



BUILDING AND SAFETY DISTRICT OFFICE: SANTA CLARITA

INDEX MAP
SCALE: 1"=600'
CSMC INDEX: N-1217
P.C. NO. 12394-C TRACT NO. 61105-19
THOMAS GUIDE PAGE: 4549, 813, 33

NO.	REVISION	REVISED BY	APPROVED BY	DATE
1	REVISED STORM DRAIN CROSSINGS AND ADDED CRADLES	Jonathan P. Petter	Alex Staats	10/13/2020

***All 4" laterals brought to depth of 5' at PL w/ 4" SDR 35 risers**

STORMWATER POLLUTION PLAN NOTES

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:
1. Every effort should be made to eliminate the discharge of non-stormwater from the project site at all times.
2. 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.
3. Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
4. 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.
5. Excess 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.
6. Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
7. 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.
8. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
9. 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
Legend for sanitary sewer plans and profiles and district maps. 2021-1 Bedding for sewer pipe.
2022-1 Precast concrete shallow manhole. 2023-2 Grading and encasement.
2023-2 Reinforced precast concrete manhole. 2024-1 WYE or TEE support.
2024-1 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.
STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (SPWPC) 2100-1 Requirements for sanitary sewers near water mains
200-3 precast concrete sewer manhole 221-2 Pipe anchors and backfill stabilizers
207-2 Precast reinforced concrete manhole base 222-2 House connection sewer
209-2 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 DISTRICTS (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 District for said connections.
2. Prior to final acceptance of the project, notify the CSD superintendent of maintenance at (661) 257-4800 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.

BASIS OF BEARING
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING S55-59-46W OF THE SOUTHEASTERLY LINE OF PARCEL MAP NO. 24500-01 FILED IN BOOK 293 PAGES 34 THROUGH 67, INCLUSIVE, OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY.

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.
- When work is encroaching into Flood Control District and/or crossing its facilities, a Flood Control permit shall be obtained from the Los Angeles County Flood Control District at https://sfcd.lacounty.gov at least 4 weeks prior to your desired start-up date. If you need additional information, you may contact Land Development Division - Permits Section Public Counter at 626-458-4921.
- 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 or 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 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 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 curb, 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.
- 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 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) 458-3517.

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.
- Vitrified 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 vitrified 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 5-3 (SPWPC 203-2), or precast concrete sewer manholes per LACDPW Standard Plan 5-3B (SPWPC 200-3), or reinforced precast manhole per LACDPW Standard Plan 2023-2, except as noted.
- Resurface all trenches within paved areas to meet Department of Public 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 "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 vitrified 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 vitrified clay pipe if lining is required.
All chimneys shall have terminal cleanout structure per SPWPC std. plan 204-2 with traffic frame and cover.

Backwater valves shall be necessary for lots 22-26, 34-39, 46, 49-50, 52, 58, 59, 71-74, 77-80, 82-84, 86 & 88

Existing sewer system shall be operational at all times during construction/reconstruction. Notify affected homeowners at least 72 hrs in advance.

Issue no house lateral connection permits until outlet pump station of this PC12394-C is accepted for public use by the County of Los Angeles

Issue no house lateral connection permits until outlet sewer PC 12394-C is accepted for public use by the County of Los Angeles

NOTICE TO CONTRACTOR

Issue no house lateral connection permits until outlet sewer PC 12394-C is accepted for public use by the County of Los Angeles Department of Public Works.

The developer shall be responsible for the continued maintenance of PC 12394-C sanitary sewer until the County formally accepts it for maintenance. All manholes and laterals shall be protected from damage and infiltration.

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 watertight with Butyl Rubber Mastic joint sealing compound or approved equal by LA County Public Works.

All proposed utilities shown on this plan, except for sanitary sewer, are to be constructed per separate plan and permit.

Tract 61105-17: Lot nos. 1, 7, 8, 20, 21 & Tract 61105-19: Lot nos. 92, 93, 94 are restricted from construction of buildings and will not be served by this sewer.

Existing sewer system shall be operational at all times during construction/reconstruction. Notify affected homeowners at least 72 hrs in advance.

Backwater valves shall be necessary for lots 22-26, 34-39, 46, 49-50, 52, 58, 59, 71-74, 77-80, 82-84, 86 & 88

PROFILE, ALIGNMENT, AND GRADE OF PAGE 1

SANITARY SEWERS
TO BE CONSTRUCTED IN

TRACT NO. 61105-19 PC NO. 12394-C
3 SHEETS: 6 PAGES
COUNTY OF LOS ANGELES CALIFORNIA

CSDM INDEX: N-1217
EIMP2017000595

LA COUNTY DIRECTOR OF PUBLIC WORKS
APPROVED BY LAND DEVELOPMENT DIVISION

BY: [Signature] 2/6/20
ASSISTANT DIVISION ENGINEER DATE

SUBMITTED BY: [Signature] 2/6/2020
FINAL MAPS, SEWER AND LANDSCAPING SUBDIVISION PLAN CHECKING SECTION DATE

NEWHALL RANCH SANITATION DISTRICT
OF LOS ANGELES COUNTY, CALIFORNIA
ROBERT C. FERRANTE - CHIEF ENGINEER AND GENERAL MANAGER

APPROVED BY: [Signature] DATE: 2/26/2020
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 CLIMMINGS OF GENERAL TELEPHONE COMPANY AT 1-805-848-4871 SO THAT THEY CAN MARK THE LOCATION OF UNDERGROUND TELEPHONE LINES.

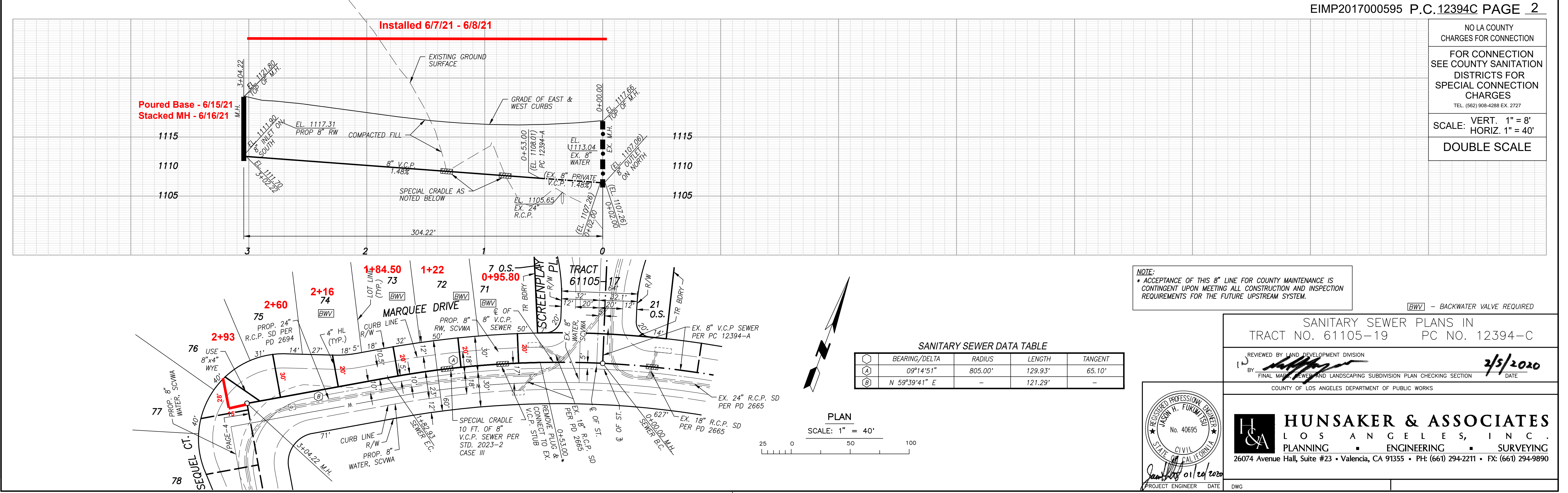
[Signature] 01/21/2020
PROJECT ENGINEER RCE NO. 40695 DATE

[Signature] 01/21/2020
DATE

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 requisite correct record or record of survey of the references with the County Surveyor.

[Signature] 01/21/2020
DATE

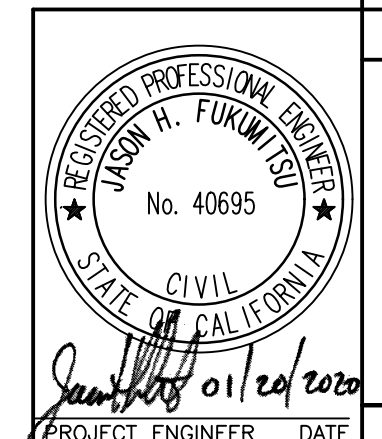
NO EXISTING MONUMENTS OF RECORD IN THE PROJECT AREA OF THESE PLAN AT THE TIME OF SIGNATURE



SANITARY SEWER DATA TABLE

BEARING/DELTA	RADIUS	LENGTH	TANGENT
09°14'51"	805.00'	129.93'	65.10'
N 59°39'41" E	-	121.29'	-

NOTE:
* ACCEPTANCE OF THIS 8" LINE FOR COUNTY MAINTENANCE IS CONTINGENT UPON MEETING ALL CONSTRUCTION AND INSPECTION REQUIREMENTS FOR THE FUTURE UPSTREAM SYSTEM.

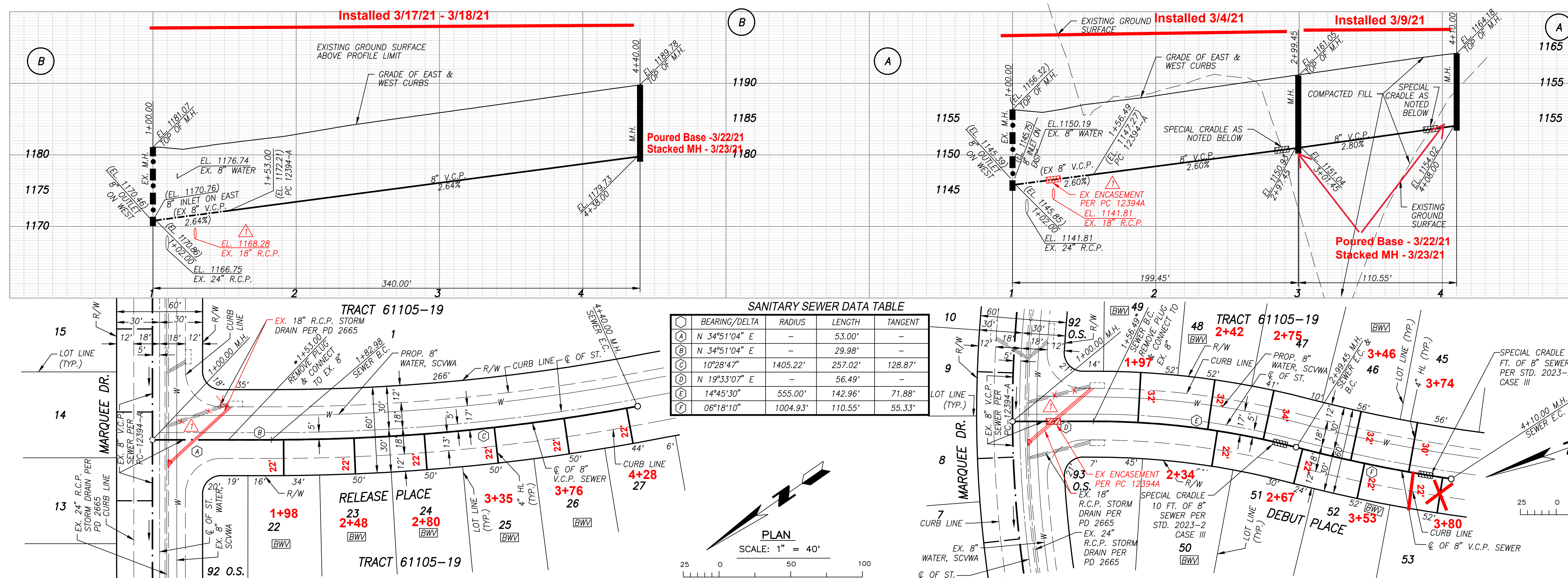


SANITARY SEWER PLANS IN
TRACT NO. 61105-19 PC NO. 12394-C

REVIEWED BY LAND DEVELOPMENT DIVISION
BY: [Signature] 2/5/2020
FINAL MAPS, SEWER AND LANDSCAPING SUBDIVISION PLAN CHECKING SECTION DATE

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

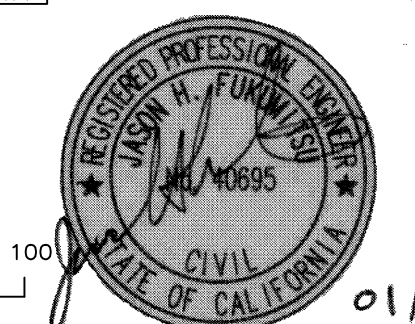
HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING ENGINEERING SURVEYING
26074 Avenue Hall, Suite #23 • Valencia, CA 91355 • PH: (661) 294-2211 • FX: (661) 294-9890



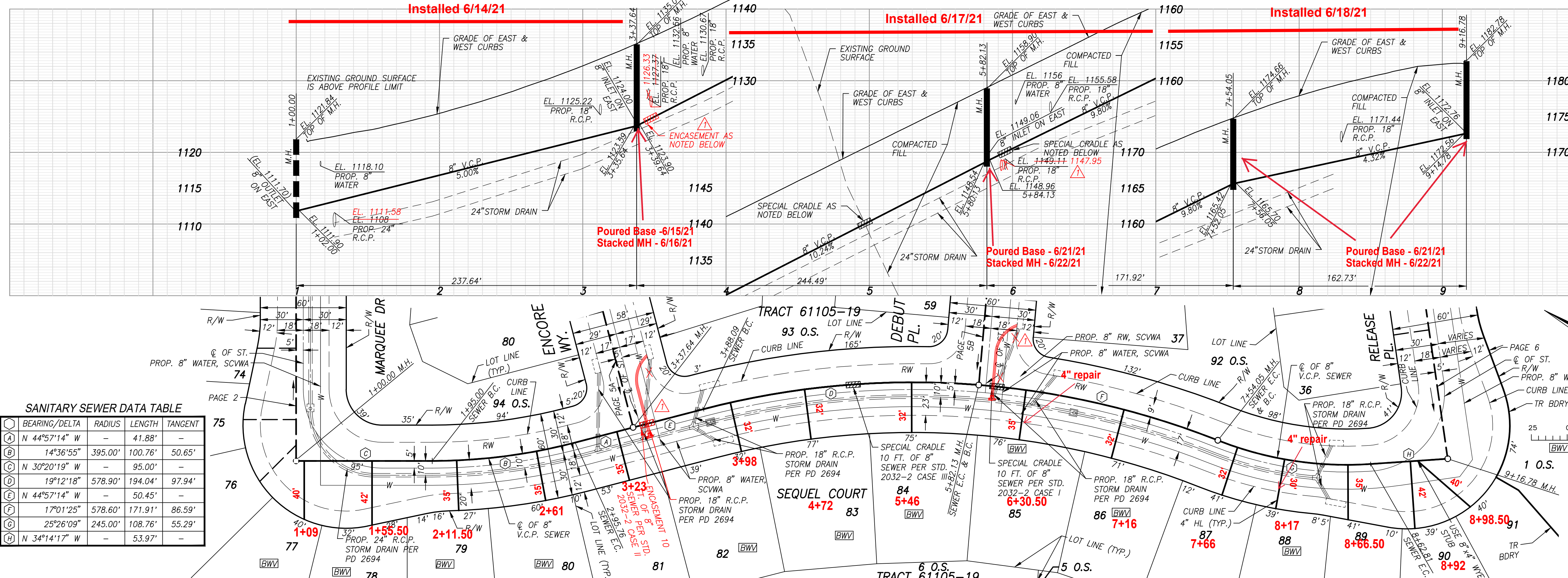
SANITARY SEWER DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
N 34°51'04" E	53.00'	53.00'	-
N 34°51'04" E	29.98'	29.98'	-
10°28'47"	1405.22'	257.02'	128.87'
N 19°33'07" E	56.49'	56.49'	-
14°45'30"	555.00'	142.96'	71.88'
06°18'10"	1004.93'	110.55'	55.33'

NOTE:
ACCEPTANCE OF THIS 8" LINE FOR COUNTY MAINTENANCE IS CONTINGENT UPON MEETING ALL CONSTRUCTION AND INSPECTION REQUIREMENTS FOR THE FUTURE UPSTREAM SYSTEM.

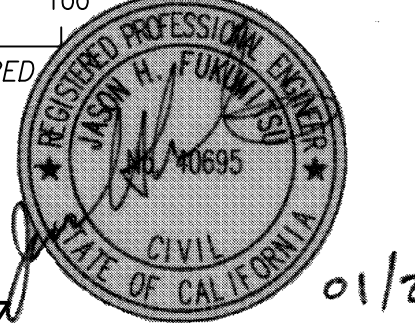


REVIEWED BY LAND DEVELOPMENT DIVISION
DATE: 2/5/2020



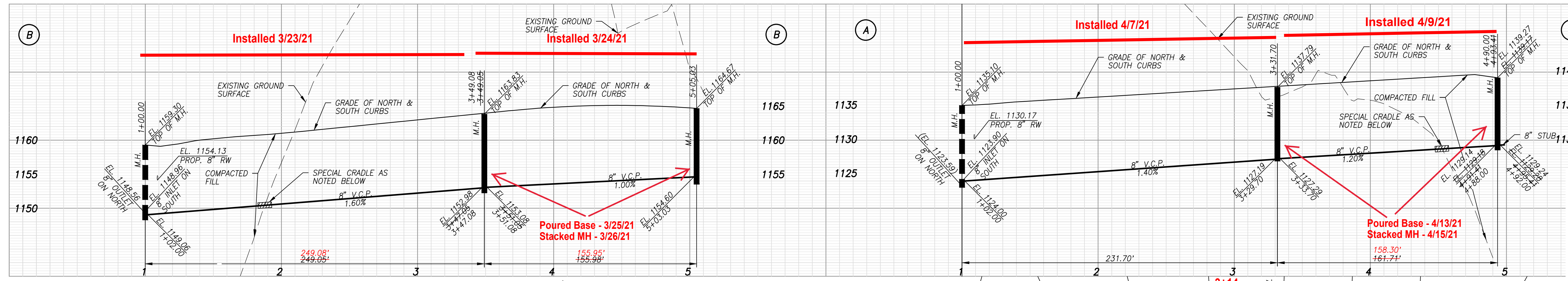
SANITARY SEWER DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
N 44°57'14" W	41.88'	41.88'	-
N 44°57'14" W	395.00'	100.76'	50.65'
N 30°20'19" W	95.00'	95.00'	-
N 19°12'18" W	578.90'	194.04'	97.94'
N 44°57'14" W	50.45'	50.45'	-
N 17°01'25" W	578.60'	171.91'	86.59'
N 25°26'09" W	245.00'	108.76'	55.29'
N 34°14'17" W	53.97'	53.97'	-



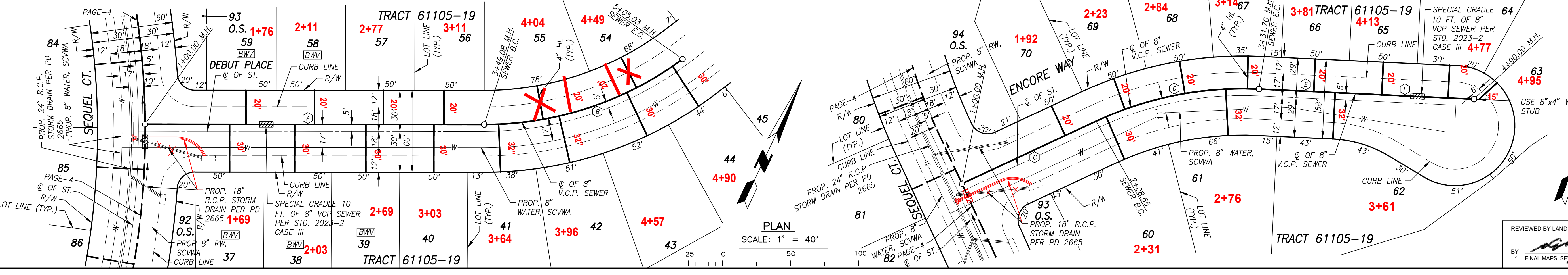
REVIEWED BY LAND DEVELOPMENT DIVISION
DATE: 2/5/2020

C:\BEST CP 2018 ON TAPE



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

SANITARY SEWER DATA TABLE			
BEARING/Delta	RADIUS	LENGTH	TANGENT
N 64°42'33" E	-	249.08'	-
36°28'48"	244.93'	155.95'	80.72'
N 45°02'46" E	-	108.65'	-
27°38'53"	255.00'	123.05'	62.75'
N 72°41'39" E	-	56.10'	-
N 72°41'39" E	-	102.20'	-



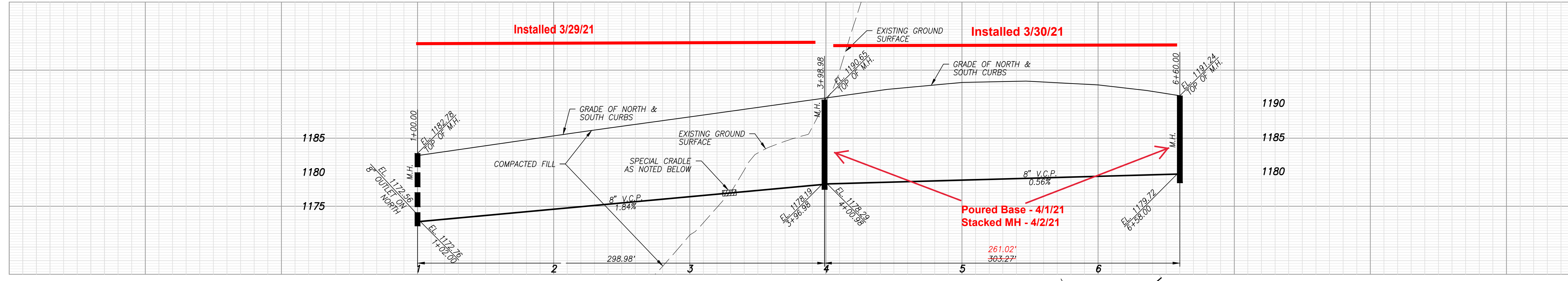
PLAN SCALE: 1" = 40'

25 0 50 100

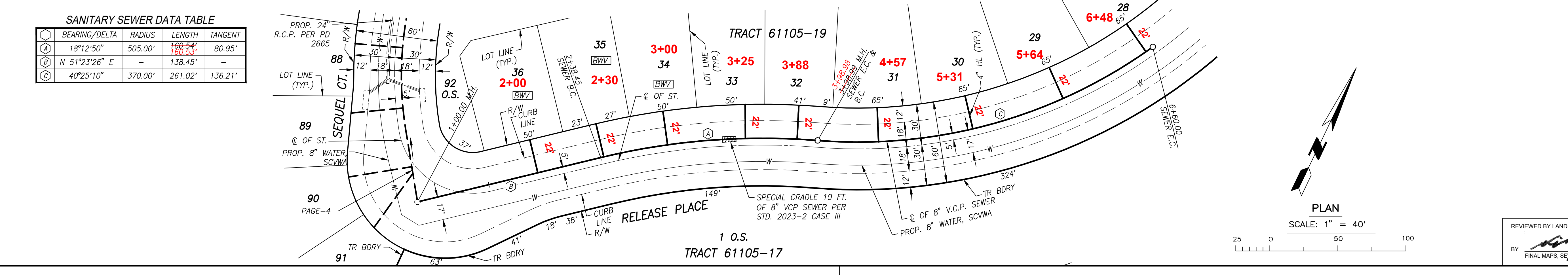
[BWV] - BACKWATER VALVE REQUIRED

REVIEWED BY LAND DEVELOPMENT DIVISION
DATE: 2/5/2020

BY: [Signature]
FINAL MAPS, SEWER AND LANDSCAPING SUBDIVISION PLAN CHECKING SECTION



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



PLAN SCALE: 1" = 40'

25 0 50 100

[BWV] - BACKWATER VALVE REQUIRED

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BY: [Signature]
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SANITARY SEWER DATA TABLE			
BEARING/Delta	RADIUS	LENGTH	TANGENT
18°12'50"	505.00'	166.54'	80.95'
N 51°23'26" E	-	138.45'	-
40°25'10"	370.00'	261.02'	136.21'