

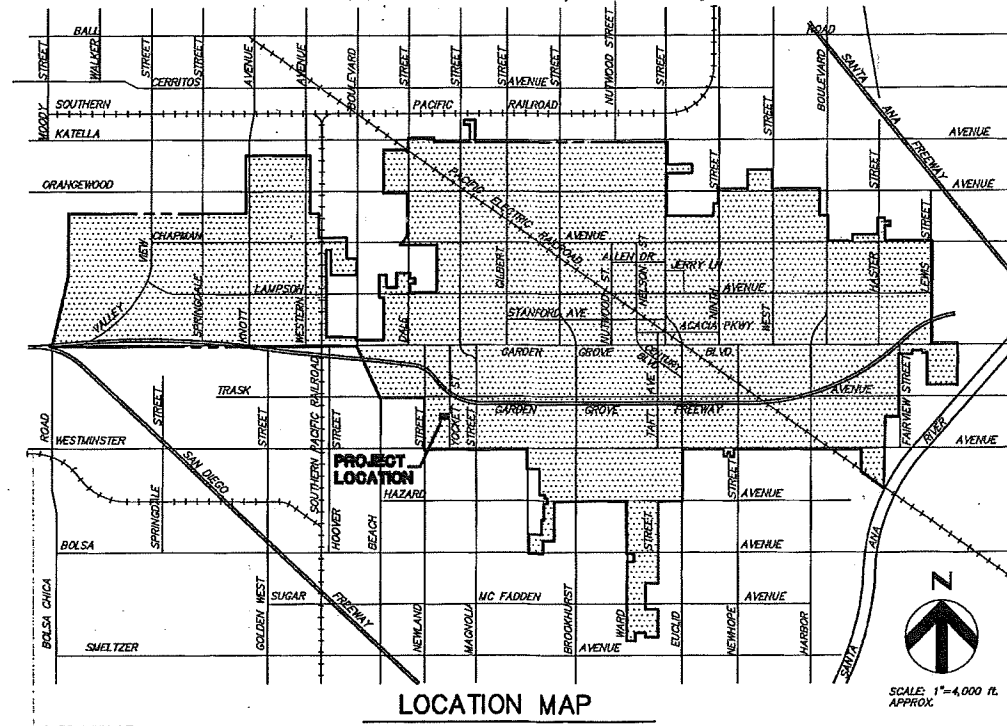
WATER AND SEWER IMPROVEMENT PLAN

TRACT NO. 17646

13581 & 13591 YOCKEY ST, GARDEN GROVE, CA

GENERAL WATER NOTES

- ALL WATER FACILITIES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE WATER SERVICES DIVISION OF THE CITY OF GARDEN GROVE, DATED AUGUST 2007.
- THE CONTRACTOR SHALL NOTIFY THE WATER SERVICES DIVISION AT (714)741-5562 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION FOR WATERLINE INSPECTION.
- ALL WATER MAINS SHALL BE ANWA C-900 CLASS 200 PVC PIPE, UNLESS OTHERWISE INDICATED ON THE PLANS.
- ALL WATER MAINS IN PRIMARY AND SECONDARY STREETS SHALL BE INSTALLED AT 24" COVER FROM BOTTOM OF PAVEMENT STRUCTURAL SECTION AND TOP OF PIPE AND AT 36" COVER IN ALL COLLECTOR AND INTERIOR STREETS.
- ALL WATER MAIN, VALVE, AND FITTING JOINTS SHALL BE PER THE STANDARD SPECIFICATIONS OF THE WATER SERVICES DIVISION.
- FIRE HYDRANTS SHALL BE INSTALLED AT BOR'S OR LOT LINES WITH ALL THE REQUIRED CLEARANCES PER THE STANDARD SPECIFICATIONS OF WATER SERVICES DIVISION.
- NO FIRE HYDRANTS SHALL BE LOCATED WITHIN SEVEN FEET OF THE EDGE OF DRIVEWAYS AND OTHER REQUIRED CLEARANCE PER STANDARD PLAN NO. B-701, 702 AND 705.
- NO TAPS TO EXISTING CITY WATER MAINS SHALL BE MADE WITHOUT THE PRESENCE OF AN AUTHORIZED CITY WATER INSPECTOR. IF ANY SUCH TAPS ARE MADE, THEY WILL BE EXCAVATED AND ANY ADJUSTMENTS AS WELL AS ALL COSTS OF EXCAVATION AND RE-SURFACING SHALL BE BORNE BY THE CONTRACTOR. CONTACT WATER SERVICES DIVISION AT (714) 741-5562 AT LEAST 48 HOURS PRIOR TO INSTALLATION.
- ALL METERS AND METER BOXES SHALL BE FURNISHED BY THE WATER SERVICES DIVISION SUBSEQUENT TO PAYMENT OF ALL APPLICABLE CHARGES AND AFTER WATER MAIN AND APPURTENANCES HAVE PASSED ALL PRESSURE AND BACTERIOLOGICAL TESTS. CONTACT WATER SERVICES DIVISION AT (714) 741-5365.
- TRENCH BACKFILL FROM THE BOTTOM OF TRENCH TO THE AGGREGATE BASE SHALL BE COMPACTED TO NOT LESS THAN 90% RELATIVE DENSITY, AND THE AGGREGATE BASE AND THE TOP 6-INCH OF THE BACKFILL MATERIAL SHALL BE COMPACTED TO 95% RELATIVE DENSITY.
- ALL SANITARY SEWER FACILITIES SHALL MAINTAIN 10 FEET HORIZONTAL SEPARATION FROM POTABLE WATER SUPPLY FACILITIES. ALL PERPENDICULAR CROSSING OF THE SEWER SHALL MAINTAIN A VERTICAL SEPARATION OF THREE FEET BELOW THE WATER MAIN OR SHALL BE CONSTRUCTED OF CAST IRON PIPE WITH PRESSURE TIGHT JOINTS. ALL EXCEPTIONS TO THE ABOVE MUST BE APPROVED BY THE WATER SERVICES DIVISION.
- TUNNELING OF CURBS, GUTTERS, SIDEWALKS, CROSS-GUTTERS AND OTHER STRUCTURES WHERE AIR VOID MAY BE CREATED WILL NOT BE PERMITTED. JACKING, PUSHING AND BORING ARE ACCEPTABLE. CONCRETE REPLACEMENT SHALL BE TO NEAREST CONSTRUCTION JOINT.
- CONSTRUCTION WATER MAY BE TAKEN ONLY AT LOCATIONS APPROVED BY THE WATER SERVICES DIVISION. A CONSTRUCTION METER AND EDDY VALVE MUST BE INSTALLED AT THESE LOCATIONS BY THE CITY AT CONTRACTOR'S EXPENSE. THIS VALVE SHALL BE OPERATED WHEN TAKING CONSTRUCTION WATER WITH THE FIRE HYDRANT REMAINING OPEN DURING THE DAY. DEVELOPERS WILL BE CHARGED FOR CONSTRUCTION WATER ON AN AS-USED BASIS.
- A MINIMUM OF 15 FEET CLEARANCE SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY BUILDING PAD, UNLESS OTHERWISE INDICATED HEREON OR APPROVED BY THE WATER SERVICES DIVISION.
- ALL ON-SITE UNDERGROUND UTILITY LINES SHALL BE 5' CLEAR OF ALL PARALLEL WATER FACILITIES WITH ADDITIONAL CLEARANCE AT HYDRANT AND BEND LOCATIONS. A MINIMUM OF 1' VERTICAL CLEARANCE SHALL BE MAINTAINED BETWEEN THE WATER FACILITIES AND ALL OTHER UTILITIES.
- THE CONTRACTOR SHALL PROVIDE A SHUT-OFF VALVE FOR EACH WATER SERVICE LATERAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRINGING VALVE CANS TO GRADE AFTER FINAL PAVEMENT IS PLACED.
- ALL WATERLINES SHALL BE REQUIRED TO PASS PRESSURE, LEAKAGE, AND BACTERIOLOGICAL TESTS PER THE STANDARD SPECIFICATIONS OF THE WATER SERVICES DIVISION PRIOR TO ACCEPTANCE. A TEMPORARY CONNECTION WILL BE REQUIRED TO FACILITATE THIS TESTING.
- DISINFECTION OF ALL WATERLINES SHALL BE BY LIQUID CHLORINATION ONLY. METHOD FOR PRESSURE/LEAKAGE TESTING AND CHLORINATING NEW WATERLINE SHALL BE PROPOSED BY THE CONTRACTOR AND APPROVED BY THE CITY WATER INSPECTOR.
- ALL WATERLINE TIE-INS SHALL BE MADE IN THE PRESENCE OF AN AUTHORIZED CITY WATER INSPECTOR. ALL CONNECTING PARTS SHALL BE SWABBED WITH A 5% NSF APPROVED CHLORINE SOLUTION.
- ALL GATE VALVES SHALL BE AN APPROVED RESILIENT WEDGE (RW) TYPE, EPOXY LINED & COATED.
- THE LOCATION OF UTILITIES SHOWN HEREON IS APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND TO COORDINATE ALL PHASES OF CONSTRUCTION WITH THE VARIOUS UTILITY COMPANIES INVOLVED.
- THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES IN PLACE, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL THE REQUIRED VERTICAL BENDS NECESSARY TO MAINTAIN 1' MINIMUM VERTICAL CLEARANCE FROM EXISTING UTILITIES.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) AT 611 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- EXCAVATED SECTIONS OF A.C. PIPE TO BE DISPOSED OF PROPERLY PER SCAQMD RULE 403.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL WATER LINES IN PLACE, AND SHALL BEAR ANY EXPENSES FOR REPAIRS OR APPROVED RELOCATIONS TO SAID FACILITIES.
- NO MECHANICAL EXCAVATION WITHIN TWO FEET (LATERALLY) OF A WATER MAIN WILL BE ALLOWED.
- WATER SERVICE MUST BE MAINTAINED TO ALL CUSTOMERS WITHIN THE CONSTRUCTION AREA AT ALL TIMES. IF THE PRIMARY SOURCE OF WATER IS INTERRUPTED, A TEMPORARY SECONDARY SOURCE SHALL BE SUPPLIED BY THE CONTRACTOR APPROVED BY THE WATER SERVICES DIVISION. ANY EXPENDITURES INCIDENTAL THERETO SHALL BE BORNE BY THE CONTRACTOR.
- ANY REQUIRED BACKFLOW DEVICES SHALL BE APPROVED PRIOR TO INSTALLATION. THE DEVELOPER SHALL HAVE A CERTIFIED CROSS CONNECTION SPECIALIST TEST THE DEVICE AND PROVIDE THE CITY WITH WRITTEN TEST RESULTS AND CERTIFICATION. CONTACT THE WATER QUALITY DIVISION AT (714) 741-5395 FOR ANY QUESTIONS.
- FIRE HYDRANTS MUST BE OPERATIONAL PRIOR TO FOUNDATION POUR.



LEGEND

- FIRE HYDRANT
- POWER POLE
- MANHOLE
- WATER VALVE
- DRIVEWAY
- GAS LINE
- SEWER LINE
- TELEPHONE LINE
- WATER LINE
- P.C.C.

UTILITY OWNERS

INDEX TO DRAWINGS

SHEET 1 TITLE SHEET
SHEET 2 WATER AND SEWER IMPROVEMENT PLAN

GENERAL SEWER NOTES

- ALL MAIN LINE SEWER CONSTRUCTION SHALL COMPLY WITH THE LATEST STANDARD SPECIFICATIONS AND STANDARD PLANS OF THE GARDEN GROVE SANITARY DISTRICT, DATED NOVEMBER 2007.
 - THE CONTRACTOR SHALL SECURE A CONSTRUCTION PERMIT FROM THE GARDEN GROVE SANITARY DISTRICT PRIOR TO THE START OF ANY CONSTRUCTION AND THE DISTRICT SHALL BE NOTIFIED (714) 741-5395 AT LEAST TWO (2) WORKING DAYS PRIOR TO STARTING WORK.
 - STANDARD PLANS AND SPECIFICATIONS FOR GARDEN GROVE PUBLIC WORKS ARE AVAILABLE AT CITY HALL, GARDEN GROVE, CALIFORNIA, OR ON CITY'S WEBSITE.
 - SEWER STATIONING DOES NOT NECESSARILY COINCIDE WITH STREET IMPROVEMENT STATIONING.
 - ALL PIPE, PIPE JOINTS AND PIPE FITTINGS TO BE EXTRA STRENGTH V.C.P. MEETING ALL FEDERAL SPECIFICATIONS SSP-3615 WITH WEDGE LOCK JOINTS MEETING A.S.T.M. SPEC. D-425. "NO HUB" PIPE WITH BAND SEALS IS GENERALLY NOT PERMITTED. IF "NO HUB" PIPE IS ALLOWED IT MUST BE INSTALLED WITH A JOINT SEAL WITH AN ADDITIONAL STAINLESS STEEL BAND TO SUPPORT THE CENTER OF THE JOINT. DISTRICT INSPECTOR MUST APPROVE INSTALLATION PRIOR TO BACKFILL.
 - THE USE OF PORTLAND CEMENT IN JOINTS IS PROHIBITED.
 - MANHOLES SHALL BE ECCENTRIC CONE TYPE, AS SHOWN ON STANDARD PLANS OF THE GARDEN GROVE SANITARY DISTRICT. MANHOLE COVERS SHALL BE 8" + BELOW SUB-GRADE AND BROUGHT TO GRADE WHEN PAVING IS COMPLETE.
 - ALL MANHOLES SHALL HAVE AN 8" STUB (MIN.) EACH WAY.
 - HOUSE LATERAL ARE SHOWN APPROXIMATE ONLY AND THE EXACT LOCATION OF WYES AND LATERALS SHALL BE DETERMINED IN THE FIELD AT THE TIME CONSTRUCTION EXCEPT IN CASES WHERE GRADE REQUIRES FIELD CONTROL.
 - FINAL AIR TESTING FROM PIPELINE LEAKAGE SHALL BE MADE IN THE PRESENCE OF THE DISTRICT INSPECTOR AFTER THE DISTRICT ENGINEER AND THE CITY ENGINEERING DIVISION HAVE ACCEPTED BACKFILL.
 - SEWER PIPES SHALL BE BALLED IN THE PRESENCE OF THE DISTRICT INSPECTOR AFTER FINAL TESTING AND MANHOLE COVERS HAVE BEEN BROUGHT TO GRADE UPON COMPLETION OF PAVING. DETAILED VIDEO TAPE SHALL BE MADE OF THE SEWER AFTER TESTING AND CLEANING AND A COPY PROVIDED TO THE SANITARY DISTRICT.
 - THE ENGINEER SHALL SET TOP OF CURB STAKES AT HOUSE CONNECTIONS.
 - THE CONTRACTOR SHALL OBTAIN A "CITY RIGHT OF WAY EXCAVATION" PERMIT FOR WORK DONE IN STREETS.
 - PERMIT ISSUANCE IS SUBJECT TO PAYMENT OF ALL NECESSARY FEES, AND WHERE APPLICABLE, GRANTING THE NECESSARY EASEMENTS TO THE GARDEN GROVE SANITARY DISTRICT AND COMPLETION OF THE ANNEXATION PROCESS.
 - THE ENGINEER SIGNING THESE PLANS SHALL BE RESPONSIBLE FOR DETERMINING THE CORRECT LOCATIONS AND ELEVATIONS OF EXISTING SEWER FACILITIES SHOWN HEREON PRIOR TO CONSTRUCTION. ALL ELEVATIONS SHOWN SHALL BE ON THE LATEST DATUM OF THE ORANGE COUNTY SURVEYOR.
 - THE SEWER CONSTRUCTION SHALL START AT THE CONNECTION OF EXISTING SEWER FACILITY AND PROCEED UPGRADE.
 - PRIOR TO FINAL ACCEPTANCE, THE ENGINEER SIGNING THE PLANS SHALL PROVIDE AN "AS-BUILT PLAN" IN AUTOCAD FORMAT INCLUDING HOUSE LATERAL AS REQUIRED BY THE SANITARY DISTRICT.
 - MANHOLES LEFT BELOW GRADE SHALL BE MARKED WITH A 4" X 4" REDWOOD POST PAINTED WHITE.
 - THE LOCATION OF EXISTING OR PROPOSED UTILITIES IS THE RESPONSIBILITY OF THE ENGINEER SIGNING THE PLANS. THE DISTRICT ASSUMES NO OBLIGATION FOR THE EXISTENCE OR ACCURACY OF ANY UTILITIES.
- A GREASE TRAP IS REQUIRED PER THE CALIFORNIA PLUMBING CODE FOR ALL ESTABLISHMENTS THAT SERVE OR PREPARE FOOD.

SEWER CONSTRUCTION NOTES

- (S1) CONSTRUCT SEWER MANHOLE PER CITY STD. S-100, MODIFIED FOR ECCENTRIC.
- (S2) CONSTRUCT 8" DIA. PVC SDR 35 SEWER PIPE, PIPE BEDDING PER CALIFORNIA PLUMBING CODE.
- (S3) CONSTRUCT SEWER CLEANOUT PER CITY STD. S-105 WITH CONCRETE COLLAR. COVER MODIFIED TO ALHAMBRA FOUNDARY A-29612 VALVE BOX CAP.
- (S4) CONSTRUCT 4" PVC SDR 35 SEWER LATERAL WITH PEA GRAVEL BACKFILL.
- (S5) CONSTRUCT 8" DIA. EXTRA STRENGTH VCP SEWER PIPE W/WEDGE LOCK JOINTS, PIPE BEDDING PER CITY STD. S-107.

WATER CONSTRUCTION NOTES

- (W1) INSTALL 8" PVC ANWA C-900 CLASS 200 DR 14 WATER MAIN WITH 36" COVER FROM FINISHED SURFACE AND 24" COVER AT TIME OF INSTALLATION.
- (W2) CONSTRUCT 8" TEE W/RESILIENT WEDGE GATE VALVE WITH RESTRAINTS.
- (W3) INSTALL 6"x6" ELBOW
- (W4) INSTALL CONCRETE ANCHOR BLOCK PER CITY STD. B-710;
- (W5) INSTALL WET BARREL FIRE HYDRANT ASSEMBLY PER CITY STD. B-702.
- (W6) INSTALL 1" WATER SERVICE PER CITY STD. B-721, WITH A MUELLER RESIDENTIAL FIRE SERVICE CONNECTION (PROVIDED BY CITY UPON PAVEMENT OF APPLICABLE FEES).
- (W7) INSTALL 6" MJ CAP.
- (W8) ABANDON EXIST. WATER SERVICE AT WATER MAIN & RETURN EXIST. WATER METER TO CITY YARD.
- (W9) INSTALL REDUCED PRESSURE PRINCIPAL DEVICE (RPPD) PER CITY STD. B-770 WITH A BACKFLOW CAGE PER CITY STD. B-774
- (W10) INSTALL 8"x6" REDUCER, FLOWM
- (W11) INSTALL 6" PVC ANWA C-900 CLASS 200 DR 14 WATER MAIN WITH 36" COVER FROM FINISHED SURFACE AND 24" COVER AT TIME OF INSTALLATION.
- (W12) INSTALL 1 1/2" WATER SERVICE & METER PER CITY STD. B-722 FOR IRRIGATION PURPOSES.

NOTE:

ALL VALVE ASSEMBLY UNITS FOR DOMESTIC SERVICE AND FIRE SERVICE SHALL BE "MUELLER RESIDENTIAL SERVICE CONNECTION" MANUFACTURED BY MUELLER CO.

UTILITY OWNERS

UTILITY	CONTACT PERSON	PHONE NO.
GARDEN GROVE SEWER DIVISION	BRENT HAYES	(714) 741-5976
GARDEN GROVE WATER SERVICES DIVISION	SCOTT LOWE	(714) 741-5346
GARDEN GROVE TRAFFIC DIVISION	TONY AQUINO	(714) 741-5193
SOUTHERN CALIFORNIA EDISON CO.	CECILIA CAMPOS	(714) 889-8621
THE GAS CO.	DON AMADOR	(714) 634-3039
AT & T	YVETTE MARTINEZ-GARAFANO	(714) 666-5692
O.C.T.A.	MARK SELLINGER	(714) 530-6060
TIME WARNER COMMUNICATIONS	JON LO	(213) 903-8213
O.C. SANITATION DISTRICT	RICH LEON	(714) 593-7242
VERIZON	LEO ESTOYU	(714) 357-6748

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

ATTENTION IS DIRECTED TO THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES NOT SHOWN OR IN A LOCATION DIFFERENT FROM THAT WHICH IS SHOWN ON THE PLANS OR IN THE SPECIAL PROVISIONS. THE CONTRACTOR SHALL TAKE STEPS TO ASCERTAIN THE EXACT LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO DOING WORK THAT MAY DAMAGE SUCH FACILITIES OR INTERFERE WITH THEIR SERVICE.

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UNDERGROUND UTILITIES SERVICE ALERT AT 811

NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED OF INTENTION TO GRADE OR EXCAVATE.

Underground Service Alert

Call: TOLL FREE 811

TWO WORKING DAYS BEFORE YOU DIG

PREPARED BY: **DMS CONSULTANTS, INC.** CIVIL ENGINEERS

PLANS PREPARED FOR: []

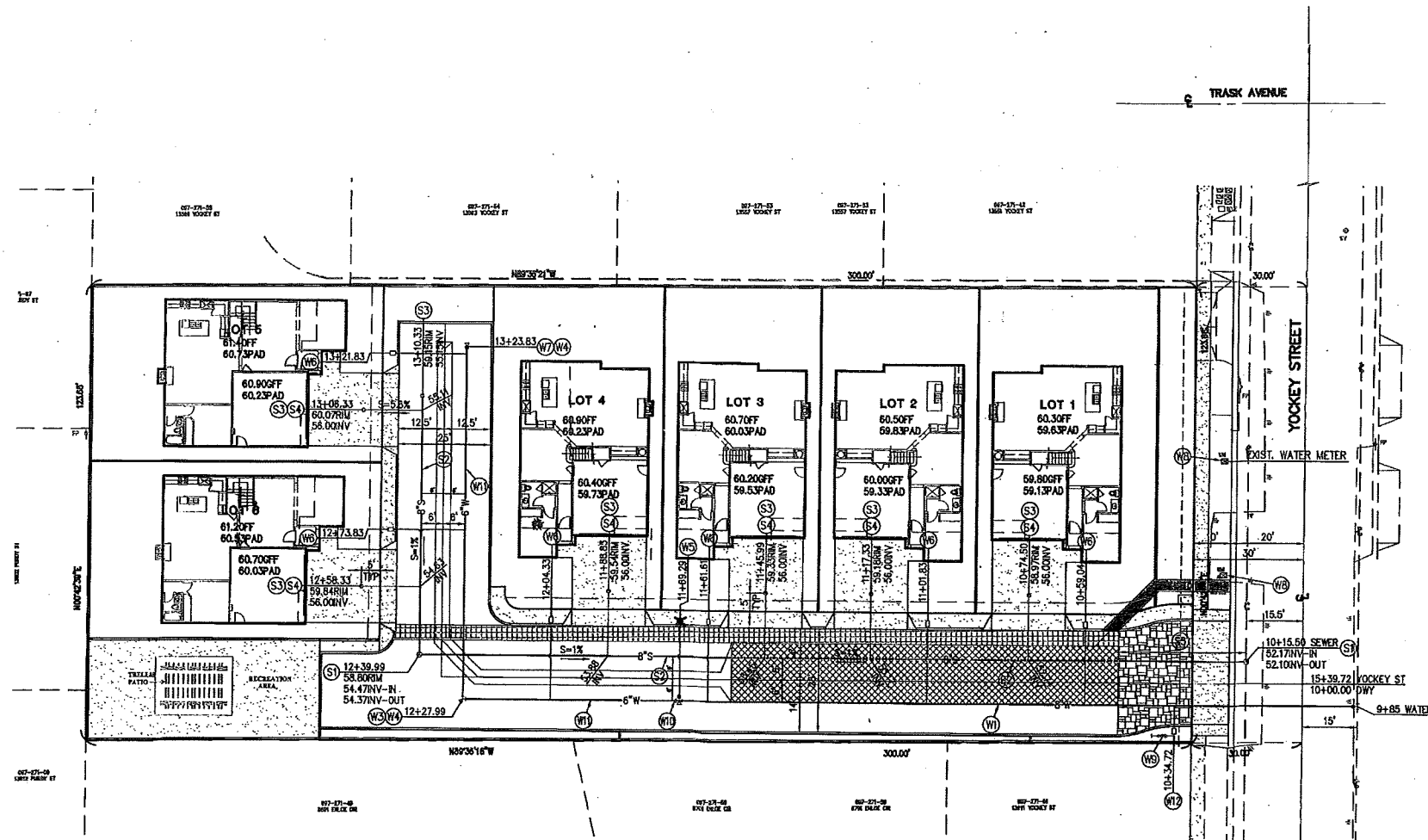
DESIGNED BY: S.D. DRAWN BY: H.N. CHECKED BY: S.D.

PLANS PREPARED UNDER SUPERVISION OF: SURENDER DEWAN

DATE: [] R.C.E. NO. 34559

NOTICE : 24 HOUR ADVANCE NOTICE IS REQUIRED PRIOR TO START OF ANY WORK (714) 741-5887

BENCH MARK : BM 09-L-10-94 ELEV: 54.08 (1972) STANDARD C.O. CITY B.L. AT THE INTERSECTION OF TRASK AVENUE AND NEWLAND STREET, IN THE NW QUADRANT, 61' N OF C/L OF TRASK AVENUE AND 33.5' W OF C/L OF NEWLAND STREET 1.5' BEHIND CURB FACE.	CITY TRAFFIC ENGR. [Signature] R.T.E. 2209	APPROVED BY: [Signature] CITY ENGINEER R.C.E. No. 52125	WATER & SEWER IMPROVEMENT PLAN TRACT NO. 17646 13581 & 13591 YOCKEY ST, GARDEN GROVE, CA	REV. [] DRAWING NUMBER W-562 SHEET 1 OF 2
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Underground Service Alert



DESIGNED BY: S.D.	DRAWN BY: H.N.	CHECKED BY: S.D.
PLANS PREPARED UNDER SUPERVISION OF: SURENDER DEWAN		
DATE	R.C.E. NO.	34559

PREPARED BY:	PLANS PREPARED FOR
DMS CONSULTANTS, INC.	
CIVIL ENGINEERS	
1202 LARK ST. SUITE 200	
IRVINE, CA 92614	

BENCH MARK :
ELEV. 104.400
FD 2 1/2" BRONZE CITY OF GARDEN GROVE BM DISK W/PINCH IN TRIANGLE, SET BY THE NORTH END OF A 227'x441' CONC. C.B. IT LOCATED IN THE NW CORNER OF THE INTERSECTION OF HUNTINGWOOD ST & KATELLA AVE 85FT N/O THE BCR & 3FT E/O THE CURB FACE.

CITY TRAFFIC ENGR.	R.T.E. 2209
STREET DIVISION MGR.	
WATER SERVICES MGR.	
REAL PROPERTY AGENT	

APPROVED BY:	CITY ENGINEER R.C.E. No. 52125	PUBLIC WORKS DIRECTOR
THIS PLAN IS SIGNED BY THE PUBLIC WORKS DEPARTMENT FOR CONSENT AND ADHERENCE TO CITY STANDARDS AND REQUIREMENTS ONLY. THE PUBLIC WORKS DEPARTMENT IS NOT RESPONSIBLE FOR DESIGN, DESIGN ASSUMPTIONS OR ACCURACY.		

DATE	BY	DESCRIPTION	APP'D

WATER & SEWER IMPROVEMENT PLAN	
TRACT NO. 17646	
13581 & 13581 YOCKEY ST, GARDEN GROVE, CA	

REV.	DRAWING NUMBER
	W-562
	SHEET 2 OF 2

02/09/15