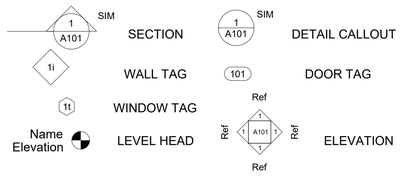
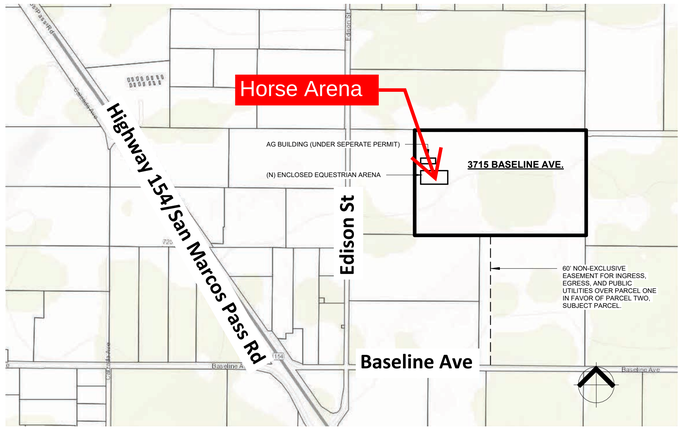
ABBREVIATIONS

#	Pound OR Number
&	And
@	At
ACT	Acoustic Ceiling Tile
AD	Area Drain
AFF	Above Finished Floor
ALUM	Aluminum
ANOD	Anodized
BSMT	Basement
BYND	Beyond
BOT	Bottom
CIP	Cast In Place
CHNL	Channel
CJ	Control Joint
CLG	Ceiling
CLR	Clear
CMU	Concrete Masonry Unit
COL	Column
COMPR	Compressible
CONC	Concrete
CONT	Continuous
CPT	Carpet
CT	Ceramic Tile
CTYD	Courtyard
DBL	Double
DEMO	Demolish or Demolition
DIA	Diameter
DIM	Dimension
DIMS	Dimensions
DN	Down
DR	Door
DWG	Drawing
EA	Each
EJ	Expansion Joint
EL	Elevation
ELEC	Electrical
ELEV	Elevator or Elevation
EQ	Equal
EXIST	Existing
EXP JT	Expansion Joint
EXT	Exterior
FD	Floor Drain or Fire Department
FEC	Fire Extinguisher Cabinet
FIXT	Fixture
FLR	Floor
FM	Filled Metal
FO	Face Of
FND	Foundation
GA	Gauge
GALV	Galvanized
GWB	Gypsum Wall Board
HC	Hollow Core
HI	High
HM	Hollow Metal
HP	High Point
HR	Hour
HVAC	Heating, Ventilating, And Air Conditioning
IRGWB	Impact Resistant Gypsum Wall Board
ILO	In Lieu Of
INSUL	Insulated or Insulation
INT	Interior
LO	Low
MAX	Maximum
MO	Masonry Opening
MECH	Mechanical
MEMBR	Membrane
MIN	Minimum
MTL	Metal
NIC	Not In Contract
NO	Number
NOM	Nominal
OC	On Center
OH	Overhang or Opposite Hand
OPP	Opposite or Opposite Hand
OZ	Ounce
PCC	Pre-Cast Concrete
PLUMB	Plumbing
PLYD	Plywood
PT	Pressure Treated
PNT	Paint or Painted
PVC	Polyvinyl Chloride
RBR	Rubber
RCP	Reflected Ceiling Plan
RD	Roof Drain
REQD	Required
RM	Room
SIM	Similar
SPEC	Specified OR Specification
SPK	Sprinkler or Speaker
SSTL	Stainless Steel
STC	Sound Transmission Coefficient
STL	Steel
STRUCT	Structure or Structural
T&G	Tongue And Groove
TELE	Telephone
TLT	Toilet
TME	To Match Existing
TO	Top Of
TOC	Top Of Concrete
TOS	Top Of Steel
TPD	Toilet Paper Dispenser
T/D	Telephone/Data
TYP	Typical
UNO	Unless Noted Otherwise
U/S	Underside
V/F	Verify In Field
VP	Vision Panel
W/	With
WD	Wood

STANDARD SYMBOLS



VICINITY MAP



PROJECT DATA

SCOPE OF WORK:
NEW DETACHED ENCLOSED EQUESTRIAN ARENA AND FIRE HYRDRANT PUMP HOUSE.

BUILDING DATA:
APN: 141-042-010
ZONING: AG-II-40
OCCUPANCY GROUP: RESIDENTIAL / COMMERCIAL - A
CONSTRUCTION TYPE: II
STORIES: 1
LOT SIZE: 50.78 ACRES
HIGH FIRE AREA: YES
1 **FIRE SPRINKLERS: YES, FIRE SPRINKLER SYSTEM IS TO BE APPROVED AND INSTALLED UNDER DEFERRED SUBMITTAL TO THE FIRE DEPARTMENT.**

SQUARE FOOTAGE:
NEW EQUESTRIAN ARENA: 45,000 S.F.
NEW GARAGE / EQUIPMENT STORAGE: 9,900 S.F.
NEW PUMP HOUSE: 300 S.F.
EXISTING SINGLE STALL HORSE BARNS (4): 1,024 S.F.
EXISTING BREEDING HORSE BARN: 2,208 S.F.
EXISTING HAY BARN: 1,933 S.F.
EXISTING HAY BARN: 1,950 S.F.
EXISTING EMPLOYEE DWELLING: 900 S.F.
EXISTING EMPLOYEE DWELLING: 900 S.F.
EXISTING STALL BARN: 2,940 S.F.
EXISTING STALL BARN: 2,880 S.F.

TOTAL SQUARE FOOTAGE: 69,935 S.F.

1 **CODE INFORMATION:**
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
CURRENT COUNTY OF SANTA BARBARA BUILDING AND GRADING ORDINANCES AND MUNICIPAL CODES
THIS BUILDING IS SUBJECT TO HIGH FIRE HAZARD AREA AND IS SUBJECT TO THE PROVISIONS OF CBC CHAPTER 7A.

AT THE TIME OF FINAL INSPECTION, AN OPERATION AND MAINTENANCE MANUAL, COMPACT DISC OR WEB BASED REFERENCE SHALL BE PLACED IN THE BUILDING. THIS MANUAL SHALL INCLUDE ALL OF THE ITEMS LISTED ON CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 4.410.1. [CBBSC 4.410]

WASTE MANAGEMENT:
RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), CHAPTER 4, DIVISION 4.4 WASTE MANAGEMENT PROVIDED BY MARBORG. PRIOR TO ISSUANCE OF PERMIT, A COMPLETE WASTE MANAGEMENT PLAN SHALL BE SUBMITTED TO THE COUNTY / CITY. **REGISTERED COMPANY TO BE USED. "MARBORG INDUSTRIES"**

PROJECT DIRECTORY

COUNTY OF SANTA BARBARA
PLANNING & DEVELOPMENT
624 W. FOSTER ROAD
SANTA MARIA, CA 93455-3623
PH: (805) 934-6250

DRAFTSMAN
ZACHARY ULRICK
112 OAKSIDE LN.
BUELLTON, CA 93427
(805) 350-0669

PROPERTY OWNER:
HAYDEN LANDON
5475 HAPPY CANYON RD.
SANTA YNEZ, CA 93460

GENERAL CONTRACTOR:
T.B.D.

STRUCTURAL ENGINEER:
MOUNTAIN VIEW ENGINEERING, INC.
345 NORTH MAIN STREET STE A,
BRIGHAM CITY, UTAH 84302
435-734-9700

SOILS ENGINEER:
BRAUN & ASSOCIATES, INC.
PO BOX 2004 BUELLTON, CA 93427
805-688-5429

CIVIL ENGINEERS:
PCS ENGINEERING
7395 EL CAMINO REAL, PMB 369
ATASCADERO, CA 93422

PRAXIS ENGINEERING
1009 MORRO STREET, SUITE 205
SAN LUIS OBISPO, CA 93401

ELECTRICAL ENGINEER:
JMPE ELECTRICAL ENGINEERING
2880 SANTA MARIA WAY, #D4
SANTA MARIA, CA 93455

SHEET INDEX

ARCHITECTURAL
A0.0 COVER SHEET
A0.5 COLOR MATERIAL BOARD
A1.1 SITE PLAN - ARENA
A2.1 FLOOR PLAN - ARENA
A3.0 ROOF PLAN - ARENA
A4.0 EXTERIOR ELEVATIONS - ARENA
A5.0 PUMP HOUSE PLAN

CIVIL
C1 GRADING & DRAINAGE PLAN
C2 SITE SECTIONS
C3 EROSION CONTROL PLAN

FIRE
FWP-1 FIRE WATER PLAN - OVERALL
FWP-2 FIRE WATER PLAN - FIRE WATER & ACCESS PLAN

LANDSCAPE
L-01 CONCEPTUAL LANDSCAPE SITE PLAN

SEPTIC
S01 OWTS
S02 OWTS
S03 OWTS
S04 OWTS

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PROJECT ADDRESS:

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REVISIONS

NO.	DESCRIPTION	DATE
1	PLAN CHECK #1	12/9/25

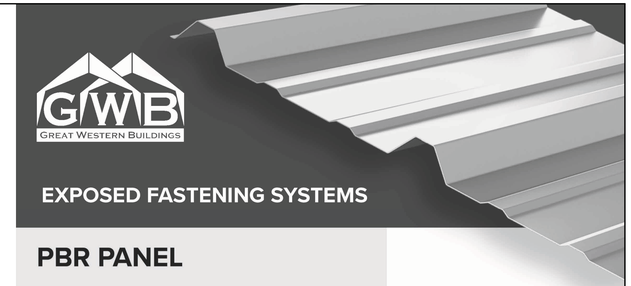
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LANDON

COVER SHEET

PROJECT NUMBER 226

A0.0



GREAT WESTERN BUILDINGS

EXPOSED FASTENING SYSTEMS

PBR PANEL

Features and Benefits

Numerous UL 580 ratings are available, as well as UL 790, Class A for external fire, roof assembly for UL 263 for internal fire and the UL 2218 Class 4 impact rating.

PBR carries Florida approval, Dade county ratings and FM 4471 approval standard for Class 1 panel roofs.

Product Specifications:

Applications: Roof and Wall
Coverage Widths: 36"
Rib Spacing: 12" on center
Rib Height: 1-1/4"
Minimum Slope: ½:12
Panel Attachment: Exposed Fastening System
Gauges: 26 (Standard); 29, 24, 22 (Optional)
Finishes: Smooth (standard); Embossed (optional)
Coatings: Galvalume Plus®, Signature® 200, Signature® 300

The PBR panel is commonly used for a wide variety of architectural, agricultural, commercial and industrial applications. PBR is a structural panel and an exposed fastener panel that can be used for both roof and wall applications. The minimum roof slope for PBR is ½:12.



3033 S. Parker Road, Aurora, CO 80014 greatwesternbuildings.com I 800.497.2135

GREAT WESTERN BUILDINGS

SHERWIN-WILLIAMS ® WEATHERXL ™ SILICONE-MODIFIED POLYESTER (SMP) COATING SYSTEM

Solar White

ALL METAL SIDING TRIM AND ROOFING SHALL BE "SOLAR WHITE" TO MATCH EXISTING AGRICULTURAL BUILDING (UNDER SEPERATE PERMIT) 24LUP - 00124 & 24BLD - 00370

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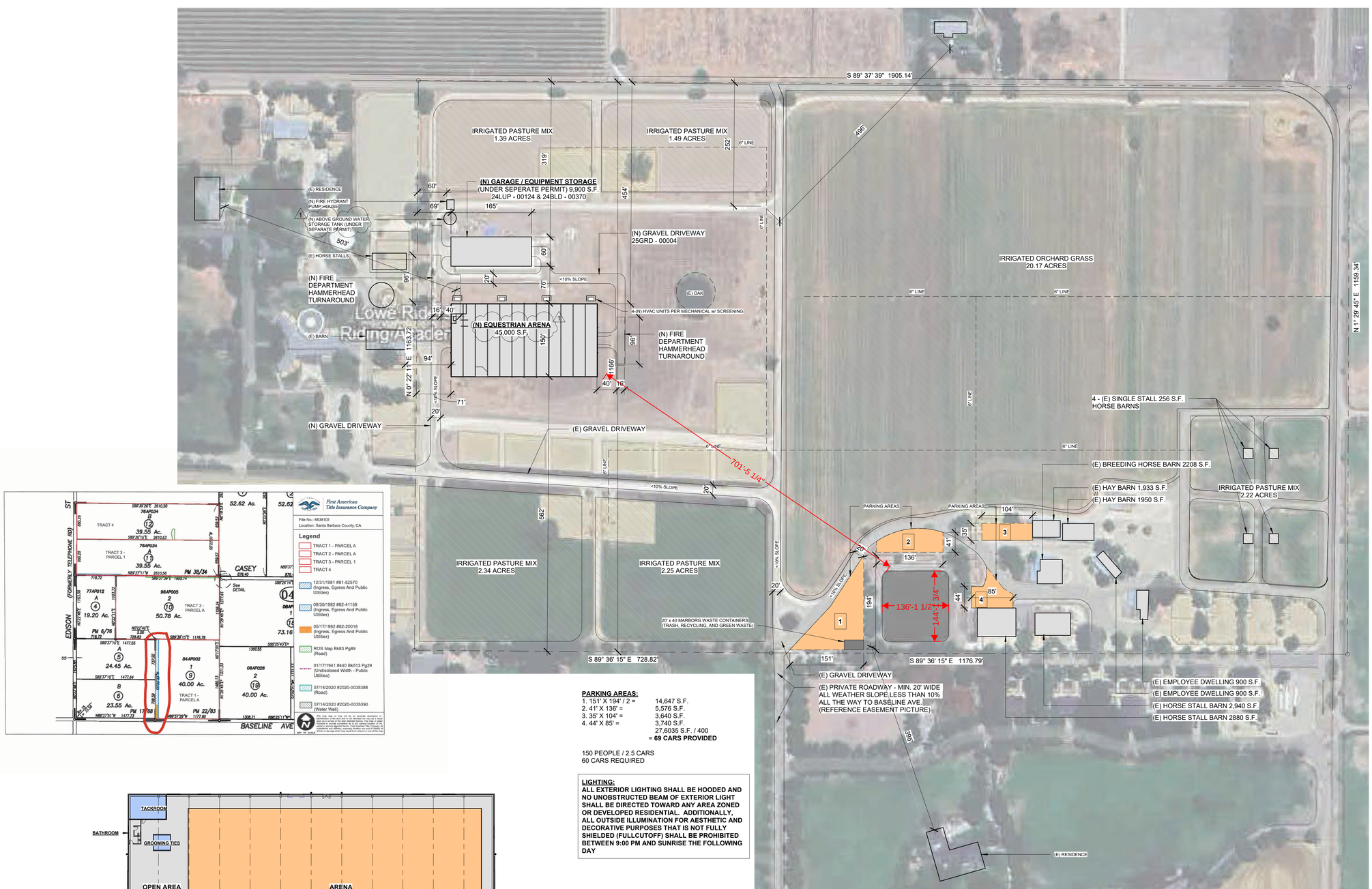
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LANDON

COLOR MATERIAL BOARD

PROJECT NUMBER 226

A0.5



2 FINISH FLOOR - ARENA (CODE ANALYSIS)
1" = 40'-0"

PARKING AREAS:

1. 151' X 194' / 2 =	14,647 S.F.
2. 41' X 136' =	5,576 S.F.
3. 35' X 104' =	3,640 S.F.
4. 44' X 85' =	3,740 S.F.
	27,6035 S.F. / 400
	= **69 CARS PROVIDED**

150 PEOPLE / 2.5 CARS
60 CARS REQUIRED

LIGHTING:
ALL EXTERIOR LIGHTING SHALL BE HOODED AND NO UNOBSTRUCTED BEAM OF EXTERIOR LIGHT SHALL BE DIRECTED TOWARD ANY AREA ZONED OR DEVELOPED RESIDENTIAL. ADDITIONALLY, ALL OUTSIDE ILLUMINATION FOR AESTHETIC AND DECORATIVE PURPOSES THAT IS NOT FULLY SHIELDED (FULLCUTOFF) SHALL BE PROHIBITED BETWEEN 9:00 PM AND SUNRISE THE FOLLOWING DAY

1 SITE PLAN ARENA (PROPOSED) 2
1" = 100'-0"

SITE NOTE: PROVIDE MINIMUM 5% SLOPE FOR A MINIMUM OF 10' AWAY FROM STRUCTURE - SEE GRADING PLAN

SQUARE FOOTAGE:
NEW EQUESTRIAN ARENA: 45,000 S.F.
NEW GARAGE / EQUIPMENT STORAGE: 9,900 S.F.
NEW PUMP HOUSE: 300 S.F.
EXISTING SINGLE STALL HORSE BARNS (4): 1,024 S.F.
EXISTING BREEDING HORSE BARN: 2,208 S.F.
EXISTING HAY BARN: 1,933 S.F.
EXISTING HAY BARN: 1,950 S.F.
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TOTAL SQUARE FOOTAGE: 69,935 S.F.

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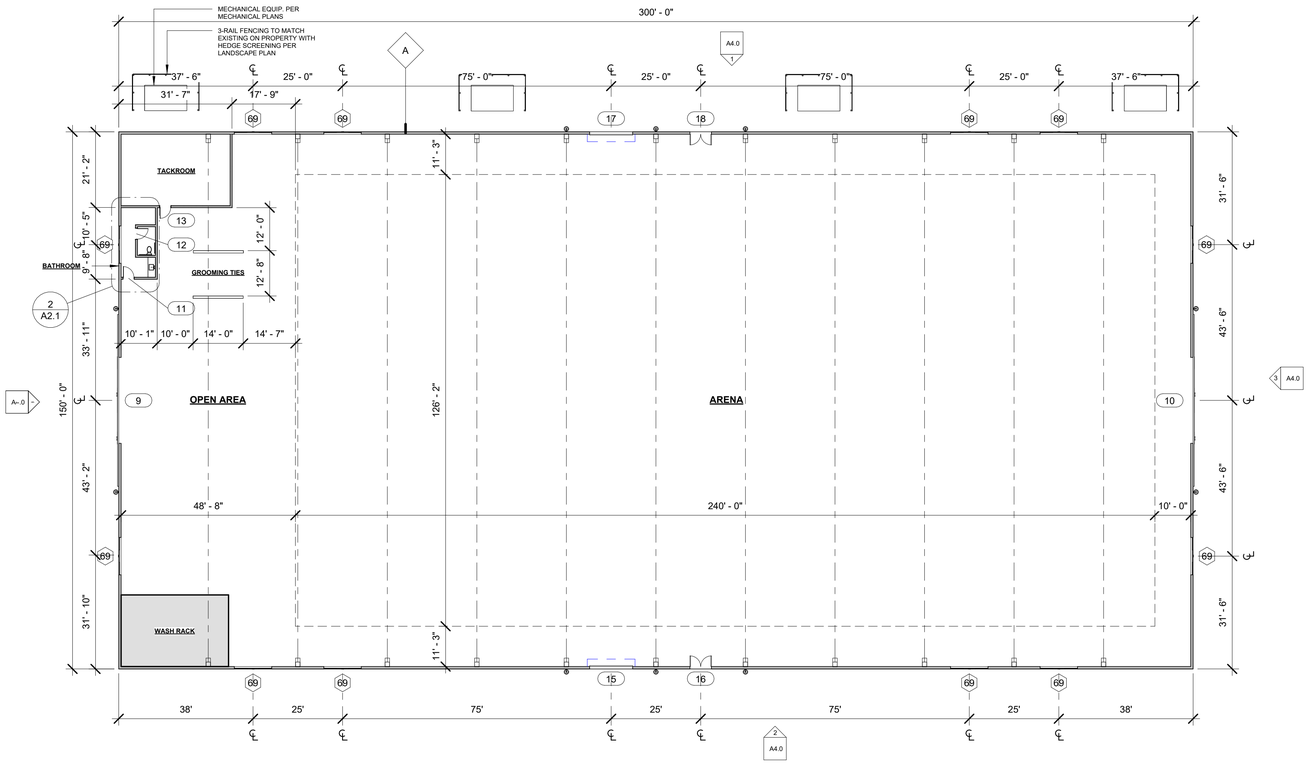
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SITE PLAN - ARENA

PROJECT NUMBER 226

A1.1



1 FINISH FLOOR - ARENA (PROPOSED)
1" = 20'-0"

Project Name	Landon Arena	**Date**	06-17-2025
Climate Zone	5	**Prepared For**	Ulrick Design
Building Type	Non Residential	**Prepared By**	Jorge Bravo

The information provided in this document outlines the Prescriptive requirements that will serve as the compliance baseline in the Performance calculation for compliance with the 2022 California Energy Code. Deviations away from the prescriptive requirement result in a penalty that must be made up elsewhere in the design.

Assemblies			
Surface Type	**Assembly Type**	**Prescriptive U-factor**	**Assembly Options that Meet the Prescriptive Requirement**
Exterior Roof and Ceilings	Metal Building	0.041	U-0.041 If continuous insulation is not used, insulation system to be filled cavity with thermal blocks and R-value of insulation is R10+R19. R-10 insulation is laid parallel to the purlins and supported by a system. R-19 insulation is laid on top of the purlins. The thermal blocks are an R-5 of rigid insulation, which extends 1.5" beyond the width of the purlin on each side. If continuous insulation is desired, various other options are available.
Exterior Wall	Metal Building	0.061	U-0.061 Metal Building with a Double Layer of Batt Insulation: R-10 on the inside R-13 on the outside that will sandwich between the purlins and metal siding

Fenestrations			
Glazing Type	**U-Factor**	**SHGC**	**MIN VT**
Fixed Window	0.36	0.25	0.42
Operable Window	0.46	0.22	0.32
Glazed Door	0.45	0.23	0.17

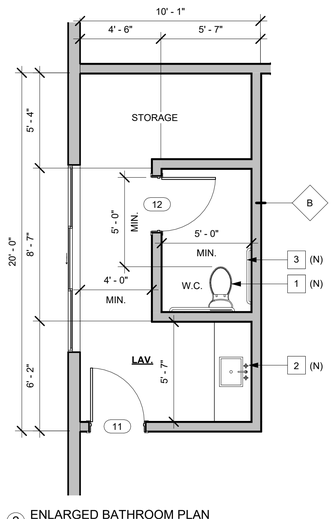
NEW DOOR SCHEDULE

Door Number	Door Size	Frame Type	Finish / Comments
9	18'-0" x 24'-0"	BARN	
10	18'-0" x 24'-0"	BARN	
11	3'-0" x 8'-0"	FLUSH	
12	3'-0" x 8'-0"	FLUSH	
13	3'-0" x 8'-0"	FLUSH	
15	12'-0" x 12'-0"	ROLL-UP	
16	6'-0" x 7'-0"	DOUBLE	
17	12'-0" x 12'-0"	ROLL-UP	
18	6'-0" x 7'-0"	DOUBLE	

NEW WINDOW SCHEDULE

Type Mark	Count	Finish Opening Width	Finish Opening Height	Material	Operation	Glazing Thickness	Glazing Type	Head Height	U-FACTOR	SHGC	TEMPERED GLAZING	Comments
69	12	10' - 5 1/2"	4' - 0"	ALUMINUM	SLIDER	DUAL	LOW-E ARGON	8' - 0"	0.46	0.22	YES	

THE NFRC THERMAL PERFORMANCE LABELS SHALL REMAIN ON THE WINDOWS AND/OR DOORS UNTIL FINAL INSPECTION



2 ENLARGED BATHROOM PLAN
1/4" = 1'-0"

FLOOR PLAN KEYNOTES:

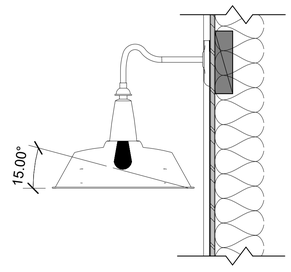
(D) DEMOLISH / REMOVE
(E) EXISTING
(N) NEW
(R) RELOCATE
(V) VERIFY

1 TOILET. TOILET SHALL USE LESS THAN 1.28 gal/flush
2 SINK. FAUCET SHALL HAVE A MAX FLOW RATE OF 1.2 gal/min. AT 60 psi AND MIN. FLOW RATE OF 0.8 gal/min. AT 20 psi
3 GRAB BARS

WALL SCHEDULE:

A — STEEL WALL STRUCTURE PER STRUCTURAL DRAWINGS

B — 2 x 6 D.F. WALL FRAMING @ 16" O.C. w/ 5/8" TYPE 'X' GYP BD. BOTH SIDES

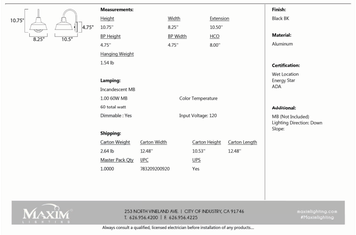


3 EXTERIOR LIGHT DETAIL1
1 1/2" = 1'-0"

Pier M | 35015BK



OR SIMILAR - MUST BE FULLY SHIELDED



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REVISIONS

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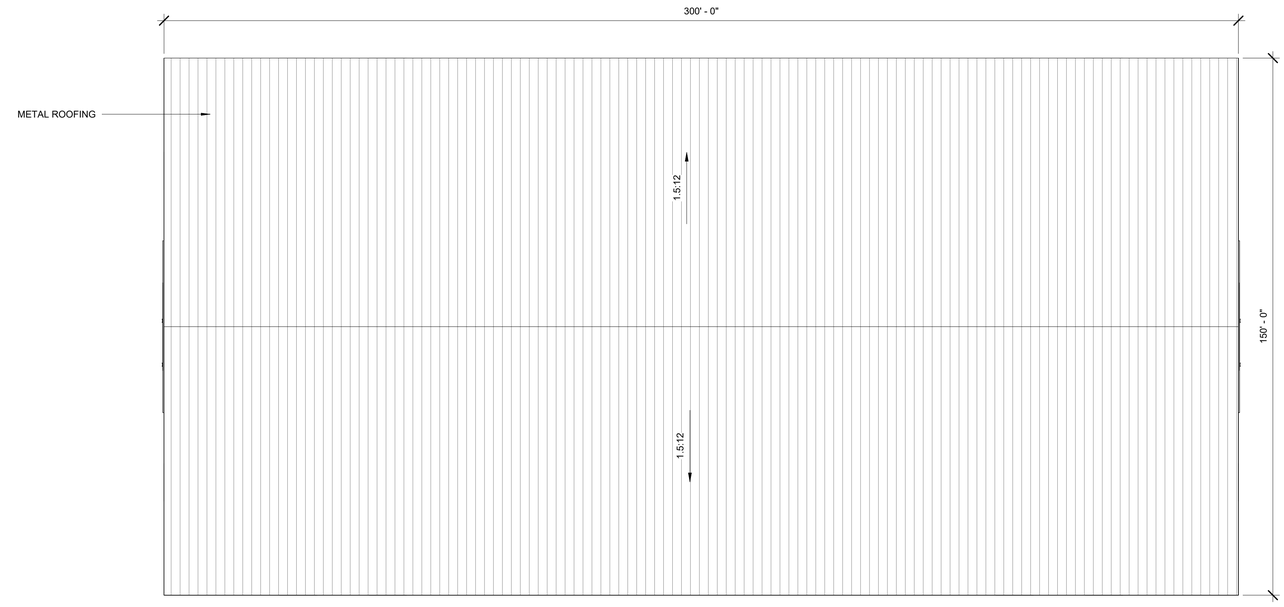
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FLOOR PLAN - ARENA

PROJECT NUMBER 226

A2.1



1 ROOF PLAN (PROPOSED)
1" = 20'-0"

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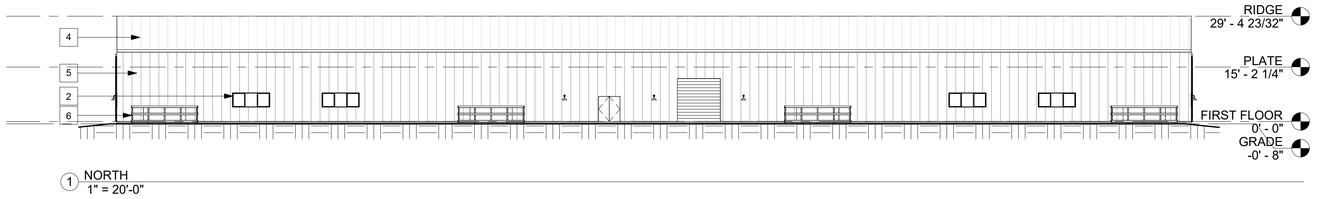
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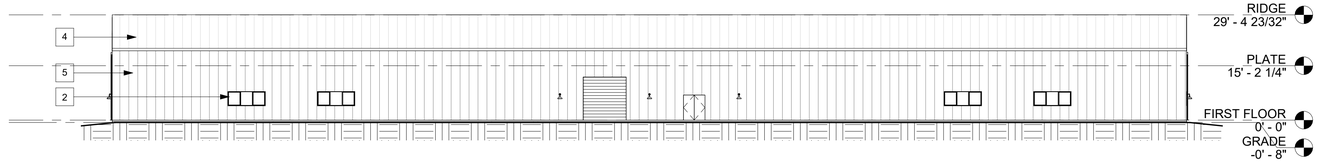
ROOF PLAN - ARENA

PROJECT NUMBER 226

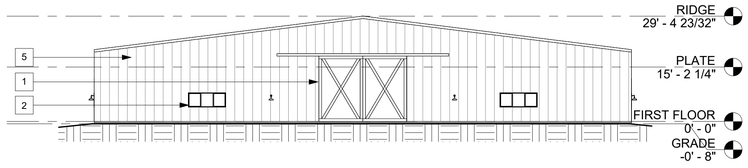
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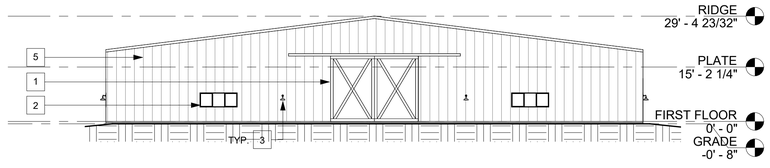
1 NORTH
1" = 20'-0"



2 SOUTH
1" = 20'-0"



3 EAST
1" = 20'-0"



4 WEST
1" = 20'-0"

EXTERIOR ELEVATION KEYNOTES:

(D) DEMOLISH / REMOVE
(E) EXISTING
(N) NEW
(R) RELOCATE
(V) VERIFY

1	DOOR - SEE DOOR SCHEDULE
2	WINDOW - SEE WINDOW SCHEDULE
3	EXTERIOR SCONCE LIGHT - SEE SPECS.
4	METAL ROOFING
5	METAL SIDING
6	3-RAIL FENCING TO MATCH (E) ON PROPERTY WITH HEDGE SCREENING PER LANSCAPE PLANS

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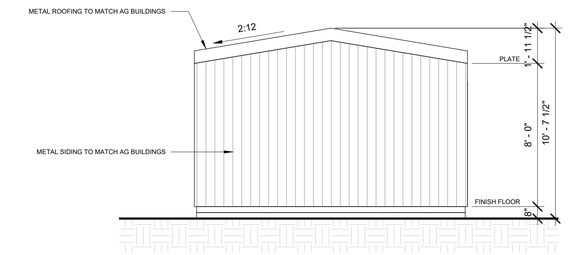
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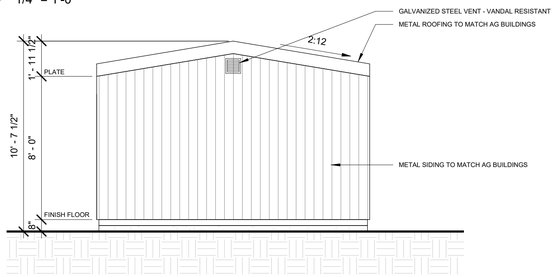
EXTERIOR ELEVATIONS - ARENA

PROJECT NUMBER 226

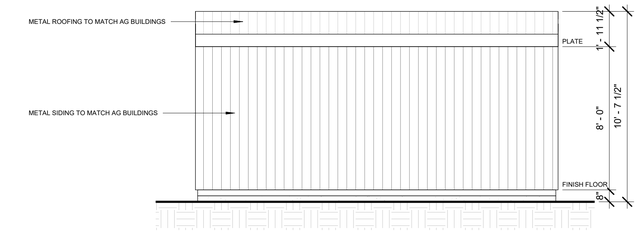
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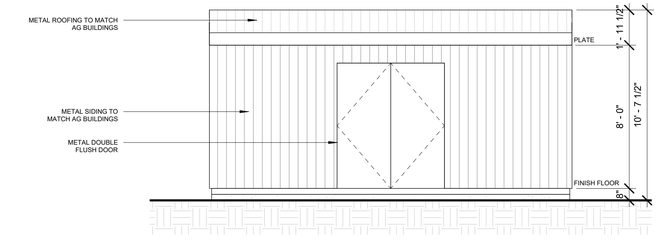
3 NORTH - PUMP HOUSE
1/4" = 1'-0"



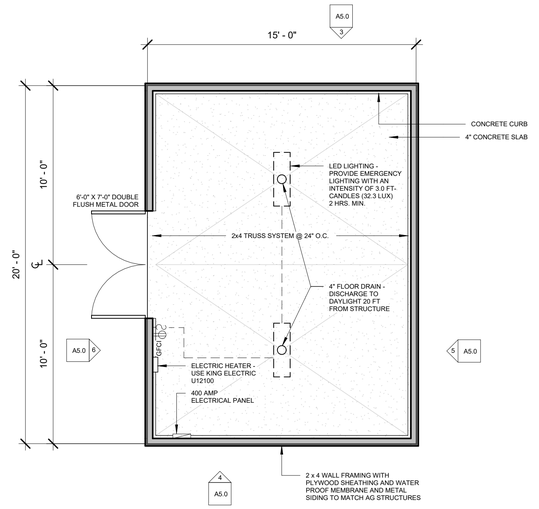
4 SOUTH - PUMP HOUSE
1/4" = 1'-0"



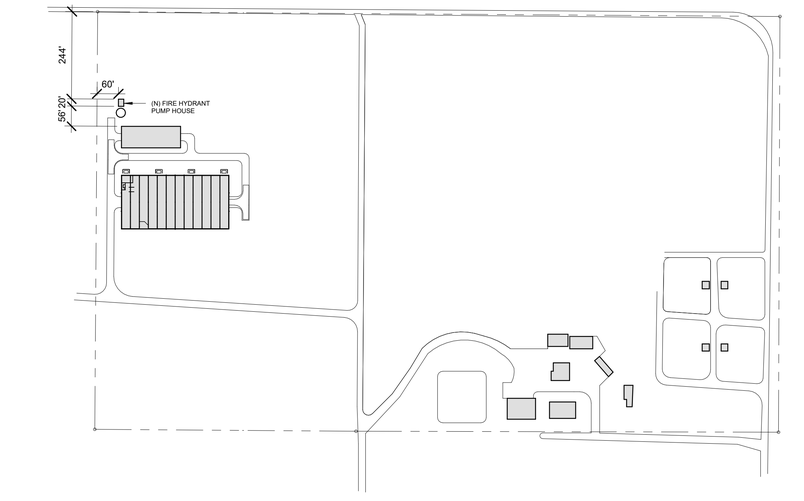
5 EAST - PUMP HOUSE
1/4" = 1'-0"



6 WEST - PUMP HOUSE
1/4" = 1'-0"



1 FINISH FLOOR - PUMP HOUSE
1/4" = 1'-0"



2 SITE PLAN PUMP HOUSE
1" = 200'-0"

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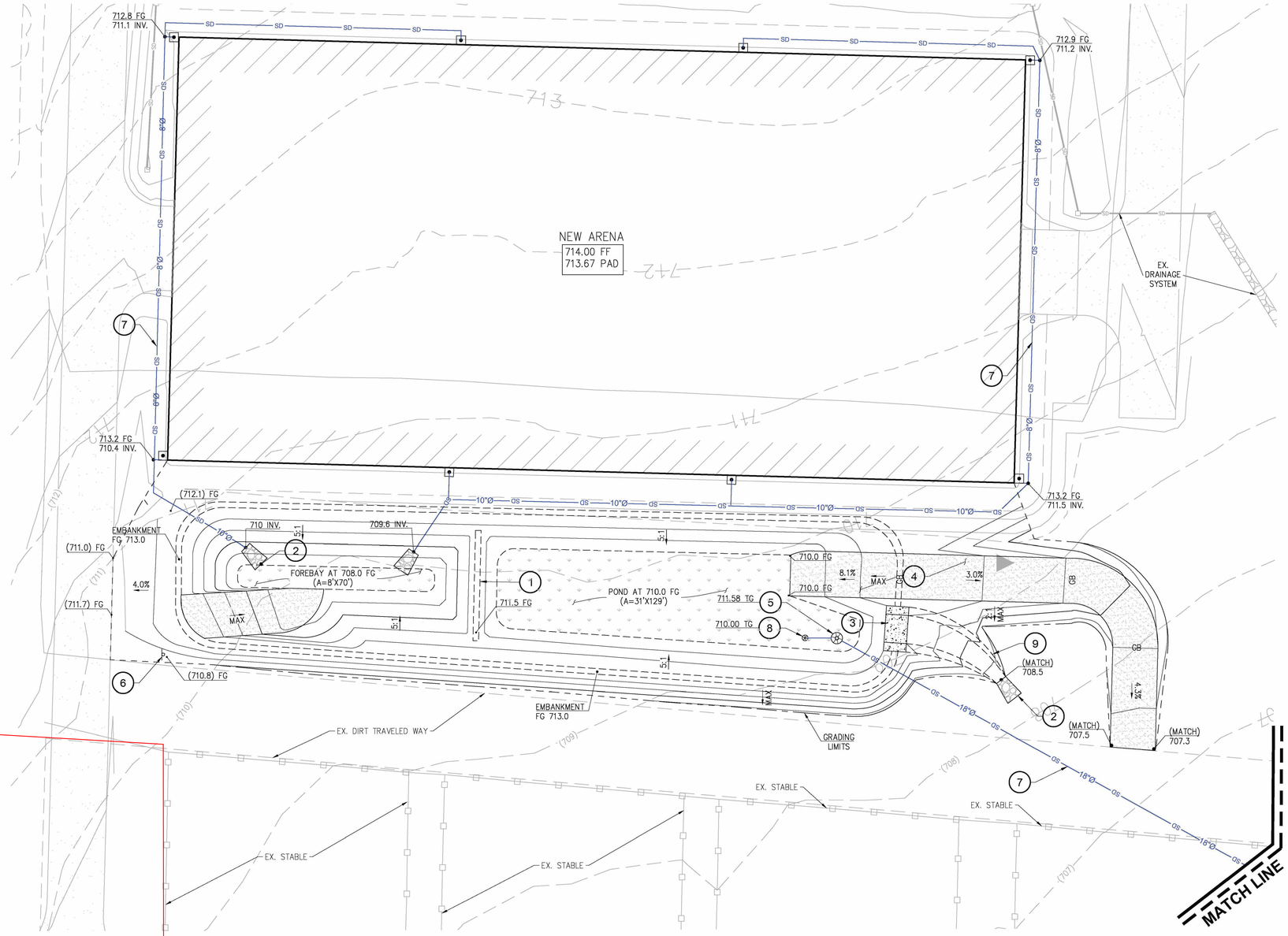
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LANDON

PUMP HOUSE PLAN

PROJECT NUMBER 226

A5.0



Stormwater Control Plan Page #	Source Control or LID Facility	See Plan Sheet #'s
3	Extended Treatment Wetland Basin	B-1 & B-2

LEGEND

- DIRECTION OF FLOW
- ROOF DOWNSPOUT
- INTERIOR LOT LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENTS
- FLOW LINE
- CUT/FILL DAYLIGHT LIMITS
- OVER-EXCAVATION LIMITS
- (XX.XX) EXISTING ELEVATION
- XX.XX PROPOSED ELEVATION

SCALE:1"= 20'

NOTES:

1. AREAS TO RECEIVE FILL SHALL BE CLEARED OF ALL VEGETATION. AREAS OF FILL WILL BE OVER EXCAVATED TO LIMITS REQUIRED BY SOILS ENGINEER.
2. CONNECT ROOF DOWNSPOUT TO STORM DRAIN SYSTEM. VERIFY DOWNSPOUT LOCATION ON FIELD.
3. WHERE EXISTING GRADE IS AT A SLOPE STEEPER THAN ONE UNIT VERTICAL IN FIVE UNITS HORIZONTAL (20% SLOPE) AND THE DEPTH OF THE FILL EXCEEDS 3 FEET, BENCHING SHALL BE PROVIDED IN ACCORDANCE WITH DETAIL 4 HEREON. A KEY SHALL BE PROVIDED THAT IS AT LEAST 10 FEET IN WIDTH AND 2 FEET IN DEPTH.
4. SLOPE GREATER THAN 3:1 SHALL BE PROTECTED WITH MULCH OR OTHER APPROVED SLOPE PREVENTATIVE MEASURES.
5. [LID FACILITIES] SHALL BE PROTECTED DURING CONSTRUCTION FROM SEDIMENT AND EROSION. HEAVY MACHINERY WILL NOT COMPACT SOILS IN AREAS OF INFILTRATION. IF ANY SEDIMENT DISCHARGES INTO LID FACILITY, CONTRACTOR SHALL RESTORE TO PERFORMANCE DESIGN SPECIFICATIONS AS VERIFIED BY CIVIL ENGINEER. CONTRACTOR SHALL NOTIFY GRADING OR BUILDING INSPECTOR 24-HOURS PRIOR TO INSTALLATION OF MATERIAL QUALITY.

ABBREVIATION

A.B.	AGGREGATE BASE	FL	FLOW LINE	POC	POINT OF CONNECTION
AC	ASPHALT CONCRETE	FF	FINISHED FLOOR ELEVATION	PP	POWER POLE
ACP	ASBESTOS CEMENT PIPE	FS	FINISHED SURFACE ELEVATION	PVC	POLYVINYL CHLORIDE
AP	ANGLE POINT	FW	FIRE WATER	R/W	RIGHT OF WA
ARV	AIR RELEASE VALVE	G	GAS	RCP	REINFORCED CONCRETE PIPE
BLDG	BUILDING	GB	GRADE BREAK	RET	RETAINING
BOTT.	BOTTOM	GP	GUARD POST	SCO	SEWER CLEAN OUT
BW	BACK OF WALL (GRADE AT BW)	GW	GUY WIRE	SD	STORM DRAIN
BWV	BACKWATER VALVE	GV	GAS VALVE	SDMH	STORM DRAIN MANHOLE
C&G	CURB AND GUTTER	HC	HANDICAP	SF	SQUARE FEET
℄	CENTERLINE	HDPE	HIGH DENSITY POLYETHYLENE	SL	STREET LIGHT
OF	CURB FACE	HP	HIGH POINT	SMH	SEWER MANHOLE
CLF	CHAIN LINK FENCE	ICV	IRRIGATION CONTROL VALVE	STA	STATION
CLR.	CLEAR	INV	PIPE/DRAIN INVERT ELEVATION	SS	SANITARY SEWER
COL	COLUMN	LF	LINEAR FEET	SSFM	SANITARY SEWER FORCE MAIN
CONC	CONCRETE	LP	LOW POINT	SWK	SIDEWALK
CP	CEMENT PIPE	MB	MAIL BOX	TC	TOP OF CURB ELEVATION
DDVC	DOUBLE DETECTOR CHECK VALVE	MJ	MECHANICAL JOINT	TF	TOP OF FOOTING ELEVATION
DIP	DUCTILE IRON PIPE	MH	MANHOLE	TG	TOP OF GRATE ELEVATION
DS	DOWNSPOUT	MIN.	MINIMUM	THK.	THICK
DWY	DRIVEWAY	(N)	NEW	TS	TRAFFIC SIGNAL
(E)	EXISTING	N.T.S.	NOT TO SCALE	TSPB	TRAFFIC SIGNAL PULL BOX
EG	EDGE OF GUTTER	O.W.	OUTSIDE DIAMETER	TW	TOP OF WALL ELEVATION
EJ	EXPANSION JOINT	O/H	OVERHEAD WIRES	TYP.	TYPICAL
ELEC	ELECTRICAL	OH	OVERHEAD WIRES	VEGE	VEGETATION
EP	EDGE OF PAVEMENT	OWTS	ONSITE WASTEWATER TREATMENT SYSTEM	V.I.F.	VERIFY IN FIELD
ESMT	EASEMENT	PA	PLANTER AREA	VCP	VITRIFIED CLAY PIPE
EW	EACH WAY	PB	PULL BOX	W	WATER
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE	WSE	WATER SURFACE ELEVATION
EV	ELECTRICAL VAULT	P/L	PROPERTY LINE	WM	WATER METER
FG	FINISHED GRADE ELEVATION	PROP	PROPOSED	WV	WATER VALVE
FH	FIRE HYDRANT			(XXX)	EXISTING ELEVATION

SCOPE OF WORK

GRADING AND DRAINAGE FOR THE CONSTRUCTION OF AN ARENA.
SITE IMPROVEMENTS INVOLVE WETLAND TREATMENT BASIN.

SOILS REPORT:

GEOTECHNICAL INVESTIGATION REPORT
PREPARED BY: BRAUN & ASSOCIATES, INC.
W.O. NO.: 3494
DATED: FEBRUARY 6, 2024

UNDERGROUND UTILITY STATEMENT

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS MAP.

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THIS DRAWING.

ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA.

UNDERGROUND SERVICE ALERT SHALL BE CONTACTED TWO WORKING DAYS PRIOR TO CONSTRUCTION BY CALLING 811 OR 1-800-642-2444

CONSTRUCTION KEY NOTES

1. CONSTRUCT BASIN PER PLAN AND DETAIL NO. 5 ON SHEET B-2. BERM TO BE KEYED INTO EMBANKMENT A MINIMUM OF 1' ON BOTH SIDES AS PER PLAN AND EMBANKMENTS NOTES HEREON. PROVIDE PHOTO-DOCUMENTATION OF COMPELTE STRUCTURAL CROSS SECTION.
2. DRAINAGE OUTLET CONTROL: RIP-RAP AREA, USE 6"± ROCK, NOT GROUT, PARTIAL IMBED, PER ROCK-LINED DISSIPATER DETAIL NO. 6 ON SHEET B-2.
3. CONSTRUCT EMERGENCY SPILLWAY AS PER DETAIL NO. 4 ON SHEET B-2
4. GRAVEL MAINTENANCE RAMP TO BE PER DETAIL NO. 2 ON SHEET B-2.
5. INSTALL 24" DIA. NYLOPLAST BASIN WITH DOME GRATE & OUTLET WEIR PER DETAIL 8 ON SHEET B-2.
6. INSTALL CORROSIVE RESISTANT SIGN ABOVE THE HEIGHT OF THE FEATURE/MATURE VEGETATION PER DETAIL NO. 7 ON SHEET B-2 OR EQUAL.
7. INSTALL PVC SDR35 SOLID PIPE @ 0.5% MIN. SIZE AND INVERT PER PLAN. TRENCH PER DETAIL NO. 1 ON SHEET B-2.
8. INSTALL 12" DIA. DOME GRATE INLET, SEE DETAIL 5 FOR INVERT
9. CONSTRUCT RIVER ROCK 2% MINIMUM DRAINAGE SWALE, LANDSCAPE FOR EROSION RESISTANT GROUND PER DETAIL NO. 3 ON SHEET B-2.

EMBANKMENT NOTES

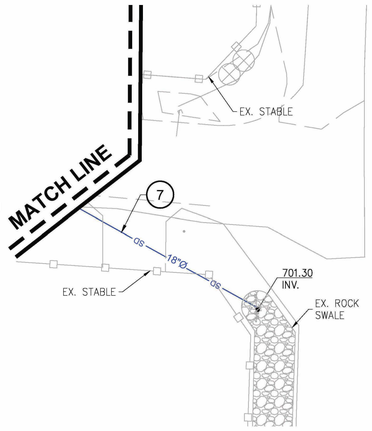
1. EMBANKMENT ARE EARTHERN SLOPES OR BERMS USED FOR DETAINING OR REDIRECTING THE FLOOW OF WATER.
2. BERM SHALL BE KEYED INTO EMBANKMENT A MINIMUM OF 1 FOOT ON BOTH SIDES.
3. BASIN BERM EMBANKMENTS MUST BE CONSTRUCTED ON NATIVE CONSOLIDATED SOIL (OR ADEQUATELY COMPACTED AND STABLE FILL SOILS ANALYZED BY THE LICENSE SOILS ENGINEER) FREE OF LOOSE SRUFACE SOIL MATERIALS, ROOTS, AND OTHER ORGANIC DEBRIS.
4. THE BERM EMBANKMENT SHALL BE CONSTRUCTED OF COMPACTED SOIL (95% MINIMUM DRY DENSITY, MODIFIED PROCTOR METHOD PER ASTM D1557), PLACED IN 6-INCH LIFTS.
5. LOW GROWING NATIVE OR NON-INVASIVE PERENNIAL GRASSES SHALL BE PLANTED ON DOWNSTREAM EMBANKMENT SLOPES.

PROJECT CLEAN WATER NOTES

PROVIDE THE FOLLOWING INSTALLATION ELEVATIONS FOR BASIN: BOTTOM AND TOP ELEVATIONS. ELEVATIONS MUST BE ESTABLISHED BY LICENSED SURVEYOR AND SUBMITTED TO PROJECT CLEAN WATER WITHIN 7 DAYS OF INSTALLATION. SUBMIT A CONVERSION CALCULATION IF THE ELEVATIONS ARE ESTABLISHED BASED UPON AN ASSUMED DATUM.
PROVIDE PHOTO-DOCUMENTATION OF COMPLETE STRUCTURAL CROSS SECTIONS.

FLOOD CONTROL NOTES

THE CALIFORNIA-LICENSED CIVIL ENGINEER THAT SIGNS THE GRADING AND/OR IMPROVEMENT PLANS SHALL BE RESPONSIBLE FOR THE INSPECTION OF PROPOSED PRIVATE DRAINAGE IMPROVEMENTS AND PROVIDING A DRAINAGE IMPROVEMENT CERTIFICATION. THE DISTRICT CERTIFICATION FORM REQUIRES THAT THE CALIFORNIA-LICENSED CIVIL ENGINEER CERTIFY THAT ALL DRAINAGE IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO STORM DRAINS, DRAINAGE INLETS, JUNCTIONS, REVETMENT, DITCHES, SWALES, CHANNELS AND DETENTION BASINS) WERE CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. THE DRAINAGE IMPROVEMENT CERTIFICATION FORM IS AVAILABLE FROM THE DISTRICT'S 2011 STANDARD CONDITIONS DOCUMENT.



DIGALERT
DIAL TOLL FREE
(1-800-422-4133)
AT LEAST TWO DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF CALIFORNIA

PRAXIS Engineering
1009 Morro Street, Suite 205
San Luis Obispo, CA 93401
(805) 489-9900 | www.praxisci.com

REGISTERED PROFESSIONAL ENGINEER
JOSTMAR RAMOS
No. 89932
CIVIL
STATE OF CALIFORNIA

LANDON ARENA
3715 BASELINE AVE.
SANTA YNEZ, CA
APN: 141-042-010

Client

No.	Date	Issuance or Revisions
	07/18/25	1ST SUBMITTAL
	12/01/25	FC + PCW Review
	01/27/26	PC #2

Project No.	Checked	Date
25046	YR	12/1/25
Drawn	Approved	Scale
AG	YR	

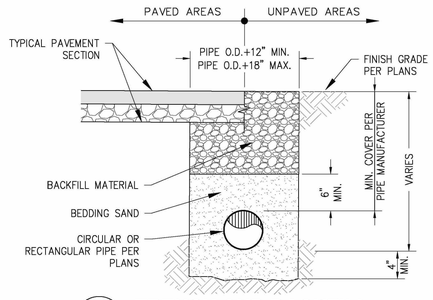
TREATMENT WETLAND BASIN PLAN

Drawing Title

B-1

Sheet 1 Of 2

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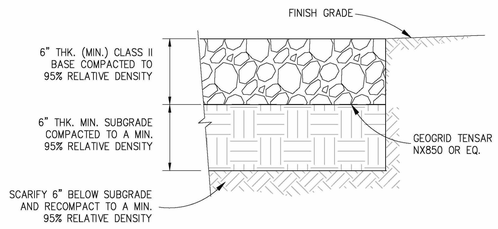


1 TRENCH AND BACKFILL

N.T.S.

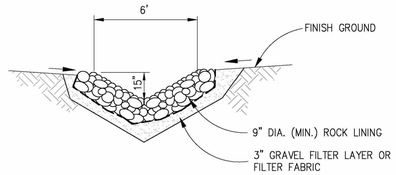
NOTES:

1. COMPACT TRENCH BACKFILL TO 90% RELATIVE COMPACTION.
2. COMPACT UPPER 12" OF SUBGRADE IN PAVED AREAS TO 95% RELATIVE COMPACTION.



2 GRAVEL DRIVEWAY PAVEMENT

N.T.S.

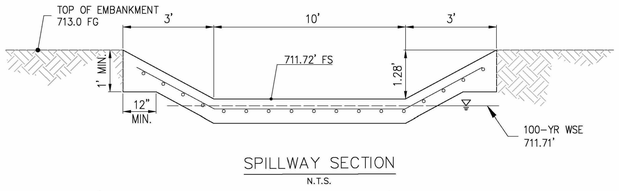


3 DRAINAGE SWALE

N.T.S.

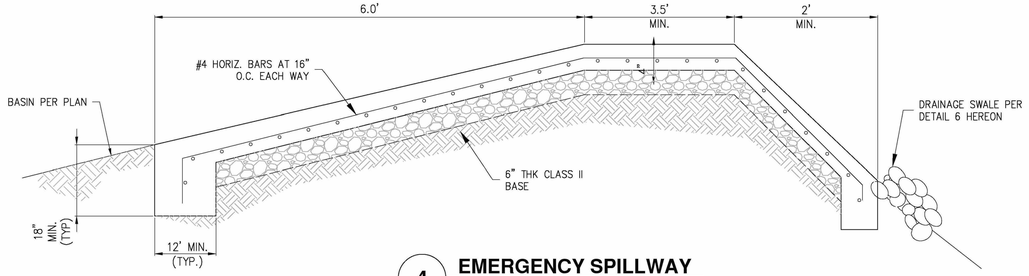
NOTES:

1. ROCK LINING TO BE INSTALLED TO FORM A STABLE STRUCTURE WITH MINIMUM VOIDS, AND EACH PLACED IN CONTACT WITH ADJACENT ROCKS.
2. ROCK LINING SHALL BE SOUND, DENSE, AND DURABLE ANGULAR ROCK WITH A MINIMUM SPECIFIC GRAVITY OF 2.6.
3. IF GRAVEL FILTER LAYER IS SUBSTITUTED FOR FILTER FABRIC, MATERIAL SHALL BE A MIXTURE OF CLEAN, WASHED SAND AND GRAVEL, COMPROMISED OF MATERIAL LESS THAN 1 1/2" DIA. IN SIZE.



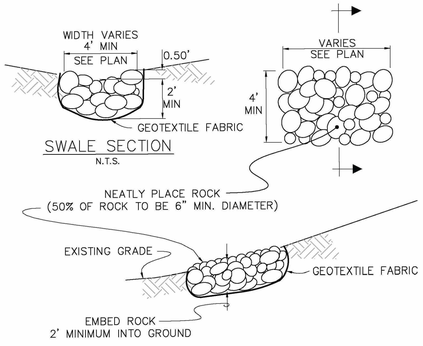
SPILLWAY SECTION

N.T.S.



4 EMERGENCY SPILLWAY

N.T.S.

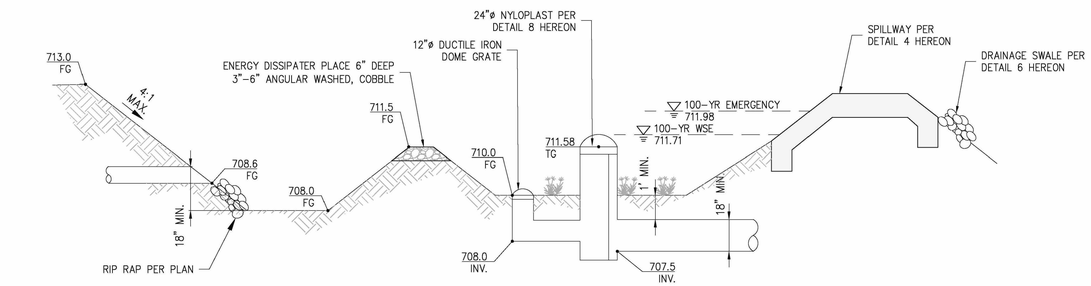


SWALE SECTION

N.T.S.

6 ROCK-LINED DISSIPATER

N.T.S.



5 TREATMENT BASIN

N.T.S.

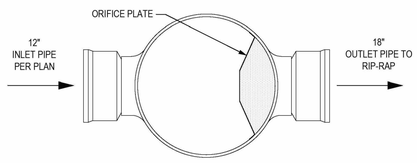
Stormwater Control Plan Page #	Source Control or LID Facility	See Plan Sheet #'s
3	Extended Treatment Wetland Basin	B-1 & B-2



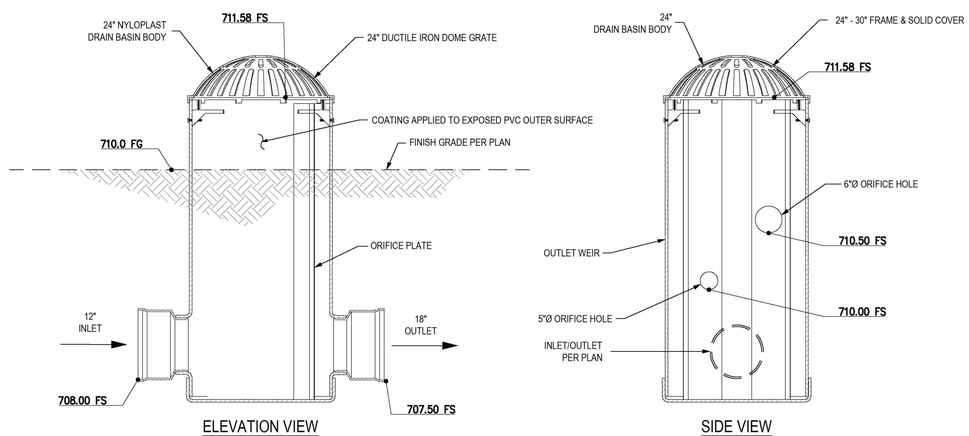
ALL GREY COPY IS RAISED
OTHER THAN WHERE INDICATED

7 SCM SIGN

N.T.S.



TOP VIEW W/ FRAME & COVER REMOVED



ELEVATION VIEW

SIDE VIEW

8 NYLOPLAST DRAIN BASIN WITH DOME GRATE

N.T.S.

PRAXIS Engineering
1009 Morro Street, Suite 205
San Luis Obispo, CA 93401
(805) 489-9900 | www.praxisci.com

REGISTERED PROFESSIONAL ENGINEER
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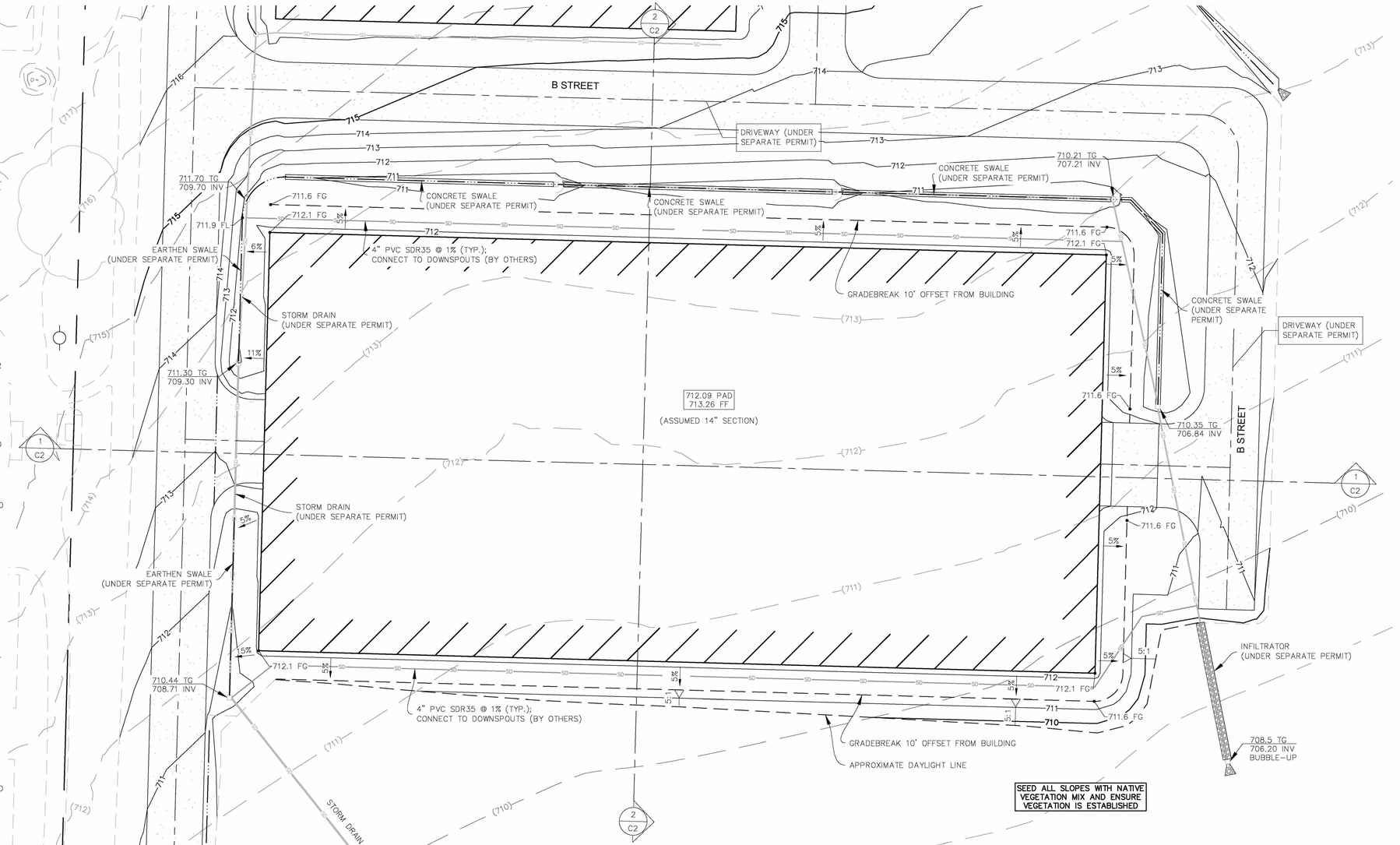
DETAILS

Drawing Title

B-2

Sheet 2 Of 2

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SANTA BARBARA COUNTY GRADING DIVISION GRADING NOTES:

1. ALL GRADING SHALL CONFORM TO SANTA BARBARA COUNTY CODE CHAPTER 14 AND STANDARDS AND REQUIREMENTS PERTAINING THERETO, THESE CONSTRUCTION DRAWINGS AND THE RECOMMENDATIONS OF THE SOILS ENGINEER AND ENGINEERING GEOLOGIST.
2. CONTRACTOR TO NOTIFY THE COUNTY GRADING INSPECTOR AND SOILS LABORATORY AT LEAST 48 HOURS BEFORE START OF GRADING WORK OR ANY PRE-CONSTRUCTION MEETING.
3. CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO ADJACENT PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY DUST FROM HIS GRADING OPERATION.
4. BEFORE BEGINNING WORK REQUIRING EXPORTING OR IMPORTING OF MATERIALS, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM PUBLIC WORKS ROAD DIVISION FOR HAUL ROUTES USED AND METHODS PROVIDED TO MINIMIZE THE DEPOSIT OF SOILS ON COUNTY ROADS. GRADING/ROAD INSPECTORS SHALL MONITOR THIS REQUIREMENT WITH THE CONTRACTOR.
5. THE GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING DURING GRADING OPERATIONS IN THE FIELD AND SHALL SUBMIT A FINAL REPORT STATING THAT ALL EARTH WORK WAS PROPERLY COMPLETED AND IS IN SUBSTANTIAL CONFORMANCE WITH THE REQUIREMENTS OF THE GRADING ORDINANCE.
6. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION INCLUDING ROOTS AND OTHER UNSUITABLE MATERIAL FOR A STRUCTURAL FILL, THEN SCARIFIED TO A DEPTH OF 6" PRIOR TO PLACING OF ANY FILL. CALL GRADING INSPECTOR FOR INITIAL INSPECTION.
7. A THOROUGH SEARCH SHALL BE MADE FOR ALL ABANDONED MAN-MADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, FUEL OR WATER STORAGE TANKS, AND PIPELINES OR CONDUITS. ANY SUCH FACILITIES ENCOUNTERED SHALL BE REMOVED AND THE DEPRESSION PROPERLY FILLED AND COMPACTED UNDER OBSERVATION OF THE GEOTECHNICAL ENGINEER.
8. AREAS WITH EXISTING SLOPES WHICH ARE TO RECEIVE FILL MATERIAL SHALL BE KEYED AND BENCHED. THE DESIGN AND INSTALLATION OF THE KEYWAY SHALL BE PER THE GEOTECHNICAL ENGINEER' S RECOMMENDATION OR PER COUNTY STANDARD DETAIL NO. G-13.
9. FILL MATERIAL SHALL BE SPREAD IN LIFTS NOT EXCEEDING 6" IN COMPACTED THICKNESS, MOISTENED OR DRIED AS NECESSARY TO NEAR OPTIMUM MOISTURE CONTENT AND COMPACTED BY AN APPROVED METHOD. FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DENSITY AS DETERMINED BY 1957 ASTM D-1557-91 MODIFIED PROCTOR (AASHO) TEST OR SIMILAR APPROVED METHODS. SOME FILL AREAS MAY REQUIRE COMPACTION TO A GREATER DENSITY IF CALLED FOR IN THE CONSTRUCTION DOCUMENTS. SOIL TESTS SHALL BE CONDUCTED AT NOT LESS THAN ONE TEST FOR EACH 18" OF FILL AND/OR FOR EACH 500 CUBIC YARDS OF FILL PLACED.
10. CUT SLOPES SHALL NOT EXCEED A GRADE OF 1 ½ HORIZONTAL TO 1 VERTICAL. FILL AND COMBINATION FILL AND CUT SLOPES SHALL NOT EXCEED 2 HORIZONTAL TO 1 VERTICAL. SLOPES OVER THREE FEET IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED PERENNIAL OR TREATED WITH EQUALLY APPROVED EROSION CONTROL MEASURES PRIOR TO FINAL INSPECTION.
11. SURFACE DRAINAGE SHALL BE PROVIDED AT A MINIMUM OF 5% FOR 10 FEET (FOR SOFTSCAPE) OR 2% FOR 5 FEET AWAY (FOR HARDSCAPE) FROM THE FOUNDATION LINE OR ANY STRUCTURE.
12. ALL TREES THAT ARE TO REMAIN ON SITE SHALL BE TEMPORARILY FENCED AND PROTECTED AROUND THE DRIP LINE DURING GRADING.
13. AN EROSION AND SEDIMENT CONTROL PLAN SHALL BE REQUIRED AS PART OF THE GRADING PLAN AND PERMIT REQUIREMENTS.
14. "BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES: ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ONSITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED AS A SOLID WASTE. TRASH AND CONSTRUCTION RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED WASTE RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND. SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACKED FROM TO THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITION MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO MINIMIZE EROSION BY WIND AND WATER."
15. IF GRADING OCCURS DURING NOV 1 THROUGH APR 15, NO GRADING SHALL OCCUR UNLESS APPROVED EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE. DISCHARGES OF SEDIMENT FROM THE PROJECT SITE MAY RESULT IN A STOP WORK ORDER"
16. ALL EARTHWORK ON HILLSIDES, SLOPING OR MOUNTAINOUS TERRAIN SHALL BE STABILIZED TO PROTECT AND PREVENT LOSS OF SOILS, AS NECESSARY, YEAR-ROUND.

GENERAL NOTES:

1. THE ENGINEER-OF-RECORD (EOR) – WHOSE STAMP APPEARS ON THE PLANS – IS RESPONSIBLE FOR THE DESIGN OF THE PROJECT. THE CONTRACT DOCUMENTS REPRESENT THE FINISHED PROJECT. THEY DO NOT INDICATE THE MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO DEVELOP THE MEANS AND METHODS OF CONSTRUCTION AND TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE PERFORMANCE REQUIREMENTS GIVEN IN THE CONTRACT DOCUMENTS.
2. ALL WORK SHALL CONFORM TO THE CURRENT STANDARDS, CODES, AND REFERENCES THAT PERTAIN TO THE PROJECT AT THE TIME OF SUBMITTAL AND: MINIMUM STANDARDS OF THE CALIFORNIA BUILDING CODE (CBC); ANY CODES REFERENCED IN THE DRAWINGS; ANY REGULATING AGENCIES WITH AUTHORITY OVER ANY PORTION OF WORK.
3. ANY CHANGES OR DEVIATIONS FROM THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER-OF-RECORD (EOR) AND RESOLVED PRIOR TO PROCEEDING.
4. ALL GRADING SHALL CONFORM TO THE RECOMMENDATIONS LISTED IN THE SOILS REPORT.

EARTHWORK:

CUT VOLUME	702	CY
FILL VOLUME	891	CY
NET VOLUME (IMPORT)	189	CY
OVER-EXCAVATION (ARENA)	6673	CY
MAXIMUM CUT DEPTH	2.2	FT
MAXIMUM FILL DEPTH	2.4	FT
TOTAL AREA OF SITE DISTURBANCE	61,631	SF

VOLUMES AND DEPTHS ARE NOT ADJUSTED FOR SHRINKAGE OR SWELL. ELEVATIONS ARE TAKEN FROM FINISHED GRADE TO EXISTING GRADE. FOUNDATION SPOILS ARE NOT ACCOUNTED FOR. QUANTITIES SHALL BE USED FOR PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL PERFORM THEIR OWN CALCULATIONS FOR EARTHWORK.

DRAINAGE NOTE:

THE EXISTING SITE DRAINAGE RUNS FROM NORTHWEST TO SOUTHEAST, SHEET FLOW.

TOPOGRAPHIC SURVEY:

TOPOGRAPHIC SURVEY PREPARED BY ROMATICI LAND SURVEYING, INC. DATED APRIL 18, 2024

PHONE: (805) 691-9112

SITE DESCRIPTION:

APN 141-042-010

STREET ADDRESS 3715 BASELINE AVENUE SANTA YNEZ, CA

SOILS REPORT:

FILE NAME: W.O.#3494
PREPARED BY: BRAUN & ASSOCIATES INC.
DATED: FEBRUARY 6, 2024

Know what's below. Call before you dig.

0 ¼" ½" 1" 2"
0 5' 10' 20' 40"
SCALE: 1"=20'

PLAN NORTH

PCS ENGINEERING
7395 EL CAMINO REAL #369
ATASCADERO, CA 93422
805.345.8297
tim@pcs-e.com

REGISTERED PROFESSIONAL ENGINEER
TIMOTHY E. PUERLING
No. 89934
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 01/28/2025

PROJECT NAME & ADDRESS
LANDON ARENA
3715 BASELINE AVE
SANTA YNEZ, CA

#	DATE	ISSUANCE OR REVISION
–	12/16/24	PERMIT SUBMITTAL
–	01/28/25	PERMIT SUBMITTAL

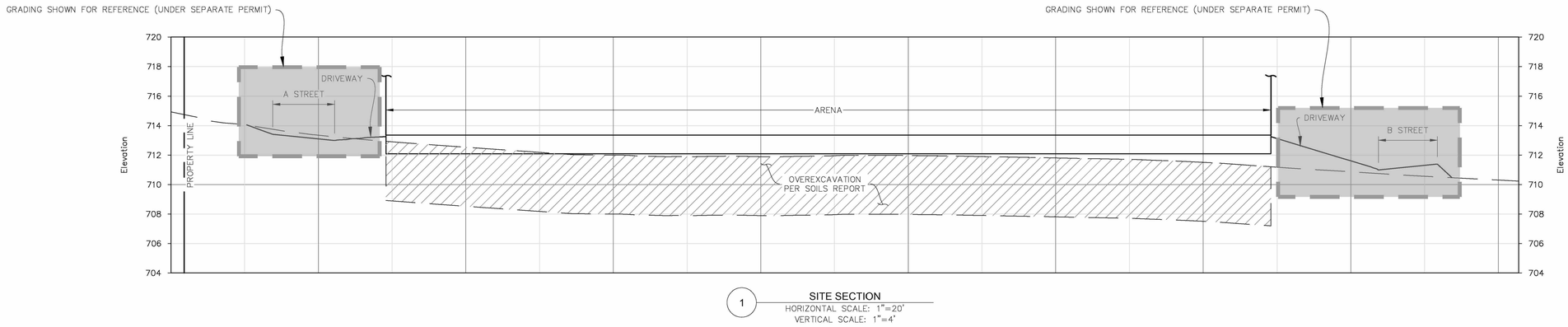
PROJECT # 24039

DATE 01/25/2025

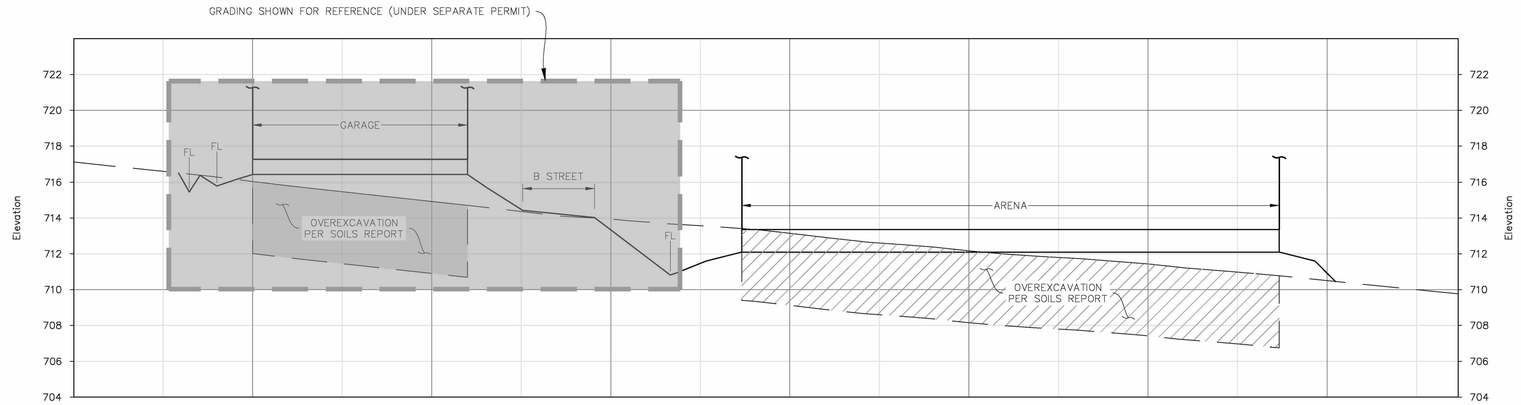
SHEET NAME
GRADING & DRAINAGE PLAN - ARENA

C1

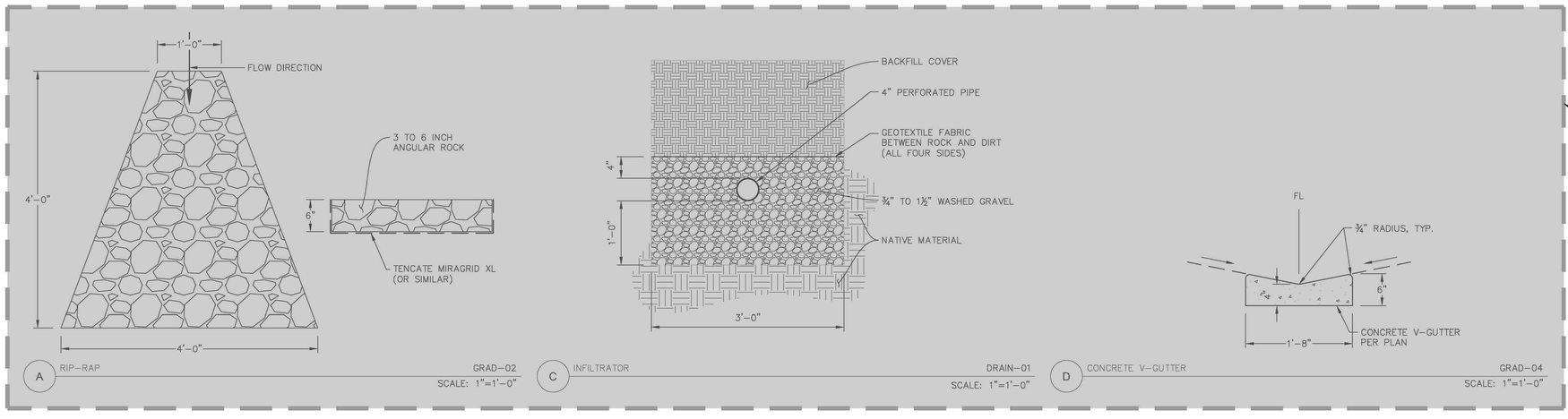
Plot.dwg 1/28/2025 6:39 AM



1 SITE SECTION
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'



2 SITE SECTION
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'



A RIP-RAP GRAD-02
SCALE: 1"=1'-0"

C INFILTRATOR DRAIN-01
SCALE: 1"=1'-0"

D CONCRETE V-GUTTER GRAD-04
SCALE: 1"=1'-0"

DETAILS FOR DRAINAGE IMPROVEMENTS UNDER SEPARATE PERMIT SHOWN FOR REFERENCE ONLY

0 ¼" ½" 1" 2"
0 5' 10' 20' 40"
SCALE: 1"=20'

PCS ENGINEERING
7395 EL CAMINO REAL #369
ATASCADERO, CA 93422
805.345.8297
tim@pcs-e.com

REGISTERED PROFESSIONAL ENGINEER
TIMOTHY E. PUERLING
No. 89934
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 01/28/2025

PROJECT NAME & ADDRESS
LANDON ARENA
3715 BASELINE AVE
SANTA YNEZ, CA

#	DATE	ISSUANCE OR REVISION
–	12/16/24	PERMIT SUBMITTAL
–	01/28/25	PERMIT SUBMITTAL

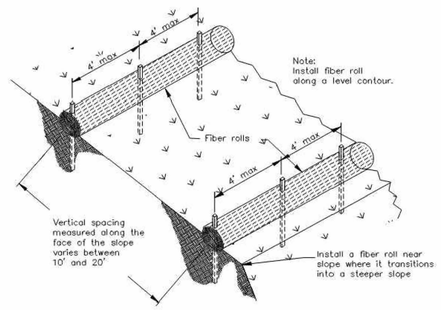
PROJECT # 24039

DATE 01/25/2025

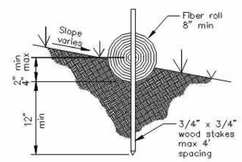
SHEET NAME
SITE SECTIONS

C2

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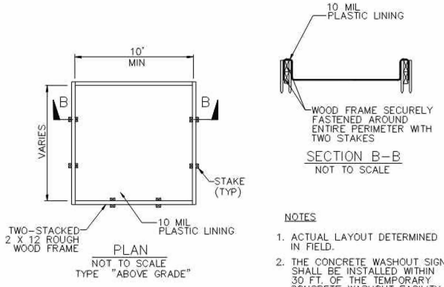


TYPICAL FIBER ROLL INSTALLATION
N.T.S.



ENTRENCHMENT DETAIL
N.T.S.

A FIBER ROLL SE-5



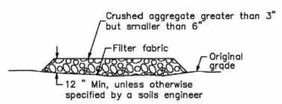
PLAN
NOT TO SCALE
TYPE "ABOVE GRADE"

SECTION B-B
NOT TO SCALE

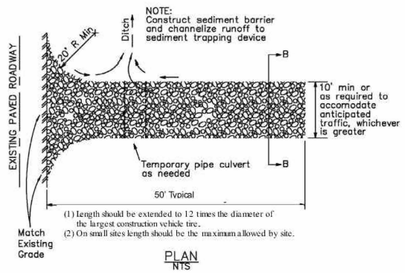
NOTES

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

B CONCRETE WASHOUT WM-8

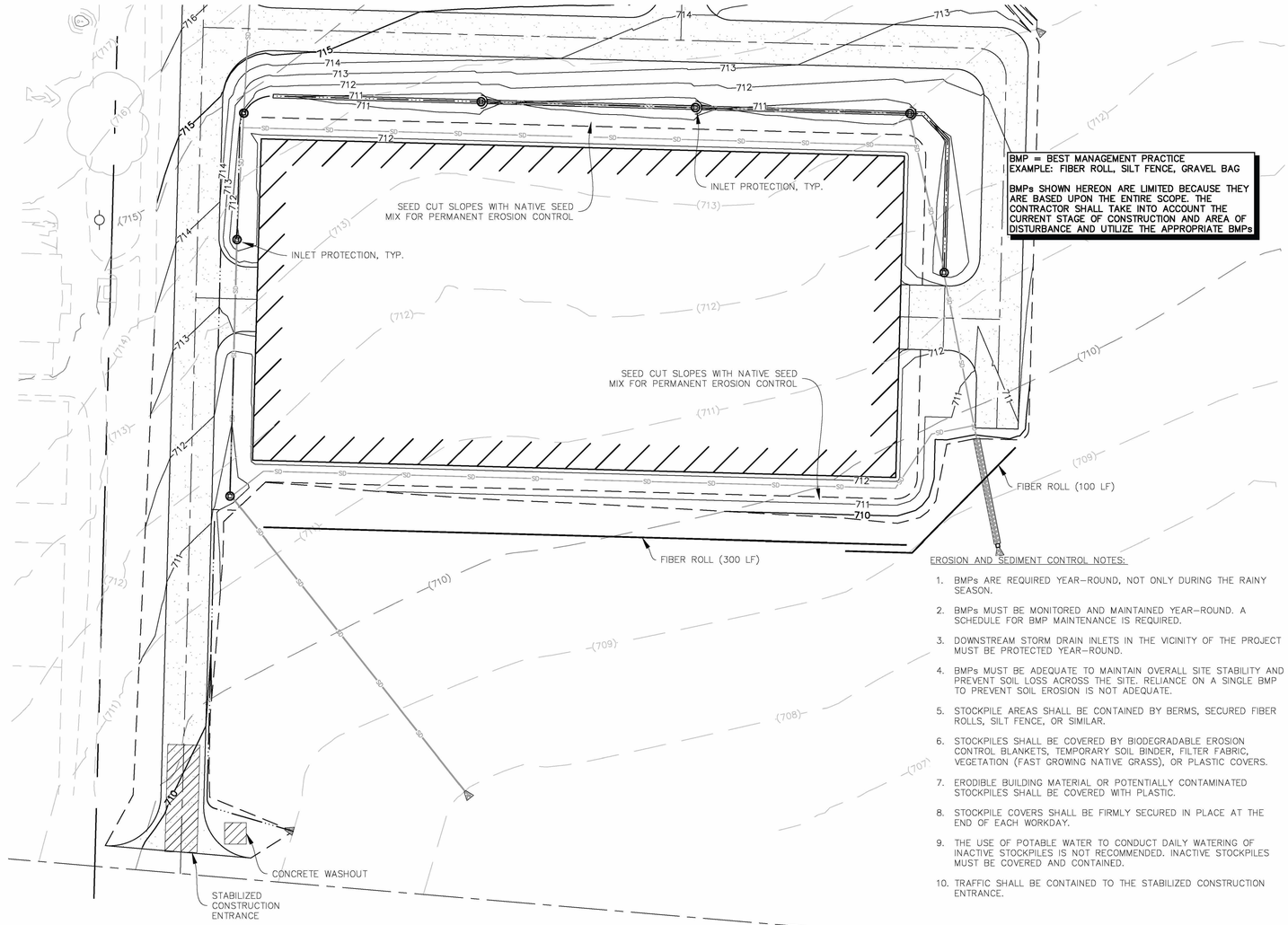


SECTION B-B
NTS



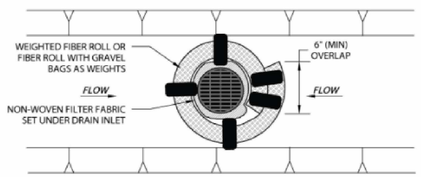
PLAN
NTS

C STABILIZED CONSTRUCTION ENTRANCE TC-1



EROSION AND SEDIMENT CONTROL NOTES:

1. BMPs ARE REQUIRED YEAR-ROUND, NOT ONLY DURING THE RAINY SEASON.
2. BMPs MUST BE MONITORED AND MAINTAINED YEAR-ROUND. A SCHEDULE FOR BMP MAINTENANCE IS REQUIRED.
3. DOWNSTREAM STORM DRAIN INLETS IN THE VICINITY OF THE PROJECT MUST BE PROTECTED YEAR-ROUND.
4. BMPs MUST BE ADEQUATE TO MAINTAIN OVERALL SITE STABILITY AND PREVENT SOIL LOSS ACROSS THE SITE. RELIANCE ON A SINGLE BMP TO PREVENT SOIL EROSION IS NOT ADEQUATE.
5. STOCKPILE AREAS SHALL BE CONTAINED BY BERMS, SECURED FIBER ROLLS, SILT FENCE, OR SIMILAR.
6. STOCKPILES SHALL BE COVERED BY BIODEGRADABLE EROSION CONTROL BLANKETS, TEMPORARY SOIL BINDER, FILTER FABRIC, VEGETATION (FAST GROWING NATIVE GRASS), OR PLASTIC COVERS.
7. ERODIBLE BUILDING MATERIAL OR POTENTIALLY CONTAMINATED STOCKPILES SHALL BE COVERED WITH PLASTIC.
8. STOCKPILE COVERS SHALL BE FIRMLY SECURED IN PLACE AT THE END OF EACH WORKDAY.
9. THE USE OF POTABLE WATER TO CONDUCT DAILY WATERING OF INACTIVE STOCKPILES IS NOT RECOMMENDED. INACTIVE STOCKPILES MUST BE COVERED AND CONTAINED.
10. TRAFFIC SHALL BE CONTAINED TO THE STABILIZED CONSTRUCTION ENTRANCE.



DRAINAGE DITCH INLET

NOTES:

1. FIBER ROLL DRAIN INLET PROTECTION SHALL USE A MIN. 12" DIAMETER ROLL AND BE INSTALLED BEFORE CONSTRUCTION BEGINS.
2. GRAVEL BAGS SHALL BE FILLED WITH GRAVEL. SAND BAGS ARE NOT AN ACCEPTABLE SUBSTITUTE.
3. INSPECT AND REPAIR FIBER ROLLS EACH DAY AND AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN ONE THIRD OF THE FILTER DEPTH HAS BEEN FILLED. REMOVED SEDIMENT SHALL BE DISPOSED OF PROPERLY.
4. SEDIMENT AND GRAVEL DEPOSITED ON ROADWAYS SHALL BE IMMEDIATELY REMOVED.
5. IN HIGH TRAFFIC AREAS, MARK DRAIN INLET PROTECTION WITH VISIBLE BARRIERS SUCH AS SAFETY CONES.
6. REMOVE DRAIN INLET PROTECTION AFTER THE SURROUNDING AREA HAS BEEN STABILIZED.

D INLET PROTECTION SE-5

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REGISTERED PROFESSIONAL ENGINEER
TIMOTHY E. PUERLING
No. 89934
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 01/28/2025

Know what's below. Call before you dig.

0 ¼" ½" 1" 2"
0 15' 30' 60'
SCALE: 1"=30'

PLAN NORTH

PROJECT NAME & ADDRESS
LANDON ARENA
3715 BASELINE AVE
SANTA YNEZ, CA

#	DATE	ISSUANCE OR REVISION
–	12/16/24	PERMIT SUBMITTAL
–	01/28/25	PERMIT SUBMITTAL

PROJECT # 24039

DATE 01/25/2025

SHEET NAME
EROSION CONTROL PLAN

C3

Plot Date: 1/28/2025 8:39 AM

PROPOSED SCOPE OF WORK:

THIS FIRE WATER PLAN (FWP) REFERENCE DRAWING ADDRESSES THE WATER-BASED FIRE PROTECTION FEATURES AND REQUIREMENTS FOR THE PERMITTING/CONSTRUCTION OF THE PROPOSED EQUIPMENT STORAGE AND ARENA BUILDINGS ALONG WITH SITE CIRCULATION IMPROVEMENTS. THE PROJECT DATA IS AS FOLLOWS:

PROJECT:	LANDON EQUIPMENT STORAGE AND ARENA
ADDRESS:	3715 BASELINE AVE SANTA YNEZ, CA 93460

SITE DATA

APN:	141-042-010
LOT AREA:	50.78 ACRES
STATE RESPONSIBILITY AREA:	YES
FIRE HAZARD SEVERITY ZONE:	MODERATE
CPUC HIGH FIRE THREAT DIST.:	NO

BUILDING DATA - PROPOSED

GARAGE / EQUIPMENT STORAGE BUILDING

AREA:	9,900 SF
ENCLOSED VOLUME (PER NFPA 1142):	223,161 CF
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	(S-?/U?)
STORIES:	1
FIRE SPRINKLERS:	YES, NFPA 13

ENCLOSED ARENA

AREA:	45,000 SF
ENCLOSED VOLUME (PER NFPA 1142):	1,123,095 CF
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	(U?)
STORIES:	1
FIRE SPRINKLERS:	YES, NFPA 13

APPLICABLE CODES AND STANDARDS

CALIFORNIA CODE OF REGULATIONS, TITLE 14, DIVISION 1.5, CHAPTER 7, SUBCHAPTER 2, STATE MINIMUM FIRE SAFE REGULATIONS (TITLE 14 SRA)

CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2, *CALIFORNIA BUILDING CODE,* 2022 EDITION (CBC)

CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 9, *CALIFORNIA FIRE CODE,* 2022 EDITION (CFC)

NATIONAL FIRE PROTECTION ASSOCIATION 13, *STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS*, 2022 EDITION (NFPA 13)

NATIONAL FIRE PROTECTION ASSOCIATION 20, *STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION,* 2019 EDITION (NFPA 20*)*

NATIONAL FIRE PROTECTION ASSOCIATION 22, *STANDARD FOR WATER TANKS FOR PRIVATE FIRE PROTECTION,* 2018 EDITION (NFPA 22)

NATIONAL FIRE PROTECTION ASSOCIATION 24, *INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES,* 2019 EDITION (NFPA 24)

NATIONAL FIRE PROTECTION ASSOCIATION 1142, *STANDARD ON WATER SUPPLIES FOR SUBURBAN AND RURAL FIRE FIGHTING,* 2017 EDITION (NFPA 1142)

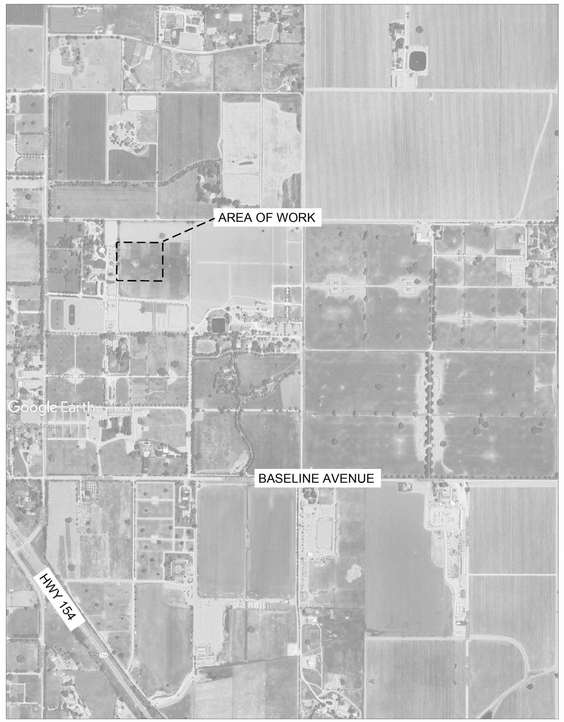
FIRE CODE OF SANTA BARBARA COUNTY, BASED ON THE 2022 CFC (FCSBC)

SANTA BARBARA COUNTY FIRE DEPARTMENT DEVELOPMENT STANDARDS



OVERALL SITE PLAN AND AREA OF WORK

SCALE : 1" = 100'



VICINITY MAP

SCALE : 1" = 750'

N
0
750'
1500'

CONDITIONS TO BE MET PRIOR TO BLDG. CONSTRUCTION

1. CREATE A DEFENSIBLE SPACE OF 100 FEET AROUND THE PROPOSED STRUCTURES ON THIS PROPERTY. REMOVAL DOES NOT APPLY TO SINGLE SPECIMEN TREES, ORNAMENTAL SHRUBBERY, OR SIMILAR PLANTS THAT ARE USED AS GROUND COVER IF THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM THE NATIVE GROWTH TO ANY STRUCTURE.
2. FIRE DEPARTMENT EMERGENCY ACCESS SHALL BE INSTALLED AND MADE SERVICEABLE. ROADWAY PLANS, ACCEPTABLE TO THE FIRE DEPARTMENT, SHALL BE SUBMITTED FOR APPROVAL PRIOR TO ANY WORK BEING UNDERTAKEN.
3. APPROVED FIRE WATER SYSTEM SHALL BE INSTALLED, INSPECTED, AND SIGNED OFF.

DEFERRED SUBMITTAL AND FIELD NOTES:

1. THE DRAWINGS AND CONCEPTS DEPICTED ON THESE "FWP" SHEETS SHOULD BE CONSIDERED SCHEMATIC REFERENCES AND ARE INTENDED TO ASSIST OTHER PROJECT DESIGN PROFESSIONALS AND/OR INSTALLING CONTRACTORS WITH THE CREATION OF SHOP DRAWINGS WHICH ARE TO BE SUBMITTED TO THE BUILDING AUTHORITY FOR APPROVAL AND PERMIT.
2. PROPOSED FIRE SPRINKLER SYSTEM INSTALLATION DETAILS, UNDERGROUND FIRE SERVICE PIPING INSTALLATION DETAILS, HYDRANT INSTALLATION DETAILS, FIRE PUMP, WATER TANK, AND GENERAL INSTALLATION DETAILS ARE TO BE SUBMITTED WITH SHOP DRAWINGS FOR APPROVAL AND PERMIT BY DESIGN PROFESSIONALS AND/OR INSTALLING CONTRACTORS.
3. WHILE EFFORT HAS BEEN MADE TO COORDINATE WITH OTHER KNOWN OR PLANNED SITE UTILITIES, THE DESIGN PROFESSIONAL RESPONSIBLE FOR THE PERMIT DRAWINGS, AS WELL AS THE INSTALLING CONTRACTOR, SHALL ULTIMATELY BE RESPONSIBLE FOR AVOIDING CONFLICTS WITH OTHER UTILITIES AND CONSTRUCTION FEATURES.
4. UTILIZE DIG ALERT UTILITY LOCATING SERVICE, AS WELL AS PRIVATE UTILITY LOCATING SERVICES, AS NEEDED, TO ENSURE WORK IS CARRIED OUT SAFELY AND WITHOUT DAMAGE TO OTHER UTILITIES. THIS DRAWING SET DOES NOT SHOW ALL UNDERGROUND UTILITIES.
5. CONTRACTOR(S) TO PERFORM A SITE SURVEY AND FIELD WALK PRIOR TO SUBMITTING BID PROPOSAL FOR THE PROPOSED WORK TO CONFIRM SITE CONDITIONS WITH RESPECT TO THE INSTALLATION OF THE SITE FIRE PROTECTION SYSTEMS. CONTRACTOR(S) WILL BE RESPONSIBLE FOR COORDINATION OF ALL PIPING INSTALLATION BASED UPON THE FIELD WALK AND THESE PLANS, REGARDLESS OF REQUIRED CHANGES IN PIPE ROUTING, WITHOUT ADDITIONAL COST TO OWNER.

PTrutner
FIRE PROTECTION ENGINEERING INC.
2470 STEARNS STREET #260, SIMI VALLEY, CA 93063 / PTrutnerPE.com / (805) 297-3100

STAMPS:

NOT FOR CONSTRUCTION OR SUBMITTAL

PRELIMINARY

JOB NUMBER:

C24-0807-30

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PROJECT:

FIRE WATER PLAN

FOR:
LANDON EQUIPMENT STORAGE AND ARENA
3715 BASELINE AVE
SANTA YNEZ, CA 93460

CLIENT:

HAYDEN LANDON
5475 HAPPY CANYON RD
SANTA YNEZ, CA 93460

SHEET CONTENTS:

OVERALL SITE PLAN AND NOTES

DRAWN DATE (YYYY.MM.DD):

2024.12.05

REVISIONS:

	DATE (YYYY.MM.DD)	BY	CHK
1	DESCRIPTION		
–	2024.12.10	JPH	PT
	PROGRESS DRAFT		

SHEET NUMBER:

FWP-1

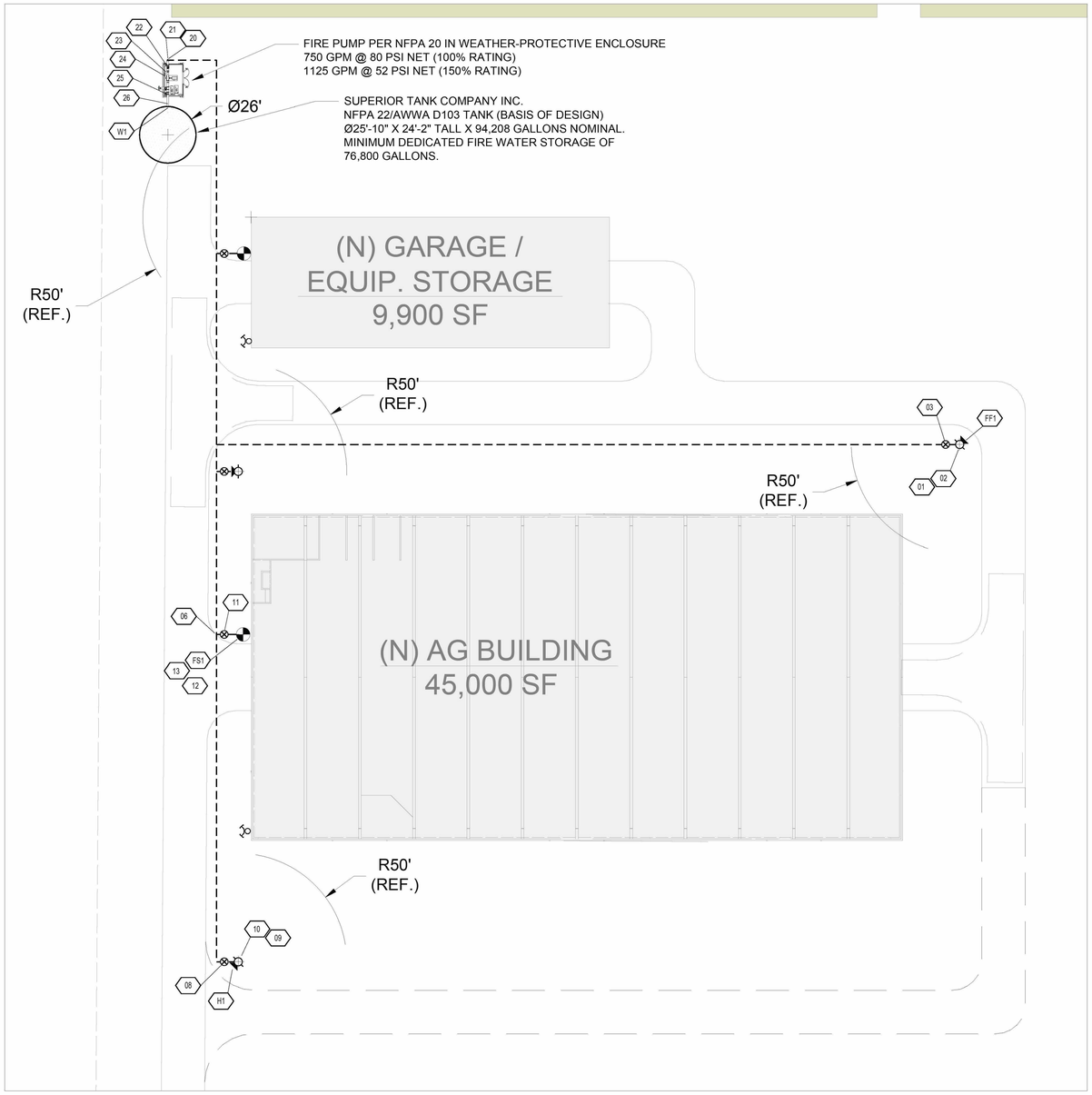
SHEET COUNT:

1 OF **2**

INTENDED PAPER SIZE: 36" X 24" (WXH)

FIRE PROTECTION EQUIPMENT SYMBOL LEGEND

◔	NFPA 13 AUTOMATIC FIRE SPRINKLER SYSTEM RISER
⌀	FIRE DEPARTMENT CONNECTION (FDC). (2) 2½" HOSE CONNECTION W/ CLAPPERS (SIAMESE), 4" LISTED CHECK VALVE.
– – – – – – – – – –	PRIVATE FIRE WATER SERVICE UNDERGROUND PIPE. MINIMUM 6" C900 PVC, DR18 PC235.
⊗	UNDERGROUND GATE VALVE, 6". FOR FIRE LINE ISOLATION - ACCESS VIA T-WRENCH.
⌀	PRIVATE FIRE HYDRANT. WET BARREL, (1) 4" OUTLET, (2) 2½" OUTLET. SUGGESTED LOCATION - SUBJECT TO SANTA BARBARA COUNTY FIRE DEPARTMENT APPROVAL.



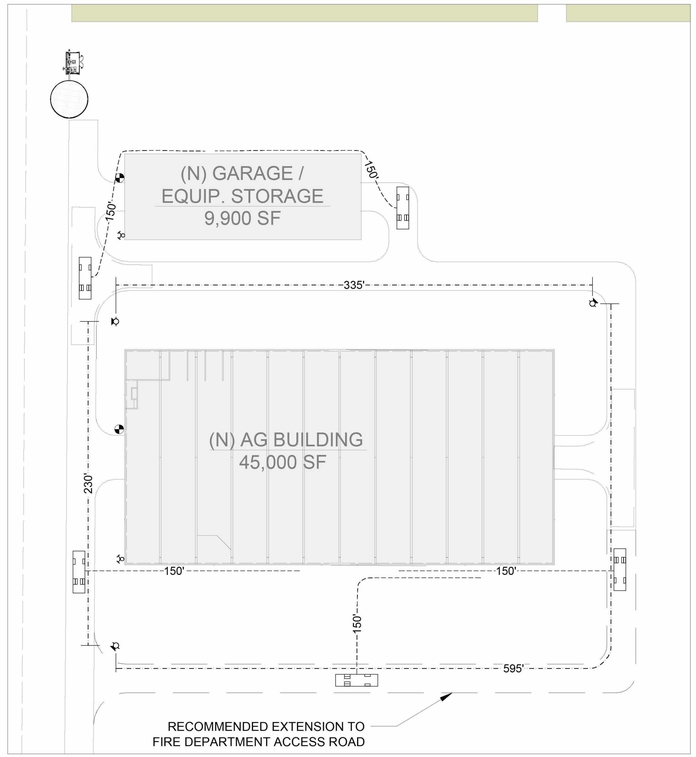
FIRE WATER PLAN

SCALE : 1" = 30' 0 30' 60'

(XXX) = HYDRAULIC CALCULATION REFERENCE NODE

FIRE ACCESS SYMBOL LEGEND

----------150'----------	HOSE PULL PATH AND DISTANCE FROM FIRE APPARATUS ACCESS ROAD TO BUILDING EXTERIOR. MAXIMUM OF 150' PER CFC, SECTION 503.1.1.
600'	DISTANCE BETWEEN HYDRANTS ALONG FIRE APPARATUS ACCESS ROAD NEAR PROJECT BUILDINGS. MAXIMUM OF 600' BETWEEN HYDRANTS, 300' FROM ANY POINT ON ACCESS ROAD NEAR PROJECT BUILDINGS TO A HYDRANT. PER CFC, APPENDIX C.
	FIRE ENGINE OR APPARATUS



FIRE ACCESS PLAN

SCALE : 1" = 50' 0 50' 100'

CONDITIONS TO BE MET PRIOR TO BLDG. CONSTRUCTION

1. CREATE A DEFENSIBLE SPACE OF 100 FEET AROUND THE PROPOSED STRUCTURES ON THIS PROPERTY. REMOVAL DOES NOT APPLY TO SINGLE SPECIMEN TREES, ORNAMENTAL SHRUBBERY, OR SIMILAR PLANTS THAT ARE USED AS GROUND COVER IF THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM THE NATIVE GROWTH TO ANY STRUCTURE.
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2470 STEARNS STREET #280, SIMI VALLEY, CA 93063 / PTrutnerFPE.com / (805) 297-3100

STAMPS:

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PRELIMINARY

JOB NUMBER:
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FIRE WATER PLAN

FOR:
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3715 BASELINE AVE
SANTA YNEZ, CA 93460

CLIENT:

HAYDEN LANDON
5475 HAPPY CANYON RD
SANTA YNEZ, CA 93460

SHEET CONTENTS:

FIRE WATER PLAN

DRAWN DATE (YYYY.MM.DD):
2024.12.05

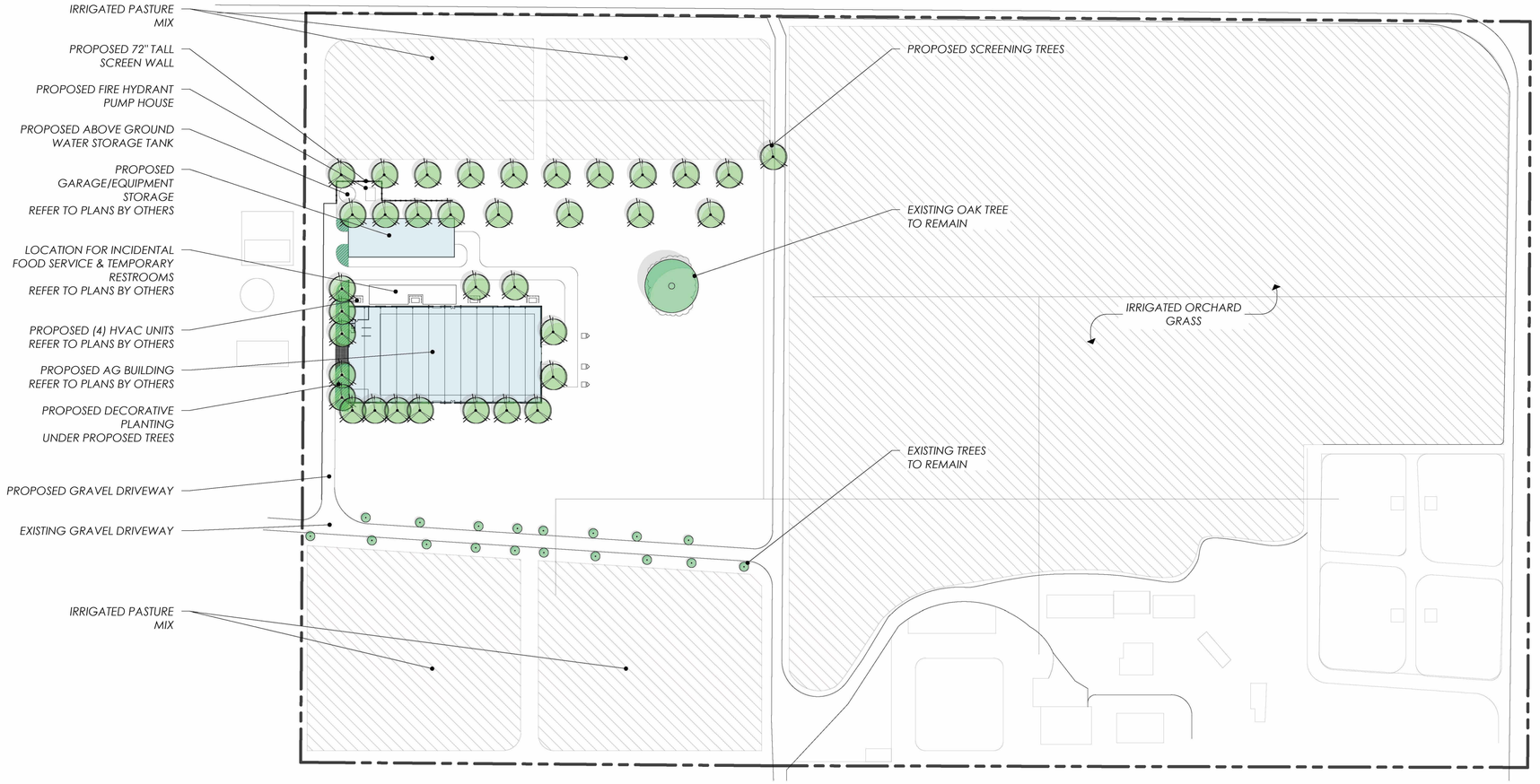
REVISIONS:

	DATE (YYYY.MM.DD)	BY	CHK
1	DESCRIPTION		
–	2024.12.10	JPH	PT
	PROGRESS DRAFT		

SHEET NUMBER:
FWP-2

SHEET COUNT:
2 OF **2**

INTENDED PAPER SIZE: 36" X 24" (WXH)

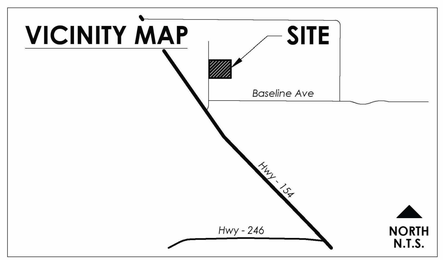


❑ CONCEPTUAL LANDSCAPE SITE PLAN

0 50 100 200
SCALE : 1" = 100'-0"
NORTH

GENERAL NOTES

1. MINIMUM PLANT SIZES:
   STREET TREES (24"BOX), SITE TREES (15 GAL.), SHRUBS (1 GAL.), GROUNDCOVER (FLATS)
2. IRRIGATION SYSTEM TO BE INSTALLED AS A PART OF SITE CONSTRUCTION. SYSTEM SHALL BE UNDERGROUND, AUTOMATIC WITH POP-UP SPRAY HEADS, "SMART" CONTROLLER AND AUTOMATIC RAIN SHUTOFF. LOW PRECIPITATION RATE HEADS TO BE USED TO MINIMIZE RUNOFF.
3. POINT OF CONNECTION FOR WATER SUPPLY, SHALL BE BY A NEW LANDSCAPE SUB METER.
4. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF MEDIUM BARK MULCH AFTER INSTALLATION.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE COUNTY OF SANTA BARBARA OR STATE OF CALIFORNIA MODEL WATER CONSERVATION ORDINANCE.
6. ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER THE COUNTY OF SANTA BARBARA STANDARDS AND CODES.
7. FOR SITE WORK, ARCHITECTURAL, AND GRADING/DRAINAGE INFORMATION SEE PLANS BY OTHERS.
8. ALL AREAS BEYOND THE AREA OF WORK THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RETURNED TO ORIGINAL CONDITION.
9. DRAWINGS ARE FOR DESIGN AND REVIEW PURPOSES ONLY AND SHALL NOT BE USED AS CONSTRUCTION DOCUMENTS.
10. TREES PLANTED IN AN AREA LESS THAN 8' WIDE SHALL BE INSTALLED WITH A LINEAR ROOT BARRIER TO PROTECT AGAINST HARDSCAPE DAMAGE.
11. STREET TREES ARE TO BE SELECTED FROM THE COUNTY OF SANTA BARBARA APPROVED TREE LIST.



PLEINAIRE
DESIGN GROUP
3203 Lightning St., Ste. 201 // Santa Maria, CA 93455
805.349.9695 // www.pleinairedg.com

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LANDON EQUESTRIAN

3715 BASELINE AVENUE // SANTA YNEZ, CALIFORNIA 93460

SHEET TITLE

CONCEPTUAL LANDSCAPE SITE PLAN

OWNER	*Landon Equestrian, LLC.*
	3715 Baseline Ave
	Santa Ynez, California 93460
DATE	*2025.08.11*
PROJECT NO.	*22528*
DRAWN BY	*A.O.*
CHECKED BY	*K.J.S.*
SHEET NO.	

L-01

LANDON ARENA

ONSITE WASTEWATER TREATMENT SYSTEM

CONSTRUCTION NOTES

(1) PROPOSED LEACH FIELD, TWO(2) 88-FOOT LONG TRENCHES , WITH A MINIMUM TRENCH WIDTH OF 36 INCHES PER "TRENCH DETAIL" THIS SHEET.

(1A) PROPOSED ADDITIONAL 100% CAPACITY LEACH FIELD, TWO(2) 88-FOOT LONG TRENCHES , WITH A MINIMUM TRENCH WIDTH OF 36 INCHES PER "TRENCH DETAIL" THIS SHEET.

(2) 100% FUTURE EXPANSION FIELD AREA, TO BE CONSIDERED A NO-BUILD AREA.

(3) INSTALL LEACHFIELD TRENCHES PER DETAIL THIS SHEET. (SEE SETBACK TABLE THIS SHEET 5) (INSTALLED LEVEL OR A MAX 3" FALL IN 100'(0.25%)

(4) INSTALL 4-INCH DIA. SCHED. 40 PVC DISTRIBUTION PIPE @ 2% MIN SLOPE (TYPICAL).

(5) WASHED GRAVEL OR FLOAT ROCK WHICH MAY VARY IN SIZE FROM 3/4 INCH TO 2-1/2 INCHES.

(6) INSTALL NEW 1200-GALLON MID-STATE-CONCRETE PRODUCTS SEPTIC TANK WITH DISCHARGE FILTER, SEE DETAIL/SPECS SHEET 2. (SEE SETBACK TABLE THIS SHEET)

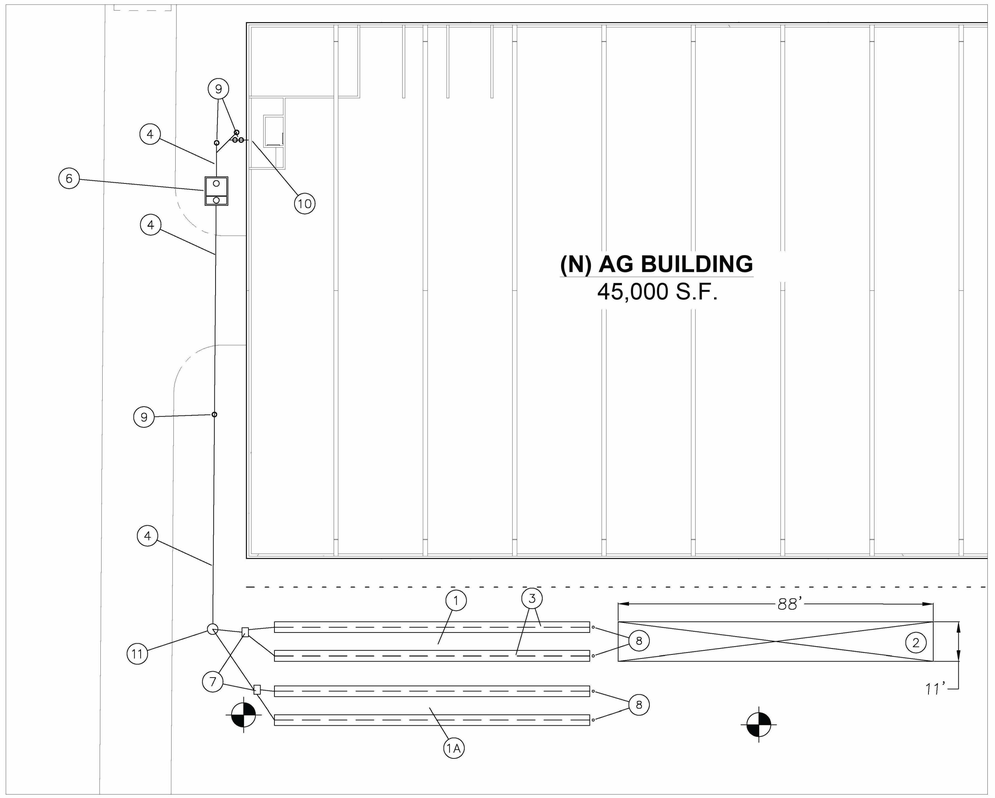
(7) DISTRIBUTION BOX, SEE DETAIL SHEET 2.

(8) INSTALL INSPECTION PORT PER DETAILS SHEETS 2 & 3.

(9) INSTALL SEWER CLEANOUTS AND BI-DIRECTIONAL CLEANOUTS IN NUMBER AND SPACING PER CALIFORNIA PLUMBING CODE (LATEST EDITION).

(10) CONNECT TO BUILDING SEWER LATERAL PER APPROVED PLUMBING PLANS.

(11) INSTALL BULL-RUN DIVERTER VALVE (OR EQUIVALENT), SEE SHEET 3.



N

1" = 40'

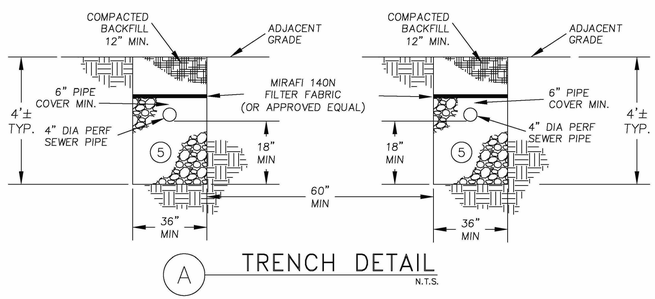
GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

FOR BORING AND PERCOLATION INFORMATION PLEASE SEE SHEET 4 AND THE PERCOLATION TESTING REPORT CONTAINED IN THE SEPTIC DESIGN REPORT FOR THIS PROJECT.



A TRENCH DETAIL

N.T.S.

OWNER AND CONTRACTOR ARE RESPONSIBLE FOR ENSURING ALL SYSTEM SETBACK REQUIREMENTS ARE MET. (SEE SHEET 5)

PROJECT INFORMATION

PROJECT:
LANDON ARENA (HAYDEN LANDON)
3715 BASELINE AVENUE
SANTA YNEZ, CA 93460
APN: 141-042-010

DESIGNER:
COASTAL ONSITE DESIGN SERVICES
PAUL JENZEN, R.E.H.S. # 6106
4324 EDENBURY DRIVE
SANTA MARIA, CA 93455
(805) 310-7521

SOILS ENGINEER:
BRAUN & ASSOCIATES, INC.
BOX 2004
BUELLTON, CA 93427
(805) 688-5429

PROJECT DESCRIPTION

THE PROJECT DELINEATED WITHIN THESE PLANS INCLUDES AND IS LIMITED TO CONSTRUCTION OF THE PROJECT ONSITE WASTEWATER TREATMENT SYSTEM AS SHOWN AND IS BASED UPON THE RECOMMENDATIONS OF THE ONSITE WASTEWATER TREATMENT SYSTEM DESIGN REPORT DATED JANUARY 2025 PREPARED BY COASTAL ONSITE DESIGN SERVICES, INC. AND THE PERCOLATION TESTING DATED NOVEMBER 2, 2023 PREPARED BY BRAUN & ASSOCIATES, INC.
THESE DOCUMENTS ARE TO BE CONSIDERED PART OF THIS PLAN.

GENERAL NOTES

1. THESE PLANS AND ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE REQUIREMENTS OF THE SANTA BARBARA COUNTY GRADING ORDINANCE, BUILDING DIVISION, APPLICABLE SECTIONS OF THE CALIFORNIA BUILDING CODE (CBC), THE RECOMMENDATIONS OF THE SOILS ENGINEERING REPORT PREPARED BY PACIFIC COAST TESTING, AND THE PROJECT CONDITIONS OF APPROVAL.

2. ALL RELEVANT PROVISIONS OF THE PROJECT CONDITIONS OF APPROVAL SHALL APPLY TO THESE PLANS AND RELATED CONSTRUCTION ACTIVITIES.

3. THE PROJECT CONTRACTOR SHALL NOTIFY THE COUNTY INSPECTOR AND PROJECT SOILS ENGINEER/TESTING LAB AT LEAST 48 HOURS BEFORE START OF SITE GRADING OR PRE-CONSTRUCTION CONFERENCE.

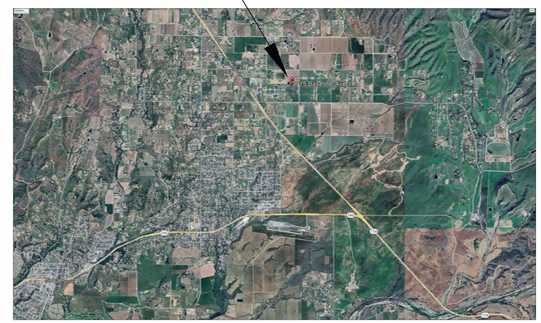
4. THE SANTA BARBARA COUNTY REPRESENTATIVE FROM ENVIRONMENTAL HEALTH SERVICES SHALL ATTEND THE MANDATORY PRE-CONSTRUCTION CONFERENCE.

5. THE DESIGNER SHALL ATTEND THE MANDATORY PRECONSTRUCTION CONFERENCE.

6. PRIOR TO INSTALLATION OF MATERIALS INTO THE LEACH FIELD TRENCHES, THE SOILS ENGINEER (OR HIS REPRESENTATIVE) SHALL INSPECT THE MATERIAL IN THE BOTTOM AND ON THE SIDEWALLS OF THE TRENCHES TO CONFIRM THAT THE MATERIAL MATCHES THE MATERIAL IN THE SOILS REPORT AND WILL PERFORM AS DESCRIBED IN THE PERCOLATION TEST REPORT. IF THE INSPECTOR FINDS A DISCREPANCY BETWEEN THE SITE CONDITIONS AND THE SOILS REPORT, THE SOILS ENGINEER OR HIS REPRESENTATIVE WILL IMMEDIATELY ADVISE THE OWNER AND THE SEPTIC SYSTEM DESIGNER.

7. BEFORE PLACING FILTER MATERIAL OR DRAIN LINES IN A PREPARED EXCAVATION/TRENCH, ALL SMEARED OR COMPACTED SURFACES SHALL BE REMOVED FROM TRENCHES BY RAKING TO A DEPTH OF 1", AND THE LOOSE MATERIAL REMOVED. THIS SHALL BE VERIFIED DURING THE SOILS ENGINEER'S INSPECTION (SEE# 6 ABOVE).

PROJECT LOCATION



VICINITY MAP

N.T.S.

REV 8/30/2025

SANTA BARBARA COUNTY – ENV. HEALTH SERVICES DATE

REGISTERED ENVIRONMENTAL HEALTH SPECIALIST STATE OF CALIFORNIA R.E.H.S. # 6106

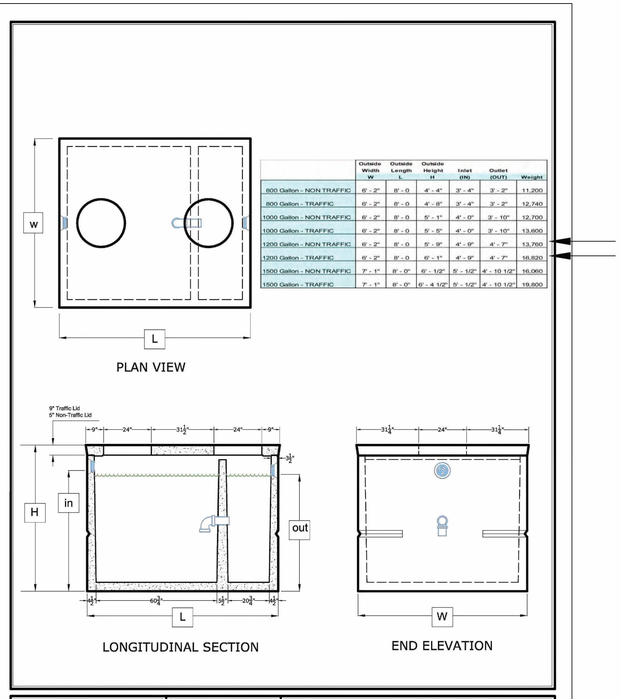
COASTAL ONSITE DESIGN SERVICES
4324 EDENBURY DRIVE SANTA MARIA, CA 93455

PLAN DATE: JANUARY 2025

PREPARED BY: PAUL JENZEN, R.E.H.S.

LANDON ARENA
ONSITE WASTEWATER TREATMENT SYSTEM
PMT _____-_____-_____

DESIGN SHEET
3715 BASELINE AVENUE, SANTA YNEZ, CA
COUNTY OF SANTA BARBARA **S01** OF 4



	Outside Width W	Outside Length L	Outside Height H	Inlet (IN)	Outlet (OUT)	Weight
800 Gallon - NON TRAFFIC	6' - 2"	8' - 0	4' - 4"	3' - 4"	3' - 2"	11,200
800 Gallon - TRAFFIC	6' - 2"	8' - 0	4' - 8"	3' - 4"	3' - 2"	12,740
1000 Gallon - NON TRAFFIC	6' - 2"	8' - 0	5' - 1"	4' - 0"	3' - 10"	12,700
1000 Gallon - TRAFFIC	6' - 2"	8' - 0	5' - 5"	4' - 0"	3' - 10"	13,600
1200 Gallon - NON TRAFFIC	6' - 2"	8' - 0	5' - 9"	4' - 9"	4' - 7"	13,760
1200 Gallon - TRAFFIC	6' - 2"	8' - 0	6' - 1"	4' - 9"	4' - 7"	16,820
1500 Gallon - NON TRAFFIC	7' - 1"	8' - 0"	6' - 1/2"	5' - 1/2"	4' - 10 1/2"	16,060
1500 Gallon - TRAFFIC	7' - 1"	8' - 0"	6' - 4 1/2"	5' - 1/2"	4' - 10 1/2"	19,800

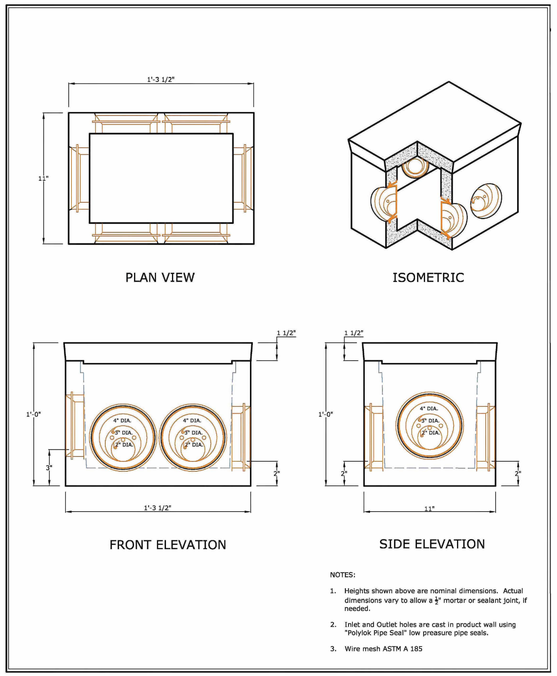
MID STATE Concrete Products Santa Maria, Ca
1625 E. DONOVAN RD., STE. C
SANTA MARIA, CA 93454
PH: (805) 928-2888
FAX: (805) 928-2114
www.midstateconcrete.com

CONCRETE SEPTIC TANKS

REV. 09/07

1,200 GALLON SEPTIC TANK

(CONTRACTOR TO INSTALL TRAFFIC RATED TANK AS NEEDED)



NOTES:

1. Heights shown above are nominal dimensions. Actual dimensions vary to allow a ½" mortar or sealant joint, if needed.
2. Inlet and Outlet holes are cast in product wall using "Polylok Pipe Seal" low preasure pipe seals.
3. Wire mesh ASTM A 185

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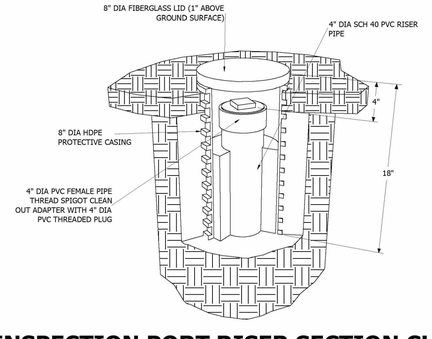
5 - OUTLET DISTRIBUTION BOX

WT = 70 LBS.

REV. 09/07

DISTRIBUTION BOX

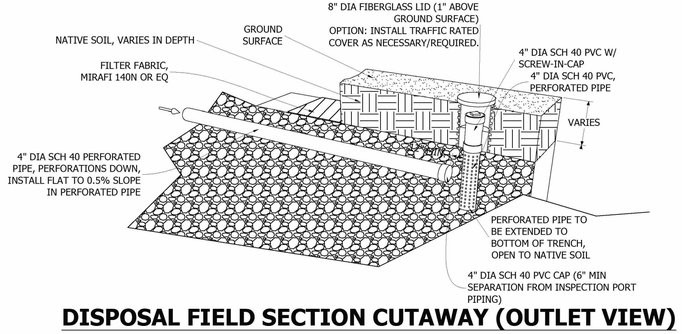
(INSTALL TRAFFIC RATED COMPONENTS AS NECESSARY)



INSPECTION PORT RISER SECTION CUTAWAY:

(INSTALL TRAFFIC RATED COMPONENTS AS NECESSARY)

NOTE: THE INSPECTION PORT PIPE SHALL BE INSTALLED TO BE SURFACE ACCESSIBLE
THIS STRUCTURE TO BE ANCHORED PER ANCHORING DETAIL/S SHEET 3



DISPOSAL FIELD SECTION CUTAWAY (OUTLET VIEW)

SEPTIC TANK INSTALLATION NOTES:

(NOTE: SEPTIC TANK MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL TAKE PRECEDENCE OVER ANY OF THE FOLLOWING NOTES.)

1. THE SEPTIC TANK EXCAVATION SHALL BE KEPT AS SHALLOW AS POSSIBLE TO MINIMIZE SOIL PRESSURE AND POTENTIAL GROUNDWATER INFILTRATION, AND (WHERE SITE CONDITIONS OR REGULATIONS DICTATE) TO KEEP THE SOIL TREATMENT SYSTEM (DISPOSAL FIELD) AS SHALLOW AS POSSIBLE. THE SEPTIC TANK DEPTH SHALL BE DICTATED BY INLET LINE FROM THE RESIDENCE TO THE SEPTIC TANK (MINIMUM SLOPE SET AT 2% FLOWING TO THE TANK).
2. PRIOR TO PLACING THE STRUCTURE INTO THE EXCAVATION, THE CONTRACTOR SHALL PROVIDE COMPACTION OF THE UNDERLYING SOILS TO NOT LESS THAN 90% OF THE MAXIMUM DENSITY RELATIONSHIP DETERMINED IN ACCORDANCE WITH ASTM D-1557. THE UNDERLYING SOILS SHALL BE WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D-1557.
3. AFTER SOILS ENGINEER APPROVAL OF THE SEPTIC TANK EXCAVATION THE CONTRACTOR SHALL PROVIDE A MIRAFI HP 270 FABRIC LAYER WITH 6 INCHES OF BASE MATERIAL OR CRUSHED STONE ABOVE THE FABRIC LAYER AT THE BOTTOM OF THE EXCAVATION TO MINIMIZE LATER SETTLING OF THE SEPTIC TANK. THE AGGREGATE SIZE SHOULD NOT EXCEED A THREE QUARTERS (¾) OF AN INCH IN DIAMETER. THE BASE MATERIAL SHALL BE LEVEL AND COMPACTED TO THE PROPER ELEVATION IN CONJUNCTION WITH THE INLET AND OUTLET FLOW LINES SHOWN ON THE PROJECT PLANS.
4. AFTER THE SEPTIC TANK HAS BEEN SET IN THE EXCAVATED HOLE, THE ELEVATION AND LEVELNESS OF THE BOTTOM OF THE MANHOLE AND ORIENTATION OF THE OUTLETS SHALL BE VERIFIED. BACKFILL OPERATIONS MAY BE UNDERTAKEN AFTER THE WATER-TIGHTNESS TESTING HAS BEEN COMPLETED. BACKFILL MATERIAL SHOULD CONSIST OF GRANULAR MATERIAL FREE OF LARGE STONES, ROCKS, PAVEMENT, ETC. EXPANSIVE SOILS SHALL NOT BE USED AS BACKFILL AROUND THE STRUCTURE.
5. THE SEPTIC TANK SHALL BE BACKFILLED WITH SUCCESSIVE TAMPED "LIFTS" OR DEPTH INCREMENTS OF UNIFORM GRADATION WITH NO DELETERIOUS MATERIAL OR STONES LARGER THAN 2 INCHES IN DIAMETER. CRUSHED ROCK OR PEA GRAVEL OF A HALF (½) INCH IN DIAMETER IS PREFERRED IF THE NATIVE MATERIALS ARE NOT APPROPRIATE. EACH LAYER (LIFT) SHOULD BE UNIFORMED AND NOT IN EXCESS OF 12 INCHES.
6. THE CONTRACTOR SHALL PROVIDE COMPACTION OF THE BACKFILLED SOILS TO NOT LESS THAN 90% OF THE MAXIMUM DENSITY RELATIONSHIP DETERMINED IN ACCORDANCE WITH ASTM D-1557.
7. WHEN A SEPTIC TANK IS PLACED IN AN UNPAVED AREA, THE AREA AROUND THE ENTRANCE FRAME AND COVER SHOULD BE SLOPED TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE AREA. BACKFILLING SHALL BE ACHIEVED BY USING LIFTS. RESTORATION OF THE AREA WHERE THE SEPTIC TANK WAS INSTALLED SHALL MEET THE REQUIREMENTS OF THE LOCAL GRANTING AUTHORITY OR THE PROPERTY OWNER. PRIOR TO BACKFILLING A (72) HOUR TIME PERIOD MUST BE ALLOWED FOR THE PROPER CURING OF THE EPOXY SEAL AND TO PREVENT DAMAGE TO THE SEAL.
8. THE SEPTIC TANK SHALL HAVE AT LEAST (2) 24 INCH DIAMETER ACCESS RISER WITH A REMOVABLE LID SET TO GRADE FOR ACCESS AND INSPECTION. THE DIAMETER OF THE RISER SHALL BE INCREASED DEPENDING ON THE DEPTH OF THE TANK TO FACILITATE ACCESS TO THE TANK. SEPTIC TANKS WITH PUMP CHAMBERS SHALL HAVE THE ACCESS RISER INSTALLED WHERE THE PUMP ASSEMBLY IS LOCATED. RISERS AND LIDS SHALL BE CONSTRUCTED OF EITHER CONCRETE, FIBERGLASS, OR PVC. THE LIDS SHALL HAVE A GAS PROOF AND WATERTIGHT SEAL. RISERS SHALL BE PERMANENTLY ATTACHED TO THE TANK BY EPOXY OR A BITUMINOUS MASTIC COMPOUND. RISERS SHALL NOT BE ATTACHED TO THE TANK LID WITH CEMENT OR MORTAR PRODUCTS. A NO-SHRINK CEMENT GROUT SHALL BE APPLIED AS AN ADDITIONAL COATING OF SEALANT AT THE JOINTS AFTER THE RISER IS INSTALLED WITH EPOXY OR BITUMINOUS MASTIC OR OTHER APPROPRIATE SEALANTS.
9. THE ACCESS RISERS SHALL BE EXTENDED A MINIMUM OF 2 INCHES ABOVE THE GROUND SURFACE TO ALLOW FOR SETTLEMENT. ACCESS RISERS SHALL BE EQUIPPED WITH TAMPER PROOF COVERS THAT REQUIRE THE USE OF ENTRY TOOLS. ACCESS RISERS AT OR ABOVE THE GROUND SURFACE IN AREAS ACCESSIBLE TO THE PUBLIC SHALL BE LOCKED TO PREVENT UNAUTHORIZED ACCESS AND ENTRY.
10. A WATER-TIGHTNESS TEST IS REQUIRED FOR THE SEPTIC TANK BEFORE THE START OF BACKFILLING OPERATIONS. THE SEPTIC TANK SHALL BE FILLED WITH WATER AT A RATE AS APPROVED BY THE ENGINEER TO AT LEAST 6 INCHES BELOW THE TOP OF THE TANK. THE WATER-TIGHTNESS TEST SHALL COMMENCE (5) DAYS AFTER THE TANK IS FILLED; THE WATER-TIGHTNESS TEST SHALL THEN BE PERFORMED FOR A PERIOD OF (48) HOURS. THE MAXIMUM ACCEPTABLE LOSS OF WATER DURING THE (48) HOUR TIME PERIOD SHALL BE FOUR HUNDREDTHS (0.04) OF A PERCENT, OR FOUR TEN THOUSANDTHS (0.0004). THIS LOSS OF WATER SHALL BE DETERMINED BY MEASURING THE DROP IN THE WATER SURFACE OVER THE TEST PERIOD.

MAINTENANCE REQUIREMENTS

THE OWNER'S RESPONSIBILITY FOR THE ONSITE WASTE WATER TREATMENT AND DISPOSAL SYSTEM DOES NOT END WHEN THE BACKFILL HAS BEEN PLACED OVER THE SYSTEM. MAINTENANCE OF THE SYSTEM IS A CRITICAL FACTOR TO ENSURE LONGEVITY AND CONTINUED EFFECTIVENESS OF THE SYSTEM. THE OWNERS SHALL BE RESPONSIBLE FOR THE FOLLOWING:

1. MAINTAIN THE SYSTEM TO PREVENT SURFACING OF EFFLUENT. IN THE EVENT OF SURFACING EFFLUENT, THE OWNER SHALL MINIMIZE USE OR CEASE OPERATION OF THE SYSTEM UNTIL IT IS REPAIRED. UNTIL THE SYSTEM IS REPAIRED, THE OWNER SHALL PREVENT EFFLUENT FROM SURFACING BY HAVING THE SYSTEM CONTINUOUSLY PUMPED AND THE WASTE DISPOSED OF AT AN APPROVED SEEPAGE HANDLING FACILITY UNTIL THE SYSTEM IS REPAIRED.
2. OWNERS SHALL PRESERVE AND PROTECT THEIR ONSITE WASTEWATER TREATMENT SYSTEM. OWNERS SHALL NOT PLACE BUILDINGS, LIVESTOCK, IMPERVIOUS MATERIALS, EQUIPMENT PARKING AREAS, OR PAVED DRIVEWAYS OVER THE TREATMENT OR DISPOSAL AREAS. SURFACE AND SUBSURFACE SOILS IN THE TREATMENT AREAS SHALL NOT BE REMOVED, RIPPED, CONTOURED OR COMPACTED. THE TREATMENT AREAS MAY BE TILLED WITH A LIGHT DUTY, HAND OPERATED GARDEN TILLER, HAND GRADED AND COVERED WITH LAWN OR NON INVASIVE PLANTS. THE TREATMENT AREAS MAY BE IRRIGATED WITH PORTABLE SPRINKLERS OR LANDSCAPE IRRIGATION. FLOOD IRRIGATION AND SURFACE DRAINAGE SHALL NOT ENCROACH ON OR IMPACT THE SEPTIC TANK, TREATMENT AREAS OR OTHER COMPONENTS OF THE SYSTEM. BUILDING FOUNDATION AND ROOF DRAINS SHALL BE LOCATED A SAFE DISTANCE AND DIRECTED AWAY FROM THE TREATMENT AREAS.
3. THE OWNER SHALL CONTROL THE WASTEWATER DISCHARGE TO THE SYSTEM WITHIN THE DESIGN QUANTITY AND STRENGTH PARAMETERS. THE OWNER SHALL NOT INTRODUCE STRONG BASES, ACIDS, CHLORINE, FORMALDEHYDE, THINNERS, SOLVENTS OR OTHER ATYPICAL WASTEWATER COMPONENTS CONTAINED IN MILD CLEANSERS AND CHEMICALS USED IN NORMAL CLEANING. THE OWNER SHOULD REFRAIN FROM USING SEPTIC TANK ADDITIVES AND SOIL AMENDERS WITHOUT FIRST CONSULTING WITH THE SYSTEM DESIGNER OR SOILS ENGINEER.
4. THE OWNER SHALL OPERATE AND MAINTAIN THEIR SYSTEM IN CONFORMANCE WITH THE CONDITIONS PRESCRIBED BY THE COUNTY OF SANTA BARBARA – ENVIRONMENTAL HEALTH SERVICES AND INSTALLER'S RECOMMENDATIONS.
5. WATER CONSERVATION AND SOLIDS REDUCTION PRACTICES ARE RECOMMENDED. GARBAGE GRINDERS SHOULD NOT BE USED IN BUILDINGS WITH SEPTIC TANKS.
6. GREASE AND OIL SHOULD NOT BE INTRODUCED INTO THE SYSTEM. BLEACH, SOLVENTS, FUNGICIDES, AND ANY OTHER TOXIC MATERIAL SHOULD NOT BE POURED INTO THE SYSTEM.
7. REVERSE OSMOSIS UNIT BLOW-DOWN SHOULD NOT BE DISCHARGED TO THE SYSTEM.

TESTING REQUIREMENTS (CPC APPENDIX H1001.2 – TESTING)

TESTING REQUIREMENTS SHALL COMPLY WITH THE FOLLOWING:

1. SEPTIC TANKS OR OTHER PRIMARY COMPONENTS SHALL BE FILLED WITH WATER TO FLOW LINE BEFORE REQUESTING AN INSPECTION. SEAMS OR JOINTS SHALL BE LEFT EXPOSED (EXCEPT THE BOTTOM), AND THE TANK SHALL REMAIN WATERTIGHT.
2. A FLOW TEST SHALL BE PERFORMED THROUGH THE SYSTEM TO THE POINT OF EFFLUENT DISPOSAL. ALL LINES AND COMPONENTS SHALL BE WATERTIGHT.

CAPACITIES REQUIRED AIR SPACE, AND FITTINGS SHALL COMPLY WITH THE PROVISIONS OUTLINED IN THIS CPC APPENDIX.

INSPECTION NOTES:

1. ALL SEWAGE DISPOSAL SYSTEMS SHALL BE INSPECTED PRIOR TO BACKFILLING BY THE COUNTY OF SANTA BARBARA AND THE SOILS ENGINEER. ANY SYSTEM THAT HAS BEEN BACKFILLED BEFORE BEING INSPECTED SHALL BE UNCOVERED TO ALLOW FOR INSPECTION. THE INSTALLER SHALL MAKE ARRANGEMENTS WITH THE SOILS ENGINEER TO PERFORM INSPECTIONS. THE INSTALLER IS REQUIRED TO PROVIDE ALL THE NECESSARY, APPARATUS, EQUIPMENT, POWER, AND WATER FOR TESTING THE SYSTEM. WHERE INSPECTION DISCLOSES DEFECTIVE MATERIAL, SETTLING, OR UN-WORKMANLIKE CONSTRUCTION NOT CONFORMING TO THE REQUIREMENTS OF THIS PLAN, THE OWNER AND INSTALLER SHALL BE ISSUED A CORRECTION NOTICE TO BRING THE SYSTEM INTO COMPLIANCE. INSPECTION IS REQUIRED OF THE FOLLOWING COMPONENTS AND STAGES OF CONSTRUCTION:

   A. SEPTIC TANK
   B. DISTRIBUTION SYSTEM
   C. DISPOSAL FIELD

   A FLOW TEST SHOULD BE PERFORMED THROUGH THE SYSTEM TO THE POINT OF EFFLUENT DISPOSAL. ALL LINES AND COMPONENTS SHOULD BE WATERTIGHT.

2. THE SEPTIC TANK MUST BE ACCESSIBLE FOR PUMPING. THE SEPTIC TANK MUST BE PUMPED PRIOR TO MOVE IN OF THE RESIDENCE IN ORDER TO REMOVE ALL DEBRIS THAT MAY HAVE ACCUMULATED DURING CONSTRUCTION. AFTER THE INITIAL PUMPING THE SEPTIC TANKS SHOULD BE INSPECTED EVERY (2) YEARS TO DETERMINE THE NEED FOR PUMPING. IF GARBAGE GRINDERS OR DISHWASHERS DISCHARGE INTO THE SEPTIC TANK, INSPECTION SHOULD OCCUR AT LEAST EVERY (1) YEAR. SEPTIC TANKS SHOULD BE PUMPED WHENEVER THE BOTTOM OF THE SCUM LAYER IS WITHIN 3 INCHES OF THE BOTTOM OF THE OUTLET DEVICE, OR SLUDGE LEVEL IS WITHIN 8 INCHES OF THE BOTTOM OF THE OUTLET DEVICE.
3. THE DESIGNER, OR HIS/HER REPRESENTATIVE, MUST PERFORM PERIODIC INSPECTIONS TO THE SYSTEM DURING INSTALLATION. FAILURE TO INCLUDE THE DESIGNER DURING THE INSTALLATION PROCESS WILL PRECLUDE THE DESIGNER TO CERTIFYING THE INSTALLATION, WHEN REQUESTED BY SANTA BARBARA COUNTY ENVIRONMENTAL HEALTH SERVICES.

REV 8/31/2025

SANTA BARBARA COUNTY – ENV. HEALTH SERVICES

REGISTERED ENVIRONMENTAL HEALTH SPECIALIST
R.E.H.S. # 6106
STATE OF CALIFORNIA

COASTAL ONSITE DESIGN SERVICES
4324 EDENBURY DRIVE SANTA MARIA, CA 93455
PREPARED BY: PAUL JENZEN, R.E.H.S.

SCALE: AS NOTED

LANDON ARENA
ONSITE WASTEWATER TREATMENT SYSTEM
PMT _____-_____-_____

COMPONENT SHEET
APN: 141-042-010
3715 BASELINE AVENUE, SANTA YNEZ, CA
COUNTY OF SANTA BARBARA **S02** OF 5

Inspection Port and Clean Out

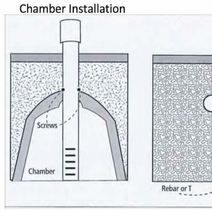
Inspection Port

An inspection port is a vertical pipe at least 4 inches in diameter that can be installed in your sewer disposal. These devices are really useful because, by looking into the riser, we can see the level of the wastewater in your drainfield, and determine how well it is working. If the drainfield is full and doesn't go down, this can be a sign of failure or overloading.

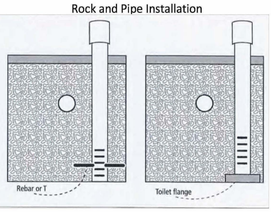




Chamber Installation



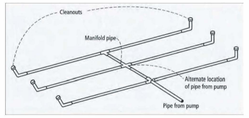
Rock and Pipe Installation



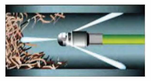
Clean out

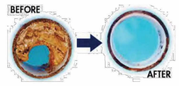
A clean out is used in any pressurized system. This device allows access to every pipe in order to check the system for proper operation and to clean the plugged perforation.



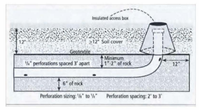


A long sweep 90 or 2 x 45 elbow can be used. Do not use short 90; some cleaning instruments (hydro-jet) won't be able to go through.





Clean outs can be hidden by a valve box to increase the aesthetics of your system.

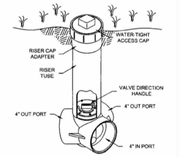




AMERICAN ONSITE PRODUCTS

THE BULL RUN™ VALVE



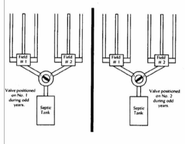


The Bull Run Valve™ is designed to split flows to septic fields or systems. In addition to the advantages of longer life and easier installation it is the most public health safe alternating device available for wastewater disposal applications. The user has absolutely no contact with wastewater due to the valve's leak-proof and external operating characteristics. The change over from one drainage field to another can be accomplished in less than a minute by simply turning the valve without digging or contact with wastewater.

The Bull Run Valve is available in 4" sch 40 pvc and is suitable wherever septic disposal systems are used - in commercial, industrial, and residential applications.

OPERATING THE VALVE

The direction control handle should be rotated periodically to direct effluent to one or the other of two septic fields. After removing the screw cap at the top of the riser tube, the valve handle can be turned with the valve key furnished.



BULL RUN VALVE Complete Valve Kit Contains

1. Bull Run Valve body
2. 28" Valve Key
3. Riser Cap Adapter
4. Watertight Access Cap

BRVCIRISER - 4" ADJUSTABLE TO 28" HIGH POLY RISER W/CAST IRON ACCESS CAP



ITEM	DESCRIPTION
BRV4	BULL RUN VALVE 4"
BRVBULK	BULL RUN VALVE & KEY ONLY
BRVCIRISER	BULL RUN VALVE RISER W/ CAST COVER
BRVKEY28	BULL RUN VALVE KEY 28"
BRVKEY36	BULL RUN VALVE KEY 36"
BRVKEY48	BULL RUN VALVE KEY 48"
BRVKEY80	BULL RUN VALVE KEY 80"

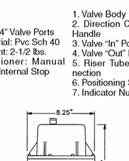
ITEM	DESCRIPTION
BRVKIT	BULL RUN VALVE KIT COMPLETE
BRVMOTOR4	BULL RUN VALVE MOTORIZED
BRVREPKIT	BULL RUN VALVE REPAIR KIT
PVCFIP4	FEMALE ADAPTER 4"T DWV
PVCPLUG4	PLUG 4"T DWV
SDFIP4	FEMALE ADAPTER 4"" SXT S&D

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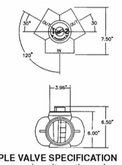
THE BULL RUN™ VALVE

Size: 4" Valve Ports
Material: Pvc Sch 40
Weight: 2-1/2 lbs.
Positioner: Manual With Internal Stop

1. Valve Body
2. Direction Control Handle
3. Valve "In" Port
4. Valve "Out" Port
5. Riser Tube Connection
6. Positioning Shape
7. Indicator Number



MOTORIZED BULL RUN VALVE



INSTALLATION INSTRUCTIONS

DIRECT BURIAL
The valve is designed to be buried directly in the pipe trench requiring no concrete or hold down strap installation. The valve must be installed with the septic tank effluent line connected to the valve port marked "IN". The valve ports marked "OUT" are connected to each half of the drainfield.

ADAPTABLE TO VARIOUS PIPES
Each valve port connection is a 4" schedule 40 female slip connection. The riser tube connection is a 4" schedule 40 male slip connection. Use ample pvc, abs, or multi-purpose glue to form a water-tight joint. Any of the following can be used to connect to the Valve:

1. Schedule 40 Pvc or Abs Pipe
2. Adapter Bushing (Dwv Hub To Sewer & Drain Spigot)
3. Astm 2729 (Schedule 30) Coupling
4. Bell End Of Astm 2729 (Schedule 30) Pipe

SAMPLE VALVE SPECIFICATION

A non-corrosive alternating valve shall be provided with 4" schedule 40 female connections. The valve plug shall be non-removable, watertight and externally operated. The valve shall be provided with an internal stop mechanism for positioning the plug, and the plug shall be non-jamming when turning from stop. There shall be no metal parts in contact with the wastewater.
The inlet and outlet ports shall be clearly labeled for easy installation and the position of the valve shall be clearly indicated on the top of the valve. At no time shall the operator have contact (physical or visual) with the wastewater. The valve shall be installed in such a manner as to be easily accessible from the ground surface and operated with the standard water meter key provided.
Simple instructions for use and maintenance, printed on durable material, shall be supplied along with each device. The valve shall be the Bull Run Valve.

OPERATION BY WATER METER KEY
A riser cap adapter, a water-tight access cap and valve key are provided. The valve should be buried at such a depth as to allow easy access and operation from the ground surface with the standard water meter key provided.

PUMP SYSTEMS
Effluent pumps can be used to dose the drainfield. The top of the valve is o-ring sealed and pressure tight under normal effluent pump operating conditions. Maximum pressure 25 psi.
The internal plug is tapered to match the valve body seating ribs. This seating mechanism will prevent bypass under minimum head pressure conditions.

INSPECTION PORT ANCHORING

BULL-RUN VALVE
(OR APPROVED EQUAL)

(NOTE: OWNER/OPERATOR SHALL SWITCH VALVE MONTHLY TO EXERCISE EACH OF THE TWO INDEPENDENT LEACH FIELDS.)

8/31/2025

REGISTERED ENVIRONMENTAL HEALTH SPECIALIST STATE OF CALIFORNIA R.E.H.S. # 6106

SANTA BARBARA COUNTY – ENV. HEALTH SERVICES

COASTAL ONSITE DESIGN SERVICES
4324 EDENBURY DRIVE SANTA MARIA, CA 93455

PREPARED BY: PAUL JENZEN, R.E.H.S. SCALE: AS NOTED

LANDON ARENA
ONSITE WASTEWATER TREATMENT SYSTEM
PMT _____–_____–_____

COMPONENT SHEET
APN: 141–042–010
3715 BASELINE AVENUE, SANTA YNEZ, CA
COUNTY OF SANTA BARBARA **S03** OF 5

Location of Sewage Disposal System
2019 California Plumbing Code, Appendix H (Table H 101.8) & CA OWTS Policy 7.5 and 7.6

MINIMUM HORIZONTAL DISTANCE	BUILDING SEWER	SEPTIC TANK	DISPOSAL FIELD	SEEPAGE PIT (DRYWELL)
Building or Structure[1]	2 Feet	5 Feet	8 Feet	8 Feet
Property Line adjoining private property	Clear[2]	5 Feet	5 Feet	8 Feet
Private Water Supply Well	50 Feet[3]	100 Feet	100 Feet	150 Feet
Public Water Supply Well	50 Feet[3]	100 Feet	150 Feet	See CA OWTS 9.4.10
Streams and other bodies of water	Feet	100 Feet[7]	100 Feet[7]	150 Feet[7]
Upstream of Surface Water Intake		See CA OWTS Policy Sections Within 1,200 feet - 7.5.7, 7.6, Within 2,500 feet - 7.5.8		
Trees[5]	--	10 Feet	--	10 Feet
Seepage pits[4]	--	5 Feet	5 Feet	12 Feet
Disposal Field[4]	--	5 Feet	4 Feet[4]	5 Feet
On-Site Domestic Water Service Line	1 Foot[5]	5 Feet	5 Feet	5 Feet
Distribution box	--	--	5 Feet	5 Feet
Pressure public water main[6]	10 Feet Horizontal & 1 Foot Vertical	25 Feet	25 Feet	25 Feet
Gas Distribution Mains and Service lines[11]	--	--	3 Feet[10] Parallel & 6 Inches Crossing Clearance	--
Electric Conduit[11]	--	10 Feet[12]	10 Feet[12] Parallel & Not Allowed[13] Crossing Separation	10 Feet[12] Parallel & Not Allowed[13] Crossing Separation

For SI units: 1 foot = 304.8 mm

Notes:

1. Including porches and steps, whether covered or uncovered, breezeways, roofed porte cocheres, roofed patios, carports, covered walks, covered driveways, and similar structures or appurtenances.
2. See Section 312.3.
3. Drainage piping shall clear domestic water supply wells by not less than 50 feet (15240 mm). This distance shall be permitted to be reduced to not less than 25 feet (7620 mm) where the drainage piping is constructed of materials approved for use within a building.
4. Plus 2 feet (610 mm) for each additional 1 foot (305 mm) of depth in excess of 1 foot (305 mm) below the bottom of the drain line. (See Section H 601.0)
5. See Section 720.0.
6. For parallel construction - For crossings, approval by the Health Department shall be required. 22 CCR 64572(f)
7. These minimum clear horizontal distances shall also apply between disposal fields, seepage pits, and the mean high-tide line.
8. Where disposal fields, seepage pits, or both are installed in sloping ground, the minimum horizontal distance between any part of the leaching system and ground surface shall be 15 feet (4572 mm).
9. Consult Article IX of Chapter 35 Santa Barbara County Code, if deciduous oak trees are present.
10. For services only: if the 3-foot parallel clearance cannot be maintained, the clearance can be reduced to 12 inches. If 12 inches of clearance cannot be maintained, the service must be inserted in an existing facility or casing. The house side of the casing must be sealed per GDS A-73, "Casing Insulator and End Seals Selection Chart."
11. These clearance requirements are only applied to Pacific Gas and Electric Company (PG&E).
12. If this separation cannot be achieved, refer to the Septic Tank/Leach Field/Leach Line section (PG&E General Greenbook).
13. Mobile home park projects are the only exception to this rule.

CA OWTS Policy

7.5 Minimum horizontal setbacks from any OWTS treatment component and dispersal systems shall be as follows:

7.5.1 5 feet from parcel property lines and structures;

7.5.2 100 feet from water wells and monitoring wells, unless regulatory or legitimate data requirements necessitate that monitoring wells be located closer;

7.5.3 100 feet from any unstable land mass or any areas subject to earth slides identified by a registered engineer or registered geologist; other setback distance are allowed, if recommended by a geotechnical report prepared by a qualified professional.

7.5.4 100 feet from springs and flowing surface water bodies where the edge of that water body is the natural or levied bank for creeks and rivers, or may be less where site conditions prevent migration of wastewater to the water body;

7.5.5 200 feet from vernal pools, wetlands, lakes, ponds, or other surface water bodies where the edge of that water body is the high water mark for lakes and reservoirs, and the mean high tide line for tidally influenced water bodies;

7.5.6 150 feet from a public water well where the depth of the effluent dispersal system does not exceed 10 feet;

7.5.7 Where the effluent dispersal system is within 1,200 feet from a public water systems' surface water intake point, within the catchment of the drainage, and located such that it may impact water quality at the intake point such as upstream of the intake point for flowing water bodies, the dispersal system shall be no less than 400 feet from the high water mark of the reservoir, lake or flowing water body.

7.5.8 Where the effluent dispersal system is located more than 1,200 feet but less than 2,500 feet from a public water systems' surface water intake point, within the catchment of the drainage, and located such that it may impact water quality at the intake point such as upstream of the intake point for flowing water bodies, the dispersal system shall be no less than 200 feet from the high water mark of the reservoir, lake or flowing water body.

7.6 Prior to issuing a permit to install an OWTS the permitting agency shall determine if the OWTS is within 1,200 feet of an intake point for a surface water treatment plant for drinking water, is in the drainage catchment in which the intake point is located, and located such that it may impact water quality at the intake point such as being upstream of the intake point for a flowing water body. If the OWTS is within 1,200 feet of an intake point for a surface water treatment plant for drinking water, is in the drainage catchment in which the intake point is located, and is located such that it may impact water quality at the intake point:

7.6.1 The permitting agency shall provide a copy of the permit application to the owner of the water system of their proposal to install an OWTS within 1,200 feet of an intake point for a surface water treatment. If the owner of the water system cannot be identified, then the permitting agency will notify California Department of Public Health Drinking Water Program.

7.6.2 The permit application shall include a topographical plot plan for the parcel showing the OWTS components, the property boundaries, proposed structures, physical address, and name of property owner.

7.6.3 The permit application shall provide the estimated wastewater flows, intended use of proposed structure generating the wastewater, soil data, and estimated depth to seasonally saturated soils.
7.6.4 The public water system owner shall have 15 days from receipt of the permit application to provide recommendations and comments to the permitting agency.

9.4 The following are not allowed to be authorized in a Local Agency Management Program:

9.4.10 Except as provided for in sections 9.4.11 and 9.4.12, new or replacement OWTS with minimum horizontal setbacks less than any of the following:

9.4.10.1 150 feet from a public water well where the depth of the effluent dispersal system does not exceed 10 feet in depth.

9.4.10.2 200 feet from a public water well where the depth of the effluent dispersal system exceeds 10 feet in depth.

9.4.10.3 Where the effluent dispersal system is within 600 feet of a public water well and exceeds 20 feet in depth the horizontal setback required to achieve a two-year travel time for microbiological contaminants shall be evaluated. A qualified professional shall conduct this evaluation. However in no case shall the setback be less than 200 feet.

9.4.10.4 Where the effluent dispersal system is within 1,200 feet from a public water systems' surface water intake point, within the catchment of the drainage, and located such that it may impact water quality at the intake point such as upstream of the intake point for flowing water bodies, the dispersal system shall be no less than 400 feet from the high water mark of the reservoir, lake or flowing water body.

9.4.10.5 Where the effluent dispersal system is located more than 1,200 feet but less than 2,500 feet from a public water systems' surface water intake point, within the catchment area of the drainage, and located such that it may impact water quality at the intake point such as upstream of the intake point for flowing water bodies, the dispersal system shall be no less than 200 feet from the high water mark of the reservoir, lake or flowing water body.

9.4.11 For replacement OWTS that do not meet the above horizontal separation requirements, the replacement OWTS shall meet the horizontal separation to the greatest extent practicable. In such case, the replacement OWTS shall utilize supplemental treatment and other mitigation measures, unless the permitting authority finds that there is no indication that the previous system is adversely affecting the public water source, and there is limited potential that the replacement system could impact the water source based on topography, soil depth, soil texture, and groundwater separation.

9.4.12 For new OWTS, installed on parcels of record existing at the time of the effective date of this Policy, that cannot meet the above horizontal separation requirements, the OWTS shall meet the horizontal separation to the greatest extent practicable and shall utilize supplemental treatment for pathogens as specified in section 10.8 and any other mitigation measures prescribed by the permitting authority.

SYSTEM SETBACKS

REV 8/31/2025

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