER SERVICE AND METER	W	
FIRE HYDRANTS		
JOINT TRENCH	JT	

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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UTILITY PLAN

4.0

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LEGEND

- PROJECT BOUNDARY
- LOT LINE
- EASEMENT
- STORM DRAIN PIPE — SD —
- STORM DRAIN PIPE (EXISTING) — SD(E) —
- 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 — DMA#
- 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 Retained[1] (ft²)**	**Existing Area Replaced[2] (ft²)**	**New Area Created[2] (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 IA[3]	694		694	0	694
e. Total project IA	694	0	694	96,692	97,386
f. Total new and replaced IA			97,386		
Pervious Area (PA)[4]					
g. Total on-site PA	764,361				667,669
h. Total off-site PA[3]	497				497
i. Total project PA	764,858				668,166
j. **Total Project Area (2.c.+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.

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

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

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

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPE.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. 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.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

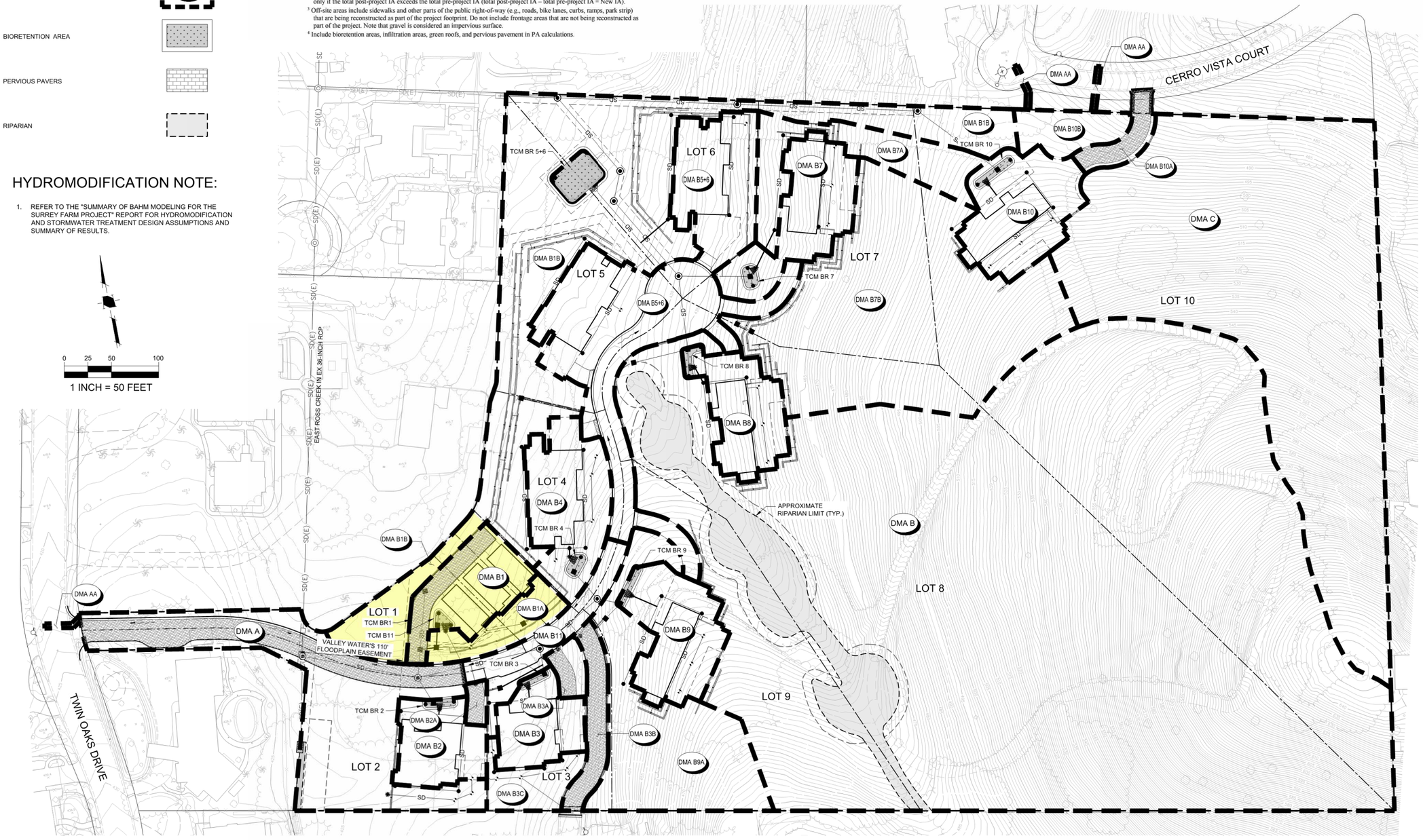
PERVIOUS PAVER REQUIREMENTS

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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CHECKED BY:	RH
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STORMWATER CONTROL PLAN

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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:
lddodge@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

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 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/EXJCPB461/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		Not Applicable
B	0	31001	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	
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**		

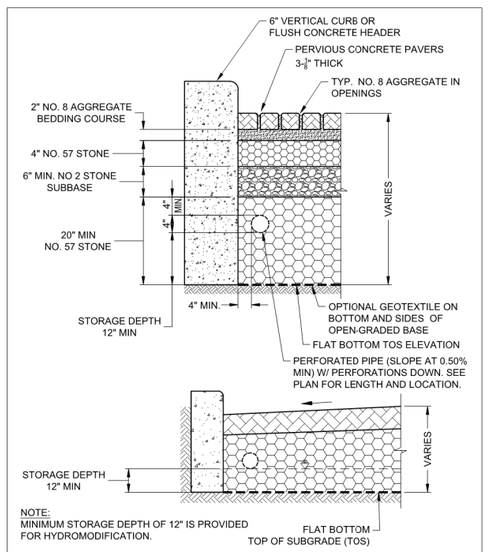
*"Lined" refers to an impermeable liner placed on the bottom of a bioretention area, such that no infiltration into native soil occurs.

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

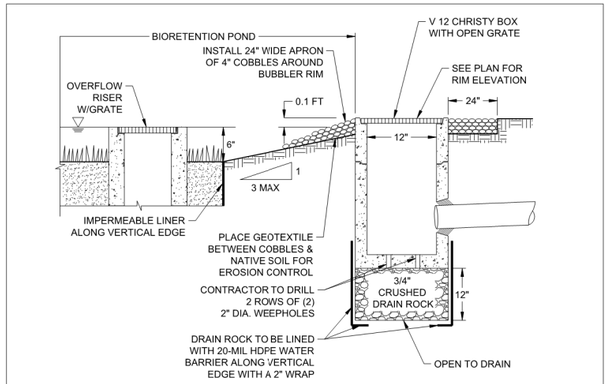
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, 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 BIORETENTION 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.	
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

TABLE 2
ROUTINE MAINTENANCE ACTIVITIES FOR PERVIOUS PAVEMENT

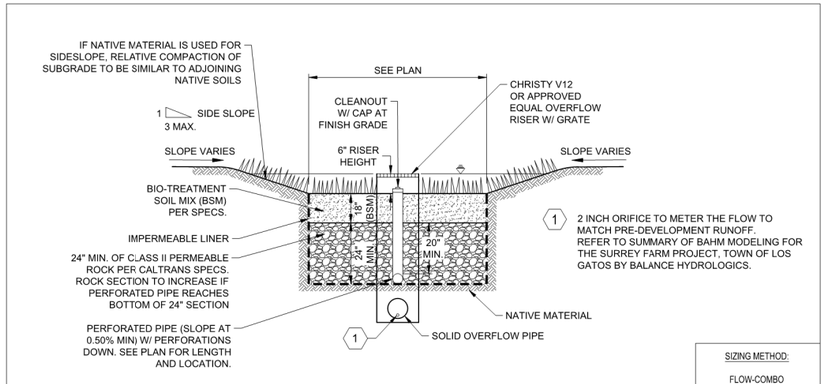
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	CHECK FOR SEDIMENT AND DEBRIS ACCUMULATION. PREVENT SOIL FROM WASHING OR BLOWING ONTO THE PAVEMENT. DO NOT STORE SAND, SOIL, MULCH OR OTHER LANDSCAPING MATERIALS ON PERVIOUS PAVEMENT SURFACES.	TWO TO FOUR TIMES ANNUALLY
2	CONDUCT PREVENTATIVE SURFACE CLEANING, USING COMMERCIALLY 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



3 PERVIOUS PAVEMENT (SELF RETAINING OR SELF TREATING) N.T.S.



2 BUBBLER BOX DETAIL N.T.S.



1 BIORETENTION BASIN W/ LINER N.T.S.

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STORMWATER CONTROL AND HYDROMODIFICATION DETAILS

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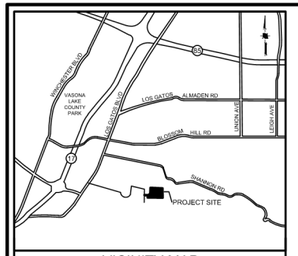

VICINITY MAP
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EROSION AND SEDIMENT CONTROL NOTES

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

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

MAINTENANCE SCHEDULE

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

BUILDING PAD PROTECTION NOTE:

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

EROSION CONTROL PLAN NOTE:

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

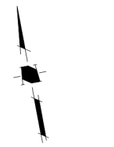
LEGEND

STANDARD INLET PROTECTION

FIBER ROLL OR SILT FENCE (SEE PLAN)

STABILIZED CONSTRUCTION ENTRANCE

HYDROSEED DISTURBED AREA



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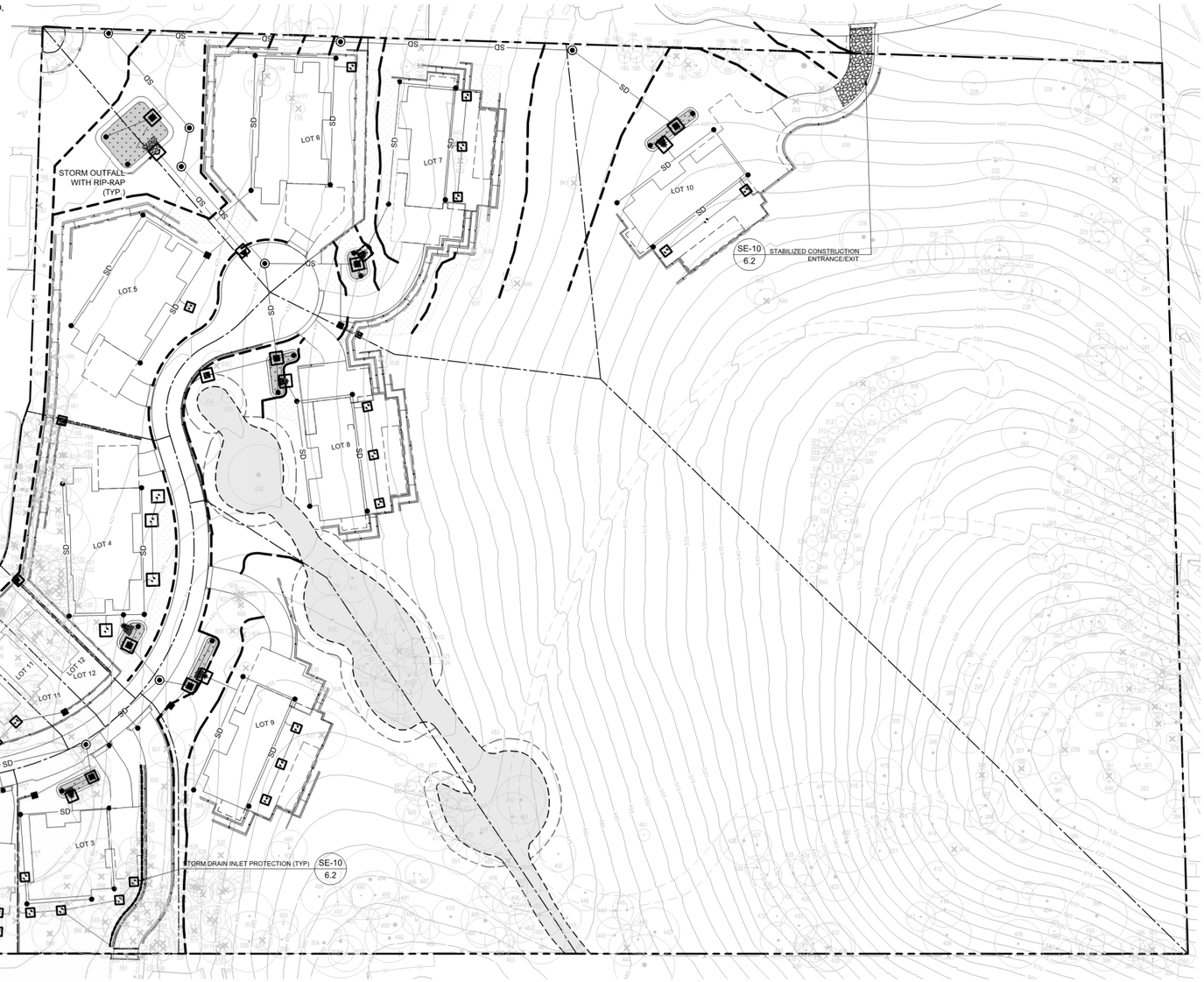
1 INCH = 50 FEET



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EROSION CONTROL PLAN

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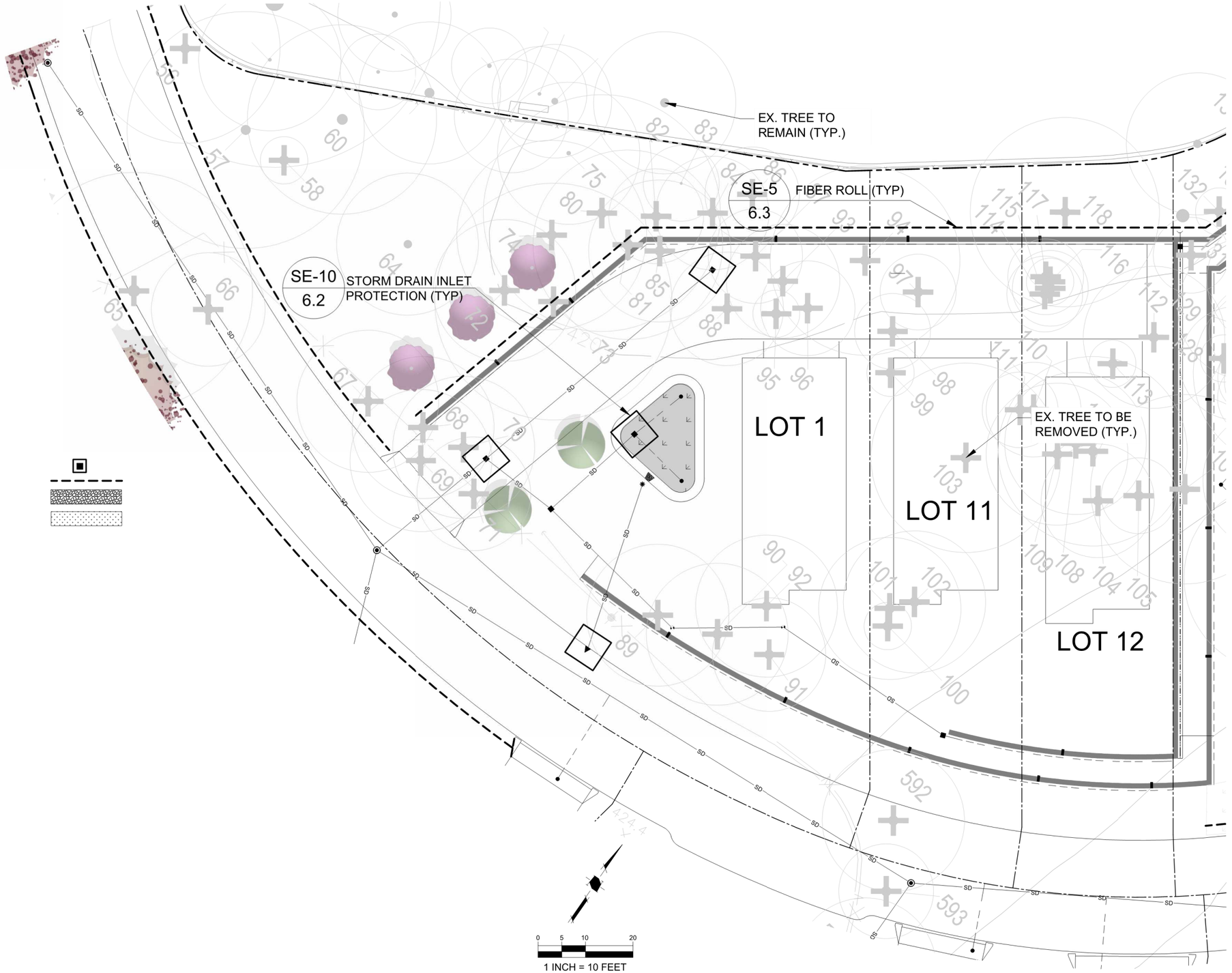

LEGEND

STANDARD INLET PROTECTION

FIBER ROLL OR SILT FENCE (SEE PLAN)

STABILIZED CONSTRUCTION ENTRANCE

HYDROSEED DISTURBED AREA

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EROSION CONTROL PLAN

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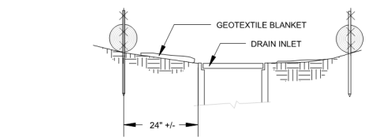
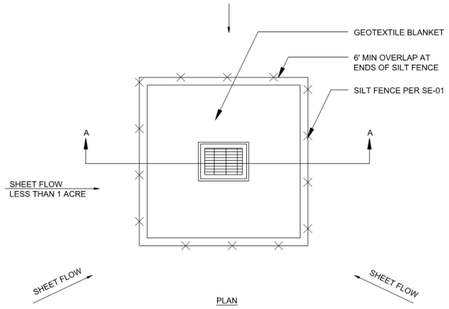


SECTION A-A

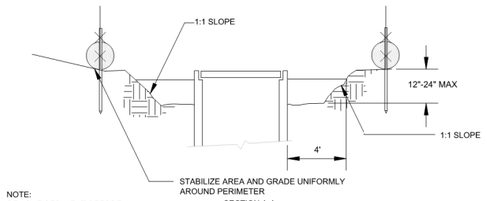


PLAN

NOTES:
1. FOR USE IN AREAS WHERE GRADING HAS BEEN COMPLETED AND FINAL SOIL STABILIZATION AND SEEDING ARE PENDING SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
2. NOT APPLICABLE IN PAVED AREAS
3. NOT APPLICABLE WITH CONCENTRATED FLOWS

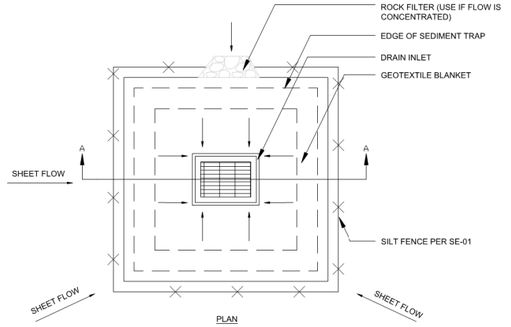
SE-10 STORM DRAIN INLET PROTECTION - TYPE 1

N.T.S.



NOTE:
REMOVE SEDIMENT BEFORE REACHING ONE-THIRD FULL

SECTION A-A

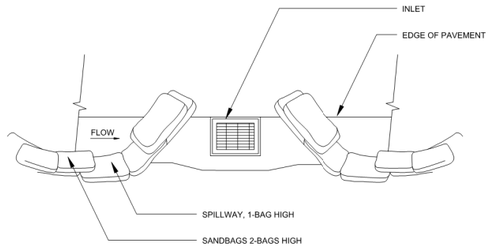


PLAN

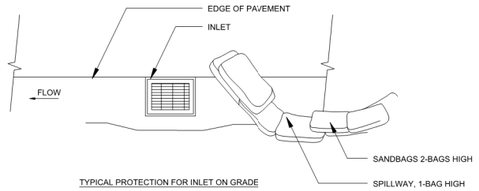
NOTES:
1. FOR USE IN CLEARED AND GRUBBED AND IN GRADED AREAS
2. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
3. FOR CONCENTRATED FLOWS SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION FLOW

SE-10 STORM DRAIN INLET PROTECTION - TYPE 2

N.T.S.



TYPICAL PROTECTION FOR INLET ON SUMP

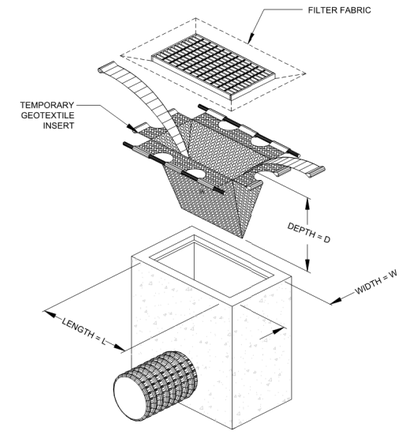


TYPICAL PROTECTION FOR INLET ON GRADE

NOTES:
1. INTENDED FOR SHORT TERM USE
2. USED TO INHIBIT STORM WATER FLOW
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP
4. BAG MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRICS

SE-10 STORM DRAIN INLET PROTECTION - TYPE 3

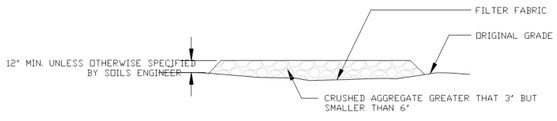
N.T.S.



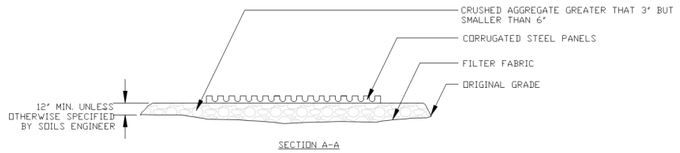
NOTES:
1. INTENDED FOR SHORT TERM USE
2. INSTALL PER MANUFACTURER INSTRUCTION
3. PERFORM MAINTENANCE PER MANUFACTURER RECOMMENDATION

SE-10 STORM DRAIN INLET PROTECTION - TYPE 4

N.T.S.



SECTION B-B
N.T.S.



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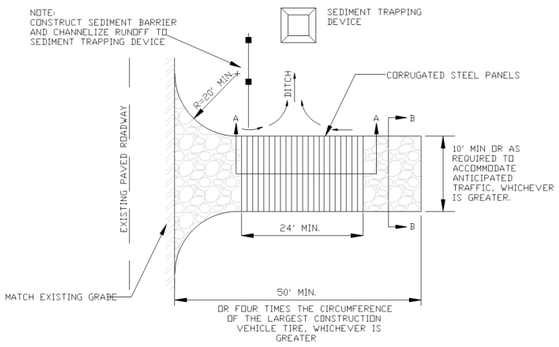
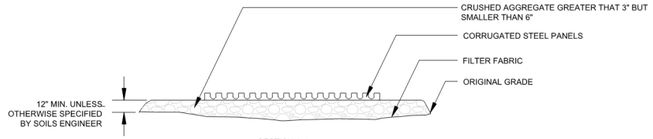


TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT

N.T.S.



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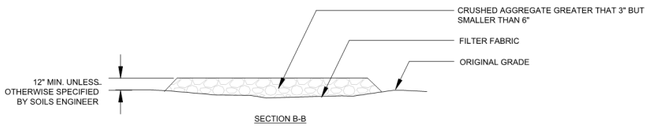

SECTION B-B
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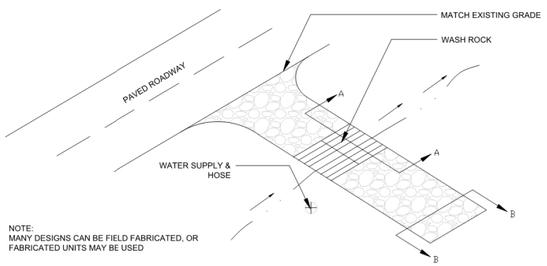
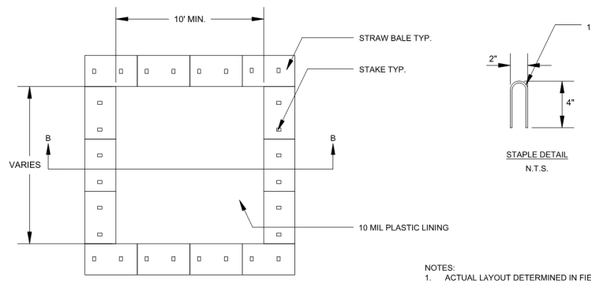


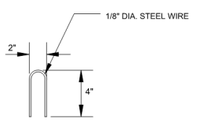
NOTE:
MANY DESIGNS CAN BE FIELD FABRICATED, OR FABRICATED UNITS MAY BE USED

TC-3 ENTRANCE / OUTLET TIRE WASH

N.T.S.

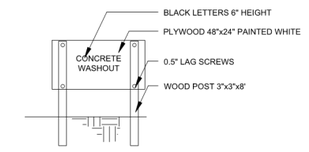


PLAN
N.T.S.
TYPE "ABOVE GRADE" STRAW BALES

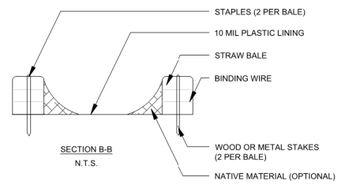


STAPLE DETAIL
N.T.S.

NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY



CONCRETE WASHOUT SIGN OR EQUIVALENT
N.T.S.



SECTION B-B
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.

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

SURREY FARM ESTATES
LOT 11 (S-24-033)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 11.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

EROSION CONTROL DETAILS

6.2

S:\PROJECTS\418510\PLI\PERMIT\LOT 11\PERMIT\418510EC_LOT 11.DWG

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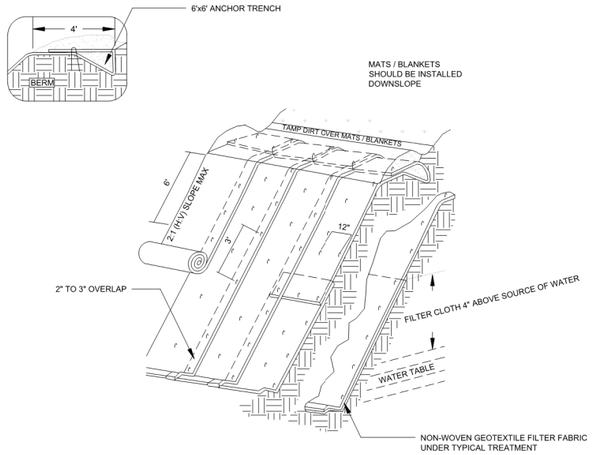


ISOMETRIC VIEW

TYPICAL SLOPE SOIL STABILIZATION

N.T.S.

NOTES:

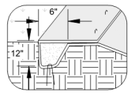
1. SLOPE SURFACES SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH
3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS

EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

N.T.S.

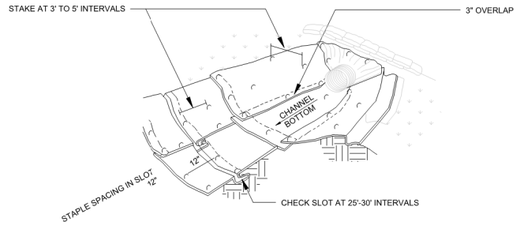
INITIAL CHANNEL ANCHOR TRENCH

N.T.S.



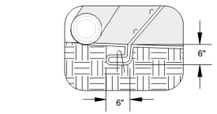
TERMINAL SLOPE AND CHANNEL ANCHOR TRENCH

N.T.S.



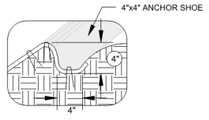
ISOMETRIC VIEW

N.T.S.



INTERMITTENT CHECK SLOT

N.T.S.



LONGITUDINAL ANCHOR TRENCH

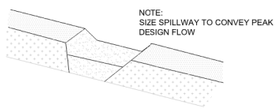
N.T.S.

NOTES:

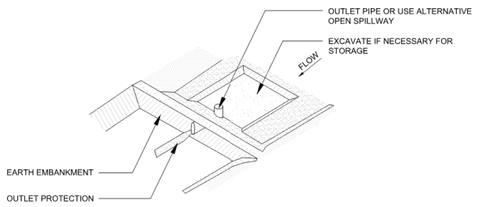
1. CHECK SLOTS TO BE CONSTRUCTED PER MANUFACTURER'S SPECIFICATIONS
2. STAKING OR STAPLING PER MANUFACTURER'S SPECIFICATIONS
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS

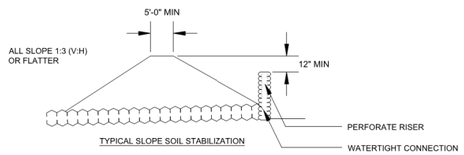
EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

N.T.S.



TYPICAL OPEN SPILLWAY

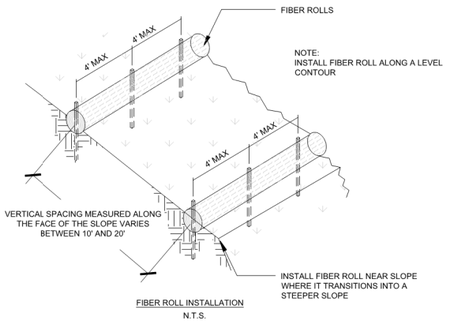




TYPICAL SLOPE SOIL STABILIZATION

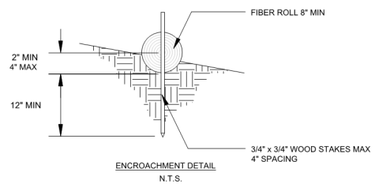
SE-3 SEDIMENT TRAP

N.T.S.



FIBER ROLL INSTALLATION

N.T.S.

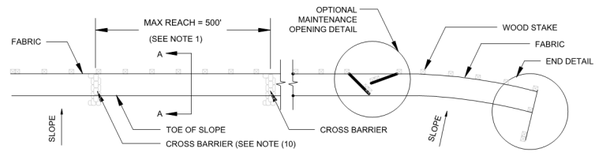


ENCROACHMENT DETAIL

N.T.S.

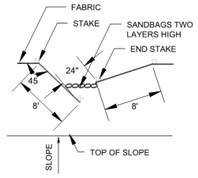
SE-5 FIBER ROLLS

N.T.S.

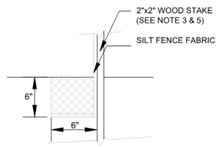


SILT FENCE PLAN

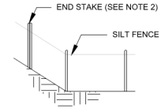
N.T.S.



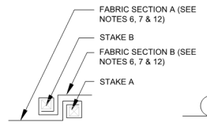
OPTIONAL MAINTENANCE OPENING DETAIL



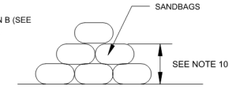
DETAIL A



END DETAIL

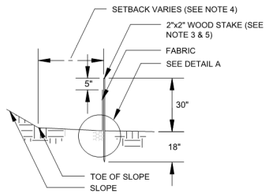


JOINING SECTION DETAIL (TOP VIEW)



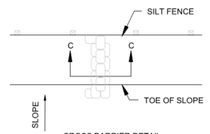
SECTION C-C

N.T.S.



SECTION A-A

END STAKE DETAIL (TOP VIEW)



CROSS BARRIER DETAIL

N.T.S.

NOTES:

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

SE-1 SILT FENCE

N.T.S.

EROSION CONTROL PLAN NOTES:

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

NOTE:

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

HMH
Land Use Entitlements
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SURREY FARM ESTATES
LOT 11 (S-24-033)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
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PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 11.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN
© HMH	

EROSION CONTROL DETAILS

6.3

S:\PROJECTS\4185\10\PLI\PERMIT\LOT 11\PERMIT\4185 10EC_LOT 11.DWG

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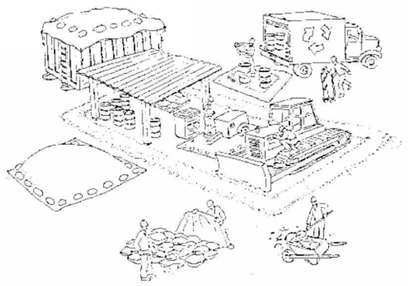
Pollution Prevention — It's Part of the Plan



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.

Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.
- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.

- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting

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

BASMAA Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

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

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SURREY FARM ESTATES
LOT 11 (S-24-033)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
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PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 11.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

BASMAA

6.4

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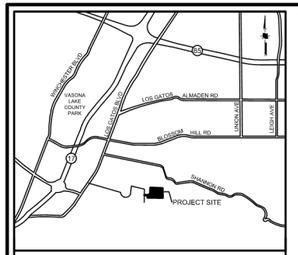


VICINITY MAP
NOT TO SCALE

REQUIRED FIRE FLOW & HYDRANTS

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

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

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

LOTS 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

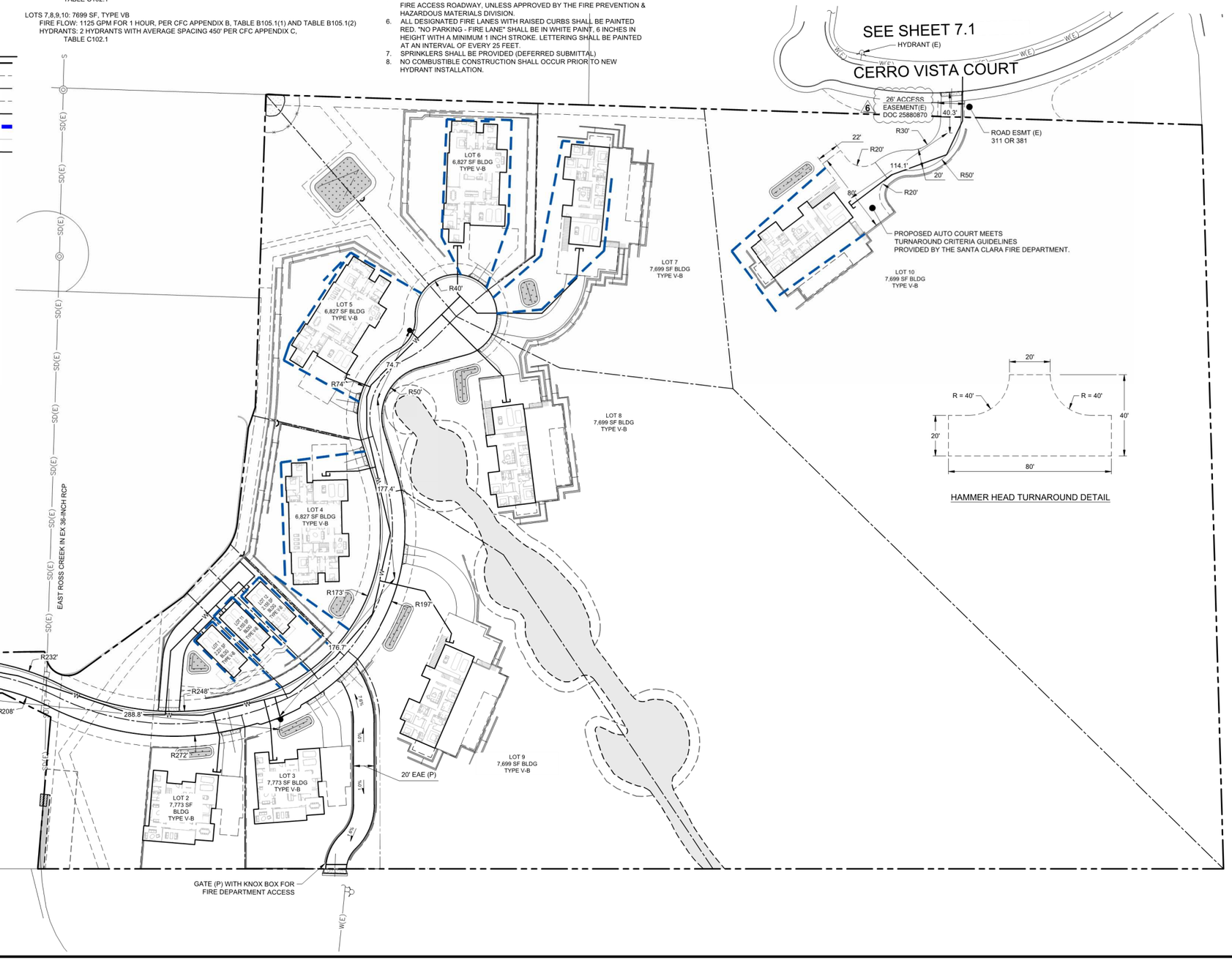
NOTES

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

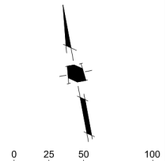
LEGEND

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

30'/50' TURNING RADIUS



HAMMER HEAD TURNAROUND DETAIL



1 INCH = 50 FEET

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SURREY FARM ESTATES
LOT 11 (S-24-033)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
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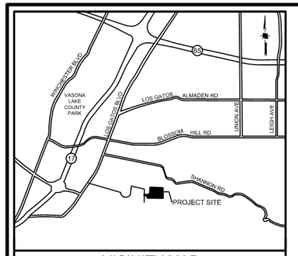
PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 11.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

FIRE ACCESS PLAN

7.0



VICINITY MAP
NOT TO SCALE

REQUIRED FIRE FLOW & HYDRANTS

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

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

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

NOTES

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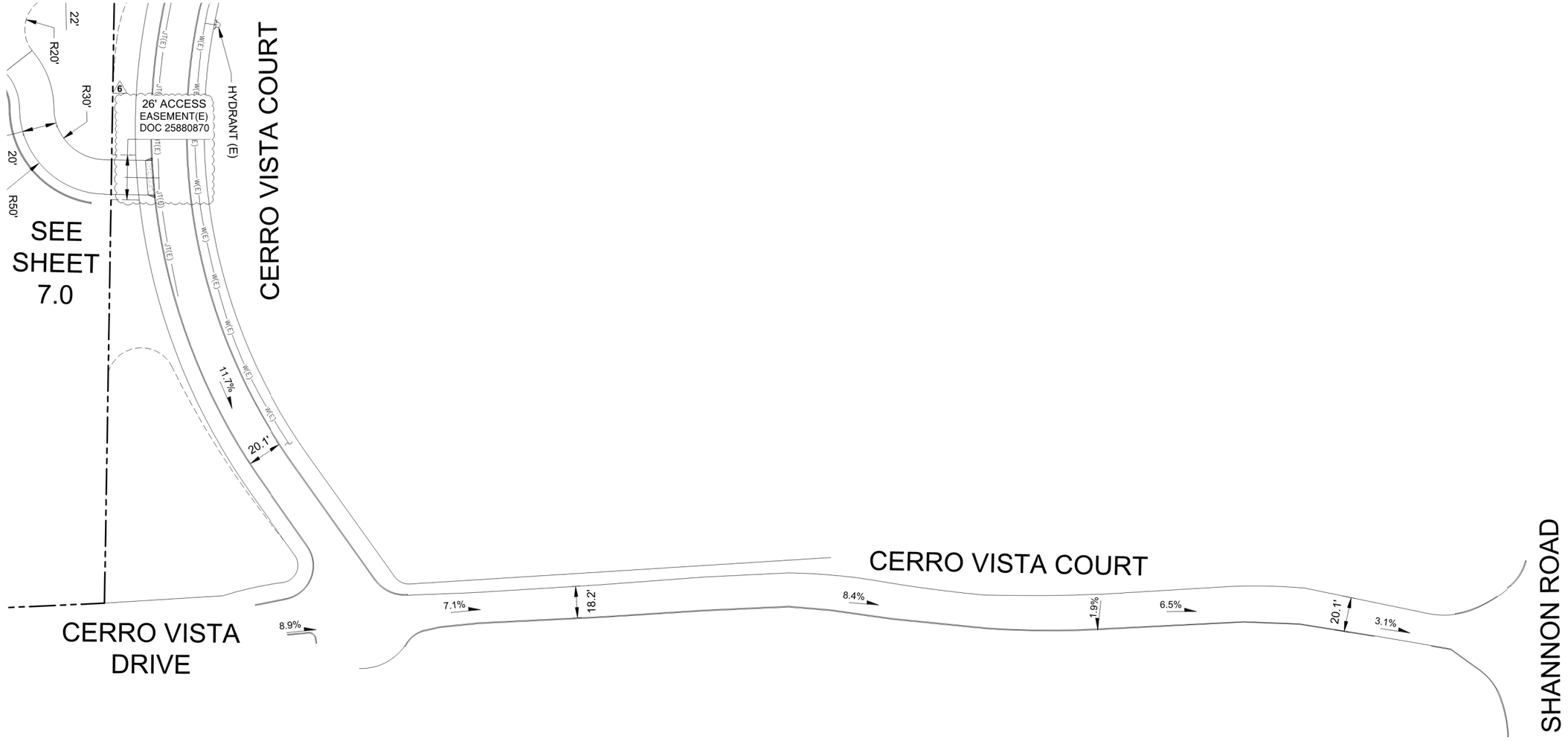
LEGEND

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

30'/50' TURNING RADIUS

0 15 30 60

1 INCH = 30 FEET



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SURREY FARM ESTATES
LOT 11 (S-24-033)
178 TWIN OAKS DRIVE
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NO	DATE	DESCRIPTION
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2	3/31/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 11.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

FIRE ACCESS PLAN

7.1

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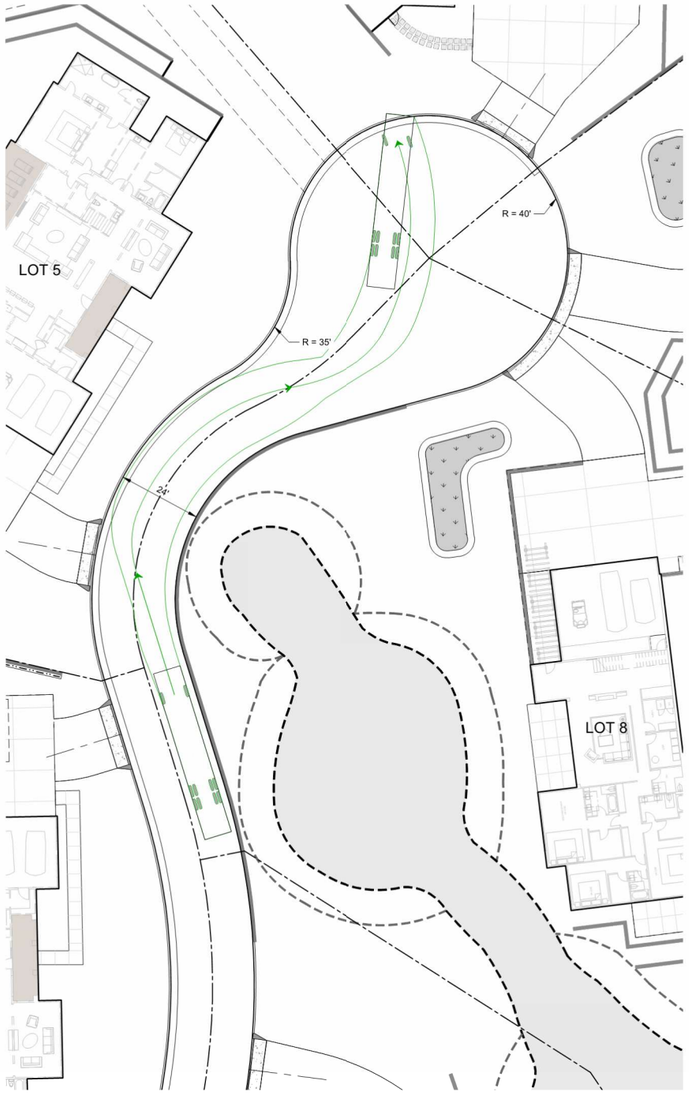
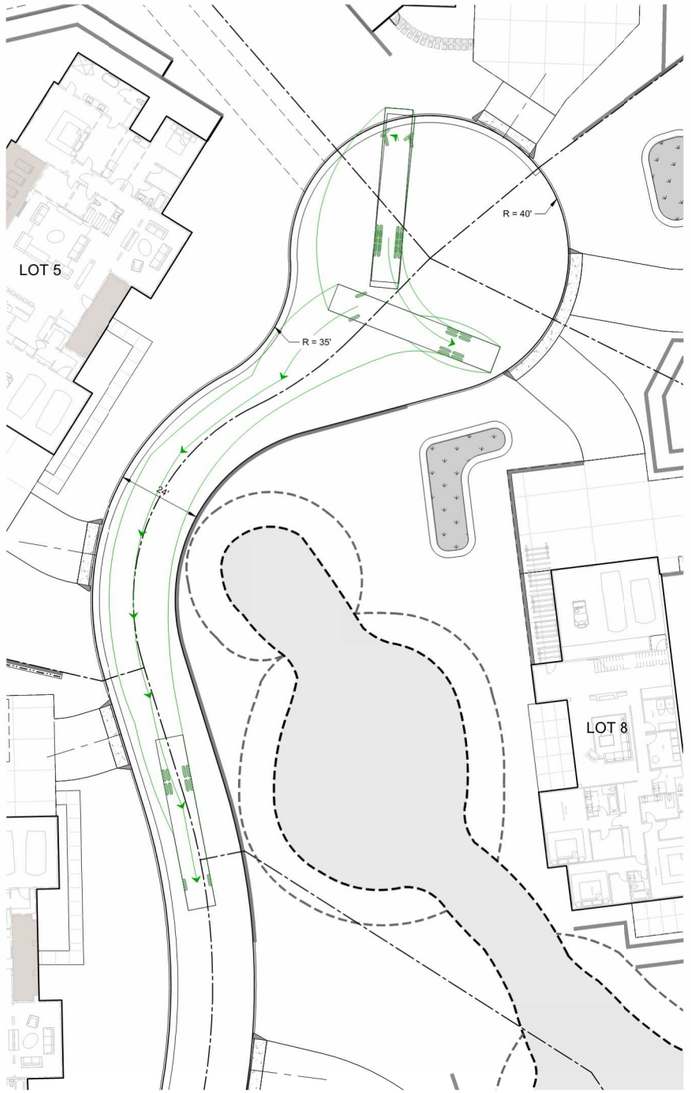
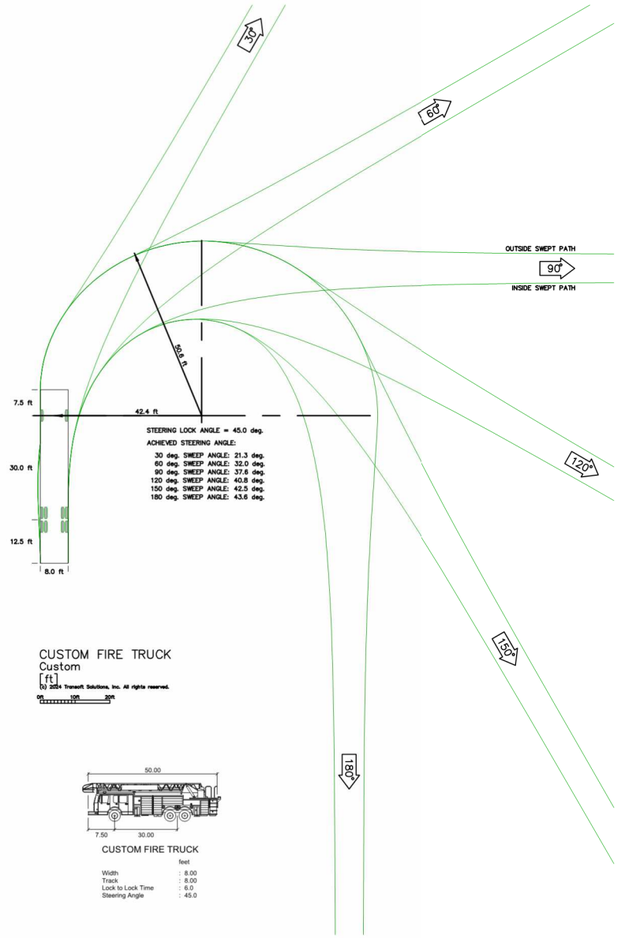


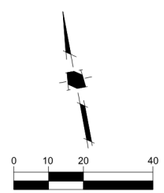




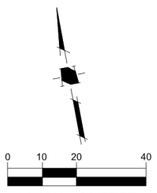
CUSTOM FIRE TRUCK
Custom
[ft]

CUSTOM FIRE TRUCK

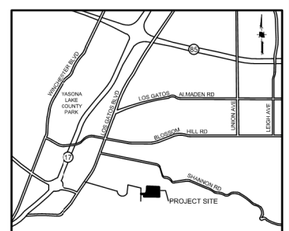
	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0



1 INCH = 20 FEET



1 INCH = 20 FEET



VICINITY MAP
NOT TO SCALE

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

FIRE TRUCK TURNAROUND

7.2

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PLANNING APPLICATION - LOT 11 (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: HMH Engineers
Contact: Deena Morsilli
1570 Oakland Rd, San Jose, CA 95131
669.221.7817

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

PROJECT DESCRIPTION / DATA:

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

Proposed Project:

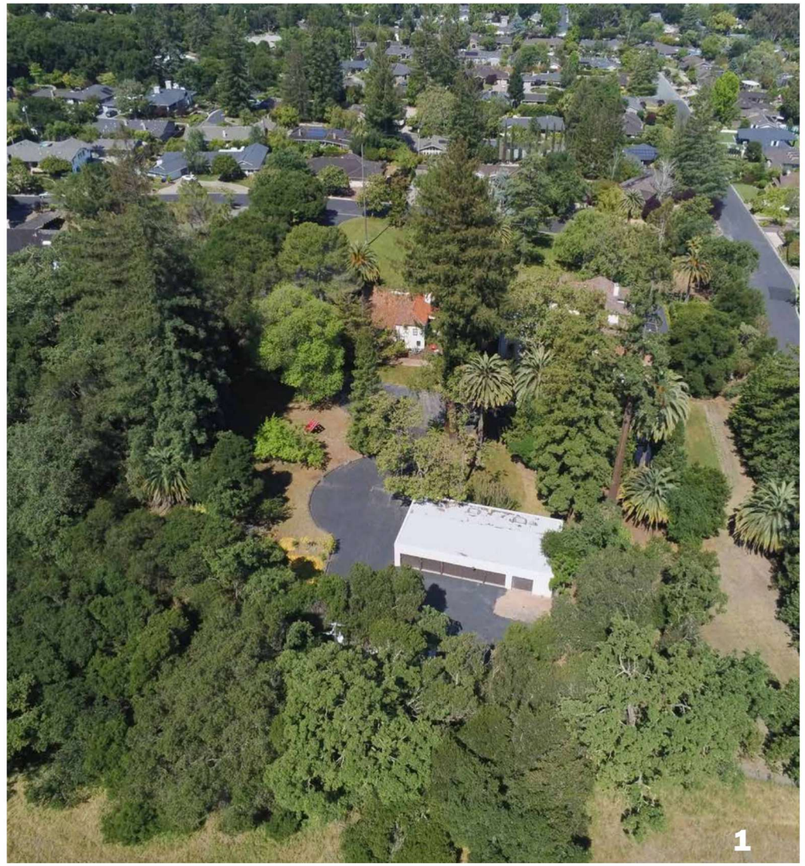
12 Lot Subdivision consisting of the following:
3 BMR units detached on 3 proposed lots
9 Proposed Market Rate Homes on proposed lots

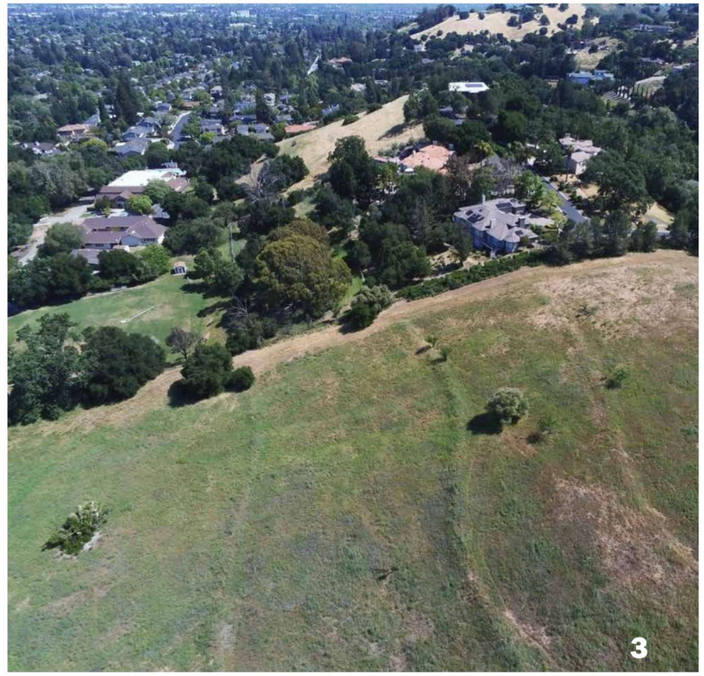
Lot 11 is a proposed as a BMR unit on its own lot and part of the 12 lot subdivision. See Civil Title Pg 1.0 for detailed Project Data.

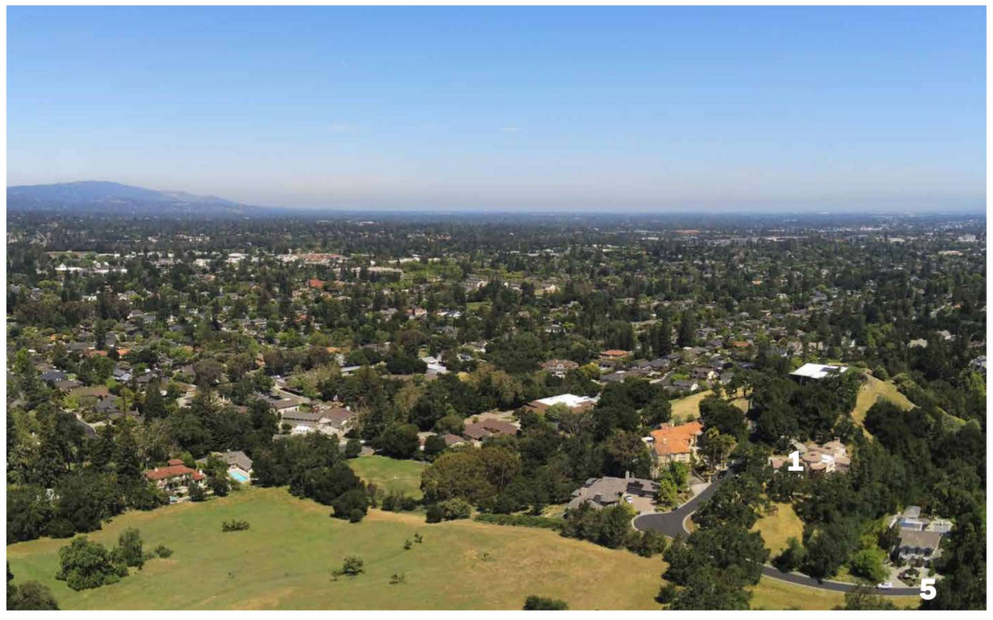
SHEET INDEX:

LOCATION PLAN:

VICINITY MAP:







PLATFORM
architecture / planning / research

SURREY FARMS

Los Gatos, CA

Existing Site Photos PG **G1.0**

SB 330 Final Application Re-Submittal - **July 28th, 2025**

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

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

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**

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architecture / planning / research

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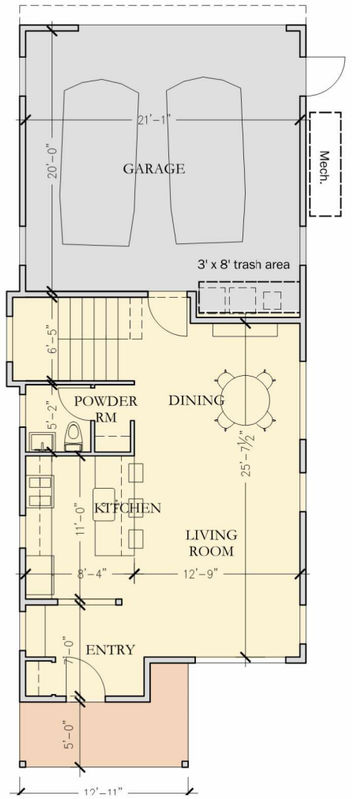
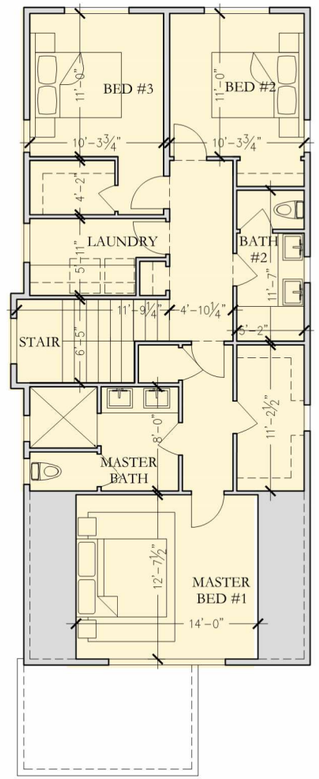
Los Gatos, CA

Lot 11 - Siteplan & Floor Plans PG **A1.1**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



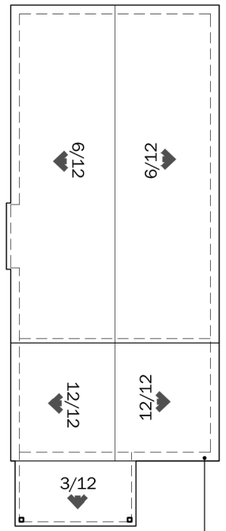
Ground Fl Plan



2nd Fl Plan

NOTES:

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



Roof Plan

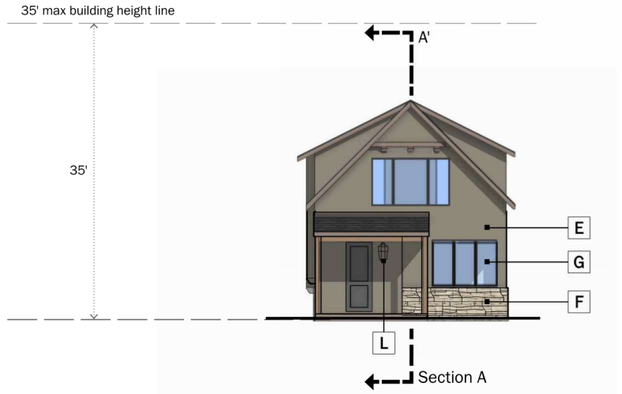
12" eaves (typ)

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

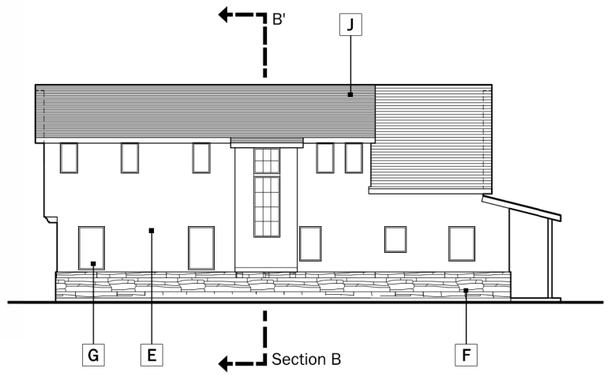
0 2 4 8 16'

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

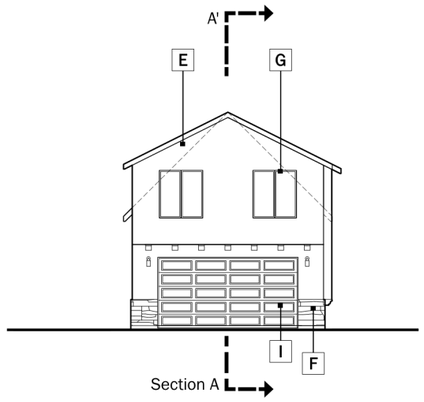
Plan Type D			
Floor	Cond. Area	Covered Deck/Porch	Garage
Ground Fl	589 sf	74 sf	467sf
2nd Fl	1,025 sf	-	
Total	**1,614 sf**	**74 sf**	**467 sf**



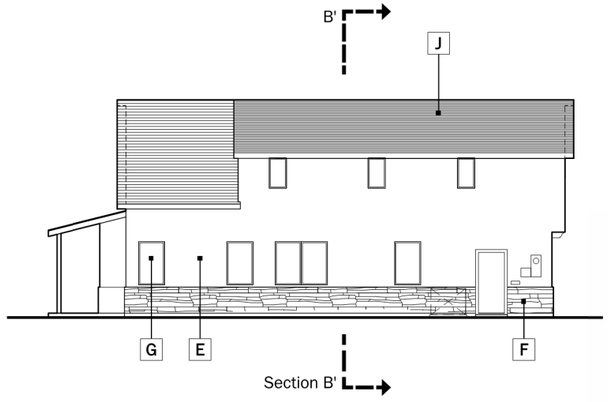
Front Elevation (facing Street/South)



Side Elevation (Facing West)



Rear Elevation (facing North)



Side Elevation (Facing East)

NOTES:

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

Exterior Lighting

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

0 8 16 24

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

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 6

LRV 20%

2 Body Color 5

LRV 30%

3 Body Color 3

LRV 10%

0 8 16 24

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

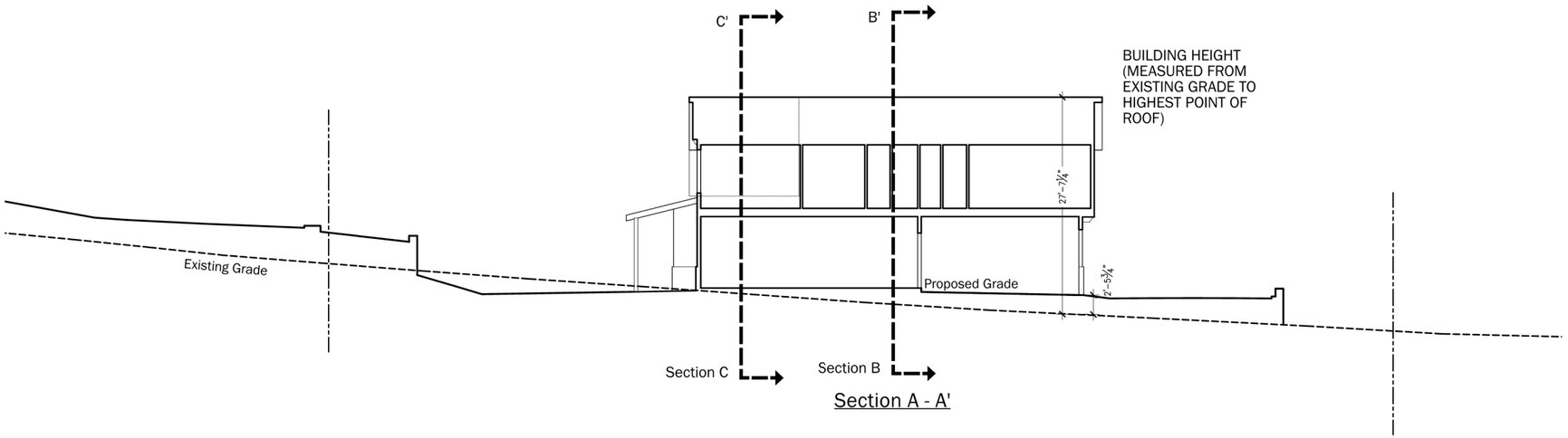
PLATFORM
architecture / planning / research

SURREY FARMS

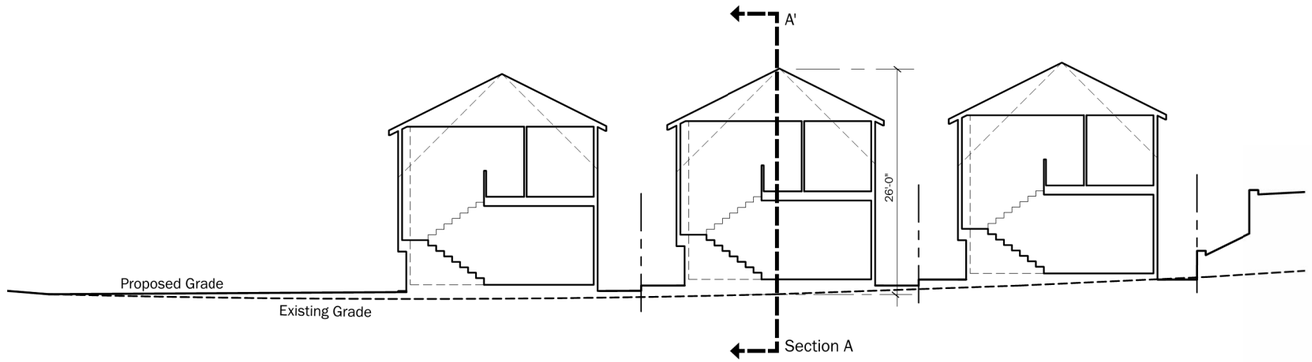
Los Gatos, CA

Elevations Lot 11 PG **A2.1**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



Section A - A'



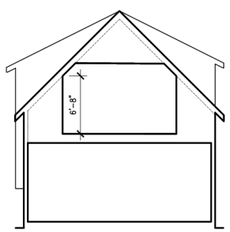
Section B - B'

NOTES:

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

Exterior Lighting

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



Section C (through attic)

0 8 16 24

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

A Wood Siding

30 LRV Vertical Wood Siding
Weathered Cedar
Clear Satin

B Painted Metal Railing

LRV 10 Architectural Grade Painted Metal

C Painted Trim

LRV 30 Accent Trim and Barge Boards See Body Color for Paint Finish

E Stucco

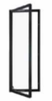
Sand Stucco Finish
Painted or integral color - See Body Color Note

F Stone Veneer Accent

30 LRV Manufactured Stone Veneer
El Dorado 'Sierra Cut'

G Fiberglass Windows

LRV 10 Slim Profile Section



H Painted Entry Door

Varies

I Roll-Up Garage Door

LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites

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 6

LRV 20%

2 Body Color 5

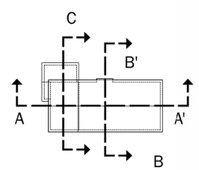
LRV 30%

3 Body Color 3

LRV 10%

0 8 16 24

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



PLATFORM
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SURREY FARMS

Los Gatos, CA

Sections Lot 11 PG **A3.0**

SB 330 Final Application Re-Submittal - **July 28th, 2025**

Street Elevation

Street Elevation

Street Elevation

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

PLATFORM
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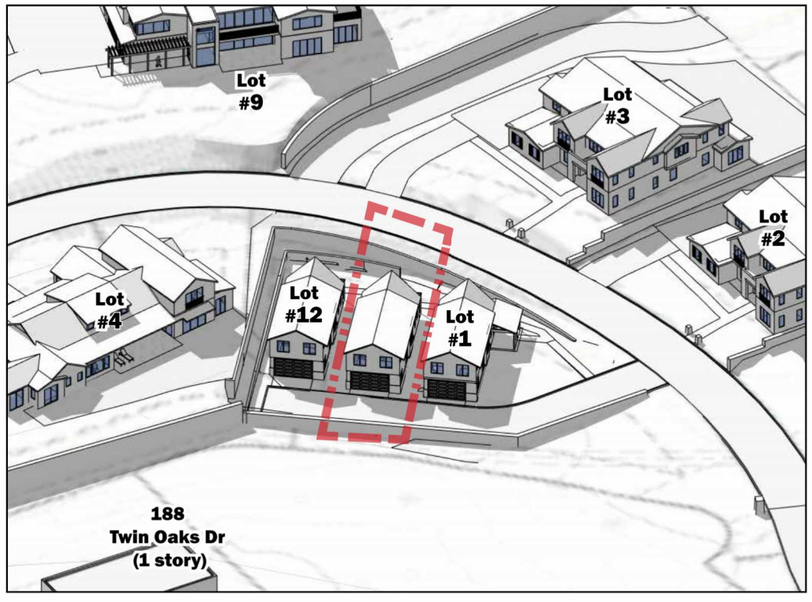
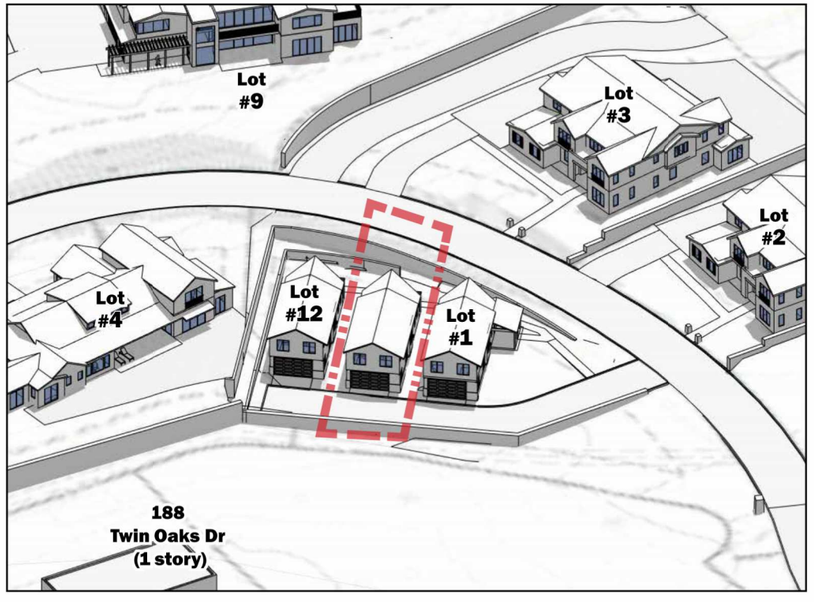
Street Elevation PG **A3.1**

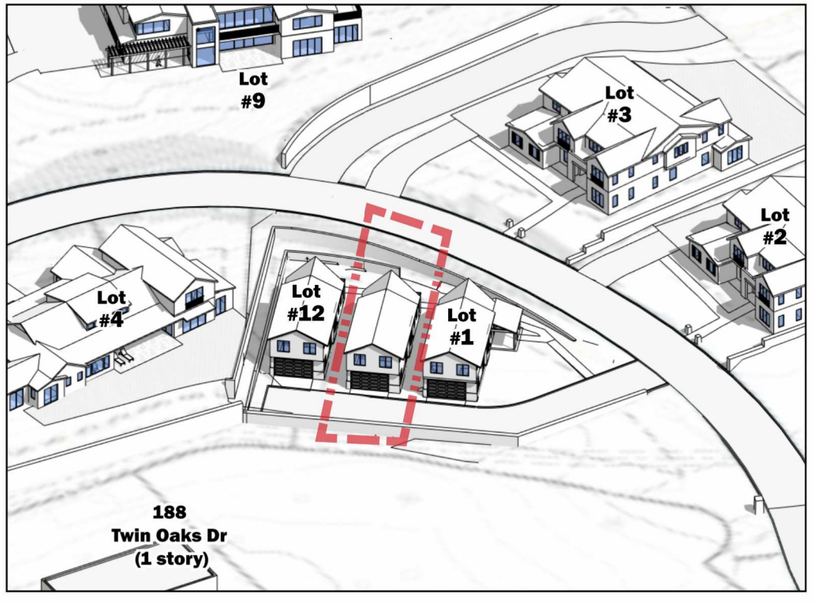
SB 330 Final Application Re-Submittal - **July 28th, 2025**



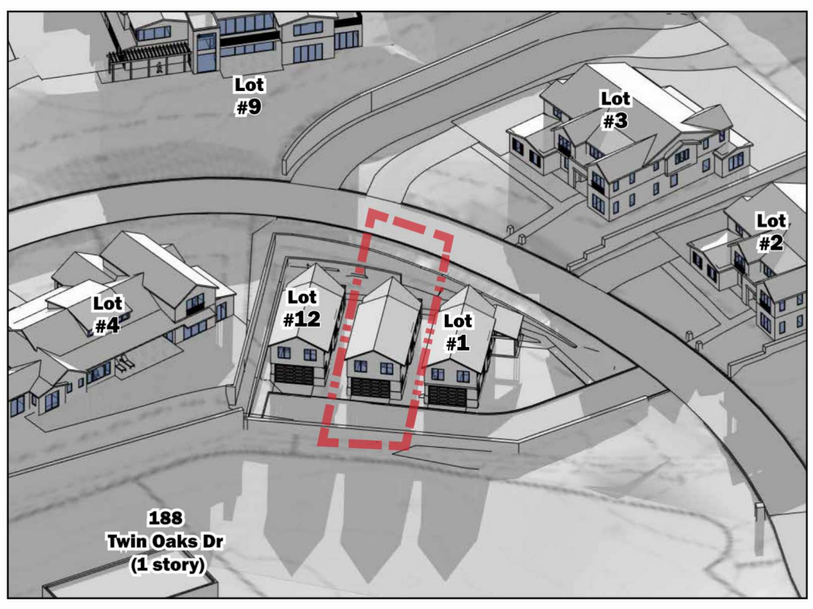
June 21st 9 AM



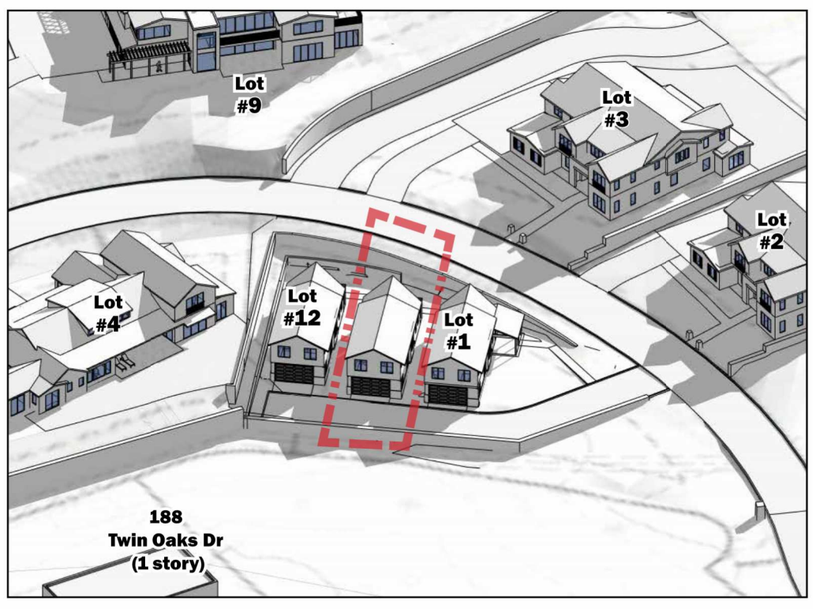
June 21st 12 PM



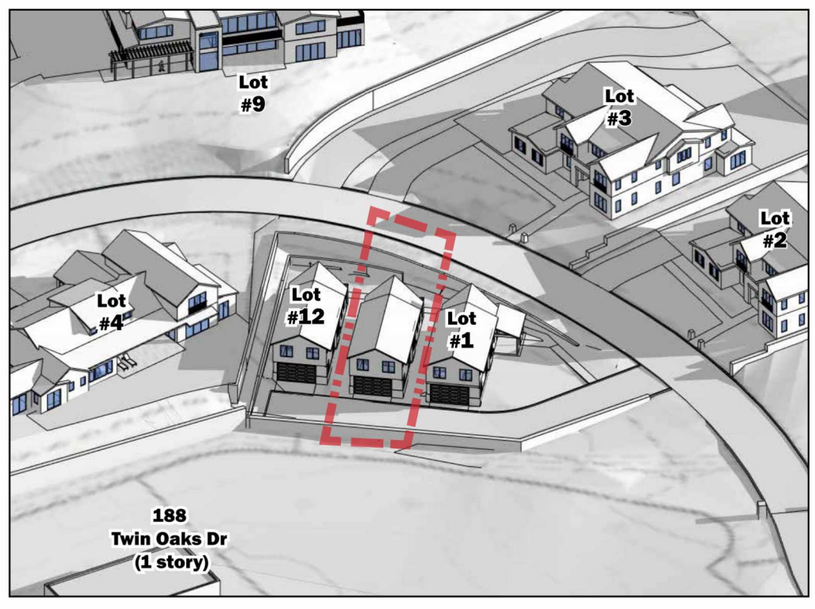
June 21st 3 PM



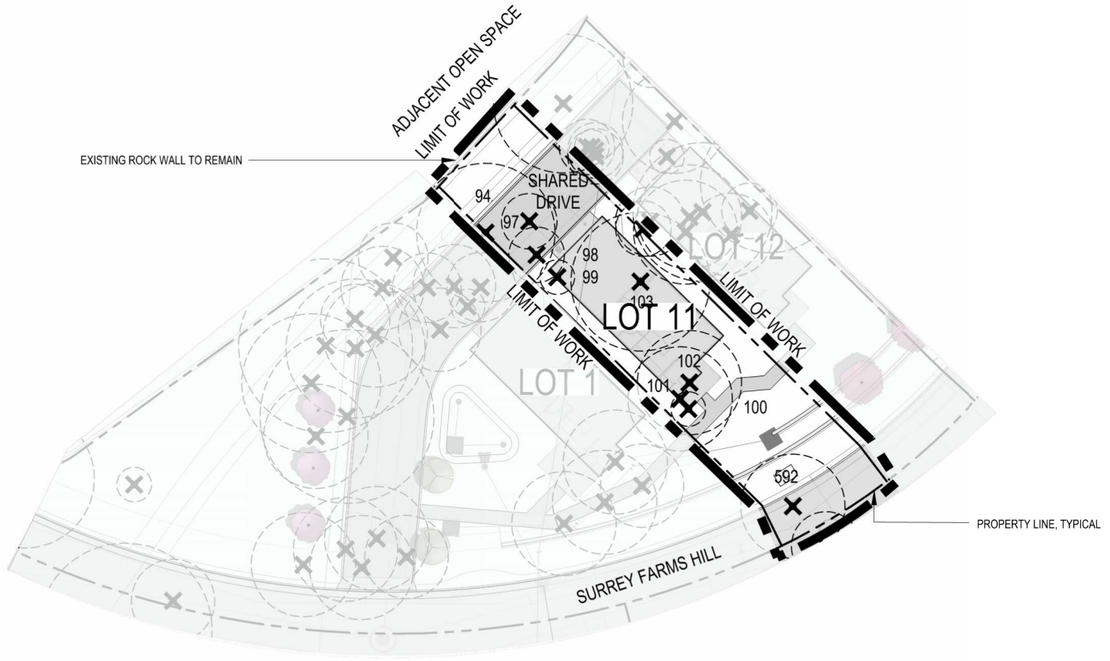
December 21st 9 AM



December 21st 12 PM



December 21st 3 PM



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

LEGEND

DESCRIPTION	SYMBOL
ON-SITE TREE TO REMAIN / PROTECT	·
TREE TO BE REMOVED	×
OFF-SITE TREE TO REMAIN / PROTECT	·
TREE PROTECTION FENCING AND TPZ (SEE DETAIL ON SHEET T-4)	- - - - - - - -
PROPOSED TREES. SEE LANDSCAPE PLAN AND LANDSCAPE LEGEND	

ON-SITE TREE MITIGATION TABLE

	CANOPY SIZE	QTY	REPLACEMENT REQUIREMENT	QUANTITY REQUIRED
TOTAL NUMBER OF TREES TO BE REMOVED	< 10'	2	TWO - 24" BOX	4 - 24" BOX
	11' - 25'	2	THREE - 24" BOX	6 - 24" BOX
	26' - 40'	5	FOUR - 24" BOX OR TWO - 36" BOX	10 - 36" BOX
	41' - 55'	0	SIX- 24" BOX OR THREE- 36" BOX	0 - 36" BOX
	> 55'	0	TEN - 24" BOX OR FIVE- 36" BOX	0 - 36" BOX

- IF QUANTITY OF PROPOSED TREES ARE NOT EQUAL TO OR GREATER THAN REQUIRED TREES, THE PROJECT IS SUBJECT TO MITIGATION FEES PER CITY OF LOS GATOS POLICY.
- SEE ARBORIST REPORT, DATED DECEMBER 15, 2024, REVISED JULY 23, 2025 FOR ADDITIONAL INFORMATION.

TREE MITIGATION SUMMARY TABLE

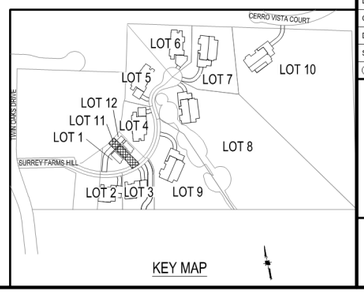
	QUANTITY	SIZE
TOTAL TREES REQUIRED TO MEET MITIGATION REQUIREMENTS ON-SITE	10	24" BOX
	10	36" BOX
TOTAL PROPOSED TREES ON-SITE (NOT INCLUDING STREET TREES)	0	24" BOX
	0	36" BOX
REMAINING NUMBER OF TREES NOT BEING MITIGATED FOR	10	24" BOX
	10	36" BOX

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

EXISTING TREES TO REMAIN AND PROTECT

EXISTING ON-SITE TREES TO REMAIN / PROTECT	0

GRAPHIC SCALE
20 0 10 20 40 80
(In Feet)
1 inch = 20 feet



KEY MAP

HMH
Land Use Entitlements
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Landscape Architecture
Civil Engineering
Utility Design
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Stormwater Compliance
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San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 11 | APP #S-24-033

NO	DATE	DESCRIPTION
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4	7/25/2025	PER CITY COMMENTS
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PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 11.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'
© HMH	

TREE MITIGATION AND PROTECTION PLAN

T-1

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LOT 11
TREE EVALUATION TABLE

Tree-ID	Existing Tree Tag Number	SPP	protected	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	ROOTB	Tolerance Rate To Const Impact	construction Numeronym	COND OVRL w Const Impact	CRZ_FT_R ADIUS	TPZ_FT_R ADIUS DBH x15	COND OVRL w Const Impact	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*
94	46	Quercus lobata	X	18	56.54866776	42	35	33			X		4	4	4	No	M	3	3.5	9	22.5		HDD	18	#N/A	HIGH	nsmission and Prim	40140	41866	11:50:53	topped	REMOVE	4	
97		Quercus agrifolia		7	21.99114858	23	12	10			X		4	3	3.5	No	G	5	4.25	3.5	8.75		HDD	7	#N/A	HIGH	nsmission and Prim	40136	41866	11:50:53	topped	REMOVE	4	
98	580	Quercus agrifolia		9	28.27433388	20	12	15			X		3	3	3	No	G	5	4	4.5	11.25		HDD	9	#N/A	HIGH	nsmission and Prim	40136	41866	11:50:53	topped; cavity/decay	REMOVE	4	
99	608	Quercus agrifolia		5	15.70796327	20	8	10		Co-Dominant Lead	X		3	3	3	No	G	5	4	2.5	6.25		HDD	5	#N/A	HIGH	nsmission and Prim	40140	41866	11:50:53	topped	REMOVE	1	
100	606	Quercus agrifolia		5	15.70796327	24	7	9			X		4	4	4	No	G	5	4.5	2.5	6.25		HDD	5	#N/A	HIGH	nsmission and Prim	40140	41866	11:50:53	topped	REMOVE	4	
101	3	Quercus lobata	X	19	59.69026042	42	27	25		Dead Wood	X		4	4	4	No	M	3	3.5	9.5	23.75		HDD	19	#N/A	HIGH	nsmission and Prim	40140	41866	11:50:53	topped; multi-stemmed	REMOVE	1	
102	4	Quercus agrifolia	X	13	40.8407045	28	27	18			X		5	4	4.5	No	G	5	4.75	6.5	16.25		HDD	13	#N/A	HIGH	nsmission and Prim	40140	41866	11:50:53	topped; multi-stemmed	REMOVE	4	
103	49	Quercus lobata	X	26	81.68140899	34	22	38				X	4	4	4	No	M	3	3.5	13	32.5		HDD	26	#N/A	HIGH	nsmission and Prim	40140	41866	11:50:53	topped; multi-stemmed	REMOVE	4	
592	1	Quercus agrifolia	X	13	40.8407045	28	28	30			X		5	4	4.5	No	G	5	4.75	6.5	16.25		HDD	13	#N/A	HIGH						REMOVE	4	

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.

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PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 11.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

TREE EVALUATION TABLE

T-2

LOT 11

TREE APPRAISAL TABLE

REPRODUCTION METHOD - TRUNK FORMULA TECHNIQUE

SUBJECT TREE											REPLACEMENT TREE				CALCULATIONS			ADDITIONAL COSTS	TOTAL	
TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED	SAVE, REMOVE, OFF-SITE
94	Quercus lobata	Valley Oak	18.0	254.47	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,936	$ 600.00	$ 5,500	REMOVE
97	Quercus agrifolia	Coast Live Oak	7.0	38.48	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 679	$ 600.00	$ 1,300	REMOVE
98	Quercus agrifolia	Coast Live Oak	9.0	63.62	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,010	$ 600.00	$ 1,600	REMOVE
99	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
100	Quercus agrifolia	Coast Live Oak	5.0	19.64	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 381	$ 600.00	$ 1,000	REMOVE
101	Quercus lobata	Valley Oak	19.0	283.53	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 5,250	$ 600.00	$ 5,900	REMOVE
102	Quercus agrifolia	Coast Live Oak	13.0	132.73	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,809	$ 600.00	$ 3,400	REMOVE
103	Quercus lobata	Valley Oak	26.0	530.93	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 14,044.32	$ 10,299	$ 600.00	$ 10,900	REMOVE
592	Quercus agrifolia	Coast Live Oak	13.0	132.73	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,809	$ 600.00	$ 3,400	REMOVE

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

TREE APPRAISAL TABLE

T-3

S:\PROJECTS\4185\10\LA\PLANNING\418510CL - LOT 11.DWG

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TREE PROTECTION NOTES

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

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

GRADING/EXCAVATING:
ALL GRADING PLANS THAT SPECIFY GRADING WITHIN THE DRIP LINE OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN THE SITE PREPARATION SECTION ABOVE WHEN SAID DISTANCE IS OUTSIDE THE DRIP LINE, SHALL FIRST BE REVIEWED BY A CERTIFIED ARBORIST. PROVISIONS FOR AERATION, DRAINAGE, PRUNING, TUNNELING 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

1. CONSTRUCTION PROTECTION FOR TREES MUST BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY. SEE DETAILS AND NOTES ON THIS SHEET.
2. ALL TREES SHOWN FOR REMOVAL ARE PERMITTED UNDER CITY ?D 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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
8. 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 THERE ORIGINAL CONDITIONS AND TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT.
9. 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.
10. 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 (2ı FEET AT NO MORE THAN 10-FOOT SPACING. FOR PAVING AREA THAT WILL NOT BE DEMOLISHED AND WHEN STIPULATED IN A TREE PRESERVATION PLAN, POSTS MAY BE SUPPORTED BY A CONCRETE BASE.

(2) AREA TYPE TO BE FENCED.
TYPE I: ENCLOSURE WITH CHAIN LINK FENCING OF EITHER THE ENTIRE DRIPLINE AREA OR AT THE TREE PROTECTION ZONE (TPZ), WHEN SPECIFIED BY A CERTIFIED OR CONSULTING ARBORIST.
TYPE II: ENCLOSURE FOR STREET TREES LOCATED IN A PLANTER STRIP: CHAIN LINK FENCE AROUND THE ENTIRE PLANTER STRIP TO THE OUTER BRANCHES.
TYPE III: PROTECTION FOR A TREE LOCATED IN A SMALL PLANTER CUTOUT ONLY (SUCH AS DOWNTOWN): ORANGE PLASTIC FENCING SHALL BE WRAPPED AROUND THE TRUNK FROM THE GROUND TO THE FIRST BRANCH WITH 2-INCH WOODEN BOARDS BOUND SECURELY ON THE OUTSIDE. CAUTION SHALL BE USED TO AVOID DAMAGING ANY BARK OR BRANCHES.

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

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

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

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

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

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

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

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

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

SEC. 29.10.1010. PRUNING AND MAINTENANCE

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

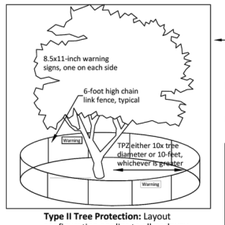
(1) ANY PUBLIC UTILITY INSTALLING OR MAINTAINING ANY OVERHEAD WIRES OR UNDERGROUND PIPES OR CONDUITS IN THE VICINITY OF A PROTECTED TREE SHALL OBTAIN PERMISSION FROM THE DIRECTOR BEFORE PERFORMING ANY WORK, INCLUDING PRUNING, WHICH MAY CAUSE INJURY TO A PROTECTED TREE. (E.G. CABLE TV/FIBER OPTIC TRENCHING,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

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

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

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

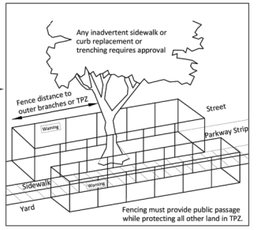
Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).



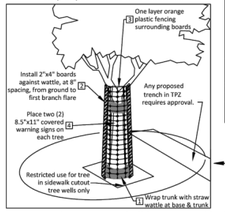
Type I Tree Protection: Layout configuration applies to all Protected Trees, matching the site diagram with the tree preservation report (TPR) distances written for this project. Fencing should be shown on plans as it will be installed. A curved fence for a TPZ is generally not practical.

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

Place two (2) 8.5"x11" covered warning signs at each tree.



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



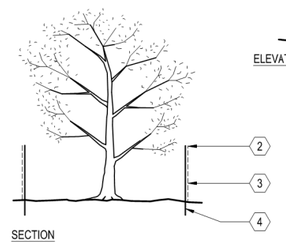
Type III Tree Protection: Layout for trunk protection applies to all Protected Trees when exclusively authorized for sidewalk cut-out. To be used only with approval from Public Works Operations.

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

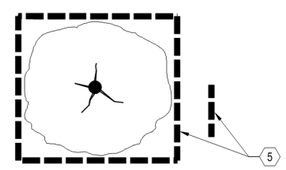
NOTES:
1. CONSTRUCTION PERIOD PROTECTION FOR TREES SHOULD BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY.
2. WHEN CONSTRUCTION IS TO TAKE PLACE BENEATH A TREE CANOPY ON ONE SIDE, THE FENCE SHOULD BE SITED 2 TO 3 FEET BEYOND THAT CONSTRUCTION, BUT BETWEEN CONSTRUCTION AND THE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

1. 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.
2. TOP OF FENCE WITH FLUORESCENT FLAGGING TAPE HUNG EVERY 10 FEET
3. 6' CHAIN LINK OR WELDED WIRE MESH
4. 8' FENCE POST OF 2" DIAMETER GI PIPE OR T-ANGLE POST
5. FENCE PLACED AT DRIP LINE OR 50% GREATER THAN THE TREE CANOPY RADIUS WHERE POSSIBLE

ELEVATION



SECTION



PLAN

A TREE PROTECTION FENCING
SCALE: NOT TO SCALE

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

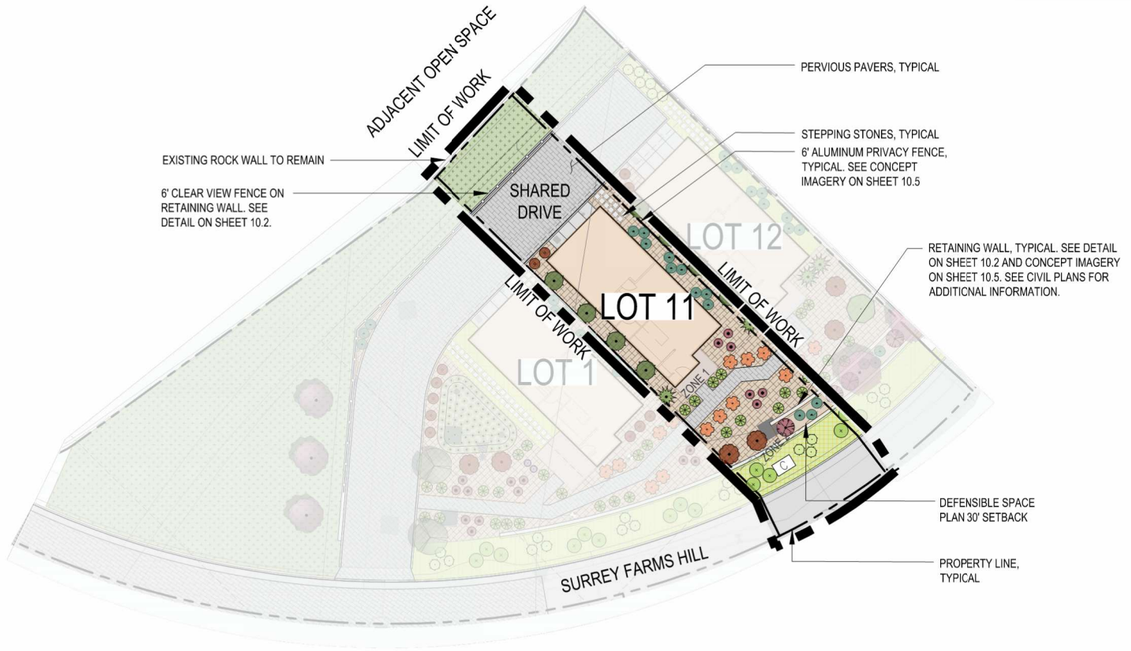
SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 11 | APP #S-24-033

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 11.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

TREE PROTECTION FENCING DETAIL AND NOTES

T-4



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 HMH CIVIL PLANS FOR WALL LOCATIONS AND GRADING.
2. PROPOSED FENCE LINES SHALL FOLLOW SITE GRADING, TYPICAL.
3. A MINIMUM VERITCAL 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

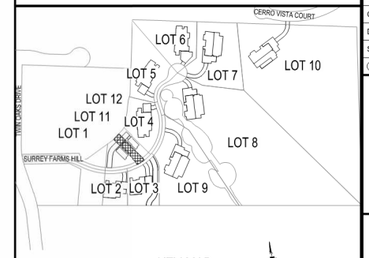
GROUNDCOVER LEGEND

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

BIOTREATMENT LEGEND

SYMBOL	BOTANICAL NAME
	JUNCUS PATENS

GRAPHIC SCALE
20 0 10 20 40 80
(In Feet)
1 inch = 20 feet



KEY MAP

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
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1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 11.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'

LANDSCAPE PLAN

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 (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

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

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

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

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

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

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

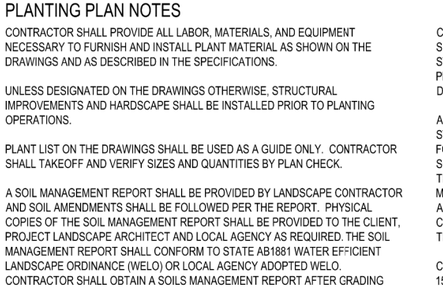
PROPOSED PLANT PALETTE

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
	0	LAGERSTROEMIA INDICA 'NATCHEZ' **	NATCHEZ CRAPE MYRTLE	24" BOX	25' X 15'	L	MULTI-TRUNK		
	0	PLATANUS ACERIFOLIA 'COLUMBIA' **	COLUMBIA LONDON PLANE	36" BOX	60' X 30'	M	STANDARD FORM		
	0	QUERCUS AGRIFOLIA *	COAST LIVE OAK	36" BOX	50' X 15'	M	STANDARD FORM	X	
	0	QUERCUS DOUGLASII *	BLUE OAK	36" BOX	60' X 30'	VL	STANDARD FORM	X	
SHRUBS									
	12	ACHILLEA MILLEFOLIUM 'MOONSHINE' *	YELLOW YARROW	1 GALLON	3' X 3'	L		X	
	3	ANIGOZANTHOS FLAVIDUS 'BIG RED' **	BIG RED KANGAROO PAWS	1 GALLON	2' X 2'	L			
	0	ARCTOSTAPHYLOS 'HOWARD MCMINN' *	HOWARD MCMINN MANZANITA	1 GALLON	8' X 10'	L		X	
	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	
	2	EPILOBIUM CANUM *	CALIFORNIA FUCHSIA	1 GALLON	3' X 3'	L			X
	2	HETEROMELES ARBUTIFOLIA *	TOYON	1 GALLON	8' X 5'	L		X	
	1	LEUCADENDRON DISCOLOR **	CONEBUSH	5 GALLON	6' X 6'	L			
	7	MIMULUS AURANTICAS *	STICKY MONKEY FLOWER	1 GALLON	4' X 4'	L			X
	3	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	
	1	SALVIA SPATHACEA*	HUMMINGBIRD SAGE	1 GALLON	5' X 4'	L	UPRIGHT FORM		X
	4	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

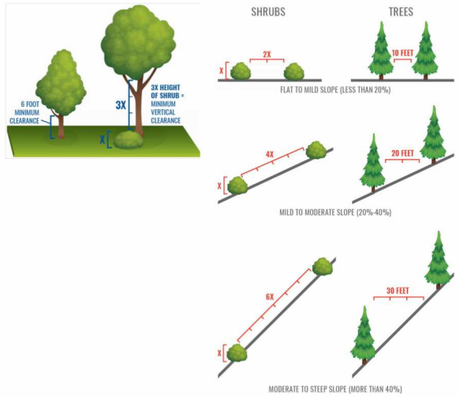
- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from 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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TWIN OAKS DRIVE, LOS GATOS
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LOT 11 | APP #S-24-033

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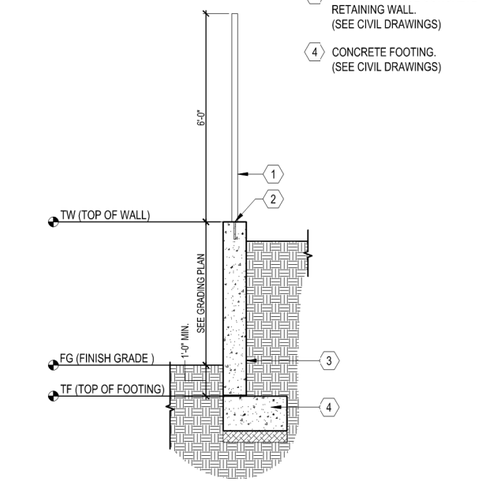
PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 11.DWG
DESIGNED BY:	HMH
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

PLANTING LEGEND AND NOTES

10.1

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

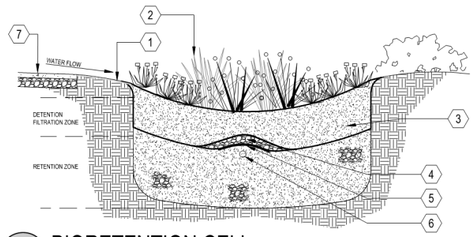
1. 6' PREFABRICATED METAL FENCE.
2. EMBED WELD PLATE AT 8' OC. (SEE CIVIL DRAWINGS)
3. POURED IN PLACE CONCRETE RETAINING WALL. (SEE CIVIL DRAWINGS)
4. CONCRETE FOOTING. (SEE CIVIL DRAWINGS)



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

NOTES:
1. SEE LANDSCAPE PALETTE FOR PLANT TYPES.

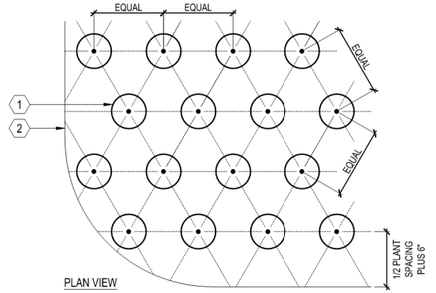
1. FILTER STRIP
2. SELECTIVE NATIVE BIOTREATMENT PLANTS AND HARDY CULTIVARS
3. BIOTREATMENT SOIL MEDIA (BSM)
4. PEA-GRAVEL LAYER
5. FILTER FABRIC (OPTIONAL)
6. UNDER-DRAIN DISCHARGE PIPE
7. IMPERVIOUS SURFACE



F BIORETENTION CELL
SCALE: NOT TO SCALE

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

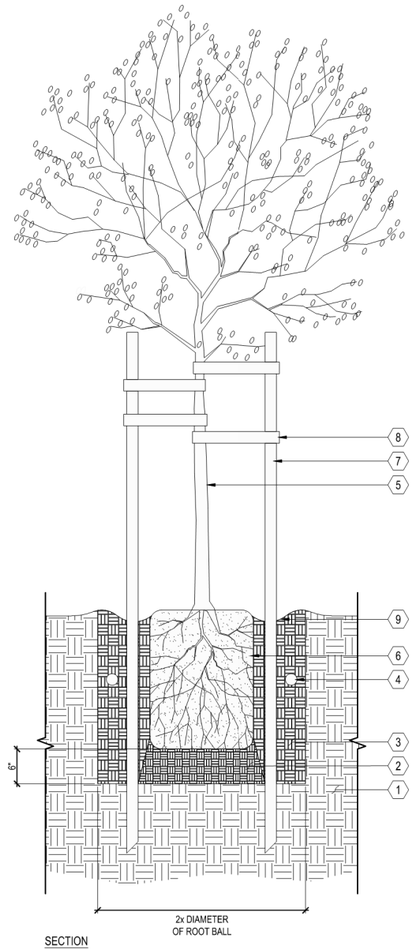
1. PLANT, SPACING VARIES, SEE PLANTING LEGEND
2. EDGE OF PLANTING AREA



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 FINNISH GRADE.
3. TREE INSTALLED IN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GUARD' AT BASE OF TRUNK.

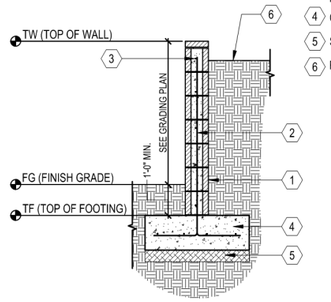
1. NATIVE GRADE
2. FOOT TAMP BASE
3. BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING TREE
4. AGRIFORM PLANT TABLETS, 3 PER 15 GALLON, 6 PER 24" BOX, AND 8 FOR 36" BOX
5. TREE
6. ROOT BALL
7. PINE LODGE POLE STAKE, 2" DIAMETER, PLACED ON WINDWARD SIDES OF TREE AND OUTSIDE OF ROOT BALL
8. CINCH TIE
9. 2"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



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

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

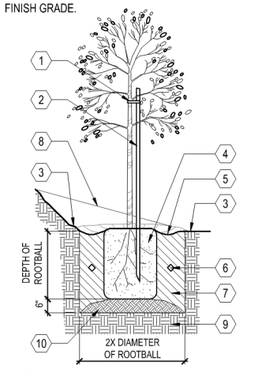
1. CMU W/ SOLID GROUT FILL
2. REINFORCE W/ #4 REBAR @ 16 O.C. HORIZONTAL AND #4 REBAR ORIGINATING IN FOOTING
3. #4 REBAR CONTINUOUS, 3" CLR MIN.
4. CONCRETE FOOTING
5. SUBGRADE COMPACTED TO 95%
6. FINISH GRADE



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

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

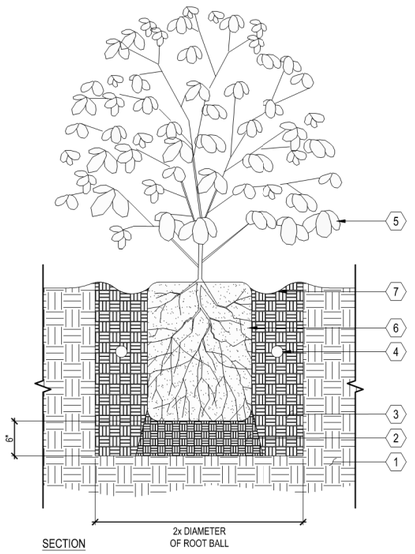
1. PLASTIC TREE TIE
2. RETAIN NURSERY PROVIDED STAKE
3. FINISH GRADE
4. ROOTBALL
5. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE. TREES PLANTED IN TURF SHALL NOT HAVE BASINS.
6. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON. BOX TREES SEE DETAIL.
7. APPROVED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



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

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

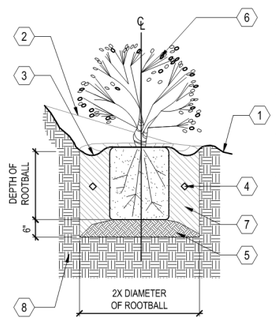
1. NATIVE GRADE
2. FOOT TAMP BASE
3. BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING SHRUB
4. AGRIFORM PLANT TABLETS, 3 PER SHRUB
5. SHRUB
6. ROOT BALL
7. 2" DEEP BASIN AROUND ROOT BALL



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

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

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



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

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PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 11.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

LANDSCAPE DETAILS

10.2

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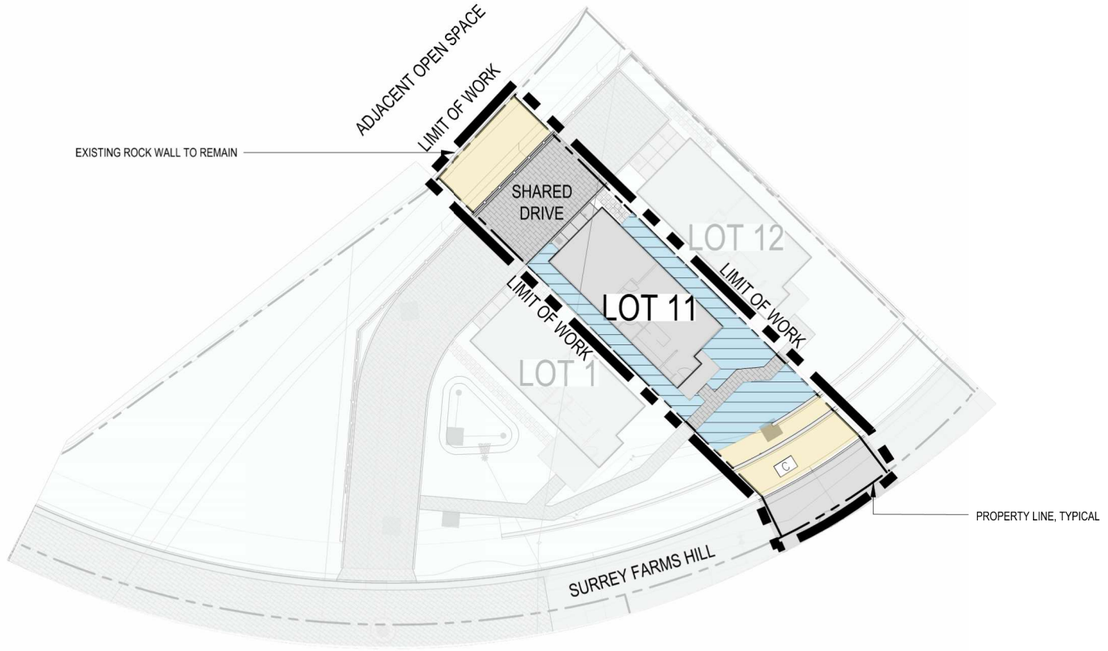


HYDROZONE LEGEND

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:

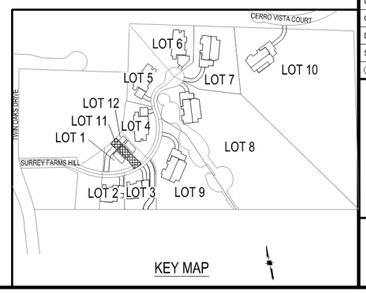
1. FINAL DESIGN SHALL CONFORM TO AB1881 OR CITY ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
2. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
3. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT 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.

GRAPHIC SCALE

20 0 10 20 40 80

(In Feet)

1 inch = 20 feet



KEY MAP

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

HYDROZONE PLAN

10.3

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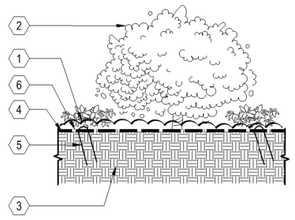
NOTES:
1. SEE IRRIGATION LEGEND SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

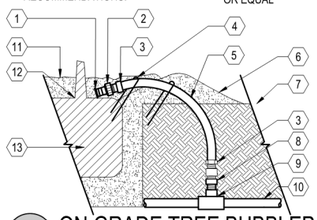
1. 3" THICK LAYER BARK MULCH
2. PLANTING BEYOND. SEE PLANTING DETAILS.
3. SOIL (SEE PLANTING DETAIL FOR SPECIFICATIONS)
4. DRIPLINE PER DRIPLINE TRENCH DETAIL
5. STEEL SOIL STAPLES PER MANUFACTURERS' RECOMMENDATIONS
6. FINISHED GRADE



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

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

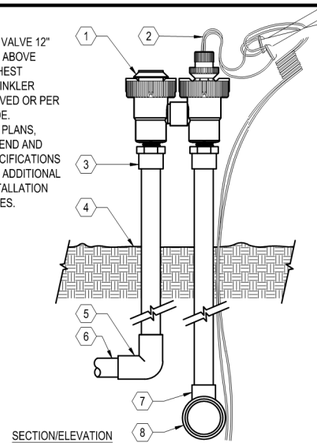
1. POSITION BUBBLER OVER ROOT BALL
2. PRESSURE COMPENSATING DRIP BUBBLER (SEE LEGEND FOR MODEL)
3. SUPER FUNNY PIPE 850-35 ADAPTER
4. TUBING STAKES PVC COATED 12 GAUGE WIRE U STAKES QUANTITY AS NEEDED TO SECURE TUBING (2 MIN.) SALCO OR EQUAL
5. SUPER FUNNY PIPE 850
6. SOIL RING (SEE PLANTING DETAILS)
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



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

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

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

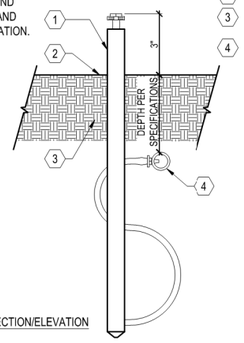


SECTION/ELEVATION

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

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.

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

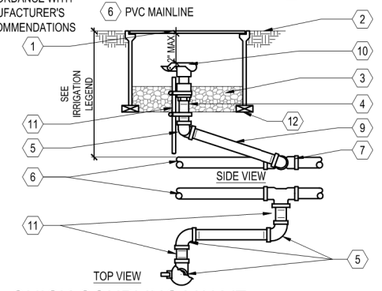


SECTION/ELEVATION

H DRIPLINE OPERATION INDICATOR
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

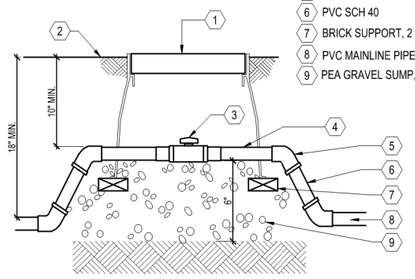
1. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
2. FINISHED GRADE
3. PEA GRAVEL SUMP, MIN. 6" DEPTH
4. 3" LONG SCHEDULE 80 PVC THREADED NIPPLE
5. SCH 80 PVC THREADED 90 DEGREE ELL
6. PVC MAINLINE
7. MAINLINE FITTING
9. 10" LONG SCH 80 PVC THREADED NIPPLE
10. QUICK COUPLING VALVE
11. 1 1/4" x 1 1/4"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



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

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

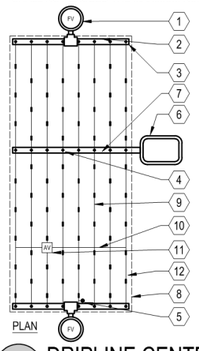
1. 6" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
2. FINISHED GRADE/ BEFORE PLANTING
3. BALL VALVE: SEE LEGEND FOR MAKE AND MODEL - LINE SIZE
4. PVC SCH 40 MIN 8" LONG
5. PVC 45 FITTING SCH 40 (TYP.)
6. PVC SCH 40
7. BRICK SUPPORT, 2 TOTAL
8. PVC MAINLINE PIPE
9. PEA GRAVEL SUMP, MIN. 6" DEEP



B BALL VALVE
SCALE: N.T.S.

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

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

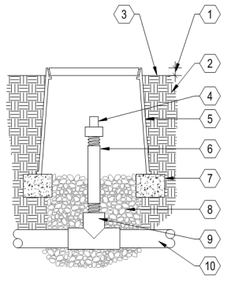


PLAN

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

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.

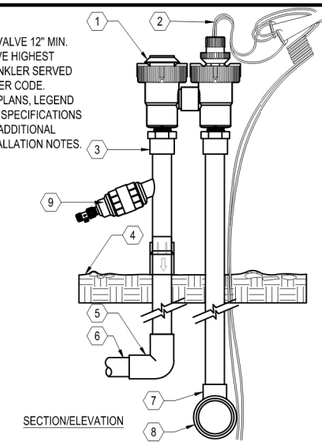
1. 1" ABOVE FINISH GRADE
2. NATIVE SOIL PER SPECIFICATIONS
3. FINISH GRADE
4. DRIPLINE FLUSH VALVE
5. 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "FV" ON LID IN 1" HIGH CHARACTERS
6. 3/4" SCH 80 PVC NIPPLE
7. BRICK SUPPORTS
8. PEA GRAVEL SUMP (6" X 18")
9. PVC TEE (S X S X T) WITH 3/4" THREADED OUTLET
10.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



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

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

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

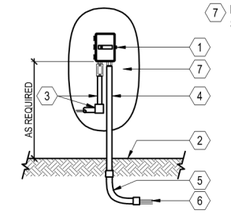


SECTION/ELEVATION

D DRIP 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.

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



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

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SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 11 | APP #S-24-033

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

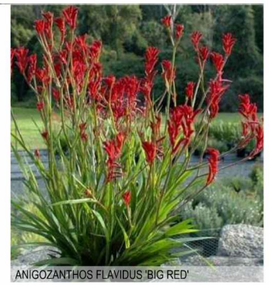
PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 11.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

IRRIGATION DETAILS

10.4

E 6' CLEAR VIEW FENCE
COLOR SHALL BE BLACK

MIMULUS AURANTICAS



ANIGOZANTHOS FLAVIDUS 'BIG RED'

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

CEANOTHUS 'CONCHA'

CAREX DIVULSA

B PLANTING PALETTE

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

A PERMEABLE PAVERS

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CONCEPT IMAGERY

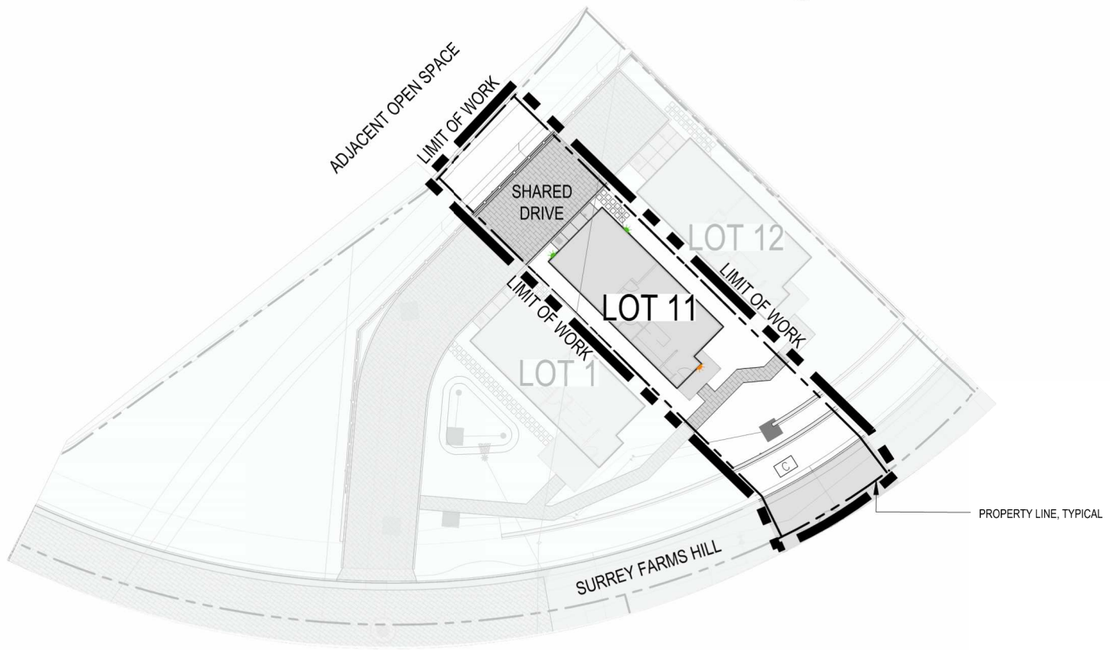
10.5

FRONT PORCH WALL MOUNT LIGHT

OUTDOOR WALL MOUNT LIGHT

POST LIGHT

P SITE LIGHTING
SCALE: NONE



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

SITE LIGHTING REQUIREMENTS:

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

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

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

SITE LIGHTING NOTES:

1. THE USE OF ENERGY EFFICIENT LIGHTING IS STRONGLY ENCOURAGED.

2. ALL PERMANENT EXTERIOR LIGHT FIXTURES SHALL UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES. DECORATIVE LIGHTING FIXTURES ARE PREFERRED FOR SECURITY LIGHTING FIXTURES.

LEO

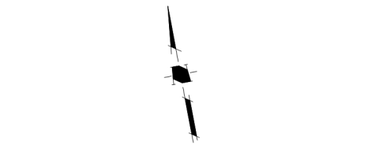
landscapeforms

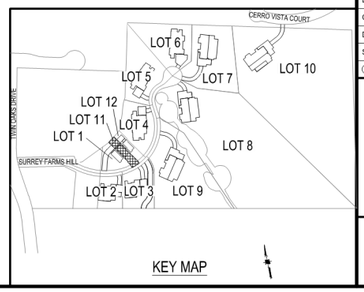
Specification Sheet | LE300

Lens Height and Pole Configuration Selection Guide

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

LE-20-A





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SCALE:	1"=20'
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CONCEPTUAL LIGHTING PLAN

P1

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