Exhibit A

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DRAFT RESOLUTION

Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:
FARHAT MUSTAFA SHAWKI TR (PLN250073)
RESOLUTION NO. ----
Resolution by the County of Monterey Chief of Planning:

1) Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2; and
2) Approving a Coastal Administrative Permit to allow the construction of a 5,434 square foot single family dwelling with two attached garages totaling 2,262 square feet, 952 square feet of covered patios, and associated site improvement.

[PLN250073 FARHAT MUSTAFA SHAWKI TR, 2801 Summerland Road, Aromas, North County Land Use Plan (APN: 181-261-032-000 and 181-261-040-000)]

The FARHAT MUSTAFA SHAWKI TR application (PLN250073) came on for an administrative hearing before the County of Monterey Chief of Planning on January 7th, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the County of Monterey Chief of Planning finds and decides as follows:

FINDINGS

1. FINDING: **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE:

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 1982 Monterey County General Plan;
- North County Land Use Plan;
- North County Coastal Implementation Plan (NC CIP); and
- Monterey County Zoning Ordinance (Title 20).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Allowed Use. The property is located at 2801 Summerland Road in Aromas, North County Land Use Plan (APNs: 181-261-032-000 and 181-261-040-000). The parcel is zoned Rural Density Residential, 5 acres per unit, Coastal Zone, or "RDR/5(CZ)", which allows for the establishment

of a first single-family dwelling as a principally allowed use as identified in Title 20 section 20.16.040.A, subject to the granting of a Coastal Administrative Permit. The proposed project involves the construction of a 5,434 square foot single family dwelling with two attached garages (940 square feet and 1,124 square feet, totaling 2,262 square feet), 952 square feet of covered patios, and associated site improvements. Associated site improvements include 6,206 square feet of hardscape, 1,546 square feet of pavers (motor court), on-site utilities (septic system), pool, and 900 cubic yards of grading cut and fill. All development is proposed on APN: 181-261-032-000.Therefore, the project is an allowed land use for this site. One is 940 square feet, while the other is 1,124 square feet

c) Lot Legality. The subject property (70,727 square feet), APNs:181-261-032-000 and 181-261-040-000, is shown in its current configuration as Lot 1 on a Final Map within Rancho Los Carneros and Logan Knolls Subdivision, recorded in May of 1995 (Volume 19 of Surveys, Page 62). A storm drain and natural drainage easement is conveyed over the rear of the property (APN: 181-261-040-000). No development is proposed in this easement area. Therefore, the County recognizes the subject property as a legal lot of record.

d) Visual Resources. The subject property zoning district does not include a Design Control Overlay (see Evidence c) and therefore is not subject to the regulations outlined in Title 20.44 (Design Control Zoning Overlay). However, the NC LUP establishes policies that require the protection of public views. NC CIP section 20.144.020.SSS defines the "Public Viewshed" as views visible from Highway 1, Highway 156, Elkhorn Slough Road, Elkhorn and Moro Cojo Sloughs, beaches, dunes, and wetlands, and views to and along the ocean shoreline from Highway 1. NC LUP Policy 2.2.2.1 protects views to and along the ocean shoreline from these public vantage points. The subject property is not visible from any of these viewpoints and will not block views to the ocean which was assessed based on the distance and intervening topography surrounding the subject property. The colors and materials proposed include dark clove brown trim, creamy beige-brown cement plaster, eldorado stone finishes, and reserved wood doors, with clay tile roofing. Therefore, the proposed development will not conflict with NC LUP Visual Resource policies.

e) Development Standards. The proposed project meets all the required development standards for Rural Density Residential zoning district, which are identified in Title 20, section 20.16.060. Pursuant to Title 20, section 20.16.060.C, main structures and structurally attached development within this district shall meet the required setbacks of 30 feet (front), 20 feet (side), and 20 feet (rear), unless otherwise indicated on a final map. The subject property's final map does indicate required setbacks of 60 feet (front), 15 feet (side), and 40 feet (rear). The proposed single-family dwelling and attached structures will have setbacks of 110 feet 7 inches (front), 24 feet (side), 35 feet 3 inches (side), and 154 feet (rear). The RDR zoning district allows a maximum height of 30 feet for main structures, and the proposed single-family dwelling will have a height of 23 feet 2 inches. The RDR zoning district

allows a maximum building site coverage of 25%. The proposed project will have a building site coverage of 8,648 square feet or 12.2%. Therefore, the project meets all required development standards for the RDR zoning district.

f) Geological Hazards. The project site is in an area of known geological hazard. According to the prepared Geologic Hazards Assessment (County of Monterey Library No. LIB250331), this site is suitable for the residential use this project proposes; there are no geological or seismic hazards that would preclude this property from being developed. See Finding 2, evidence "c".

g) Land Use Advisory Committee (LUAC) Review. Based on the LUAC guidelines, the project was not referred to the North County Advisory Committee (LUAC) for review because it does not involve a public hearing Design Approval, a Lot Line Adjustment, preparation of an Initial study, or a Variance.

h) The project planner conducted a virtual site inspection on December 10th, 2025, to verify that the project on the subject parcel conforms to the plans listed above.

i) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250073.

2. FINDING: **SITE SUITABILITY –** The site is physically suitable for the proposed development and/or use.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Aromas Tri-County Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) The following reports have been prepared:

- "Geologic Evaluation" (County of Monterey Library No. LIB250331) prepared by Craig S. Harwood, Ben Lomond, CA, June 2025.
- "Geotechnical and Percolation Investigation Report" (County of Monterey Library No. LIB250332) prepared by Belinda Taluban P.E., Salinas, CA, March 25th, 2025.

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

c) Geological Hazards. According to Monterey County GIS, the subject property is located within 660 feet of active or potentially active faults. Pursuant to NC CIP section 20.144.100.A.1.b., a Geological Hazards Assessment (County of Monterey Library No. LIB250331) and Geotechnical Report (County of Monterey Library No. LIB250332) were prepared to address the property's known geological hazards. Per

the geologist's research, site reconnaissance, review of previous subsurface data, and review of stereo aerial photography and LiDAR imagery, there was no evidence indicative of active faults at or immediately adjacent to the building footprint areas. The report states the nearest fault line is the Zayante-Vergeles Fault, located 0.5 miles southwest of the site, while a second subsidiary trace of the fault is approximately 220 feet north of the proposed residence footprint. In accordance with this policy, the proposed development has been sited greater than 50 feet from the identified fault trace. Additionally, the project site did not reveal any surface features, including a fault rupture that has occurred at the site. The proposed structures, driveways and roads do not reveal any strain, which would be attributable to subsurface, lateral or vertical displacement, resulting from a fault slip. Therefore, surface rupture from fault activity across the site is considered improbable. Further, the project site is underlain by relatively strong soils and bedrock at a shallow depth. These materials are considered resistant to collateral spreading and as such, surface rupture from lateral spreading is considered improbable. According to the prepared Geologic Hazards Assessment (County of Monterey Library No. LIB250331), this site is suitable for the residential use this project proposes, and there are no geological or seismic hazards that would preclude this property from being developed. All recommendations of the Geological Hazards Assessment and Geotechnical Report shall be incorporated into final construction plans pursuant to Title 16 section 16.08.110.D.

d) Staff conducted a virtual site inspection on December 10th, 2025, to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250073.

3. FINDING: **HEALTH AND SAFETY –** The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Aromas Tri-County Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) All necessary public utilities will be provided. Domestic water will be served by the Aromas Water District. The subject property proposes the installation of a new septic system. EHB commented that the conceptual onsite wastewater treatment system design meets the minimum requirements established in Monterey County Code 15.20.

c) Staff conducted a virtual site inspection on December 10th, 2025, to verify that the site is suitable for this use.
d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250073.

4. FINDING: **NO VIOLATIONS –** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:
a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
b) Staff conducted a virtual site inspection on December 10th, 2025 and researched County records to assess if any violation exists on the subject property.
c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250073.

5. FINDING: **CEQA (Exempt) –** The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:
a) California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts the construction of limited numbers of new structures.
b) The proposed project involves the construction of a 5,434 square foot single family dwelling with two attached garages totaling 2,262 square feet, 952 square feet of covered patios, and associated site improvement. Therefore, the project is consistent with the Class 3 categorical exemption requirements of CEQA Guidelines section 15303.
c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstance because no feature or condition of the project distinguishes it from the exempt class. There is no significant effect on the environment due to unusual circumstances. No trees are proposed for removal, and the proposed development is not visible from any scenic corridor or scenic highway. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. There is no substantial evidence to support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
d) No adverse environmental effects were identified during staff review of the development application during a virtual site visit on December 10th, 2025.

e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250073.

6. FINDING: **PUBLIC ACCESS –** The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE:

a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in NC CIP Section 20.144.150 of the Monterey County Coastal Implementation Plan can be demonstrated.

b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 6, North County General Plan Shoreline Access/Trails, in the NC LUP).

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250073.

7. FINDING: **APPEALABILITY –** The decision on this project may be appealed to the Board of Supervisors and California Coastal Commission.

EVIDENCE:

a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

b) Coastal Commission. This project is not appealable to the California Coastal Commission as it is not located between the sea and the first through public road, or within 300 feet of the beach, mean high tide line, or within 50 feet of a coastal bluff. Additionally, it is not within 100 feet of any wetland and does not include a conditionally allowed use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Chief of Planning does hereby:

1. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2;
2. Approve the Coastal Administrative Permit to allow the construction of a 5,434 square foot single family dwelling with two attached garages totaling 2,262 square feet, 952 square feet of covered patios, and associated site improvement.

All of which are in general conformance with the attached sketch and subject to the attached conditions**,** all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 7th day of January 2026.

Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS NOT APPEALABLE TO THE COASTAL COMMISSION.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

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County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN250073

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative permit (PLN250073) allows the construction of a 5,434 square foot single family dwelling with two attached garages totaling 2,262 square feet, 952 square feet of covered patios, and associated site improvement. The property is located at 2801 Summerland Road, Aromas (Assessor's Parcel Number 181-261-032-000 and 181-261-040-000), North County Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Administrative Permit (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Numbers 181-261-032-000 and 181-261-040-000 on January 7th, 2026. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

5. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

6. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to
Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current
fee schedule. Fee schedule can be found here: https://www.tamcmonterey.org/files/53eb01ba3/2025-0701-Fee_Implementation_Worksheet.xlsx

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the
traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

7. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule. The fee schedule can be found here: https://www.countyofmonterey.gov/home/showpublisheddocument/138985/638884451861730000

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services.

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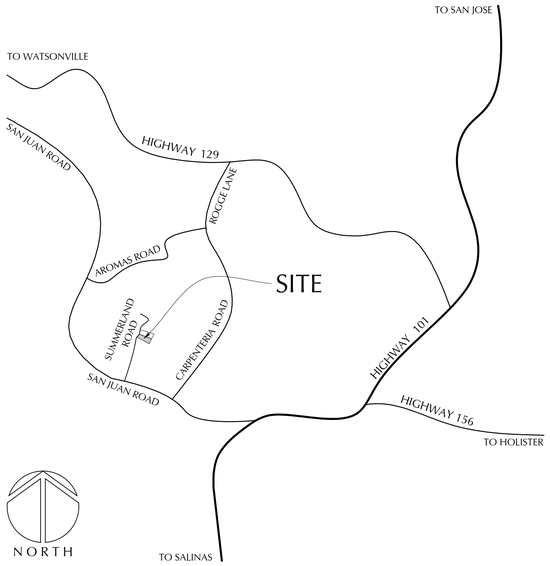
NEW SINGLE FAMILY RESIDENCE

LOGAN KNOLLS - LOT 1

2801 SUMMERLAND ROAD, AROMAS, CALIFORNIA

VICINITY MAP



CONSULTANTS

ARCHITECT:	WILLIAM C. KEMPF, ARCHITECTS 105 LOCUST STREET, SUITE B SANTA CRUZ, CA 95060 BILL KEMPF: 831 459-0951
CIVIL ENGINEER:	ROPER ENGINEERING 48 MANN AVENUE CORRALITOS, CA 95076 JEFF ROPER: 831 724-5300
STRUCTURAL ENGINEER:	R3 ENGINEERING 105 LOCUST STREET, SUITE A SANTA CRUZ, CA 95060 CHARLIE PROGRACE: 831 588-7628
GEOTECHNICAL ENGINEER:	SOIL SURVEYS GROUP, INC. 103 CHURCH STREET SALINAS, CA 93901 BELINDA TALUBAN: 831 757-2172
GEOLOGIST:	CRAIG HARWOOD, GEOLOGIST 239 PARK DRIVE BEN LOMOND, CA 95005 831 325-9327
SEPTIC ENGINEERING:	MYER ENGINEERING, INC. 1796 LAUREL GLEN ROAD SOQUEL, CA 95073 PAUL MYER: 831 800-2244
LANDSCAPE & IRRIGATION:	KAREN AITKEN & ASSOCIATES 8262 RANCHO REAL GILROY, CA 95020 408 857-6275

SHEET INDEX

PROJECT DATA

OWNER:	KAMILAH DEYN DEVELOPMENT 734 E. LAKE AVENUE #9 WATSONVILLE, CA 95076 SAIDI FARHAT: 831 227-3359
PROJECT SITE:	2801 SUMMERLAND ROAD AROMAS, CALIFORNIA
CROSS STREET:	SAN JUAN ROAD
ASSESSORS PARCEL NUMBER:	181-261-32 & 40
ZONING:	RDR/5 (CZ)
LOT AREA:	70,727 S.F. , ±1.62 ACRES
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-3 & U
FIRE SPRINKLERS:	YES, NFPA 13D THROUGHOUT
FIRE PROTECTION ZONE:	SRA = HIGH, AROMAS TRI-COUNTY FPD WUI COMPLIANCE REQUIRED
UTILITIES:	ELECTRICITY: PG&E NATURAL GAS: PG&E WATER: AROMAS WATER DISTRICT WASTEWATER: ON-SITE SEPTIC SYSTEM
TREE REMOVAL:	NONE EXISTING OR REQUIRED
REFERENCE CODES:	2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA GREEN BLDG. STDS. CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA FIRE CODE MONTEREY COUNTY CODE AMENDMENTS
PROJECT DESCRIPTION:	CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE ON AN EXISTING VACANT LOT IN THE LOGAN KNOLLS DEVELOPMENT

WILDLAND-URBAN INTERFACE

REFER TO 2022 CBC CHAPTER 7A & 15

703A STANDARDS OF QUALITY
- BUILDING MATERIAL, SYSTEMS, ASSEMBLIES AND METHODS OF CONSTRUCTION USED IN THIS CHAPTER SHALL BE IN ACCORDANCE WITH SECTION 703A.

705A ROOFING
- ROOF ASSEMBLY SHALL BE CLASS 'A' RATED AND INSTALLED IN ACCORDANCE WITH ITS LISTING AND THE MANUFACTURER'S INSTRUCTIONS.
- WHERE AN AIR SPACE IS PROVIDED UNDER THE ROOF COVERING, A CLASS 'A' FIRE RATED ROOF UNDERLAYMENT SHALL BE UTILIZED, OR EXPOSED SHEATHING SHALL CONSISTS OF EXTERIOR FIRE-RETARDANT-TREATED WOOD.
- WHERE PROVIDED, VALLEY FLASHING MUST BE NOT LESS THAN 26 GAUGE GALVANIZED SHEET METAL OVER A 36-INCH WIDE NO. 72 ASTM CAP SHEET.
- ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

706A VENTS
- VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDLAND FLAME AND EMBER RESISTANT (WUI) VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL

707A EXTERIOR COVERINGS
- EXTERIOR COVERINGS INCLUDE: EXTERIOR WALL COVERING MATERIAL, EXTERIOR WALL ASSEMBLY, EXTERIOR EXPOSED UNDERSIDE OF ROOF EAVE OVERHANGS, EXTERIOR EXPOSED UNDERSIDE OF ROOF EAVE SOFFITS, EXPOSED UNDERSIDE OF EXTERIOR PORCH CEILINGS, EXTERIOR EXPOSED UNDERSIDE OF FLOOR PROJECTIONS, AND EXTERIOR UNDER FLOOR AREAS.
- EXTERIOR COVERINGS SHALL BE: NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4", OR LOG WALL CONSTRUCTION.
- IF THE EXTERIOR CLADDING DOES NOT MEET ONE OF THE ABOVE REQUIREMENTS ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING.
- EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR THE ENCLOSURE ABOVE.
- FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS, SOLID WOOD RAFTER TAILS AND BLOCKING WITH A MIN. NOMINAL DIMENSION OF 2", MAY REMAIN EXPOSED WITHOUT PROTECTION
- THE UNDERSIDE OF CANTILEVERED AND OVERHANGING DECKS, BALCONIES AND SIMILAR APPENDAGES MUST MAINTAIN THE SAME IGNITION-RESISTANCE OF EXTERIOR WALLS OR BE ENCLOSED TO GRADE.

708A EXTERIOR WINDOWS, SKYLIGHTS AND DOORS
- ALL EXTERIOR GLAZING MUST BE INSULATED GLASS WITH A MINIMUM OF 1 TEMPERED PANE OR 20 MIN RATED GLASS BLOCK.
- OPERABLE SKYLIGHTS SHALL BE PROTECTED BY A NON-COMBUSTIBLE MESH SCREEN WHERE THE DIMENSIONS OF THE OPENINGS IN THE SCREEN SHALL NOT EXCEED 1/8"
- EXTERIOR DOORS MUST BE NONCOMBUSTIBLE, OR 1 3/8" SOLID CORE, OR HAVE A 20 MIN FIRE-RESISTANCE RATING. ANY GLAZING IN EXTERIOR DOOR SHALL MEET THE ABOVE REQUIREMENTS
- • GAPS AT EXTERIOR GARAGE DOORS SHALL NOT EXCEED 1/8". GAPS LARGER THAN 1/8" ARE ALLOWED IF THE DOOR OVERLAPS ONTO JAMBS AND HEADERS, OR THE GAP IS COVERED WITH METAL FLASHING.

709A DECKING
- A MINIMUM OF A 6" METAL FLASHING, APPLIED VERTICALLY ON THE EXTERIOR OF THE WALL, SHALL BE INSTALLED AT ALL DECK-TO-WALL INTERSECTIONS.
- DECK, PORCH, AND BALCONY SURFACES WITHIN 10 FEET OF THE PRIMARY STRUCTURE MUST BE CONSTRUCTED OF NONCOMBUSTIBLE, FIRE-RETARDANT TREATED, OR HEAVY-TIMBER CONSTRUCTION. ALTERNATE MATERIALS CAN BE USED OF THEY ARE IGNITION-RESISTANT AND PASS PERFORMANCE REQUIREMENTS SPECIFIED BY THE STATE FIRE MARSHAL.

GENERAL NOTES

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA BUILDING, MECHANICAL, ELECTRICAL AND PLUMBING CODES, STATE OF CALIFORNIA TITLE-24 REQUIREMENTS, AND ALL APPLICABLE CODES AND ORDINANCES. IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND THE REQUIREMENTS OF THE REFERENCED STANDARDS OF THESE NOTES, THE PROVISIONS OF THE MORE STRINGENT SHALL GOVERN.
2. THE CONTRACTOR SHALL VERIFY ALL THE INFORMATION IN THE DRAWINGS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY PRIOR TO ORDERING MATERIALS OR COMMENCING WITH WORK. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL NOTIFY THE ARCHITECT IF THERE ARE ANY OBSERVED DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK EXCEPT FOR THOSE ITEMS SHOWN AS N.I.C. (NOT IN CONTRACT). IF HIDDEN OR UNUSUAL SITUATIONS ARE ENCOUNTERED DURING CONSTRUCTION WHICH COULD NOT HAVE BEEN FORESEEN PRIOR TO CONSTRUCTION, NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL NOT ENCUMBER ANY PUBLIC OR PRIVATE PROPERTY OTHER THAN THE SITE WITHOUT ENCROACHMENT PERMITS OR WRITTEN PERMISSION FROM THE PROPERTY OWNERS.
5. THE CONTRACTOR SHALL PROVIDE FENCING, BARRICADES, WARNING SIGNS/SIGNALS OR OTHER PROTECTIVE MEASURES AS NEEDED TO PROVIDE FOR THE PUBLIC'S SAFETY.
6. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL INSPECTIONS AND AT THE END OF THE WORK PROVIDE THE OWNER WITH ALL THE ORIGINAL SIGNED DOCUMENTS FROM ANY INSPECTING ENTITY.
7. TYPICAL DETAILS AND NOTES SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS. SCALING DRAWINGS TO DETERMINE DIMENSIONS IS NOT VALID.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DESIGN AND PROVIDE SHORING, BRACING, FORM WORK, ETC., AS REQUIRED TO PROTECT LIFE AND PROPERTY.
9. JOB COPIES OF THE BUILDING & PERMITS SHALL BE ON-SITE DURING INSPECTIONS.
10. ALL EXTERIOR WOOD FRAMING EXPOSED TO WEATHER, I.E. GIRDERS, BEAMS, JOISTS AND POSTS SHALL BE EITHER PRESSURE TREATED OR REDWOOD.
11. THE CONTRACTOR SHALL FOLLOW ALL 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE REQUIREMENTS AS SET FORTH ON SHEETS A1.2 THOROUGH A1.4.
12. SEAL ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS.
13. PROTECT DUCT OPENINGS DURING CONSTRUCTION
14. VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS
15. 19% MOISTURE CONTENT OF BUILDING FRAMING MATERIALS SHALL BE TESTED WITH MOISTURE METER PRIOR TO ENCLOSURE.
16. OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER REFER TO CAL GREEN SECTION 4.410.1 FOR EQUIPMENT & FIXTURES MANUAL INFORMATION
17. THE FIRE SPRINKLER SYSTEM SHALL BE PERFORMED AS A DESIGN/BUILD SUB-CONTRACT. THE SPRINKLER CONTRACTOR SHALL SECURE ALL PERMITS AS REQUIRED FOR THEIR SCOPE OF WORK AND THEY MUST BE LICENSED TO PERFORM THIS WORK.

BUILDING AREAS

LOT AREA:	70,727 S.F.		
CONDITIONED AREA:	5,434 S.F.		
UNCONDITIONED AREA:	2,262 S.F.		
COVERED AREA:	952 S.F.		
GROSS AREA:	8,648 S.F.		
LOT COVERAGE:	EXISTING:	0 S.F.	0.0%
	PROPOSED:	8,648 S.F.	12.2%
	MAXIMUM:	17,682 S.F.	25.0%
IMPERVIOUS AREA:	EXISTING:	0 S.F.	
	STRUCTURES:	8,648 S.F.	
	FLATWORK:	6,206 S.F.	
	GROSS AREA:	14,845 S.F.	
	PAVERS:	1,546 S.F.	
SLOPES OVER 25%:	NONE		
GRADING QUANTITIES:	CUT:	±900 C.Y.	
	FILL:	±900 C.Y.	

LOT AREA:	70,727 S.F.
CONDITIONED AREA:	5,434 S.F.
UNCONDITIONED AREA:	2,262 S.F.
COVERED AREA:	952 S.F.
GROSS AREA:	8,648 S.F.
LOT COVERAGE:	12.2%

DEFERRED SUBMITTALS

DEFERRED SUBMITTAL: FIRE SPRINKLER DRAWINGS
THE FIRE SPRINKLER SYSTEM SHALL BE PERFORMED AS A DESIGN/BUILD SUB-CONTRACT. THE SPRINKLER CONTRACTOR SHALL SECURE ALL PERMITS AS REQUIRED FOR THEIR SCOPE OF WORK AND THEY MUST BE LICENSED TO PERFORM THIS WORK. SPRINKLER SYSTEM SHALL COMPLY WITH THE CURRENTLY ADOPTED EDITION OF NFPA 13D AND CHAPTER 35 OF THE CALIFORNIA BUILDING CODE AND ADOPTED STANDARDS OF THE AUTHORITY HAVING JURISDICTION.

DEFERRED SUBMITTAL: HVAC MANUALS D, J AND S OR EQUIVALENT
COMPLETE HEATING AND COOLING SYSTEM DESIGN WITH DOCUMENTATION SHOWING ALL HEATING AND COOLING APPLIANCE MODELS, SPECIFICATIONS, AND BTU VALUES AND THE ENERGY ANALYSIS. EQUIPMENT MAY BE SELECTED USING THE FOLLOWING METHODS:

1) HEAT LOSS AND HEAT GAIN ESTABLISHED ACCORDING TO ACCA MANUAL J, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
2) DUCT SYSTEMS SIZED ACCORDING TO ACCA 29-D MANUAL D, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
3) EQUIPMENT SELECTED ACCORDING TO ACCA 36-S MANUAL S OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS. CGBC 4.507.2

NOTE: ALL DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE BUILDING OFFICIAL HAS APPROVED THE DESIGN AND SUBMITTAL DOCUMENTS OR THE CONSTRUCTION PROJECT WILL BE DELAYED.

DEFERRED SUBMITTAL: SOLAR POWER PHOTOVOLTAIC SYSTEM
THE DEFERRED SUBMITTAL WILL NEED TO BE REVIEWED AND APPROVED BY THE ARCHITECT FOR CONFORMANCE WITH THE DESIGN OF THE BUILDING PRIOR TO SUBMITTING THEM TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL. A LETTER FROM THE ARCHITECT SHALL BE INCLUDED WITH THE SUBMITTAL.

WILLIAM C. KEMPF
ARCHITECTS
105 Locust Street, Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

NEW SINGLE FAMILY RESIDENCE
LOGAN KNOLLS - LOT 1
2801 SUMMERLAND ROAD, AROMAS, CALIFORNIA
COVER SHEET AND PROJECT DATA

DRAWING DATE: JANUARY 31, 2025
A.P.N.: 181-261-32 & 40
CLIENT NAME: SAIDI FARHAT
PROJECT NAME: LOT 1 - 2801 SUMMERLAND

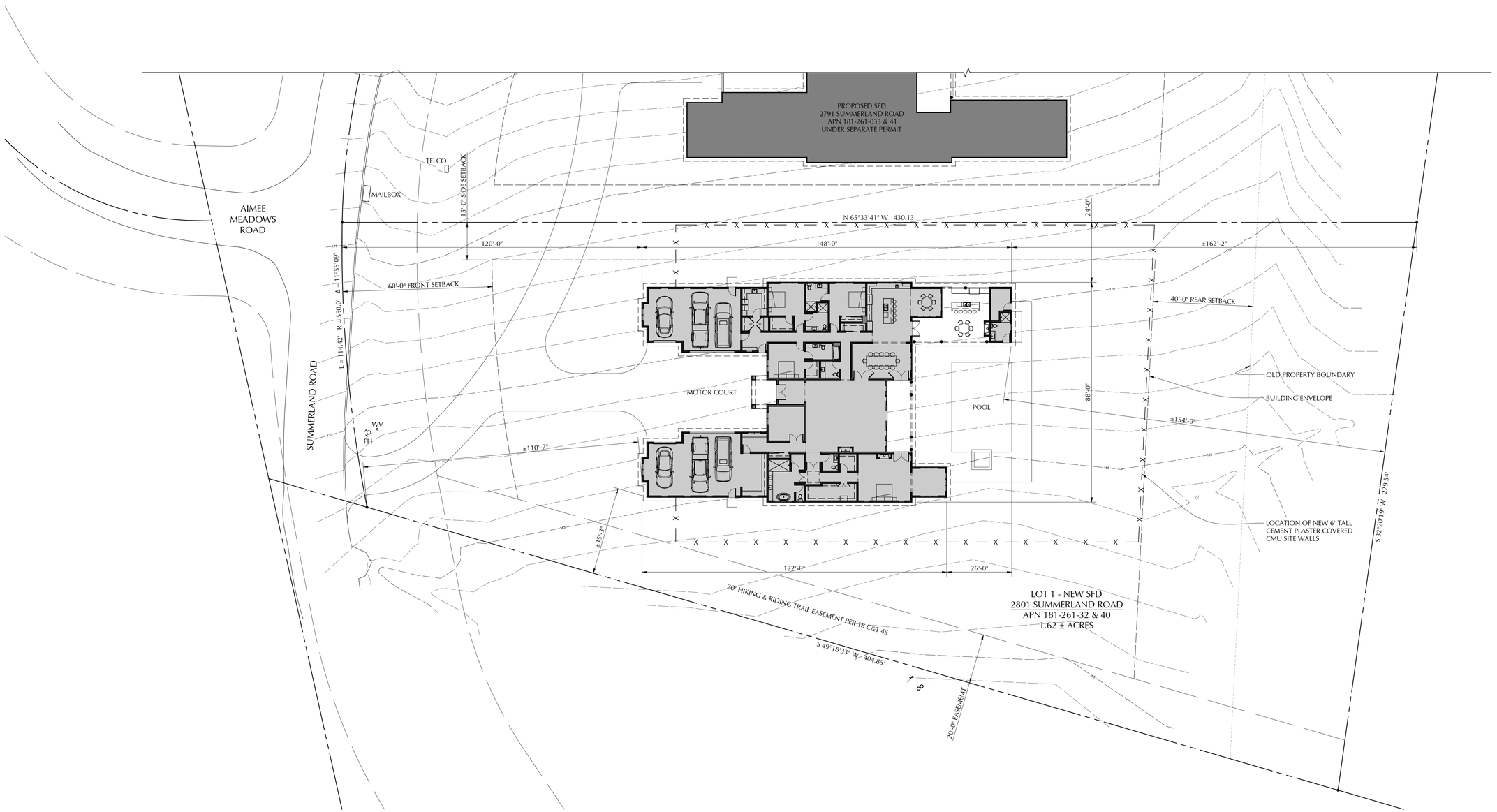
REVISIONS

No.	DESCRIPTION	DATE
1	PLANNING	8/8/25

STAMP
PRELIMINARY
NOT FOR
CONSTRUCTION

STAMP

SHEET
A1.1



NOTE:
ALL TOPO LINES SHOWN ARE EXISTING, SEE CIVIL PLANS FOR PROPOSED GRADING & PRELIMINARY SEPTIC DESIGN

1 SITE PLAN
SCALE: 1" = 20'-0"

NORTH

WILLIAM C. KEMPF
ARCHITECTS
105 Locust Street, Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

NEW SINGLE FAMILY RESIDENCE

LOGAN KNOLLS - LOT 1

2801 SUMMERLAND ROAD, AROMAS, CALIFORNIA

SITE PLAN

DRAWING DATE: JANUARY 31, 2025
A.P.N. 181-261-32 & 40
CLIENT NAME: SAIDI FARHAT
PROJECT NAME: LOT 1 - 2801 SUMMERLAND

REVISIONS

No.	DESCRIPTION	DATE
1	PLANNING	8/8/25

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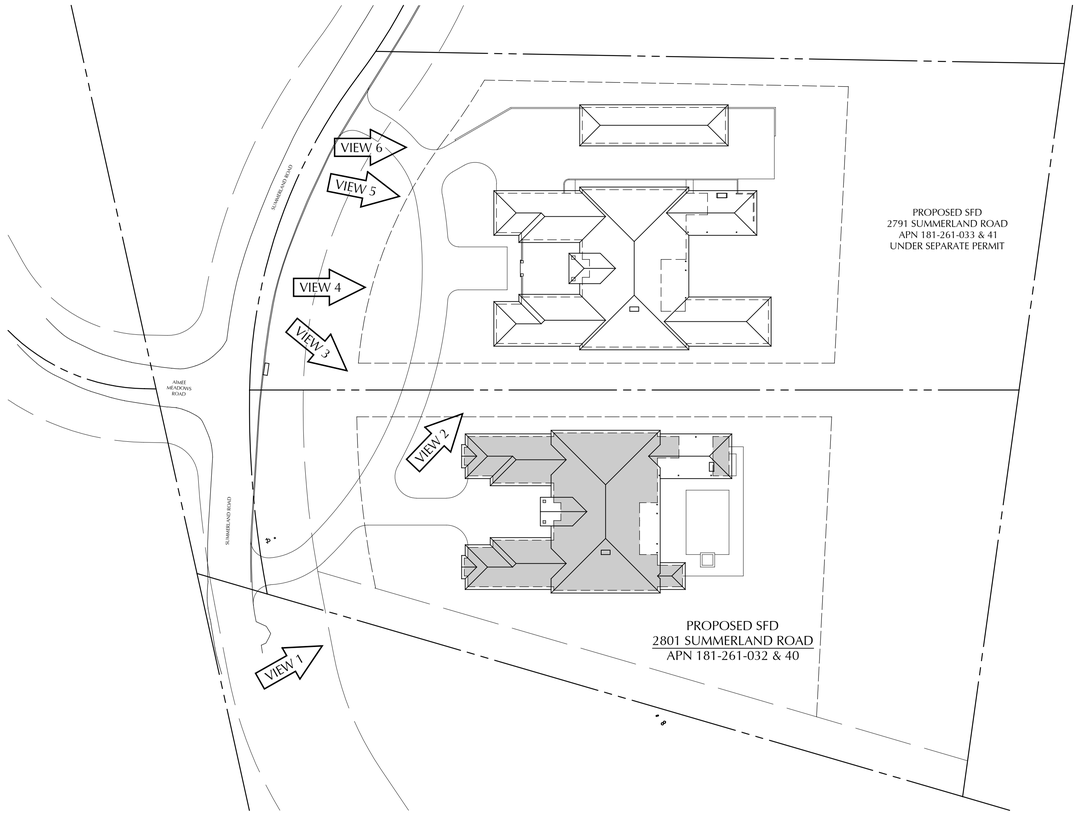
PRELIMINARY
NOT FOR
CONSTRUCTION

STAMP

SHEET

A2.1



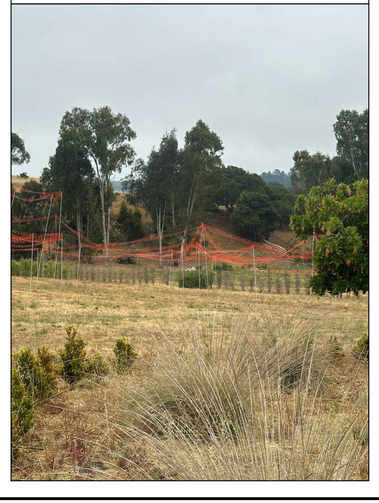
1 STAKING PLAN
SCALE: 1" = 40'-0"

VIEW 6

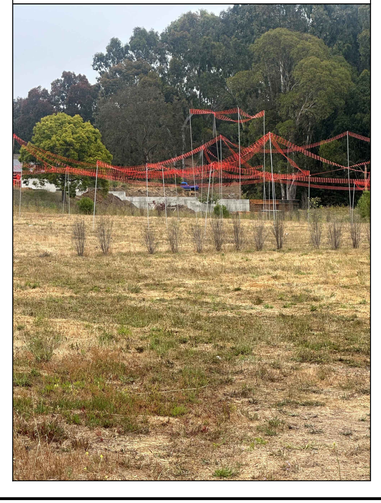
VIEW 5

VIEW 4

VIEW 3



VIEW 2



VIEW 1

WILLIAM C. KEMPF
ARCHITECTS
105 Locust Street, Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

NEW SINGLE FAMILY RESIDENCE

LOGAN KNOLLS - LOT 1

2801 SUMMERLAND ROAD, AROMAS, CALIFORNIA

STAKING PLAN AND PHOTOS

DRAWING DATE:	JANUARY 31, 2025
A.P.N.	181-261-32 & 40
CLIENT NAME:	SAIDI FARHAT
PROJECT NAME:	LOT 1 - 2801 SUMMERLAND

REVISIONS

No.	DESCRIPTION	DATE
1	PLANNING	8/8/25

STAMP

PRELIMINARY
NOT FOR
CONSTRUCTION

STAMP

SHEET

A2.2

1 MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

NORTH

AREA CALCULATIONS

CONDITIONED AREA:	5,434 S.F.
UNCONDITIONED AREA:	2,262 S.F.
COVERED AREA:	952 S.F.
GROSS AREA:	8,648 S.F.

WILLIAM C. KEMPF
ARCHITECTS
105 Locust Street, Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

NEW SINGLE FAMILY RESIDENCE

LOGAN KNOLLS - LOT 1

2801 SUMMERLAND ROAD, AROMAS, CALIFORNIA

MAIN FLOOR PLAN

DRAWING DATE:	JANUARY 31, 2025
A.P.N.	181-261-32 & 40
CLIENT NAME:	SAIDI FARHAT
PROJECT NAME:	LOT 1 - 2801 SUMMERLAND

REVISIONS

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NOT FOR
CONSTRUCTION

STAMP

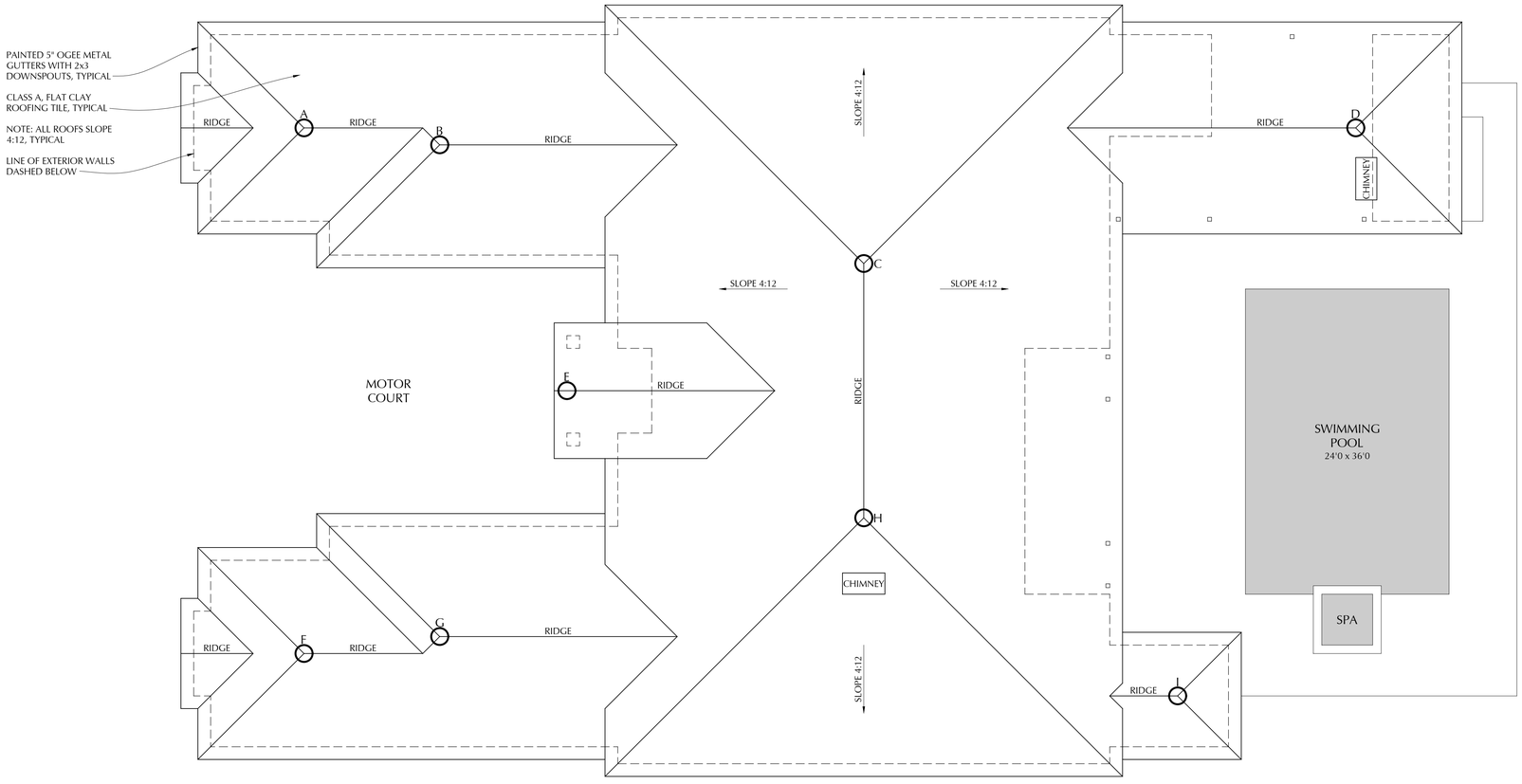
SHEET

A3.1

ROOF HEIGHT MATRIX

POINT	(E) GRADE ELEV. AT POINT	(P) ROOF ELEV. AT POINT	HEIGHT ABOVE GRADE	HEIGHT ABOVE PAD
A	171.4	183.6'	12.2'	15.6'
B	171.2'	184.2'	13.0'	16.2'
C	169.4'	191.6'	22.2'	23.6'
D	169.5'	182.6'	13.9'	14.6'
E	168.5'	185.1'	16.6'	17.1'
F	166.5'	183.6'	17.1'	15.6'
G	166.2'	184.2'	18.0'	16.2'
H	166.4'	191.6'	25.2'	23.6'
I	164.6'	181.9'	17.3'	13.9'

ROOF HEIGHT MATRIX NOTES
1. SEE CIVIL PLANS FOR EXISTING & PROPOSED GRADES
2. TOP OF HOUSE SLAB ELEVATION IS 169.0', PAD ELEVATION IS 168.0'



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

NORTH

WILLIAM C. KEMPF ARCHITECTS
105 Locust Street, Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

NEW SINGLE FAMILY RESIDENCE
LOGAN KNOLLS - LOT 1
2801 SUMMERLAND ROAD, AROMAS, CALIFORNIA
ROOF PLAN

DRAWING DATE: JANUARY 31, 2025
A.P.N. 181-261-32 & 40
CLIENT NAME: SAIDI FARHAT
PROJECT NAME: LOT 1 - 2801 SUMMERLAND

REVISIONS

No.	DESCRIPTION	DATE
1	PLANNING	8/8/25

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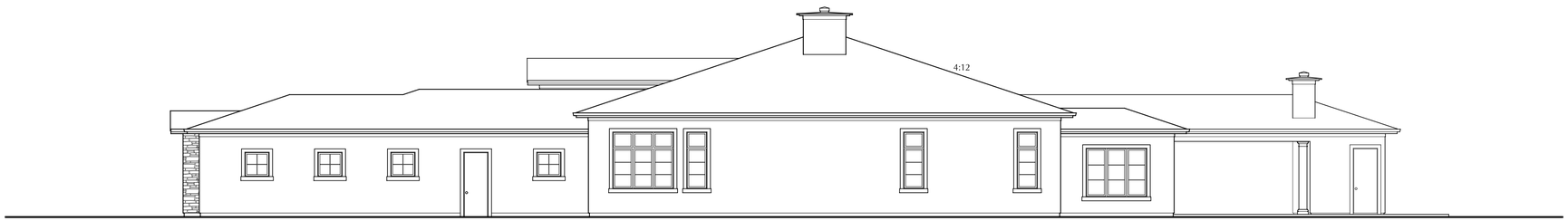
SHEET
A3.2

1 WEST ELEVATION

SCALE: 1/8" = 1'-0"

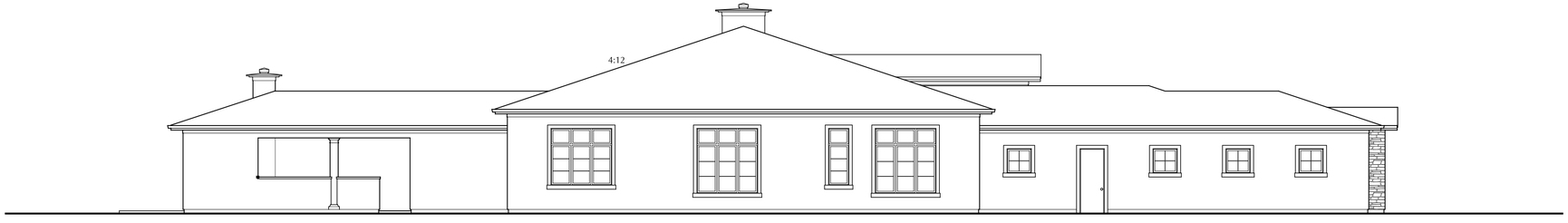


2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

3 EAST ELEVATION

SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

CLAY TILE ROOFING
SAN BENITO BLEND (3605) BY EAGLE ROOFING

PAINTED ROOF EDGE, DOOR, WINDOW TRIM & GUTTERS
DARK CLOVE (SW 9183) BY SHERWIN WILLIAMS

PAINTED CEMENT PLASTER FINISH EXTERIOR
SHIITAKE (SW 9173) BY SHERWIN WILLIAMS

EXTERIOR STONE FINISH
HILLSTONE LUCERA BY ELDORADO STONE

WINDOWS & EXTERIOR DOORS
MILGARD TUSCANY SERIES IN TAN

GARAGE DOORS
RSESERVE WOOD LIMITED EDITION BY CLOPAY

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831 459-0951
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NEW SINGLE FAMILY RESIDENCE

LOGAN KNOLLS - LOT 1

2801 SUMMERLAND ROAD, AROMAS, CALIFORNIA

EXTERIOR ELEVATIONS

DRAWING DATE:	JANUARY 31, 2025
A.P.N.	181-261-32 & 40
CLIENT NAME:	SAIDI FARHAT
PROJECT NAME:	LOT 1 - 2801 SUMMERLAND

REVISIONS

No.	DESCRIPTION	DATE
1	PLANNING	8/8/25

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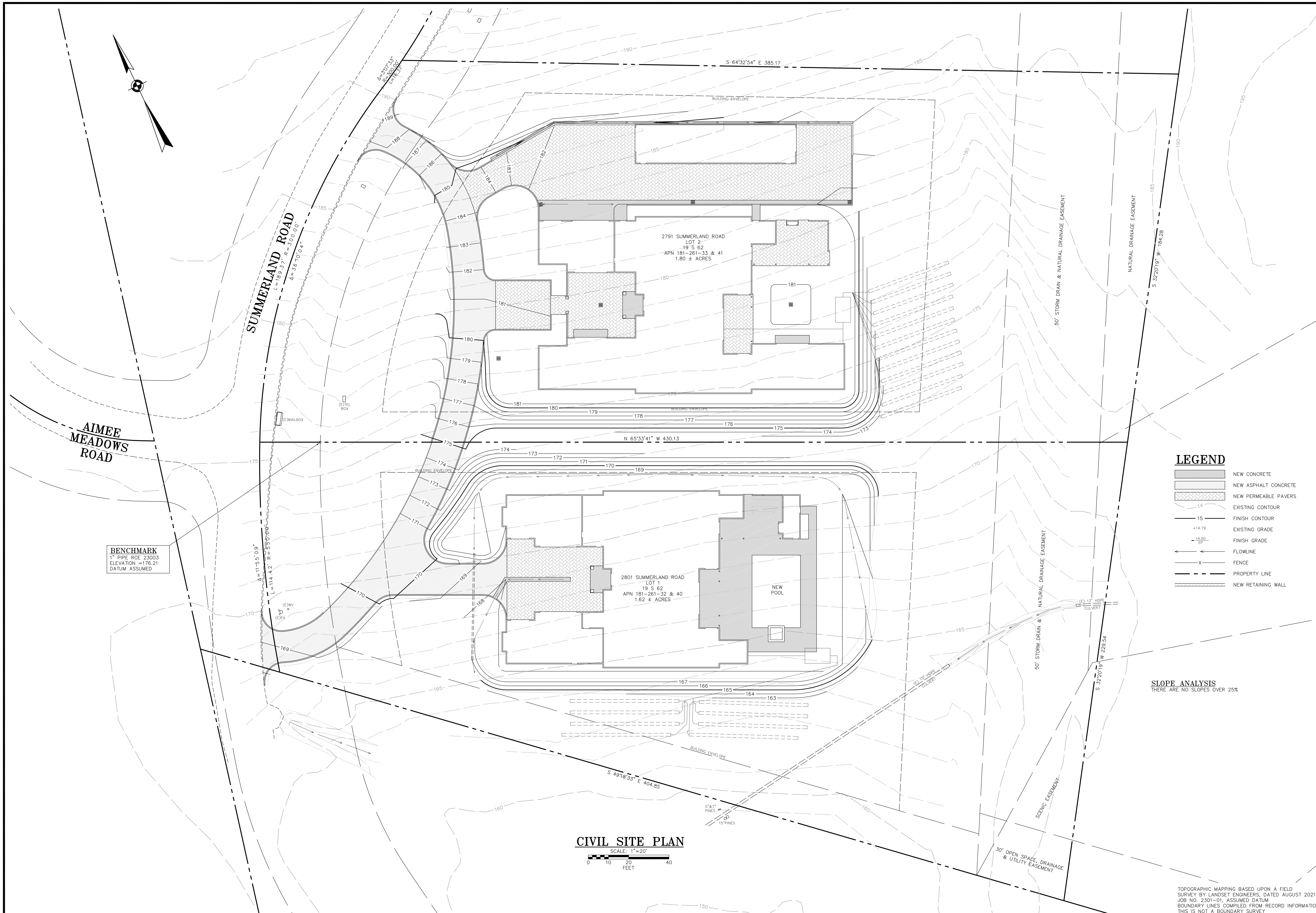
DISCLAIMER

SHEET

A5.1



PRELIMINARY

UNLESS SIGNED BY THE ENGINEER, THIS PLAN IS FOR REFERENCE ONLY. THE SIGNED PLAN IS THE ONLY PLAN TO BE USED FOR CONSTRUCTION.

ROPER ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
48 MANN AVENUE CORRALITOS, CA 95076
(831) 724-5300 jeff@roperengineering.com

NEW RESIDENCES FOR SAIDI FARHAT
2801 SUMMERLAND ROAD AROMAS APN 181-261-32 & 40

CIVIL SITE PLAN

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	AUG. 8, 2025
REVISED:	
JOB NO.:	22031
SHEET	C1
OF	5 SHEETS

TOPOGRAPHIC MAPPING BASED UPON A FIELD SURVEY BY LANDSET ENGINEERS, DATED AUGUST 2021
JOB NO. 2301-01, ASSUMED DATUM
BOUNDARY LINES COMPILED FROM RECORD INFORMATION
THIS IS NOT A BOUNDARY SURVEY

SUMMERLAND ROAD

BENCHMARK
1" PIPE RCE 23003
ELEVATION =176.21
DATUM ASSUMED

(E)TEL BOX
(E)MAILBOX
(E)WV
(E)FH

A C4

NEW GARAGE FF SLOPES

NEW RESIDENCE
FF=169.00
PAD=168.00

LOT 1
19 S 62
APN 181-261-32 & 40
1.62 ± ACRES

(N) POOL HOUSE
NEW POOL
(N) SEPTIC TANK
(N) SEPTIC LEACHFIELD
SEE SEPTIC SYSTEM PLANS

(N) 8" PVC CULVERT @ 17%

167.83 TOP OF BANK

20' HIKING & RIDING TRAIL EASEMENT PER 18 C&T 45

(E) 36" HDPE CULVERT

5"&7" PINES
15"PINES

LEGEND

- NEW CONCRETE
- NEW ASPHALT CONCRETE
- NEW PERMEABLE PAVERS
- EXISTING CONTOUR
- FINISH CONTOUR
- EXISTING GRADE
- FINISH GRADE
- FLOWLINE
- FENCE
- PROPERTY LINE
- NEW RETAINING WALL

IMPERVIOUS SURFACES

NEW IMPERVIOUS : 14845 SF
NEW PERMEABLE PAVERS : 1546 SF (SELF-TREATING)

ESTIMATED EARTHWORK

EXCAVATION : 900 ± C.Y.
FILL : 900 ± C.Y.

PRELIMINARY GRADING PLAN

SCALE: 1"=10'
0 5 10 20
FEET

PRELIMINARY
JEFFREY A. ROPER
No. 61166
PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

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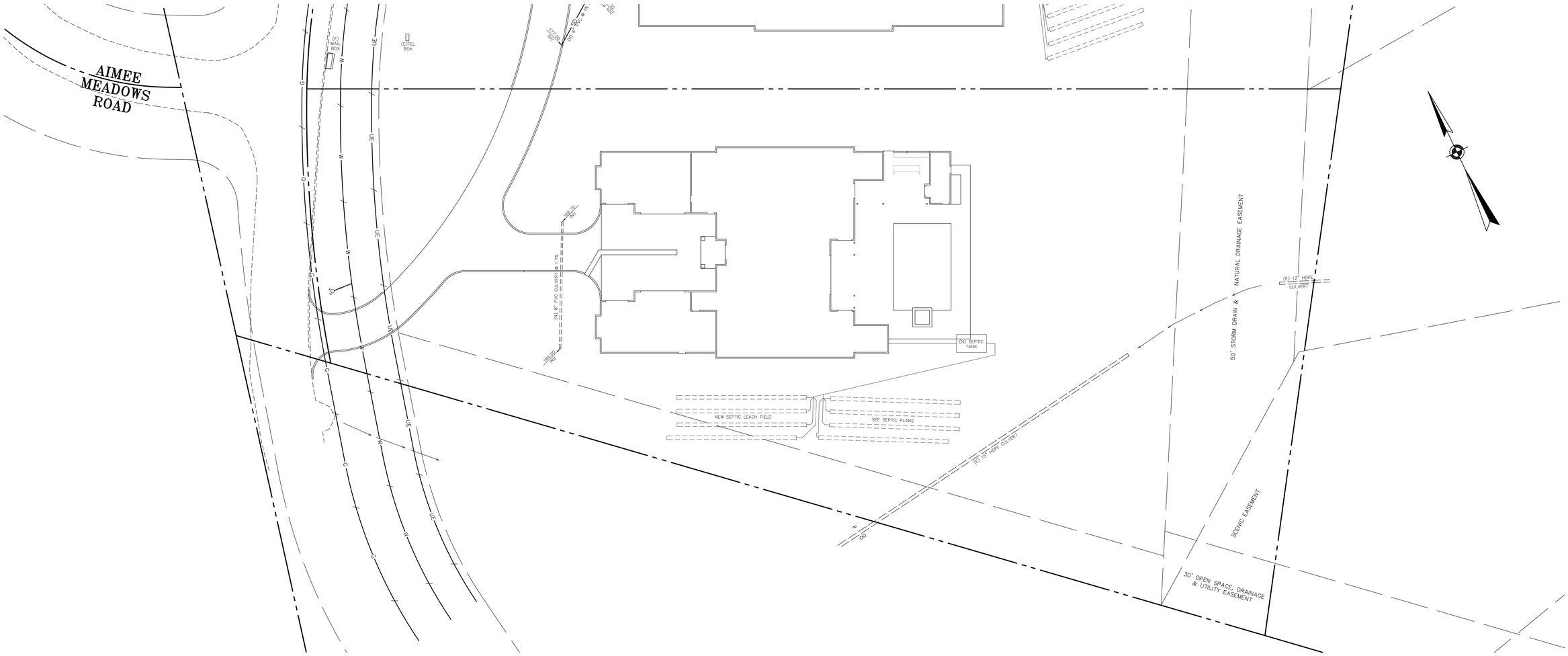
48 MANN AVENUE CORRALITOS, CA 95076
(831) 724-5300 jeff@roperengineering.com

NEW RESIDENCES FOR
SAIDI FARHAT
2801 SUMMERLAND ROAD AROMAS APN 181-261-32 & 40

PRELIMINARY GRADING PLAN

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	AUG. 8, 2025
REVISED:	
JOB NO.:	22031
SHEET	C2
OF	5 SHEETS



PRELIMINARY UTILITY PLAN

SCALE: 1"=20'

0 10 20 40
FEET

LEGEND

- G — EXISTING GAS MAIN
- SD — NEW STORM DRAIN
- UE — EXISTING UNDERGROUND ELECTRICAL
- W — EXISTING WATER MAIN
- WS — NEW WATER SERVICE

PRELIMINARY
PROFESSIONAL ENGINEER
A. ROPER
No. 61668
REGISTERED
CIVIL
STATE OF CALIFORNIA

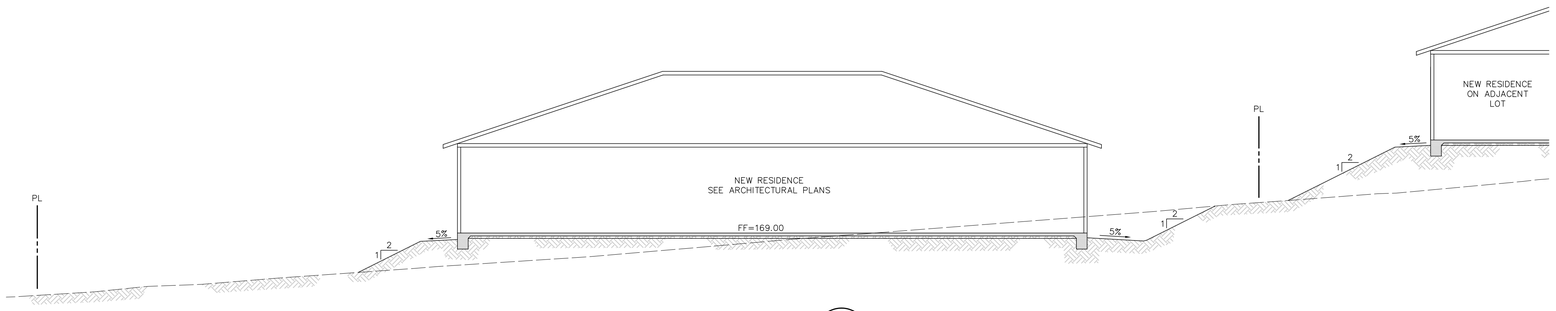
UNLESS SIGNED BY THE ENGINEER, THIS PLAN IS FOR REFERENCE ONLY. THE SIGNED PLAN IS THE ONLY PLAN TO BE USED FOR CONSTRUCTION.

ROPER ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
48 MANN AVENUE CORRALITOS, CA 95076
(831) 724-5300 jeff@roperengineering.com

NEW RESIDENCES FOR
SAIDI FARHAT
2801 SUMMERLAND ROAD AROMAS APN 181-261-32 & 40

PRELIMINARY UTILITY PLAN

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	AUG. 8, 2025
REVISED:	
JOB NO.:	22031
SHEET	C3
OF	5 SHEETS



SECTION A / C4

SCALE: 1"=10'

GEOTECHNICAL INSPECTION SCHEDULE					
	ITEM	TO BE INSPECTED BY	WHEN	INSPECTED BY	DATE
1	PRIOR TO GRADING				
	PRE-GRADING MEETING	GEOTECHNICAL ENGINEER/REPRESENTATIVE	PRIOR TO START OF GRADING		
	RETRIEVE SOIL SAMPLE		PRIOR TO START OF GRADING		
2	FILL/CUT SLOPE CONSTRUCTION				
	OBSERVE KEYWAY EXCAVATION	GEOTECHNICAL ENGINEER/REPRESENTATIVE	WHEN EXCAVATED, PRIOR TO PLACING FILL		
	TEST FILL MATERIAL		ON GOING		
	OBSERVE CUT SLOPES FOR COMPLIANCE WITH GRADIENTS		WHEN EXCAVATED		
3	BUILDING PAD PREPARATION				
	OBSERVE BOTTOM OF OVER-EXCAVATION AT BUILDING PAD	GEOTECHNICAL ENGINEER/REPRESENTATIVE	WHEN EXCAVATED PRIOR TO PLACING FILL		
	OBSERVE STABILIZATION FABRIC PLACEMENT		PRIOR TO PLACING FILL		
	OBSERVE AND TEST FILL MATERIAL		ON GOING		
	OBSERVE FOUNDATION EXCAVATIONS AT STRUCTURE		PRIOR TO REINFORCEMENT		
4	RETAINING WALL CONSTRUTION				
	OBSERVE FOUNDATION EXCAVATIONS	GEOTECHNICAL ENGINEER/REPRESENTATIVE	PRIOR TO PLACING REINFORCEMENT		
	OBSERVE RETAINING WALL DRAIN AND OUTLET		AFTER PIPE IS IN PLACE, PRIOR TO BACKFILLING		
	OBSERVE AND TEST RETAINING WALL BACKFILL		DURING FILL PLACEMENT, ON GOING		
5	SUBDRAIN CONSTRUCTION	GEOTECHNICAL ENGINEER/REPRESENTATIVE			
	OBSERVE SUBDRAIN CONSTRUCTION		AFTER PIPE IS IN PLACE, PRIOR TO BACK FILLING		
6	DRIVEWAY CONSTRUCTION				
	OBSERVE OVEREXCAVATION	GEOTECHNICAL ENGINEER/REPRESENTATIVE	WHEN EXCAVATED, PRIOR TO PLACING FILL		
	TEST SUBGRADE		DURING FILL PLACEMENT AND PRIOR TO PLACING BASEROCK		
	TEST BASEROCK		IMMEDIATELY AFTER CONSTRUCTION; PRIOR TO PAVING		
7	UTILITY TRENCHES	GEOTECHNICAL ENGINEER/REPRESENTATIVE			
	TEST TRENCH BACKFILL		ON GOING		
8	SITE DRAINAGE	GEOTECHNICAL ENGINEER/REPRESENTATIVE			
	OBSERVE SITE DRAINAGE		PRIOR TO FINAL		

GRADING NOTES

1. UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE, VERIFICATION IS THE RESPONSIBILITY OF THE CONTRACTOR. PRIOR TO EXCAVATION, CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES. CALL 811 TO HAVE UTILITIES LOCATED AND MARKED.
2. VEGETATION, ROOTS AND DELETERIOUS MATERIALS SHALL BE REMOVED FROM AREA TO BE GRADED PRIOR TO GRADING.
3. CUT SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL IN NATIVE MATERIAL AS DETERMINED BY THE ENGINEER.
4. FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
5. FILL SHALL BE COMPACTED TO 90% RELATIVE COMPACTION UNLESS OTHERWISE NOTED. SEE GEOTECHNICAL INVESTIGATION FOR FURTHER SPECIFICATIONS.
6. AFTER GRADING, SPREAD TOPSOIL FROM STRIPPINGS ON SLOPES AND LANDSCAPED AREAS 3" TO 6" DEEP.
7. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
8. CUT AND FILL SLOPES SHALL BE PLANTED WITH ANNUAL RYE GRASS (40 LBS/ACRE) AND MULCHED WITH COMPOST.
9. CONCRETE IN DRIVEWAYS SHALL HAVE A COMPRESSIVE STRENGTH OF 2500 PSI @ 28 DAYS.
10. THE UPPER 8 INCHES OF SUBGRADE IN DRIVEWAY AREAS SHALL BE COMPACTED TO 95% RELATIVE COMPACTION. SEE GEOTECHNICAL INVESTIGATION FOR FURTHER SPECIFICATIONS.
11. AGGREGATE BASE SHALL BE CLASS 2 IN CONFORMANCE WITH SECTION 26 OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS.
12. ASPHALT CONCRETE SHALL BE TYPE B AND SHALL CONFORM TO THE PROVISIONS IN SECTION 39 OF CALTRANS STANDARD SPECIFICATIONS. THE AGGREGATE SHALL CONFORM TO THE GRADING SPECIFIED IN SECTION 39-2.02 OF CALTRANS STANDARD SPECIFICATIONS FOR THE 1/2" MAXIMUM MEDIUM GRADATION.
13. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
14. THE GEOTECHNICAL INVESTIGATION PREPARED BY SOIL SURVEYS GROUP FOR FARHAT CONSTRUCTION DATED DECEMBER 31, 2021 JOB NO. 7973 SHALL BE STRICTLY ADHERED TO DURING THE GRADING AND CONSTRUCTION OF THIS PROJECT.

PRELIMINARY
PROFESSIONAL ENGINEER JEFFREY A. ROPER No. 61168 CIVIL REGISTERED STATE OF CALIFORNIA

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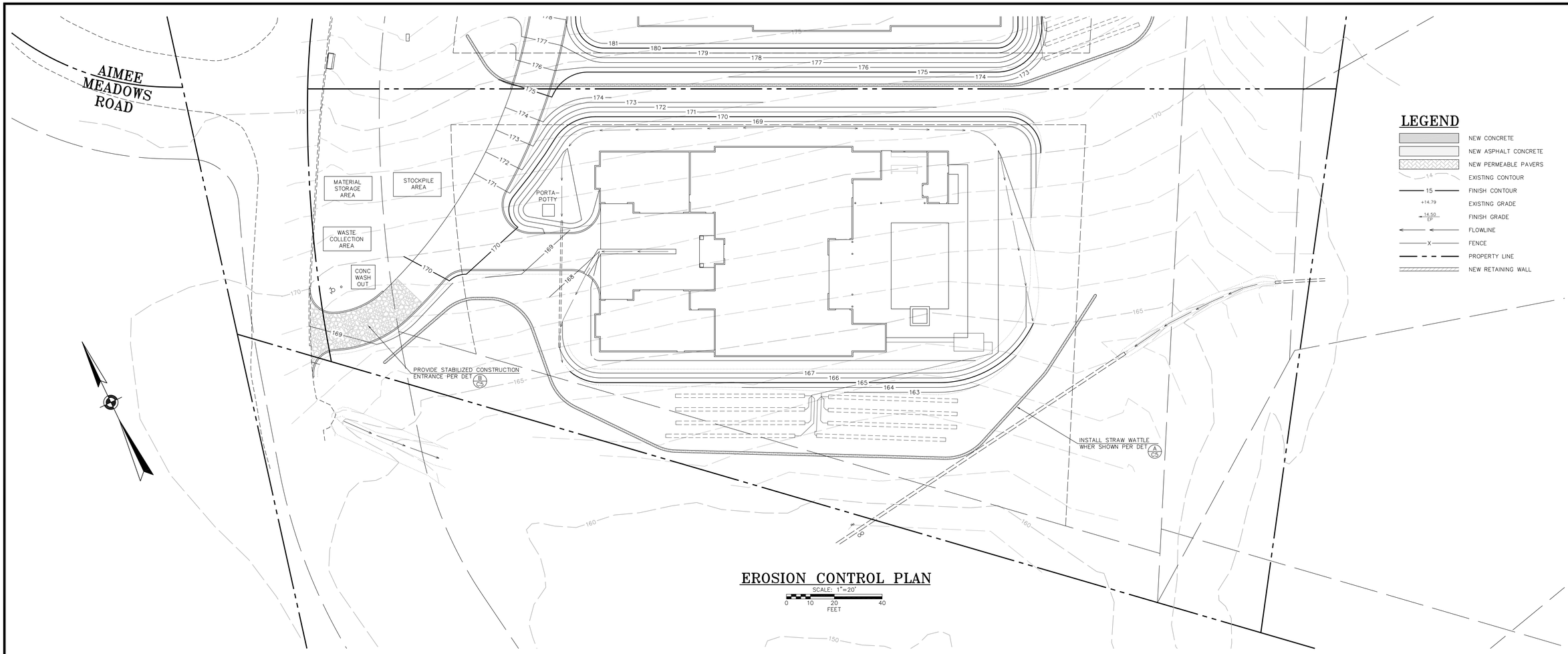
ROPER ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
48 MANN AVENUE CORRALITOS, CA 95076
(831) 724-5300 jeff@roperengineering.com

NEW RESIDENCES FOR
SAIDI FARHAT
2801 SUMMERLAND ROAD AROMAS APN 181-261-32 & 40

SECTIONS & NOTES

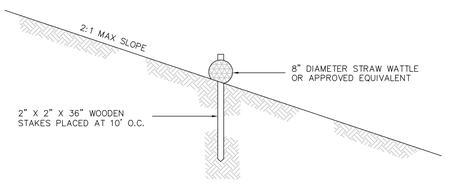
SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	AUG. 8, 2025
REVISED:	
JOB NO.:	22031
SHEET	C4
OF	5 SHEETS



EROSION CONTROL PLAN

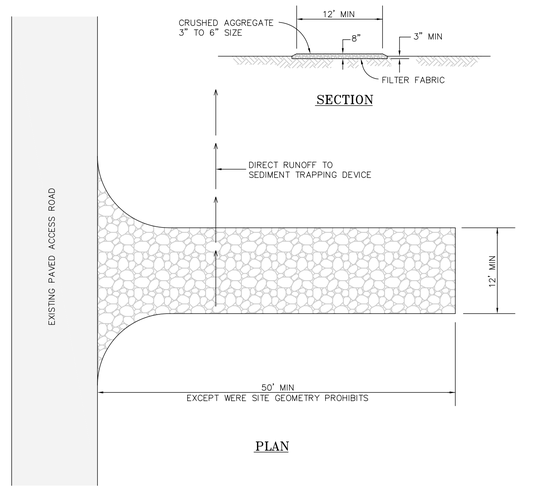
SCALE: 1"=20'

0 10 20 40 FEET



STRAW WATTLE DETAIL A C5

SCALE: 1"=2'



STABILIZED CONSTRUCTION ENTRANCE B C5

SCALE: 1"=10'

SITE HOUSEKEEPING REQUIREMENTS

CONSTRUCTION MATERIALS

- ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
- ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
- EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
- BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

WASTE MANAGEMENT

- DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
- SANITATION FACILITIES SHALL BE CONTAINED (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
- SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
- COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
- DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
- STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
- PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
- EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
- CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.

VEHICLE STORAGE AND MAINTENANCE

- MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FIE1 TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.
- ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS.
- LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

LANDSCAPE MATERIALS

- CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.
- CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
- DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.
- APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
- STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

MONTEREY COUNTY EROSION CONTROL NOTES

1. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH.) YES NO
2. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION. (MCC 16.12.100)
3. THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
4. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
5. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
6. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

PRELIMINARY
PROFESSIONAL ENGINEER JEFFREY A. ROPER No. 46088 CIVIL REGISTERED STATE OF CALIFORNIA

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NEW RESIDENCES FOR SAIDI FARHAT
2801 SUMMERLAND ROAD APROMAS APN 181-261-32 & 40

EROSION CONTROL PLAN

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	AUG. 8, 2025
REVISED:	
JOB NO.:	22031
SHEET	C5
OF	4 SHEETS

ABBREVIATIONS

Ø	DIAMETER	MAX	MAXIMUM
		MEP	MECHANICAL/ELECTRICAL/PLUMBING
AB	AGGREGATE BASE	MH	MANHOLE
ABDN	ABANDONED	MIN	MINIMUM
AC	ACRE, ASPHALT CONCRETE	MIPT	MALE IRON PIPE THREAD
ACP	ASBESTOS CEMENT PIPE	MJ	MECHANICAL JOINT
ACM	ASBESTOS CONTAINING MATERIAL	MPVC	MIDPOINT OF VERTICAL CURVE
AD	AREA DRAIN	MON	MONUMENT
AGG	AGGREGATE		
ALGN	ALIGNMENT	N	NORTHING COORDINATE
ARV	AIR RELEASE VALVE	(N)	NEW
ASB	AGGREGATE SUBBASE	NC	NORMALLY CLOSED
ASPH	ASPHALT	NIC	NOT IN CONTRACT
		NO	NUMBER
BC	BEGIN CURVE	NTS	NOT TO SCALE
BEG	BEGIN		
BFP	BACK FLOW PREVENTER		
BLDC	BUILDING CORNER	OHE	OVERHEAD ELECTRIC
BLDG	BUILDING	O.R.	OFFICIAL RECORDS
BMP	BEST MANAGEMENT PRACTICES		
BOD	BOTTOM OF DOCK	(P)	PROPOSED
BOL	BOLLARD	P	PAVEMENT ELEVATION
BSW	BACK OF SIDEWALK	PA	PLANTER AREA
BVC	BEGIN VERTICAL CURVE	PB	PULL BOX
BW	FINISHED GRADE AT BOTTOM OF WALL	PCC	POINT OF COMPOUND CURVATURE
			PORTLAND CEMENT CONCRETE
C	CONCRETE OR CIVIL	PE	PLAIN END
CB	CATCH BASIN	PED	PEDESTRIAN
C&G	CURB AND GUTTER	PERF	PERFORATED
CG&S/W	CURB, GUTTER & SIDEWALK	PH	POTHOLE
CI	CAST IRON OR CURB INLET	PID	POINT ID
CIP	CAST IRON PIPE	PIV	POST INDICATOR VALVE
CL	CENTERLINE	PL	PROPERTY LINE
CLR	CLEAR	PM	PARKING METER
CLSM	CONTROLLED LOW-STRENGTH MATERIAL	PMH	POWER MANHOLE
CMN	COMMUNICATION	PO	PUSH-ON
CMP	CORRUGATED METAL PIPE	POC	POINT ON CURVE
CO	CLEAN OUT	POI	POINT OF INTERSECTION
CONC	CONCRETE	PP	POWER POLE
CONST	CONSTRUCTION OR CONSTRUCT	PRC	POINT OF REVERSE CURVATURE
CONF	CONFORM TO EXISTING	PRV	PRESSURE REDUCING VALVE
CSC	CITY OF SANTA CLARA	PRUE	PRIVATE UTILITY EASEMENT
CU	CUBIC	PT	POINT OF TANGENCY
CY	CUBIC YARD	PUE	PUBLIC UTILITY EASEMENT
		PVC	POLYVINYL CHLORIDE PIPE
D=	DELTA (CURVE)		
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY	R	RIGHT
DEMO	DEMOLISH	R=	RADIUS (CURVE)
DEPT	DEPARTMENT	RC	RELATIVE COMPACTION
DET	DETAIL	RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET, DUCTILE IRON	RJ	RESTRAINED JOINT
DIA	DIAMETER	RP	RADIUS POINT
DIP	DUCTILE IRON PIPE	RPBFP	REDUCED PRESSURE BACKFLOW PREVENTER
DOM	DOMESTIC	RPPA R	EDUCED PRESSURE PRINCIPLE ASSEMBLY
DW	DOMESTIC WATER	RSC	RECEIVING AND SUPPORT CENTER
DWG	DRAWING	RW	RECYCLED WATER
		R/W, ROW	RIGHT OF WAY
E	EASTING COORDINATE, ELECTRIC		
EC	END CURVE	S	SOUTH, SLOPE
EG	EXISTING GRADE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EL, ELEV	ELEVATION	SD	STORM DRAIN
ELEC	ELECTRICAL	SDCB	STORM DRAIN CATCH BASIN
EP	EDGE OF PAVEMENT	SDI	STORM DRAIN INLET
EVA	EMERGENCY VEHICLE ACCESS	SDMH	STORM DRAIN MANHOLE
EX,EXIST,	EXISTING	SDCO	STORM DRAIN CLEANOUT
(E)		S.E.D.	SEE ELECTRICAL DRAWINGS
		SF	SILT FENCE
(F)	FUTURE	SG	SUBGRADE
FA	FIRE ALARM	SHLDR	SHOULDER
F/C,FC	FACE OF CURB	SHT	SHEET
FD	FOUND	SL	STREETLIGHT
FDC	FIRE DEPARTMENT CONNECTION	S.L.D.	SEE LANDSCAPE DRAWINGS
FF,FFE	FINISHED FLOOR ELEVATION	SMH	SIGNAL MANHOLE
FG	FINISH GRADE	S.M.D	SEE MECHANICAL DRAWINGS
FH	FIRE HYDRANT	S.P.D	SEE PLUMBING DRAWINGS
FIPT	FEMALE IRON PIPE THREAD	SS	SANITARY SEWER
FL	FLOW LINE, FLANGE	S.S.D.	SEE STRUCTURAL DRAWINGS
FLG	FLANGE	SSD	SUBSURFACE DRIP
FM	FLOWMETER/FORCE MAIN	SSCO	SANITARY SEWER CLEANOUT
FOUND	FOUNDATION	SSFM	SANITARY SEWER FORCE MAIN
FS	FINISHED SURFACE	SSMH	SANITARY SEWER MANHOLE
FT	FOOT, FEET	SSPS	SANITARY SEWER PUMP STATION
FW	FIRE WATER	STA	STATION
		STD	STANDARD
G	GAS, GROUND ELEVATION	STL	STEEL
GB	GRADE BREAK	S/W	SIDEWALK
GI	GALVANIZED IRON	SVP	SILICON VALLEY POWER
GRD, G	GROUND		
GV	GATE VALVE	T	TELEPHONE
		TC	TOP OF CURB
HMA	HOT MIX ASPHALT	TD	TRENCH DRAIN
HORIZ	HORIZONTAL	TEL	TELEPHONE
HT	HEIGHT	TEMP	TEMPORARY
HP	HIGH POINT	TFC	TOP FACE OF CURB
		THK	THICK
INV	INVERT	TOD	TOP OF DOCK
INST	INSTALL	TOE	TOE OF SLOPE
IRR	IRRIGATION	TW,TOW	TOP OF WALL
		TS	TOP OF SLAB
JP	JOINT POLE	TYP	TYPICAL
JT	JOINT TRENCH		
		UON	UNLESS OTHERWISE NOTED
L	LEFT	U/G	UNDERGROUND
L=	LENGTH (CURVE)		
LF	LINEAR FEET	VC	VERTICAL CURVE
LAT	LATERAL		
LIP	LIP OF GUTTER	W	WEST, WATER
LP	LIGHT POLE, LOW POINT	WM	WATER METER
LPFH	FIRE HYDRANT	WV	WATER VALVE
LS	LANDSCAPE	WWF	WELDED WIRE FABRIC
LSA	LANDSCAPE ARCHITECT	W/	WITH
MA	MEDICAL AIR	YDS	YARDS

CIVIL SYMBOLS LEGEND

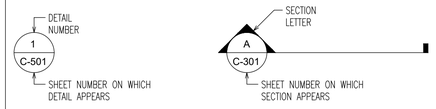
SURVEY TOPO AND SITE IMPROVEMENTS

	6" CURB & GUTTER	SDCO	STORM DRAIN CLEANOUT
	EDGE OF AC PAVEMENT	E	ELECTRIC VAULT COVER
	6" VERTICAL CURB	PB	PULL BOX
DW	DOMESTIC WATER MAIN	HVE	HIGH VOLTAGE ELECTRIC
E	ELECTRIC LINE	T	TELEPHONE MANHOLE
FL	FLUSH LINE		POWER POLE
FM	FORCE MAIN	GUY	GUY WIRE & ANCHOR
G	GAS LINE	JP	JOINT POLE
IRR	IRRIGATION LINE		STREET LIGHT
OH	OVERHEAD WIRES		ELECTROLIER
OHE	OVERHEAD ELECTRIC		TRAFFIC SIGNAL
OHT	OVERHEAD TELEPHONE	TS	TRAFFIC SIGNAL
RW	RECYCLED WATER		PEDESTRIAN LIGHT
SS	SANITARY SEWER LINE		PEDESTRIAN PUSH BUTTON
SD	STORM DRAIN LINE	DET	CROSSWALK DETECTOR
SL	STREET LIGHT CONDUIT	SL	STREET LIGHT PULLBOX
C	TELECOMMUNICATIONS		SIGN (AS NOTED)
TEL	TELEPHONE LINE		THRUST BLOCK
TV	TELEVISION LINE		CAP
W	WATER LINE		GATE VALVE
UGE	UNDERGROUND ELECTRIC		BUTTERFLY VALVE
	TRENCH DRAIN		DEMO
	METAL BEAM GUARD RAIL		WELL
	SILT FENCE		PUMP
x	CHAIN LINK FENCE		BALL VALVE
	FLOW LINE		ACTUATED BALL VALVE
#	CONTOUR ELEVATION LINE		SOLENOID VALVE
	CENTER LINE		AIR/VACUUM BREAKER
	PROPERTY LINE		PRESSURE REGULATOR
	MONUMENT LINE		SSD FILTER
	EASEMENT LINE		ISOLATION VALVE
TC 24.52 FG	FINISH GRADE		CHECK VALVE
2.0%	SURFACE DRAINAGE SLOPE		FLOW METER
x 95.94 95.94 TC	SPOT ELEVATION		PRESSURE GAUGE
	GRADE BREAK		PRESSURE SWITCH
	LIMIT OF WORK/GRADING		FLOAT VALVE
	IRRIGATION BOX		
GM	GAS METER		
G	GAS VALVE		
WM	WATER METER		
W	WATER VALVE		
	WATER METER OR BFP		
	FIRE HYDRANT		
FDC	FIRE DEPARTMENT CONNECTION		
	WATER TAPPING SADDLE		
SSMH	SEWER MANHOLE		
CO	SEWER CLEANOUT		
	SEWER LAMP HOLE		
	SEWER VENT		
SDMH	STORM DRAIN MANHOLE		
CB	CATCH BASIN		
CI	CURB INLET		
DI	DRAINAGE INLET		

ANNOTATION

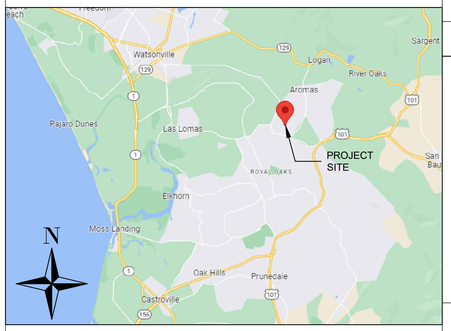
1 KEYNOTE

1 DEMOLITION NOTE

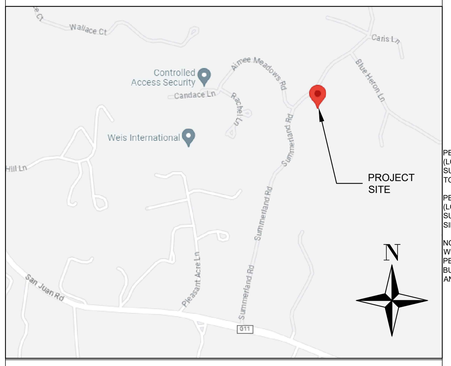


DETAIL INDICATOR — SECTION INDICATOR

SITE VICINITY



SITE LOCATION



PROJECT DESCRIPTION

GENERAL: NEW SEPTIC SYSTEM

BASIS: NEW SFD

GENERAL SHEET NOTES

1. ABBREVIATIONS AND SYMBOLS ON THIS SHEET APPLY ONLY TO THE CIVIL DRAWINGS, REFER TO OTHER DISCIPLINES FOR APPLICABLE ABBREVIATIONS AND SYMBOLS NOT PROVIDED HERE.
2. THIS IS A STANDARD ABBREVIATION AND LEGEND SHEET, THEREFORE, SOMEABBREVIATIONS AND LEGEND SYMBOLS MAY APPEAR ON THIS SHEET AND MAY NOT BE UTILIZED ON THIS PROJECT.
3. DO NOT SCALE DRAWINGS.
4. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE CURRENTLY REQUIRED VERSION OF THE FOLLOWING CODE:
   - 4.1. CALIFORNIA BUILDING CODE
   - 4.2. CALIFORNIA PLUMBING CODE
   - 4.3. CALIFORNIA MECHANICAL CODE
   - 4.4. CALIFORNIA ELECTRICAL CODE
   - 4.5. ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES
5. NOTHING ON THE ENCLOSED DRAWINGS IS TO BE CONSTRUED AS REQUIRING OR PERMITTING WORK THAT IS CONTRARY TO THE CODES, ORDINANCES, OR REGULATIONS DESCRIBED ABOVE.
6. ANY DEVIATIONS FROM THE PROPOSED PLANS SHALL BE DISCUSSED WITH THE PROJECT ENGINEER PRIOR TO MAKING CHANGES IN THE FIELD.

INDEX

WASTEWATER SHEETS

PROJECT DESIGN AND OPERATION NOTES

DESIGN FLOWS, VOLUMES, AND TREATMENT

LOT -032 (LOT #1) (2801 SUMMERLAND)
FACILITY TYPE: RESIDENTIAL
UNIT FLOW BASIS: # OF BEDROOMS
OF UNITS: NEW 4 BEDROOM + 1 BEDROOM EQUIV. SFD
DESIGN FLOWS: 600 GPD
TREATMENT CATEGORY: CONVENTIONAL
NEW SEPTIC TANK VOLUME: 2,500 GALLONS

SOIL TESTING RESULTS AND DISPOSAL DESIGN: LOT -032 & LOT -033

THE FOLLOWING SOIL PROFILE AND PERCOLATION TESTING INFORMATION WAS EXTRACTED FROM THE PROJECT GEOTECHNICAL REPORT PREPARED BY SOIL SURVEYS GROUP, INC. (JOB #7973):

PERCOLATION TEST HOLES P-1, P-2, AND P-3, WERE LOCATED NEAR THE PROPOSED SEPTIC AREA FOR 2801 SUMMERLAND ROAD (LOT 1), AS SHOWN ON FIGURE II. THE SOILS LOGGED SIMILARLY TO DEPTHS OF 10, 5, AND 3 FEET RESPECTIVELY. THE NEAR SURFACE SOILS CONSISTS OF SILTY, FINE TO MEDIUM GRAINED SAND TO A DEPTH OF 1.5 FEET OVERLYING CLAYEY, SILTY, FINE TO MEDIUM GRAINED SAND TO A DEPTH OF TEN FEET.

PERCOLATION TEST HOLES P-4, P-5, AND P-6, WERE LOCATED NEAR THE PROPOSED SEPTIC AREA FOR 2791 SUMMERLAND ROAD (LOT 2), AS SHOWN ON FIGURE II. THE SOILS LOGGED SIMILARLY TO DEPTHS OF 10, 5, AND 3 FEET RESPECTIVELY. THE NEAR SURFACE SOILS CONSISTS OF SILTY, CLAYEY, FINE TO MEDIUM GRAINED SAND TO A DEPTH OF 1.5 FEET OVERLYING CLAYEY, SILTY, FINE TO MEDIUM GRAINED SAND TO A DEPTH OF TEN FEET.

NO GROUNDWATER WAS ENCOUNTERED IN THE BORINGS TO A MAXIMUM EXPLORED DEPTH OF 30.0 FEET. BORINGS B-1 AND B-3 WERE PREPARED AND INSTALLED AS GROUNDWATER MONITORS. NO GROUNDWATER WAS MEASURED ON THE DAY OF PERCOLATION TESTING, SEPTEMBER 15, 2021. THE ACTUAL DEPTH TO GROUNDWATER DURING RAINY MONTHS IS UNKNOWN, BUT IT SHOULD BE NOTED THAT GROUNDWATER FLUCTUATIONS CAN OCCUR DUE TO VARIATIONS IN RAINFALL, TEMPERATURE AND OTHER FACTORS NOT EVIDENT DURING THE TIME OF OUR INVESTIGATION.

Percolation tests were performed in the selected test holes by the Falling Head method on September 15, 2021, within twenty-four hours of presaturation. Measurements were taken from the test hole reference points (R.P.). The final percolation rates are summarized as follows:

Boring No.	Beginning Depth Ft.	Final Perc. Rate Inches/Hour	Final Perc. Rate Minutes/Inch
P-1	10.11	3.60	16.67
P-2	5.04	3.60	16.67
P-3	3.14	2.88	20.83
P-4	10.07	2.64	22.73
P-5	5.00	2.40	25.00
P-6	3.01	1.44	41.67

LOT -032 (LOT #1) (2801 SUMMERLAND)
DESIGN AREA APPLICATION RATE FOR 10' DEPTH: 0.7 GPD/SF
REQUIRED EFFECTIVE LEACHING AREA: 857 SF
DESIGN EFFECTIVE LEACHING AREA: 857+ SF
MAX EFFECTIVE AREA/LF: 4SF/LF

OWNER IS RESPONSIBLE FOR GENERAL OPERATION AND MAINTENANCE OF THE WASTEWATER SYSTEM

THE SEPTIC/WASTEWATER SYSTEM SHALL BE INSTALLED BY A QUALIFIED PROFESSIONAL.

COVER SHEET

FARHAT SITE IMPROVEMENT PROJECT
2801 SUMMERLAND RD
AROMAS CA 95076
APN: 181-261-032

CLIENT
SAIDI FARHAT
farhatsaidi@ymail.com
831-227-3359

MYER ENGINEERING, INC.
Civil Engineering Consulting Services
PAUL MYER, MS, PE
1796 LAUREL GLEN RD.
SOQUEL, CA 95073
(831) 800-2244
paul@myerengineering.com

REGISTERED PROFESSIONAL ENGINEER
C 80522
EXP 03/31/27
CIVIL
STATE OF CALIFORNIA

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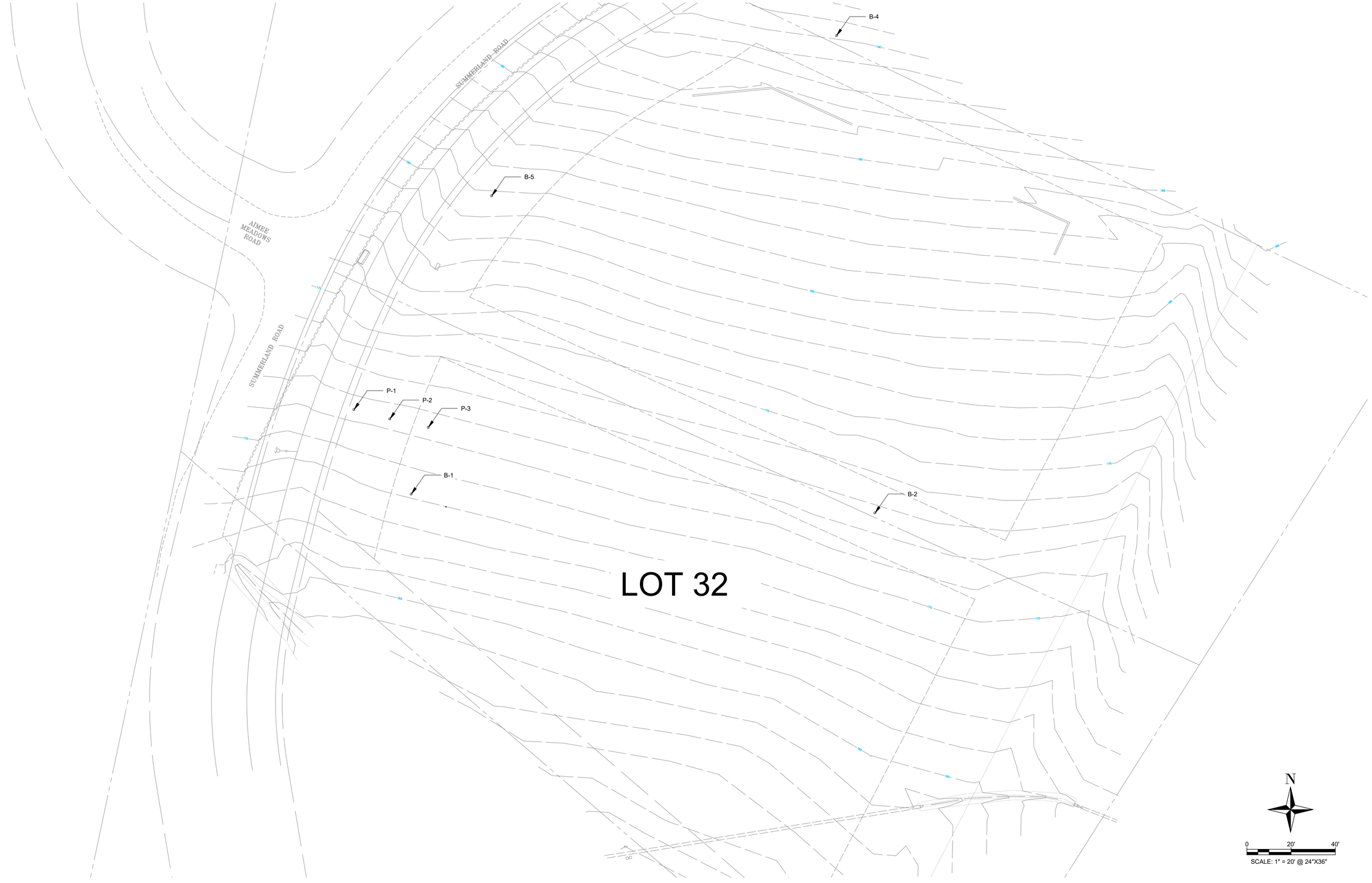
Project No. 202327	Scale AS SHOWN
Date MAR 2025	
Sheet No. WW1	

1 OF 5

No.	Revision/Issue	Date

PEM 9/9/2025 MYE_Farhat_OWTS Plans_LOT 32.dwg



1 EXISTING SITE LAYOUT
SCALE: 1" = 20'

No.	Revision/Issue	Date

EXISTING SITE LAYOUT

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SOQUEL, CA 95073
(831) 800-2244
paul@myerengineering.com

REGISTERED PROFESSIONAL ENGINEER
C 80522
EXP 03/31/27
CIVIL
STATE OF CALIFORNIA

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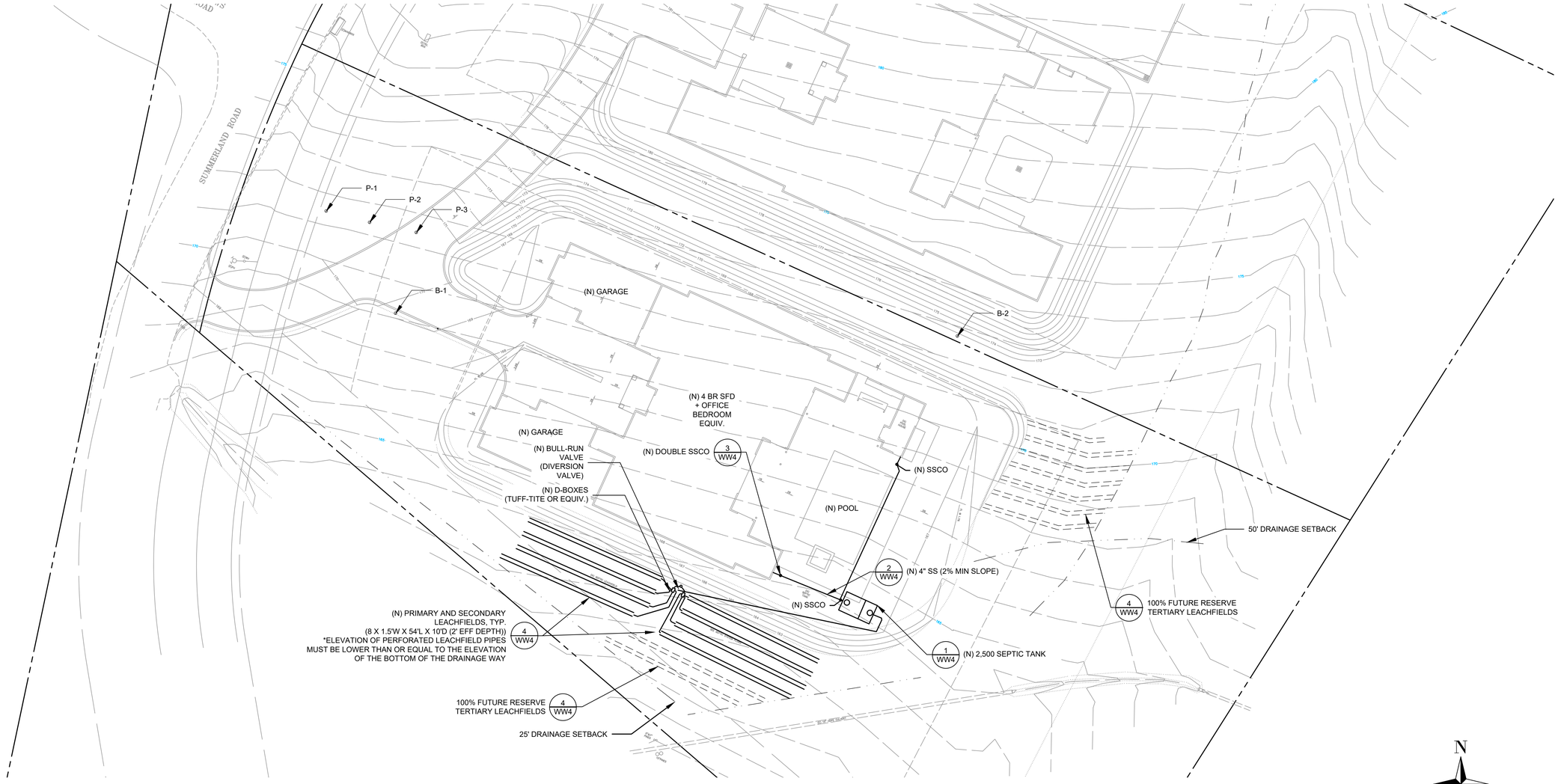

1 WASTEWATER SYSTEM PLAN
SCALE: 1" = 20'

N

0 20' 40'

SCALE: 1" = 20' @ 24"X36"

No.	Revision/Issue	Date

WASTEWATER SYSTEM PLAN

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2801 SUMMERLAND RD
AROMAS CA 95076
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CLIENT
SAIDI FARHAT
farhatsaidi@ymail.com
831-227-3359

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Civil Engineering Consulting Services
PAUL MYER, MS, PE
1796 LAUREL GLEN RD.
SOQUEL, CA 95073
(831) 800-2244
paul@myerengineering.com

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C 80522
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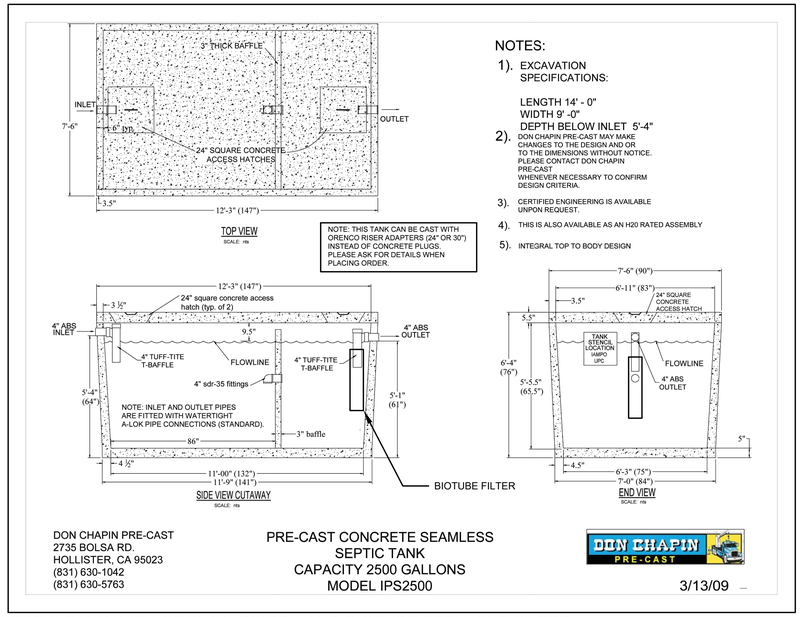
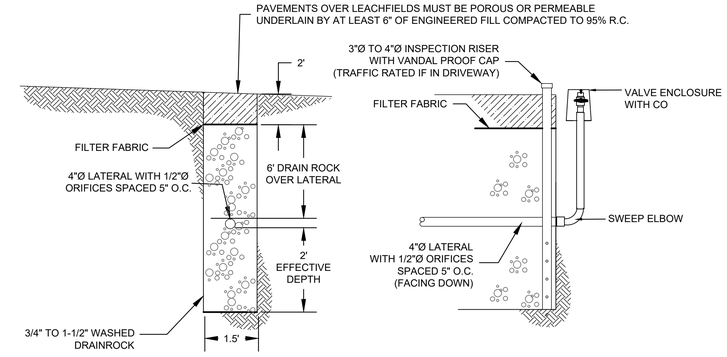
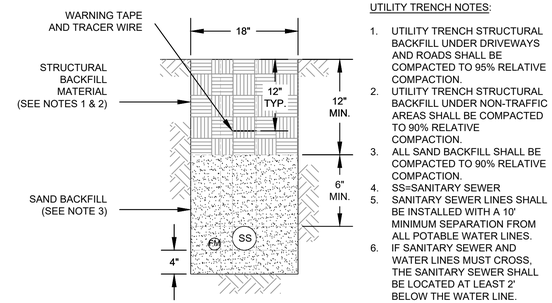


1 2,500 GAL SEPTIC TANK WITH ORENCO RISERS AND BIOTUBE EFFLUENT FILTER
SCALE: AS DIMENSIONED

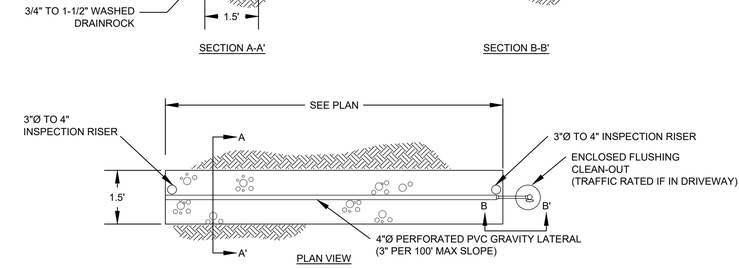




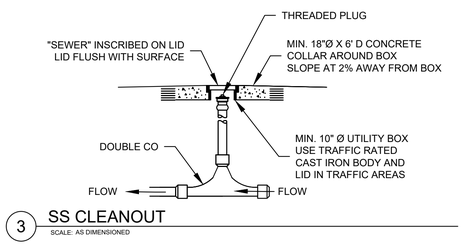
UTILITY TRENCH NOTES:

1. UTILITY TRENCH STRUCTURAL BACKFILL UNDER DRIVEWAYS AND ROADS SHALL BE COMPACTED TO 95% RELATIVE COMPACTION.
2. UTILITY TRENCH STRUCTURAL BACKFILL UNDER NON-TRAFFIC AREAS SHALL BE COMPACTED TO 90% RELATIVE COMPACTION.
3. ALL SAND BACKFILL SHALL BE COMPACTED TO 90% RELATIVE COMPACTION.
4. SS=SANITARY SEWER
5. SANITARY SEWER LINES SHALL BE INSTALLED WITH A 10' MINIMUM SEPARATION FROM ALL POTABLE WATER LINES.
6. IF SANITARY SEWER AND WATER LINES MUST CROSS, THE SANITARY SEWER SHALL BE LOCATED AT LEAST 2' BELOW THE WATER LINE.

2 SS UTILITY TRENCH DETAIL
SCALE: AS DIMENSIONED



4 CONVENTIONAL LEACHFIELD
SCALE: AS DIMENSIONED



3 SS CLEANOUT
SCALE: AS DIMENSIONED

WASTEWATER SYSTEM
SCHEMATIC AND DETAILS

FARHAT SITE IMPROVEMENT PROJECT
2801 SUMMERLAND RD
AROMAS CA 95076
APN: 181-261-032

CLIENT
SAIDI FARHAT
farhatsaidi@ymail.com
831-227-3359

MYER ENGINEERING, INC.
Civil Engineering Consulting Services
PAUL MYER, MS, PE
1796 LAUREL GLEN RD.
SOQUEL, CA 95073
(831) 800-2244
paul@myerengineering.com

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WW4
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No.	Revision/Issue	Date

GENERAL SPECIFICATIONS

THE FOLLOWING SPECIFICATIONS ARE FOR THE INSTALLATION OF THE ENHANCED WASTEWATER TREATMENT SYSTEM AT THE LOCATION SPECIFIED IN THE BORDER OF THESE DESIGN PLANS. THE ACCOMPANIED PLANS PRESENT THE GENERAL LAYOUT, PLUMBING CONFIGURATION, AND CONSTRUCTION DETAILS.

MATERIAL SPECIFICATIONS

THE FOLLOWING ARE MATERIAL SPECIFICATIONS FOR THE WASTEWATER SYSTEM COMPONENTS. ALL MATERIALS USED FOR THE CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS AND AS DESCRIBED IN THE ACCOMPANIED PLANS OR AN ENGINEER APPROVED EQUIVALENT.

1. SUBSURFACE TANKS

THE SUBSURFACE TANKS INCLUDE THE 2,500 GALLON CONCRETE WATER-TIGHT SEPTIC TANK.

1.1. 2,500 GALLON CONCRETE WATER-TIGHT SEPTIC TANK. THE SYSTEM SHALL BE CAPABLE OF TREATING DESIGN FLOW OF AT LEAST 600 GPD. DIMENSIONS, FITTING SIZES AND LOCATIONS, AND OPTIONAL ACCESSORIES SHALL BE INCLUDED AS SHOWN ON TANK DRAWINGS. THE TANK SHALL BE WATERTIGHT AND TESTED IN THE FIELD AFTER INSTALLATION.

1.2. PRODUCT STORAGE. THE SUBSURFACE TANKS SHALL BE CAPABLE OF STORING SEPTAGE LIMITED TO THE COLLECTION AND STORAGE OF HUMAN SOLID OR LIQUID ORGANIC WASTE.

1.3. PIPING. SDR35 PVC PIPE, SCHEDULE 40 PVC PIPE, OR ABS PIPE SHALL BE USED FOR INLET AND OUTLET PIPING AS SHOWN ON DRAWINGS. ALL PIPING SHALL BE FACTORY SEALED TO ENABLE FIELD TIGHTNESS TESTING WITH AT LEAST ONE PIPE OPENING PROVIDED WITH A THREADED FITTING FOR CONNECTING A PRESSURE TEST MANIFOLD.

1.4. ACCESS OPENINGS. ALL ACCESS OPENINGS SHALL BE 30 INCHES IN DIAMETER OR LARGER AS SHOWN ON THE PLANS, SHALL BE MANUFACTURED OF FIBERGLASS, CONCRETE OR CAST IRON WITH RESPECT TO SPECIFIED TRAFFIC RATING. LOCATIONS SHALL BE AS SHOWN ON TANK DRAWINGS. EACH MANHOLE SHALL HAVE A WATERTIGHT RISER TO FINISH GRADE.

1.5. RISERS. RISERS SHALL BE REQUIRED FOR ACCESS TO INTERNAL VAULTS AND ACCESS INTO THE TANKS FOR SEPTAGE PUMPING. ALL RISERS SHALL BE CONSTRUCTED WITH WATERTIGHT SEALS PROVIDED. RISERS SHALL BE A MINIMUM OF 30" IN NOMINAL DIAMETER WHEN THE DEPTH OF BURY IS 36" OR GREATER, TO ENSURE PRODUCT COMPATIBILITY, RISERS, LIDS, AND ATTACHMENT COMPONENTS SHALL BE SUPPLIED BY A SINGLE MANUFACTURER AND, WHERE APPLICABLE, SHALL BE FACTORY EQUIPPED WITH THE FOLLOWING:

1.5.1. ADHESIVE. WHEN BONDING TO THE RISER RINGS, AN EPOXY PROVIDED BY THE MANUFACTURER SHALL BE USED. ADHESIVES AND SEALANTS SHALL BE WATERPROOF, CORROSION RESISTANT, AND APPROVED FOR THE INTENDED APPLICATION. THE RISER-TO-TANK CONNECTION SHALL BE WATERTIGHT AND STRUCTURALLY SOUND. THE RISER-TO-TANK CONNECTION SHALL BE CAPABLE OF WITHSTANDING A VERTICAL UPLIFT OF 5,000 POUNDS TO PREVENT RISER SEPARATION DUE TO TANK SETTLEMENT, FROST HEAVE, AND VEHICLE TRAFFIC OVER THE TANK.

1.5.2. LIDS. ONE LID SHALL BE FURNISHED WITH EACH ACCESS RISER. LIDS SHALL BE WATERPROOF, CORROSION RESISTANT, AND UV RESISTANT. LIDS SHALL BE FLAT, WITH NO NOTICEABLE UPWARD DOME. LIDS SHALL NOT ALLOW WATER TO POND ON THEM. LIDS SHALL FORM A WATERTIGHT SEAL WITH THE TOP OF RISER. TRAFFIC-RATED LIDS SHALL BE CAPABLE OF WITHSTANDING A TRUCK WHEEL LOAD (36 SQUARE INCHES) OF 2500 POUNDS FOR 60 MINUTES WITH A MAXIMUM VERTICAL DEFLECTION OF 1-1/2". LIDS SHALL BE PROVIDED WITH TAMPER-RESISTANT STAINLESS STEEL FASTENERS AND A TOOL FOR FASTENER REMOVAL. TAMPER-RESISTANT FASTENERS INCLUDE RECESSED DRIVES, SUCH AS HEX, TORX, AND SQUARE. FASTENERS THAT CAN BE REMOVED WITH COMMON SCREWDRIVERS, SUCH AS SLOTTED AND PHILLIPS, OR FASTENERS THAT CAN BE REMOVED WITH STANDARD TOOLS, SUCH AS PLIERS OR CRESCENT WRENCHES, ARE NOT CONSIDERED TAMPER-RESISTANT. TO PREVENT A TRIPPING HAZARD, FASTENERS SHALL NOT EXTEND ABOVE THE SURFACE OF THE LID.

1.5.3. RISER INSTALLATION. RISER INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

2. PIPING AND FITTINGS

THE TYPE OF PIPE MATERIALS AND FITTINGS SHALL BE AS DESIGNATED ON THE PLANS AND SHALL COMPLY WITH THE FOLLOWING:

2.1. FITTINGS AND COUPLINGS
THE FITTINGS AND COUPLINGS FOR PVC PIPES SHALL BE THREADED OR SLIP-FITTED TAPERED SOCKET SOLVENT WELD. THREADED ADAPTERS SHALL BE PROVIDED WITH SOCKET PIPE FOR CONNECTIONS TO THREADED PIPE.

3. VALVES

3.1. GENERAL
VALVES SHALL BE OF THE SIZE, TYPE, AND CAPACITY DESIGNATED ON THE PLANS OR IN THE SPECIFICATIONS AND SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED HEREIN. ALL VALVES ON PRESSURIZED PORTIONS OF THE SYSTEM SHALL BE CAPABLE OF SATISFACTORY PERFORMANCE AT WORKING PRESSURE OF 150 PSI. ALL VALVES ON GRAVITY PORTIONS OF THE SYSTEM SHALL BE RATED FOR AT LEAST TWICE THE ESTIMATED STATIC HEAD ABOVE THE VALVE. VALVES SHALL BE DESIGNED TO PERMIT DISASSEMBLY TO REPLACE SEALING COMPONENTS WITHOUT REMOVAL OF THE VALVE BODY FROM THE PIPELINE, SUCH AS TRUE UNION BALL VALVES AND CHECK VALVES.

4. PUMP SYSTEMS

ALL PUMP SYSTEMS SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATIONS. IF THERE IS A CONFLICT BETWEEN MANUFACTURER RECOMMENDATIONS, AND THE DESIGN PLANS, THE PROJECT ENGINEER SHALL BE CONTACTED FOR APPROVAL OF INSTALLATION CONFIGURATION.

5. ADDITIONAL COMPONENTS

ALL COMPONENTS SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATIONS. IF THERE IS A CONFLICT BETWEEN MANUFACTURER RECOMMENDATIONS, AND THE DESIGN PLANS, THE PROJECT ENGINEER SHALL BE CONTACTED FOR APPROVAL OF INSTALLATION CONFIGURATION.

6. LEACHFIELDS

THE LEACHFIELD SYSTEM SHALL PROVIDE ADDITIONAL TREATMENT AND DISPOSAL OF THE WASTEWATER. THE SYSTEM SHALL BE CONSTRUCTED AS SHOWN ON PLANS.

6.1. CLEAN DRAIN ROCK
THE DRAIN ROCK SHALL BE LOCATED AS SHOWN IN THE ACCOMPANYING PLANS. THE ROCK SHALL BE CLEAN, DOUBLE WASHED GRAVEL RANGING FROM 3/4"Ø TO 1-½"Ø WITH FINES LESS THAN 1%.

6.2. FILTER FABRIC
THE FILTER FABRIC SHALL BE PLACED ON TOP OF THE GRAVEL ROCK BED. THE FABRIC SHALL BE A GEOTEXTILE SYNTHETIC FILTER FABRIC SUCH AS MIRAFI 1100N, DUPONT TYPAR (4 OR 6 OZ/SQ YD), OR APPROVED EQUIVALENT. THE FABRIC SHALL COVER AN AREA SUCH THAT IT EXTENDS 1 FOOT BEYOND THE TRENCH IN EACH DIRECTION.

6.3. SOIL COVER
THE SOIL COVER SHALL BE PLACED OVER THE LEACHFIELDS TO REDUCE EROSION AND SLOPE INSTABILITY. THE SOIL SHALL BE A SANDY LOAM TO INCREASE THE POTENTIAL FOR AIR THROUGH THE DEPTH OF THE SOIL. THE SOIL SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION IN LANDSCAPE AREAS AND 95% RELATIVE COMPACTION IN DRIVEWAYS AND ROADWAYS.

CONSTRUCTION SPECIFICATIONS

THE CONSTRUCTION OF THE PROJECT SHALL CONFORM TO THE PLANS AND FOLLOWING SPECIFICATIONS. ALL NECESSARY CONSTRUCTION PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ALL SITE WORK.

1. PRECONSTRUCTION CONFERENCE

THE CONTRACTOR SHALL HAVE A PRECONSTRUCTION MEETING WITH THE ENGINEER AND OWNER AT LEAST ONE WEEK PRIOR TO COMMENCEMENT OF SITE WORK. THE ENGINEER SHALL BE CONTACTED 48 HOURS PRIOR TO THE MEETING CONFERENCE. THE MEETING SHOULD BE CONDUCTED TO REVIEW THE DESIGN, MATERIAL, AND CONSTRUCTION SPECIFICATIONS. ALL CONTRACTOR PROPOSED REVISIONS IN THE DESIGN SHALL BE APPROVED BY THE ENGINEER. THE INSTALLATION MUST BE INSPECTED BY THE ENGINEER FOR CONFORMANCE TO THE DESIGN.

2. STAKING

THE CONTRACTOR WILL PROVIDE SUFFICIENT HORIZONTAL AND VERTICAL CONTROL FOR INSTALLATION OF THE WORK AT DATUM POINTS NECESSARY TO ESTABLISH ALIGNMENT AND GRADE. THE PROTECTION AND CARE OF THE STAKES ONCE SET, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. EXCAVATION

ALL EXCAVATION WORK SHALL BE MADE TO THE LINES, GRADES AND DIMENSIONS SHOWN IN THE ACCOMPANIED PLANS. EXCAVATIONS SHALL BE PERFORMED IN THE DAY AND IN A MANNER THAT MINIMIZES EROSION, FLOODING AND SEDIMENTATION. EXCAVATED SOILS THAT ARE TO BE STOCKPILED ON-SITE SHALL BE PLACED IN A LOCATION AND MANNER THAT MINIMIZES EROSION AND CONTROLS SEDIMENTATION.

THE CONTRACTOR SHALL TAKE EXTRA PRECAUTION WHERE EXCAVATION EQUIPMENT MAY ENCOUNTER EXISTING UNDERGROUND UTILITIES AND OTHER FACILITIES OF ANY NATURE. CONTRACTOR SHALL PERSON HIS OPERATION IN SUCH A MANNER AND SHALL EXERCISE THE GREATEST OF CARE SO AS NOT TO INJURE IN ANY MANNER EXISTING UNDERGROUND UTILITIES, MAINS OR FACILITIES OF ANY NATURE. SHOULD THE CONTRACTOR INJURE, BREAK OR DAMAGE EXISTING UNDERGROUND UTILITIES, MAINS, OR FACILITIES OF ANY NATURE IN ANY MANNER, THEY SHALL REPAIR THE SAME AT THEIR OWN EXPENSE. IF IT DOES NOT APPEAR FEASIBLE THAT THE CONTRACTOR CAN MAKE NEEDED REPAIRS, THEN SUCH REPAIRS SHALL BE MADE BY THE OWNER AND THE CONTRACTOR SHALL BE CHARGED FOR SUCH REPAIRS.

4. POLLUTION CONTROL

4.1. WATER POLLUTION
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL PERMITTING REQUIREMENTS RELEVANT TO THE CONSTRUCTION OF THE PROJECT ARE MET AT ALL TIMES. ACTIONS BY THE CONTRACTOR, THE SUBCONTRACTORS OR EMPLOYEES THEREOF RESULTING IN NONCOMPLIANCE OF PERMITTING REQUIREMENTS MAY BE GROUNDS FOR TERMINATION OF THIS CONTRACT.

4.2. NOISE POLLUTION
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO KEEP NOISE POLLUTION, DUE TO THESE CONSTRUCTION ACTIVITIES, AS LOW AS POSSIBLE.

4.3. SOIL CONTAMINATION
THE CONTRACTOR SHALL NOT ALLOW REGULATED MATERIALS TO SPILL ON THE PROJECT SITE. ANY SPILLAGE OR REGULATED MATERIALS RESULTING FROM THE CONTRACTOR'S OPERATION SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

4.4. STORAGE OF REGULATED MATERIALS
THE STORAGE AND USE OF ANY REGULATED MATERIALS SHALL MEET ALL REQUIREMENTS OF LOCAL, STATE, AND FEDERAL REGULATORY AGENCIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SATISFY THE REQUIREMENTS OF ANY REGULATORY AGENCY FOR THE STORAGE, MONITORING, USAGE, TRANSPORTATION, SAFETY, REPORTING, OR ANY OTHER REQUIREMENTS REGARDING THE MANAGEMENT OF REGULATED MATERIALS ON AND OFF THE PROJECT SITE.

5. SITE WORK

5.1. MOBILIZATION
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PREPARATORY WORK AND PLACEMENT OF MATERIALS IN A STAGING AREA REQUIRED FOR CONSTRUCTION OPERATIONS INCLUDING, BUT NOT LIMITED TO, THOSE NECESSARY FOR THE MOVEMENT OF PERSONNEL, EQUIPMENT, SUPPLIES, AND INCIDENTALS TO THE PROJECT SITE; FOR THE ESTABLISHMENT OF FACILITIES NECESSARY FOR WORK ON THE PROJECT; PROVIDING POLLUTION CONTROL MEASURES; AND FOR ALL OTHER WORK AND OPERATIONS WHICH MUST BE PERFORMED.

THE CONTRACTOR SHALL PROVIDE MATERIALS, NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR PROPER COMPLETION OF THE WORK OF THIS SECTION, AS SELECTED BY THE CONTRACTOR SUBJECT TO THE APPROVAL OF THE COUNTY.

5.2. CLEARING AND GRUBBING
CLEAR THE SITE AS SHOWN ON THE DRAWINGS AND AS SPECIFIED IN THIS SECTION. CLEARING AND GRUBBING SHALL CONSIST OF ALL WORK INCLUDING, BUT NOT LIMITED TO, SALVAGED MATERIALS REMOVAL, PROVIDING AND INSTALLING TEMPORARY EROSION CONTROL, AND PLACEMENT OF TREES, TREE BRANCHES, TREE STUMPS, BRUSH, ROOTS, BOULDERS, SHRUBS, SEDIMENT, AND ALL OBJECTIONABLE MATERIALS IN AN AGREED UPON LOCATION ADJACENT TO THE WORK SITE.

EXAMINE THE AREAS AND CONDITIONS UNDER WHICH THE WORK OF THIS SECTION WILL BE PERFORMED. CORRECT CONDITIONS DETRIMENTAL TO TIMELY AND PROPER COMPLETION OF THE WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

ALL WASTES DISPOSAL SHALL BE CONDUCTED AS FOLLOWS:
A. REMOVE WASTE FROM CLEARING OPERATIONS.
B. DISPOSE OF AWAY FROM THE SITE IN A LEGAL MANNER.
C. DO NOT STORE OR PERMIT DEBRIS TO ACCUMULATE ON THE JOB SITE.
D. DO NOT BURN DEBRIS AT THE SITE.

6. DELETERIOUS MATERIALS

MATERIALS CONTAINING AN EXCESS OF 5% (BY WEIGHT) OF VEGETATION OR OTHER DELETERIOUS MATTER MAY BE UTILIZED IN AREAS OF LANDSCAPING OR OTHER NON-STRUCTURAL FILLS. DELETERIOUS MATERIAL INCLUDES ALL VEGETATIVE AND NON-MINERAL MATTER, AND ALL NON-REDUCIBLE STONE, RUBBLE AND/OR MINERAL MATTER OF GREATER THAN 6 INCHES.

7. UTILITY TRENCHES

A. A SELECT, NONCORROSIVE, GRANULAR, EASILY COMPACTED MATERIAL SHOULD BE USED AS BEDDING AND SHADING IMMEDIATELY AROUND UTILITY PIPES. THE SITE SOILS MAY BE USED FOR TRENCH BACKFILL ABOVE THE SELECT MATERIAL. IF OBTAINING COMPACTION IS DIFFICULT WITH THE SITE SOILS, USE OF A MORE EASILY COMPACTED SAND MAY BE DESIRABLE. THE UPPER FOOT OF BACKFILL IN LANDSCAPED OR OTHER OPEN AREAS SHOULD CONSIST OF NATIVE MATERIAL TO REDUCE THE POTENTIAL FOR SEEPAGE OF WATER INTO THE BACKFILL.
B. TRENCH BACKFILL IN THE UPPER 12 INCHES OF SUBGRADE BENEATH AREAS TO RECEIVE PAVEMENT SHOULD BE COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY. TRENCH BACKFILL IN OTHER AREAS SHOULD BE COMPACTED TO A MINIMUM OF 90 PERCENT OF MAXIMUM DRY DENSITY. JETTING OF UTILITY TRENCH BACKFILL SHOULD NOT BE ALLOWED.

8. PIPE INSTALLATION

8.1. GENERAL
PIPE SHALL BE JOINED BY SOCKET TYPE SOLVENT-WELDED FITTINGS OR THREADED FITTINGS. PLASTIC PIPE SHALL BE CUT SQUARE, EXTERNALLY CHAMFERED APPROXIMATELY 10 TO 15 DEGREES, AND ALL BURRS AND FINS REMOVED. SOLVENT-WELDED JOINTS SHALL BE MADE IN ACCORDANCE WITH ASTM D 2855. THE SOLVENT RECOMMENDED BY THE MANUFACTURER SHALL BE USED.

CARE SHALL BE EXERCISED IN ASSEMBLING A PIPELINE WITH SOLVENT WELDED JOINTS SO THAT STRESS ON PREVIOUSLY MADE JOINTS IS AVOIDED. HANDLING OF THE PIPES FOLLOWING JOINTING, SUCH AS LOWERING THE ASSEMBLED PIPELINE INTO THE TRENCH, SHALL NOT OCCUR PRIOR TO THE SET TIMES SPECIFIED BY THE MANUFACTURER.
SOLVENTS SHALL BE APPLIED TO PIPE ENDS IN SUCH A MANNER THAT NO MATERIAL IS DEPOSITED ON THE INTERIOR SURFACE OF THE PIPE OR EXTRUDED INTO THE INTERIOR OF THE PIPE DURING JOINTING. EXCESS CEMENT ON THE EXTERIOR OF THE JOINT SHALL BE WIPED CLEAN IMMEDIATELY AFTER ASSEMBLY.

THREADED PIPE JOINTS SHALL BE MADE USING TEFLON TAPE OR OTHER APPROVED JOINTING MATERIAL. SOLVENT SHALL NOT BE USED WITH THREADED JOINTS. PLASTIC PIPE WHICH HAS BEEN NICKED, SCARRED, OR OTHERWISE DAMAGED SHALL BE REMOVED AND REPLACED. PLASTIC PIPE SHALL BE SNAKED FROM SIDE TO SIDE IN THE TRENCH TO ALLOW 1 FOOT OF EXPANSION AND CONTRACTION PER 100 FEET OF STRAIGHT RUN.
THE PIPELINE SHALL NOT BE EXPOSED TO WATER FOR 24 HOURS AFTER THE LAST SOLVENT-WELDED JOINT IS MADE.

8.2 GRAVITY PIPE
GRAVITY PIPE FOR WASTEWATER SHALL PROVIDE 2 FT VERTICAL AND 10 FT HORIZONTAL CLEARANCE FROM WATER LINES, AND SHALL CROSS SUCH LINES AS NEARLY AS POSSIBLE TO 90 DEGREES, IF CROSSING CAN NOT BE AVOIDED.

PIPE SLOPES SHALL NOT BE LESS THAN 2% FOR 4"Ø PIPE. PIPES SHALL ENTER AND LEAVE CONNECTIONS AS CLOSE TO PARALLEL AS POSSIBLE, BUT IN NO WAY TO EXCEED AN ANGLE OF 45°. 90° TEE CONNECTIONS ARE NOT ALLOWED.

8.3 GENERAL TRENCHING
EXCAVATION OF PIPE TRENCHES SHALL FOLLOW NEAT AND PARALLEL LINES, WITH TRENCH WIDTH, IN GENERAL, TO BE ONE FOOT, WITH SUCH WIDENING, AS REQUIRED TO PLACE VALVES AND FITTINGS WITH A MINIMUM OF 4 INCH CLEARANCE TO TRENCH WALL. THE TRENCH SHALL BE NO LESS THAN 24 INCHES DEEP, EXCEPT WHEN IT IS NECESSARY, TO AVOID UNDERGROUND OBSTRUCTIONS OR ROCKY CONDITIONS. IN ALL CASES, THE PIPE SHALL BE PLACED ON A BEDDING OF IMPORTED OR NATIVE MATERIAL PROVIDING CONTINUOUS SUPPORT THROUGHOUT ITS LENGTH.

BACKFILL FOR THE PIPE TO THE TOP OF THE PIPE PLUS 4 INCHES SHALL BE SELECTED OR IMPORTED SANDY MATERIAL, FREE OF STONE, CLAY, LIMBS OR OTHER DELETERIOUS MATERIALS IN EXCESS OF 1/2 INCH MAXIMUM DIMENSION, PLACED AND TAMPED AND/OR PADDLED ABOUT THE PIPE TO ENSURE PROPER BEDDING PRIOR TO COMPLETION OF TRENCH FILL. THE REMAINING BACKFILL SHALL BE PLACED AT 90% RELATIVE COMPACTION.

9. FLUSHING AND TESTING

AFTER COMPLETION, ALL PIPELINES SHALL BE THOROUGHLY FLUSHED TO REMOVE DIRT, SCALE, OR OTHER MATERIAL. AFTER FLUSHING, THE LINE SHALL BE PRESSURE TESTED. ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY TO PERFORM THE TESTS SHALL BE FURNISHED BY THE CONTRACTOR AND ALL TESTS SHALL BE CONDUCTED IN THE PRESENCE OF THE OWNER OR ENGINEER.

THE CONTRACTOR SHALL PERFORM A TEST TO DEMONSTRATE THAT THE TANKS AND BASINS ARE WATER TIGHT. THE INLET AND OUTLET PIPES OF THE TANKS SHALL BE CAPPED AND THE TANKS SHALL BE COMPLETELY FILLED WITH WATER. THE WATER LEVEL SHALL REMAIN CONSTANT FOR MORE THAN 24 HOURS, OR DURATION BY THE REVIEWING AGENCY JURISDICTION, WHICHEVER IS GREATER, TO DETERMINE IF IT IS WATER TIGHT.

10. OPERATIONAL TEST

THE PERFORMANCE OF ALL COMPONENTS OF THE SYSTEMS SHALL BE EVALUATED BY THE CONTRACTOR.

DURING THE TEST PERIOD AND AT LEAST 15 DAYS PRIOR TO FINAL INSPECTION, THE SYSTEM SHALL OPERATE SATISFACTORILY DURING SUCH PERIOD. ALL NECESSARY REPAIRS, REPLACEMENTS, AND ADJUSTMENTS SHALL BE MADE UNTIL ALL EQUIPMENT, ELECTRICAL WORK, CONTROLS, AND INSTRUMENTATION ARE FUNCTIONING IN ACCORDANCE WITH THE CONTRACTORS DOCUMENTS OR MANUFACTURER SPECIFICATIONS.

11. AS-BUILT DRAWINGS

THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A SET OF AS-BUILT DRAWINGS OF THE LAYOUT AND CONSTRUCTION OF THE SYSTEM.

12. OTHER ITEMS

ANY PROCEDURES NOT NOTED OR INCLUDED IN THE ENGINEERING PLANS OR SPECIFICATIONS SHALL BE APPROVED BY THE PROJECT ENGINEER PRIOR TO IMPLEMENTATION.

EROSION CONTROL NOTES:

GENERAL. THE CONTRACTOR SHALL INSTALL, MAINTAIN AND INSPECT EROSION CONTROL AND TEMPORARY STORMWATER CONTROL MEASURES TO CONTROL SEDIMENT AND RUNOFF IN ACCORDANCE WITH THESE PLANS AND THE LOCAL JURISDICTION.

1.1. THE CONSTRUCTION OF THIS PROJECT IS NOT EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH).

1.2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE.

1.3. ALL GRADING SHALL CONFORM TO THE LOCAL GRADING ORDINANCE, EROSION CONTROL ORDINANCES, AND CALIFORNIA BUILDING CODE.

1.4. ALL DISTURBED SURFACES SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION AND TO ESTABLISH NATIVE OR NATURALIZED VEGETATIVE GROWTH COMPATIBLE WITH THE AREA. THIS CONTROL SHALL CONSIST OF: A. EFFECT TEMPORARY PLANTING SUCH AS RYE GRASS, SOME OTHER FAST-GERMINATION SEED, AND MULCHING WITH STRAW AND/OR OTHER SLOPE STABILIZATION MATERIAL; B) PERMANENT PLANTING OF NATIVE OR NATURALIZED DROUGHT RESISTANT SPECIES OF SHRUBS, TREES, OR OTHER VEGETATION, PURSUANT TO THE COUNTY'S LANDSCAPE CRITERIA, WHEN THE PROJECT IS COMPLETED; C) MULCHING, FERTILIZING, WATERING OR OTHER METHODS MAY BE REQUIRED TO ESTABLISH NEW VEGETATION, ON SLOPES LESS THAN 20%, TOPSOIL SHOULD BE STOCKPILED AND REAPPLIED.

SEED AND MULCH. ALL AREAS ON- AND OFF-SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR HAND BROADCASTING OF THE FOLLOWING STERIL, WEED FREE, SEED MIX AND INCORPORATED OVER ALL DISTURBED SLOPES:

BROMUS CARINATUS 10#/ACRE
LEYMUS TRITICOIDES 8#/AC.
HORDEUM BRACHYANTHERUM 5#/AC.
FESTUCA RUBRA 8#/AC.
DESCHAMPSIA CESPITOSA 8#/AC.

THE MIX/APPLICATION SHALL ALSO CONTAIN:
- FERTILIZER (6-3-3) SHALL BE HAND BROADCAST AND INCORPORATED AT 30-LB/ACRE OVER ENTIRE AREA.
- MYCHORRHIZAL FUNGI SHALL BE ADDED AT 50 LB/ ACRE.
- IF HYDROSEEDING, ADD MULCH AND TACKIFIER TO ABOVE.

ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OF ON-SITE IN A MANNER THAT WILL NOT CAUSE EROSION.

CONCRETE WASHOUT. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. THE CONCRETE WASHOUT FACILITY SHALL BE BELOW GRADE AND CONSTRUCTED WITH A MINIMUM LENGTH AND MINIMUM WIDTH OF 10 FEET. TEMPORARY CONCRETE FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS. THE WASHOUT SHALL HAVE A 10 MIL POLYETHYLENE PLASTIC LINER. WHEN CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE AND MATERIALS FOR THE WASHOUT SHALL BE REMOVED AND DISPOSED OF. HOLES, DEPRESSIONS, OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE CONCRETE WASHOUT SHOULD BE BACKFILLED AND REPAIRED.

OTHER PROVISIONS. IF CONSTRUCTION OCCURS BETWEEN OCTOBER 15TH AND APRIL 15TH, EXPOSED SOIL NOT INVOLVED IN IMMEDIATE CONSTRUCTION ACTIVITY SHALL BE PROTECTED FROM EROSION AT ALL TIMES. AFTER APRIL 15TH, EROSION CONTROL MEASURES SHALL BE IN PLACE DURING INCLEMENT WEATHER.

EROSION CONTROL MEASURES SHALL BE KEPT IN PLACE BY THE CONTRACTOR UNTIL NATIVE VEGETATION HAS BEEN ESTABLISHED AND PROVIDES NECESSARY SLOPE COVER (MINIMUM 70% COVER).

No.	Revision/Issue	Date

WASTEWATER SYSTEM SPECIFICATIONS

FARHAT SITE IMPROVEMENT PROJECT
2801 SUMMERLAND RD
AROMAS CA 95076
APN: 181-261-032

CLIENT
SAIDI FARHAT
farhatsaidi@ymail.com
831-227-3359

MYER ENGINEERING, INC.
Civil Engineering Consulting Services
PAUL MYER, MS, PE
1796 LAUREL GLEN RD.
SOQUEL, CA 95073
(831) 800-2244
paul@myerengineering.com

REGISTERED PROFESSIONAL ENGINEER
C 80522
EXP 03/31/27
CIVIL
STATE OF CALIFORNIA

Drawn By	Checked By
PEM	PEM
Project No.	Scale
202327	AS SHOWN

Date: MAR 2025

Sheet No.: WW5

* NOTES (E) = EXISTING

REVISIONS	BY

KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
8262 RANCHO REAL GILROY CA. 95020
CALIF. REG.#2239 (408) 857-6275
KAREN@KAA.DESIGN

FARHAT RESIDENCE

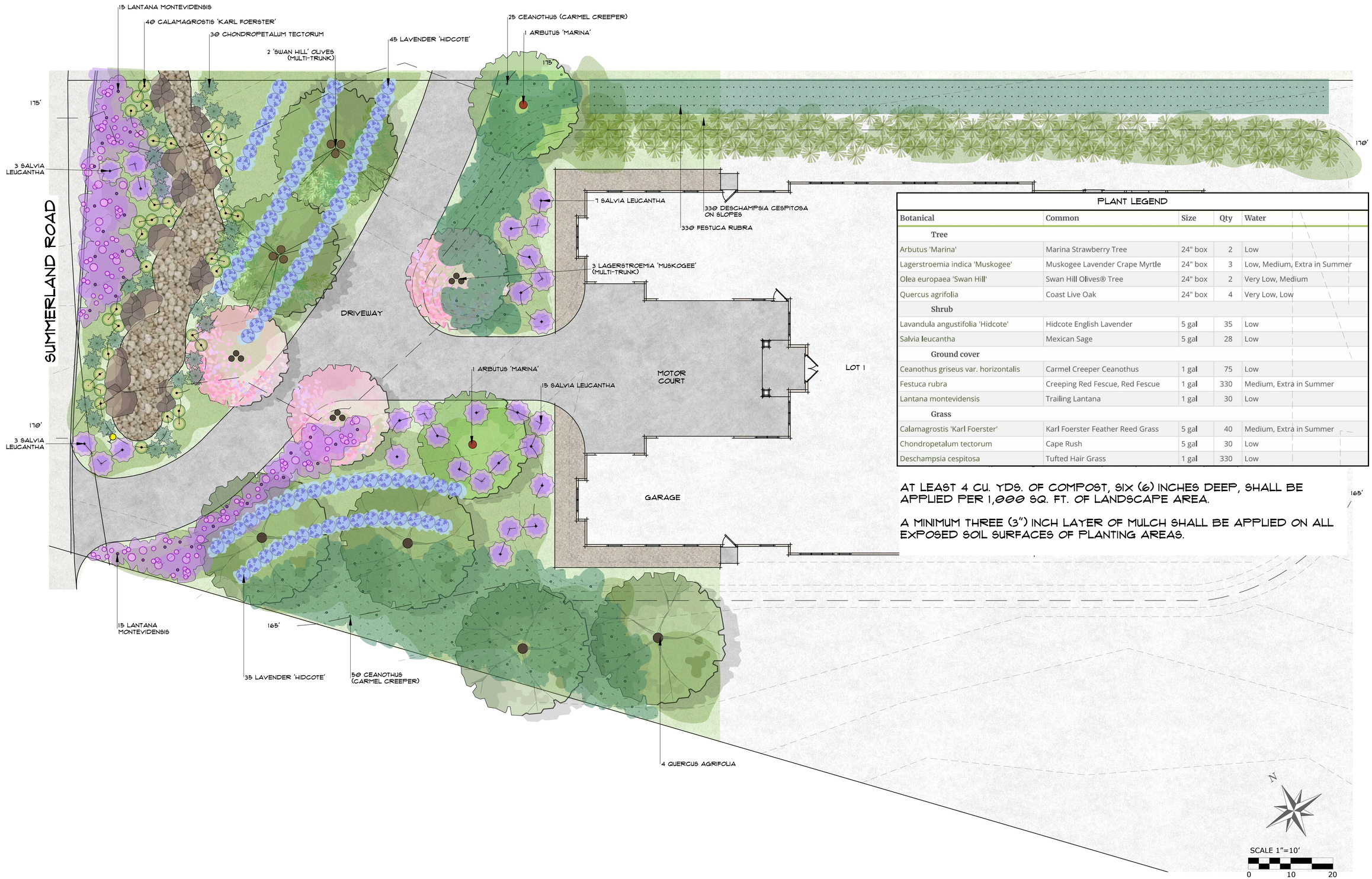
2791 & 2801 SUMMERLAND ROAD, AROMAS, CA.

PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-26
STATE OF CALIFORNIA

DATE	09-02-25
SCALE	1"=20'-0"
DRAWN	SL
JOB	FARHAT

L-1



PLANT LEGEND

Botanical	Common	Size	Qty	Water
Tree				
Arbutus 'Marina'	Marina Strawberry Tree	24" box	2	Low
Lagerstroemia indica 'Muskogee'	Muskogee Lavender Crape Myrtle	24" box	3	Low, Medium, Extra in Summer
Olea europaea 'Swan Hill'	Swan Hill Olives® Tree	24" box	2	Very Low, Medium
Quercus agrifolia	Coast Live Oak	24" box	4	Very Low, Low
Shrub				
Lavandula angustifolia 'Hidcote'	Hidcote English Lavender	5 gal	35	Low
Salvia leucantha	Mexican Sage	5 gal	28	Low
Ground cover				
Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus	1 gal	75	Low
Festuca rubra	Creeping Red Fescue, Red Fescue	1 gal	330	Medium, Extra in Summer
Lantana montevidensis	Trailing Lantana	1 gal	30	Low
Grass				
Calamagrostis 'Karl Foerster'	Karl Foerster Feather Reed Grass	5 gal	40	Medium, Extra in Summer
Chondropetalum tectorum	Cape Rush	5 gal	30	Low
Deschampsia cespitosa	Tufted Hair Grass	1 gal	330	Low

AT LEAST 4 CU. YDS. OF COMPOST, SIX (6) INCHES DEEP, SHALL BE APPLIED PER 1,000 SQ. FT. OF LANDSCAPE AREA.

A MINIMUM THREE (3") INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS.

* NOTES (E) = EXISTING

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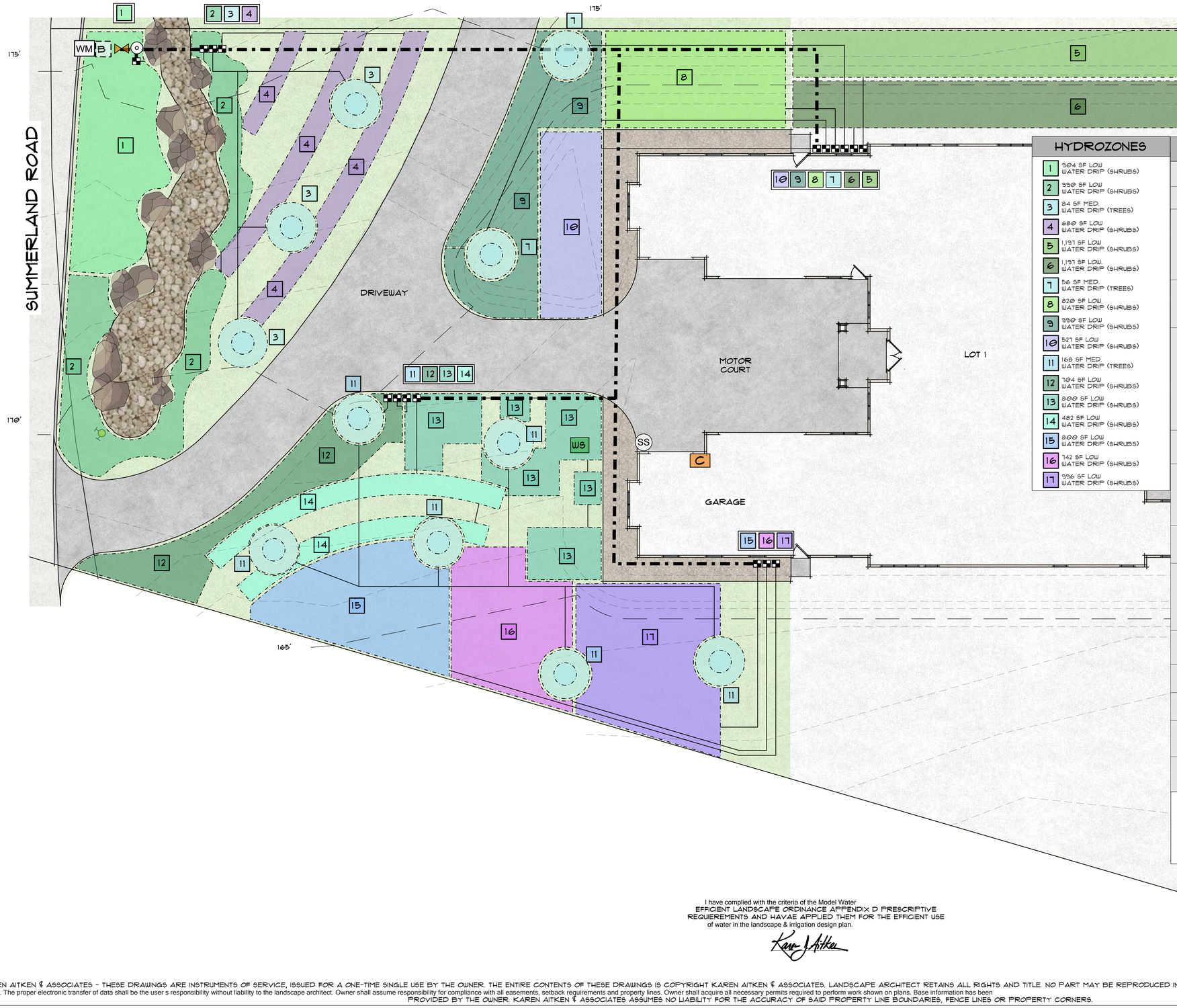
L-3



HYDROZONES

1	904 SF LOW WATER DRIP (SHRUBS)
2	930 SF LOW WATER DRIP (SHRUBS)
3	84 SF MED. WATER DRIP (TREES)
4	680 SF LOW WATER DRIP (SHRUBS)
5	1,191 SF LOW WATER DRIP (SHRUBS)
6	1,191 SF LOW WATER DRIP (SHRUBS)
7	56 SF MED. WATER DRIP (TREES)
8	820 SF LOW WATER DRIP (SHRUBS)
9	930 SF LOW WATER DRIP (SHRUBS)
10	521 SF LOW WATER DRIP (SHRUBS)
11	168 SF MED. WATER DRIP (TREES)
12	704 SF LOW WATER DRIP (SHRUBS)
13	800 SF LOW WATER DRIP (SHRUBS)
14	482 SF LOW WATER DRIP (SHRUBS)
15	800 SF LOW WATER DRIP (SHRUBS)
16	742 SF LOW WATER DRIP (SHRUBS)
17	936 SF LOW WATER DRIP (SHRUBS)

IRRIGATION KEY/ DOMESTIC

———	IRRIGATION LATERAL LINE: 1 IN. PVC CLASS 200
-·-·-	IRRIGATION MAINLINE: 1 IN. PVC SCHEDULE 40
– – – – –	PIPE SLEEVE: PVC CLASS 200 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.
■	HUNTER ICZ-101-25-LF DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: .5-15 GPM. 150
	HUNTER DRIPLINE HDL-06-12-CV HUNTER DRIPLINE W/ 0.9 GPH EMITTERS EVERY 12 IN. DRIPLINE LATERALS SPACED AT 12" APART. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.
	TREE RING IRRIGATION DRIPLINE W/ 0.9 DRIP EMITTERS PLACED EVERY 12 IN. INNER RING 12" FROM PLANT. OUTTER RING 30" FROM PLANT. PLACE TIE DOWN EVERY 4' IN LOAM AND 5' IN CLAY.
C	HUNTER HCC 12 TO 54 STATION OUTDOOR MODULAR CONTROLLER. WI-FI ENABLED W/ HYDRAWISE APP CONNECTION.
WS	HUNTER SOIL-CLIK SENSOR THE SOIL-CLIK PROBE USES PROVEN TECHNOLOGY TO MEASURE MOISTURE WITHIN THE ROOT ZONE. WHEN THE PROBE SENSES THAT THE SOIL HAS REACHED ITS DESIRED MOISTURE LEVEL, IT WILL SHUT DOWN IRRIGATION, PREVENTING WATER WASTE.
C	HUNTER HCC 12 TO 54 STATION OUTDOOR MODULAR CONTROLLER. WI-FI ENABLED W/ HYDRAWISE APP CONNECTION.
SS	HUNTER SOLAR-SYNC WSS-SEN SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS, INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET. WIRELESS.
○	CST FLOW SENSOR - FSI-T10-001 FLOW SENSOR FOR USE WITH ACC CONTROLLER, 1" SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP.
⧗	SUPERIOR BRASS VALVE 3100 1" MASTER VALVE
⧗	GATE VALVE - ISOLATION SHUT OFF VALVE
B	WILKINS 975 XL2 1" LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTER
WM	HUNTER HC FLOW METER 1" NEW IRRIGATION WATER METER

* NOTE: REFER TO L-6 FOR WATER CALCULATIONS & L-7 FOR IRRIGATION DETAILS

TOTAL IRRIGATED LANDSCAPE AREA REPRESENTED 12, 137 SF.

I have complied with the criteria of the Model Water Efficient Landscape Ordinance Appendix D Prescriptive Requirements and havae applied them for the efficient use of water in the landscape & irrigation design plan.

Karen Aitken

N

SCALE 1"=10'

0 10 20

* NOTES (E) = EXISTING

REVISIONS	BY

Karen Aitken & Associates Landscape Architecture & Design

KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS

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PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
EXP. 8-31-26
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DATE	09-02-25
SCALE	1"=10'-0"
DRAWN	SL
JOB	FARHAT

L-5

MAWA EPPT and ETWU Calculations

Project Name:	Farhat Lot 1	
Project Location:	2801 Summerland Road, Aromas, CA.	
Total Landscape Area:	12,137.0	sq. ft.
Date:	9/1/2025	

MAWA CALCULATION

MAWA = (Eto)(.62)[(.0.55xLA) + (1-ETAF x SLA)]

MAWA = Maximum Applied Water Allowance (gallons per year)
Eto = Reference Evapotranspiration (inches per year)
.62 = Conversion Factor (to gallons)
0.55 = Et Adjustment Factor (ETAF)
LA = Landscape Area including SLA (square feet)
0.45 = Additional Water Allowance for SLA
SLA = Special Landscape Area (square feet)

Eto =	40.8
Conversion	0.62
ETAF	0.55
LA =	12,137
SLA =	0
MAWA =	168,859.7 gallons per year
	22,574.8 cubic feet per year

MAWA with EPPT

MAWA = (Eto-Eppt)(.62)[(.0.55xLA) + (1-ETAF x SLA)]
Eppt= 25% of Annual precipitation 16.40

Eto =	40.8
Eppt=	4.1
ETAF=	0.55
LA =	12,137
SLA =	0
MAWA w/ EPPT =	151,913.7 gallons per year
	20,309.3 cubic feet per year

ETWU CALCULATION

ETWU = (Eto)(.62)[(PF/IE)(LA)

ETWU = Estimated Total Water Use Per Year (gallons)
ETo = Reference Evapotranspiration
PF = Plant Factor from WUCOLS (Region 2, Water Use: H 0.7 - 0.9, M 0.4 - 0.6, L 0.1 - 0.3, VL < 0.1, All Turf 0.8)
LA = Landscape Area (High, Medium, and low water use areas)(square feet)
SLA = Special Landscape Area
.62 = Conversion Factor
IE = Irrigation Efficiency (drip spray and bubblers .81, sub surface .81, spray sprinklers .75
ET Adjustment Factor (ETAF) .55 for Residential and .45 for Non Residential

Reference Evapotranspiration (Eto)	40.8	Watsonville , CA.

REGULAR LANDSCAPE AREAS

Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency	ETAF (PF/IE)	Landscape Area (sq.	ETAF x Area	ETWU
1.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	904.0	334.8	8,469.5
2.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	990.0	366.7	9,275.2
3.) Med. Water Use/ Trees	Drip	0.5	0.81	0.617283951	84.0	51.9	1,311.6
4.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	680.0	167.9	4,247.2
5.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	1,197.0	295.6	7,476.4
6.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	1,197.0	295.6	7,476.4
7.) Med. Water Use/ Trees	Drip	0.5	0.81	0.617283951	56.0	34.6	874.4
8.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	820.0	202.5	5,121.7
9.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	990.0	244.4	6,183.5
10.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	527.0	130.1	3,291.6
11.) Med. Water Use/ Trees	Drip	0.5	0.81	0.617283951	168.0	103.7	2,623.3
12.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	704.0	173.8	4,397.1
13.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	800.0	197.5	4,996.7
14.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	482.0	119.0	3,010.5
15.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	800.0	197.5	4,996.7
16.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	742.0	183.2	4,634.5
17.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	996.0	245.9	6,220.9
					Total sf ft.	Totals	Totals
					12,137.0	3,344.7	84,607.3
						TOTAL	84,607.3
						MAWA	168,859.7

ETAF CALCULATIONS

Regular Landscape Areas	
Total ETAF x Area	3,344.7
Total Area	12,137.0
Average ETAF	0.28

Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non residential areas.

MAWA EPPT and ETWU Calculations

Project Name:	Farhat Lot 2	
Project Location:	2791 Summerland Road, Aromas, CA.	
Total Landscape Area:	12,754.0	sq. ft.
Date:	9/1/2025	

MAWA CALCULATION

MAWA = (Eto)(.62)[(.0.55xLA) + (1-ETAF x SLA)]

MAWA = Maximum Applied Water Allowance (gallons per year)
Eto = Reference Evapotranspiration (inches per year)
.62 = Conversion Factor (to gallons)
0.55 = Et Adjustment Factor (ETAF)
LA = Landscape Area including SLA (square feet)
0.45 = Additional Water Allowance for SLA
SLA = Special Landscape Area (square feet)

Eto =	40.8
Conversion	0.62
ETAF	0.55
LA =	12,754
SLA =	0
MAWA =	177,443.9 gallons per year
	23,722.4 cubic feet per year

MAWA with EPPT

MAWA = (Eto-Eppt)(.62)[(.0.55xLA) + (1-ETAF x SLA)]
Eppt= 25% of Annual precipitation 16.40

Eto =	40.8
Eppt=	4.1
ETAF=	0.55
LA =	12,754
SLA =	0
MAWA w/ EPPT =	159,635.2 gallons per year
	21,341.6 cubic feet per year

ETWU CALCULATION

ETWU = (Eto)(.62)[(PF/IE)(LA)

ETWU = Estimated Total Water Use Per Year (gallons)
ETo = Reference Evapotranspiration
PF = Plant Factor from WUCOLS (Region 2, Water Use: H 0.7 - 0.9, M 0.4 - 0.6, L 0.1 - 0.3, VL < 0.1, All Turf 0.8)
LA = Landscape Area (High, Medium, and low water use areas)(square feet)
SLA = Special Landscape Area
.62 = Conversion Factor
IE = Irrigation Efficiency (drip spray and bubblers .81, sub surface .81, spray sprinklers .75
ET Adjustment Factor (ETAF) .55 for Residential and .45 for Non Residential

Reference Evapotranspiration (Eto)	40.8	Watsonville , CA.

REGULAR LANDSCAPE AREAS

Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency	ETAF (PF/IE)	Landscape Area (sq.	ETAF x Area	ETWU
1.) Med. Water Use/ Trees	Drip	0.5	0.81	0.617283951	84.0	51.9	1,311.6
2.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	964.0	238.0	6,021.1
3.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	990.0	244.4	6,183.5
4.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	1,000.0	370.4	9,368.9
5.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	930.0	344.4	8,713.1
6.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	940.0	348.1	8,806.8
7.) Med. Water Use/ Trees	Drip	0.5	0.81	0.617283951	112.0	69.1	1,748.9
8.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	830.0	307.4	7,776.2
9.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	802.0	198.0	5,009.2
10.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	580.0	214.8	5,434.0
11.) Med. Water Use/ Trees	Drip	0.5	0.81	0.617283951	140.0	86.4	2,186.1
12.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	1,000.0	246.9	6,245.9
13.) Med. Water Use/ Trees	Drip	0.5	0.81	0.617283951	56.0	34.6	874.4
14.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	824.0	203.5	5,146.6
15.) Med. Water Use/ Trees	Drip	0.5	0.81	0.617283951	56.0	34.6	874.4
16.) Low Water Use/ Shtubs	Drip	0.2	0.81	0.24691358	1,052.0	259.8	6,570.7
17.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	1,197.0	295.6	7,476.4
18.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	1,197.0	295.6	7,476.4
					Total sf ft.	Totals	Totals
					12,754.0	3,843.5	97,224.1
						TOTAL	97,224.1
						MAWA	177,443.9

ETAF CALCULATIONS

Regular Landscape Areas	
Total ETAF x Area	3,843.5
Total Area	12,754.0
Average ETAF	0.30

Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non residential areas.

REVISIONS	BY

KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
8262 RANCHO REAL GILROY CA. 95020
CALIF. REG.#2239 (408) 857-6275
KAREN@KAA.DESIGN

FARHAT RESIDENCE
2791 SUMMERLAND ROAD, AROMAS, CA.

WATER CALCS

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-26
STATE OF CALIFORNIA

DATE 09-02-25
SCALE
DRAWN SL
JOB FARHAT

L-6

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM IS TO BE INSTALLED IN CONFORMANCE WITH ALL LOCAL CODES.

2. THIS IRRIGATION DESIGN IS DIAGRAMMATIC IN NATURE AND DOES NOT REPRESEN AN EXACT LAYOUT. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS IN HEAD, VALVE, AND PIPING LAYOUT. FOR GRAPHIC CLARITY, PIPING MAY BE SHOWN OUTSI OF PLANTING AREAS BUT SHOULD BE INSTALLED IN BEDS WHENEVER POSSIBLE.

3. REMOTE CONTROL VALVES SHALL BE INSTALLED FLUSH WITH FINISH GRADE AND SHOULD BE INSTALLED IN PLANTING AREAS ONLY. USE EXISTING VALVE BOXES WHE POSSIBLE.

4. WHERE PIPE PASSES UNDER DRIVING SURFACES, AND WALKS PROVIDE PVC SLEEVES AS NOTED ON PLANS. CONTRACTOR TO USE EXISTING SLEEVING WHEN POSSIBLE AND IS TO LOCATE ON SITE.

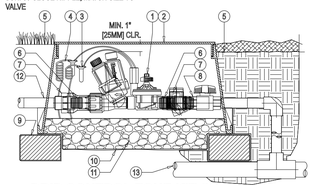
5. CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO EXCAVATION OF TRENCHES. CONTRACTOR REPAIR ANY DAMAGES CAUSED BY, OR DURING THE PERFORMANCE OF HIS WORK NO EXTRA COST TO THE OWNER.

6. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT W THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

7. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED BY A CERTIFIED IRRIGATIC AUDITOR AT THE TIME OF FINAL INSPECTION

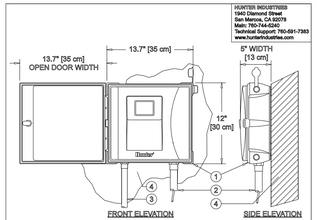
LEGEND

1. HUNTER REMOTE CONTROL VALVE (ICZ) WITH FILTER REGULATOR
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
7. PVC SLIP X FPT UNION
8. ISOLATION VALVE, SIZE AND TYPE PER PLAN
9. BRICK SUPPORTS (4)
10. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
11. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
12. IRRIGATION LATERAL
13. MAINLINE LATERAL AND FITTINGS



DRIP CONTROL ZONE KIT (ICZ-101-LF) WITH UNIONS AND ISOLATION VALVE

Hunter V.ICZ.04 NO SCALE



DETAIL LEGEND:

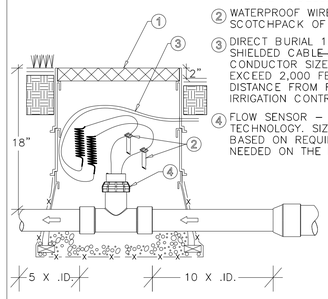
1. IRRIGATION CONTROLLER (HCC-800-PL) PER PLAN
2. IRRIGATION CONTROL WIRE IN CONDUIT - SIZE AND TYPE PER LOCAL CODES
3. ELECTRICAL SUPPLY CONDUIT - CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
4. ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

NOTES:

1. CONTROLLER ACCEPTS 120 VOLTS A.C. OR 230 VOLTS A.C. (INTERNATIONAL MODEL)
2. MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL, CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE.
3. REFER TO THE HUNTER HCC INSTALLATION GUIDE FOR FURTHER INSTRUCTIONS.

IRRIGATION CONTROLLER - PLASTIC ENCLOSURE, WALL MOUNT (HCC-800-PL)

Hunter C.HCC.01 NOT TO SCALE

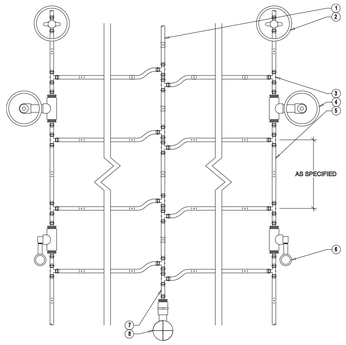


1. PLASTIC VALVE BOX TO PROVIDE ACCESS.
2. WATERPROOF WIRE SPLICE, 3M SCOTCHPACK OF EQUIVALENT.
3. DIRECT BURIAL 1 PAIR, TWISTED SHIELDED CABLE–MINIMUM CONDUCTOR SIZE 20 AWG. DO NOT EXCEED 2,000 FEET IN LAYING DISTANCE FROM FLOW SENSOR TO IRRIGATION CONTROLLER
4. FLOW SENSOR – CREATIVE SENSOR TECHNOLOGY. SIZE FLOW SENSOR BASED ON REQUIRED G.P.M. NEEDED ON THE PROJECT.

MINIMUM UPSTREAM AND DOWNSTREAM DISTANCES BETWEEN ANY VALVE OR FITTING AND THE FLOW SENSOR

CST FLOW SENSOR INSTALLATION

N.T.S. DETAIL-FILE



LEGEND:

1. HUNTER DRIPLINE (HDL) PER PLAN
2. FLUSH POINT (FLD-BV) IN SUBTERRANEAN BOX PER PLAN
3. PLD OR PLD-LOC FITTINGS TYP.
4. AIR RELIEF VALVE IN VALVE BOX
5. PLD TUBING EXHAUST HEADER
6. ECO-INDICATOR ON SWING ARM
7. HDL TUBING SUPPLY HEADER
8. DRIP CONTROL ZONE KIT PER PLAN

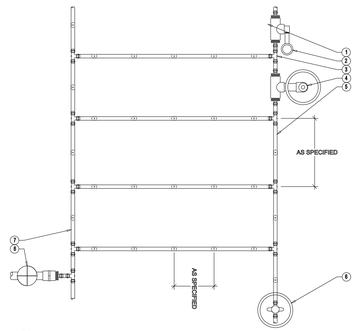
NOTES
AIR RELIEF VALVE (FLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.

ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.

FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

HUNTER DRIPLINE - PLANTING BED CENTER FEED

Hunter HM.HDL.02 NOT TO SCALE



LEGEND:

1. HUNTER DRIPLINE (HDL) PER PLAN
2. ECO-INDICATOR ON SWING ARM
3. PLD OR PLD-LOC FITTINGS TYP.
4. AIR RELIEF VALVE IN VALVE BOX
5. HDL TUBING EXHAUST HEADER
6. FLUSH POINT (FLD-BV) IN SUBTERRANEAN BOX PER PLAN
7. HDL TUBING SUPPLY HEADER
8. DRIP CONTROL ZONE KIT PER PLAN

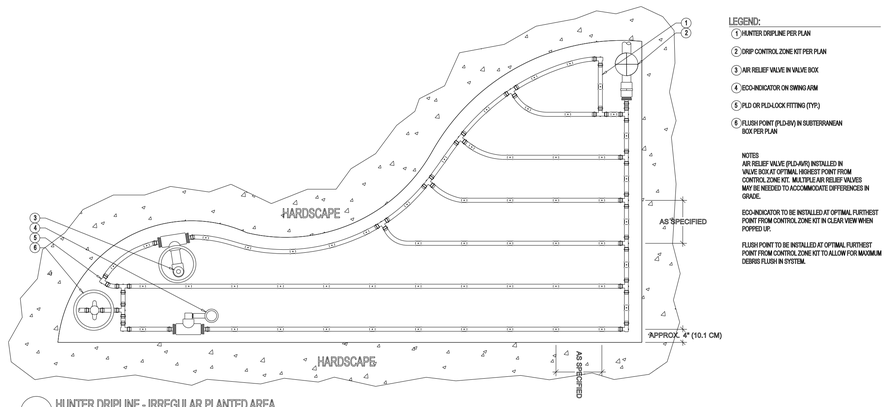
NOTES
AIR RELIEF VALVE (FLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.

ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.

FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

HUNTER DRIPLINE - PLANTING BED

Hunter HM.HDL.01 NOT TO SCALE



LEGEND:

1. HUNTER DRIPLINE PER PLAN
2. DRIP CONTROL ZONE KIT PER PLAN
3. AIR RELIEF VALVE IN VALVE BOX
4. ECO-INDICATOR ON SWING ARM
5. PLD OR PLD-LOCK FITTING (TYP.)
6. FLUSH POINT (FLD-BV) IN SUBTERRANEAN BOX PER PLAN

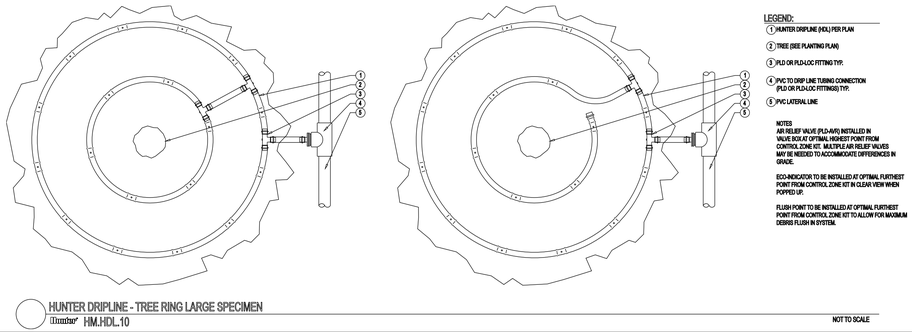
NOTES
AIR RELIEF VALVE (FLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.

ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.

FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

HUNTER DRIPLINE - IRREGULAR PLANTED AREA

Hunter HM.HDL.02 NOT TO SCALE



LEGEND:

1. HUNTER DRIPLINE (HDL) PER PLAN
2. TREE (SEE PLANTING PLAN)
3. PLD OR PLD-LOC FITTING TYP.
4. PVC TO DRIP LINE TUBING CONNECTION (PLD OR PLD-LOC FITTINGS) TYP.
5. PVC LATERAL LINE

NOTES
AIR RELIEF VALVE (FLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.

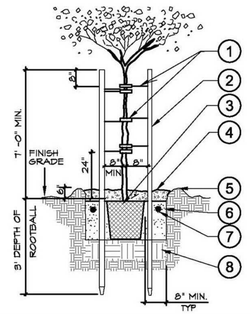
ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.

FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

HUNTER DRIPLINE - TREE RING LARGE SPECIMEN

Hunter HM.HDL.10 NOT TO SCALE

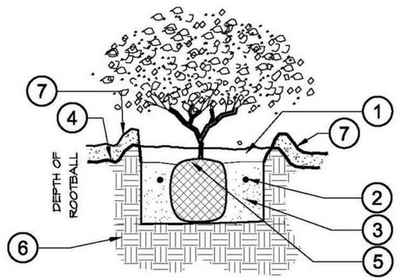
NOTES:
ALL TREES 5' OR CLOSER TO HARDSCAPE SURFACE OR BUILDING SHALL HAVE ROOT-BARRIER PANELS, INSTALLED PER MANUFACTURE SPECIFICATIONS AND EXTEND 10' IN EACH DIRECTION FROM TREE TRUNK. SEE ROOT BARRIER DETAIL ON THIS SHEET.



LEGEND

1. "CINCH-TIE" TREE TIE – WRAP WIRE AROUND OUTSIDE OF STAKE. SECURE TO STAKE PER MANUFACTURER'S RECOMMENDATIONS, PLACE BELOW BRANCHING YOKE OF TREE
2. LODGE POLE PINE STAKES – 3 POLES FOR 36" BOX IN TRIANGLE ARRANGEMENT
3. SET TOP OF ROOTBALL 2" ABOVE FINISH GRADE
4. 2" SHREDDED BARK MULCH (APPROX. 3' DIA. RING)
5. WATER BASIN (SHRUB AREAS ONLY)
6. BACKFILL MIX – 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH
7. AGRIFORM 20-10-5 PLANTING FERTILIZER TABLETS- 4 PER 24" BOX
8. NATIVE SOIL SUBGRADE – EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.

TREE PLANTING WITH DOUBLE STAKE (24"BOX)



1. WATER BASIN WITH 2" X 2" SHREDDED BARK MULCH.
2. AGRIFORM 20-10-5 PLANTING FERTILIZER TABLETS- 3 PER 15 GALLON, 2 PER 5 GALLON, 1 PER 1 GALLON
3. BACKFILL MIX – 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH.
4. FINISH GRADE
5. ROOTBALL 1"-2" ABOVE FINISH GRADE
6. NATIVE SOIL SUBGRADE – EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.
7. 3" MULCH LAYER

TYPICAL SHRUB PLANTING

SOIL PREPARATION, MULCH AND AMENDMENTS

THE FOLLOWING CRITERIA SHALL BE USED IN THE PREPARATION OF ON-SITE SOILS AND FOR MULCHING PROCEDURES:

A) PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT.

B) SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOIL REPORT AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED.

C) FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.

D) A MINIMUM THREE INCH (3") LAYER OF BARK MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

REVISIONS	BY

Karen Aitken & Associates
Landscape Architecture & Design

KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
8262 RANCHO REAL GILROY CA. 95020
CALIF. REG.#2239 (408) 857-6275
KAREN@KAA.DESIGN

FARHAT RESIDENCE

2791 SUMMERLAND ROAD, AROMAS, CA.

PLANTING & IRRIGATION DETAILS

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-26
STATE OF CALIFORNIA

DATE	09-02-25
SCALE	
DRAWN	SL
JOB	FARHAT

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