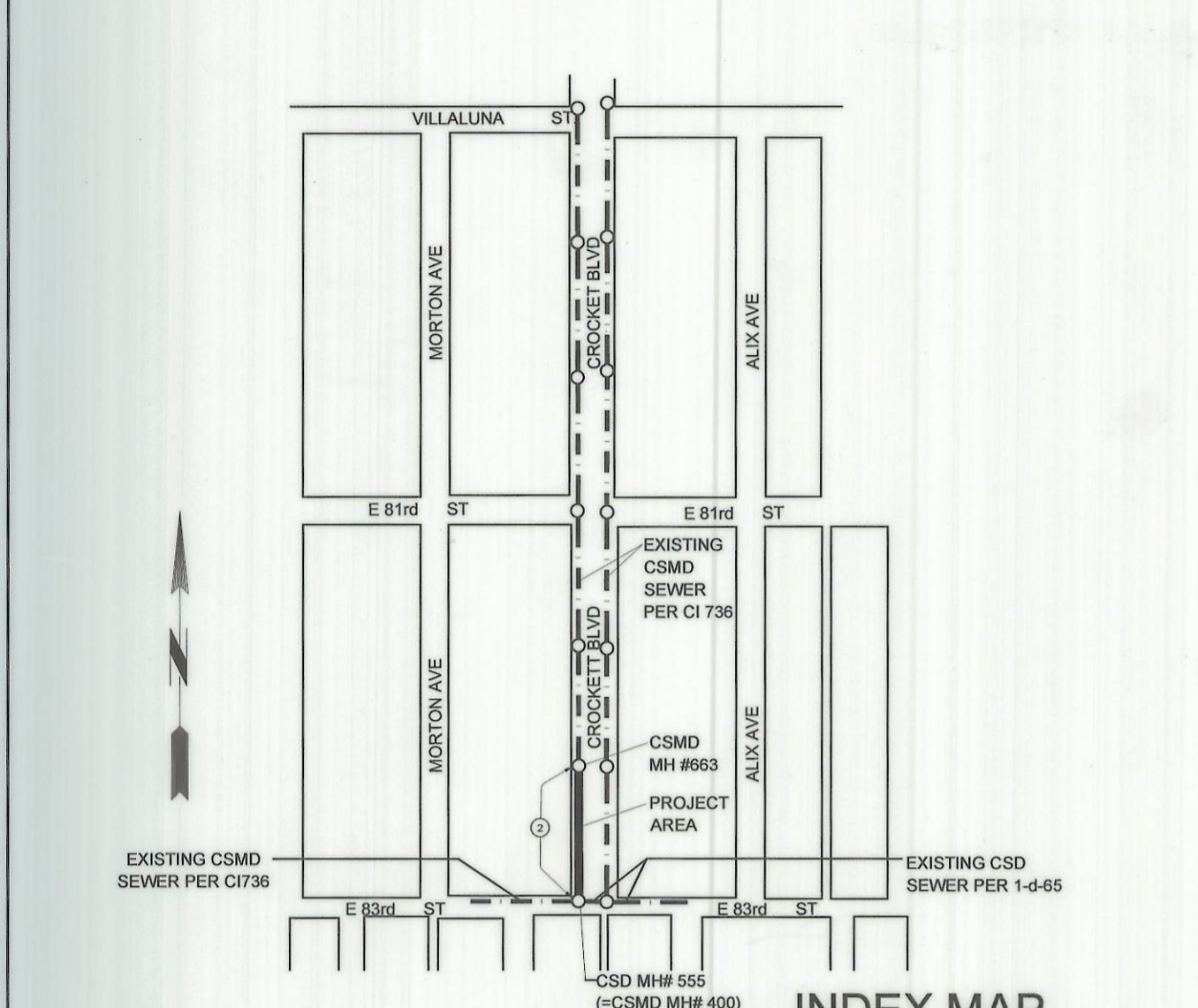


**BENCH MARK**  
 LACDPW BM# Y-10143  
 RD BM TAG IN W CB 2 FT S/O BCR @ SW COR ALAMEDA ST (W Y BBL) & NADEAU ST  
 NAVD88

Elev. 141.848  
 WATTS QUAD 2005 BASELINE



**INDEX MAP**

BUILDING AND SAFETY DISTRICT OFFICE: 07.00  
 SCALE: 1" = 200' or 300' CSMW INDEX S-1753 & S-1754  
 NOTES: NUMBER IN CIRCLE INDICATES PAGE NUMBER.  
 P.C. 12209 CUP NO. 201300159  
 THOMAS GUIDE PAGE: 704.H2

NO.	REVISION	REVISED BY	APPROVED BY	DATE

- PER TITLE 20.24, 140 OF LA COUNTY CODE, CONSTRUCTION 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:**
- Every effort should be made to eliminate the discharge of non-stormwater from the project site at all times.
  - 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.
  - 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 must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
  - 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.
  - Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
  - 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 discharges 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 inhibit erosion by wind and water.
  - 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)

- |   |  |   |
|---|--|---|
| <b>EROSION CONTROL</b>                  | <b>NON-STORM WATER MANAGEMENT</b>      | <b>WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL</b> |
| EC1 SCHEDULING                          | NS1 WATER CONSERVATION PRACTICES       | WM1 MATERIAL DELIVERY AND STORAGE                       |
| EC2 PRESERVATION OF EXISTING VEGETATION | NS2 DETERIORATION OPERATIONS           | WM2 MATERIAL USE  |
| EC3 HYDRAULIC MULCH                     | NS3 PAVING AND GRINDING OPERATIONS     | WM3 STOCKPILE MANAGEMENT                                |
| EC4 HYDROSEEDING                        | NS4 TEMPORARY STREAM CROSSING          | WM4 SPILL PREVENTION AND CONTROL                        |
| EC5 SOIL BINDERS                        | NS5 CLEAR WATER DIVERSION              | WM5 SOLID WASTE MANAGEMENT                              |
| EC6 STRAW MULCH                         | NS6 ILLICIT CONNECTION/DISCHARGE       | WM6 HAZARDOUS WASTE MANAGEMENT                          |
| EC7 GEOTEXTILES & MATS                  | NS7 POTABLE WATER IRRIGATION           | WM7 CONTAMINATION SOIL MANAGEMENT                       |
| EC8 WOOD MULCHING                       | NS8 VEHICLE AND EQUIPMENT CLEANING     | WM8 CONCRETE WASTE MANAGEMENT                           |
| EC9 EARTH Dikes AND DRAINAGE SWALES     | NS9 VEHICLE AND EQUIPMENT FUELING      | WM9 SANITARY/SEPTIC WASTE MANAGEMENT                    |
| EC10 VELOCITY DISPERSION DEVICES        | NS10 VEHICLE AND EQUIPMENT MAINTENANCE | WM10 LIQUID WASTE MANAGEMENT                            |
| EC11 SLOPE DRAINS                       | NS11 FUEL DRIVING OPERATIONS           | TEMPORARY SEDIMENT CONTROL                              |
| EC12 STREAMBANK STABILIZATION           | NS12 CONCRETE CURING                   | SE1 SILT FENCE  |
| EC13 RESERVED                           | NS13 CONCRETE FINISHING                | SE2 SEDIMENT BASIN                                      |
| EC14 COMPOST BLANKETS                   | NS14 MATERIAL AND EQUIPMENT USE        | SE3 SEDIMENT TRAP                                       |
| EC15 SOIL PREPARATION/ROUGHENING        | NS15 DEMOLITION ADJACENT TO WATER      | SE4 CHECK DAM   |
| EC16 NON-VEGETATED STABILIZATION        | NS16 TEMPORARY BATCH PLANTS            | SE5 FIBER ROLLS   |
|   |  | SE6 GRAVEL BAG BERM                                     |
|   |  | SE7 STREET SWEEPING AND VACUUMING                       |
|   |  | SE8 SANDBAG BARRIER                                     |
|   |  | SE9 STRAW BALE BARRIER                                  |
|   |  | SE10 STORM DRAIN INLET PROTECTION                       |
|   |  | SE11 ACTIVE TREATMENT SYSTEMS                           |
|   |  | SE12 TEMPORARY SILT DIKE                                |
|   |  | SE13 COMPOST SOCKS & BERMS                              |
|   |  | SE14 BIOFILTER BASIN                                    |

- 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**
- |  |   |
|--|---|
| 2004-0 Legend for sanitary sewer plans and profiles and district maps. | 2021-1 Bedding for sewer pipe.                            |
| 2002-1 Precast concrete shallow manhole.                               | 2024-1 WYE or TEE support.                                |
| 2003-2 Reinforced precast concrete manhole.                            | 2027-1 Allowable trench widths.                           |
| 2014-1 Rectangular manhole frame and cover.                            | 6008-1 Minimum public safety requirements.                |
|  | 2100-1 Requirements for sanitary sewers near water mains. |
- STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (SPPWC)**
- |  |   |
|--|---|
| 207-2 Precast reinforced concrete manhole base | 221-2 Pipe anchors and backfill stabilizers |
| 208-2 Breaking into existing manholes          | 222-2 House connection sewer                |
| 210-3 Manhole frame and cover locking type     | 223-2 House connection remodeling           |
| 220-3 Chimneys                                 | 225-2 Blanket protection for pipes          |

- COUNTY SANITATION DISTRICT (CSD) NOTES:**
- No connection for the disposal of industrial wastes shall be made to sewers shown on these drawings until a permit for industrial waste water discharge has been issued by the County Sanitation Districts for said connections.
  - See County Sanitation Districts Manhole detail on these drawings.
  - All work involving County Sanitation Districts sewers or manholes shall be in accordance with the latest edition of the standard specifications for public works construction, and County Sanitation District's latest amendment to the standard specifications for public works construction and standard drawings for construction. A copy of the amendments and standard drawings may be obtained from the County Sanitation Districts engineering center (Room 110) at 1555 Workman Mill Road, Whittier, CA 90601 or from the County Sanitation Districts website "www.LACSD.org".
- 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**
- 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, 900 South Fremont 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, California, etc., must be filed with the permit application.
  - When work is under 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 file the inspection fees.
  - 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 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.
  - 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.
  - 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 Department of Public Works does not constitute a representation as to accuracy of the location of the existence or nonexistence 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 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 of Sanitary Sewer" and shall be prosecuted only in the presence of the County of Los Angeles Department of Public Works.
  - The contractor's attention is directed to Section 7-10.4.2 of the "Standard Specification for Public Works Construction" in regard to safety orders and shall conform to the "Minimum Public Safety Requirements" as shown on County of Los Angeles Department of Public Works Standard Plan No. 5058-1.
  - Elevations are in feet above U.S.C. and G.S. sea level datum of 1988.
  - No revisions shall be made in these plans without the approval of the County of Los Angeles Department of Public Works.
  - No representative of the County of Los Angeles Department of Public Works will survey or layout any portion of the work.
  - Grades to which this improvement is to be constructed are shown on plans and profiles. Grade point for top of curb, 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.
  - 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 main 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 pad is lower in elevation than the top of the next upstream manhole.
  - Contact Environmental Programs Division for an Industrial Waste Discharge Permit at (626) 458-3517.

- 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.
  - Verfired clay pipe joints shall be type "D" or "G" per "Standard Specifications for Public Works Construction" Section 208-2.
  - 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.
  - All joints between cast-iron pipe and verfired 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 sewers 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 County of Los Angeles Department of Public Works.
  - 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.
  - Resurface all trenches within paved areas to meet Department of Public Work or California State Highway requirements in accordance with the permits.
  - 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 contractor 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 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.
  - 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 Specification for Public Works Construction" and "Special Provisions for the Construction of Sanitary Sewer" if applicable.
  - 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 feet apart, and when possible, not closer than 5 feet to any manhole.
  - All pipe materials shall be verfired clay pipe or ductile iron pipe or other approved materials by the County of Los Angeles Department of Public Works.

**PROVIDE NOTICE TO ALL PROPERTY OWNERS FRONTING THE EXISTING 10" PIPE TO BE REPLACED TO 12" 72 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. PROVIDE TIME TABLE FOR START AND FINISH OF CONSTRUCTION.**

**NOTICE TO CONTRACTOR:**

- MAINTAIN SEWER FLOW AT ALL TIMES DURING CONSTRUCTION.
- PG. 2 IS SEWER RECONSTRUCTION
- 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
- ALL EXISTING SEWER LATERALS SHALL BE CONNECTED TO NEW 12" PIPE.

**"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."**

GAIL FARMER LA COUNTY DIRECTOR OF PUBLIC WORKS  
 APPROVED BY LAND DEVELOPMENT DIVISION

BY: [Signature] ASSISTANT DIVISION ENGINEER DATE: 10/8/14

SUBMITTED BY: [Signature] DATE: 10/8/14  
 SEWER AND WATERLANDSCAPING SUBDIVISION PLAN CHECKING SECTION

COUNTY SANITATION DISTRICT NO. 1 OF LOS ANGELES COUNTY, CALIFORNIA  
 GRACE ROBINSON HYDE - CHIEF ENGINEER AND GENERAL MANAGER

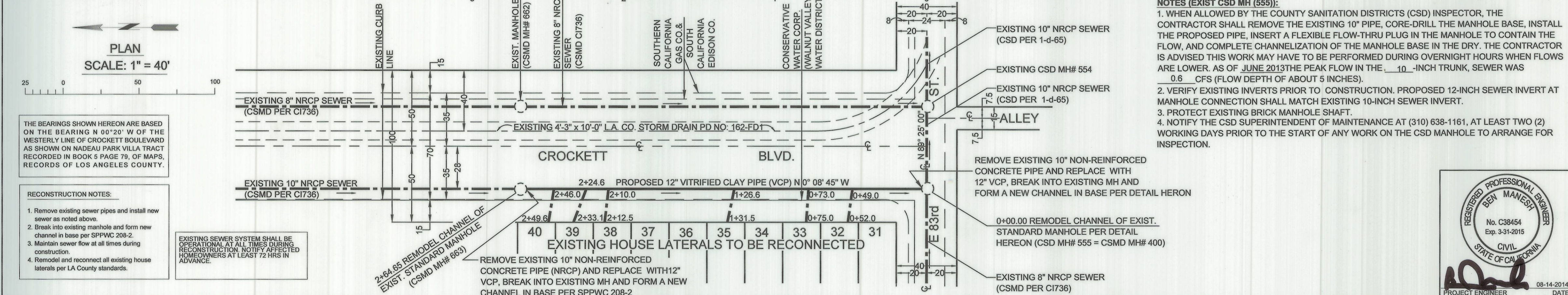
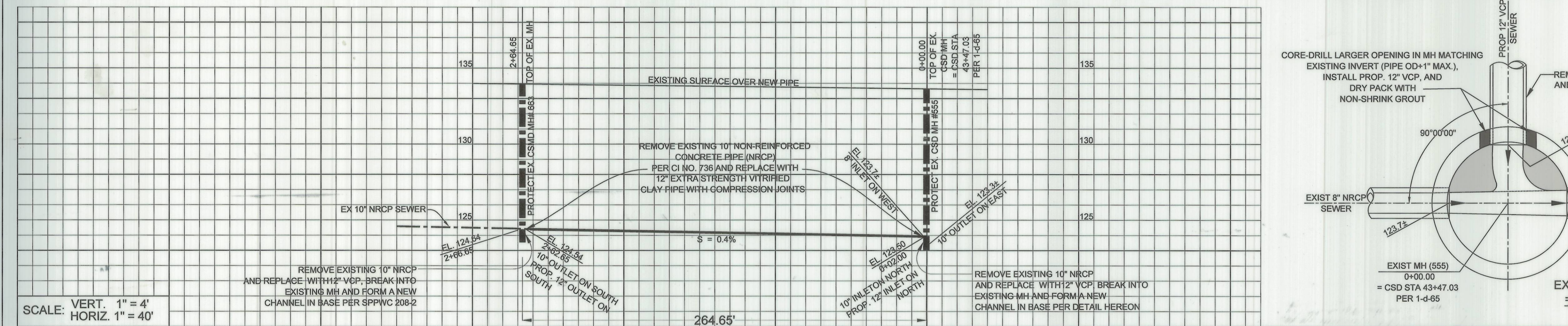
APPROVED BY: [Signature] OFFICE ENGINEER DATE: 10-9-2014

**AS-BUILT PLAN DATED 8/30/16**

**PS007646**

**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 RAY GUMMINGS OF GENERAL TELEPHONE COMPANY AT 1-805-948-8781 SO THAT THEY CAN MARK THE LOCATION OF UNDERGROUND TELEPHONE LINES.

[Signature] 38454 10-7-16  
 PROJECT ENGINEER RCE NO DATE



**RECONSTRUCTION NOTES:**

- Remove existing sewer pipes and install new sewer as noted above.
- Break into existing manhole and form new channel in base per SPPWC 208-2.
- Maintain sewer flow at all times during construction.
- Remodel and reconnect all existing house laterals per LA County standards.

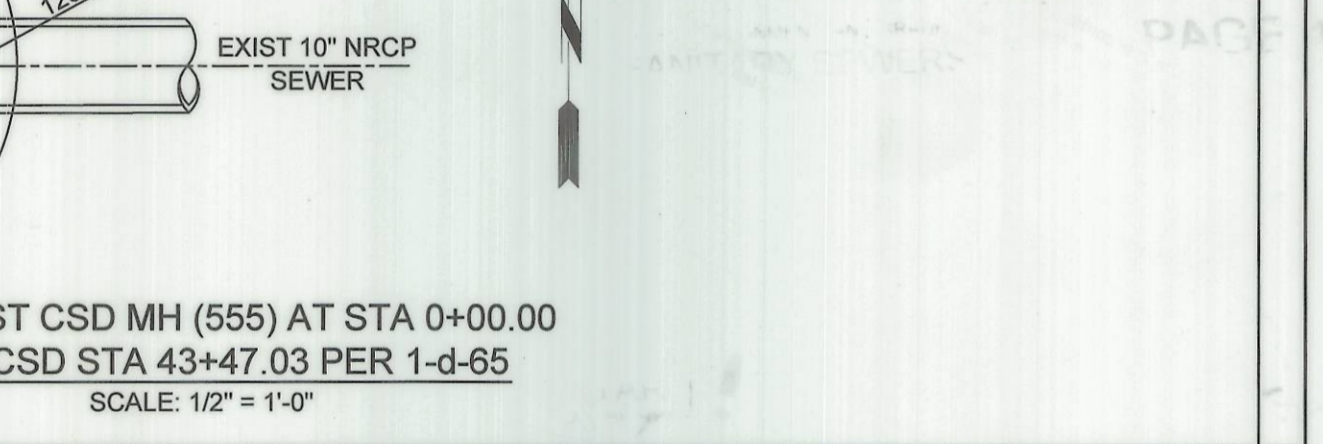
**EXISTING SEWER SYSTEM SHALL BE OPERATIONAL AT ALL TIMES DURING RECONSTRUCTION. NOTIFY AFFECTED HOMEOWNERS AT LEAST 72 HRS IN ADVANCE.**

**NOTES (EXIST CSD MH (555)):**

- WHEN ALLOWED BY THE COUNTY SANITATION DISTRICTS (CSD) INSPECTOR, THE CONTRACTOR SHALL REMOVE THE EXISTING 10" PIPE, CORE-DRILL THE MANHOLE BASE, INSTALL THE PROPOSED PIPE, INSERT A FLEXIBLE FLOW-THRU PLUG IN THE MANHOLE TO CONTAIN THE FLOW, AND COMPLETE CHANNELIZATION OF THE MANHOLE BASE IN THE DRY. THE CONTRACTOR IS ADVISED THIS WORK MAY HAVE TO BE PERFORMED DURING OVERNIGHT HOURS WHEN FLOWS ARE LOWER. AS OF JUNE 2013 THE PEAK FLOW IN THE 10 -INCH TRUNK, SEWER WAS 0.8 CFS (FLOW DEPTH OF ABOUT 5 INCHES).
- VERIFY EXISTING INVERTS PRIOR TO CONSTRUCTION. PROPOSED 12-INCH SEWER INVERT AT MANHOLE CONNECTION SHALL MATCH EXISTING 10-INCH SEWER INVERT.
- PROTECT EXISTING BRICK MANHOLE SHAFT.
- NOTIFY THE CSD SUPERINTENDENT OF MAINTENANCE AT (310) 638-1161, AT LEAST TWO (2) WORKING DAYS PRIOR TO THE START OF ANY WORK ON THE CSD MANHOLE TO ARRANGE FOR INSPECTION.

**P.C. 12209 PAGE 2**

NO LA COUNTY CHARGES FOR CONNECTION SEE COUNTY SANITATION DISTRICTS FOR SPECIAL CONNECTION CHARGES  
 TEL: (626) 908-4288 Ext. 2727  
 SCALE: VERT. 1" = 4' HORIZ. 1" = 40'



NO. REVISION REVISED BY APPROVED BY DATE

C.U.P. 201300159 SANITARY SEWER PLANS IN PC NO. 12209

REVIEWED BY LAND DEVELOPMENT DIVISION  
 BY: [Signature] DATE: 10/08/2014  
 SEWER AND WATER / LANDSCAPING SECTION

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
 \*FOR PLAN CHECK REVIEW FOR THE CITY OF\*

**BMI Engineering, Inc.**  
 CONSULTING ENGINEERS, PLANNERS, SURVEYORS  
 6911 HAYVENHURST AVE #201 VAN NUYS, CA 91406  
 TEL: 818.901.8009 FAX: 818.901.0823  
 E-MAIL: bmi.corp@yahoo.com

**REGISTERED PROFESSIONAL ENGINEER**  
 BEN MANOFF  
 No. C38454 Exp. 3-31-2015  
 CIVIL  
 STATE OF CALIFORNIA

PROJECT ENGINEER DATE: 08-14-2014 DWG