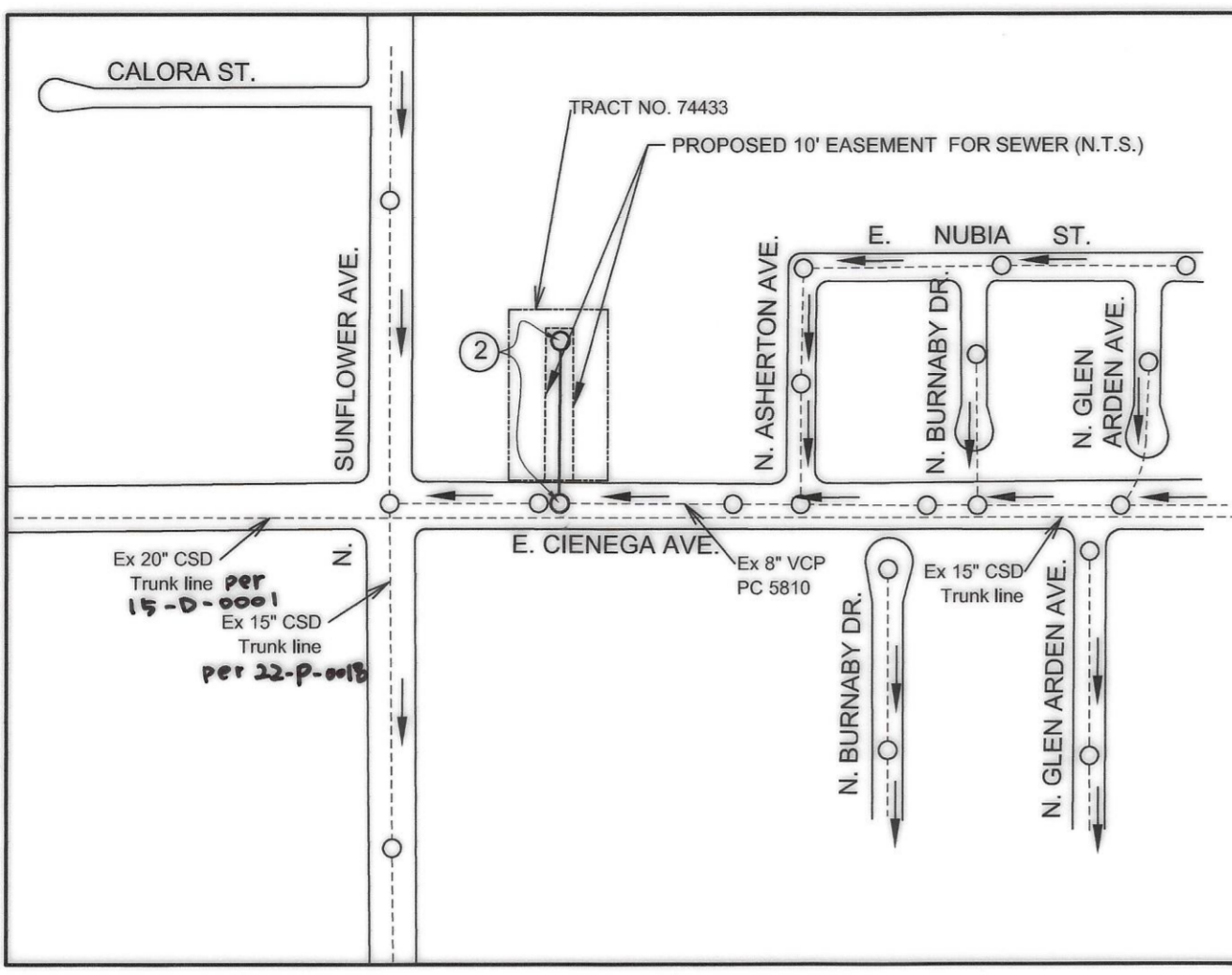


BENCH MARKS
BM G 2949 Elev. 630.499
RDBM TAG IN E CB 300MM S/O BCR @ NE COR GRAND AVE & CYPRESS ST
SAN DIMAS QUAD 2005

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.



BUILDING AND SAFETY DISTRICT OFFICE: BALDWIN PARK
NOTES: NUMBER IN CIRCLE INDICATES PAGE NUMBER.
ALL MAINLINE SANITARY SEWERS ARE WITHIN THE SANITARY SEWER EASEMENT (IF APPLICABLE)

INDEX MAP
SCALE: 1" = 300'
CSMD INDEX E2343
P.C. 12405 TR. NO. 74433

STORMWATER POLLUTION PLAN NOTES

- 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. 5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. 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. 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)
- EROSION CONTROL: EC1 SCHEDULING, EC2 PRESERVATION OF EXISTING VEGETATION, EC3 HYDRAULIC MULCH, EC4 HYDROSEEDING, EC5 SOIL BINDERS, EC6 STRAW MULCH, EC7 GEOTEXTILES & MATS, EC8 WOOD MULCHING, EC9 EARTH DIKES AND DRAINAGE SWALES, EC10 VELOCITY DISSIPATION DEVICES, EC11 SLOPE DRAINS, 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 DEWATERING OPERATIONS, NS3 PAVING AND GRINDING OPERATIONS, NS4 TEMPORARY STREAM CROSSING, NS5 CLEAR WATER DIVERSION, NS6 ILLICIT CONNECTION/DISCHARGE, NS7 POTABLE WATER/IRRIGATION, NS8 VEHICLE AND EQUIPMENT CLEANING, NS9 VEHICLE AND EQUIPMENT FUELING, NS10 VEHICLE AND EQUIPMENT MAINTENANCE, NS11 PILE 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
- WIND EROSION CONTROL: WE1 WIND EROSION CONTROL
- EQUIPMENT TRACKING CONTROL: TC1 STABILIZED CONSTRUCTION ENTRANCE EXIT, TC2 STABILIZED CONSTRUCTION ROADWAY, TC3 ENTRANCE/OUTLET TIRE WASH

THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF PC12405 SANITARY SEWER UNTIL THE COUNTY FORMALLY ACCEPTS IT FOR MAINTENANCE. ALL MAINLINE, 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.

ALL SANITARY SEWER MANHOLE SHAFTS AND FRAMES SHALL BE WATERTIGHT WITH BUTYL RUBBER MASTIC JOINT SEALING COMPOUND OR APPROVED EQUAL BY THE LA COUNTY PUBLIC WORKS.

B/W BACKWATER VALVES SHALL BE REQUIRED FOR LOTS/BUILDING/UNITS 1-19 (ALL UNITS)

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.

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, 2021-1 BEDDING FOR SEWER PIPE, 2023-2 CRADLING AND ENCASEMENT, 2024-1 WYE OR TEE SUPPORT, 2026-1 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
- STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (SPPWC): 200-3 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, 220-3 CHIMNEYS, 221-2 PIPE ANCHORS AND BACKFILL STABILIZERS, 222-2 HOUSE CONNECTION SEWER, 223-2 HOUSE CONNECTION REMODELING, 225-2 BLANKET PROTECTION FOR PIPES

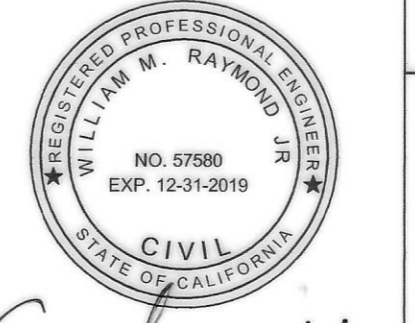
CONSTRUCTION NOTES:

- 1. PROVIDE SURVEY STAKES ON THE PROPERTY LINE OR PROPERTY LINES PRODUCED AT RIGHT ANGLES TO THE SEWER LINE AT THE CENTERLINE OF EACH MANHOLE.
- 2. VITRIFIED CLAY PIPE JOINTS SHALL BE TYPE "D" OR "G" PER "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" SECTION 208-2.
- 3. 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.
- 4. 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.
- 5. HOUSE LATERALS TO BE CONSTRUCTED WITH INVERTS AT THE PROPERTY LINE 6 FEET BELOW CURB GRADE EXCEPT AS NOTED.
- 6. WYE OR TEE BRANCHES MAY BE USED FOR CONNECTIONS TO THE MAINLINE SEWERS EXCEPT AS NOTED.
- 7. 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 LOS ANGELES COUNTY PUBLIC WORKS OR THE CITY OF
- 8. ALL STRUCTURES SHALL BE EITHER BRICK SEWER MANHOLES PER LACDPW STANDARD PLAN S-3 (SPPWC 200-3), OR PRECAST CONCRETE SEWER MANHOLES PER LACDPW STANDARD PLAN S-36 (SPPWC 200-3), OR REINFORCED PRECAST MANHOLE PER LACDPW STANDARD PLAN 2003-2, EXCEPT AS NOTED.
- 9. RESURFACE ALL TRENCHES WITHIN PAVED AREAS TO MEET LOS ANGELES COUNTY PUBLIC WORKS OR CALIFORNIA STATE HIGHWAY REQUIREMENTS IN ACCORDANCE WITH THE PERMITS.
- 10. 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.
- 11. 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 SEWER BY THE COUNTY OF LOS ANGELES SEWER DISTRICT 23 AND ACCEPTANCE OF THE WORK BY THE COUNTY LOS ANGELES.
- 12. MANHOLE TOPS IN UNIMPROVED RIGHTS OF WAY TO BE SIX INCHES ABOVE FINISHED GRADE.
- 13. 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.
- 14. MANHOLE TOPS IN IMPROVED RIGHTS OF WAY TO BE LEVEL WITH FINISHED GRADE.
- 15. 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.
- 16. ALL PIPE MATERIALS SHALL BE EXTRA STRENGTH VITRIFIED CLAY PIPE OR DUCTILE IRON PIPE OR OTHER APPROVED MATERIALS BY LOS ANGELES COUNTY PUBLIC WORKS OR THE CITY OF
- 17. ALL DUCTILE IRON PIPE SHALL BE LINED WITH PROTECTO 401 CERAMIC EPOXY LINING.
- 18. CURED IN PLACE PIPE LINER SHALL BE USED FOR ALL EXTRA VITRIFIED CLAY PIPE IF LINING IS REQUIRED.
- 19. ALL CHIMNEYS SHALL HAVE TERMINAL CLEANOUT STRUCTURE PER SPPWC STD. PLAN 204-2 WITH TRAFFIC RATED FRAME AND COVER.

COUNTY SANITATION DISTRICTS (CSD) NOTES:
1. NO CONNECTION FOR THE DISPOSAL OF INDUSTRIAL WASTES SHALL BE MADE TO SEWERS SHOWN ON THESE PLANS UNTIL A PERMIT FOR INDUSTRIAL WASTE WATER DISCHARGE HAS BEEN ISSUED BY CSD FOR SAID CONNECTION.
IF NOT CONNECTING DIRECTLY TO A CSD SEWER:
2. PRIOR TO FINAL ACCEPTANCE OF THE PROJECT, NOTIFY THE CSD SUPERINTENDENT OF MAINTENANCE AT (310) 638-1161 (310) 638-1161 TO REPORT COMPLETION OF THIS LOCAL SEWER THAT INDIRECTLY DISCHARGES INTO CSD SEWER SYSTEM. (FOR PROJECTS IN THE L.A. BASIN)

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.

ENGINEER'S/SURVEYOR'S STATEMENT REGARDING THE PRESENCE OF MONUMENTS WITHIN PROJECT LIMITS
NOTES: 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.
12/4/2019
DATE



PROFILE, ALIGNMENT, AND GRADE OF
SANITARY SEWERS
TO BE CONSTRUCTED IN
TRACT NO. 74433
PC NO. 12405
2 SHEETS: 3 PAGES
COUNTY OF LOS ANGELES CALIFORNIA
CSMD INDEX E-2343
EIMP 20190000267

MARK PESTRELLA LA COUNTY DIRECTOR OF PUBLIC WORKS
APPROVED BY [Signature] 12/19/19
ASSISTANT DIVISION ENGINEER DATE

FINAL MAPS, SEWER AND LANDSCAPING SUBDIVISION PLAN CHECKING SECTION DATE

COUNTY SANITATION DISTRICT NO. 22
OF LOS ANGELES COUNTY, CALIFORNIA
ROBERT C. FERRANTE - CHIEF ENGINEER and GENERAL MANAGER
APPROVED BY [Signature] DATE: 12/30/19
ENGINEERING COUNTER

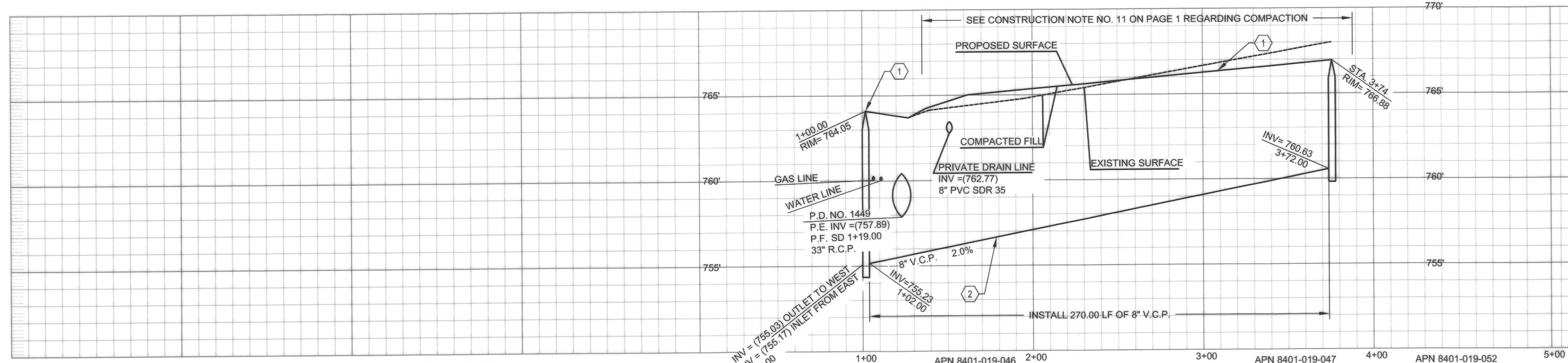
PRIVATE ENGINEERS NOTICE TO CONTRACTORS:
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS IS REQUIRED BY A SEARCH OF AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS MAP. THE CONTRACTOR IS REQUIRED TO 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.

RCE 57580 12/4/19
PROJECT ENGINEER RCE NO DATE

NO.	REVISION	REVISED BY	APPROVED BY	DATE

SANITARY SEWER PLANS IN COUNTY UNINCORPORATED AREA
TRACT NO. 74433 PC NO. 12405
REVIEWED/LAND DEVELOPMENT DIVISION
BY [Signature] DATE: 12/17/19
FINAL MAPS, SEWER AND LANDSCAPING SUBDIVISION PLAN CHECKING SECTION DATE

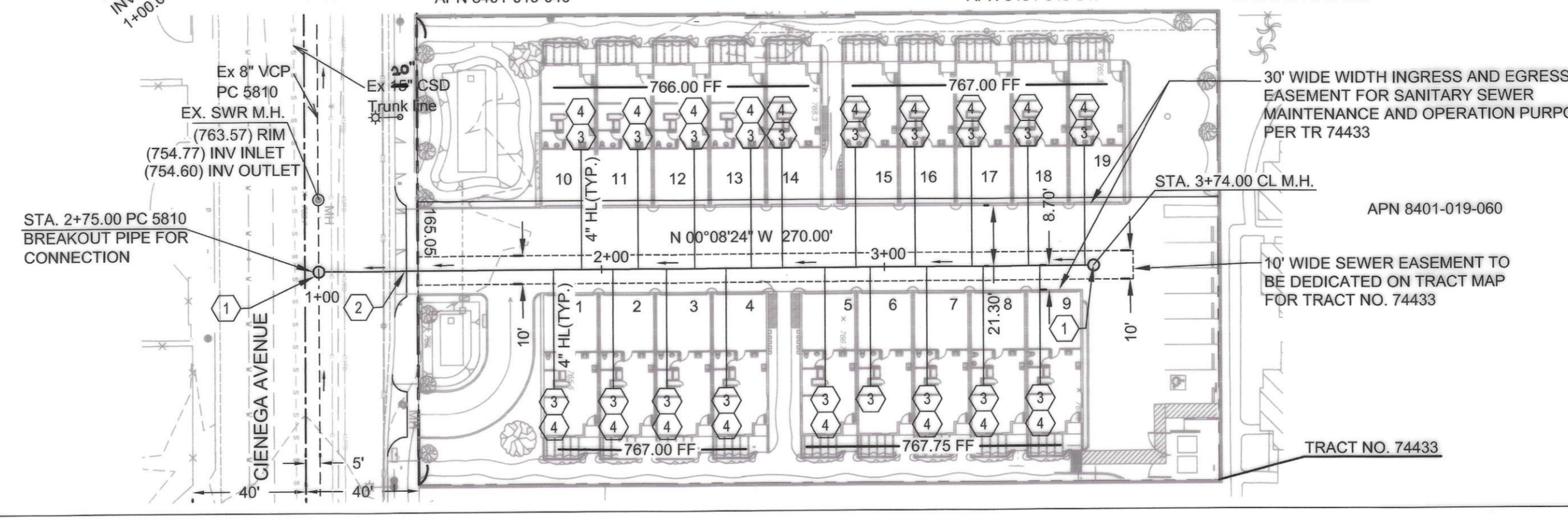
LOS ANGELES COUNTY PUBLIC WORKS
MEG
LAND PLANNING
CIVIL ENGINEERING
GPS & ROBOTIC SURVEYING
LEEDS CERTIFICATION
STORMWATER QUALITY DESIGN & INSPECTION
MARSHALL ENGINEERING GROUP, INC.
625 E. ARROW HWY., STE. 7, GLENORA, CA 91740
PHONE: (626) 914-5788 FAX: (626) 914-5757 WEB: www.megi.us
PC 12405 EIMP 20190000267 SHEET 1 OF 2
DPW/LACOUNTY.GOV TS-SL-04/2019



CONSTRUCTION NOTES	QTY.
1 CONSTRUCT PRECAST CONCRETE SEWER MANHOLE PER S.P.P.W.C. STD. 200-2	2 EA
2 CONSTRUCT 8" VCP SEWER PIPE	270 LF
3 CONSTRUCT 4"HL	19 EA
4 CONSTRUCT BACKWATER VALVES (BWV)	14 EA

BASIS OF BEARING NORTH 88° 59' 35" E OF THE CENTERLINE OF CYPRESS STREET

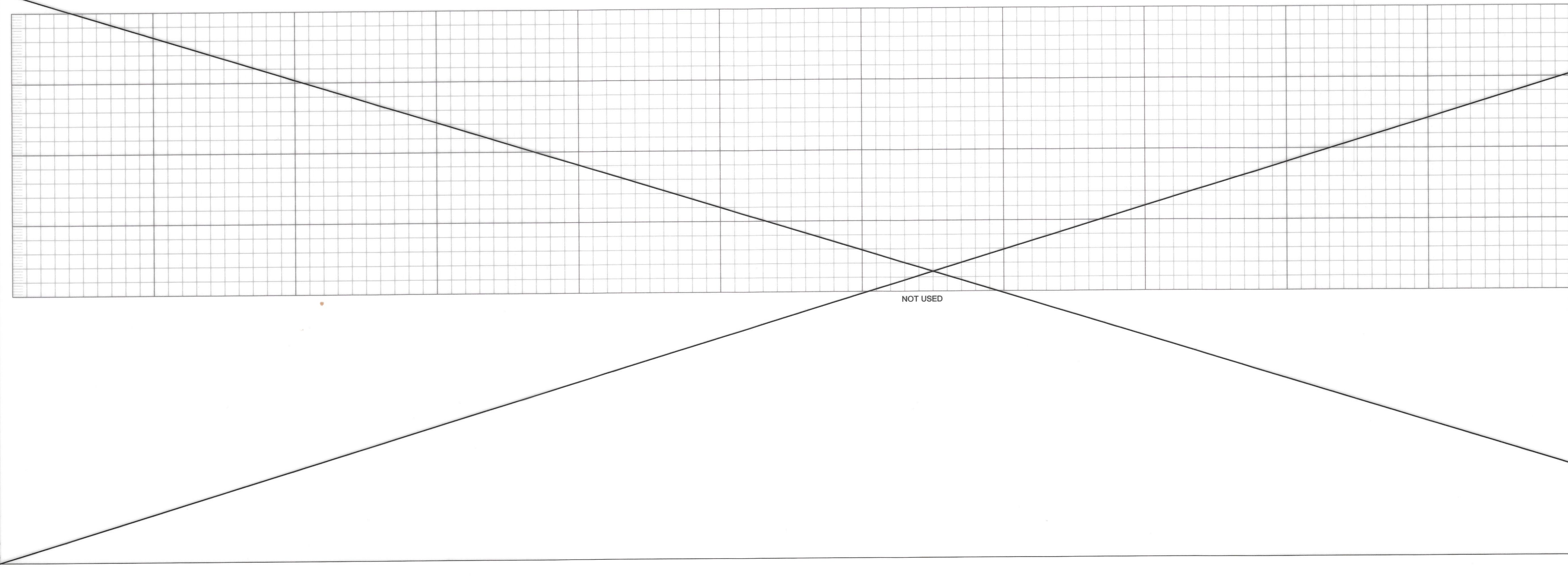
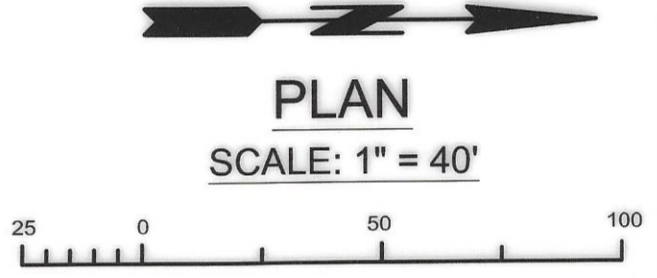
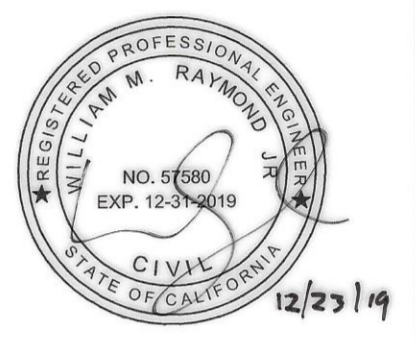
EXISTING SEWER SYSTEM SHALL BE OPERATIONAL AT ALL TIMES DURING RECONSTRUCTION. NOTIFY AFFECTED HOMEOWNERS AT LEAST 72 HRS IN ADVANCE.



**AS BUILT INFO
VERIFIED BY PO 1
HCI A. Moran**

UNIT #	STATION	ML	INV OUT / INV EASMENT
UNIT 1	HC STA. 1+91	YR	757.34 / HL 5'
UNIT 2	HC STA. 2+08	YR	757.68 / HL 5'
UNIT 3	HC STA. 2+29	YR	758.10 / HL 5'
UNIT 4	HC STA. 2+50	YR	758.52 / HL 5'
UNIT 5	HC STA. 2+80	YR	759.12 / HL 5'
UNIT 6	HC STA. 3+01	YR	759.54 / HL 5'
UNIT 7	HC STA. 3+21	YR	759.94 / HL 5'
UNIT 8	HC STA. 3+41	YR	760.34 / HL 5'
UNIT 9	HC STA. 3+61	YR	760.74 / HL 5'
UNIT 10	HC STA. 1+81	YL	757.14 / HL 5'
UNIT 11	HC STA. 2+01	YL	757.54 / HL 5'
UNIT 12	HC STA. 2+22	YL	757.96 / HL 5'
UNIT 13	HC STA. 2+42	YL	758.36 / HL 5'
UNIT 14	HC STA. 2+70	YL	758.92 / HL 5'
UNIT 15	HC STA. 2+93	YL	759.38 / HL 5'
UNIT 16	HC STA. 3+16	YL	759.84 / HL 5'
UNIT 17	HC STA. 3+35	YL	760.22 / HL 5'
UNIT 18	HC STA. 3+54	YL	760.60 / HL 5'
UNIT 19	HC STA. 3+65	YL	760.82 / HL 5'

"As-Built"
by: Engineer
8/25/2020



NO CITY CHARGES!
NO LA COUNTY PUBLIC WORKS CHARGES FOR CONNECTION

SEE COUNTY SANITATION DISTRICTS FOR SPECIAL CONNECTION CHARGES

906-4288
TEL. (562) 400-2444 EX. 2727

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

DOUBLE SCALE
(when applicable)

EIMP 20190000267

REVIEWED BY LAND DEVELOPMENT DIVISION

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

DATE: 12/23/19

NO.	REVISION	REVISED BY	APPROVED BY	DATE

