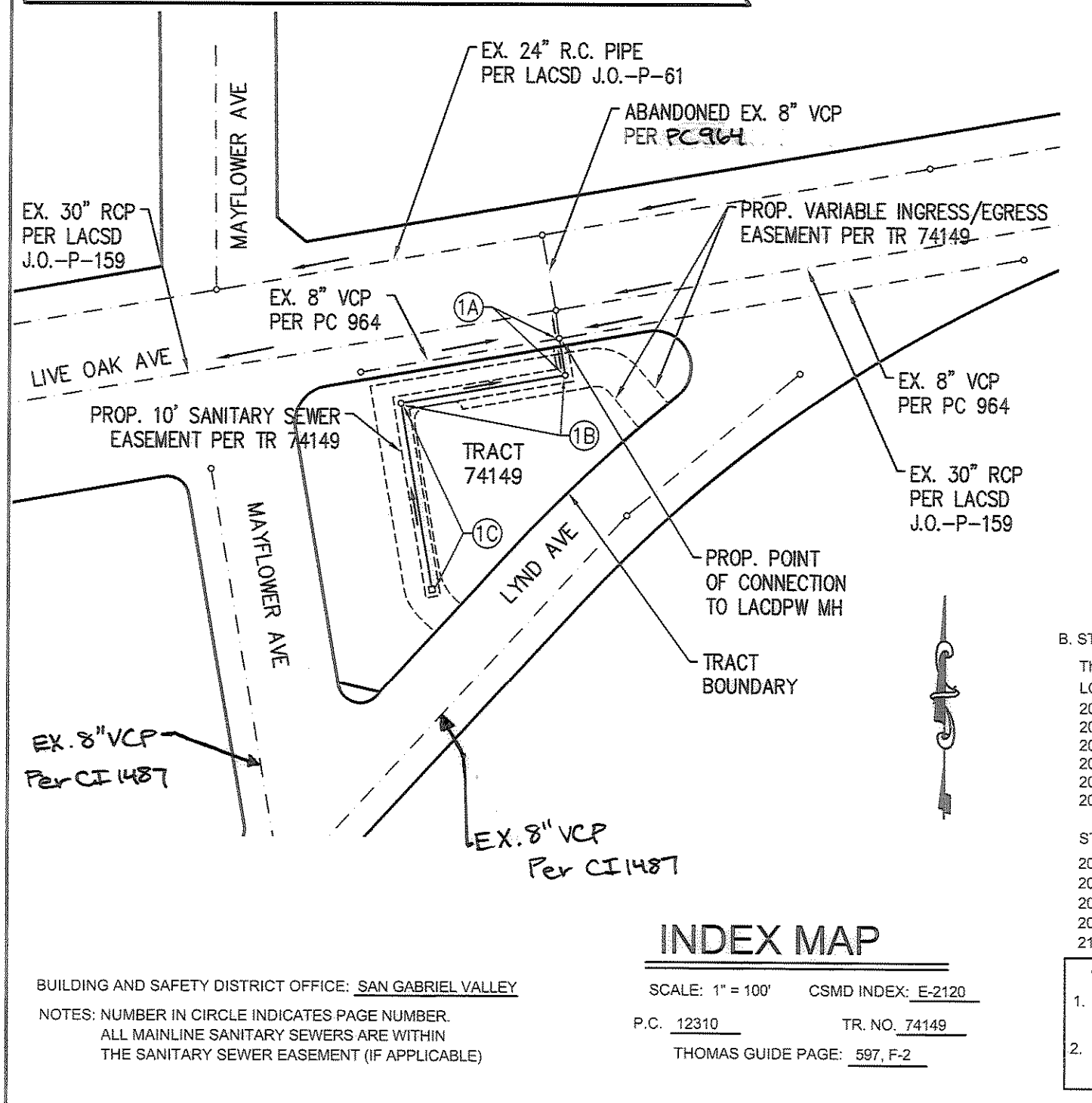


BENCH MARKS
LOS ANGELES COUNTY BENCHMARK 1G316
L&T IN S CB 1FT W/O BCR @ SW COR LIVE
OAK AVE & MAYFLOWER AVE
NAVD88 ELEVATION= 351.907' (2005 ADJ)

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:**
- 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 force 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 in a proper manner. Spills may not be washed into the drainage system.
 - Excess of waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete waste 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 deposits 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).



- EROSION CONTROL**
- EC1 SCHEDULING
 - EC2 PRESERVATION OF EXISTING VEGETATION
 - EC3 HYDRIC MULCH
 - EC4 ROSESEEDING
 - EC5 SOL BINDERS
 - EC6 STRAW MULCH
 - EC7 GEOTEXTILES & MATS
 - EC8 WOOD MULCHING
 - EC9 EARTH DIKES AND DRAINAGE SWALES
 - EC10 VELOCITY DISPERSION DEVICES
 - EC11 SLOPE GRASS
 - EC12 STREAMBANK STABILIZATION
 - EC13 RESERVED
 - EC14 COMPOST BLANKETS
 - EC15 SOIL PREPARATION/ROUGHENING
 - EC16 NON-VEGETATED STABILIZATION
- NON-STORM WATER MANAGEMENT**
- NS1 WATER CONSERVATION PRACTICES
 - NS2 DETERIORATING OPERATIONS
 - NS3 PAVING AND GRINDING OPERATIONS
 - NS4 TEMPORARY STREAM CROSSING
 - NS5 CLEAR WATER OVERFLOW
 - NS6 ILLICIT CONNECTION/DISCHARGE
 - NS7 POTABLE WATER IRRIGATION
 - NS8 VEHICLE AND EQUIPMENT CLEANING
 - NS9 VEHICLE AND EQUIPMENT FUELING
 - NS10 VEHICLE AND EQUIPMENT MAINTENANCE
 - NS11 PIPE DRIVING OPERATIONS
 - NS12 CONCRETE CURING
 - NS13 CONCRETE FINISHING
 - NS14 MATERIAL AND EQUIPMENT USE
 - NS15 DEMOLITION ADJACENT TO WATER
 - NS16 TEMPORARY BATCH PLANTS
- WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL**
- WM1 MATERIAL DELIVERY AND STORAGE
 - WM2 MATERIAL USE
 - WM3 STOCKPILE MANAGEMENT
 - WM4 SPILL PREVENTION AND CONTROL
 - WM5 SOLID WASTE MANAGEMENT
 - WM6 HAZARDOUS WASTE MANAGEMENT
 - WM7 CONTAMINATION SOIL MANAGEMENT
 - WM8 CONCRETE WASTE MANAGEMENT
 - WM9 SANITARY/SEPTIC WASTE MANAGEMENT
 - WM10 LIQUID WASTE MANAGEMENT
 - TEMPORARY SEDIMENT CONTROL
 - SET1 SILT FENCE
 - SET2 SEDIMENT BASIN
 - SET3 SEDIMENT TRAP
 - SET4 CHECK DAM
 - SET5 FIBER ROLLS
 - SET6 GRAVEL BAG BERM
 - SET7 STREET SWEEPING AND VACUUMING
 - SET8 SANDBAG BARRIER
 - SET9 STRAW BALE BARRIER
 - SET10 STORM DRAIN INLET PROTECTION
 - SET11 ACTIVE TREATMENT SYSTEMS
 - SET12 TEMPORARY SILT DIKE
 - SET13 COMPOST SOCKS & BERMS
 - SET14 BIOPILER 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
- 2000-0 Legend for Sanitary Sewer Plans and Profiles and District Maps
 - 2002-1 Precast concrete shallow manhole
 - 2003-2 Reinforced precast concrete manhole
 - 2004-1 Rectangular shallow manhole
 - 2014-1 Rectangular manhole frame and cover
 - 2015-1 Standard manhole step
 - 2020-3 Precast Concrete Sewer Manhole
 - 204-2 Terminal cleanout structure
 - 207-2 Precast reinforced concrete manhole base
 - 208-2 Breaking into existing manholes
 - 210-3 Manhole frame and cover locking type
 - 2021-1 Bedding for sewer pipe
 - 2023-2 Cradling and encasement
 - 2024-1 WYE or TEE support
 - 2028-1 Erosion protection in steep slopes
 - 2027-1 Allowable trench widths
 - 6008-1 Minimum public safety requirements
 - 2100-1 Requirements for sanitary sewers near water mains
 - 2021-1 Chimneys
 - 221-2 Pipe anchors and backfill stabilizers
 - 2028-1 House connection sewer
 - 223-2 House connection remodeling
 - 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 WASTEWATER DISCHARGE HAS BEEN ISSUED BY THE CSD FOR SAID CONNECTION.
 - PRIOR TO FINAL ACCEPTANCE OF THE PROJECT, NOTIFY THE CSD SUPERINTENDENT OF MAINTENANCE AT (310) 638-1161 TO REPORT COMPLETION OF THIS LOCAL SEWER THAT INDIRECTLY DISCHARGES INTO THE CSD SEWER SYSTEM.

NO.	REVISION	REVISED BY	APPROVED BY	DATE

LEGAL DESCRIPTION

Real property in the unincorporated area, County of Los Angeles, State of California, described as follows:

Lot 1 of tract 15401, in the County of Los Angeles, State of California, as per map recorded in book 338, pages 14 and 15, of maps in the office of the county recorder of said county.

- 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, 500 South Fremont Avenue, 3rd 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 excavations and trenches from the State of California Division of Industrial Safety, and a Certificate of Workers' Compensation Insurance with the Department of Public Works, names 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 sewer or 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 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 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 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. 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 designated 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 all other laterals 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 line sewer.
 - 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.
 - 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 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 pipe 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 5-3 (SPPWC 203-2), or precast concrete sewer manholes per LACDPW Standard Plan 5-36 (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 Works 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 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 1557-76, Method "D", unless otherwise specified. This shall be certified by a qualified Civil Engineer. This certification shall be submitted to the Planning and Development 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 extra strength 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 verified clay pipe if lining is required.
 - All Chimneys shall have terminal cleanout structure per SPPWC std. plan 204-2.

SEWER LATERALS SHOWN IN PLANS ARE FOR REFERENCE ONLY

THE BASIS OF BEARINGS IS N80°08'15"E ALONG THE CENTERLINE OF OAK AVENUE AS SHOWN ON TRACT NO. 15401, IN BOOK 338, PAGES 14 & 15 OF MAPS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

The developer shall be responsible for the continued maintenance of PC 12310 sanitary sewer until the County formally accepts it for maintenance. All manholes and laterals shall be protected from damage and infiltration.

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

BWV BACKWATER VALVES WILL BE REQUIRED FOR UNITS 1-7 & 12-15

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.

ALL SANITARY SEWER MANHOLE SHAFTS AND FRAMES SHALL BE WATER-TIGHT WITH RUBBER MASTIC JOINT OR APPROVED EQUAL BY THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS.

Any damage to the sewer line shall be the responsibility of the contractor. 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.

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, and 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.

Engineer/Surveyor Seal and Signature: *[Signature]*
Date: 9/19/17

PROFILE, ALIGNMENT, AND GRADE OF
SANITARY SEWERS
TO BE CONSTRUCTED IN
TRACT NO. 74149
PC NO. 12310
1 SHEETS: 2 PAGES
COUNTY OF LOS ANGELES CALIFORNIA
CSMD INDEX E-2120

MARK PESTRELLA
LA COUNTY DIRECTOR OF PUBLIC WORKS
APPROVED BY LAND DEVELOPMENT DIVISION

BY: *[Signature]* 9/28/17
DATE

SUBMITTED BY: *[Signature]* 9/28/17
DATE

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]* 10/4/17
DATE

PS007690

EASEMENT NOTES:

(A) Viable Ingress/Egress Easement to the County of Los Angeles.

(C) Easement to the County of Los Angeles for Sanitary Sewer Purposes Only.

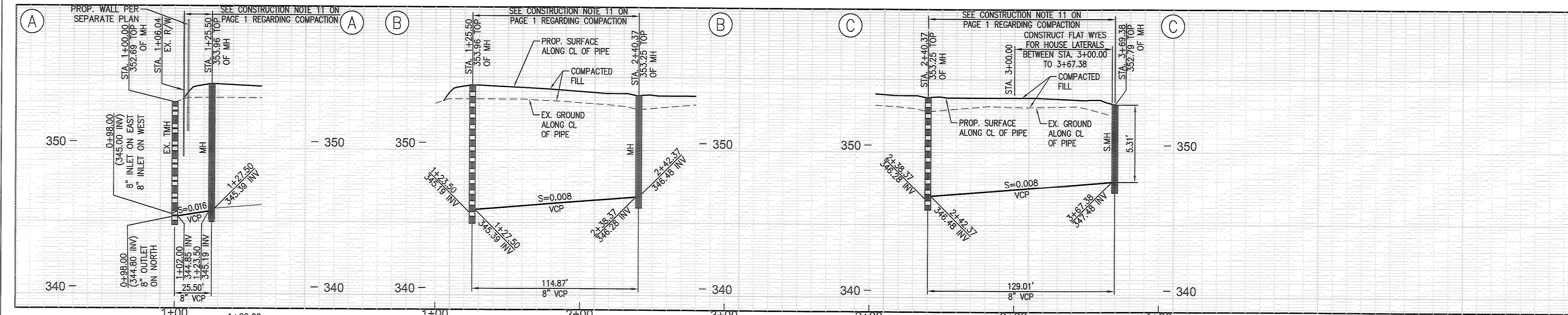
- SEWER CONSTRUCTION NOTES:**
- CONSTRUCT 48" SEWER MANHOLE PER SPPWC STD. PLAN 200-3.
 - INSTALL 8" VCP SEWER LINE PER LACDPW STANDARDS.
 - INSTALL SEWER WYE AND 4" HOUSE CONNECTION TYPE A PER SPPWC STD. 222-2.
 - BREAK INTO EXISTING SEWER MANHOLE PER SPPWC STD. PLAN 208-2.

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 QUINN'S OF GENERAL TELEPHONE COMPANY AT 1-805-948-4871 SO THAT THEY CAN MARK THE LOCATION OF UNDERGROUND TELEPHONE LINES.

Engineer/Surveyor Seal and Signature: *[Signature]*
Date: 9/19/17

PROJECT ENGINEER RCE NO. 67819 DATE 9/19/17

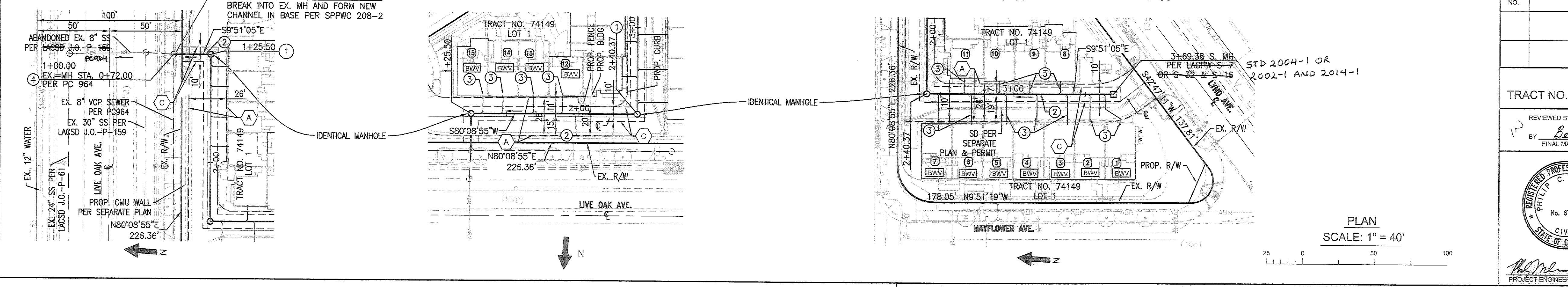


P.C. 12310 PAGE 2

NO LACDPW CHARGES FOR CONNECTION

SEE COUNTY SANITATION DISTRICTS FOR SPECIAL CONNECTION CHARGES (562) 908-4288, EXT. 2727

SCALE: VERT. 1" = 4'
HORIZ. 1" = 40'



NO. REVISION REVISED BY APPROVED BY DATE

SANITARY SEWER PLANS IN
TRACT NO. 74149 PC NO. 12310

REVIEWED BY LAND DEVELOPMENT DIVISION
BY: *[Signature]* 9/20/17
DATE

FINAL MAPS, SEWER AND LANDSCAPING SUBDIVISION PLAN CHECKING SECTION

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
6 ORCHARD, SUITE 200
LAKE FOREST, CA 92650
T: 949.916.3800
F: 949.916.3805
CVC-INC.NET
PMAIL.COMSON@CVC-INC.NET

REGISTERED PROFESSIONAL ENGINEER
PHILIP C. MALCONSON
No. 67819
CIVIL
STATE OF CALIFORNIA

[Signature] 9/19/17
PROJECT ENGINEER DATE

DWG

DPW.LACOUNTY.GOV 18-ss-d.dwg 10/20/16