

**BENCH MARKS**  
**BM #17-02228** Elev. 13.199'  
 WIRE SPIKE IN WEST CURB OF PACIFIC AVE, 5' N/O LIGHTHOUSE STREET  
 RECORDED 1985 NGVD 1929

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:**
- 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 labeling 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 an approved 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 depositors 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 Handbook (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 DETOURING OPERATIONS               | WM2 MATERIAL USE  |
| EC3 HYDROLOGIC 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 CONNECTIONS/CHARGE         | WM6 HAZARDOUS WASTE MANAGEMENT                          |
| EC7 GEOTEXTILES & MATS                  | NS7 PORTABLE WATER/IRRIGATION          | WM7 CONTAMINATION SPILL 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 DISSIPATION DEVICES       | NS10 VEHICLE AND EQUIPMENT MAINTENANCE | WM10 LIQUID WASTE MANAGEMENT                            |
| EC11 SLOPE GRASS                        | NS11 PILE DRIVING OPERATIONS           | WM11 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 BLEED PROTECTION                       |
|   |  | SE11 ACTIVE TREATMENT SYSTEMS                           |
|   |  | SE12 TEMPORARY SILT TRAP                                |
|   |  | SE13 COMPOST SOCKS & BERMS                              |
|   |  | SE14 BIOFILTER BAGS                                     |

- 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**
- |  |   |
|--|---|
| 2000-3 Legend for sanitary sewer plans and profiles and district maps. | 2021-1 Bedding for sewer pipe.                            |
| 2002-1 Precast concrete shallow manhole.                               | 2023-2 Cradling and encasement.                           |
| 2003-2 Reinforced precast concrete manhole.                            | 2024-1 WYE or TEE support.                                |
| 2004-1 Rectangular shallow manhole.                                    | 2026-1 Erosion protection in steep slopes.                |
| 2014-1 Rectangular manhole frame and cover.                            | 2027-1 Allowable trench widths.                           |
| 2015-1 Standard manhole step.  | 6008-1 Minimum public safety requirements.                |
|  | 2100-1 Requirements for sanitary sewers near water mains. |
- STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (SPWVC)**
- |  |   |
|--|---|
| 202-2 Drop Sewer Manhole                       | 221-2 Pipe anchors and backfill stabilizers |
| 207-2 Precast reinforced concrete manhole base | 222-2 House connection sewer                |
| 208-2 Breaking into existing manholes          | 223-2 House connection remodeling           |
| 210-3 Manhole frame and cover locking type     | 225-2 Blanket protection for pipes          |
| 220-3 Chimneys                                 |   |

- 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.
  - Prior to final acceptance of the project, notify the CSD superintendent of maintenance at (310) 638-1161 to report completion of construction of this local sewer that indirectly connects to 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 Std. 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:

- 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, 3800 South Fremont Avenue, 9th 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.
- When work is within a contra 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.
- 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 of the County of Los Angeles Department of Public Works.
- 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 or the existence or nonexistence of any underground utility pipe or structure within the limits of this project. This note applied to all pages.
- 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 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 7-10.4.1 of the "Standard Specifications 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. 6008-1.
- 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 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.
- 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 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 pad is lower in elevation than the top of the next upstream manhole.
- Contact Environmental Programs Division for an Industrial Waste Discharge Permit at (326) 458-3571.

**ADDITIONAL CONSTRUCTION NOTES:**

- Contractor to coat outside of all sanitary sewer manholes with waterproof membranes on Line "A" sta: 1+00 to 3+20.36. Line "B" sta: 1+00 to 8+99.52, and Line "C" sta: 1+05.87 to 4+15.13.
- All sanitary sewer manhole frames and covers on Line "A" sta: 1+00 to 3+20.36, Line "B" sta: 1+00 to 8+99.52, and Line "C" sta: 1+05.87 to 4+15.13 shall be water tight.
- All joints are to be mechanical compression joints.
- All proposed house laterals need to be tied.

**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.
- Victified 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 victified 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 1 foot 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 (SPWVC 203-1), or precast concrete sewer manholes per LACDPW Standard Plan S-36 (SPWVC 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 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 percent of the maximum density as determined by ASTM Soil Compaction Test D 1557-78, Method "C", 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 pipes and/or house laterals are to be located at least 6 feet apart, and when possible, not closer than 5 feet to any manhole.
- All pipe materials shall be victified clay pipe or ductile iron pipe or other approved materials by the County of Los Angeles Department of Public Works.
- All sanitary sewer pipe joints shall be mechanical compression joints to be in compliance with NPDES-MS4 permit.
- All ductile iron pipe shall be lined with Protolite 401 Ceramic Epoxy lining.
- Cured in place pipe liner shall be used for all extra victified clay pipe if lining is required.

**NOTICE TO CONTRACTOR:**

The developer shall be responsible for the continued maintenance of PC12211 sanitary sewer until the County formally accepts it for maintenance. All manholes, manholes and laterals shall be protected from damage and infiltration.

**MAINTAIN SEWER FLOW AT ALL TIMES DURING CONSTRUCTION.**

**PG. 2,3, 8,4 ARE SEWER RECONSTRUCTION**

**SEWER LATERALS SHOWN ON PLANS ARE FOR REFERENCE ONLY.**

**ALL SANITARY SEWER MANHOLE SHAFTS AND FRAMES SHALL BE WATER TIGHT**

**SEWER VIDEO OF ALL SEGMENTS SHALL BE SUBMITTED PRIOR TO PARTIAL FIELD ACCEPTANCE (95%) AND COMPLETED FIELD ACCEPTANCE (98%). FINAL MAP AND AS-BUILT SEWER PLANS SHALL BE SUBMITTED PRIOR TO PARTIAL FIELD ACCEPTANCE**

**"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."**

PROFILE, ALIGNMENT, AND GRADE OF  
**SANITARY SEWER REALIGNMENT PAGE 1**  
 TO BE CONSTRUCTED IN  
 CUP 98-134: 4242 VIA MARINA (PARCEL 15)  
 PC NO. 12211  
 4 SHEETS: 7 PAGES  
 COUNTY OF LOS ANGELES CALIFORNIA  
 CSMD INDEX S-1438

GAIL FARBER  
 APPROVED BY LAND DEVELOPMENT DIVISION  
 BY *[Signature]* 8/10/15  
 ASSISTANT DIVISION ENGINEER DATE  
 SUBMITTED BY *[Signature]* 8/10/15  
 DATE  
 SEWER AND WATERLANDSCAPING SUBDIVISION PLAN CHECKING SECTION

**NOTE:**  
 "ABANDONMENT OF THIS SEWER IS SUBJECT TO CCTV AND VERIFICATION THAT NO ACTIVE SEWER LATERAL WILL BE AFFECTED. IF SUCH LATERALS REMAIN, THOSE LATERALS SHALL BE RE-ROUTED TO THE NEW ACTIVE SEWER MAIN AT THE SOLE COST OF THE DEVELOPER."

**Engineer's/Surveyor's Statement Regarding the Presence of Monuments within project limits.**

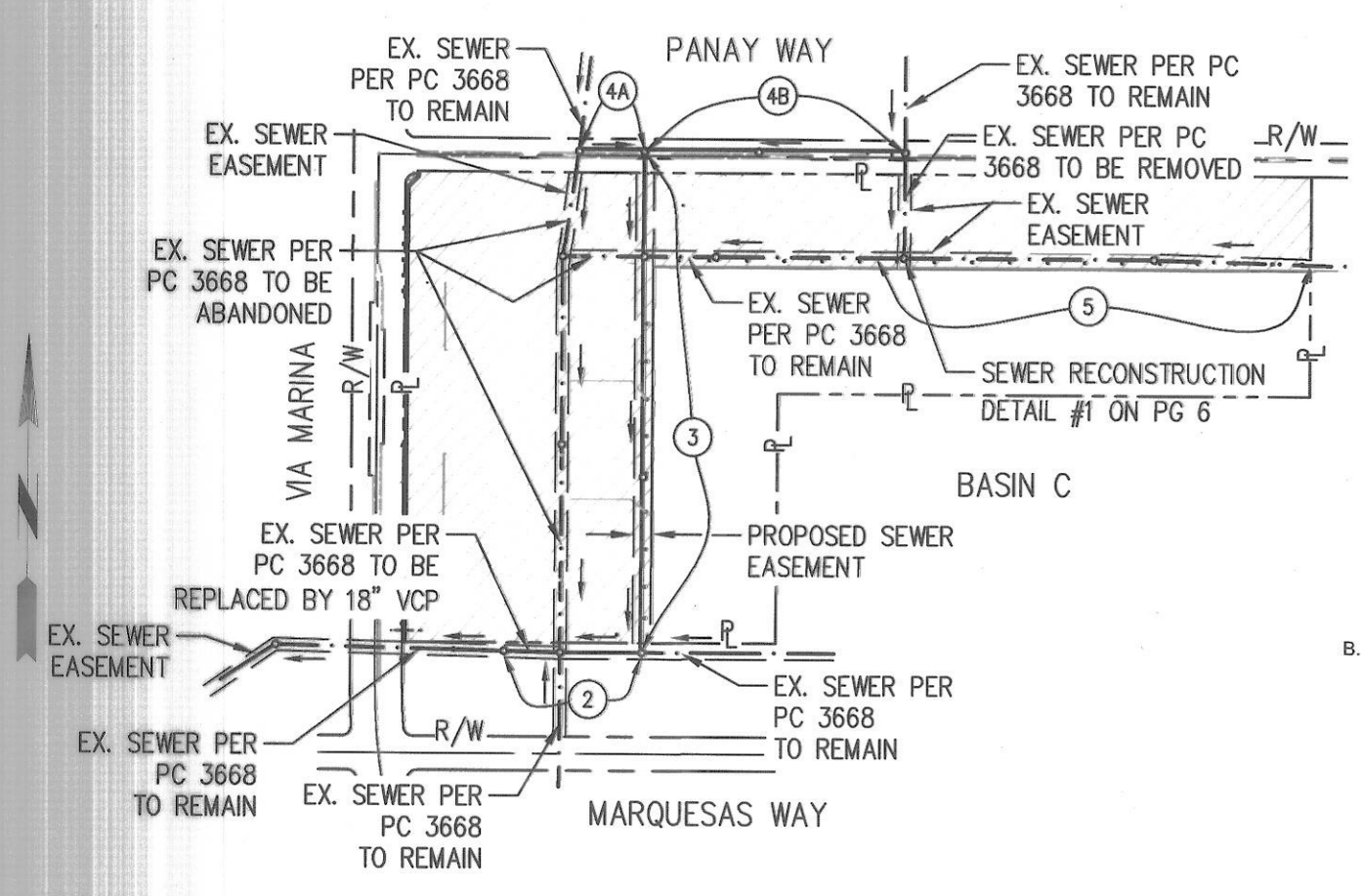
I hereby attest that I have located and referenced on these plans the monuments existing prior to construction to ensure perpetuation of their location in accordance with section 8771 of the business and professions code. I further attest that I have performed a record search and field inspection to 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.

*[Signature]* 8/10/2015  
 Engineer/Surveyor Date  
 Seal and Signature

**LICENSED LAND SURVEYOR**  
**CHRISTOPHER M. JOES**  
 No. 8193  
 STATE OF CALIFORNIA

**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 1-800-824-4133 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.

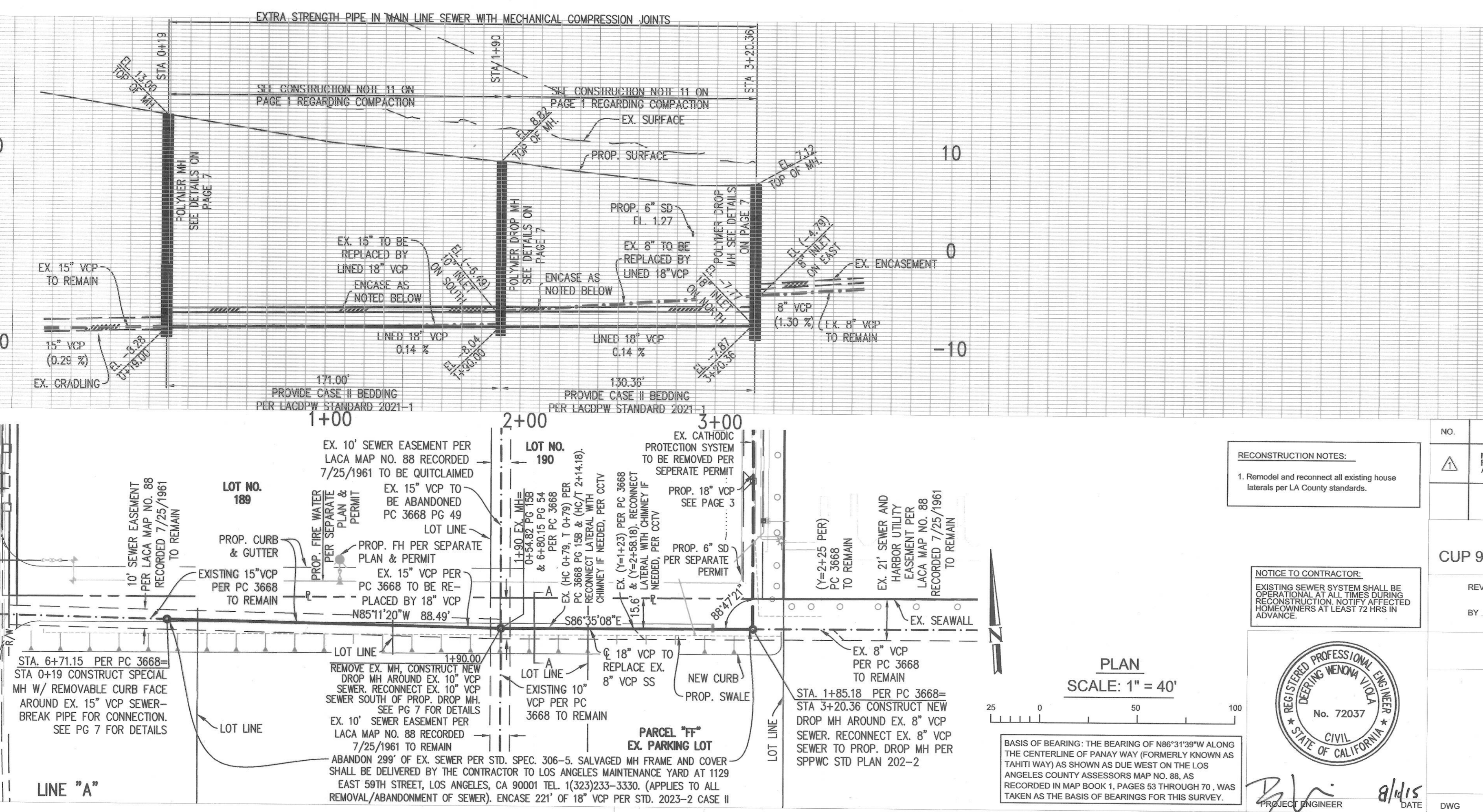
*[Signature]* 7/20/17  
 PROJECT ENGINEER RCE NO. DATE



**INDEX MAP**

BUILDING AND SAFETY DISTRICT OFFICE: SOUTHWEST SCALE: 1" = 300' CSMD INDEX: S-1438  
 NOTES: NUMBER IN CIRCLE INDICATES PAGE NUMBER.  
 ALL MAINLINE SANITARY SEWERS ARE WITHIN THE SANITARY SEWER EASEMENT (IF APPLICABLE)  
 P.C. 12211 APN NO. 4224-003-900  
 THOMAS GUIDE PAGE: 672-47

NO.	REVISION	REVISED BY	APPROVED BY	DATE

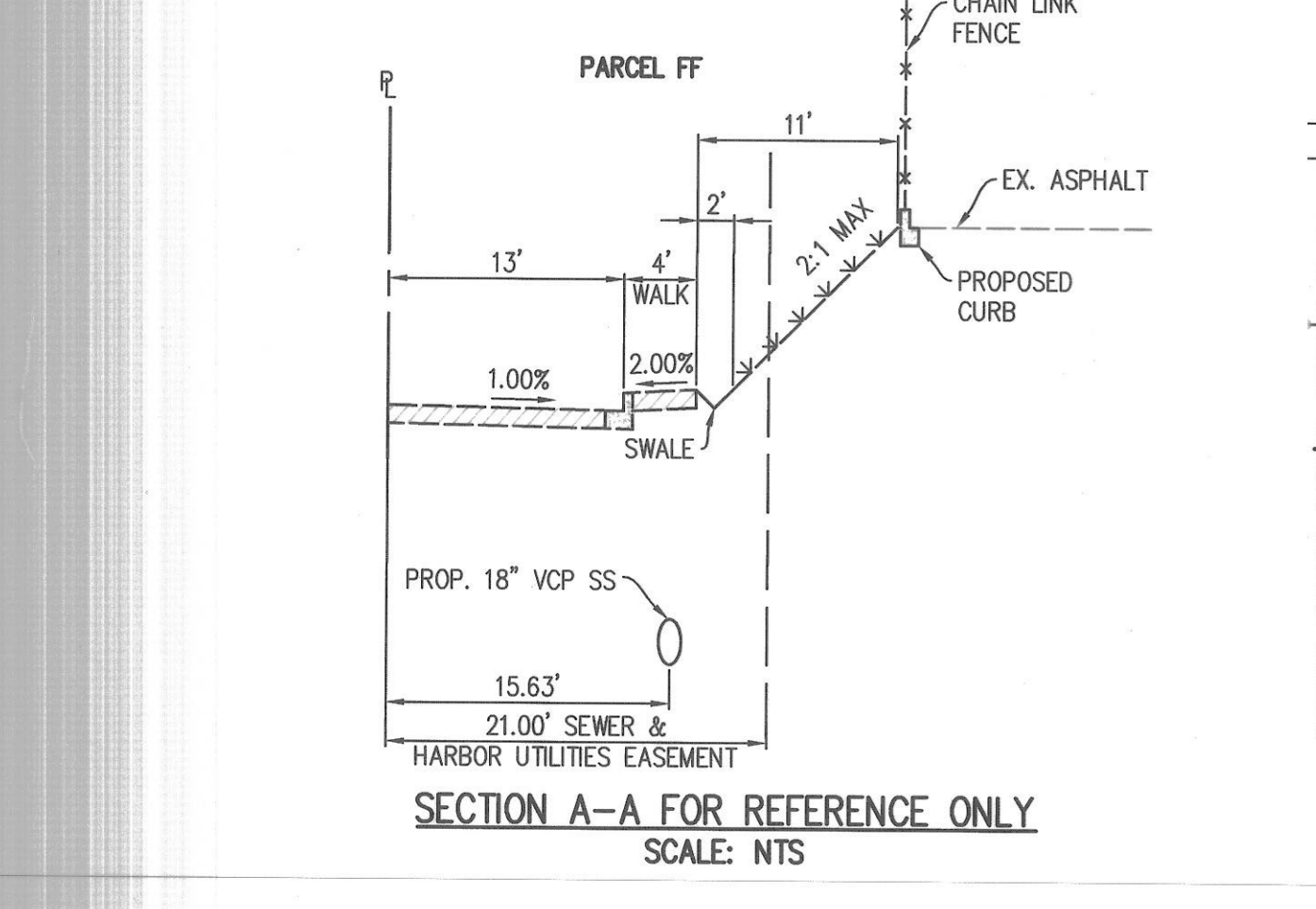


NO LA COUNTY CHARGES FOR CONNECTION  
 SCALE: VERT. 1" = 8'  
 HORIZ. 1" = 40'

NO.	REVISION	REVISED BY	APPROVED BY	DATE
1	MH REVISION: MOVE MH FROM STA. +400 TO STA. 0+19 PER FIELD VERIFIED INVERT OF THE IN LOCATION ALONG EXIST. 15" MAIN.	DEERING VIOLA RCE NO. 72037	<i>[Signature]</i>	8/2/15

**SANITARY SEWER PLANS IN**  
 CUP 98-134: 4242 VIA MARINA (PARCEL 15)  
 PC NO. 12211  
 REVIEWED BY LAND DEVELOPMENT DIVISION  
 BY *[Signature]* 08/10/2015  
 DATE  
 SEWER AND WATER LANDSCAPING SECTION  
 COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

**Hall & Foreman**  
 A Division of David Evans and Associates, Inc.  
 25152 SPRINGFIELD CT., STE. 350 • SANTA CLARITA, CA 91355 • 661-284-7400



**SECTION A-A FOR REFERENCE ONLY**  
 SCALE: NTS

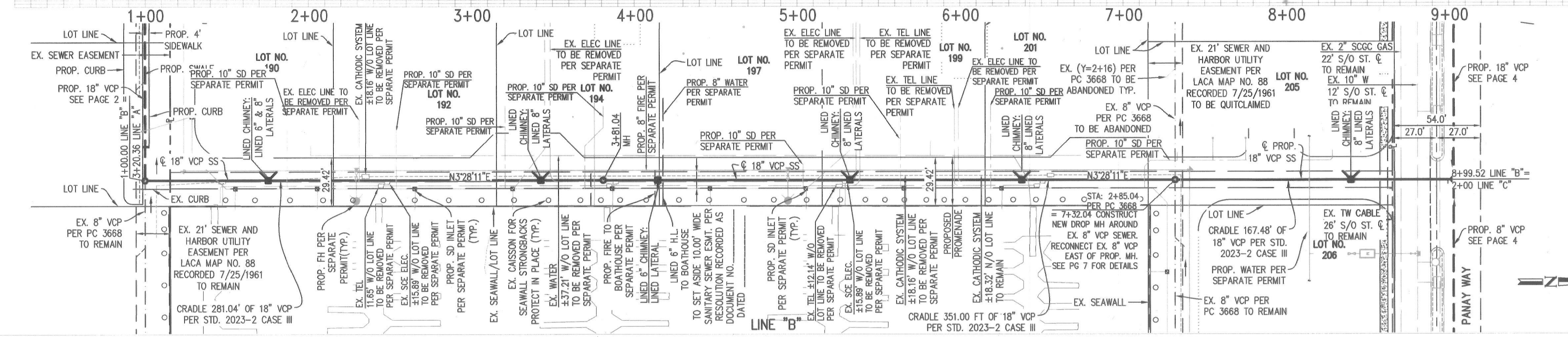
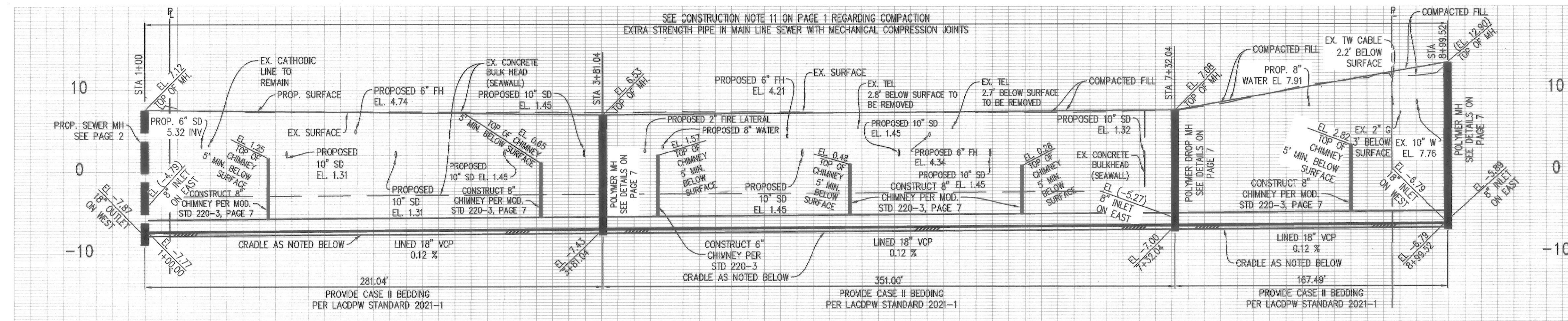
**RECONSTRUCTION NOTES:**  
 1. Remodel and reconnect all existing house laterals per LA County standards.

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

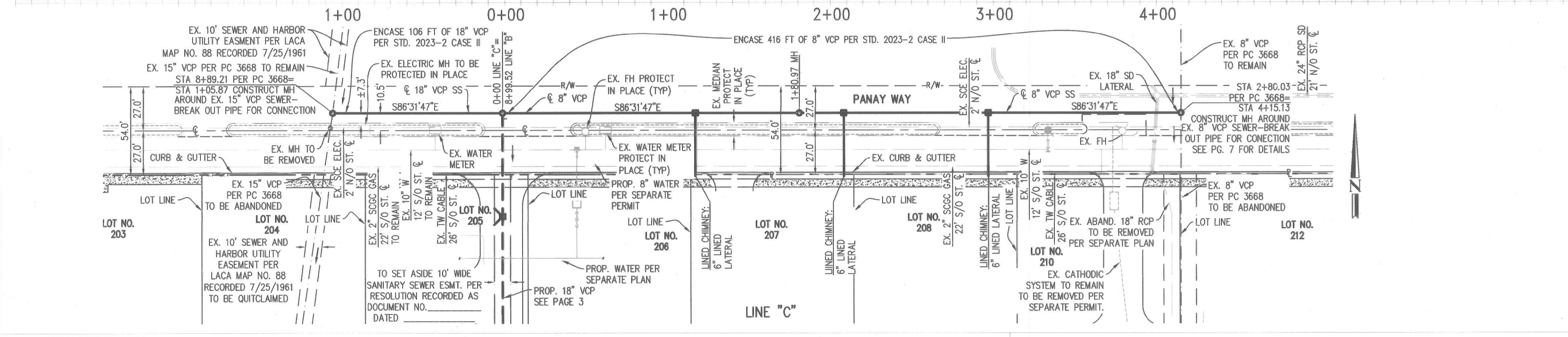
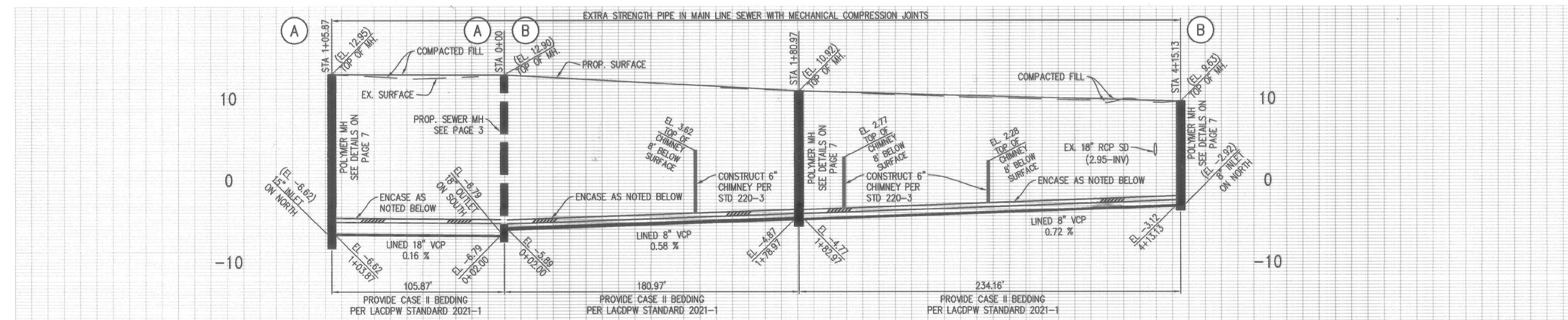
**PROFESSIONAL ENGINEER**  
**DEERING VIOLA RCE NO. 72037**  
 CIVIL  
 STATE OF CALIFORNIA  
*[Signature]* 8/1/15  
 PROJECT ENGINEER DATE

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 Last Update: Sep 01, 2015 - 8:13am by jlf

NO LA COUNTY CHARGES FOR CONNECTION SCALE: VERT. 1" = 8' HORIZ. 1" = 40'

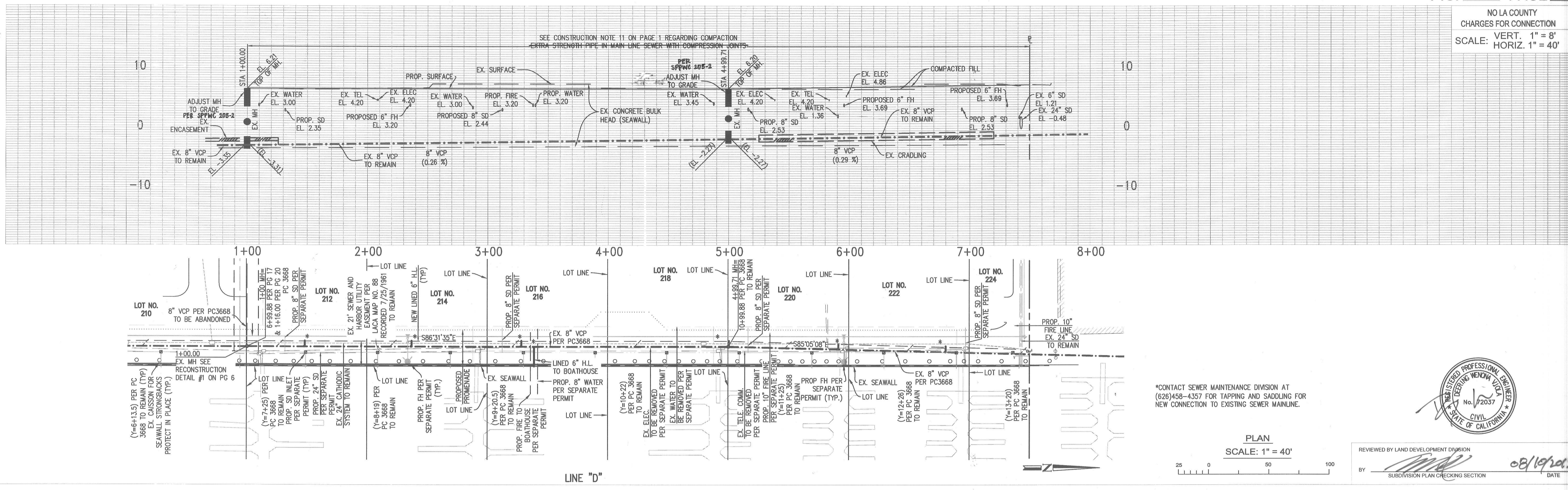


NO LA COUNTY CHARGES FOR CONNECTION SCALE: VERT. 1" = 8' HORIZ. 1" = 40'



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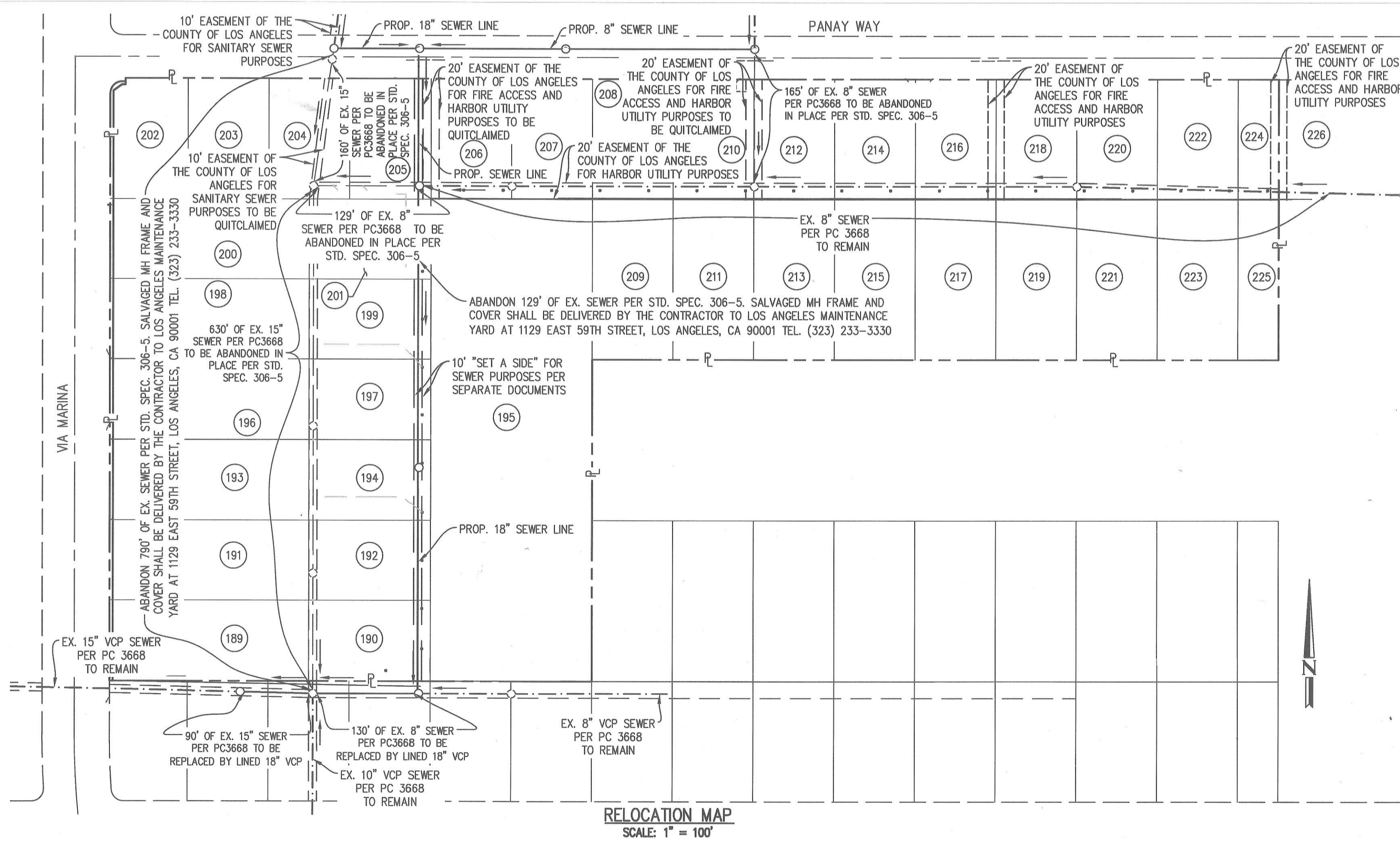


\*CONTACT SEWER MAINTENANCE DIVISION AT (626)458-4357 FOR TAPPING AND SADDLING FOR NEW CONNECTION TO EXISTING SEWER MAINLINE.



REVIEWED BY LAND DEVELOPMENT DIVISION  
BY: [Signature] DATE: 08/19/2015  
SUBDIVISION PLAN CHECKING SECTION

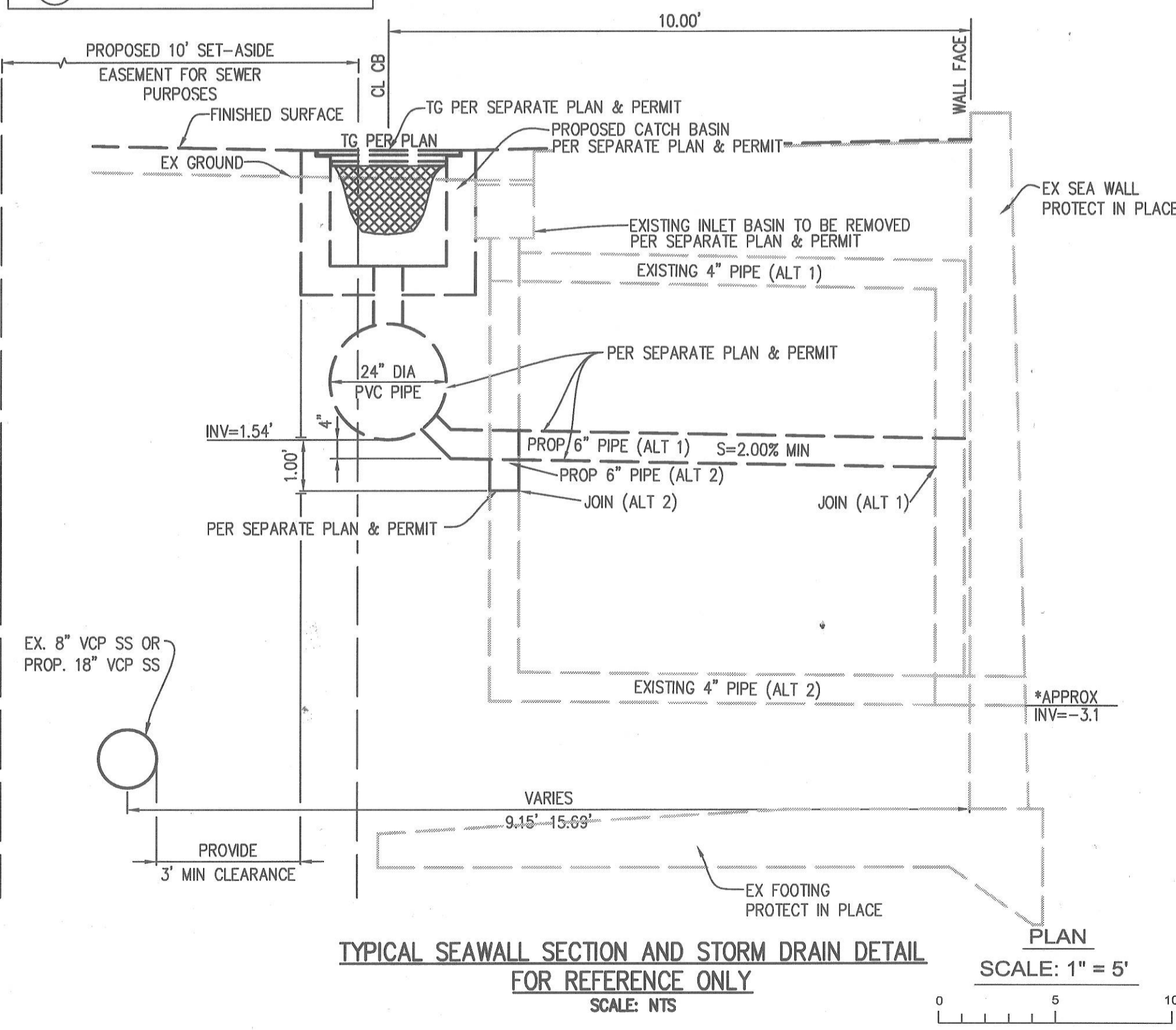
NO LA COUNTY CHARGES FOR CONNECTION



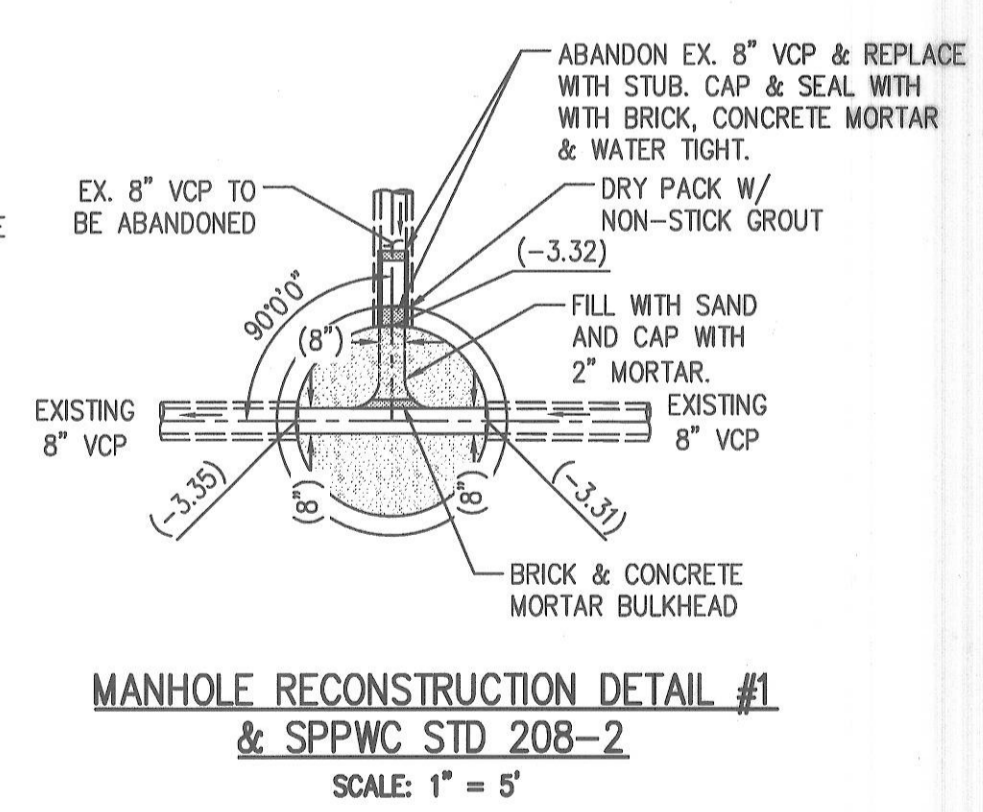
RELOCATION MAP  
SCALE: 1" = 100'

- LEGEND**
- FLOW DIRECTION
  - - - EXISTING SEWER
  - - - PROPOSED SEWER PER THIS PLAN
  - (226) PARCEL NO. PER LACA MAP NO. 88

**NOTE:**  
"ABANDONMENT OF THIS SEWER IS SUBJECT TO CCTV AND VERIFICATION THAT NO ACTIVE SEWER LATERAL WILL BE AFFECTED. IF SUCH LATERALS REMAIN, THOSE LATERALS SHALL BE RE-ROUTED TO THE NEW ACTIVE SEWER MAIN AT THE SOLE COST OF THE DEVELOPER."



TYPICAL SEAWALL SECTION AND STORM DRAIN DETAIL  
FOR REFERENCE ONLY  
SCALE: NTS

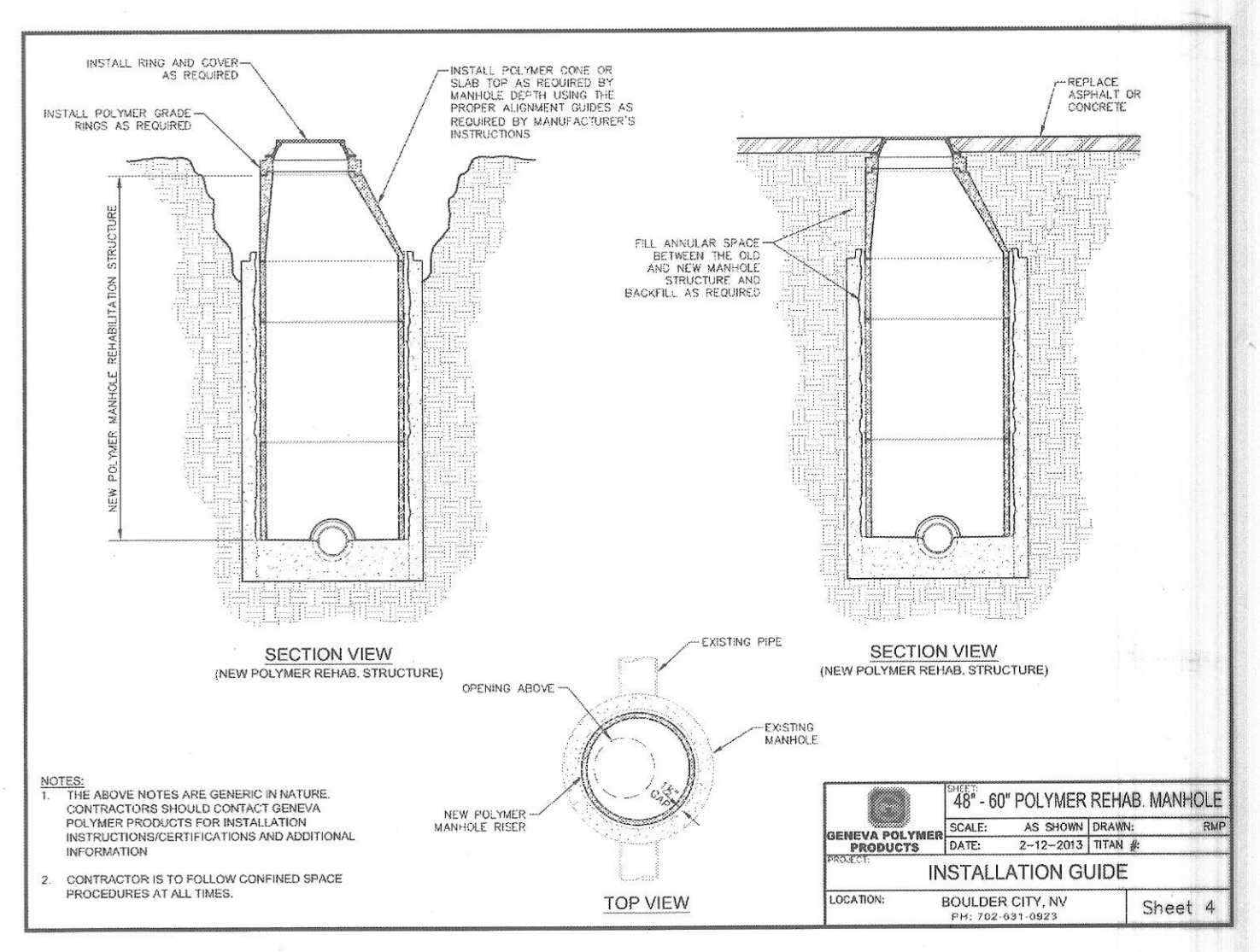
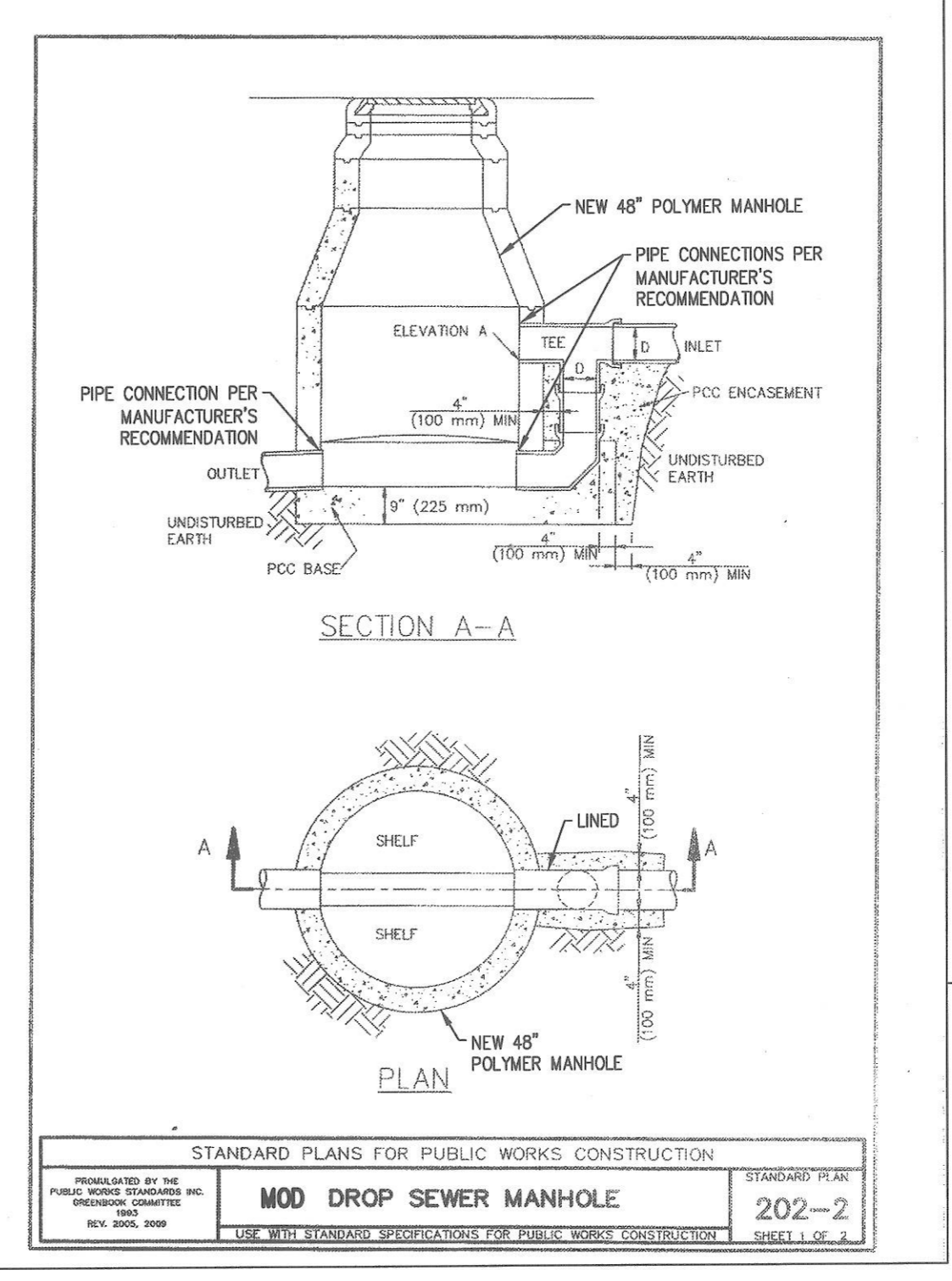
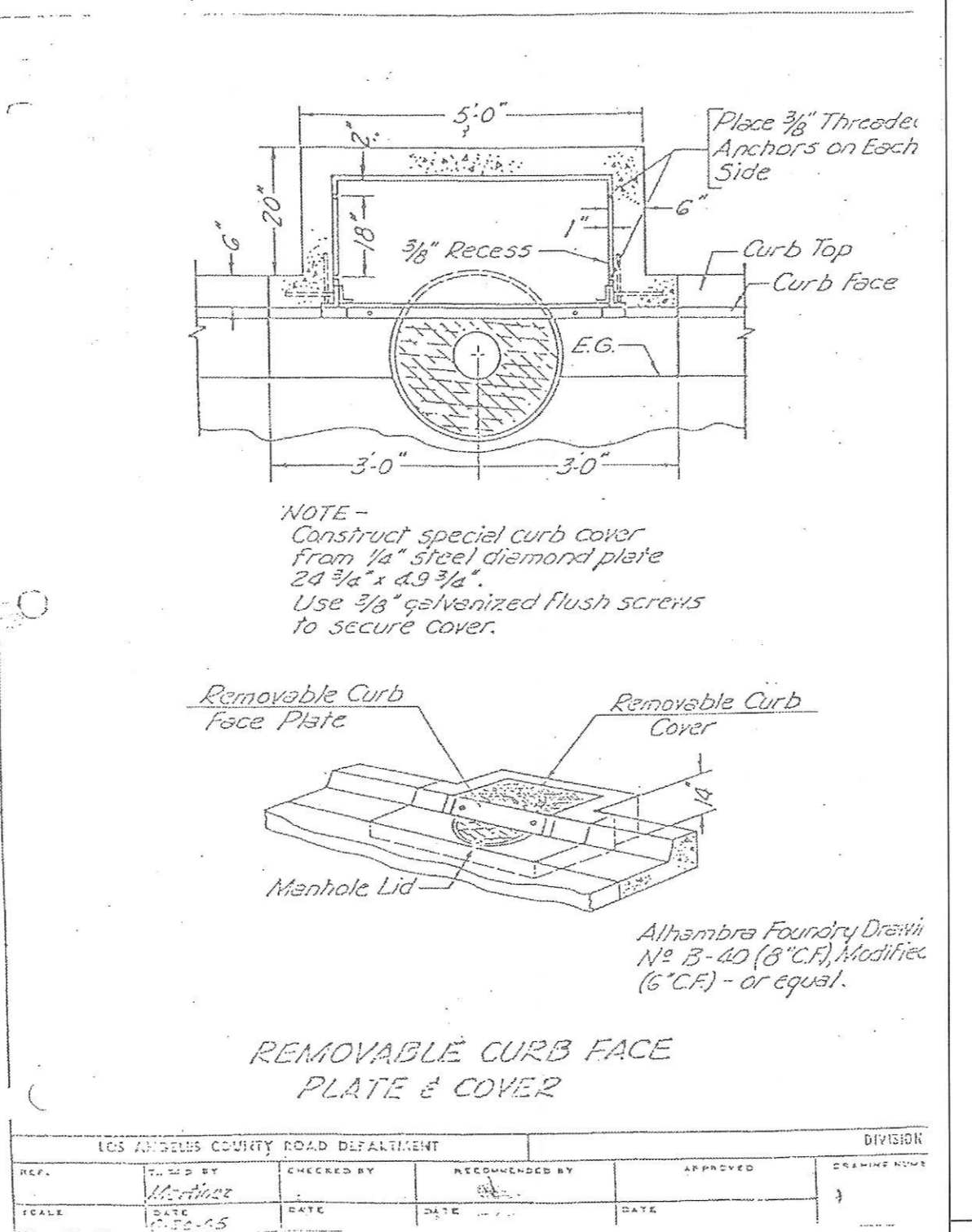
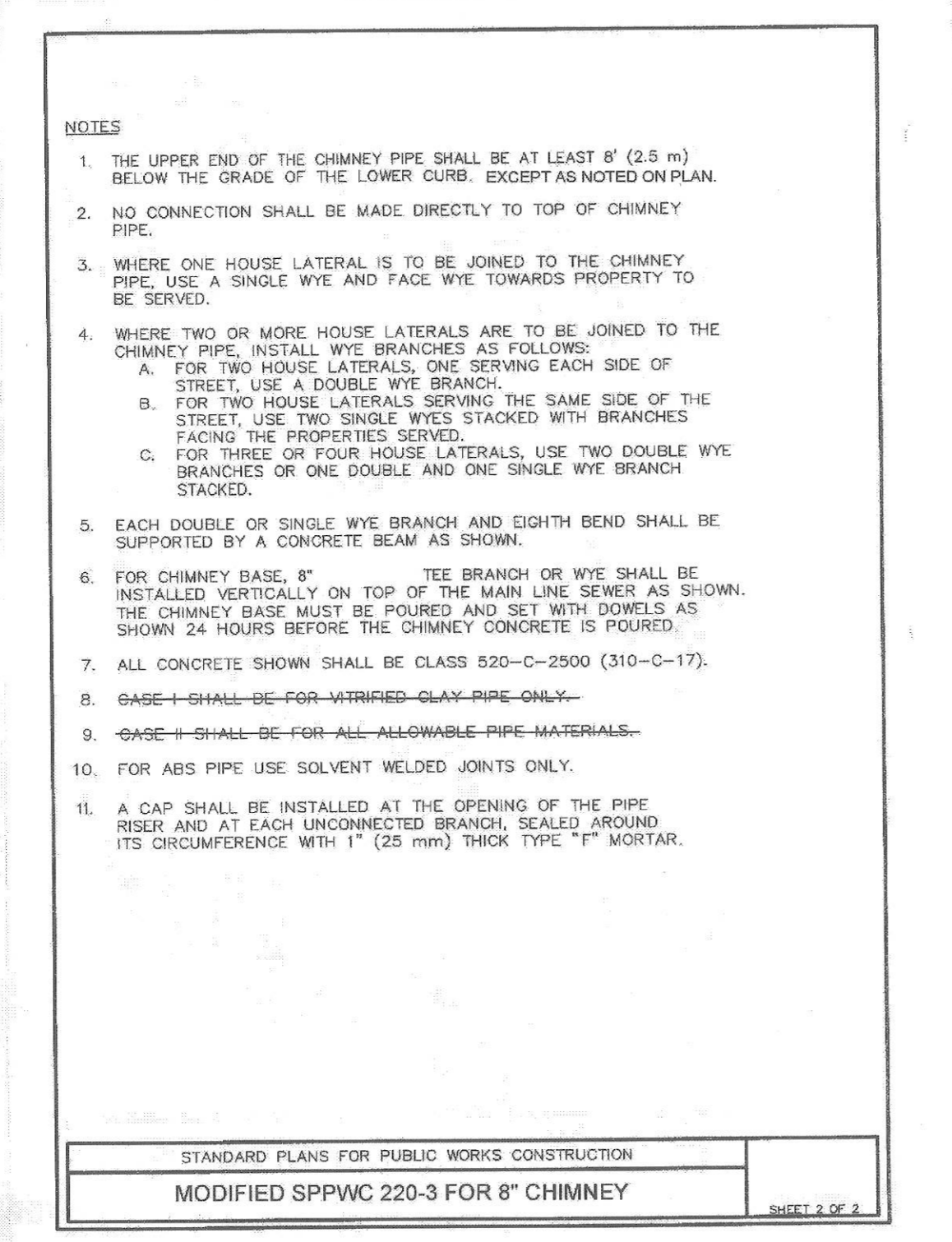
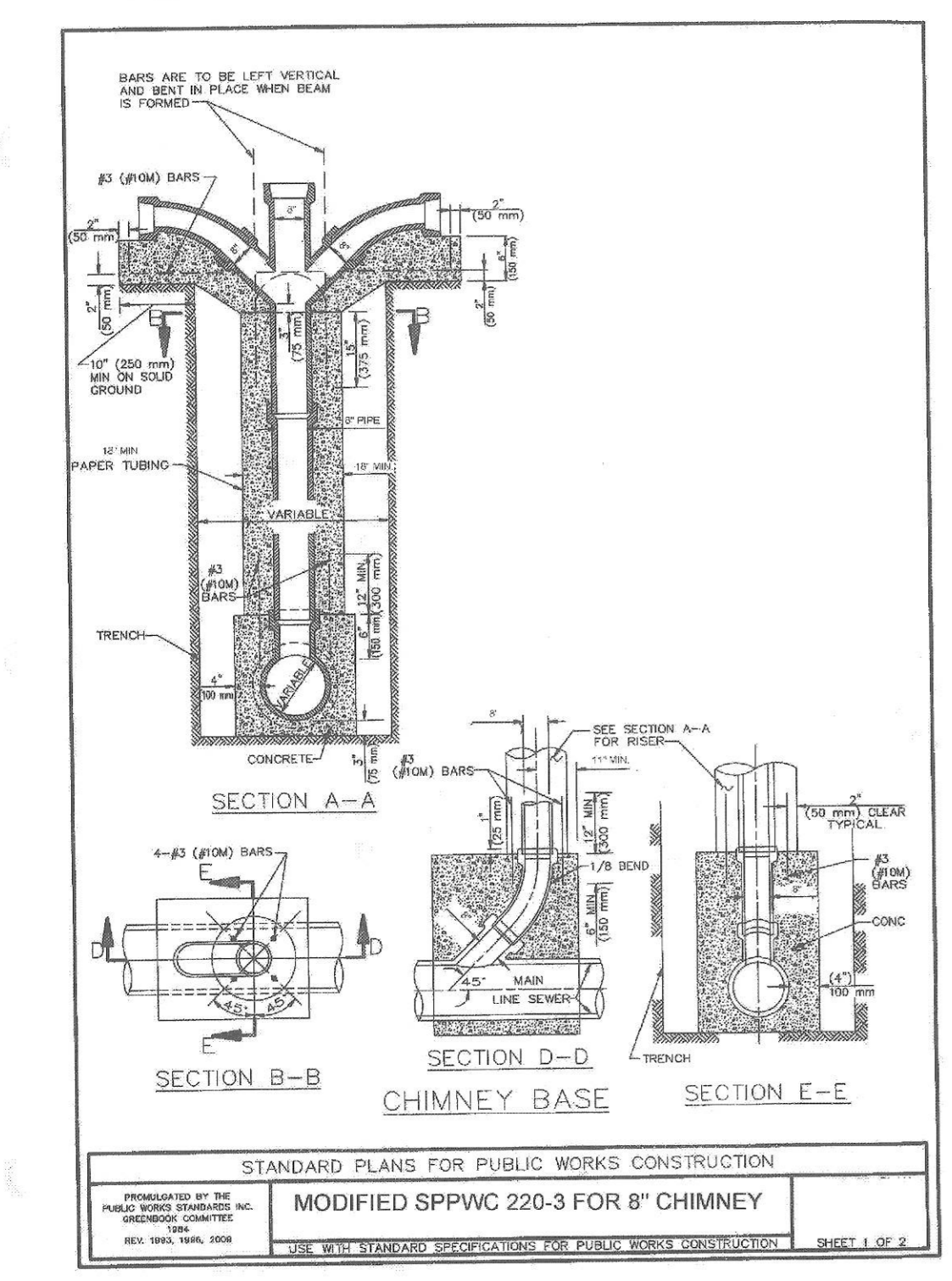
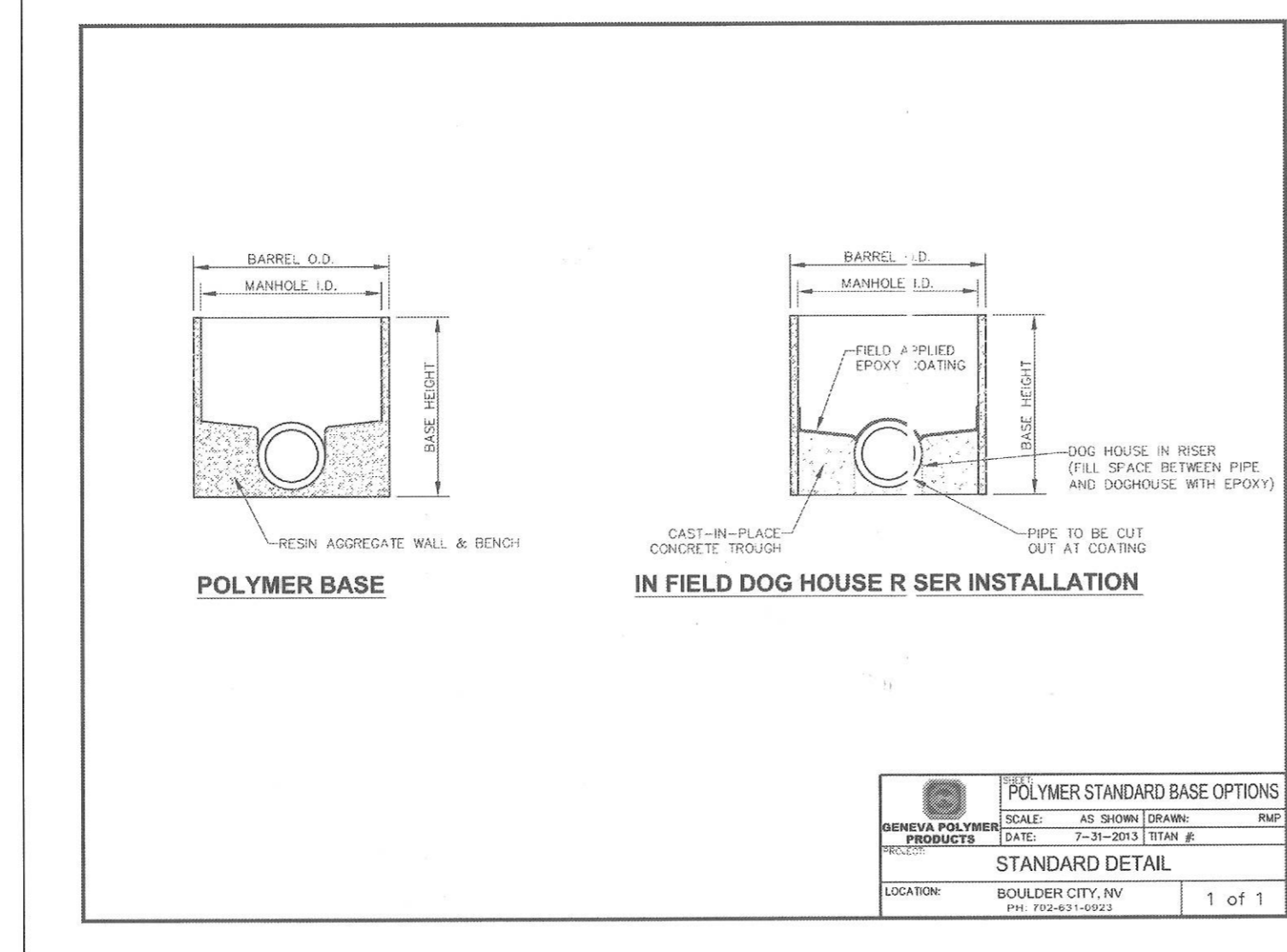
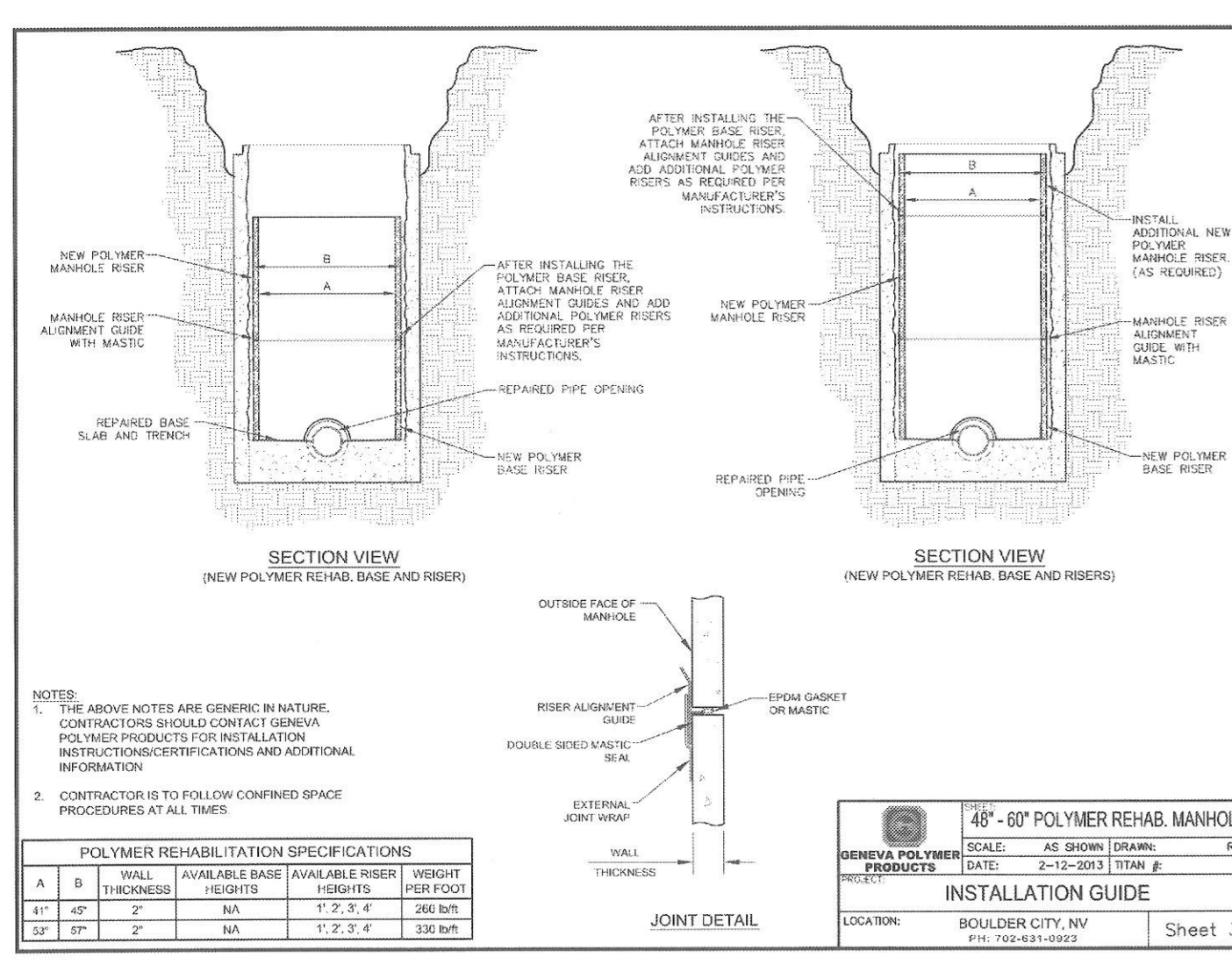
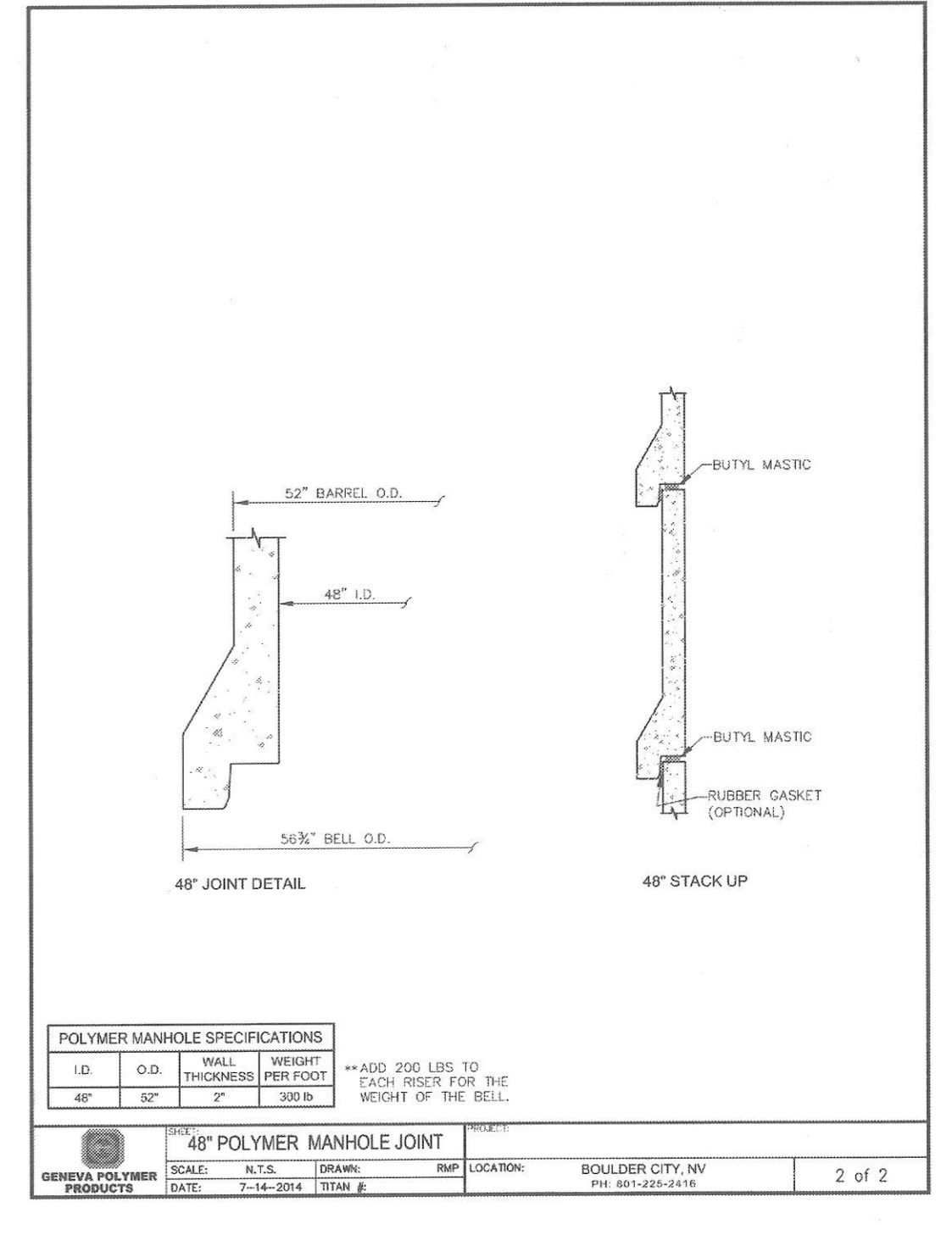
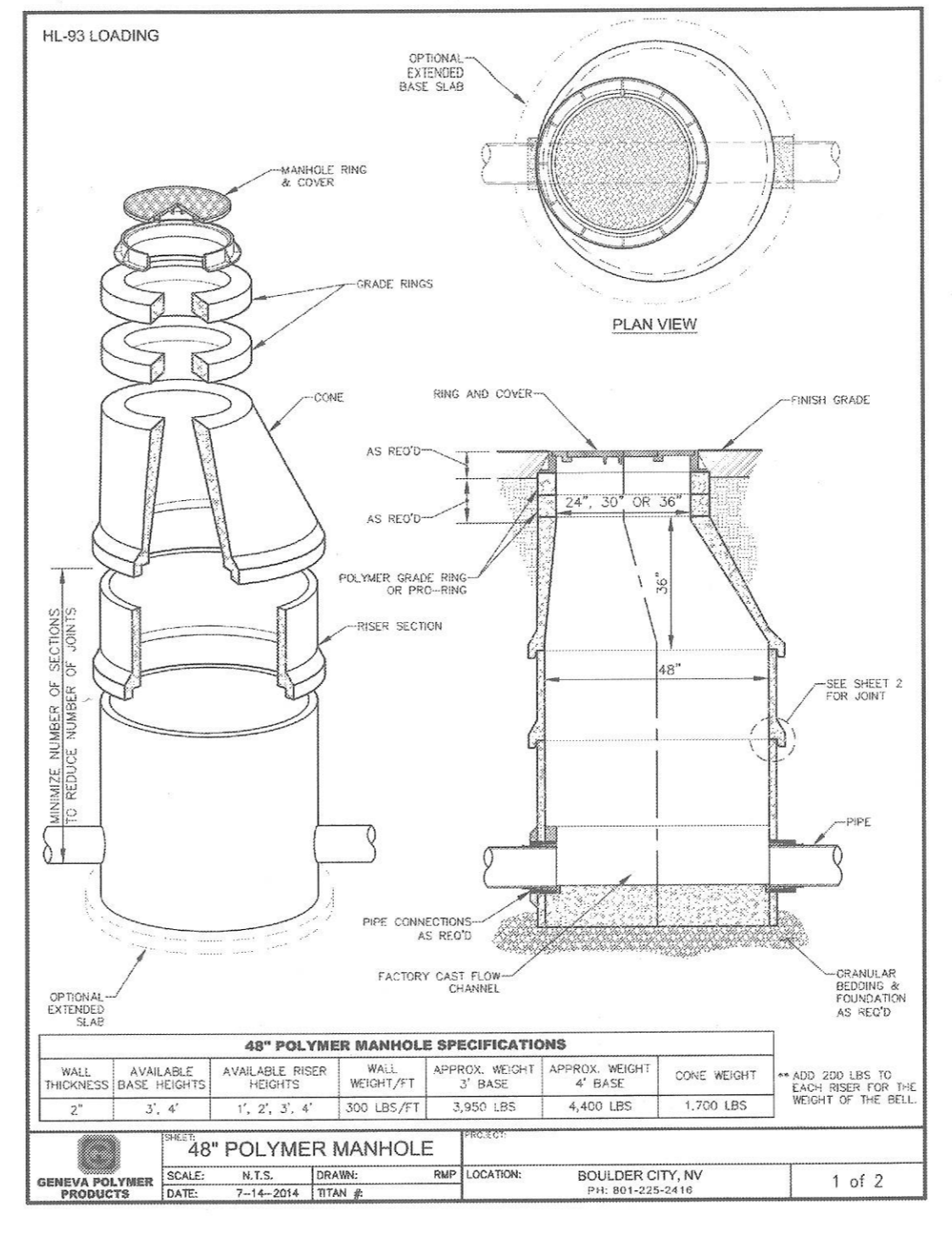
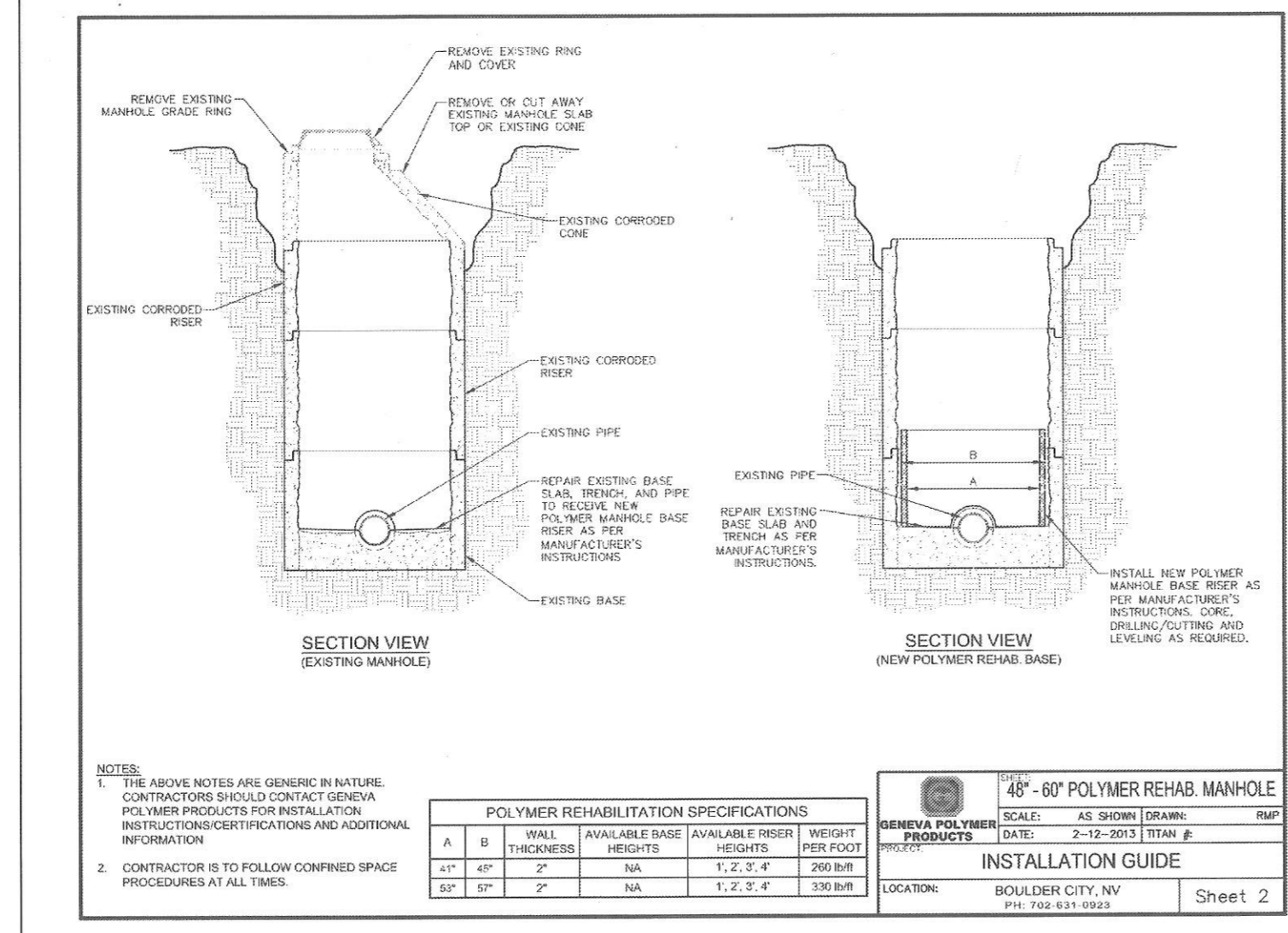
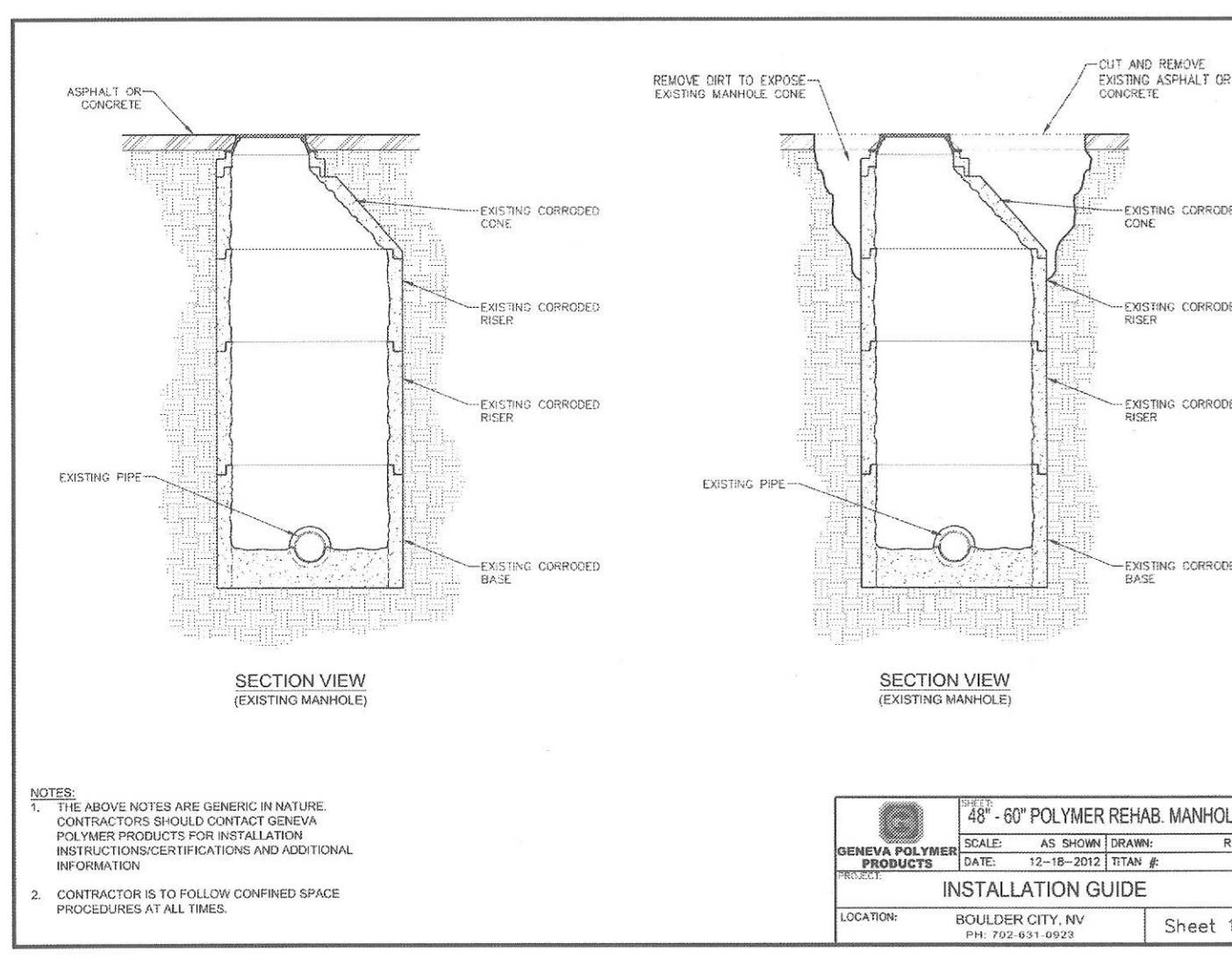


MANHOLE RECONSTRUCTION DETAIL #1  
& SPPWC STD 208-2  
SCALE: 1" = 5'



REVIEWED BY LAND DEVELOPMENT DIVISION  
BY: [Signature] DATE: 08/19/2015  
SUBDIVISION PLAN CHECKING SECTION

Plotting Name: L:\40004\Enr\140004-000\Final Plans\Sewer\03\_140004.mxd  
Last Opened: Jul 28, 2015 - 7:33am by: jfr



REVIEWED BY LAND DEVELOPMENT DIVISION  
BY: [Signature] DATE: 02/19/2015  
SUBDIVISION PLAN CHECKING SECTION

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