

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" LATEST EDITION INCLUDING AMENDMENTS AND SUPPLEMENTS THERETO (APWA/AGC, "GREEN BOOK"), UNLESS SPECIFICALLY NOTED OTHERWISE.
2. ALL WORK SHALL CONFORM TO THE CITY OF WESTMINSTER STANDARD PLANS AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL NOTIFY THE CITY OF WESTMINSTER INSPECTOR AT (714) 898-3311 EXT. 228 AT LEAST 24 HOURS PRIOR TO BEGINNING ANY WORK. INSPECTION HOURS ARE BETWEEN 7:30 AM AND 4:00 PM MONDAY THROUGH FRIDAY, EXCLUDING HOLIDAYS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TESTING REQUIRED.
5. THE CONTRACTOR SHALL KEEP A SIGNED SET OF APPROVED PLANS ON THE JOB SITE DURING WORKING OPERATIONS.
6. ALL WORK SHALL COMPLY WITH CONDITIONS ESTABLISHED BY THE CALIFORNIA REGIONAL WATER QUALITY BOARD.
7. WORKING HOURS ARE 7:30 AM TO 4:30 PM MONDAY THROUGH FRIDAY, EXCLUDING HOLIDAYS UNLESS OTHERWISE NOTED. THESE HOURS MAY BE SUBJECT TO FURTHER LIMITATION BY TRAFFIC CONTROL REQUIREMENTS.
8. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS.
9. THE CONTRACTOR SHALL RESTORE OR REPLACE IN KIND ALL EXISTING IMPROVEMENTS DISTURBED DURING CONSTRUCTION INCLUDING, BUT NOT LIMITED TO STREET STRIPING, LANDSCAPING AND SIGNS.
10. ALL WORK PERFORMED SHALL BE GUARANTEED FOR A ONE YEAR PERIOD.
11. BACKFILL SHALL BE PER THE TRENCH SECTIONS IN THESE PLANS.
12. LANDSCAPE "SPRINKLER" LINES ENCOUNTERED WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED AND RECONSTRUCTED IN KIND TO PROVIDE IN KIND WATERING COVERAGE. LANDSCAPE IRRIGATION "SUPPLY" LINES SHALL BE PROTECTED IN PLACE. SPRINKLER HEADS, VALVES AND SIMILAR ITEMS SHALL BE SALVAGED AS DIRECTED BY THE CITY ENGINEER.
13. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND NOTIFY ALL UTILITY AGENCIES CONCERNED 48 HOURS PRIOR TO START OF CONSTRUCTION.
14. CONTRACTOR SHALL NOTIFY THE ORANGE COUNTY FIRE AUTHORITY (OCFA) AT (714) 573-6100, THE CITY OF WESTMINSTER POLICE DEPARTMENT AT (714) 898-3315, AND UNDERGROUND SERVICE ALERT (USA) AT (800) 422-4133 FORTY- EIGHT HOURS PRIOR TO START OF CONSTRUCTION.
15. CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITY.
16. ALL SEWER MANHOLES SHALL BE LEFT BELOW GRADE DURING PAVING. CONTRACTOR SHALL RAISE MANHOLE FRAMES AND COVERS TO FINISHED GRADE AND MAKE NECESSARY REPAIRS TO FINISH PAVEMENT PER CITY OF WESTMINSTER STANDARD DRAWING 704.
17. NO DRIVEWAY APPROACHES ARE TO BE CONSTRUCTED UNLESS SHOWN ON THE PLANS OR APPROVED BY THE CITY ENGINEER.
18. AT LEAST TWO (2) TWELVE FOOT (12') WIDE TRAVEL LANES IN EACH DIRECTION FOR ARTERIAL STREETS AND ONE (1) TWELVE FOOT (12') TRAVEL LANE IN EACH DIRECTION FOR RESIDENTIAL STREETS SHALL BE KEPT OPEN AND MAINTAINED FOR PUBLIC USE AT ALL TIMES, EXCEPT AS OTHERWISE INDICATED IN THE PLANS AND SPECIFICATIONS OR A S DIRECTED BY THE CITY ENGINEER DURING CONSTRUCTION. AT NOT TIME SHALL ANY TRAVEL LANE BE SHUT DOWN OVERNIGHT UNLESS OTHERWISE NOTED IN THE PLANS AND SPECIFICATIONS OR AS DIRECTED BY THE CITY ENGINEER DURING CONSTRUCTION. NO CROSS STREETS OR INTERSECTING STREETS SHALL BE CLOSED AT ANY TIME WITHOUT APPROVAL OF THE CITY ENGINEER.
19. NO CONSTRUCTION WORK SHALL START PRIOR TO HAVING A PRE-CONSTRUCTION MEETING BETWEEN THE GENERAL CONTRACTOR, HIS SUB-CONTRACTORS AND THE CITY OF WESTMINSTER PUBLIC WORKS STAFF, INCLUDING BUT NOT LIMITED TO: PROJECT ENGINEER, PUBLIC WORKS INSPECTOR, WATER SUPERVISOR, AND CROSS CONNECTION CONTROL SPECIALIST.
20. ESTIMATE OF QUANTITIES IS APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING QUANTITIES AND THE CONDITION OF THE SITE.
21. ALL UTILITY BOXES AND VALVE BOXES WITHIN CONSTRUCTION AREA SHALL BE SET TO GRADE.
22. THE EXISTENCE AND LOCATION ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THIS PLAN ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS.
23. ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS".
24. THE CITY OF WESTMINSTER SHALL NOT BE RESPONSIBLE IN ANY CONTRACTOR'S AND SUBCONTRACTORS' COMPLIANCE WITH THE "OCCUPATIONAL WAY FOR THE SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS".
25. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY OF WESTMINSTER, ITS OFFICERS AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FROM LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY OF WESTMINSTER, ITS OFFICERS AND EMPLOYEES.

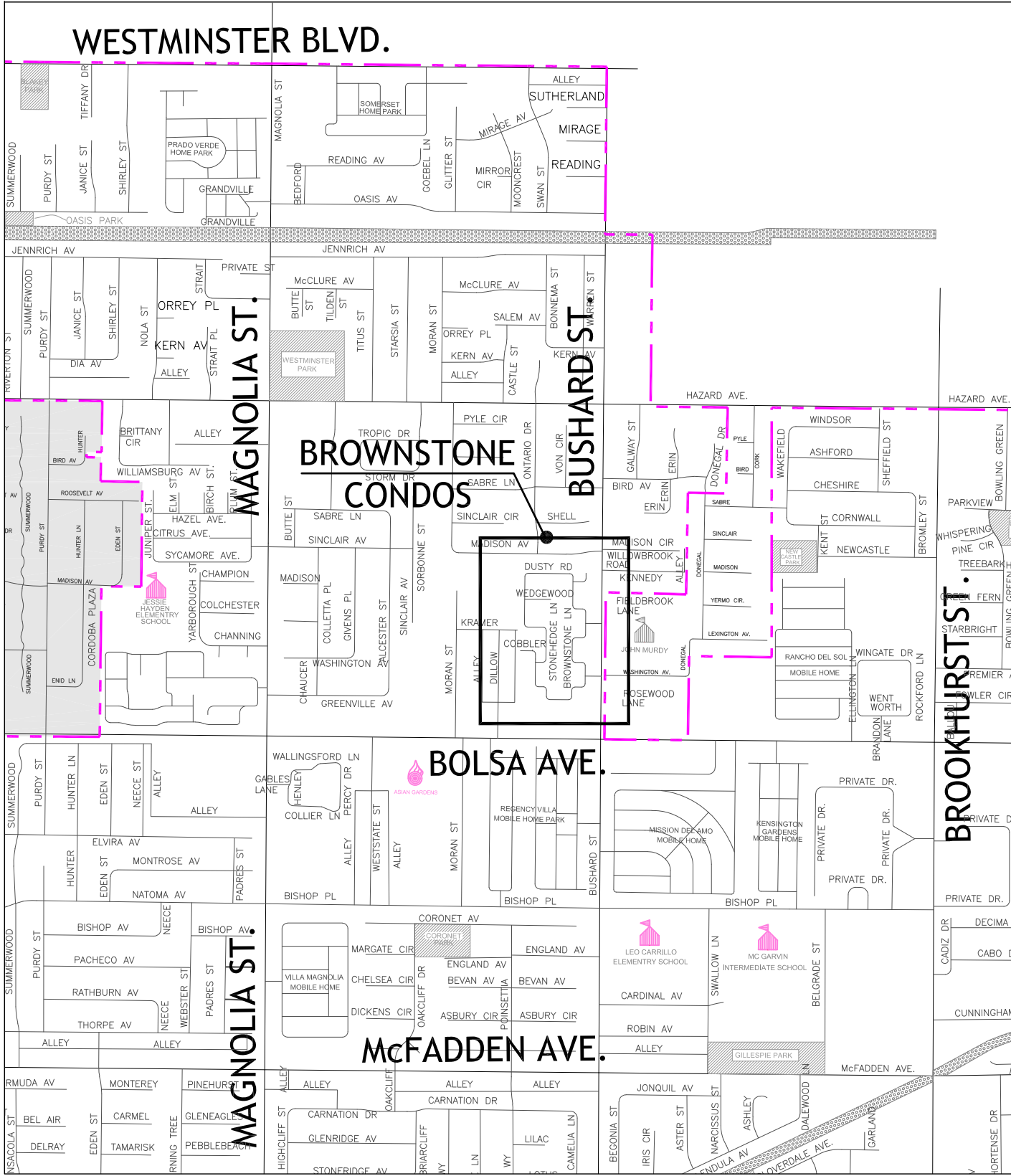
TRAFFIC CONTROL AND SAFETY

1. BARRICADING AND DETOURING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE VEHICLE CODE, AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) LATEST EDITION AS PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION AND THE "MUTCD CALIFORNIA SUPPLEMENT" LATEST EDITION AS PUBLISHED BY THE STATE OF CALIFORNIA, BUSINESS AND TRANSPORTATION AGENCY, DEPARTMENT OF TRANSPORTATION.
2. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLANS PREPARED BY A CALIFORNIA REGISTERED CIVIL/TRAFFIC ENGINEER TO BE APPROVED BY THE CITY PRIOR TO PLACING TRAFFIC CONTROL DEVICES.
3. NO PUBLIC STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY ENGINEER EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF EACH WORK DAY, TO THE SATISFACTION OF THE CITY ENGINEER.
7. TRAFFIC CONTROL DEVICES (TCD'S) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES. THE CITY'S INSPECTOR SHALL APPROVE BARRICADING PRIOR TO ANY WORK.

NPDES NOTES

1. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES AND POLLUTANTS OFF SITE. DISCHARGES OF MATERIAL OTHER THAN STORM WATER ARE ALLOWED ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40CFR PARTS 117 & 301. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS, WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LINES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SEALANTS, ASBESTOS FIBERS, PAINT FLAKES, OR STUCCO FRAGMENTS; FUEL OIL, LUBRICANTS AND HYDRAULIC, RADIATOR AND BATTER FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; AND SUPERCHLORINATED POTABLE WATER LINE FLUSHING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUN-OFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

CITY OF WESTMINSTER, CA
WATER SERVICE LINE REPLACEMENT PROJECT
BROWNSTONE LANE CONDO COMMUNITY



LOCATION MAP
(NOT TO SCALE)

CONSTRUCTION NOTES

- ①INSTALL NEW 1" POYETHYLENE SERVICE LINE CONNECTION TO EXISTING WATER METER, BY REMOVING EXISTING SADDLE AND CORP AND INSTALLING NEW SADDLE AND CORP PER CITY OF WESTMINSTER STANDARD PLAN #401. TRENCH BACKFILL AND PAVEMENT RESTORATION PER CITY OF WESTMINSTER STANDARD PLAN #609.
- ②GRIND AT 2" DEPTH OF EXISTING PAVEMENT AND PLACE 2" CONVENTIONAL ASPHALT SURFACE COURSE.
- ③CRACK FILL AND APPLY TYPE II SLURRY SEAL WITH 2 1/2 % LATEX.
- ④REINSTALL ALL STRIPING, LEGEND & MARKINGS AS SHOWN ON PLAN. ALL MATERIALS AND LENGTH TO BE AS EXISTING.
- ⑤EXISTING RED CURB SHALL BE REMOVED USING WET / HYDRO METHOD AND RE-PAINTED TO MATCH EXISTING AS SHOWN ON PLAN.
- ⓅEXISTING DELINEATORS AND K-RAIL IN ORIGINAL LOCATION.

INDEX OF DRAWINGS

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SHEET 2, 3	BROWNSTONE LANE CONDOS

WATER SERVICE LINE REPLACEMENT PROJECT
BROWNSTONE LANE CONDO COMMUNITY
TITLE SHEET, NOTES AND DETAIL SHEET

City of Westminster - Engineering Dept.

DRAWING NUMBER:

P2447

SHEET 1 OF 3

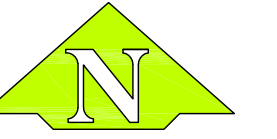
LEGEND

---	W---	WATERLINE
---	SS---	SANITARY SEWER
---	GAS---	GAS LINE
---		WATER MAIN
---		BLOCK WALL
---		TIME WARNER CABLE
---		VERIZON CABLE
---		WATER VALVE
---		FIRE HYDRANT
---		SEWER MANHOLE
---		TREE
---		CONCRETE THRUST BLOCK
---		WATER VALVE LOCATION MARKER

REV	DATE	REVISIONS	REFERENCES	APPROVALS



ENGINEERING SCALE: AS NOTED ON PLAN	DATE:
PREPARED UNDER THE SUPERVISION OF: JAKE QUAN NGO	
DRAWN: S. PITHWA	DEC 2025
CHECKED: R. OLSEN	DEC 2025
RECOMMENDED: T. PHAM	DEC 2025
APPROVED:	
PUBLIC WORKS DIRECTOR	



SCALE: 1" = 30'



CONSTRUCTION NOTES

1. INSTALL NEW 1" POLYETHYLENE SERVICE LINE TO EXISTING WATER MAIN AND CONNECT TO EXISTING WATER METER PER CITY OF WESTMINSTER STD. PLAN #401.
2. GRIND AT 2" DEPTH OF EXISTING PAVEMENT AND PLACE 2" CONVENTIONAL ASPHALT SURFACE COURSE.
3. CRACK FILL AND APPLY TYPE II SLURRY SEAL WITH 2 1/2 % LATEX.
4. REINSTALL ALL STRIPING, LEGEND & MARKINGS AS SHOWN ON PLAN. ALL MATERIALS AND LENGTH TO BE AS EXISTING.
5. EXISTING RED CURB SHALL BE REMOVED USING WET / HYDRO METHOD AND RE-PAINTED TO MATCH EXISTING AS SHOWN ON PLAN.
- P. EXISTING DELINEATORS AND K-RAIL IN ORIGINAL LOCATION.

LEGEND

- 1" SERVICE PIPE
- EX. 8" WATER LINE
- GAS
- SS
- CABLE
- RED CURB
- EX. FIRE HYDRANT
- DELINEATOR
- K-RAIL
- GAS VALVE
- EX. WATER METER
- SS MANHOLE
- WATER VALVE
- SPEED BUMP
- PIPE TRENCH
- INSTALL NEW WATER VALVE LOCATION MARKER AT EVERY WATER VALVE LOCATION

MATCHLINE - SEE SHEET 2

ALL WATER VALVES, STORM DRAIN AND SEWER MANHOLES TO BE PROTECTED IN PLACE ALL TIMES

REV	DATE	REVISIONS	REFERENCES	APPROVALS	CITY OF WESTMINSTER	ENGINEERING SCALE: AS NOTED ON PLAN	DATE:	WATER SERVICE LINE REPLACEMENT PROJECT BROWNSTONE LANE CONDO COMMUNITY City of Westminster - Engineering Dept.	DRAWING NUMBER:
					REGISTERED PROFESSIONAL ENGINEER JAKE QUAN NGO No. C73699	PREPARED UNDER THE SUPERVISION OF: JAKE QUAN NGO	DEC 2025		P2447
						DRAWN: S. PITHWA	DEC 2025		
						CHECKED: R. OLSEN	DEC 2025		
						RECOMMENDED: T. PHAM	DEC 2025		
						APPROVED: PUBLIC WORKS DIRECTOR			SHEET 3 OF 3



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ALL WATER VALVES, WATER METERS, STORM DRAIN, SEWER MANHOLES AND OTHER APPURTENANCES TO BE PROTECTED IN PLACE ALL TIMES

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						DRAWN: S. PITHWA	DEC 2025		
						CHECKED: R. OLSEN	DEC 2025		
						RECOMMENDED: T. PHAM	DEC 2025		
						APPROVED:			
						PUBLIC WORKS DIRECTOR			SHEET 2 OF 3