

BENCH MARKS
 BM G302 Elev. 354.625
 BT SPIKE IN SOUTH CURB 2.4 METERS WEST OF BCR
 AT THE SOUTH/WEST CORNER OF LIVE OAK AVE &
 WELAND AVE 17 METERS WEST & 11.6 METERS
 SOUTH OF THE CENTERLINE OF THE INTERSECTION
 QUAD (YEAR): ARCADIA (2005)

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.

STORMWATER POLLUTION PLAN NOTES

- 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 depositions 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)

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|---|--|---|
| EROSION CONTROL | NON-STORM WATER MANAGEMENT | WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL |
| EC1 SCHEDULING | NS1 WATER CONSERVATION PRACTICES | WM1 MATERIAL DELIVERY AND STORAGE |
| EC2 PRESERVATION OF EXISTING VEGETATION | NS2 DETERIORATING 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 CONNECTIONS/CHARGE | 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 DISSIPATION DEVICES | NS10 VEHICLE AND EQUIPMENT MAINTENANCE | WM10 LIQUID WASTE MANAGEMENT |
| EC11 SLOPE DRAINS | NS11 PILE 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 REHABILITATION/REVEGETATING | 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 BAGS |

- WIND EROSION CONTROL**

EQUIPMENT TRACKING CONTROL

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (SPPWC)

COUNTY SANITATION DISTRICT (CSD) NOTES:

1. 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.
2. Prior to final acceptance of the project, notify the chief superintendent of maintenance at (310) 636-1161 to report completion of construction of this local sewer that indirectly connects to the city sewer system.

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, 500 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.
- 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 investigations and record plans with the State of California Division of Industrial Safety, and a Certificate of Worker's Compensation Insurance with the Department of Industrial Relations, as the Certificate Holder or both as applicable. The County of Los Angeles Department of Public Works shall be notified 30 days prior to construction of the project.
- 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 Deletions" to the Standard Specifications for Public Works Construction, and the latest "Special Provisions for the Construction of Sanitary Sewer" and shall be presented 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 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. 2006-1.
- 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, centerlines 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.
- The private engineer shall furnish the County of Los Angeles Department of Public Works with grade sheets and stationing for all house laterals and 4" and 6" branches and shall provide stakes for them at their proper locations with stationing clearly marked. All house laterals shall be constructed in a straight alignment at right angles from the main 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 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) 458-5517.

- 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.
 - Verified 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 verified clay pipe 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 are 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 sewer 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 3-S (SPPWC 203-2), or precast concrete sewer manholes per LACDPW Standard Plan 3-36 (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 208-1.3 of the "Standard Specifications for Public Works Construction" will be required for backfill in street. Certification of backfill, compaction, and sand equivalent by a qualified Civil Engineer shall be provided to the permittee prior to the issuance of a Certificate of Final Acceptance.
 - All backfill and fill 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 "D", unless otherwise specified. This shall be certified by a qualified Civil Engineer. This certification shall be submitted to the Land Development 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 used for drainage 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 verified 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 verified clay pipe if lining is required.
 - All chimneys shall have terminal cleanout structure per SPPWC STD. Plan 204-2.

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.

SEWER LATERALS SHOWN ON PLANS ARE FOR REFERENCE ONLY.

EX. SEWER SYSTEM SHALL BE OPERATIONAL AT ALL TIMES. NOTIFY AFFECTED HOMEOWNERS AT LEAST 72 HOURS IN ADVANCE.

THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF PC 12237 AS SANITARY SEWER UNTIL THE COUNTY FORMALLY ACCEPTS IT FOR MAINTENANCE. ALL MAINLINE, MANHOLES AND LATERALS SHALL BE PROTECTED FROM DAMAGE AND INFILTRATION.

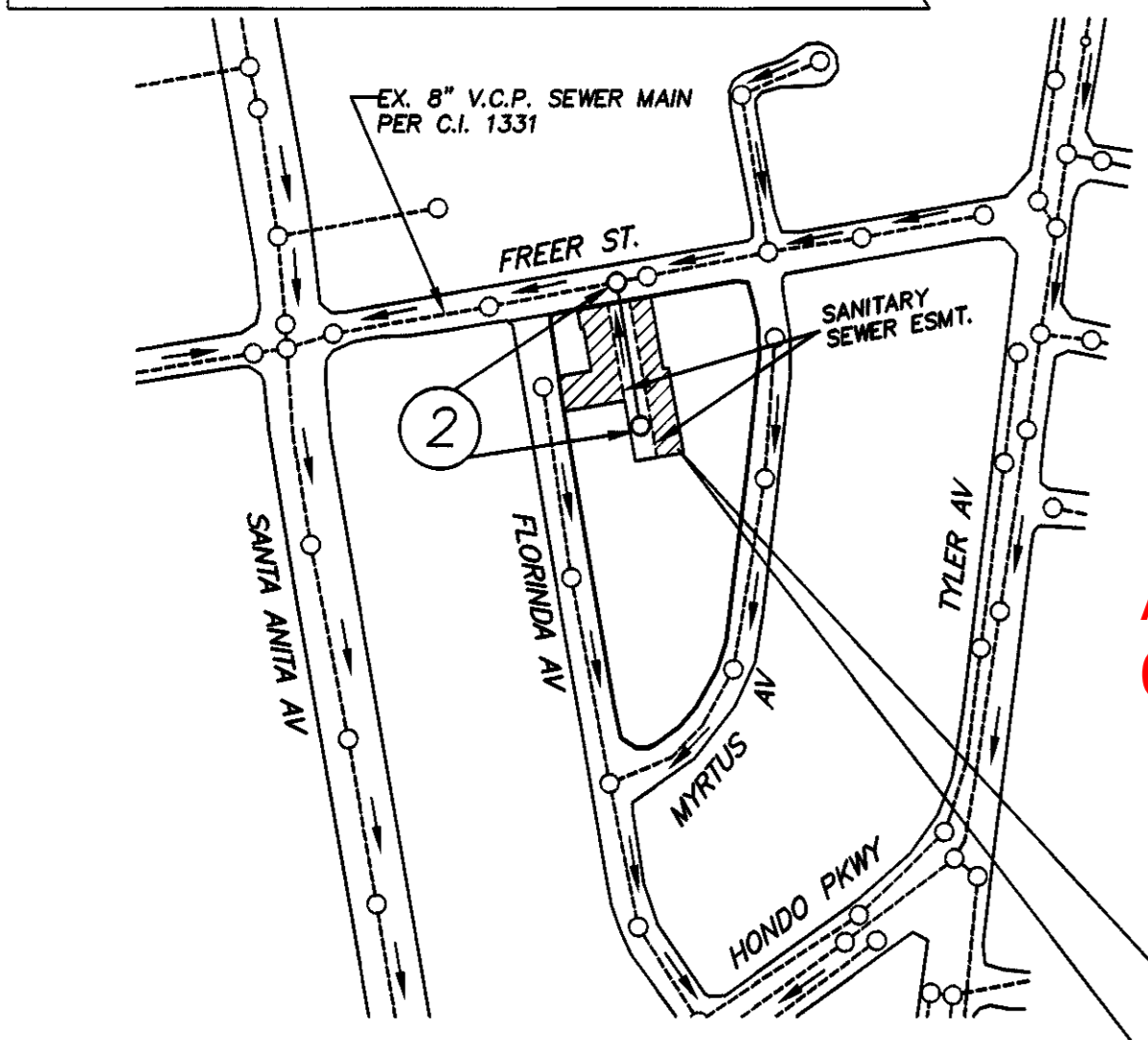
TO BE RECONSTRUCTED IN
 TRACT NO. 73191 P.C. NO. 12237
 11108 FREER STREET
 TEMPLE CITY, CA 91780
 1 SHEETS: 2 PAGES
 CSMD INDEX MAP E-2121
 COUNTY OF LOS ANGELES CALIFORNIA

MARK PESTRELLA L.A. COUNTY DIRECTOR OF PUBLIC WORKS
 APPROVED BY LAND DEVELOPMENT DIVISION
 BY: *[Signature]* DATE: 6/22/17
 ASSISTANT REVISION ENGINEER
 SUBMITTED BY: *[Signature]* DATE: 6/22/17
 FINAL MAPS, SEWER AND LANDSCAPING SUBDIVISION PLAN CHECKING SECTION

COUNTY SANITATION DISTRICT NO. 15
 OF LOS ANGELES COUNTY, CALIFORNIA
 GRACE ROBINSON HYDE - CHIEF ENGINEER and GENERAL MANAGER
 APPROVED BY: *[Signature]* DATE: 6/22/17
 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 1-805-948-4871 SO THAT THEY CAN MARK THE LOCATION OF UNDERGROUND TELEPHONE LINES.

[Signature] 5/31/17
 HANK JONG R.C.E. NO. 45848
 EXPIRATION DATE: 12-31-2018

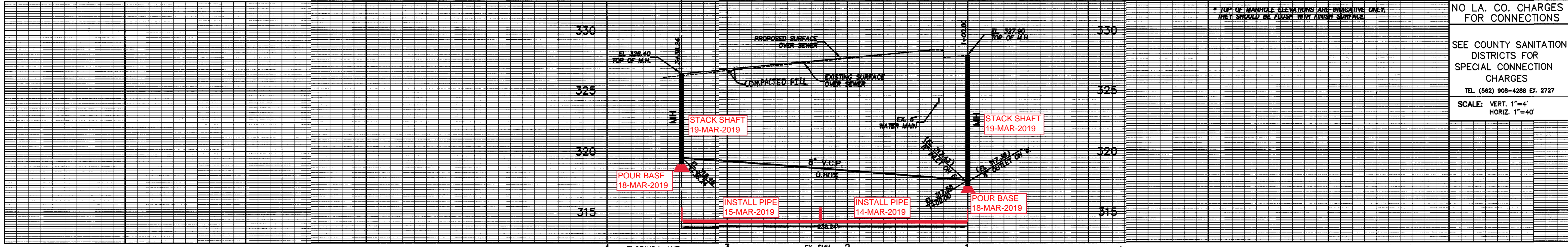


AS-BUILT DATED
 06/08/2020

TM 73191
 11108 FREER STREET
 TEMPLE CITY, CA

Building & Safety Office, SAN GABRIEL VALLEY
 NOTE: NUMBER IN CIRCLE INDICATES PAGE NUMBER.
 ALL MAINLINE SANITARY SEWERS ARE WITHIN THE SANITARY SEWER EASEMENT.

NO.	REVISION	REVISED BY	APPROVED BY	DATE



AS-BUILT DATED
 06/08/2020

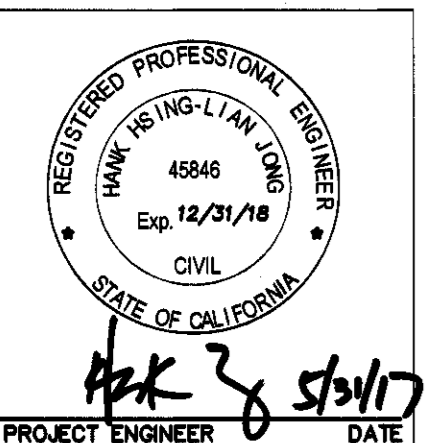
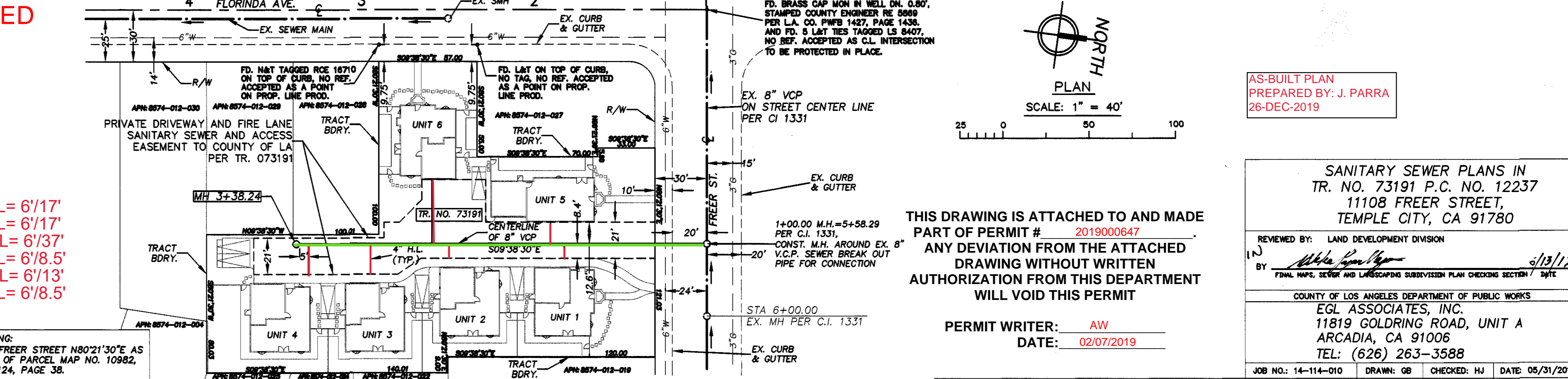
ENGINEER'S/ SURVEYOR'S STATEMENT REGARDING THE PRESENCE OF MONUMENTS WITHIN PROJECT LIMITS
 I HEREBY ATTEST THAT I HAVE LOCATED AND REFERENCED ON THESE PLANS THE MONUMENTS EXISTING PRIOR TO CONSTRUCTION TO ENSURE PERPETUATION OF THEIR LOCATION IN ACCORDANCE WITH SECTION 877A OF THE BUSINESS AND PROFESSIONS 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, 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]
 ENGINEER/SURVEYOR SEAL AND SIGNATURE
 DATE: 02/27/17



- UNIT # 4 - YL, HC = 3+30, HL = 6'/17'
- UNIT # 3 - YL, HC = 3+00, HL = 6'/17'
- UNIT # 6 - YR, HC = 2+52, HL = 6'/37'
- UNIT # 2 - YL, HC = 2+44, HL = 6'/8.5'
- UNIT # 5 - YR, HC = 2+13, HL = 6'/13'
- UNIT # 1 - YL, HC = 1+89, HL = 6'/8.5'

BASIS OF BEARING:
 CENTERLINE OF FREER STREET N80°21'30"E, AS SHOWN ON MAP OF PARCEL MAP NO. 10982, FILED IN BOOK 124, PAGE 38.



THIS DRAWING IS ATTACHED TO AND MADE PART OF PERMIT # 2019000647
 ANY DEVIATION FROM THE ATTACHED DRAWING WITHOUT WRITTEN AUTHORIZATION FROM THIS DEPARTMENT WILL VOID THIS PERMIT

PERMIT WRITER: AW
 DATE: 02/07/2019

NO L.A. CO. CHARGES FOR CONNECTIONS

SEE COUNTY SANITATION DISTRICTS FOR SPECIAL CONNECTION CHARGES
 TEL: (562) 908-4288 EX. 2727
 SCALE: VERT. 1"=4'
 HORIZ. 1"=40'

AS-BUILT PLAN PREPARED BY: J. PARRA 26-DEC-2019

SANITARY SEWER PLANS IN TR. NO. 73191 P.C. NO. 12237
 11108 FREER STREET, TEMPLE CITY, CA 91780

REVIEWED BY: LAND DEVELOPMENT DIVISION
 BY: *[Signature]* DATE: 2/13/17
 FINAL MAPS, SEWER AND LANDSCAPING SUBDIVISION PLAN CHECKING SECTION

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
 EGL ASSOCIATES, INC.
 11819 GOLDRING ROAD, UNIT A
 ARCADIA, CA 91006
 TEL: (626) 263-3588
 JOB NO: 14-114-010 DRAWN: GB CHECKED: HJ DATE: 05/31/2017