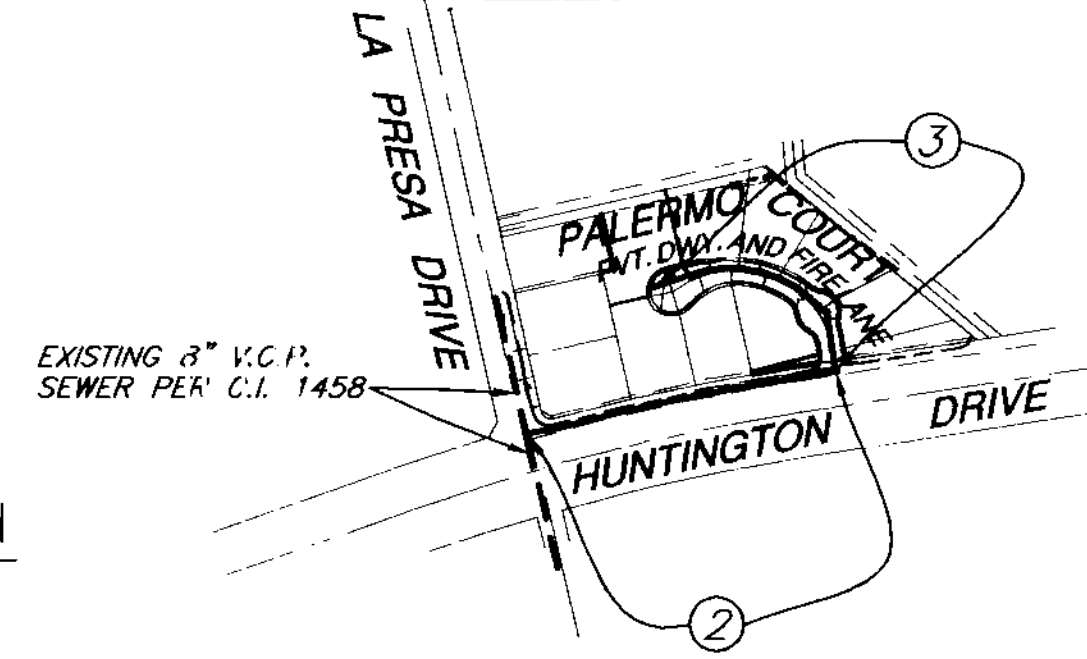


BM NO. G1702 **BENCH MARK** Elev. 589.897
 BT SPK IN W CB 7.5M N/C BCR NR S END C B @ NW
 COR LA PRESA DR & HUNTINGTON DR 6M W & 24M
 N/O C/L INT (N BB.)
 ARCADIA QUAD 2000 ADJ

AS BUILT
 4/13/09



NOTES: NUMBER IN CIRCLE INDICATES PAGE NUMBER
 ALL MANHOLE SANITARY SEWERS ARE WITHIN
 THE SANITARY SEWER EASEMENT
INDEX MAP
 SCALE: 1"=300' INDEX E-2016
 P.C. 11755 TR. NO. 53851
 THOMAS GUIDE PAGE: 586-67

- STORMWATER POLLUTION PLAN NOTES**
- A. NOTES
 1. Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or wind.
 2. Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
 3. 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.
 4. Excess or waste concrete may not be washed into the Public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
 5. Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
 6. Sediments and other materials may not be tracked from 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 deposits must be swept up immediately and may not be washed down by rain or other means.
 7. Any slopes with disturbed soils denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
- B. The following BMPs are utilized in, but not limited to, the "Best management practice handbook, California stormwater quality task force, Sacramento, California 2003," or the latest revised edition, may apply during the construction of this project (Additional measures may be required if deemed appropriate by county inspectors):

- TEMPORARY SOIL STABILIZATION**
 SS1 Scheduling
 SS2 Preservation of existing vegetation
 SS3 Hydraulic mulch
 SS4 Hydroseeding
 SS5 Soil binders
 SS6 Straw mulch
 SS7 Geotextiles, plastic covers, & erosion control Blankets/Mats
 SS8 Wood mulching
 SS9 Earth dikes/Drainage swales & lined ditches
 SS10 Outlet protection/Accelerity dissipation devices
 SS11 Slope drains
 SS12 Streambank stabilization
- WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL**
 WM1 Material delivery and storage
 WM2 Material use
 WM3 Stockpile management
 WM4 Spill prevention and control
 WM5 Solid waste management
 WM6 Hazardous waste management
 WM7 Contaminated soil management
 WM8 Concrete waste management
 WM9 Sanitary/Septic waste management
 WM10 Liquid waste management
- TEMPORARY SEDIMENT CONTROL**
 SC1 Silt fence
 SC2 Sediment/Desilting basin
 SC3 Sediment trap
 SC4 Check dam
 SC5 Fiber rolls
 SC6 Gravel bag berm
 SC7 Street sweeping and vacuuming
 SC8 Sandbag barrier
 SC9 Snow bale barrier
 SC10 Storm drain inlet protection
- WIND EROSION CONTROL**
 WE1 Wind erosion control
- TRACKING CONTROL**
 TC1 Stabilized construction entrance/exit
 TC2 Stabilized construction roadway
 TC3 Entrance/Outlet tirewash

- STANDARD PLANS:**
 The following latest revised standard plans on file in the office of the following department shall apply in the construction of this project.
 LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS
 2000-0 Legend for sanitary sewer plans and profiles and district maps.
 2002-1 Precast concrete shallow manhole.
 2003-2 Reinforced precast concrete manhole.
 2004-1 Rectangular shallow manhole.
 2014-1 Rectangular manhole frame and cover.
 2015-1 Standard manhole slip.
 2021-1 Bedding for sewer pipe.
 2023-2 Grading and encasement.
 2024-1 W/E or T/E support.
 2026-1 Erosion protection in steep slopes.
 2027-1 Allowable trench widths.
 6008-1 Minimum public safety requirements.
- STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (APWA)**
 207-1 Precast reinforced concrete manhole base
 208-1 Breaking into existing manholes
 210-2 Manhole frame and cover locking type
 220-2 Chimneys
 221-1 Pipe anchors and backfill stabilizers
 222-1 House connection sewer
 223-1 House connection remodeling

NOTES:
 NO CONNECTION FOR THE DISPOSAL OF INDUSTRIAL WASTES SHALL BE MADE TO SEWERS SHOWN ON THESE DRAWINGS UNTIL A PERMIT FOR INDUSTRIAL WASTEWATER DISCHARGE HAS BEEN ISSUED BY THE COUNTY SANITATION DISTRICTS FOR SAID CONNECTIONS.
 BEFORE BREAKING INTO OR CONSTRUCTING ON A COUNTY SANITATION DISTRICTS SEWER AND PRIOR TO FINAL ACCEPTANCE OF THE PROJECT, A COUNTY SANITATION DISTRICTS INSPECTOR SHALL BE NOTIFIED BY TELEPHONE AT (626) 962-8605 SO THAT REQUIRED INSPECTION CAN BE MADE.

- PRIVATE CONTRACT SEWER GENERAL NOTES**
 The following general notes are to be included on Page 1 of all Private Contract Sewer Plans:
- A sewer construction permit shall be obtained and a fee paid for construction inspection and record plans to the Department of Public Works of the Permit Counter, 900 South Tremont Avenue, 8th Floor, Alhambra, at least 72 hours prior to starting work under this permit. Copies of all other required permits, such as Road Excavation, Caltrans, etc. must be filed with the permit application.
 - Prior to issuance of any permit, the contractor shall file a permit for excavations and trenches from the State of California Division of Industrial Safety, and a Certificate of Worker's Compensation Insurance with the Department of Public Works named as the Certificate Holder. The Department of Public Works shall be notified 30 days prior to cancellation of the insurance policy.
 - If work is done in a State Highway, a permit must be obtained from the State of California Division of Highways, 120 South Spring Street, Los Angeles, California.
 - When work is within a contract city, the contractor must contact the Director of Public Works of that city, to determine the location to pay the inspection fee.
 - The contractor shall contact the district office listed on the "Application for Construction Permit" to arrange for an acceptable construction start date.
 - Approval of this plan by the County of Los Angeles does not constitute a representation as to accuracy of the location of or the existence or non-existence of any underground utility pipe or structure within the limits of this project. This note applies to all pages.
 - All work shall be in accordance with the latest approved edition of the "Standard Specifications for Public Works Construction", including supplements and the latest "Special Provisions for the Construction of Sanitary Sewer" and shall be prosecuted only in the presence of the Department of Public Works.
 - The contractor's attention is directed to Section 7-10.4.1 of the "Standard Specifications for Public Works Construction" in regard to safety orders and shall conform to the "Minimum Public Safety Requirement" as shown on Los Angeles Department of Public Works standard plan 6008-1.
 - Elevations are in feet above U.S.C. & G.S. and level datum of 1929.
 - No revisions shall be made in these plans without the approval of the Director of Public Works.
 - No representative of the Department of Public Works will survey or lay out any portion of the work.
 - Grades to which this improvement is to be constructed are shown on plans and profiles. Grade points for top of curbs, centerline of streets, or centerline of alleys, are shown by circles on profiles at all points between said design points. The grade shall be established so as to conform to a straight line drawn between said design points.
 - The private engineer shall furnish the Department of Public Works with grade sheets and stationing for all house laterals and "Y" or "T" branches and shall provide stakes for them at their proper locations with stationing plainly marked. All house laterals shall be constructed in a straight alignment at right angles from the main line sewer except as shown on the plans. House laterals from chimneys shall not have an angle of less than 45 degrees with the M.L. sewer. Any change in alignment shall be requested in writing by the private engineer.
 - The private engineer shall furnish the house lateral depth at the property line below the top of curb elevation for each house lateral on the grade sheet.
 - An approved backwater valve is required when the pod is lower in elevation than the top of the next upstream manhole.

- CONSTRUCTION NOTES**
- Provide survey stakes on the property line or property lines produced at right angles to the sewer line at the centerline of each manhole.
 - Vitrified clay pipe joints shall be type "D" or "G" per "Standard Specifications for Public Works Construction" Section 208-2.
 - If a powerpole is within three feet of the sewer, the sewer shall be encased per LACDPW standard plan 2023-2, Case II, two feet on each side from the point of interference.
 - All joints between cast iron pipe and vitrified clay shall be made with a rubber sleeve joint, type "D" (with bushing if necessary) per "Standard Specifications for Public Works Construction" Section 208-2.
 - House laterals to be constructed with inverts at the property line 6 feet below curb grade except as noted.
 - Wye or tee branches may be used for connections to the mainline sewer except as noted.
 - If during the course of construction, it is determined that there is less than four feet of cover over the top of a mainline or house lateral V.C.P. sewer which is not indicated on the plans, the pipes shall be encased per LACDPW standard plan 2023-2, Case II, unless otherwise approved by the Director of Public Works.
 - All structures shall be either brick sewer manholes per LACDPW standard plan S-36 (APWA 200-2), or precast concrete sewer manholes per LACDPW standard plan S-36 (APWA 200-2), or reinforced precast concrete manhole per LACDPW standard plan 2003-2, except as noted.
 - Resurface all trenches within paved areas to meet Department of Public Works or California State Highway requirements in accordance with the permits.
 - Full compliance with Section 306-1.3.4. of the "Standard Specifications for Public Works Construction" will be required for backfill in street. Certification of backfill, compaction, and sand equivalents by a qualified civil engineer shall be provided by the permittee prior to the issuance of a certificate of partial acceptance.
 - All backfill and fills outside of the street right of way shall be compacted to 90% of the maximum density as determined by ASTM soil compaction test D 1557-78 method "D" unless otherwise specified. This shall be certified by a qualified civil engineer. This certification shall be submitted to the Construction Division of the Department of Public Works prior to the acceptance of the work by the county.
 - Manhole tops in unimproved rights of way to be six inches above finished grade.
 - Sewers to be tested for leakage per section 306-1.4 of the "Standard Specifications for Public Works Construction" and "Special Provisions for the Construction of Sanitary Sewer".
 - Manhole tops in improved rights of way to be level with finished grade.
 - All wyes and/or house laterals are to be located at least 5' apart and when possible not closer than 5' to any manhole.

PROFILE, ALIGNMENT AND GRADE OF SANITARY SEWERS
 TO BE CONSTRUCTED IN
 TRACT NO. 53851 PC NO. 11755 AS
 2 SHEETS: 4 PAGES
 COUNTY OF LOS ANGELES CALIFORNIA
 INDEX E-2016

DONALD L. WOLFE DIRECTOR OF PUBLIC WORKS
 APPROVED BY LAND DEVELOPMENT DIVISION
 BY: [Signature] 8/23/06
 ASSISTANT DIVISION ENGINEER DATE
 SUBMITTED BY: [Signature] 8/23/06
 SUBDIVISION PLAN CHECKING SECTION DATE

CITY OF SAN MARINO
 APPROVED BY: [Signature] 8/30/06
 CHIEF ENGINEER DATE

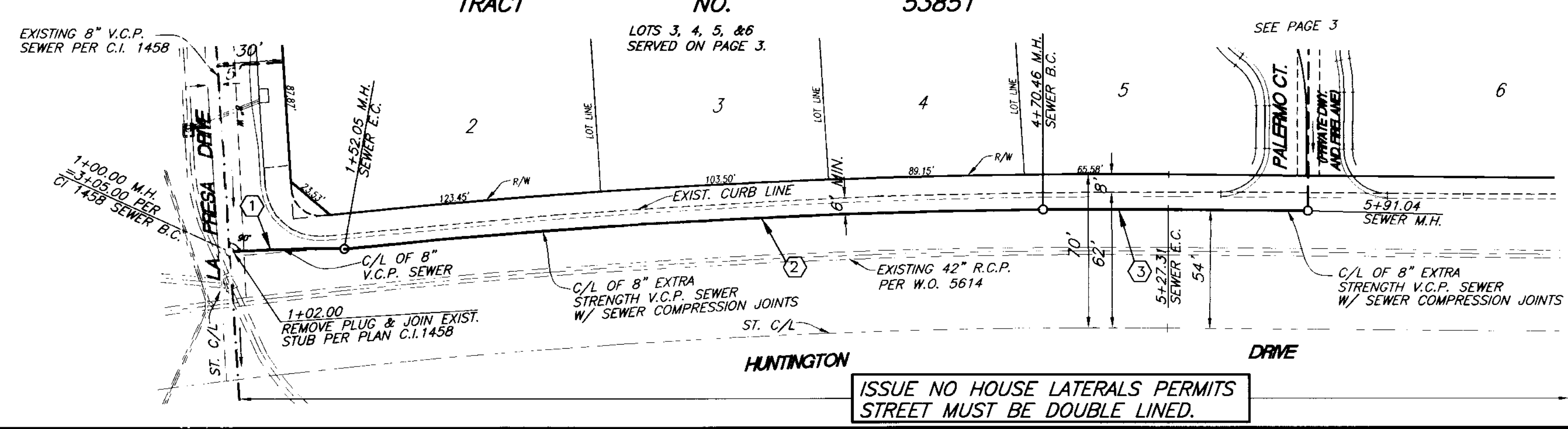
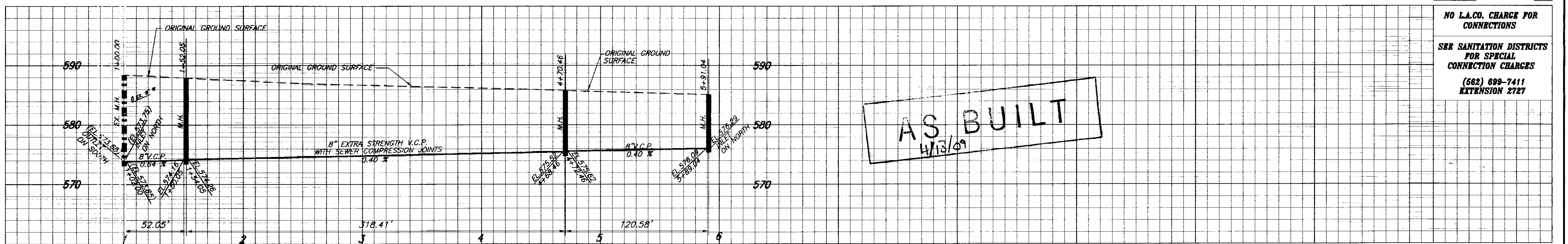
APPROVED: COUNTY SANITATION DISTRICTS
 OF LOS ANGELES COUNTY, CALIFORNIA
 JAMES F. STAHL - CHIEF ENGINEER AND GENERAL MANAGER

BY: [Signature] DATE 8/28/06
 OFFICE ENGINEER

PRIVATE ENGINEERS NOTICE TO CONTRACTORS:
 THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS IS REQUIRED BY A SEARCH OF 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 PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THIS DRAWING. PRIOR TO EXCAVATION THE CONTRACTOR SHALL CALL TOLL FREE 1-800-422-4133 TO VERIFY THE UNDERGROUND LOCATION OF GAS AND TELEPHONE LINES. THE CONTRACTOR SHALL ALSO CALL MR. RAY CUMMINGS OF GENERAL TELEPHONE COMPANY AT 1-805-948-4871 SO THAT THEY CAN MARK THE LOCATION OF UNDERGROUND TELEPHONE LINES.
 PROJECT ENGINEER: [Signature] 41729 DATE: 8-1-06
 RCE NO. DATE

NO.	REVISION	REVISED BY	APPROVED BY	DATE

NOTICE TO CONTRACTOR:
 MAINTAIN SEWER FLOW AT ALL TIMES DURING CONSTRUCTION.



SEWER CL CURVE DATA

Curve No.	Angle (°)	R	L	T
1	04°32'16"	657.21'	52.05'	26.04'
2	05°20'46"	3412.42'	318.41'	159.32'
3	00°56'40"	3448.29'	56.85'	28.42'

PLAN
 SCALE: 1" = 40'
 40 0 20 40 80

NO L.A.CO. CHARGE FOR CONNECTIONS
SEE SANITATION DISTRICTS FOR SPECIAL CONNECTION CHARGES
 (626) 698-7411 EXTENSION 2727

SANITARY SEWER PLANS IN
 TRACT NO. 53851 PC NO. 11755

REVIEWED BY LAND DEVELOPMENT DIVISION
 BY: [Signature] 8-23-06
 SUBDIVISION PLAN CHECKING SECTION DATE

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

B & E ENGINEERS
 24 W ST. JOSEPH ST. TEL. (626)446-4449
 ARCADIA, CA 91007 FAX (626)446-6566

REGISTERED PROFESSIONAL ENGINEER
 RAY F. STAHL
 No. 41729 Exp. 3-31-08
 CIVIL
 STATE OF CALIFORNIA
 [Signature] 8-1-06
 PROJECT ENGINEER DATE

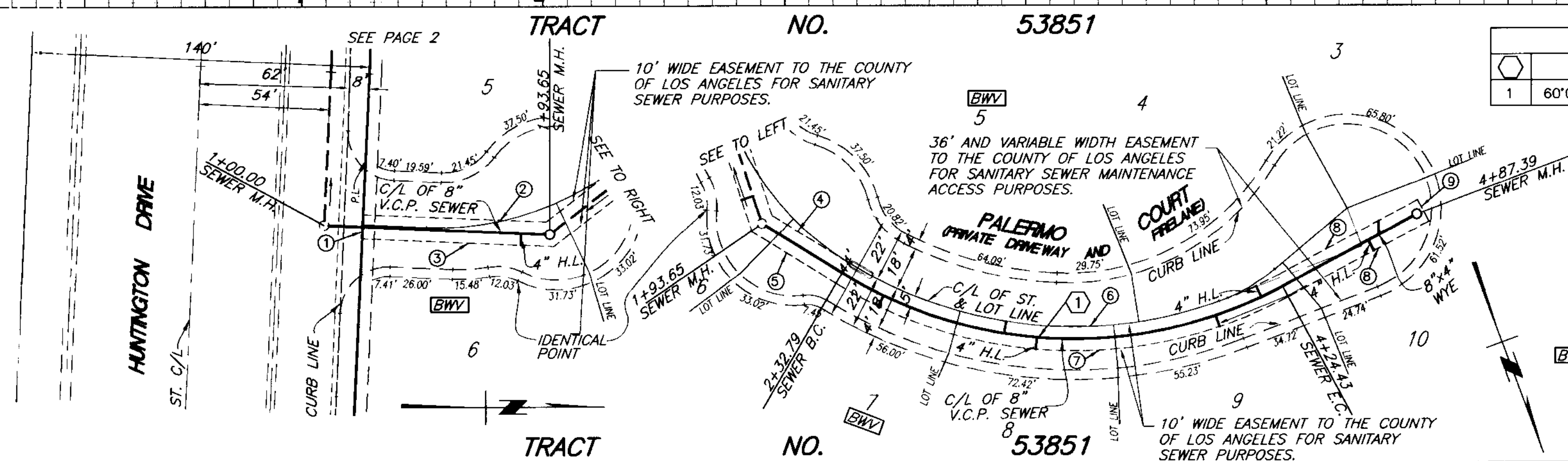
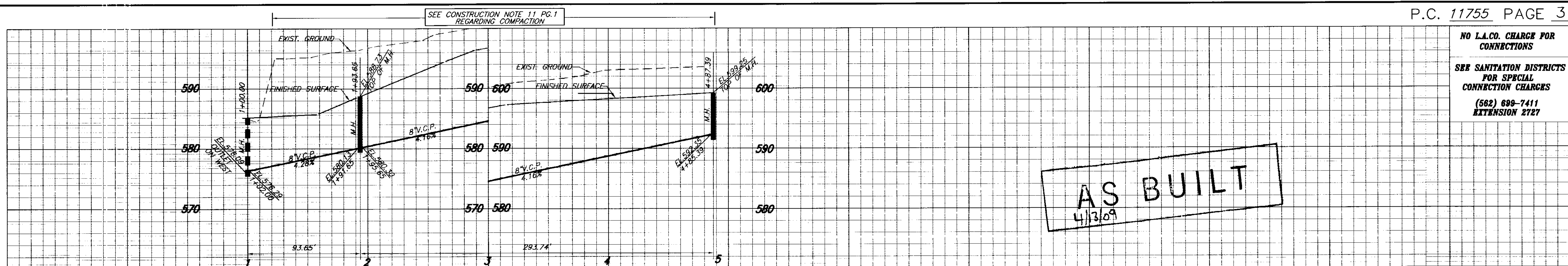
DATE: 06-09-2006

ISSUE NO HOUSE LATERALS PERMITS STREET MUST BE DOUBLE LINED.

1
 SECTION C.C. B.C. 1011
 1382301
 JT

NO L.A.CO. CHARGE FOR CONNECTIONS
 SEE SANITATION DISTRICTS FOR SPECIAL CONNECTION CHARGES
 (662) 699-7411
 EXTENSION 2727

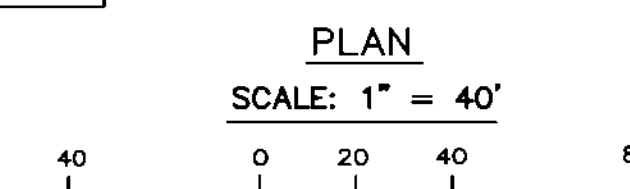
AS BUILT
 4/13/09



SEWER CURVE DATA				
Curve No.	Angle	R	L	T
1	60°00'00"	183'	191.64'	105.66'

EASEMENT CURB DATA			
Curve No.	Angle	R	L
6	60°00'00"	178.00'	186.40'
7	60°00'00"	188.00'	196.87'

EASEMENT LINE DATA		
Curve No.	Bearing	L
1	N 81°18'40" E	10.00'
2	N 08°56'26" W	75.80'
3	N 08°56'26" W	79.50'
4	N 49°07'02" W	37.31'
5	N 49°07'02" W	40.97'
8	N 70°52'58" E	65.96'
9	N 19°07'02" W	10.00'



REVIEWED BY LAND DEVELOPMENT DIVISION
 BY *Julian Power* DATE 8-23-06
 SUBDIVISION PLAN CHECKING SECTION

AS BUILT
 4/13/09



REVIEWED BY LAND DEVELOPMENT DIVISION
 BY _____ DATE _____
 SUBDIVISION PLAN CHECKING SECTION

SECTION 16' NO. 2382