

INDEX MAP
SCALE: 1"=300'
CSDM INDEX: N-1217
P.C. NO. 12497K TRACT NO. 61105-06

THOMAS GUIDE PAGE: 4549, H3, J3

NO.	REVISION	REVISED BY	APPROVED BY	DATE
1	ADDED SEWER LATERAL TABLE	Jonathan X Petke	Pedro Romero	05/07/2020

BASIS OF BEARING
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING 568-88-4W OF THE SOUTHEASTERLY LINE OF PARCEL MAP NO. 24800-01 FILED IN BLOCK 34, PAGES 34 THROUGH 67, INCLUSIVE, OF RECORDS OF LOS ANGELES COUNTY.

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 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 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 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	2002-1	2003-2	2004-1	2014-1	2015-1	200-3	200-2	200-2	210-3	220-3	
EROSION CONTROL	E01 SCHEDULING	E02 PRESERVATION OF EXISTING VEGETATION	E03 HYDRAULIC MULCH	E04 HYDROSEEDING	E05 SOIL BINDERS	E06 STRAW MULCH	E07 GEOTEXTILES & MATS	E08 WOOD MULCHING	E09 EARTH Dikes AND DRAINAGE SWALES	E10 VELOCITY DISSIPATION DEVICES	E11 SLOPE DRAINS	E12 STREAMBANK STABILIZATION
NON-STORM WATER MANAGEMENT	NS1 WATER CONSERVATION PRACTICES	NS2 IRRIGATION OPERATIONS	NS3 PAVING AND GRADING OPERATIONS	NS4 TEMPORARY STREAM CROSSING	NS5 CLEAR WATER DIVERSION	NS6 ILLIOT 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
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/SPEIC WASTE MANAGEMENT	WM10 LIQUID WASTE MANAGEMENT	WM11 TEMPORARY SEDIMENT CONTROL	SE1 SILT FENCE
EQUIPMENT TRACKING CONTROL	TC1 STABILIZED CONSTRUCTION ENTRANCE EXIT	TC2 STABILIZED CONSTRUCTION ROADWAY	TC3 ENTRANCE/OUTLET TIRE WASH	TC4	TC5	TC6	TC7	TC8	TC9	TC10	TC11	TC12

COUNTY SANITATION DISTRICTS (CSD) NOTES:

- No connection for the disposal of industrial wastes shall be made to sewers shown on these plans until a permit for industrial wastewater discharge has been issued by CSD for said connection.
- Prior to final acceptance of the project, notify the CSD Superintendent of maintenance at (661) 257-4809 to report completion of this local sewer that indirectly discharges into the CSD 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, 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 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 or 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 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 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 7.10.4.2 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 design 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 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) 458-3571.
- When work is encroaching into Flood Control District assessment and/or crossing its facilities, a Flood Control permit shall be obtained from the Los Angeles County Flood Control District at Hrips/lepidia/locounty.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 628-458-4921

NOTICE TO CONTRACTOR

Issue no house lateral connection permits until sewer per PC 12497K 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 12497K 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 (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 the LA County Public Works.

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

Backwater valves shall be required for all units.

For buildings within 45 degree influence lines, the Engineer and/or Developer must notify the Building and Safety plan checker for deep footing requirements.

NOTES:
Any damage to the sewer line shall be the responsibility of the contractor/owner. All grading and construction occurring over and in 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.

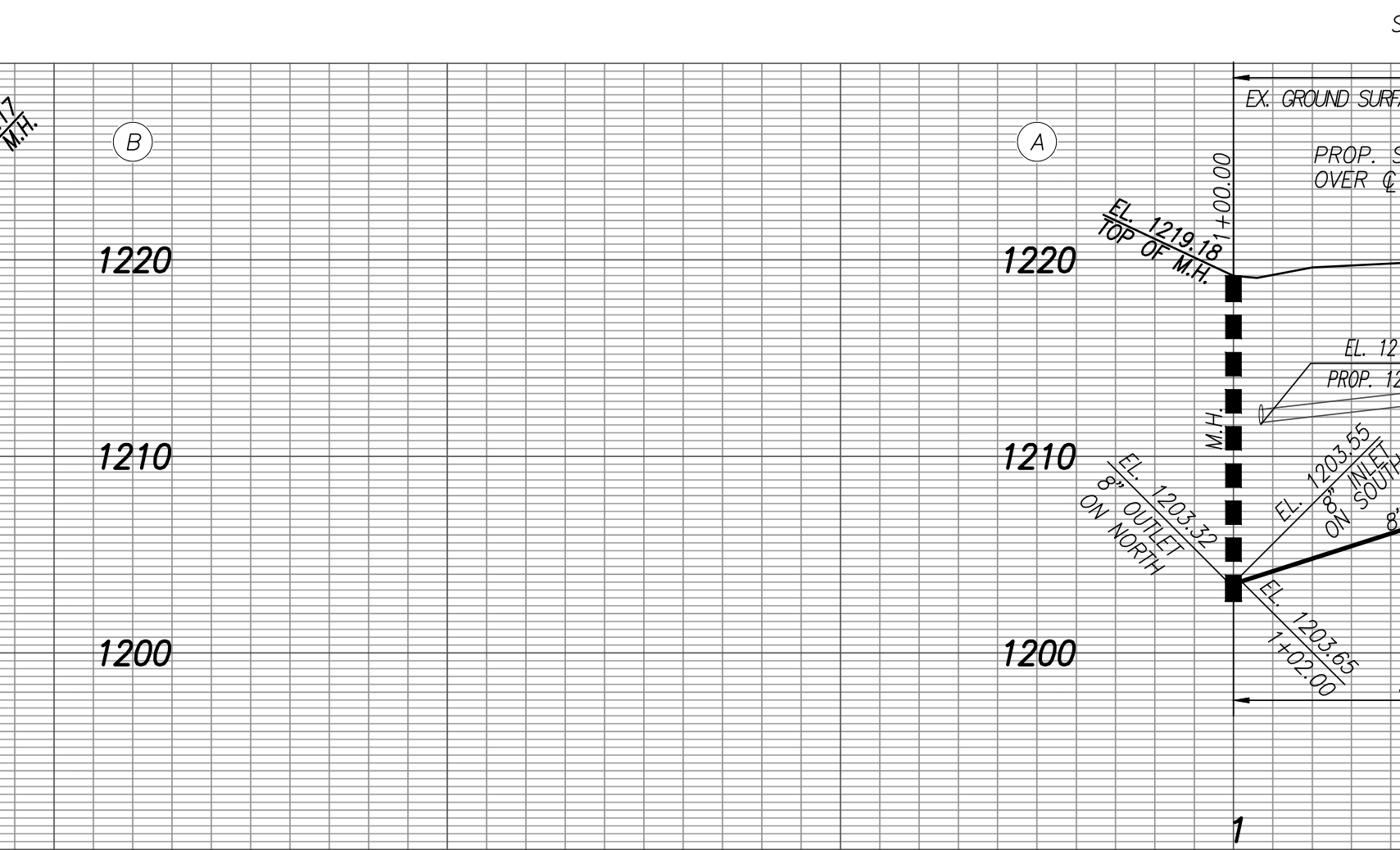
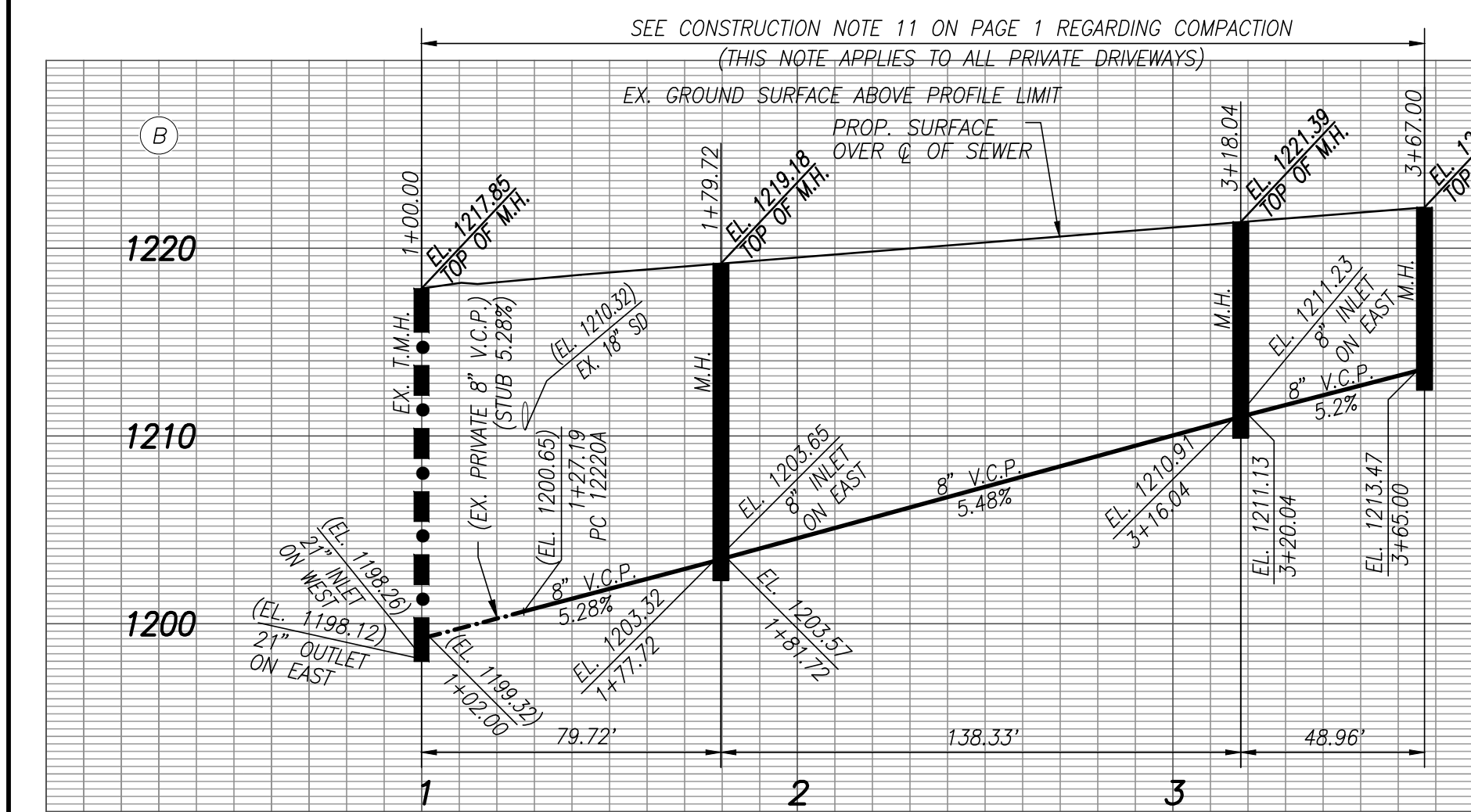
PROFILE, ALIGNMENT, AND GRADE OF SANITARY SEWERS PAGE 1
TO BE CONSTRUCTED IN
TRACT NO. 61105-06 PC NO. 12497K
4 SHEETS: 8 PAGES
COUNTY OF LOS ANGELES CALIFORNIA
EIMP2019000306
CSDM INDEX: N-1217

MARK PESTRELLA LA COUNTY DIRECTOR OF PUBLIC WORKS
APPROVED BY LAND DEVELOPMENT DIVISION
BY: *Jonathan X Petke* 10/28/19
ASSISTANT DIVISION ENGINEER
DATE
SUBMITTED: *Pedro Romero* 10/24/19
FINAL MAPS, SEWER AND LANDSCAPING SUBDIVISION PLAN CHECKING SECTION DATE

NEWHALL RANCA SANITATION DISTRICT
OF LOS ANGELES COUNTY, CALIFORNIA
ROBERT C. FERRANTE - CHIEF ENGINEER AND GENERAL MANAGER
APPROVED BY: *Jonathan X Petke* DATE: 12-11-19
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 MRS. RAY CLUMMINGS OF GENERAL TELEPHONE COMPANY AT 1-800-948-4871 SO THAT THEY CAN MARK THE LOCATION OF UNDERGROUND TELEPHONE LINES.
Jonathan X Petke 9/30/19
JONATHAN H. PETKE RCE NO. 67585 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; shall set sufficient controlling, witness, and permanent monuments; and shall file requisite corner record or record of survey of the references with the County Surveyor.
Pedro Romero 09/30/19
Engineer/Surveyor Seal and Signature DATE
*NO EXISTING MONUMENTS OF RECORD IN THE PROJECT AREA OF THESE PLANS AT THE TIME OF SIGNATURE



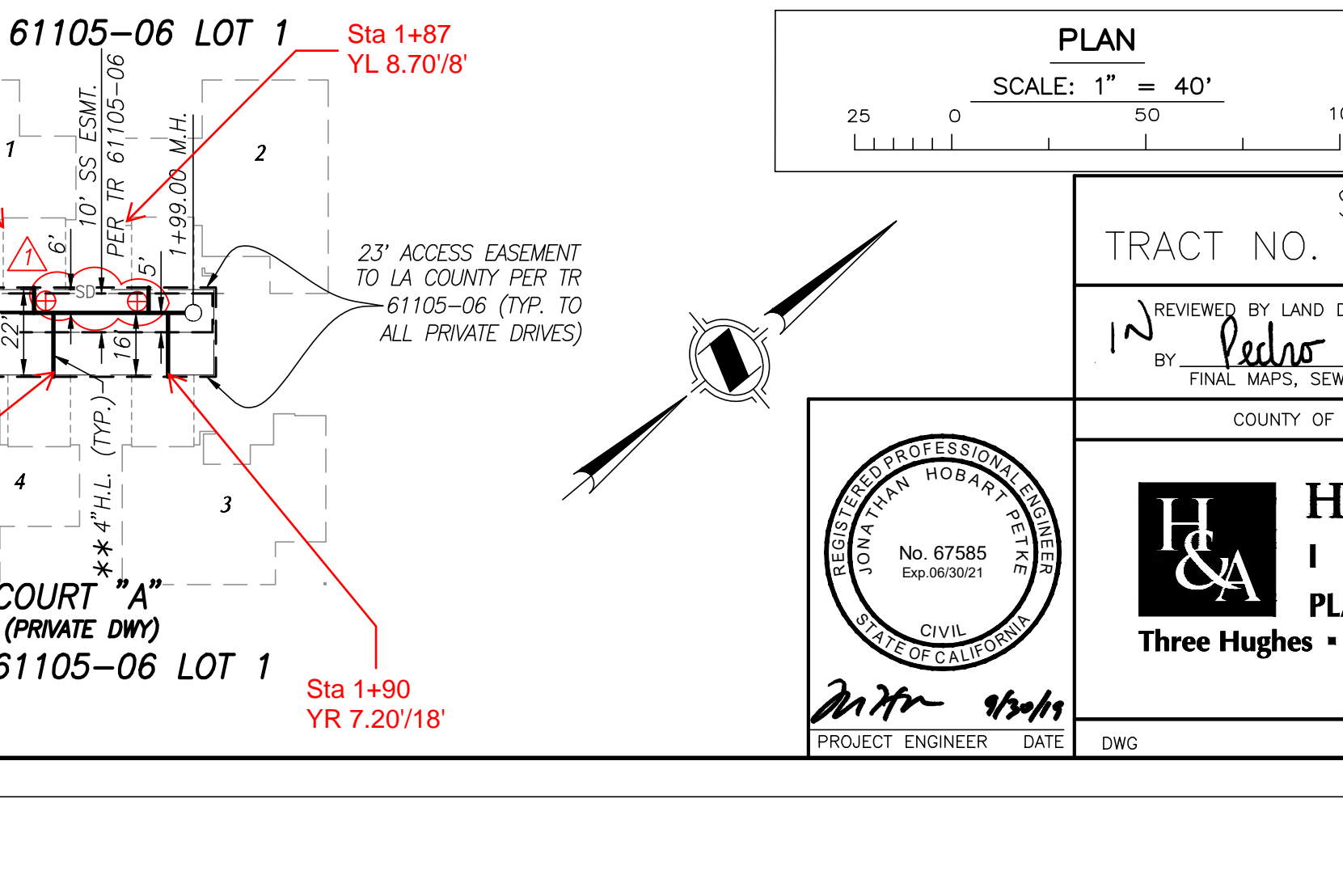
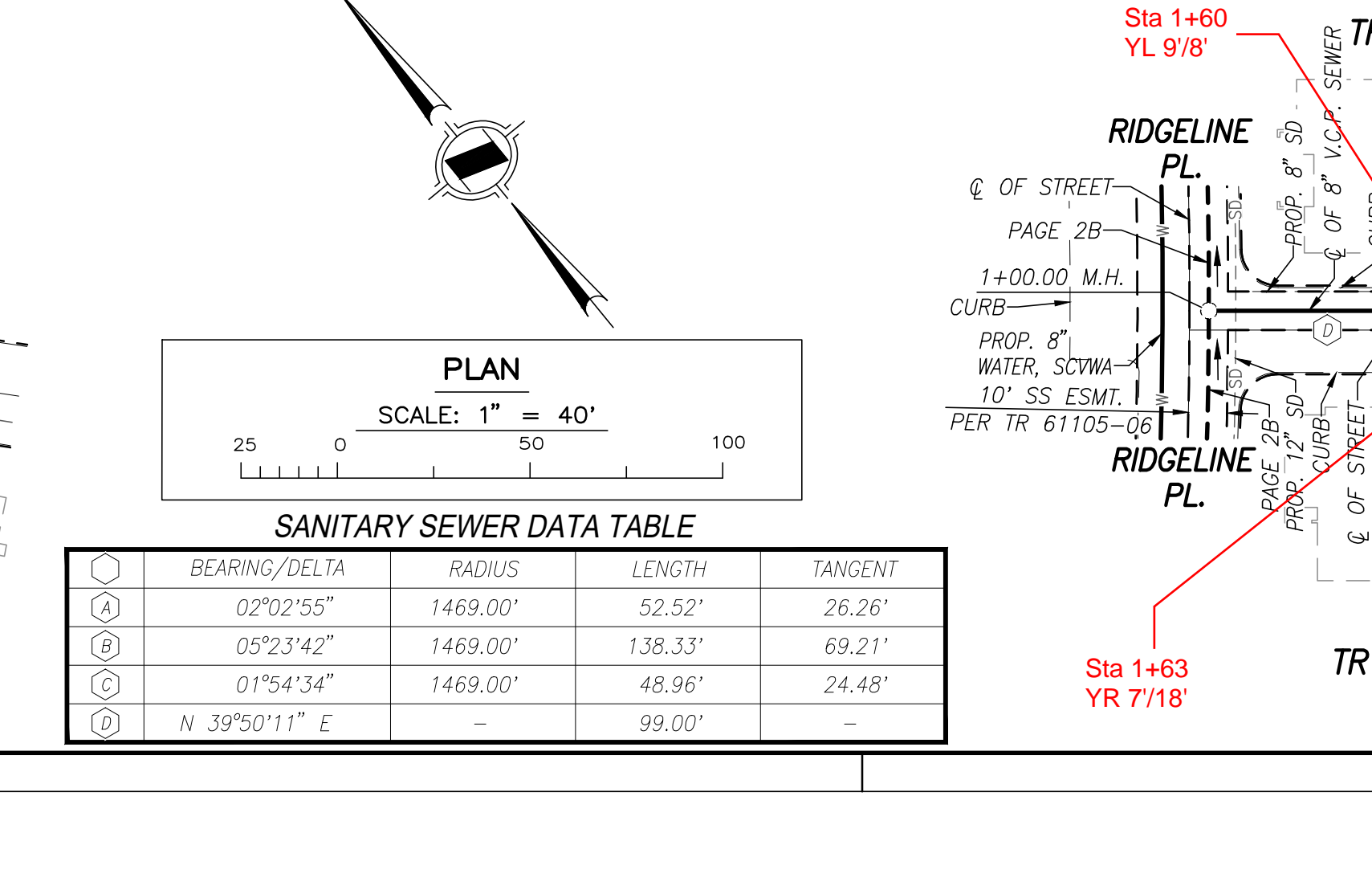
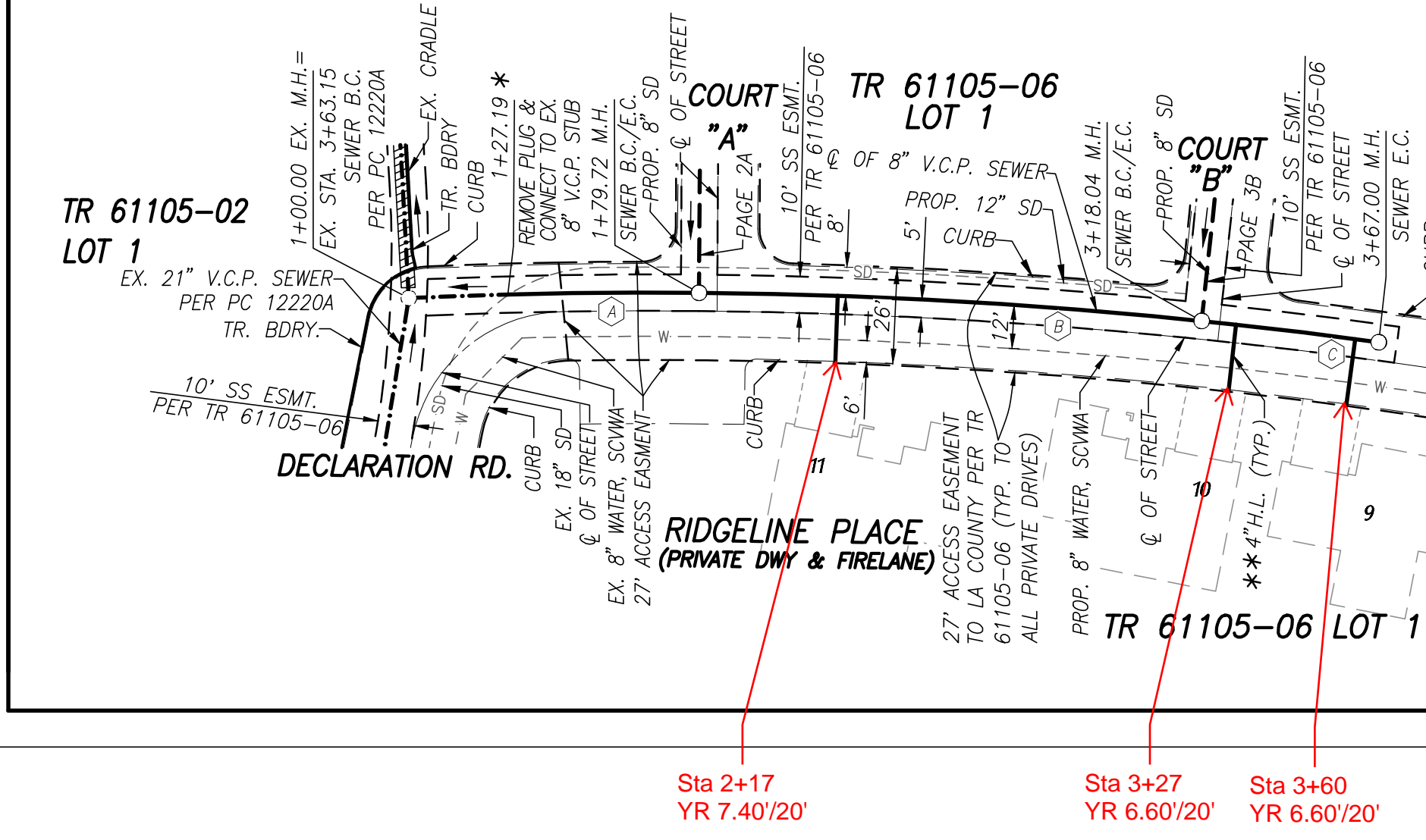
Builder Area A6 Sewer Lateral Table

Unit	Lateral Type	TC to Inv	SS Lat Crossing	Unit	Lateral Type	TC to Inv	SS Lat Crossing
1	A	8.2	Under SD	35	A	8.8	Under SD/WT
2	A	7.9	Under SD	36	A	8.3	Under SD/WT
5	A	8.0	Under SD	39	A	7.2	Under SD
6	A	7.5	Under SD	40	A	8.5	Under SD
12	A	9.0	Under SD	43	A	8.2	Under SD
13	A	8.4	Under SD	44	A	8.6	Under SD
16	A	7.6	Under SD	45	A	8.0	Under SD/WT
17	A	6.8	Under SD	46	A	8.0	Under SD/WT
22	A	7.4	Under SD	47	A	7.9	Under SD/WT
23	A	8.2	Under SD	48	A	8.2	Under SD
26	A	8.0	Under SD	49	A	7.8	Under SD
27	A	8.7	Under SD	52	A	8.2	Under SD
32	A	6.4	Under SD	53	A	7.7	Under SD
33	A	7.4	Under SD/WT	58	A	7.0	Under SD
34	A	9.1	Under SD/WT	59	A	8.5	Under SD

NOTE:
HOUSE LATERALS INVERTS TO BE CONSTRUCTED PER SEWER LATERAL TABLE ON PAGE 2.
ACCEPTANCE OF THIS 8" LINE FOR COUNTY MAINTENANCE IS CONTINGENT UPON MEETING ALL CONSTRUCTION AND INSPECTION REQUIREMENTS FOR THE FUTURE UPSTREAM SYSTEM.
BACKWATER VALVES SHALL BE REQUIRED FOR ALL UNITS.

EIMP2019000306 P.C.12497K PAGE 2

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



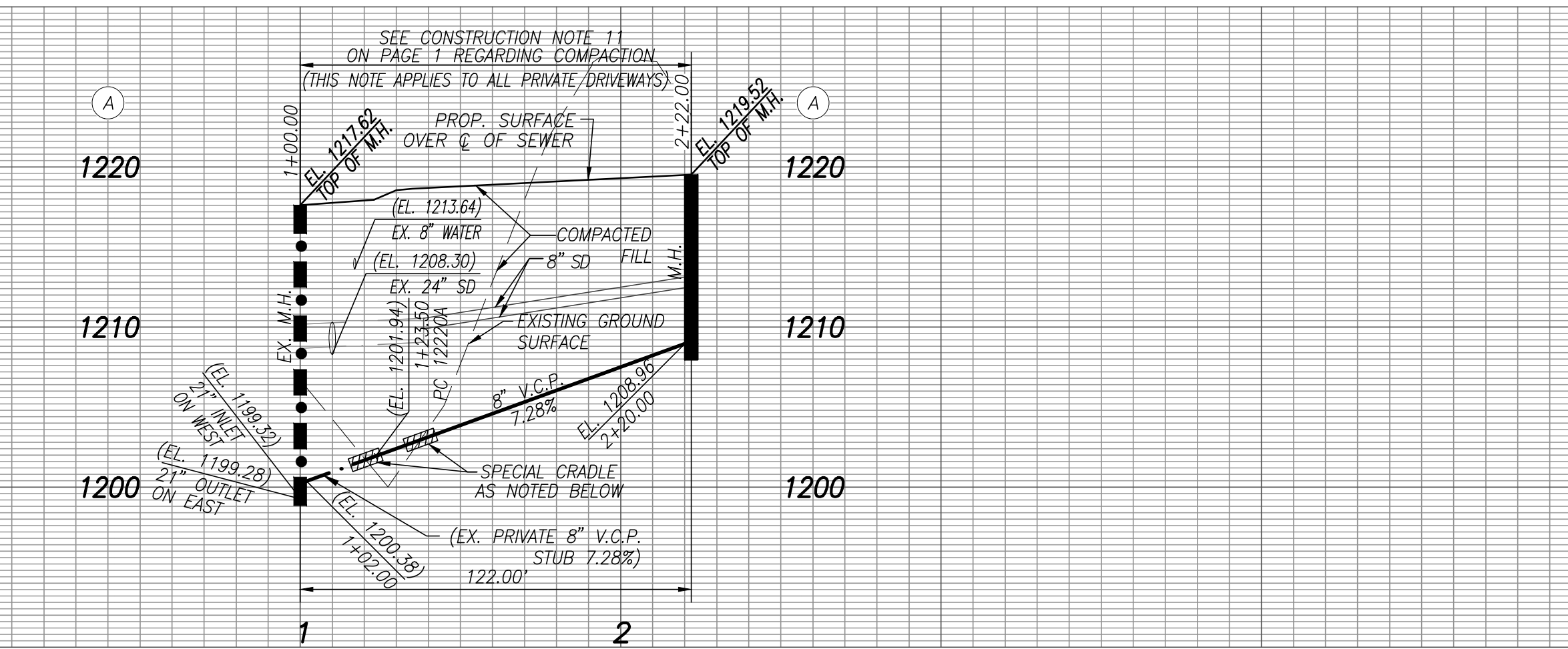
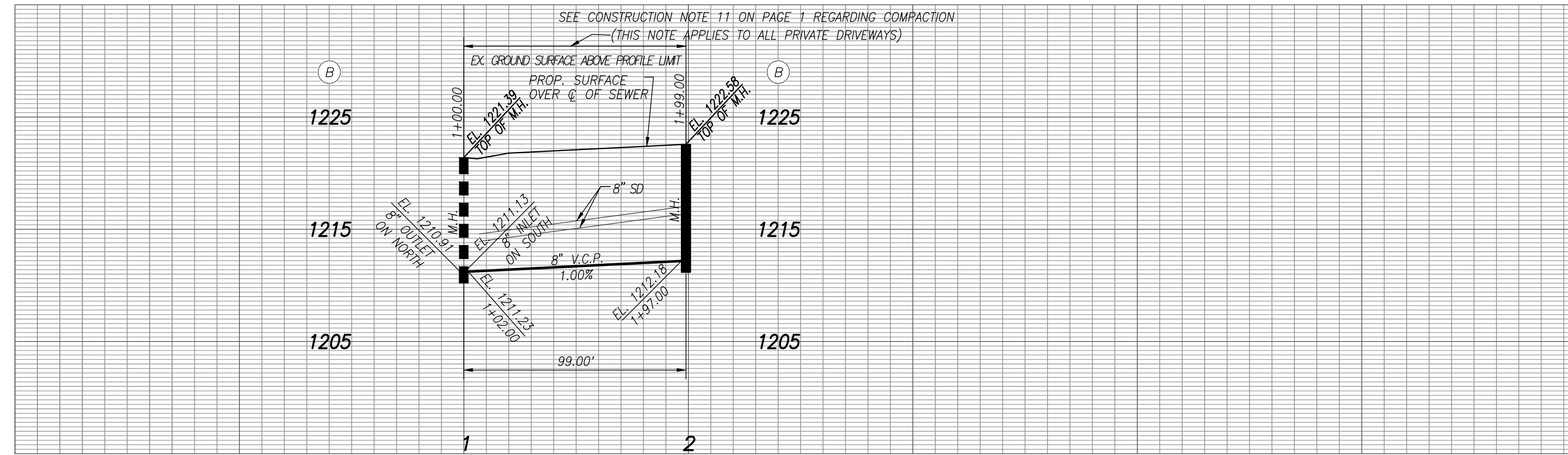
SANITARY SEWER PLANS IN TRACT NO. 61105-06 LOTS 1-2 PC NO. 12497K

REVIEWED BY LAND DEVELOPMENT DIVISION
BY: *Pedro Romero* 10/23/2019
FINAL MAPS, SEWER AND LANDSCAPING SUBDIVISION PLAN CHECKING SECTION DATE

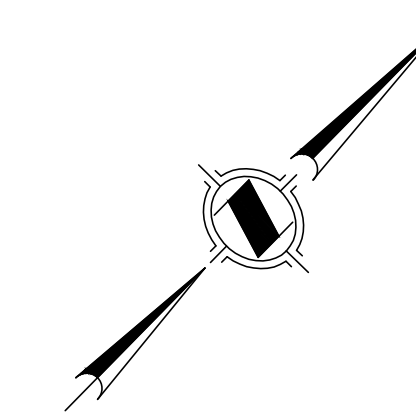
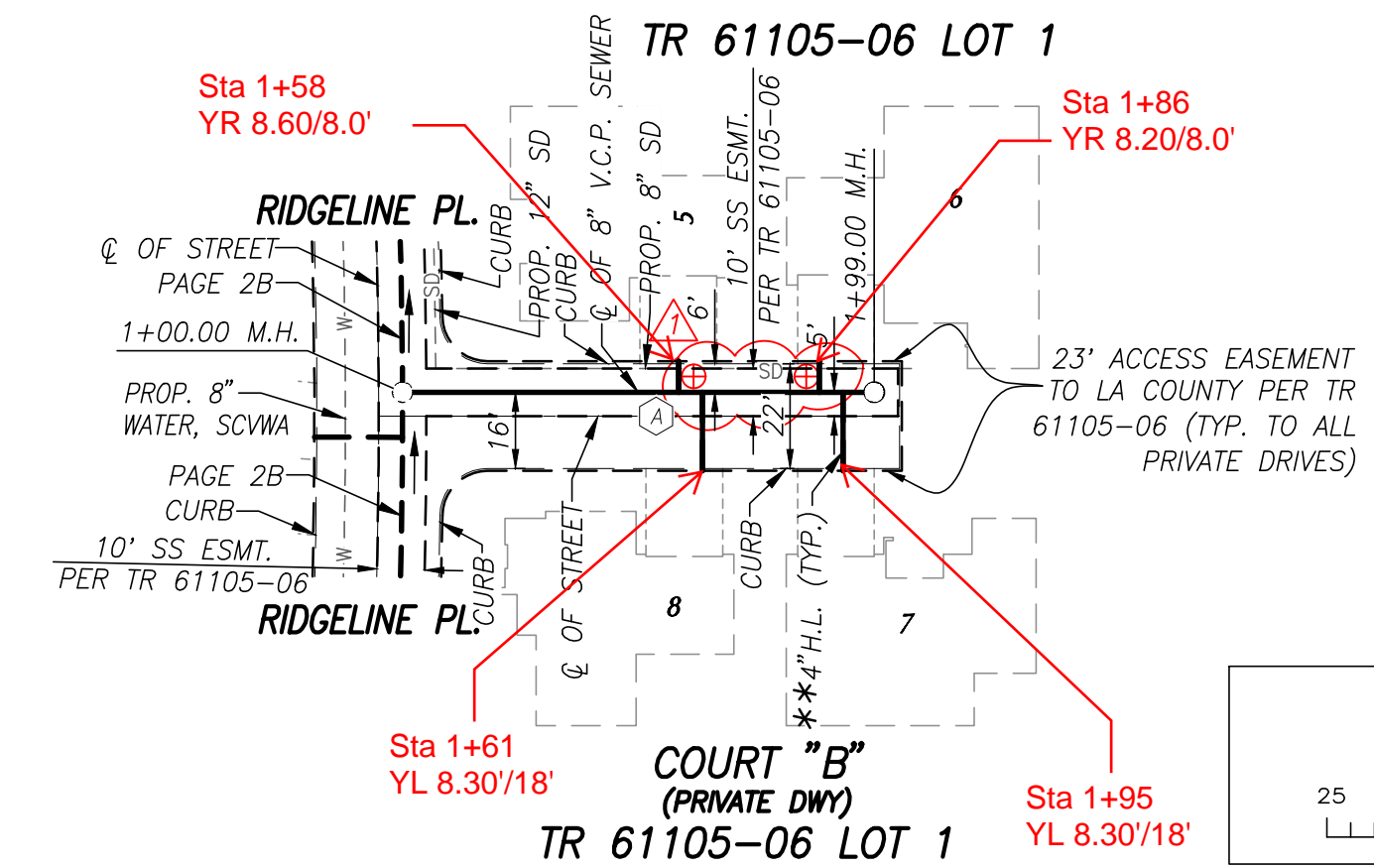
COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759

Professional Engineer Seal and Signature
PROJECT ENGINEER DATE DWG



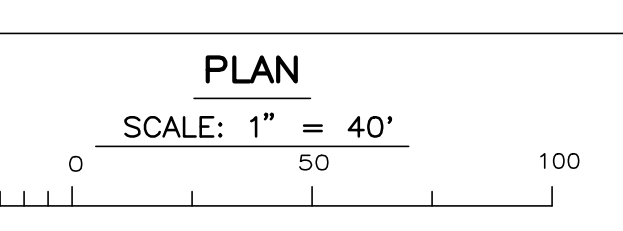
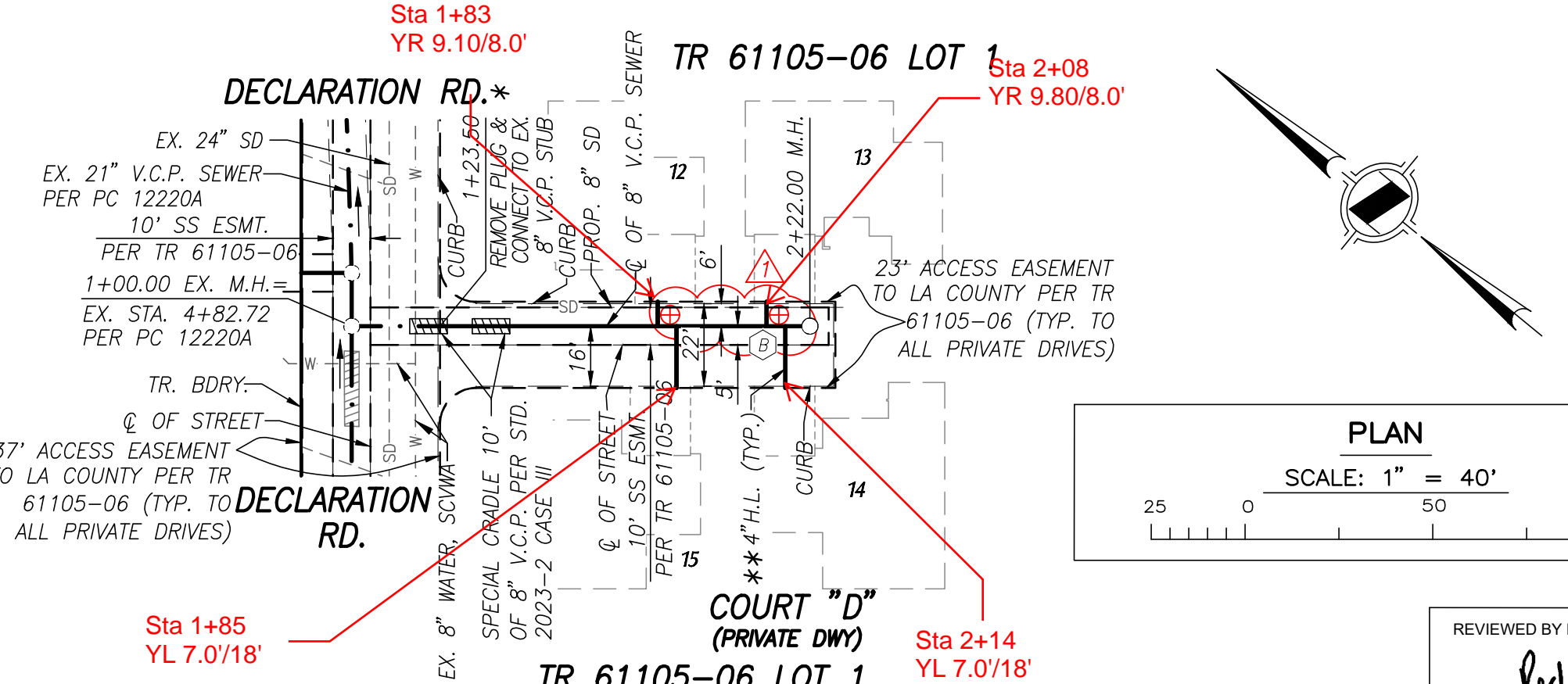
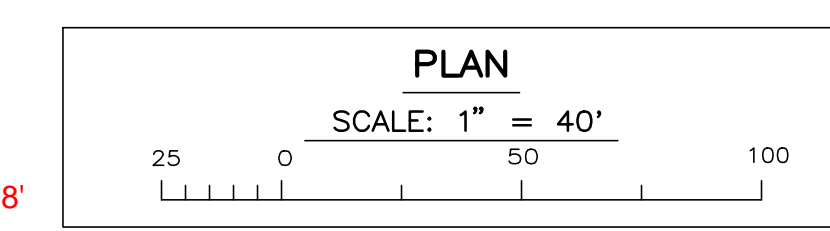
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NOTE:
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 ** BACKWATER VALVES SHALL BE REQUIRED FOR ALL UNITS.

SANITARY SEWER DATA TABLE

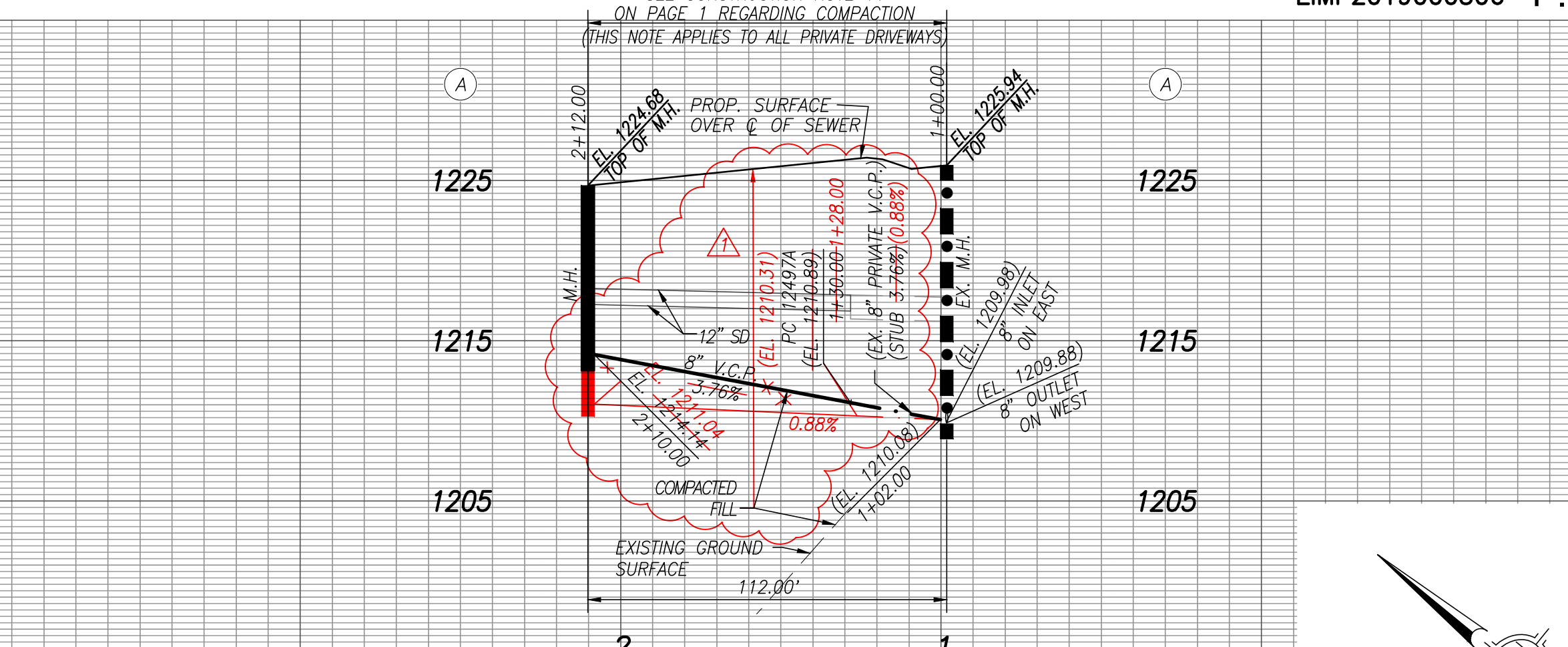
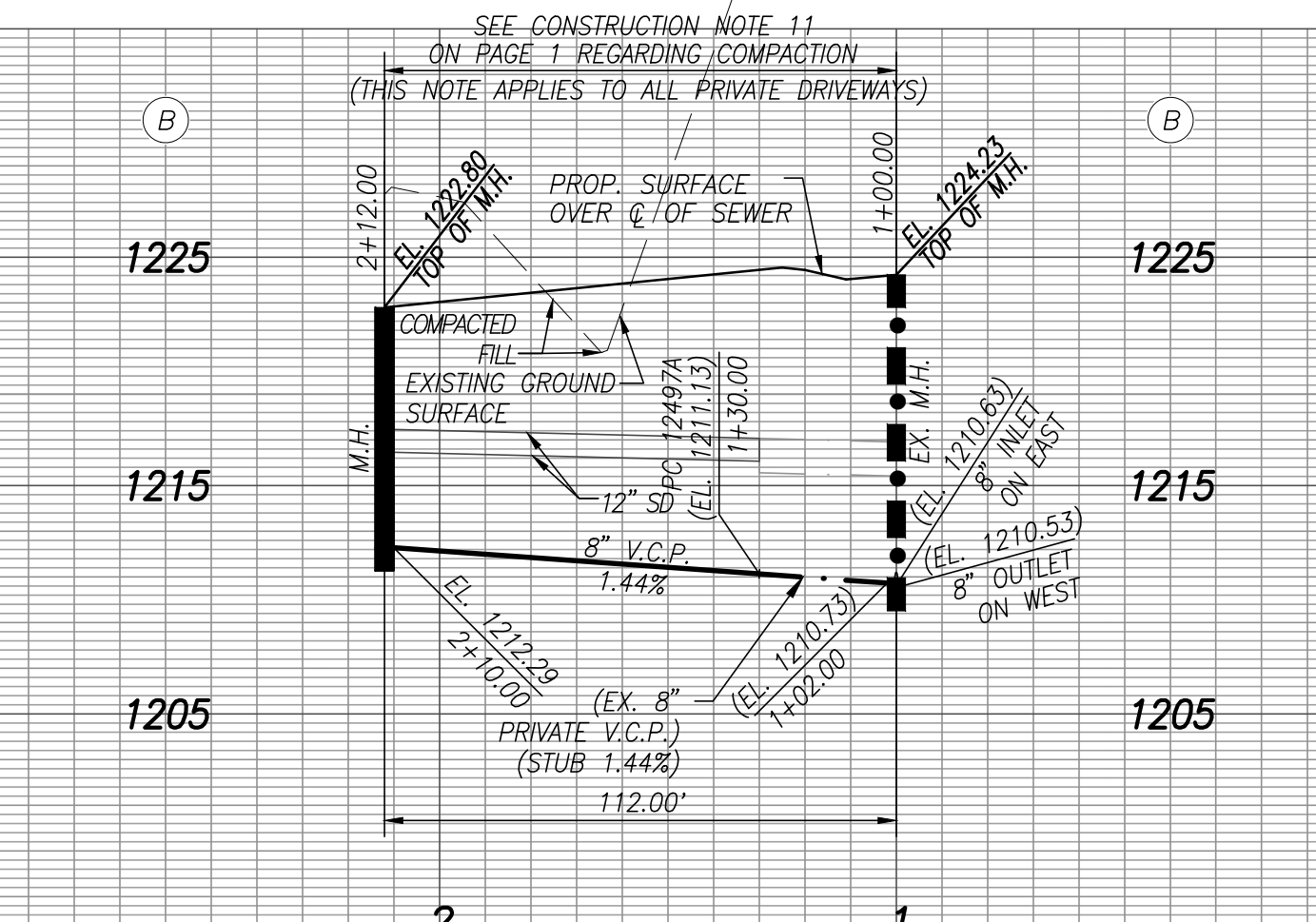
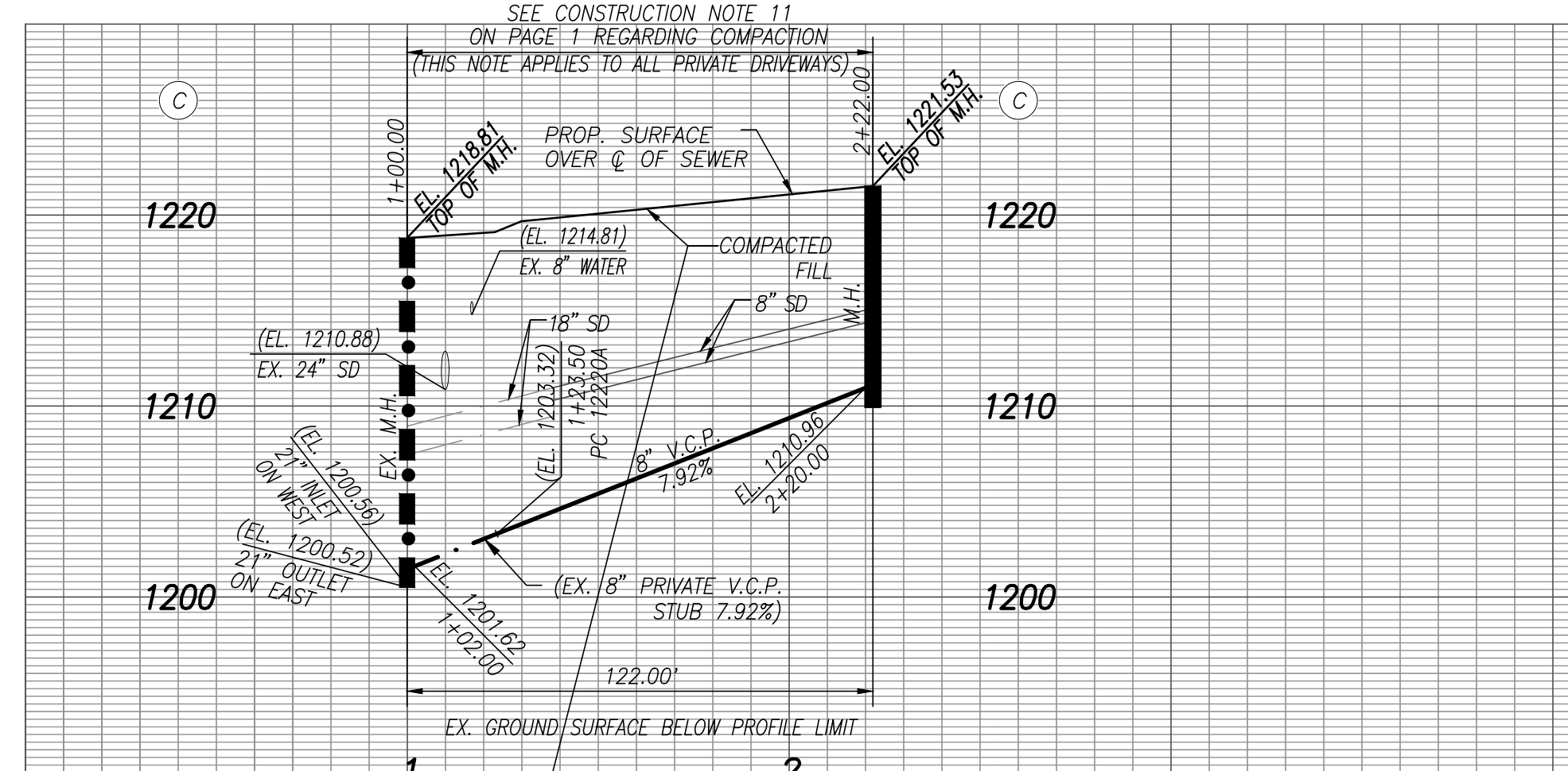
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(B) N 39°21'03" W	98.50'



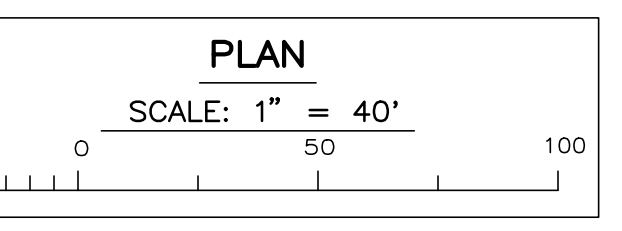
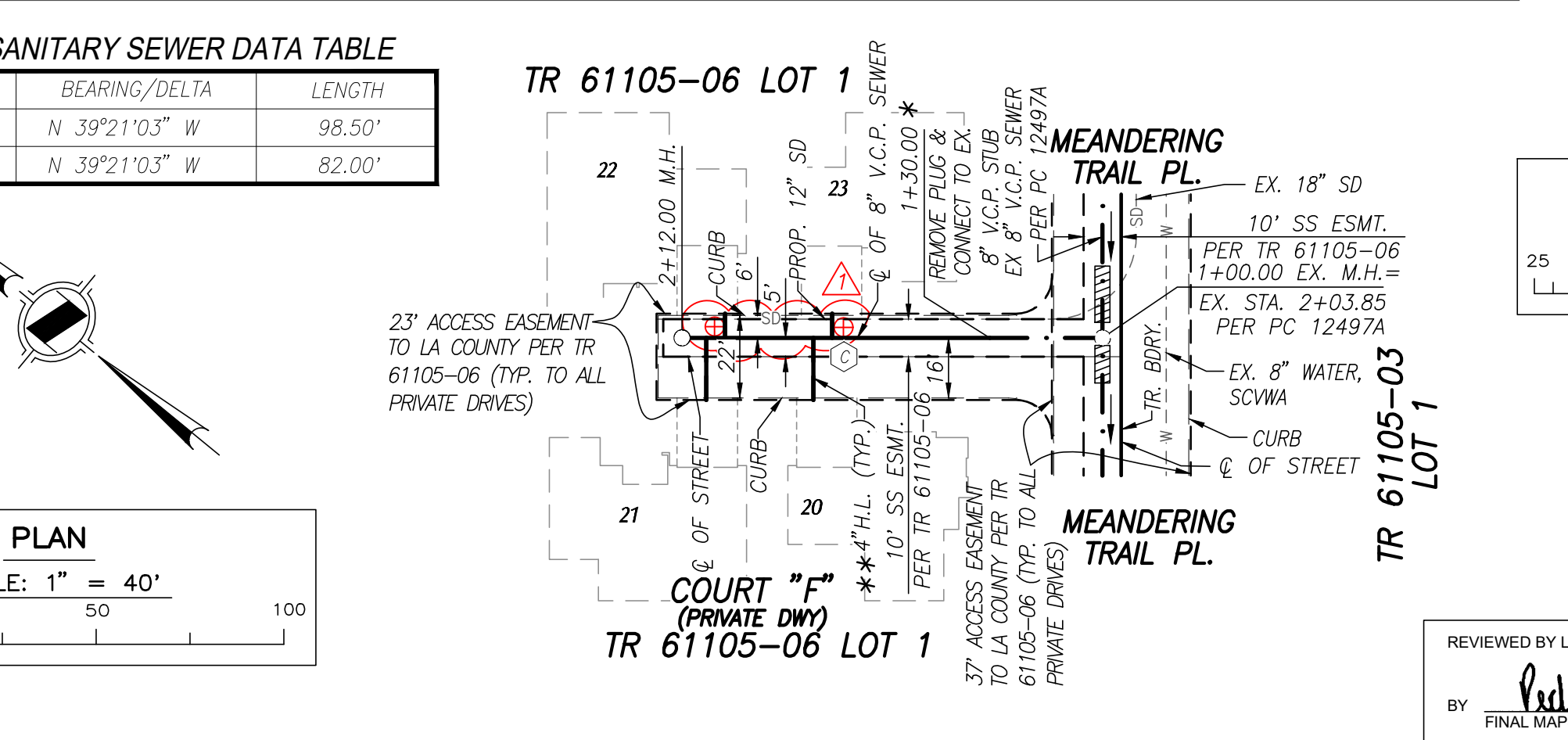
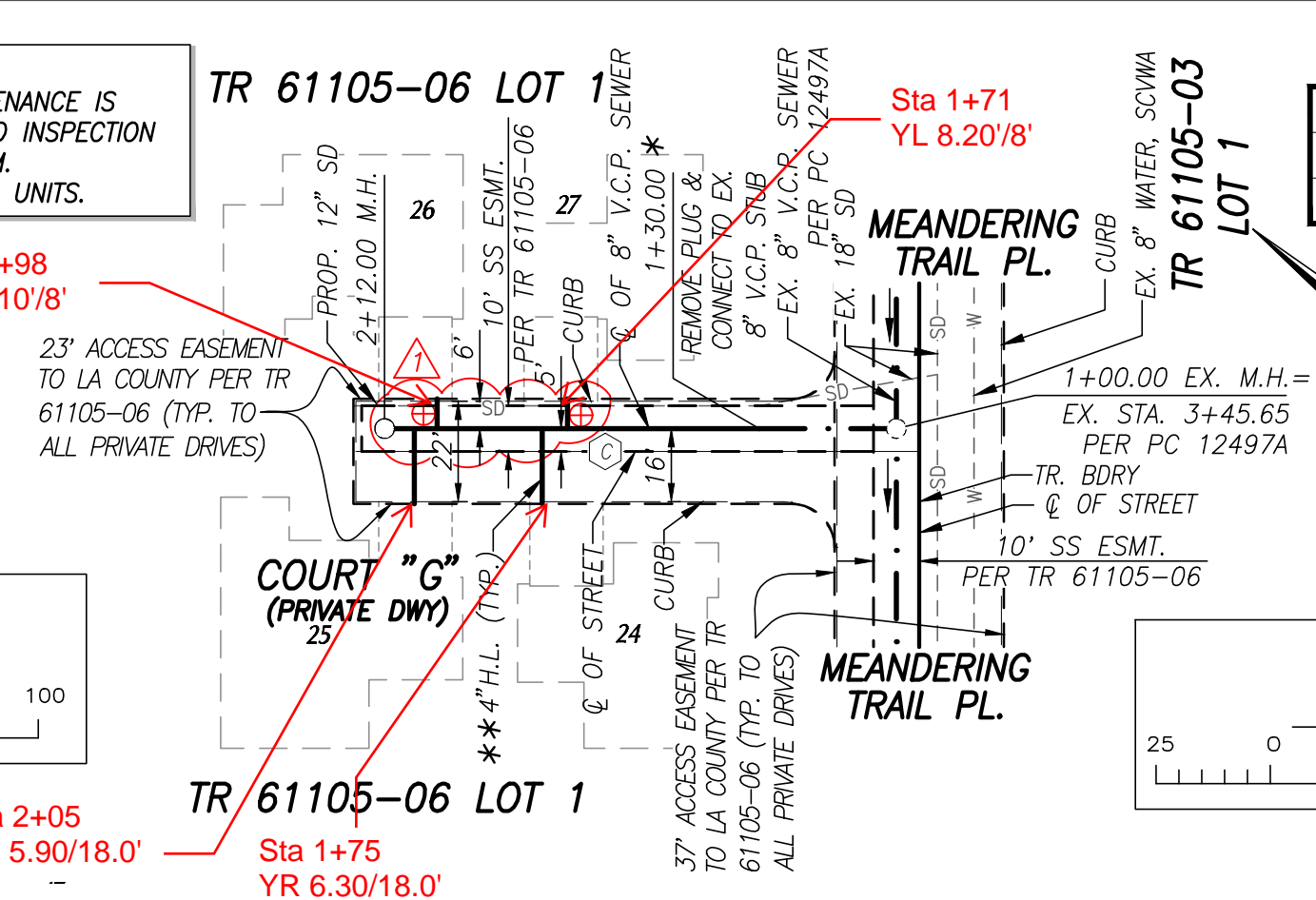
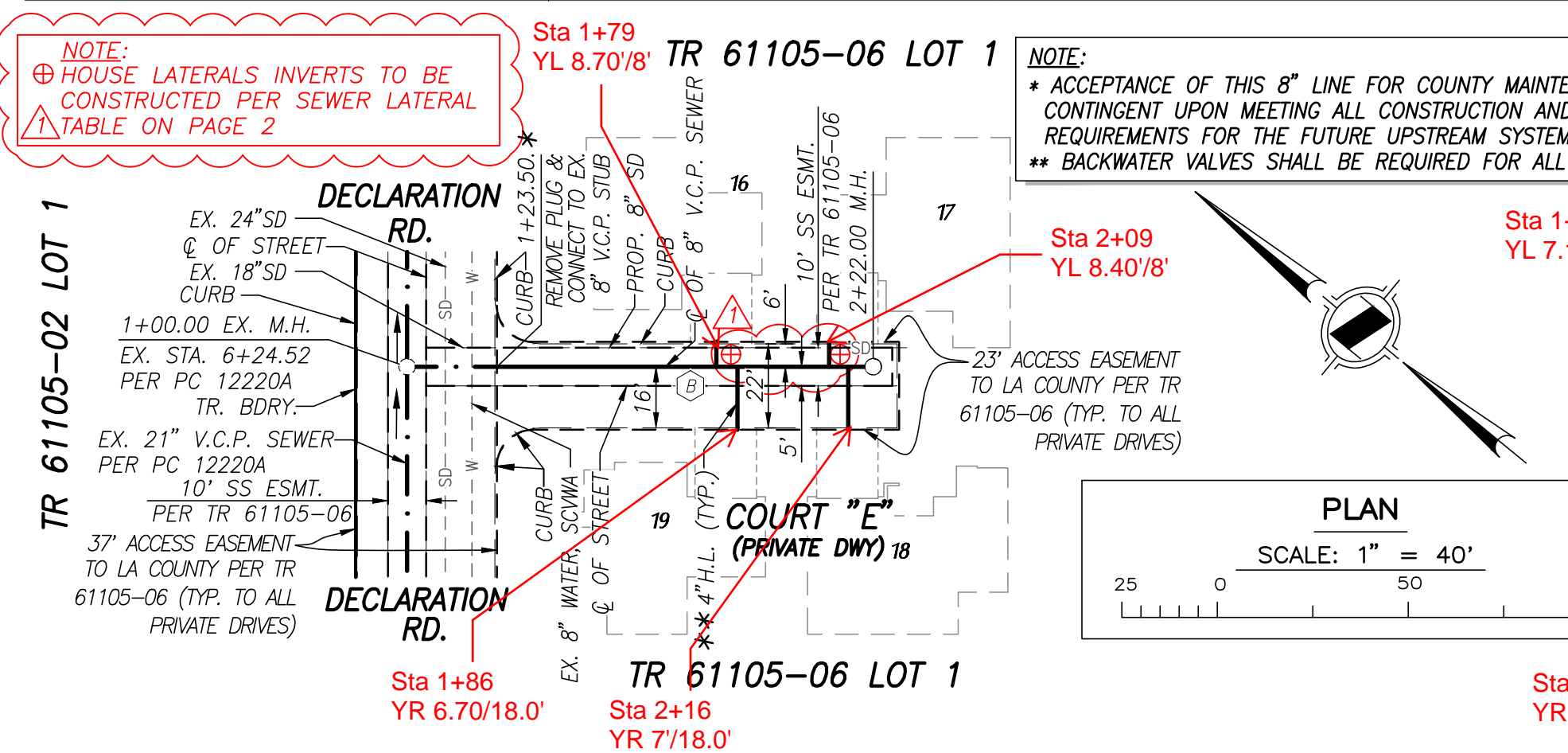
NOTE:
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REVIEWED BY LAND DEVELOPMENT DIVISION
 BY *Paulo Homero* 10/23/2019
 FINAL MAPS, SEWER AND LANDSCAPING SUBDIVISION PLAN CHECKING SECTION DATE

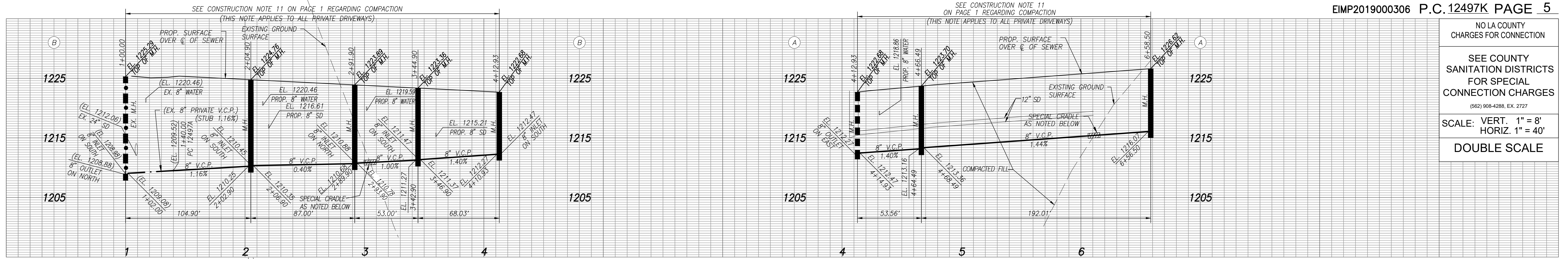


NO LA COUNTY CHARGES FOR CONNECTION
 SEE COUNTY SANITATION DISTRICTS FOR SPECIAL CONNECTION CHARGES
 (562) 908-4288, EX. 2727
 SCALE: VERT. 1" = 8'
 HORIZ. 1" = 40'
 DOUBLE SCALE



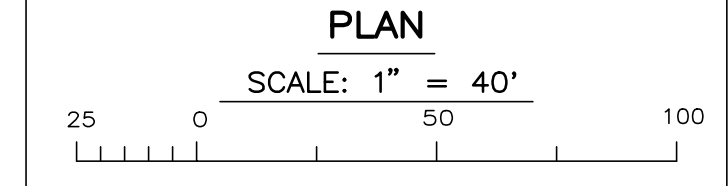
REVIEWED BY LAND DEVELOPMENT DIVISION
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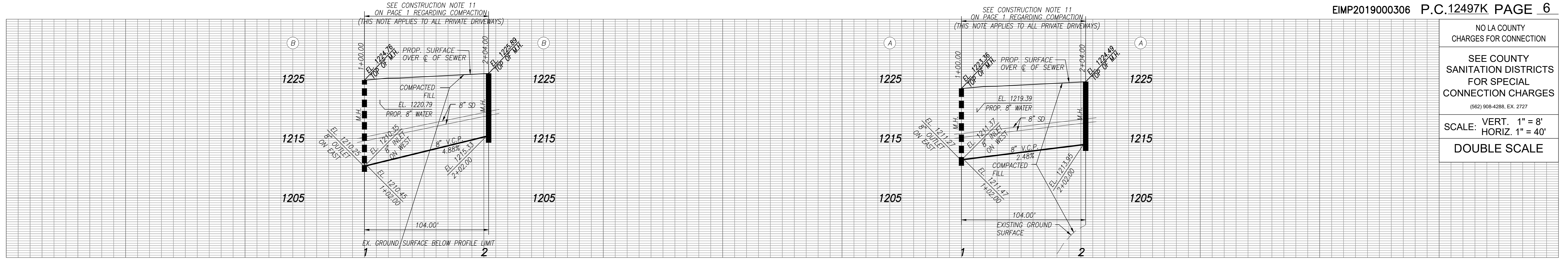
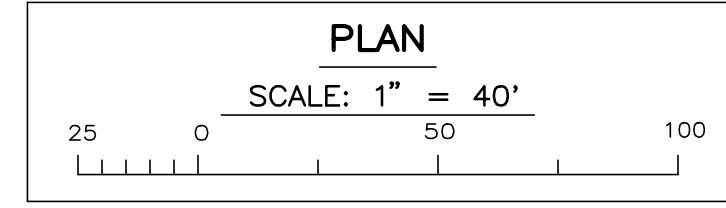


REVIEWED BY LAND DEVELOPMENT DIVISION
 BY *Paul Homan* 10/23/2019
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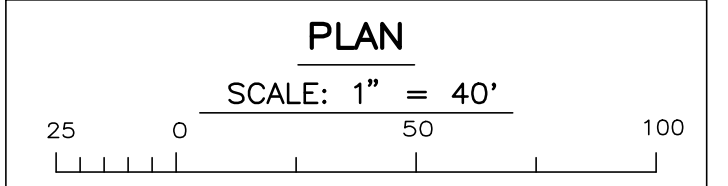
SANITARY SEWER DATA TABLE

BEARING/Delta	LENGTH
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(B) N 50°38'57" E	87.00'
(C) N 50°38'57" E	53.00'
(D) N 50°38'57" E	68.03'
(E) N 05°38'57" E	53.56'
(F) N 39°21'03" W	192.01'



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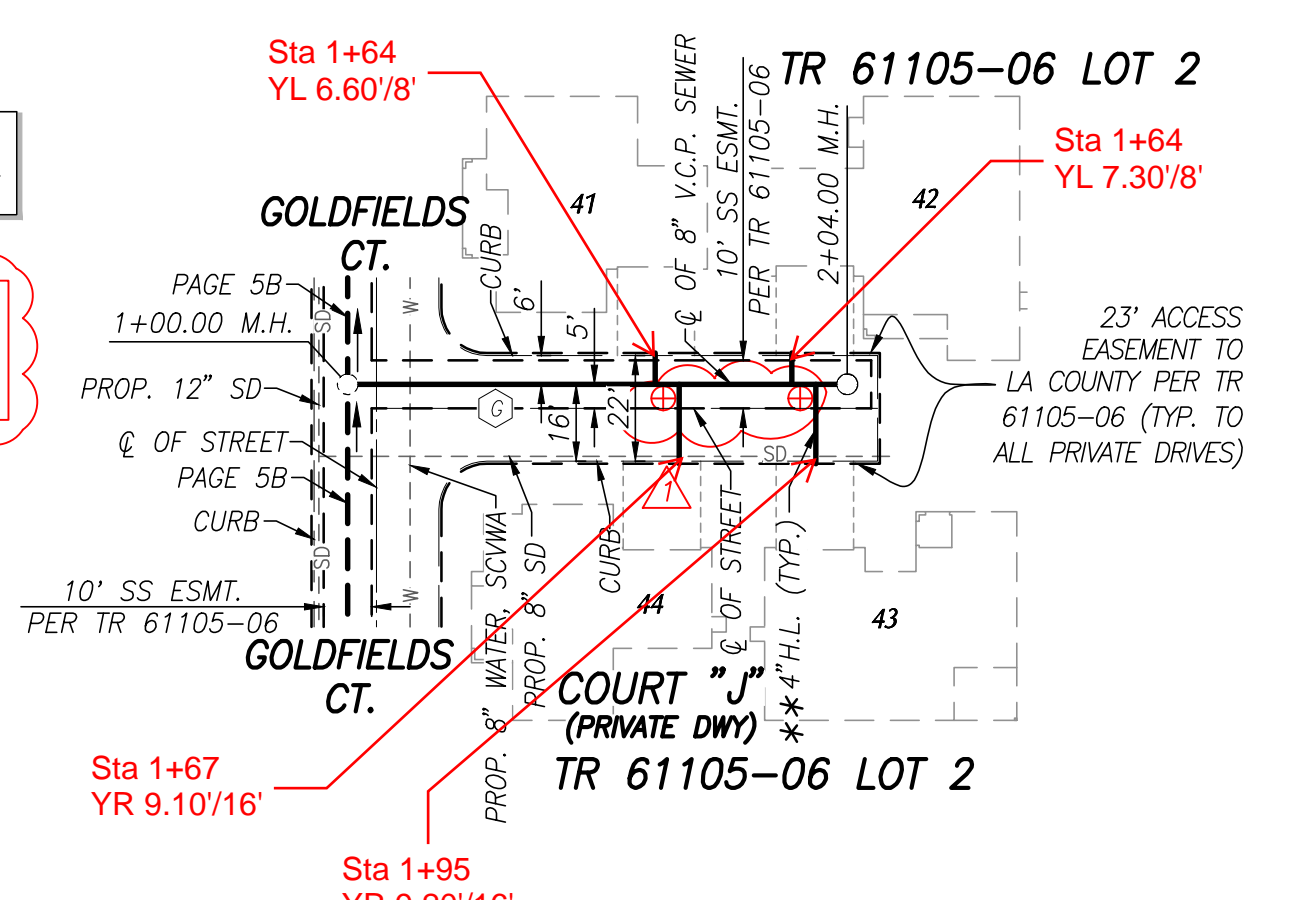
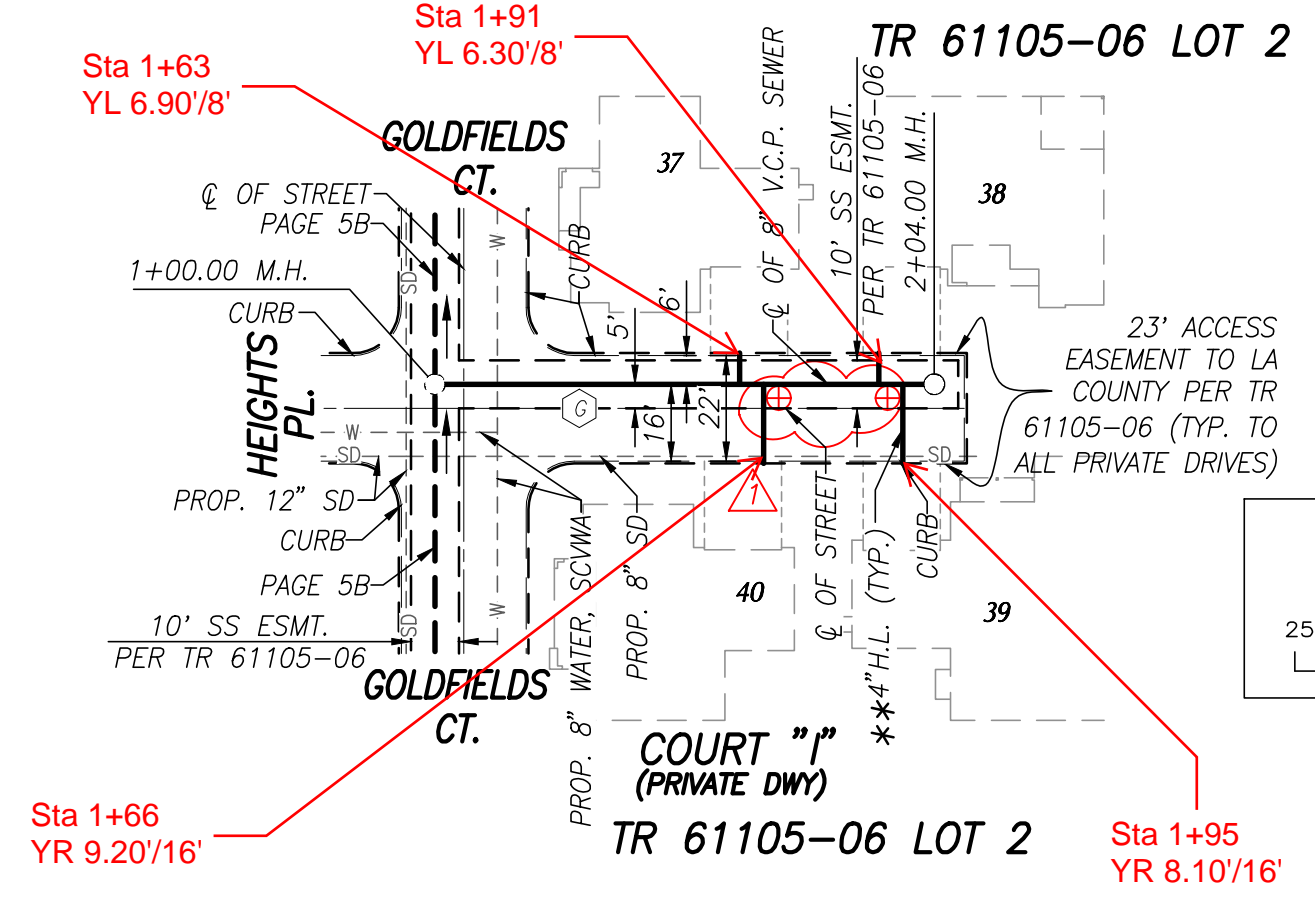
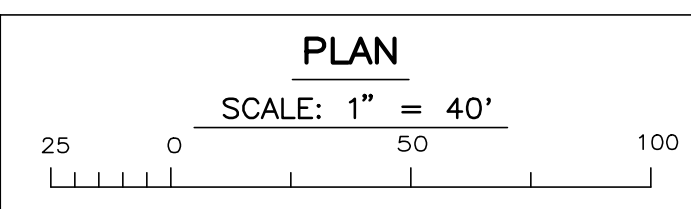
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 BY *Paul Homan* 10/23/2019
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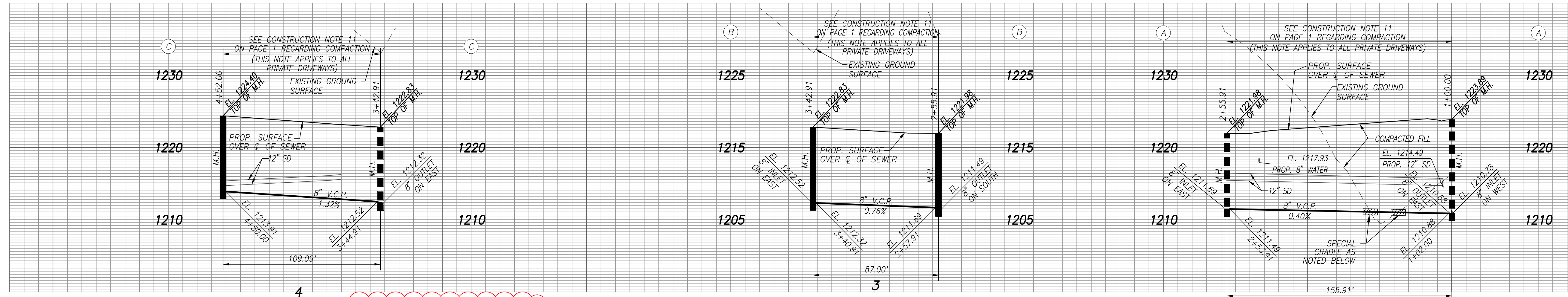
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NOTE:
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SANITARY SEWER DATA TABLE

BEARING/Delta	LENGTH
(G) N 39°21'03" W	104.00'





NO LA COUNTY CHARGES FOR CONNECTION

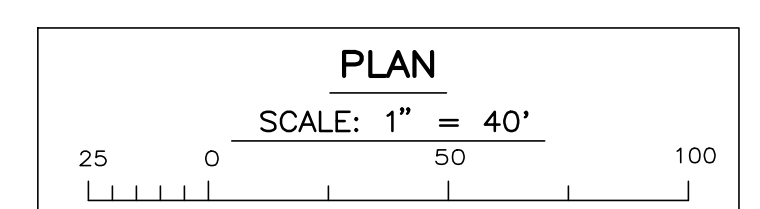
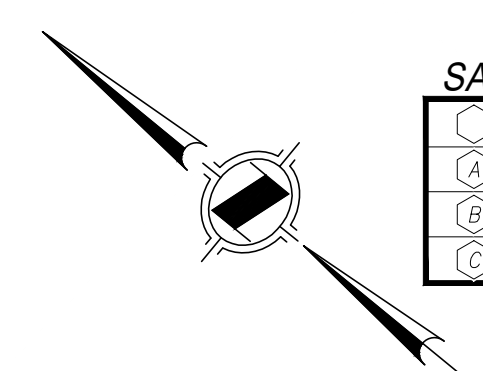
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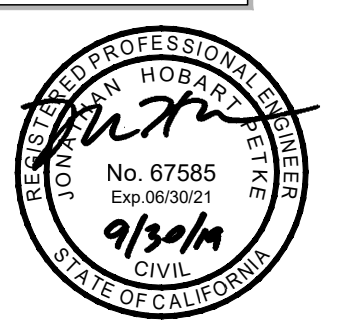
DOUBLE SCALE

SANITARY SEWER DATA TABLE

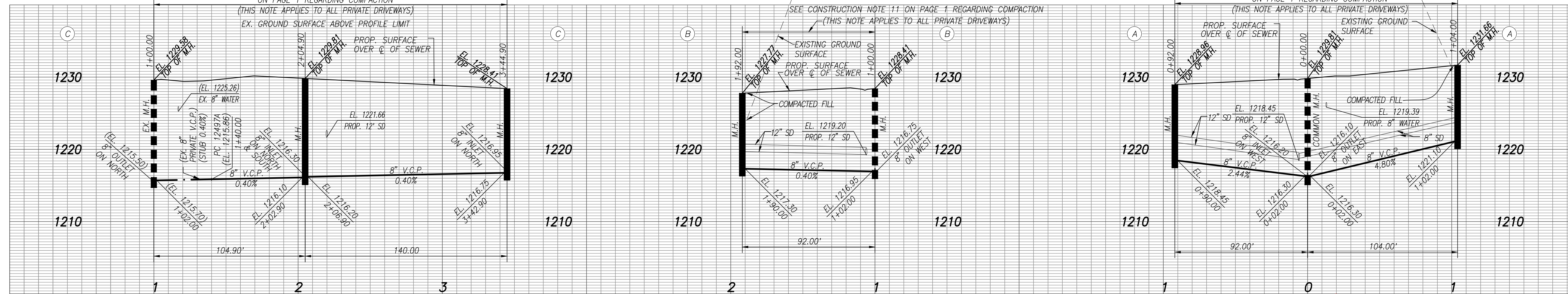
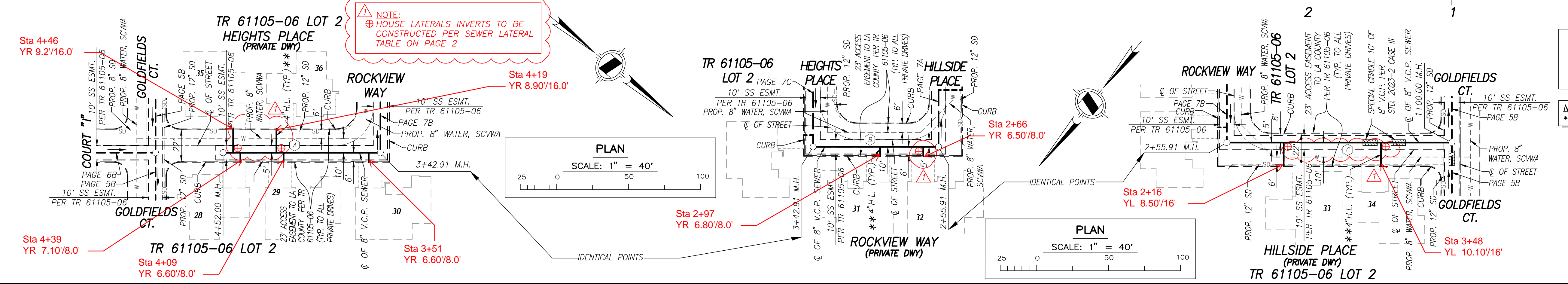
BEARING/Delta	LENGTH
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N 50°38'5.7" E	87.00'
N 39°21'0.3" W	155.91'



NOTE: ** BACKWATER VALVES SHALL BE REQUIRED FOR ALL UNITS.



REVIEWED BY LAND DEVELOPMENT DIVISION
BY *Pedro Romero* 10/23/2019
FINAL MAPS, SEWER AND LANDSCAPING SUBDIVISION PLAN CHECKING SECTION DATE



NO LA COUNTY CHARGES FOR CONNECTION

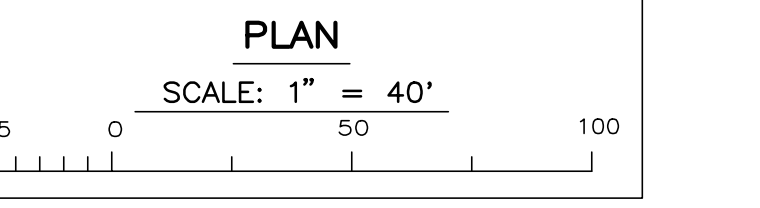
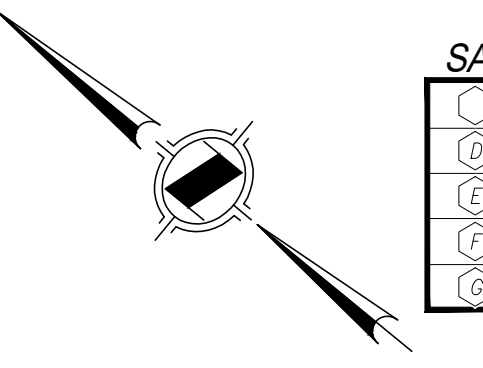
SEE COUNTY SANITATION DISTRICTS FOR SPECIAL CONNECTION CHARGES
(562) 908-4288, EX. 2727

SCALE: VERT. 1" = 8'
HORIZ. 1" = 40'

DOUBLE SCALE

SANITARY SEWER DATA TABLE

BEARING/Delta	LENGTH
N 50°38'5.7" E	64.90'
N 50°38'5.7" E	140.00'
N 39°21'0.3" W	92.00'
N 39°21'0.3" W	104.00'



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



REVIEWED BY LAND DEVELOPMENT DIVISION
BY *Pedro Romero* 10/23/2019
FINAL MAPS, SEWER AND LANDSCAPING SUBDIVISION PLAN CHECKING SECTION DATE

