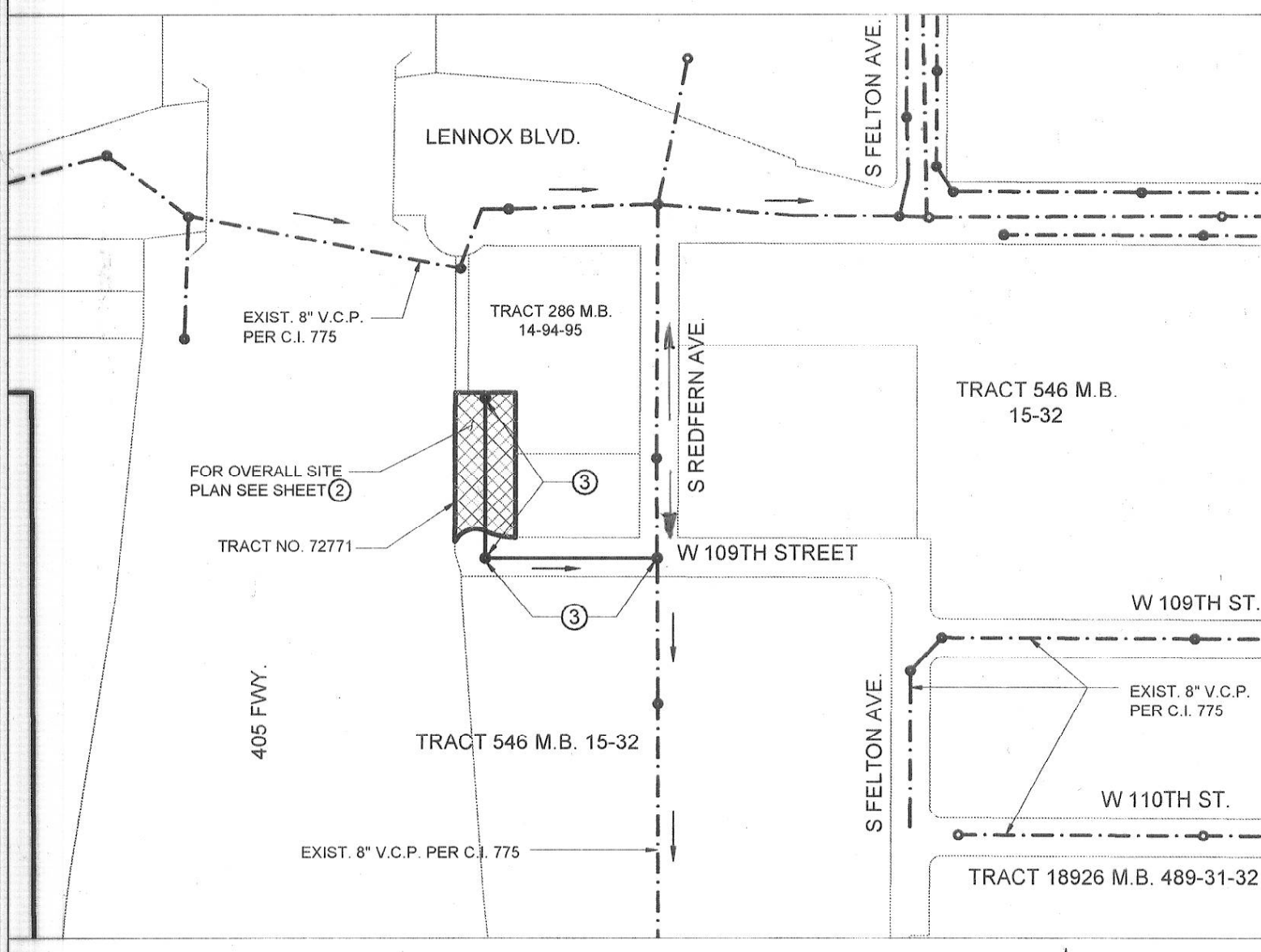


SHEET 13

**BENCH MARKS**  
 BM 10967 Elev. 84.342  
 LACE MON 300 MM (1FT) E/O E CF 2.4 M  
 (8 FT) N/O BCR @ NE COR LA CIENEGA  
 BLVD & LENNOX BLVD.  
 HAWTHORNE/TORRANCE QUAD  
 NAVD 88 DATUM,  
 2005 ADJUSTMENT

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.

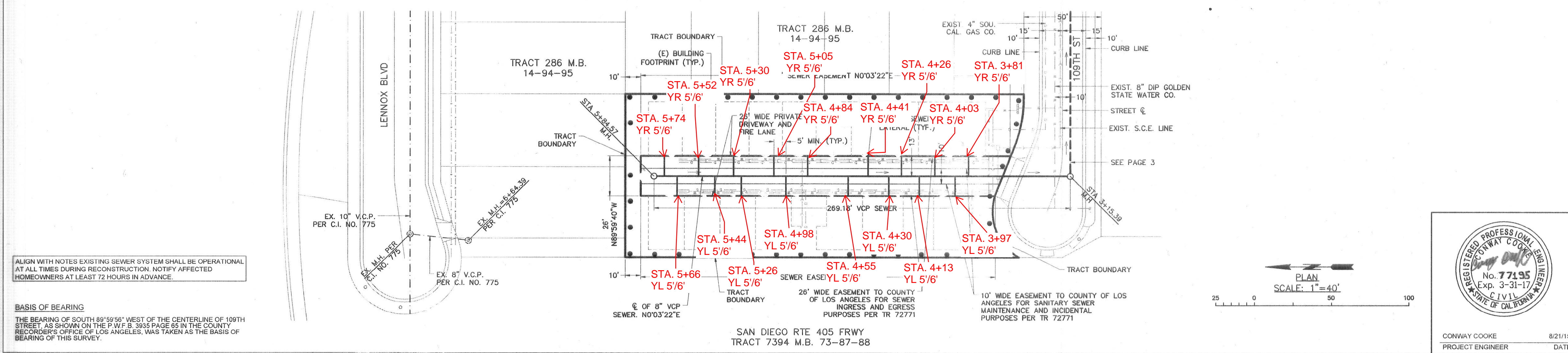
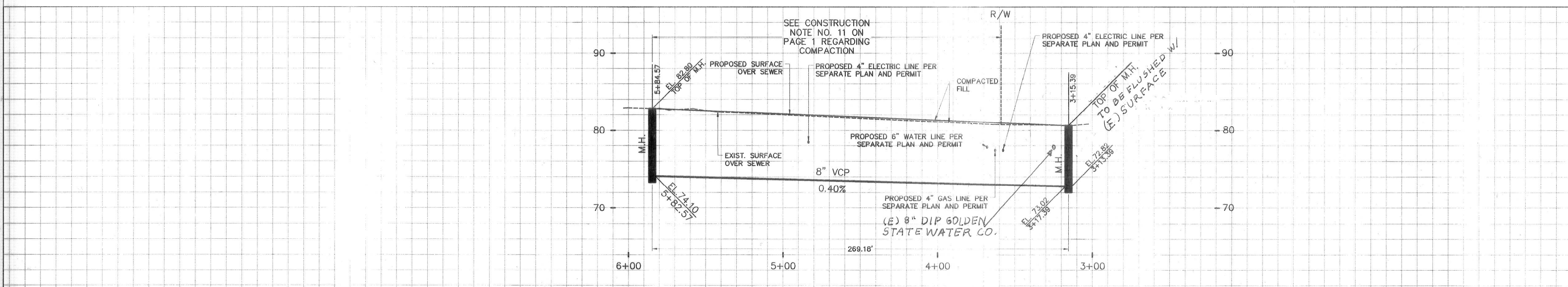
- A. NOTES:**
- Every effort should be made to eliminate the discharge of non-stormwater from the project site at all times.
  - Eroded sediments and other pollutants must be retained on-site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses or wind.
  - 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 listing and are not to contaminate the soil and surface wastes. 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 dispersed 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 depositions must be swept up immediately and may not be tracked down by rain or other means.
  - Any slopes with disturbed soils or denuded 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. 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. | 2021-1 Bedding for sewer pipe.                            |
| 2002-1 Precast concrete shallow manhole.                               | 2023-2 Cracking 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 (SPPWC):**
- |   |  |
|---|--|
| 200-3 Precast concrete sewer manhole.           | 221-2 Pipe anchors and backfill stabilizers. |
| 207-1 Precast reinforced concrete manhole base. | 222-2 House connection sewer.                |
| 208-1 Breaking into existing manholes.          | 223-2 House connection remodeling.           |
| 210-2 Manhole frame and cover locking type.     | 225-2 Blanket protection for pipes.          |
| 220-2 Chimneys.                                 |  |

**INDEX MAP**  
 BUILDING AND SAFETY DISTRICT OFFICE: SOUTHWEST OFFICE  
 NOTES: NUMBER IN CIRCLE INDICATES PAGE NUMBER.  
 ALL MAINLINE SANITARY SEWERS ARE WITHIN THE SANITARY SEWER EASEMENT

NO.	REVISION	REVISED BY	APPROVED BY	DATE



**BASIS OF BEARING:**  
 THE BEARING OF SOUTH 89°59'56" WEST OF THE CENTERLINE OF 109TH STREET, AS SHOWN ON THE P.W.F.B. 3035 PAGE 65 IN THE COUNTY RECORDERS' OFFICE OF LOS ANGELES, WAS TAKEN AS THE BASIS OF BEARING OF THIS SURVEY.

**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, Caltrans, etc., must be filed with the permit application.
- 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.
- Prior to issuance of any permit, the contractor shall file a permit for excavators 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 pipes or structures 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 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.
- 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. 6006-1.
- 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 designed points. The grade shall be established so as to conform to a straight line drawn between said design points. All "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 line 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 pipe is lower in elevation than the top of the next upstream manhole.
- Contact Environmental Programs Division for an Industrial Waste Discharge Permit at (826) 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.
  - 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 pipe shall be made with a rubber seeder 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 manholes 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-3R (SPPWC 203-3), or reinforced precast manhole per LACDPW Standard Plan 2023-2, 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 305-1.3 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 this 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 "C", unless otherwise specified. This shall be certified by a qualified Civil Engineer. The contractor 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 305-1.4 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 extra strength victified clay pipe or ductile iron pipe or other approved materials by the County of Los Angeles Department of Public Works.
  - All Ductile iron pipe shall be lined with Protecto 401 Ceramic Epoxy lining.
  - Cured in place pipe liner shall be used for all extra strength victified clay pipe if lining is required.

**NOTICE TO CONTRACTOR:**  
 The developer shall be responsible for the continued maintenance of PC12215 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.**

**SEWER VIDEO OF ALL SEGMENTS SHALL BE SUBMITTED PRIOR TO PARTIAL FIELD ACCEPTANCE (85%) AND COMPLETED FIELD ACCEPTANCE (85%). FINAL MAP AND AS-BUILT SEWER PLANS SHALL BE SUBMITTED PRIOR TO PARTIAL FIELD ACCEPTANCE.**

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

**ALL SANITARY SEWER MANHOLE SHAFTS AND FRAMES SHALL BE WATERTIGHT.**

**AS-BUILT DATED 09/18/2017**

TRACT NO. 72771  
 PC NO. 12215  
 2 SHEETS: 3 PAGES  
 COUNTY OF LOS ANGELES CALIFORNIA  
 CSMD INDEX S1537

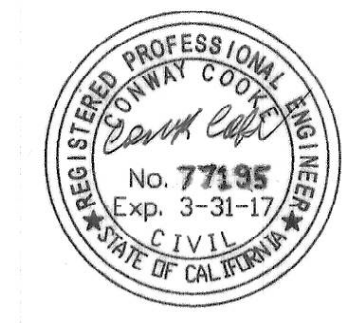
GAIL FARBER LA COUNTY DIRECTOR OF PUBLIC WORKS  
 APPROVED BY LAND DEVELOPMENT DIVISION  
 BY: *[Signature]* DATE: 9/15/15  
 SUBMITTED: *[Signature]* DATE: 9/15/15  
 BY: FINAL MAPS AND SEWER LANDSCAPING SUBDIVISION PLAN CHECKING SECTION DATE:

COUNTY SANITATION DISTRICT NO. 5  
 OF LOS ANGELES COUNTY, CALIFORNIA  
 BRUCE ROELING, M.D., CHIEF ENGINEER AND GENERAL MANAGER  
 APPROVED BY: *[Signature]* DATE: 9-15-2015  
 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 1-800-948-4871 SO THAT THEY CAN MARK THE LOCATION OF UNDERGROUND TELEPHONE LINES.

*[Signature]* 7795 9/3/15  
 PROJECT ENGINEER RCE NO. DATE

**ENGINEER/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. I 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.



**PS007664**

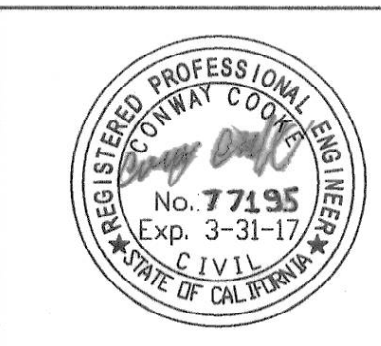
CONWAY COOKE ENGINEER/SURVEYOR SEAL AND SIGNATURE 8/21/15 DATE

NO. L.A. Co. DPW CHARGES FOR CONNECTIONS  
 SEE COUNTY SANITATION DISTRICT 5 FOR SPECIAL CONNECTION CHARGES  
 TEL: (562) 908-4288 EX. 2727  
 SCALE: VERT. 1"=8'  
 HORIZ. 1"=40'

NO.	REVISION	REVISED BY	APPROVED BY	DATE

SANITARY SEWER PLANS IN  
 TRACT NO. 72771 PC NO. 12215

REVIEWED BY LAND DEVELOPMENT DIVISION  
 BY: *[Signature]* DATE: 9/14/15  
 FINAL MAPS AND SEWER LANDSCAPING SUBDIVISION PLAN CHECKING SECTION  
 COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

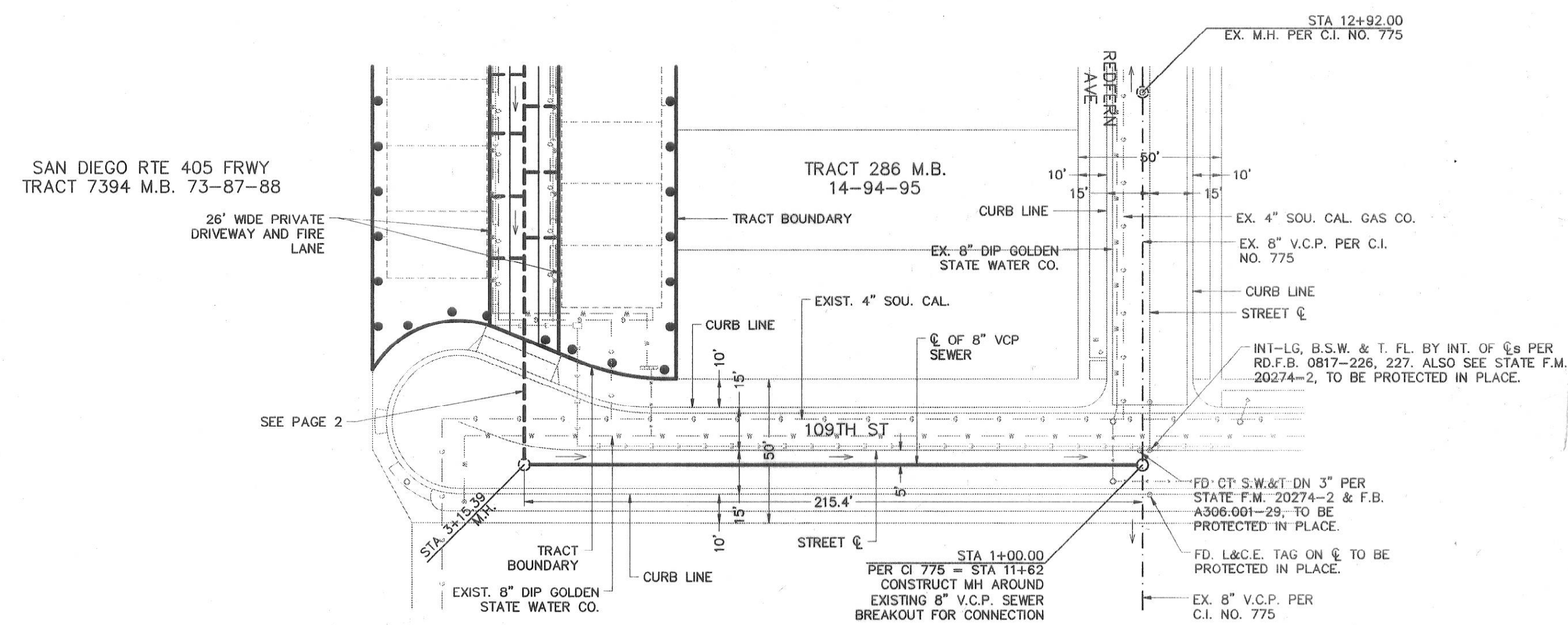
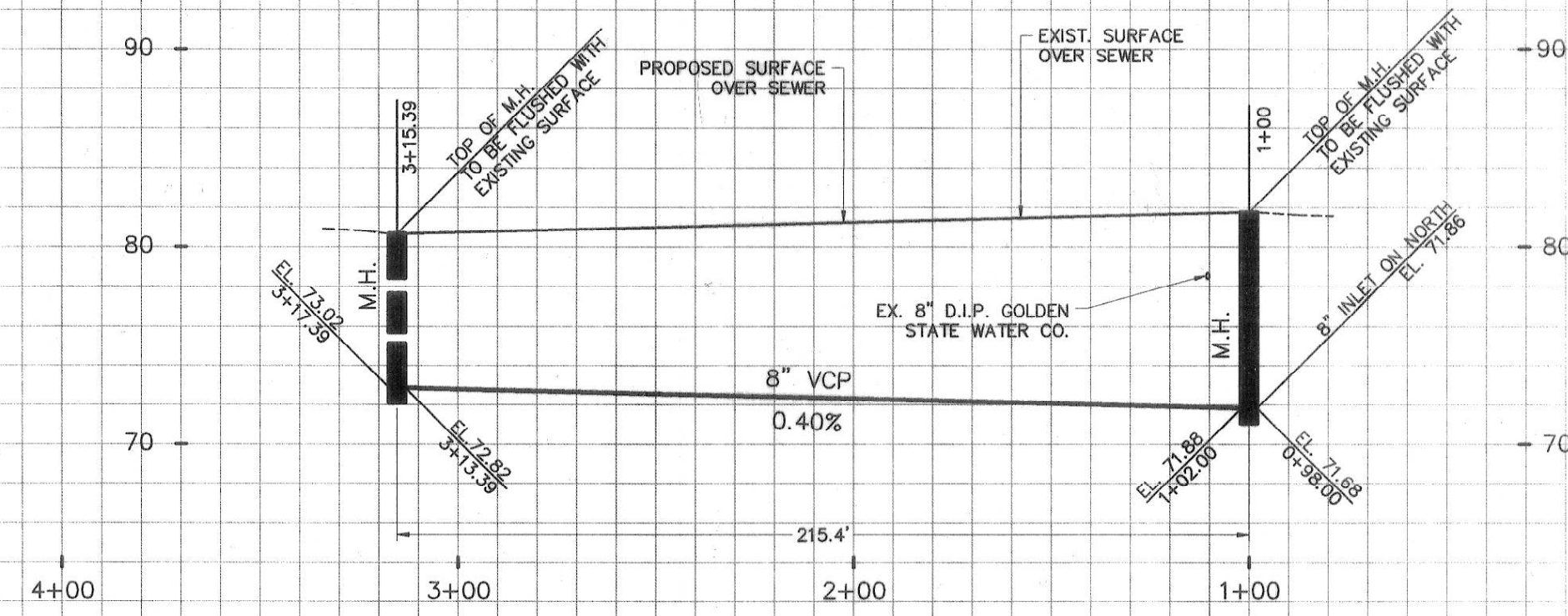


CONWAY COOKE 8/21/15 DATE  
 PROJECT ENGINEER DWS

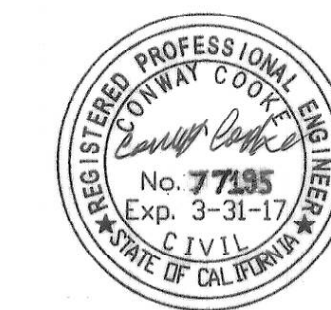
COOKE AND ASSOCIATES  
 3950 W IMPERIAL HWY.  
 INGLEWOOD, CA 90303  
 (310) 722-2707



NO. L.A. Co. DPW CHARGES FOR CONNECTIONS  
SEE COUNTY SANITATION DISTRICTS FOR SPECIAL CONNECTION CHARGES  
TEL: (562) 908-4288 EX. 2727  
SCALE: VERT. 1"=8'  
HORIZ. 1"=40'



AS-BUILT DATED 09/18/2017



REVIEWED BY LAND DEVELOPMENT DIVISION  
BY: [Signature] 9/14/16  
FINAL MAPS, SEWER AND LANDSCAPING SUBDIVISION PLAN CHECKING SECTION

NO. L.A. Co. DPW CHARGES FOR CONNECTIONS  
SEE COUNTY SANITATION DISTRICTS FOR SPECIAL CONNECTION CHARGES  
TEL: (562) 908-4288 EX. 2727  
SCALE: VERT. 1"=8'  
HORIZ. 1"=40'

REVIEWED BY LAND DEVELOPMENT DIVISION  
BY: [Signature]  
FINAL MAPS, SEWER AND LANDSCAPING SUBDIVISION PLAN CHECKING SECTION

TRACT NO. 15111 PC NO. 15512 SHEET 3