

BENCH MARKS
BM CY8229 Elev. 224.754
L&BN 13'N BCR@NW COR LEFFINGWELL RD.
& STAMY RD. 80'N & 18'W @ INT. SANTA FE SPRINGS
QUAD. (YEAR) WHITTIER (1975)
NOTE: EVERY ELEV. +2.113=QUAD. (2005) ELEV.

STORMWATER POLLUTION PLAN NOTES
1. Every effort should be made to eliminate the discharge of non-stormwater from the project site at all times.
2. 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.
3. Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
4. 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 must be cleaned up immediately and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and exposed or waste concrete must 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 depositions must be swept up immediately and may not be washed down by rain or other means.
7. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
8. The following BMPs as outlined 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):

- EROSION CONTROL
E01 SCHEDULING
E02 PRESERVATION OF EXISTING VEGETATION
E03 HYDRAULIC MULCH
E04 HYDROSEEDING
E05 SOIL BINDERS
E06 STRAW MULCH
E07 GEOTEXTILES & MATS
E08 WOOD MULCHING
E09 EARTH DIMS AND DRAINAGE SWALES
E10 VELOCITY DISSIPATION DEVICES
E11 SLOPE DRAINS
E12 STREAMBANK STABILIZATION
E13 RESERVED
E14 COMPOST BLANKETS
E15 SOIL PREPARATION/ROUENING
E16 NON-VEGETATED STABILIZATION
WIND EROSION CONTROL
WE1 WIND EROSION CONTROL
EQUIPMENT TRACKING CONTROL
TC1 STABILIZED CONSTRUCTION ENTRANCE EXT
TC2 STABILIZED CONSTRUCTION ROADWAY
TC3 ENTRANCE/OUTLET TIRE WASH

- B. 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
Legend for sanitary sewer plans and profiles and district maps.
2021-1 Bedding for sewer pipe.
2021-1 Precast concrete shallow manhole.
2021-2 Precast reinforced concrete manhole.
2021-1 Rectangular shallow manhole.
2021-1 Rectangular manhole frame and cover.
2015-1 Standard manhole stop.
STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (SPPWC)
204-2 Terminal cleanout structure.
207-2 Precast reinforced concrete manhole base.
208-2 Breaking into existing manholes.
209-3 Precast Concrete Sewer Manhole.
210-3 Manhole frame and cover locking type.

NOTICE TO CONTRACTOR:
The developer shall be responsible for the continued maintenance of PC12106 sanitary sewer until the County formally accepts it for maintenance. All manhole, manholes and laterals shall be protected from damage and infiltration.
SEWER LATERALS SHOWN ON PLANS ARE FOR REFERENCE ONLY.
SEWER VIDEO OF ALL SEGMENTS SHALL BE SUBMITTED PRIOR TO PARTIAL FIELD ACCEPTANCE (95%) AND COMPLETED FIELD ACCEPTANCE (95%). FINAL MAP AND AS-BUILT SEWER PLANS SHALL BE SUBMITTED PRIOR TO PARTIAL FIELD ACCEPTANCE.

COUNTY SANITATION DISTRICTS (CSD) NOTES:
1. No connection for the disposal of industrial wastes shall be made to sewers shown on these plans until a permit for industrial wastewater discharge has been issued by CSD for said connection.
2. Prior to final acceptance of the project, notify the CSD superintendent of maintenance at (310)638-1161 to report completion of this local sewer that indirectly discharges into the CSD sewer system.
NOTES:
Any damage to the sewer line shall be the responsibility of the contractor/owner. All grading and construction occurring over and the vicinity of the existing sewer shall be performed in the presence of a County inspector. Where applicable, the sewers shall be protected per Sid. Plan 2023-2 at all significant crossings.

PRIVATE CONTRACT SEWER GENERAL NOTES

- The following general notes are to be included on page 1 of all Private Contract Sewer Plans:
1. A sewer construction permit shall be obtained and a fee paid for construction inspection and record plans to the County of Los Angeles Department of Public Works at the Permit Counter, 600 South Fremont Avenue, 3rd floor, Alhambra, at least 12 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.
2. When work is within a contract city, a sewer construction permit shall be obtained and a fee paid for construction inspection and record plans to the City. The contractor must contact the Director of Public Works of that City to determine the location to pay the inspection fees.
3. 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 or Worker's Compensation Insurance with the Department of Public Works or the City of the contract or the Certificate Holder or both as applicable. The County of Los Angeles Department of Public Works shall be notified 30 days prior to cancellation of the insurance policy.
4. 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.
5. The contractor shall contact the district office listed on the "Application for Construction Permit" to arrange for an acceptable construction start date.
6. Approval of this plan by the County of Los Angeles Department of Public Works does not constitute a representation as to accuracy of the location of or the existence or nonexistence of any underground utility pipes or structure within the limits of this project. This note applies to all pages.
7. All work shall be in accordance with the latest approved edition of the "Standard Specifications for Public Works Construction" including supplements (if there is any) the latest Additions and Amendments to the Standard Specifications for Public Works Construction, and shall be prosecuted only in the presence of the County of Los Angeles Department of Public Works.
8. The contractor's attention is directed to Section 7-10.4.2 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 County of Los Angeles Department of Public Works Standard Plan No. 6008-1.
9. Elevations are in feet above U.S.C. and G.S. sea level datum of 1988.
10. No revisions shall be made in these plans without the approval of the County of Los Angeles Department of Public Works.
11. No representative of the County of Los Angeles Department of Public Works will survey or layout any portion of the work.
12. Grades to which this improvement is to be constructed are shown on plans and profiles. Grade point for top of curbs, centerline of streets, or centerline of alleys, is shown by circles on profiles at all points between said designated points. The grade shall be established so as to conform to a straight line drawn between said design points.
13. The private engineer shall furnish the County of Los Angeles Department of Public Works with grade sheets and stationing for all house laterals and "Y" and "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.
14. 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.
15. An approved backwater valve is required when the pad is lower in elevation than the top of the next upstream manhole.
16. Contact Environmental Programs Division for an Industrial Waste Discharge Permit at (626) 458-3517.

- CONSTRUCTION NOTES
1. Provide survey stakes on the property line or property lines produced at right angles to the sewer line at the centerline of each manhole.
2. Vitrified clay pipe joints shall be type "D" or "G" per "Standard Specifications for Public Works Construction" Section 208-2.
3. If a power pole 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.
4. All joints between cast-in 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.
5. House laterals to be constructed with invert at the property line 6 feet below curb grade except as noted.
6. Wye or tee branches may be used for connections to the mainline sewers except as noted.
7. 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 County of Los Angeles Department of Public Works.
8. All structures shall be either brick sewer manholes per LACDPW Standard Plan S-3 (SPPWC 203-1), or precast concrete sewer manholes per LACDPW Standard Plan S-36 (SPPWC 203-3), or reinforced precast manhole per LACDPW Standard Plan 2003-2, except as noted.
9. Resurface all trenches within paved areas to meet Department of Public Work or California State Highway requirements in accordance with the permits.
10. Full compliance with Section 206-1.3 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 contractor prior to the issuance of a Certificate of Partial Acceptance.
11. All backfill and fills outside of the street right of way shall be compacted to 90 percent of the maximum density as determined by ASTM Soil Compaction Test D 1557-76, Method "D", unless otherwise specified. This shall be certified by a qualified Civil Engineer. This certification shall be submitted to the Land Development Division, Permit Section of the County of Los Angeles Department of Public Works prior to the acceptance of the work by the County.
12. Manhole tops in unimproved rights of way to be six inches above finished grade.
13. Sewers to be tested for leakage per Section 306-1.4 of the "Standard Specification for Public Works Construction" and "Special Provisions for the Construction of Sanitary Sewer" if applicable.
14. Manhole tops in improved rights of way to be level with finished grade.
15. All ways and/or house laterals are to be located at least 5 feet apart, and when possible, not closer than 5 feet to any manhole.
16. All pipe materials shall be vitrified clay pipe or ductile iron pipe or other approved materials by the County of Los Angeles Department of Public Works.
17. All ductile iron pipe shall be lined with Protecto-401 Ceramic Epoxy lining.
18. Cured in place pipe shall be used for all extra strength vitrified clay pipe if lining is required.
19. All chimneys shall have terminal cleanout structure per SPPWC sid, plan 204-2.

PROFILE, ALIGNMENT, AND GRADE OF SANITARY SEWERS TO BE CONSTRUCTED IN
TRACT NO. 060513 PC NO. 12106
1 SHEETS: 2 PAGES
COUNTY OF LOS ANGELES CALIFORNIA
CSMD INDEX C-2129 & C-2176

APPROVED BY: LA COUNTY DIRECTOR OF PUBLIC WORKS
MARK PESTRELLA
ASSISTANT ENGINEER
DATE: 11/30/17
SUBMITTED BY: JALAN POLO
FINAL MAPS, SEWER AND WATER/LANDSCAPING SUBDIVISION PLAN CHECKING SECTION
DATE: 11/30/17

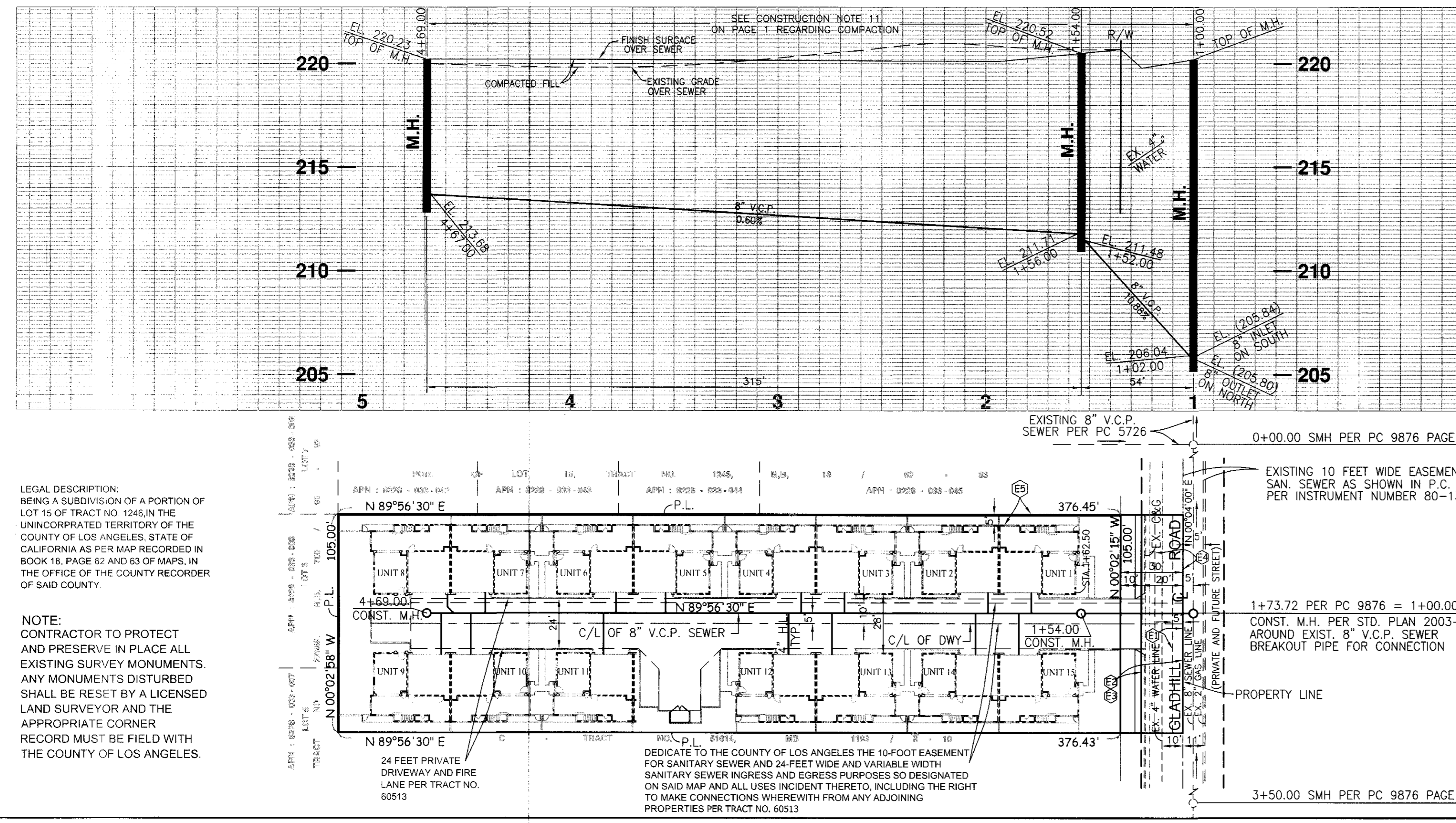
COUNTY SANITATION DISTRICT NO. 18
OF LOS ANGELES COUNTY, CALIFORNIA
GRACE ROBINSON HYDE CHIEF ENGINEER AND GENERAL MANAGER
APPROVED BY: GRACE ROBINSON HYDE
DATE: 12/8/17

ENGINEER'S/SURVEYOR'S STATEMENT REGARDING THE PRESENCE OF MONUMENTS WITHIN PROJECT LIMITS
I HEREBY ATTEST THAT I HAVE LOCATED AND REFERENCED ON THESE PLANS THE MONUMENTS EXISTING PRIOR TO CONSTRUCTION TO ENSURE PERPETUATION OF THEIR LOCATION IN ACCORDANCE WITH SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE. I FURTHER ATTEST THAT I HAVE PERFORMED A RECORD SEARCH AND FIELD INSPECTION TO IDENTIFY EXISTING MONUMENTS; SHALL SET SUFFICIENT CONTROLLING, WITNESS, AND PERMANENT MONUMENTS; AND SHALL FILE THE REQUISITE CORNER RECORD OR RECORD OF SURVEY OF THE REFERENCES WITH THE COUNTY SURVEYOR.
M. HARRIS
ENGINEER/SURVEYOR
DATE: 07-13-2017

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 1-800-428-4133 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: No. 79702 DATE: 07-13-2017
RCE NO. DATE

BUILDING AND SAFETY DISTRICT OFFICE: WHITTIER
SCALE: 1" = 300' CSMD INDEX C-2129 & C-2176
NOTES: NUMBER IN CIRCLE INDICATES PAGE NUMBER.
ALL MAINLINE SANITARY SEWERS ARE WITHIN THE SANITARY SEWER EASEMENT.
P.C. 12106 TRACT MAP NO. 060513
THOMAS GUIDE PAGE: 707-G6

Table with 5 columns: NO., REVISION, REVISED BY, APPROVED BY, DATE



LEGAL DESCRIPTION:
BEING A SUBDIVISION OF A PORTION OF LOT 15 OF TRACT NO. 1246 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 18, PAGE 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
NOTE:
CONTRACTOR TO PROTECT AND PRESERVE IN PLACE ALL EXISTING SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE RESET BY A LICENSED LAND SURVEYOR AND THE APPROPRIATE CORNER RECORD MUST BE FILED WITH THE COUNTY OF LOS ANGELES.
24 FEET PRIVATE DRIVEWAY AND FIRE LANE PER TRACT NO. 60513

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF GOODHUE STREET, SHOWN AS S 89° 56' 30" W ON MAP OF TRACT NO. 18623, RECORDED IN BOOK 303, PAGE 6, 7 AND 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

ALL SANITARY SEWER MANHOLE SHAFTS AND FRAMES SHALL BE WATERTIGHT WITH BUTY RUBBER MASTIC JOINT SEALING COMPOUND OR APPROVED EQUAL BY THE LA COUNTY PUBLIC WORKS.

P.C. 12106 PAGE 2

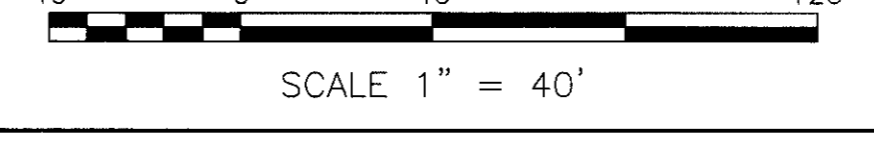
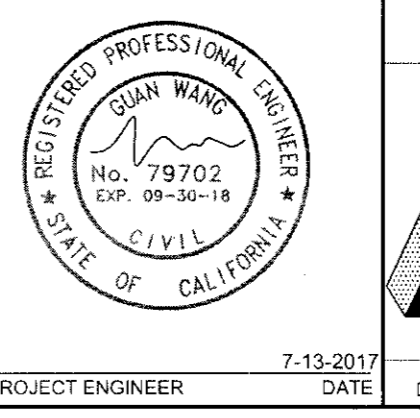
NO. L.A. Co. DPW CHARGES FOR CONNECTIONS
SEE COUNTY SANITATION DISTRICTS FOR SPECIAL CONNECTION CHARGES
TEL: (626) 908-4288 EX 2727
SCALE: VERT: 1" = 4'
HORIZ: 1" = 40'

SANITARY SEWER PLANS IN TRACT MAP NO. 060513 PC NO. 12106

REVIEWED BY LAND DEVELOPMENT DIVISION
BY: DATE: 11/29/17
FINAL MAPS, SEWER AND WATER/LANDSCAPING SUBDIVISION PLAN CHECKING SECTION

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

SUBDIVISION LAND SURVEY CIVIL ENGINEERING & DESIGN
TRITECH ENGINEERING ASSOCIATES
135 N. SAN GABRIEL BLVD. TEL: (626) 570-1918
SAN GABRIEL, CA 91775 EMAIL: info@tritechassociates.com



PROJECT ENGINEER DATE: 7-13-2017 DWG