

BENCH MARKS

BM: Y 11483 Elev: 278.92' LACO TAG IN W CB 600MM(2FT) S/O BCR LA MIRADA QAD NAVD88/2005 ADJ.

Per Title 20.24-140 of LA County Code, obstructing access to sewer facilities is prohibited. No object difficult to remove shall be located over the sewer easement(s) as to interfere with ready access to sewer facilities.

- A. 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 sheet flow, 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 disposed of in a proper manner. Spills may not be washed into the drainage system. 5. 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. 6. Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersed by wind. 7. 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. 8. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water. 9. The following BMPs as outlined in, but not limited to, the latest edition of the California BMP Handbook (Construction) or Caltrans Stormwater Quality Handbooks (Construction Site BMP Manual), may apply during the construction of this project (additional measures may be required if deemed appropriate by the Project Engineer or the Building Official).

Table with 3 columns: EROSION CONTROL, NON-STORM WATER MANAGEMENT, and WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL. Lists various practices like scheduling, vegetation preservation, water conservation, and waste management.

Table with 2 columns: STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (SPPWC) and COUNTY SANITATION DISTRICT (CSD) NOTES. Lists standard plans for manholes and notes regarding disposal of industrial wastes.

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 Std. Plan 2023-2 at all significant crossings.

PRIVATE CONTRACT SEWER GENERAL NOTES

- 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 Parcel Counter, 120 South Spring Street, 8th Floor, Anaheim, at least 72 hours prior to starting work under this permit. 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 of Worker's Compensation with the Department of Public Works, named as the Certificate Holder or both as applicable. 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 the existing or non-existing utility pipe 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 Specification for Public Works Construction" including supplements (if there is any), the latest "Additions and Amendments to the Standard Specifications for Public Works Construction," and the latest "Special Provisions for the Construction for Sanitary Sewer" 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 7-10.4.1 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 County of Los Angeles Department of Public Works Standard Plan No. 6006-1. 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 design 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 staking 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 other alignment shall be requested in writing by the private engineer. 14. The private engineer shall furnish the house lateral depth at the property 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. Verified 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-iron pipe and vitrified clay shall be made with a rubber sleeve joint, type "D" (with bushing if necessary), per "Standard Specifications" as 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. 5. House laterals to be constructed with inverts 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 203-2), or precast concrete sewer manholes per LACDPW Standard Plan S-36 (SPPWC 200-3), or reinforced precast manhole per LACDPW Standard Plan 2023-2, except as noted. 9. Resurface all trenches within paved areas to meet Specifications of Public Work or California State Highway requirements in accordance with the permits. 10. Full compliance with Section 306-1.3 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 permittee prior to the issuance of a Certificate of Partial Acceptance. 11. All backfills 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 Method D 1557-1 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 eyes 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 extra strength vitrified clay pipe or ductile iron pipe or other approved materials by the County of Los Angeles Department of Public Works. 17. All sanitary sewer joints shall be mechanical compression joints. 18. All ductile iron pipe shall be lined with Protecto 401 Ceramic Epoxy lining. 19. Cured in place pipe liner shall be used for all extra vitrified clay pipe if lining is required.

ALL SANITARY SEWER MANHOLE SHAFTS AND FRAMES SHALL BE WATERTIGHT.

CONTRACTOR TO PROTECT AND PRESERVE IN PLACE ALL EXISTING SURVEY MONUMENT. 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.

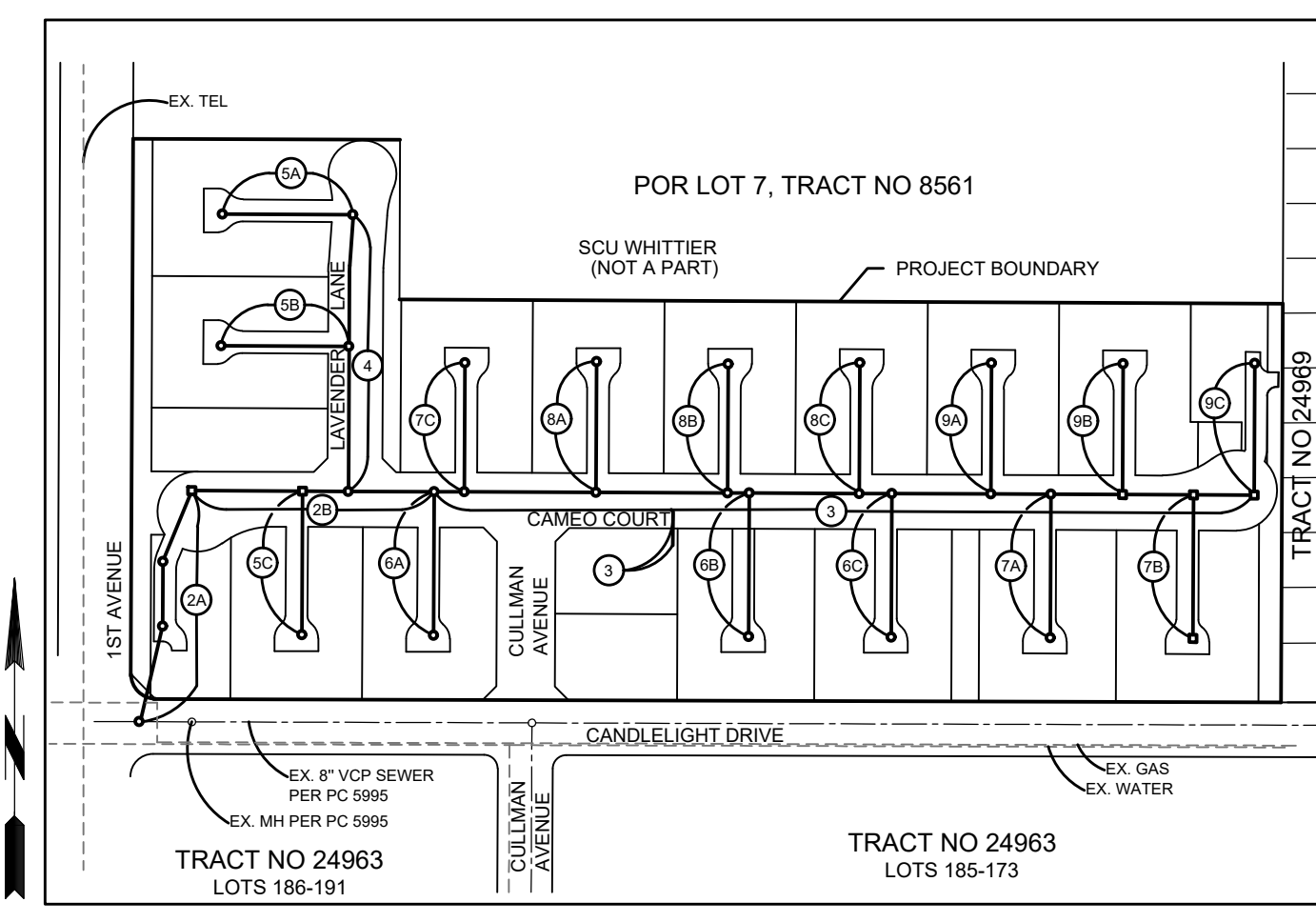
PRIVATE CONTRACT SEWER GENERAL NOTES SANITARY SEWERS TO BE CONSTRUCTED IN TRACT NO. 72216 ADDRESS FOR SINGLE LOT, PC NO. 12188 5 SHEETS, 9 PAGES COUNTY OF LOS ANGELES CALIFORNIA CSMD INDEX C-2176 & C-2177

GAIL FARBER LA COUNTY DIRECTOR OF PUBLIC WORKS APPROVED BY LAND DEVELOPMENT DIVISION BY: [Signature] ASSISTANT DIVISION ENGINEER DATE: 8/13/15 SUBMITTED BY: [Signature] DATE: 8/13/2015 FINAL MAPS, SEWER AND LANDSCAPING SUBDIVISION PLAN CHECKING SECTION DATE: [Signature]

COUNTY SANITATION DISTRICT NO. OF LOS ANGELES COUNTY, CALIFORNIA GRACE ROBINSON HYDE - CHIEF ENGINEER AND GENERAL MANAGER APPROVED BY: [Signature] OFFICE ENGINEER DATE: 8-5-2015

CITY OF LA MIRADA APPROVAL TRACT/PARCEL/ADDRESS 72216 PC NO. CITY OF LA MIRADA DISCHARGE OUTLET APPROVED WE APPROVE THIS SEWER AREA STUDY/PLAN AND CONCUR WITH THE FOLLOWING FINDINGS WITHIN THE CITY [ ] NO MITIGATION [ ] WITH MITIGATION APPROVED BY: [Signature] CITY ENGINEER DATE: 8/19/15 RCE

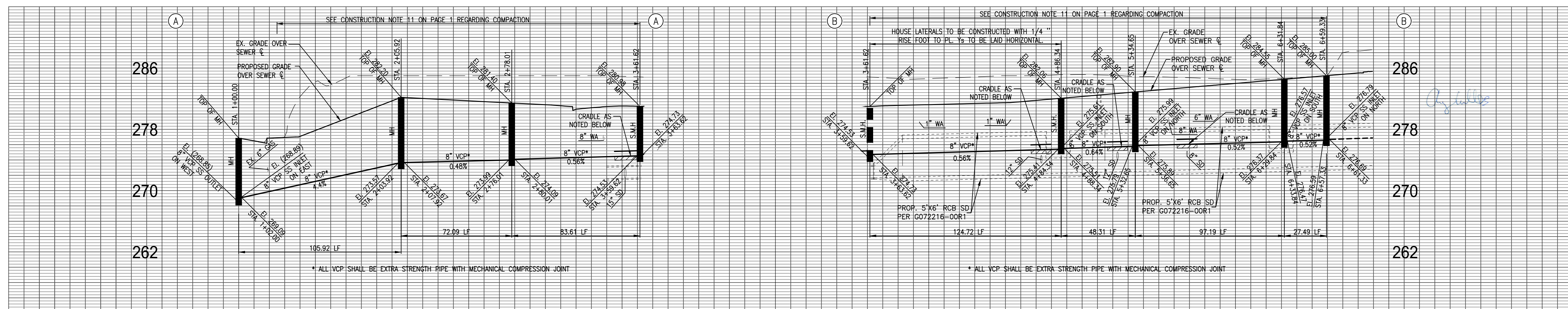
PRIVATE ENGINEERS NOTICE TO CONTRACTORS: THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS IS REQUIRED BY A SEARCH OF AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS MAP. THE CONTRACTOR IS REQUIRED TO 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 1-800-424-4133 TO VERIFY THE UNDERGROUND LOCATION OF GAS AND TELEPHONE LINES. THE CONTRACTOR SHALL ALSO CALL MR. RAY CUMMINGS OF GENERAL TELEPHONE COMPANY AT 1-805-948-4870 SO THAT THEY CAN MARK THE LOCATION OF UNDERGROUND TELEPHONE LINES. PROJECT ENGINEER RCE NO. DATE: 8/19/2015



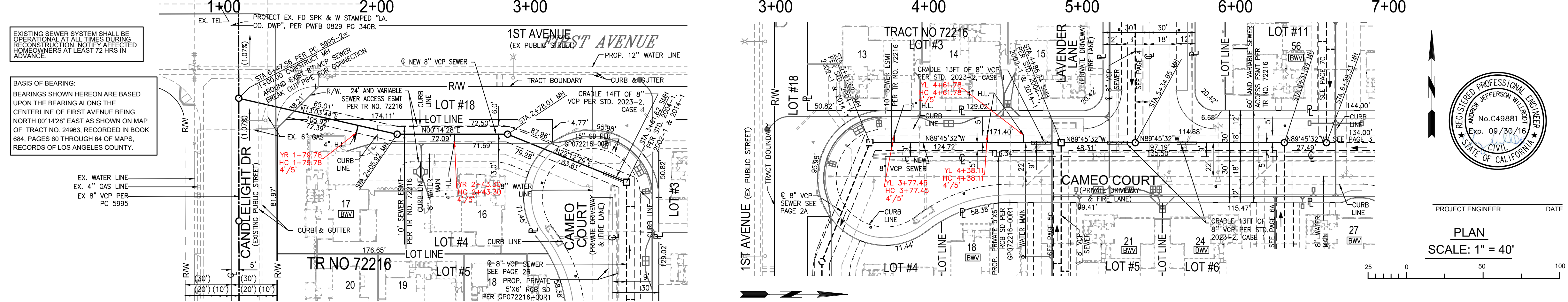
INDEX MAP

BUILDING AND SAFETY DISTRICT OFFICE: WHITTIER SCALE: 1" = 200' CSMD INDEX C-2176 & C-2177 P.C. 12188 TR. NO. 72166 THOMAS GUIDE PAGE: 708 - A7

Table with 5 columns: NO., REVISION, REVISED BY, APPROVED BY, DATE. Contains one revision entry.



NO LA COUNTY CHARGES FOR CONNECTION SEE COUNTY SANITATION DISTRICT FOR SPECIAL CONNECTION CHARGES TEL: (562) 908-4288 EX. 2727 SCALE: VERT. 1" = 8' HORIZ. 1" = 40'

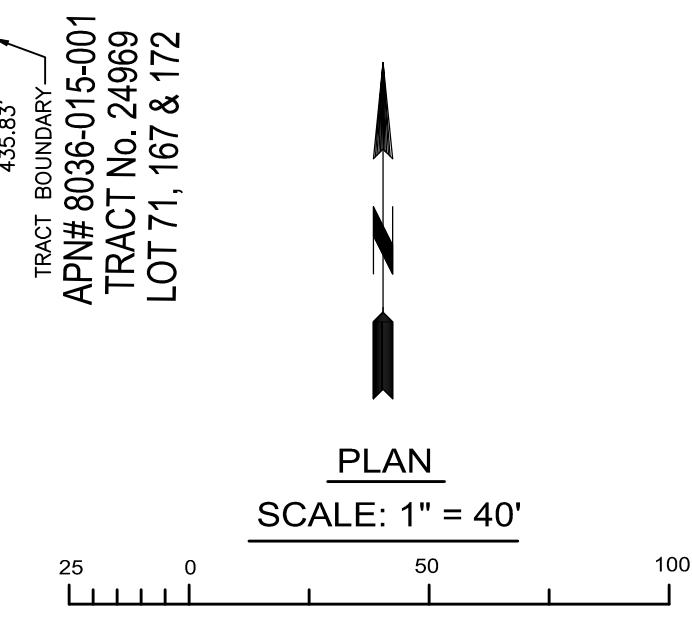
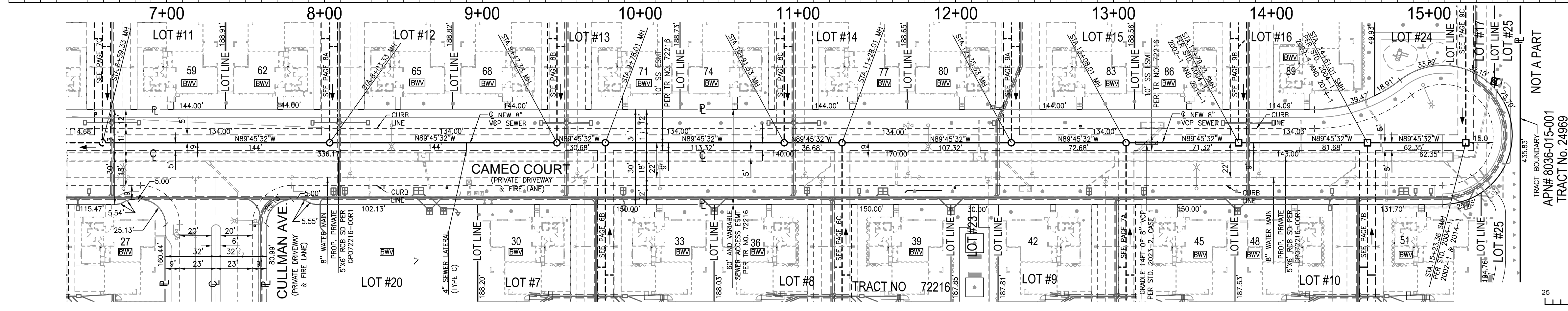
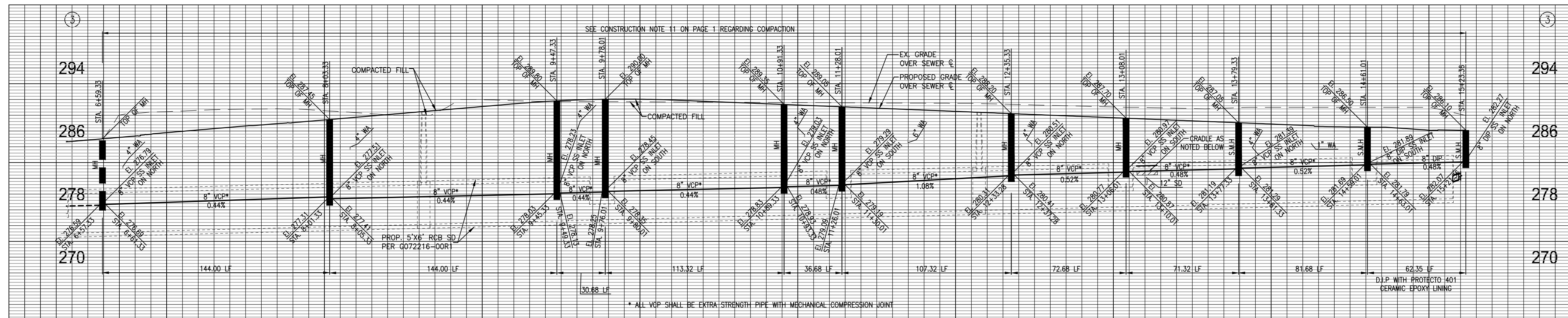


Sanitary Sewer Plans in Tract No. 72216 PC No. 12188. Includes project engineer information for FUSCOE ENGINEERING, a professional engineer seal, and a title block with revision table.

Vertical text on the right edge: SHEET 10, 18' NO. 035516 BC15188, PLAN SET: C, 07/29/2015



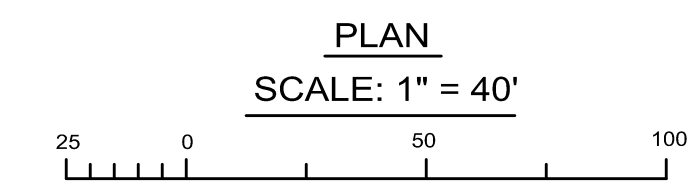
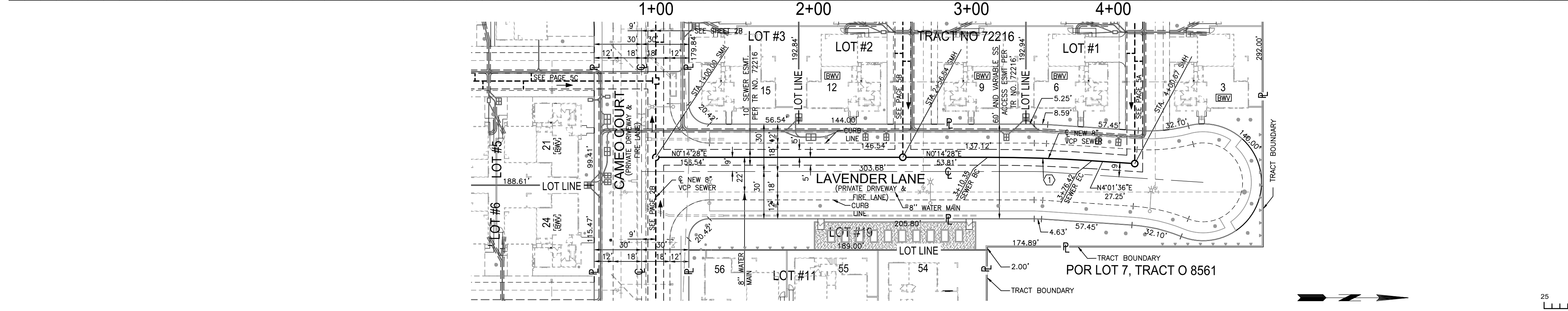
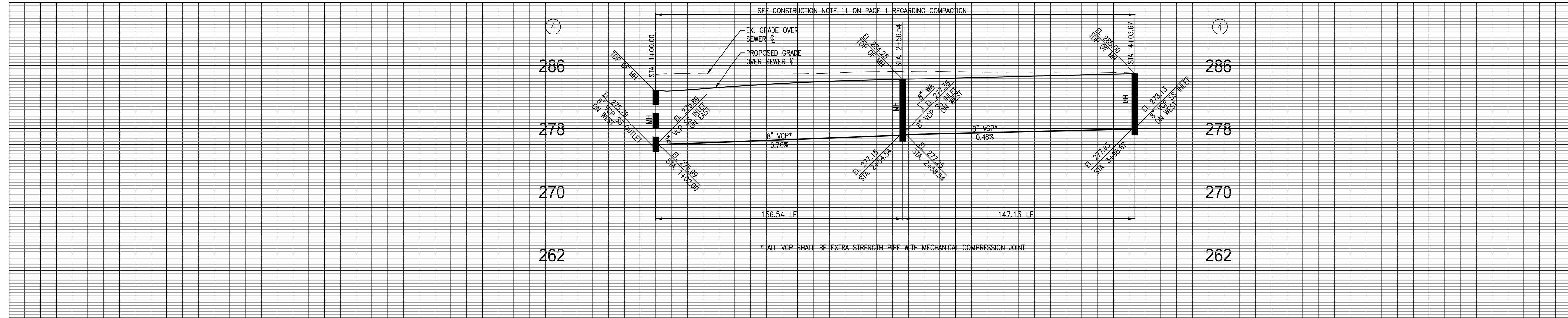
NO LA COUNTY CHARGES FOR CONNECTION  
 SEE CO. SANITATION DISTRICT FOR SPECIAL CONNECTION CHARGES  
 TEL. (562) 699-7411 EX. 2727  
 SCALE: VERT. 1" = 8'  
 HORIZ. 1" = 40'



**AS-BUILT**  
 DATE 10/19/2022  
 BOUDREAU PIPELINE CORPORATION

REVIEWED BY LAND DEVELOPMENT DIVISION  
 BY FINAL MAPS, SEWER AND LANDSCAPING SUBDIVISION PLAN CHECKING SECTION DATE

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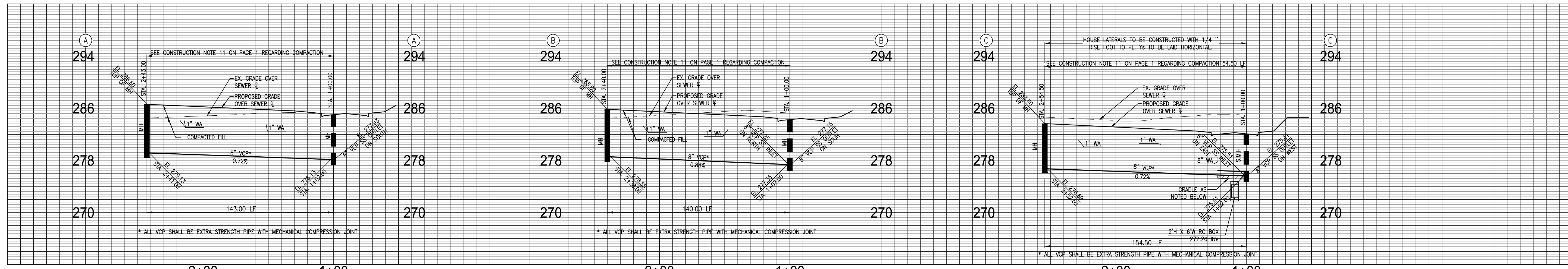


CURVE DATA			
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SHEET 2  
 18' NO. 035516 BC15188  
 PLAN SET: C  
 BROOKFIELD RESIDENTIAL SEWER IMPROVEMENT PLANS  
 07/29/2015  
 pps-es-dl.dgn 5/2012



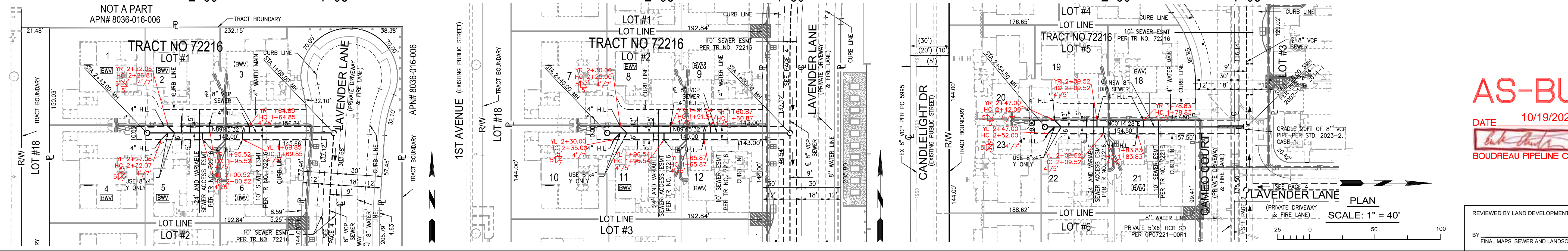


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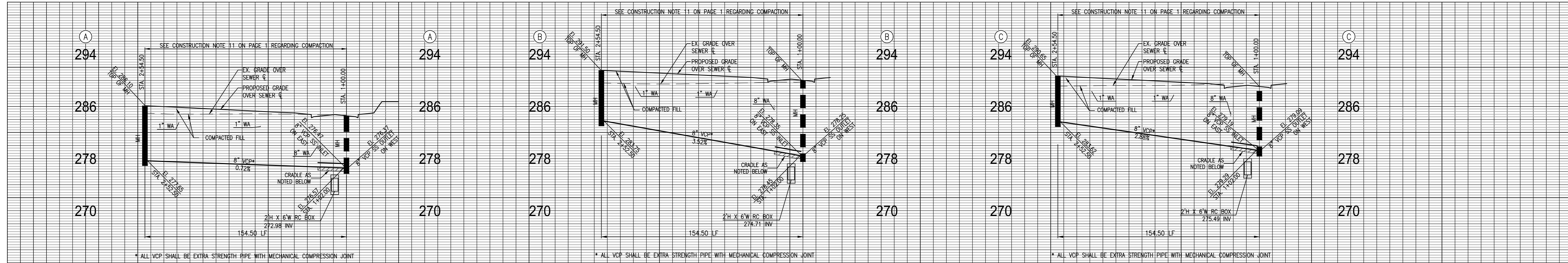
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*Andrew Jefferson Wilson*

BOUDREAU PIPELINE CORPORATION

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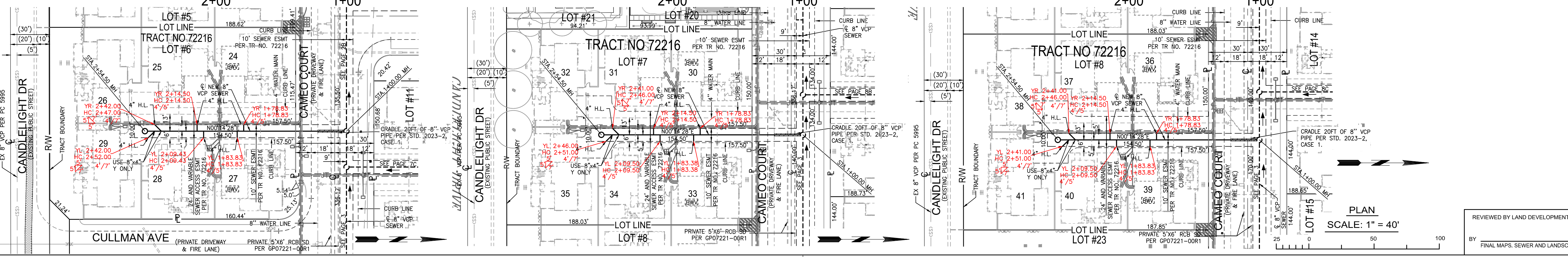


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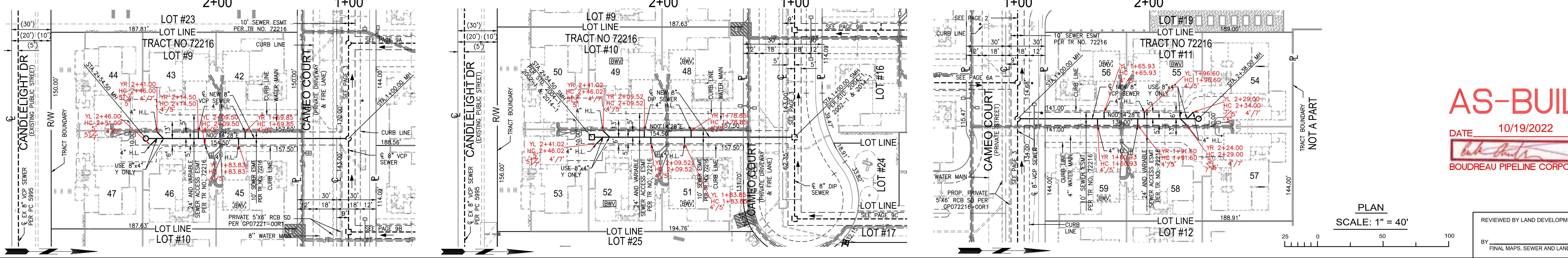
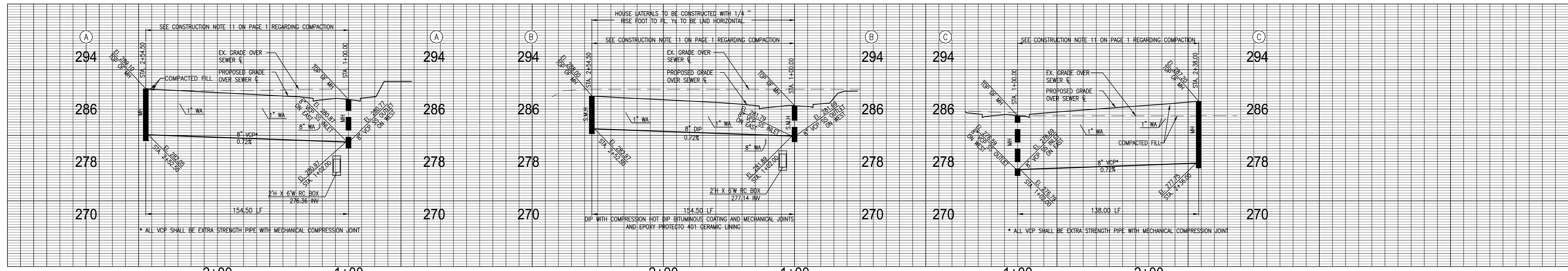


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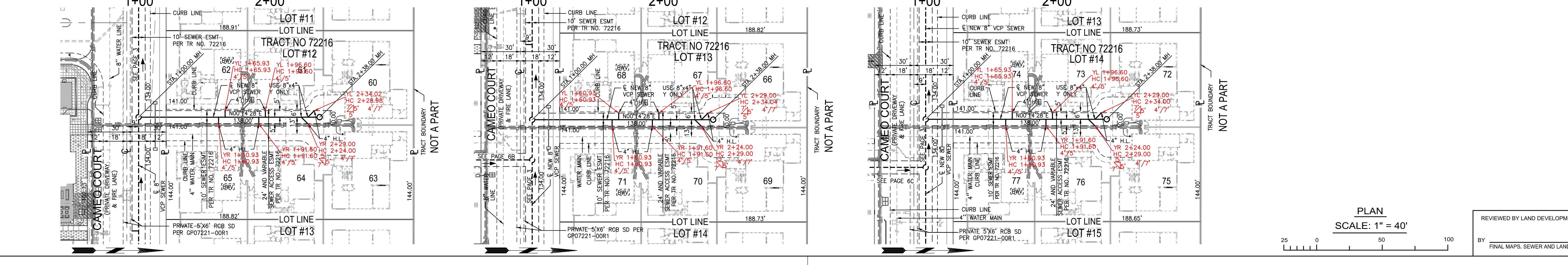
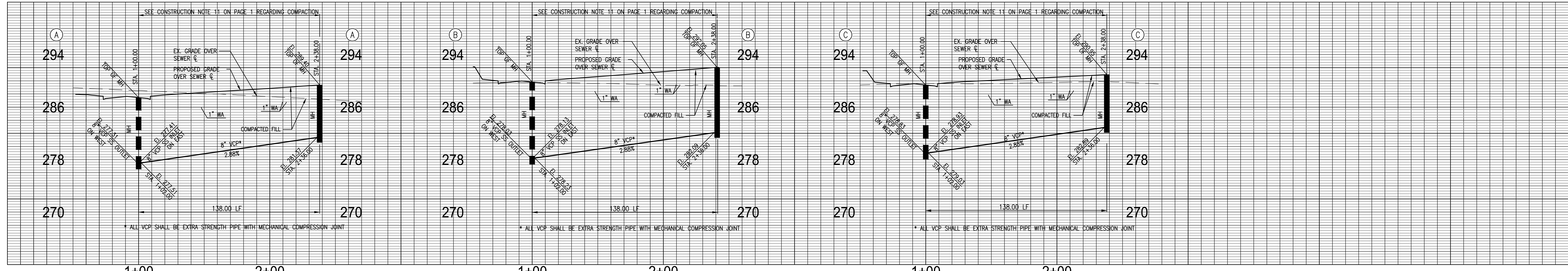
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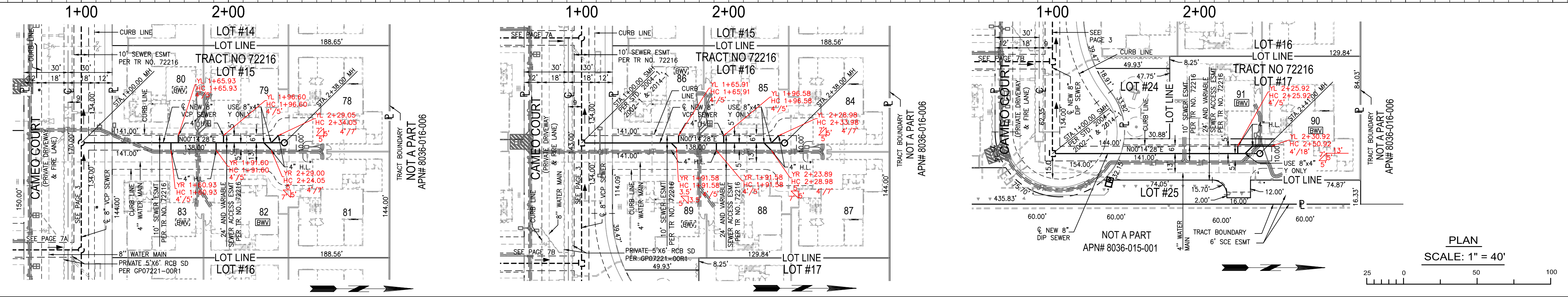
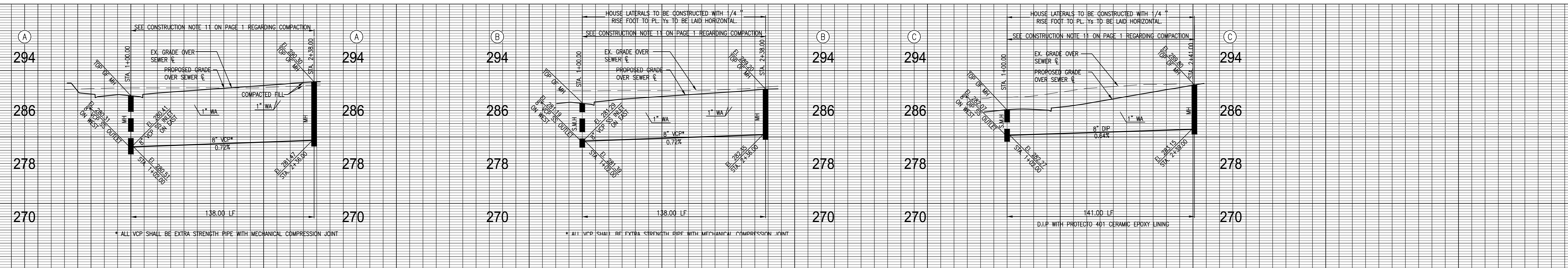


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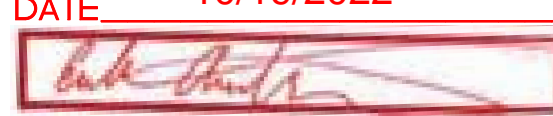
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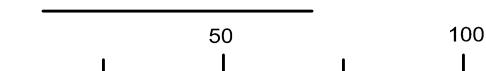
**AS-BUILT**

DATE 10/19/2022



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PLAN SCALE: 1" = 40'



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