COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
(831) 454-2580

NOTICE OF ADMINISTRATIVE AGRICULTURAL BUFFER SETBACK REDUCTION

Pursuant to Santa Cruz County Code 16.50.095, this notice has been provided to the project applicant, to all members of APAC, to the Agricultural Commissioner, to owners of commercial agricultural land within 500 feet of the project location, and to members of the Board of Supervisors. The identified planner may be contacted for specific information on this application.

APPLICATON NUMBER: 251056
SITUS: 107 Browns Valley Road, Watsonville, CA 95076

Proposal to recognize the construction of an ADU built on the west side of a commercial agricultural (CA) zoned property, approximately 285 feet west of the existing single-family dwelling. Project requires an Administrative Agricultural Buffer Setback Reduction to reduce the 200-foot setback to 143 feet to the north.

Project site is located at the northwest corner of the Browns Valley Road and Amesti Road intersection (107 Brown's Valley Road).

APN: 107-211-09
OWNER: JORDAN JAMES T
APPLICANT: JORDAN JAMES T
SUPERVISORIAL DISTRICT: **2**

PLANNER: Evan Ditmars, (831) 454-3227
EMAIL: Evan.Ditmars@santacruzcountyca.gov

Questions or comments must be received by 5:00 p.m. August 29, 2025.

A decision will be made on, or shortly after, September 1, 2025.

GENERAL NOTES

1. The code editions to be followed: Santa Cruz County Amendments

California Plumbing Code	2022 Edition	California Building Code	2022 Edition
California Electrical Code	2022 Edition	California Mechanical Code	2022 Edition
California Energy Standards	2022 Edition	California Green Building Standards Code	2022 Edition
California Residential Code	2022 Edition	California Fire Code	2022 Edition

2. Hold down devices must be secured in place prior to foundation inspection.
3. Fasteners in preservative-treated wood (anchor bolts, nails, screws, etc.) shall be of an approved silicon bronze or copper, stainless steel or hot-dipped zinc coated steel.
4. Foundation sills shall be a naturally durable wood or a preservative-treated wood.
5. Anchor bolts shall be a minimum of ½ inch diameter in SDC D and 5/8 inch minimum diameter in SDC E.
6. Anchor bolts shall be embedded a minimum of 7 inches into foundation.
7. Anchor bolts shall not be spaced more than 6 feet apart in SDC D and no more than 4 feet apart in SDC E
8. There shall be a minimum of 2 bolts per sill piece with one bolt not located more than 12 inches or not less than 4 inches of each end of the sill piece.
9. Washers for anchor bolts shall be a minimum of 3 inches by 3 inches by 0.229 inch thick. Steel plate washers may be slotted.
10. Minimum compression strength of concrete shall be 2,500 psi.
11. Reinforcing Steel to be a minimum of ASTM A615 Grade 60
12. Framing lumber shall be Douglas Fir #2 (unless noted otherwise).
13. Wall framing shall comply with CBC Table 2308.5.1
14. Nailing shall be in compliance with CBC Table 2304.10.1
15. Foundation vents to be 6"x14" @ 8'-0" o.c. max
16. Block or double joist under all walls. Blocking at 8'-0" o.c. max (not applicable with TJIs)
17. Attic and foundation venting shall be a minimum of 1/150 of the area to be vented.
18. Smoke detectors and carbon monoxide alarms in new structures shall receive their primary power from the house primary wiring and shall have a battery backup.
19. Egress requirements for sleeping rooms:
    a. Min. net clear operable dimension of 24" in height. b. Min. net clear operable dimension of 20" in width.
    c. Min. net clear operable dimension of 5.7 square feet d. Maximum distance to floor is 44"
20. Joints and other openings in the building envelope that are potential sources of air leakage shall be caulked, gasketed, weather-stripped or otherwise sealed to limit infiltration and exfiltration.
21. The first 5' of hot and cold water pipes from the storage tank from non-recirculating systems shall be thermally insulated with a minimum of 1" (.75") thick insulation for hot (cold) water pipes with a diameter of less than or equal to 2" or 1.5" (1") for hot (cold) water pipes with a diameter of greater than 2" and conform to Cal Energy Code 150.0()2
22. The builder/contractor shall provide the owner and County Building Department a copy of the CF-2R Installation Certificate at the time of inspection.
23. Air ducts installed under a floor in a crawl space shall be installed as to maintain a vertical clearance of 18" for all portions of the duct that would obstruct access to any part of the crawl space.
24. Shower compartments and walls above bathtubs with installed shower heads shall be finished with a smooth, non-absorbent surface to a height of not less than 72" above finish floor. Ceramic tile is to be installed over fiber-cement or cementitious backer board.
25. The maximum hot water temperature discharging from the bathtub, shower and whirlpool bathtub filler shall be limited to 120 degrees Fahrenheit. The water heater thermostat shall not be considered a control for the meeting of this provision.
26. Plumbing fixtures are required to meet the following maximum flow rates; shower heads 1.8 gpm @ 80 psi, kitchen faucet 1.8 gpm @ 60 psi, lavy faucets 1.2 gpm @ 60 psi and water closets 1.28 gallons per flush.
27. The shower valve shall be a pressure balance type, thermostatic mixing type or a combination pressure balance/thermostatic mixing type.
28. Fiber-cement, fiber-mat reinforced cementitious backer units, glass mat gypsum backers of fiber-reinforced gypsum backers in compliance with ASTM C 1288, C 1325, C 1178 or C 1278 respectively and installed in accordance with manufacturer's recommendations shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas [CRC R702.4.2]
29. Ceramic tile surfaces shall be installed in accordance with ANSI A108.1, A108.4 through A108.6, A108.11, A118.1, A118.3, A136.1, and A137.1. [CRC R702.4.1]
30. The waste outlet and tailpiece for the shower shall be a minimum 2" in diameter.

FIRE DEPARTMENT NOTES – (NON-SPRINKLED)

1. These plans are in compliance with the 2022 California Fire and Building Codes and with applicable City of Santa Cruz Fire Protection Association and district amendments.
2. This building is R-3, Type V-B/U, and Non-Sprinkled.
3. Before construction begins, temporary or permanent address numbers shall be posted. Permanent numbers must be posted prior to final inspection. Address numbers shall be posted on property so as to be clearly visible from the road. Address numbers must be in "Arabic" (1,2,3, etc.), not "Roman" (I,IV,etc.) or written out in words. Address numbers shall be a minimum of 4" tall, with wide stroke, and posted on a contrasting background.
4. Roof construction shall be Class A (min.) as defined by Uniform Building Code Standard 15-2.
5. There shall be a minimum of a 100 foot clearance maintained with non-combustible vegetation around all structures. Exception: Single specimens of trees, ornamental shrubbery, or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure.
6. All requirements of the Single Family Dwelling Guide must be met.
7. Smoke detectors are required in all sleeping rooms and in hallways outside of sleeping rooms within 10 feet of sleeping room doors.
8. All access roads shall be a minimum of 12 feet wide and have a vertical clearance of 15'-6" Roads are < 5% grade

NOTES:

1. This project is located within the Wildland Urban Interface and is subject to The provisions of Chapter 7A of the Building code, or R337 etal of the California Residential Code. All requirements of these codes must be met.

OWNER:

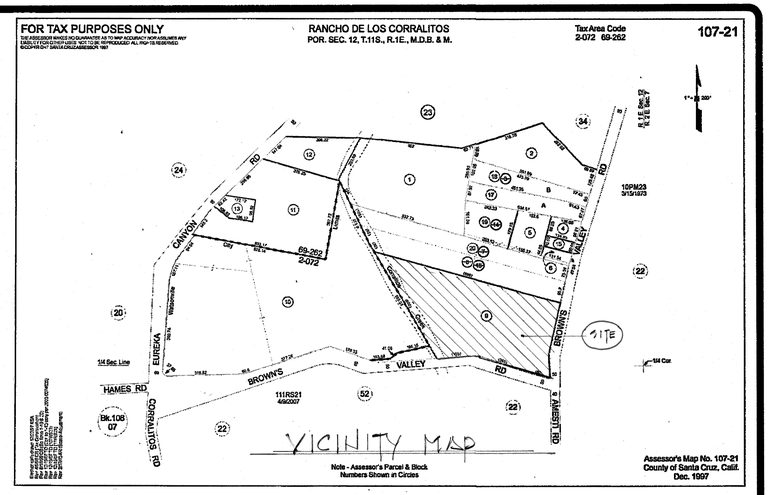
James Jordan
107 Brown's Valley Road
Watsonville, CA 95076

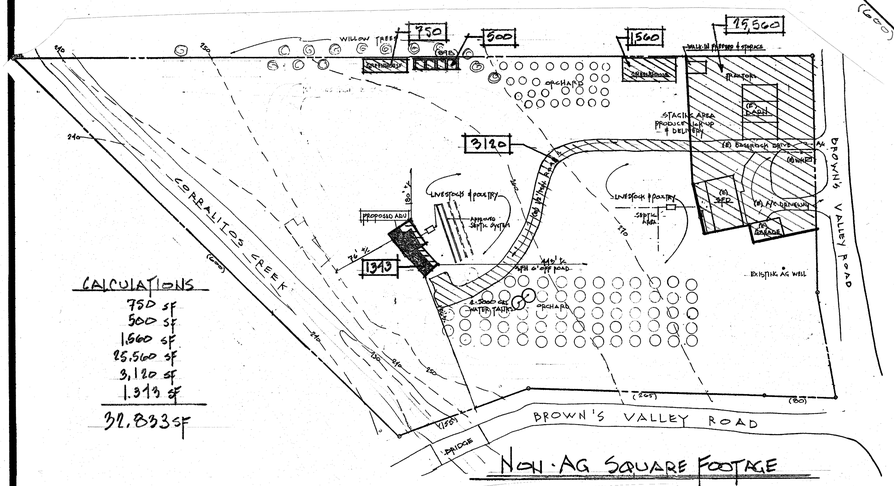
PROJECT DATA:

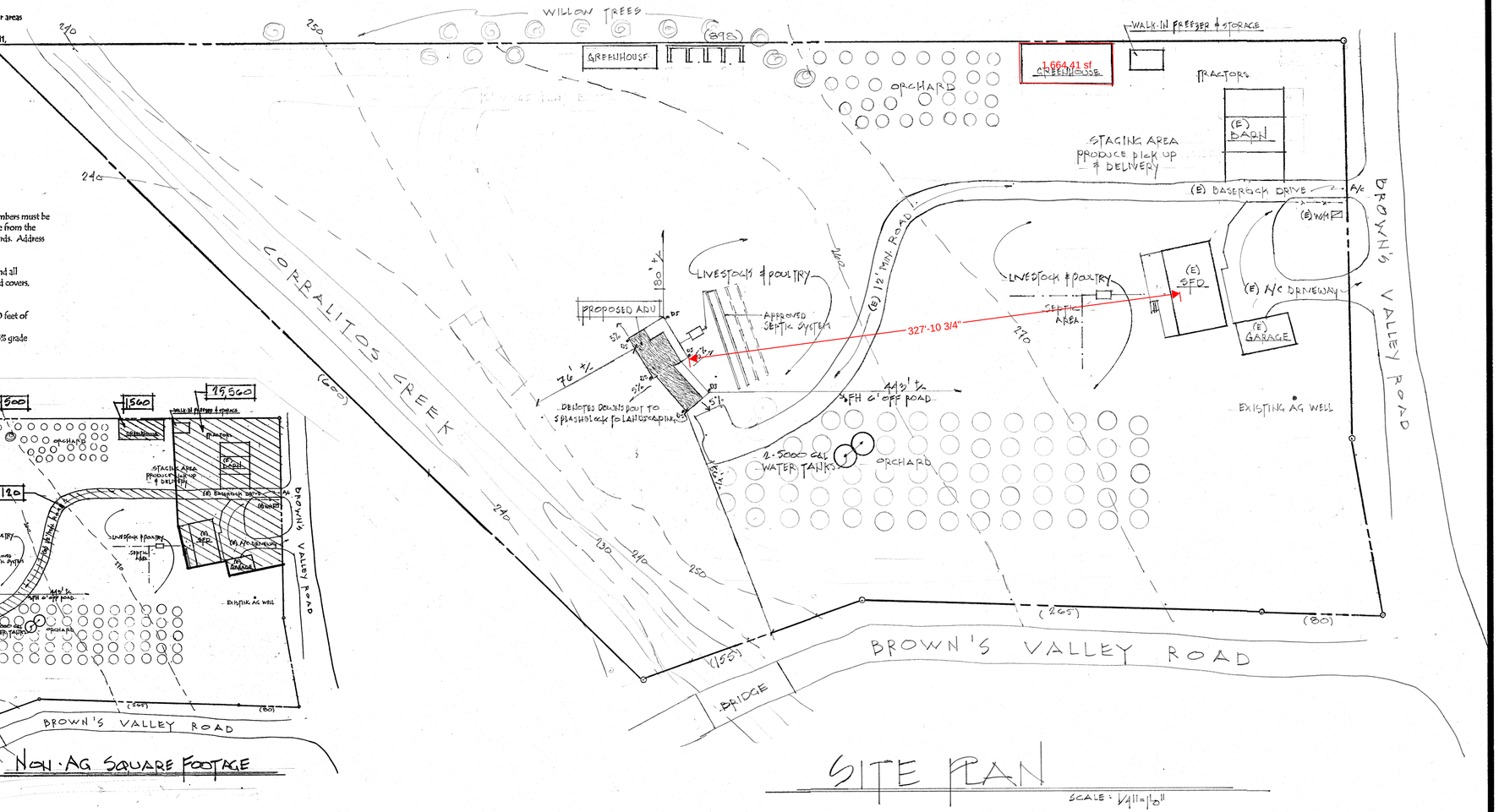
A.P.N.	107-211-09
Zoning	CA
Occupancy Group	R-3
Construction Type	VB Non-Sprinklered
Parcel Size	5.9 acres (Assessor)
Lot Coverage	<10%
Existing Residence	1,580 sq. ft. (Assessor)
Existing Garage	400 sq. ft. (Assessor)
Proposed ADU	*989 sq. ft.*
Proposed Porch	*354 sq. ft.*

SCOPE OF WORK:

Recognize and existing 989 sq. ft. 3 bedroom, 2 bath ADU
With 354 sq. ft. of covered porch.







ROBIN ALAGA
250 Evening Hill Lane Corralitos, CA 95076
Phone: (831)724-4994 Cell: (831)419-4919
e-mail: alagaline@gmail.com

REVISIONS	BY

JORDAN A.D.U.

James Jordan 831.818.8403 wesmattmike@hotmail.com
107 Brown's Valley Road Watsonville, CA 95076
A.P.N. 107 – 211 – 09

Robin Alaga

DRAWN	Robin
CHECKED	
DATE	1-MAY-'25
SCALE	NOTED
JOB NO.	25-2
SHEET	1 OF 2 SHEETS

ABBREVIATIONS

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

CIVIL SYMBOLS LEGEND

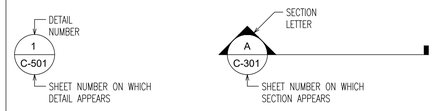
SURVEY TOPO AND SITE IMPROVEMENTS

6" CURB & GUTTER	STORM DRAIN CLEANOUT
EDGE OF AC PAVEMENT	ELECTRIC VAULT COVER
6" VERTICAL CURB	PULL BOX
DW — DOMESTIC WATER MAIN	HIGH VOLTAGE ELECTRIC
E — ELECTRIC LINE	TELEPHONE MANHOLE
FL — FLUSH LINE	POWER POLE
FM — FORCE MAIN	GUY WIRE & ANCHOR
G — GAS LINE	JOINT POLE
IRR — IRRIGATION LINE	STREET LIGHT
OH — OVERHEAD WIRES	ELECTROLIER
OHE — OVERHEAD ELECTRIC	TRAFFIC SIGNAL
OHT — OVERHEAD TELEPHONE	TRAFFIC SIGNAL
RW — RECYCLED WATER	PEDESTRIAN LIGHT
SS — SANITARY SEWER LINE	PEDESTRIAN PUSH BUTTON
SD — STORM DRAIN LINE	CROSSWALK DETECTOR
SL — STREET LIGHT CONDUIT	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
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 / FC — FINISH GRADE	CHECK VALVE
2.0% — SURFACE DRAINAGE SLOPE	FLOW METER
x 95.94 — SPOT ELEVATION	PRESSURE GAUGE
GRADE BREAK	PRESSURE SWITCH
LIMIT OF WORK/GRADING	FLOAT VALVE
IRRIGATION BOX	
GM — GAS METER	
GAS VALVE	
WM — WATER METER	
W — WATER VALVE	
WATER METER OR BFP	
FIRE HYDRANT	
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

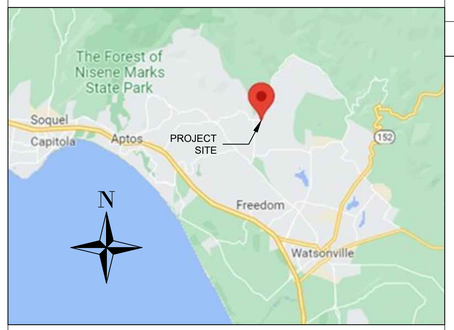
1 — KEYNOTE

1 — DEMOLITION NOTE

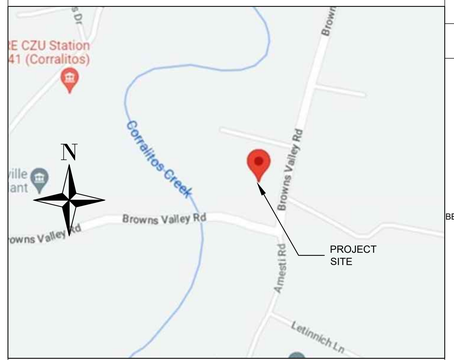


DETAIL INDICATOR — SECTION INDICATOR

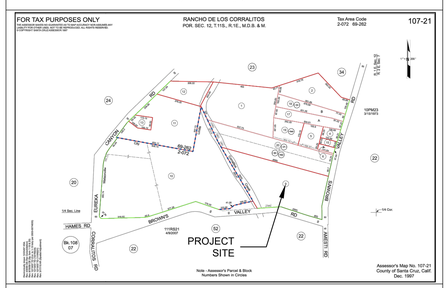
SITE VICINITY



SITE LOCATION



APN MAP



PROJECT DESCRIPTION

GENERAL: NEW SEPTIC SYSTEM

BASIS: LEGALIZE ADU

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

PROJECT DESIGN AND OPERATION NOTES

DESIGN FLOWS, VOLUMES, AND TREATMENT

FACILITY TYPE: RESIDENTIAL
UNIT FLOW BASIS: # OF BEDROOMS
OF UNITS: LEGALIZE 3 BEDROOM ADU
DESIGN FLOWS: 375 GPD
TREATMENT CATEGORY: CONVENTIONAL
NEW SEPTIC TANK VOLUME: 1,500 GALLONS
WASTEWATER STRENGTH: DOMESTIC RESIDENTIAL STRENGTH
DOMESTIC STRENGTH DEFINITION: <220 MG/L BOD, <60 MG/L TSS, <60 MG/L TN

SOIL TESTING RESULTS AND DISPOSAL DESIGN

SITE TEST PIT:
MYER ENGINEERING OBSERVED THE SOIL CHARACTERISTICS OF A TEST PIT EXCAVATED TO A DEPTH OF 24' BELOW GROUND LEVEL (BGL). THE LOCATION OF THE TEST PIT IS PROVIDED ON THE PROJECT DESIGN PLANS.THE FOLLOWING SOIL PROFILE WAS OBSERVED:

0'- 20' BGL: DARK BROWN LOAM
20'- 10' BGL: BROWN SANDY LOAM
10'- 13.5' BGL: LITE BROWN FINE GRAINED SAND (SWITCH TO 18" AUGER DRILL BIT)
13.5'- 20' BGL: TAN BROWN SAND
20'- 24' BGL: TAN MEDIUM GRAINED SAND
GROUNDWATER WAS NOT ENCOUNTERED, AND GROUNDWATER INDICATORS WERE NOT PRESENT.

SITE PERCOLATION TEST:
TEST HOLE #1 (P-1): DEPTH = 7.0', RATE = 16.76 MPI
TEST HOLE #2 (P-2): DEPTH = 4.0', RATE = 25.77 MPI
TEST HOLE #3 (P-3): DEPTH = 3.0', RATE = 7.66 MPI
TEST HOLE #4 (P-4): DEPTH = 7.0', RATE = 18.53 MPI
TEST HOLE #5 (P-5): DEPTH = 3.0', RATE = 11.24 MPI
TEST HOLE #6 (P-6): DEPTH = 4.0', RATE = 13.85 MPI
OVERALL AVERAGE STABILIZED RATE = 14.6 MPI

DESIGN AREA APPLICATION RATE: 0.73 GPD/SF
REQUIRED EFFECTIVE LEACHING AREA: 514 SF
DESIGN PRIMARY EFFECTIVE LEACHING AREA: 520 SF
100%+ DESIGN FUTURE EXPANSION EFFECTIVE AREA: 520 SF
DESIGN PRIMARY TRENCH GEOMETRY: 2 X 1.5'W X 4'D (2.5' EFFECTIVE) X 65'L

MAX EFFECTIVE AREA/LF: 4SF/LF

WATER SUPPLY: PRIVATE WELL

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

Jordan Site Improvement Project
107 Browns Valley Road
Watsonville CA 95076
APN: 107-211-09

CLIENT
JIM JORDAN
wesmattnike@hotmail.com
831-818-8403

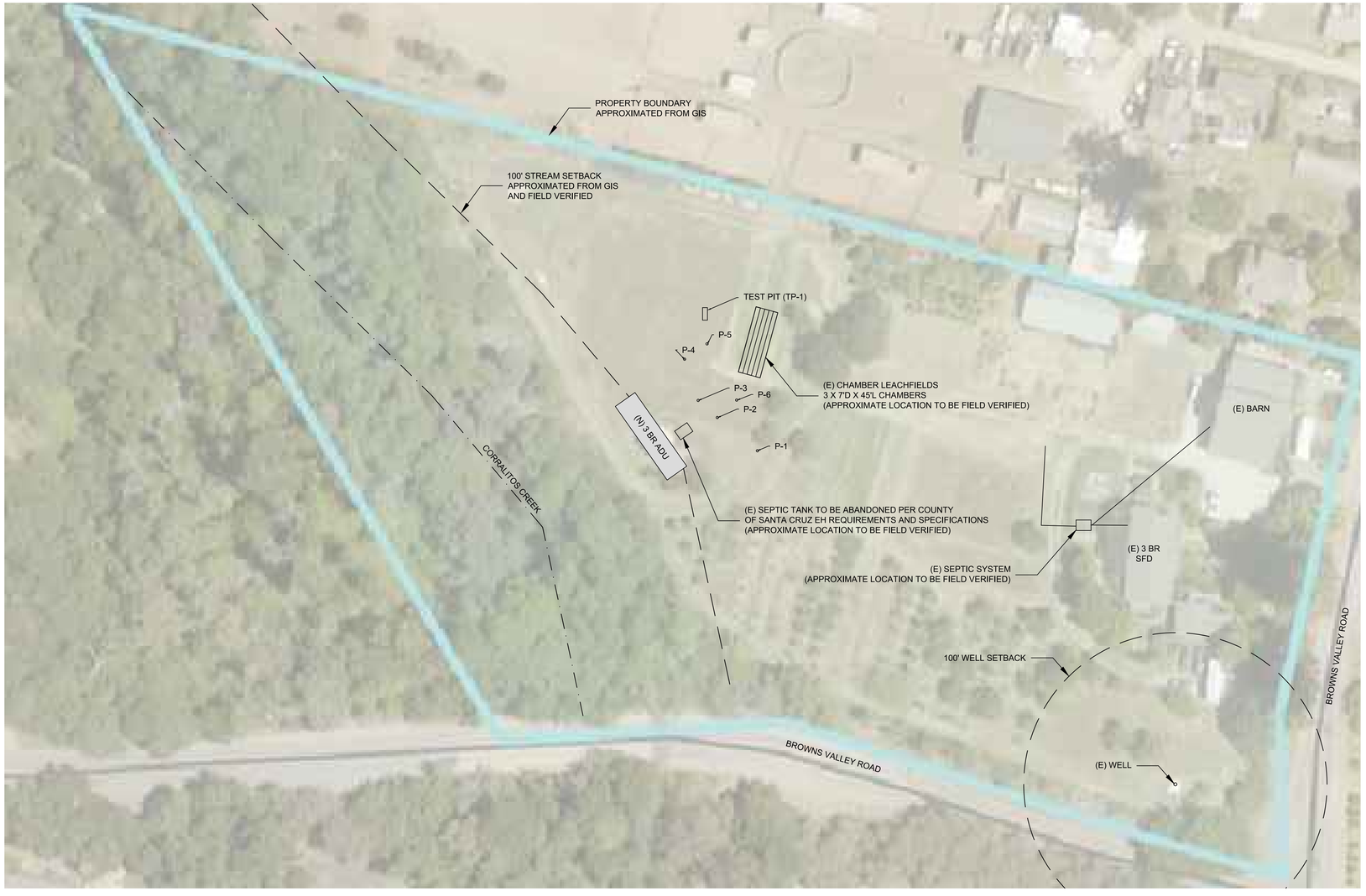
MYER ENGINEERING, INC.
Civil Engineering Consulting Services
PAUL MYER, MS, PE
1796 LAUREL GLEN RD.
SOQUEL, CA 95073
(831) 800-2244
paul@myerengineering.com

REGISTERED PROFESSIONAL ENGINEER — PAUL MYER — C 80522 EXP 03/31/25 — CIVIL — STATE OF CALIFORNIA

Drawn By	Checked By
PEM	PEM
Project No. 202250	Scale AS SHOWN
Date FEB 2023	
Sheet No. WW1	1 OF 5

No.	Revision/Issue	Date

PEM 2/24/2023 MYE_Jordan_CWTS Plans.dwg



1 EXISTING SITE LAYOUT
SCALE: 1" = 40'

N

0 40' 80'

SCALE: 1" = 40' @ 24"X36"

No.	Revision/Issue	Date

EXISTING SITE LAYOUT

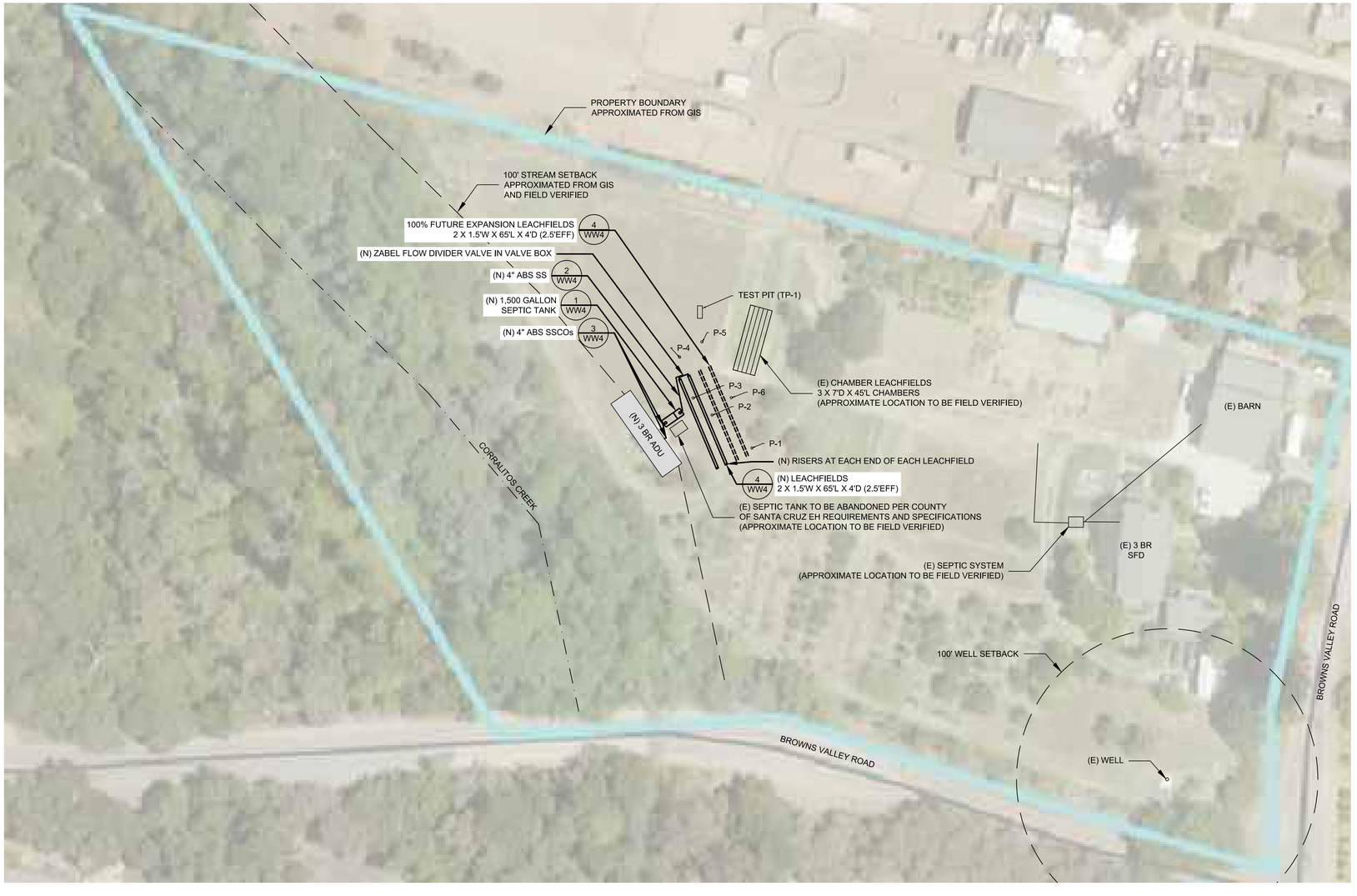
Jordan Site Improvement Project
107 Browns Valley Road
Watsonville CA 95076
APN: 107-211-09

CLIENT
JIM JORDAN
wesmattnike@hotmail.com
831-818-8403

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
PAUL MYER
C 80522
EXP 03/31/25
CIVIL
STATE OF CALIFORNIA

Drawn By	Checked By
PEM	PEM
Project No.	Scale
202250	AS SHOWN
Date	
FEB 2023	
Sheet No.	
WW2	



1 OWTS PLAN
SCALE: 1" = 40'

N

0 40' 80'

SCALE: 1" = 40' @ 24"X36"

No.	Revision/Issue	Date

WASTEWATER SYSTEM PLAN

Jordan Site Improvement Project
107 Browns Valley Road
Watsonville CA 95076
APN: 107-211-09

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Project No.	Scale
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FEB 2023	
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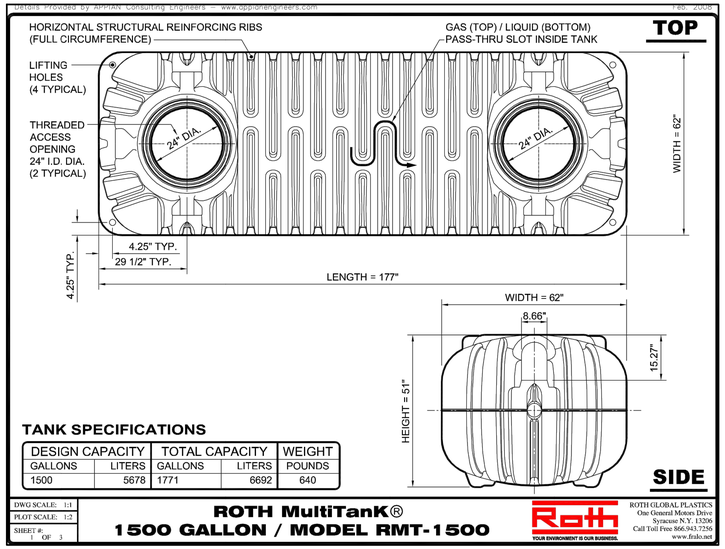
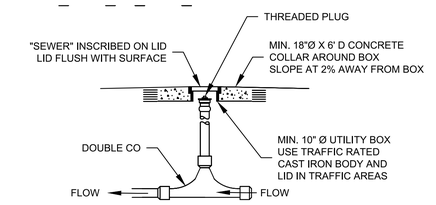
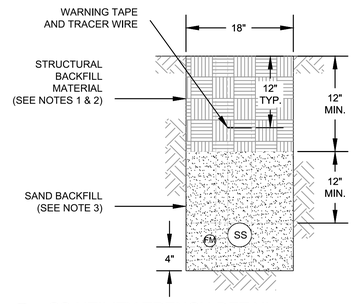
WW3	



1 1,500 GALLON SEPTIC TANK
SCALE: AS DIMENSIONED



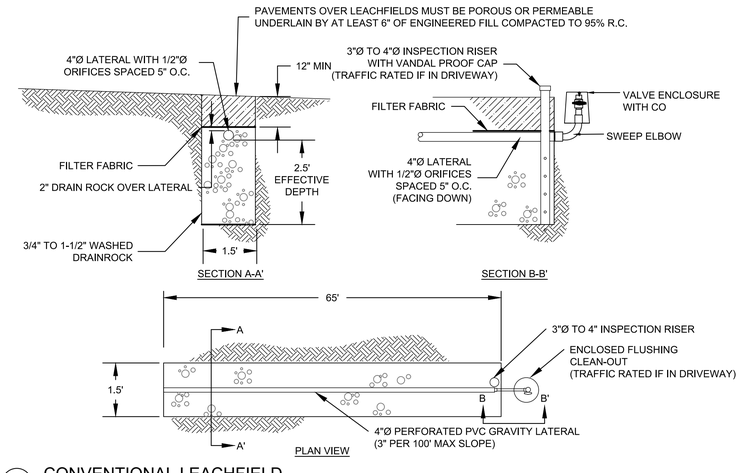
3 SS CLEANOUT
SCALE: AS DIMENSIONED



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

No.	Revision/Issue	Date

WASTEWATER SYSTEM SCHEMATIC AND DETAILS

Jordan Site Improvement Project
107 Browns Valley Road
Watsonville CA 95076
APN: 107-211-09

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Project No. 202250	Scale AS SHOWN
Date FEB 2023	
Sheet No. WW4	

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 1,500 GALLON WATER-TIGHT SEPTIC TANK.

1.1. 1,500 GALLON 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

Jordan Site Improvement Project
107 Browns Valley Road
Watsonville CA 95076
APN: 107-211-09

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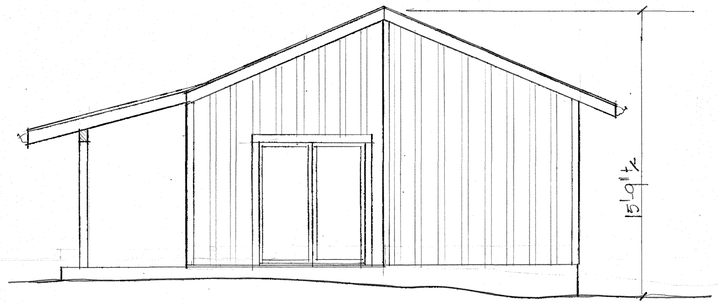
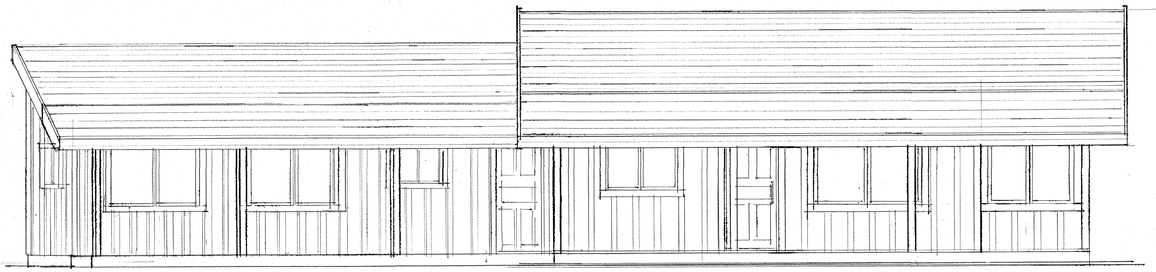
REGISTERED PROFESSIONAL ENGINEER
PAUL MYER
C 80522
EXP 03/31/25
CIVIL
STATE OF CALIFORNIA

Drawn By	Checked By
PEM	PEM
Project No.	Scale
202250	AS SHOWN
Date	
FEB 2023	
Sheet No.	
WW5	



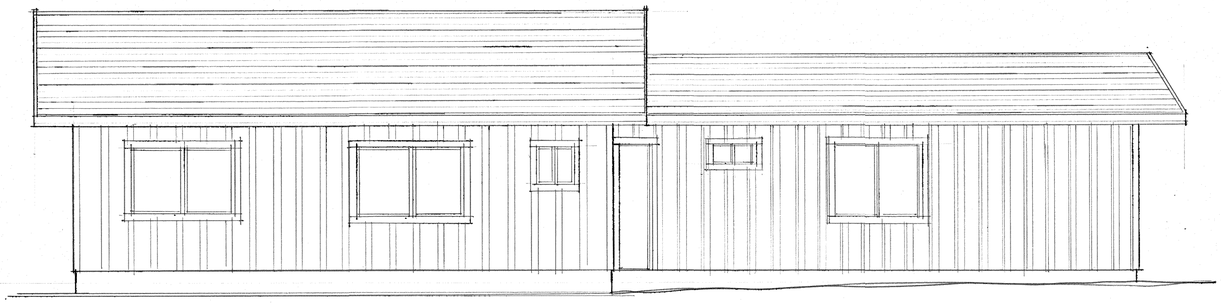
NORTH ELEVATION

SCALE: 1/4"=1'-0"



EAST ELEVATION

SCALE: 1/4"=1'-0"



WEST ELEVATION

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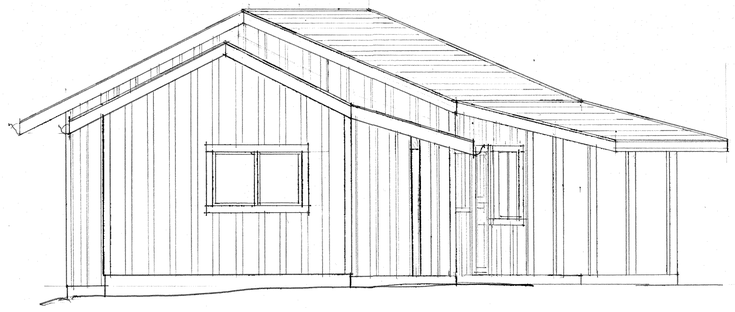
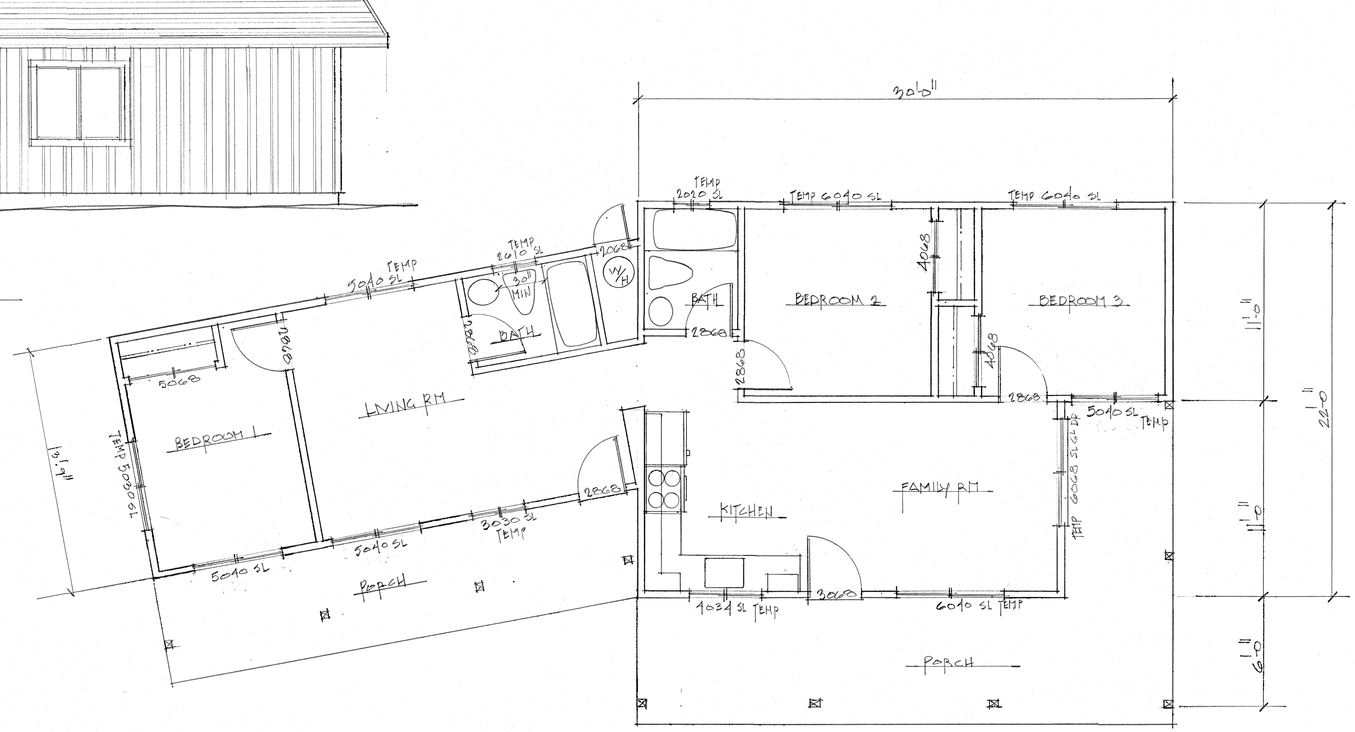


SOUTH ELEVATION

SCALE: 1/4"=1'-0"



FLOOR PLAN

SCALE: 1/4"=1'-0"

HEATED AREA: 989 SF
COVERED PORCH: 354 SF

REVISIONS	BY

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Robin Alaga

DRAWN	Robin
CHECKED	
DATE	1 · May · 25
SCALE	1/4"=1'-0"
JOB NO.	25 · 21
SHEET	2
OF	SHEETS