

APPENDIX J

UTILITY INFRASTRUCTURE TECHNICAL REPORT



27th ST. E & E AVE R-12

Utility Infrastructure Technical Report: Water, Wastewater,
and Dry Utilities

November 10, 2023

Kimley»»Horn

TABLE OF CONTENTS

1. INTRODUCTION..... 1

 1.1. PROJECT DESCRIPTION..... 1

 1.2. SCOPE OF WORK 1

2. EXISTING CONDITIONS..... 1

 2.1. EXISTING LAND USES 1

 2.2. SENATE BILL 610 AND SENATE BILL 221 1

 2.3. EXISTING WATER SERVICE AND DEMAND 2

 2.3.1. EXISTING DOMESTIC WATER INFRASTRUCTURE 2

 2.3.2. EXISTING FIRE WATER INFRASTRUCTURE..... 2

 2.4. EXISTING SANITARY SEWER SERVICE AND WASTEWATER GENERATION AND TREATMENT..... 3

3. METHODOLOGY 3

 3.1. PROPOSED WATER..... 3

 3.2. PROPOSED WASTEWATER 3

 3.3. DRY UTILITIES 4

4. PROJECT IMPACTS..... 4

 4.1. CONSTRUCTION 4

 4.1.1. WATER 4

 4.1.2. WASTEWATER..... 4

 4.2. OPERATIONS 5

 4.2.1. WATER 5

 4.2.1.1. WATER DEMAND 5

 4.2.1.2. FIRE WATER DEMAND..... 5

 4.2.1.3. INFRASTRUCTURE CAPACITY..... 5

 4.2.2. WASTEWATER..... 6

 4.2.2.1. WASTEWATER GENERATION 6

 4.2.2.2. INFRASTRUCTURE CAPACITY BASED ON SEWER MONITORING 6

5. CUMULATIVE IMPACTS..... 6

 5.1. WATER 6

 5.2. WASTEWATER..... 7

EXHIBITS

- 1 Water Service Map
- 2 Sewer Map
- 3 Water Serviceability Letter
- 4 Sewer Metering Data
- 5 Proposed Sewer Capacity Calculation
- 6 Fire Flow Test Results
- 7 Existing Utility Composite Plan

1. INTRODUCTION

1.1. PROJECT DESCRIPTION

The Project site is comprised of approximately 14.32 acres proposed Project site consists of five parcels, numbered Parcels 1 through 5, that will be consolidated from 45 smaller parcels located between 25th Street East, East Avenue R 8, 29th Street East, and Avenue R 12 in South Palmdale. The applicants, Lesar Development Consultants and the City of Palmdale, proposes to construct a diverse, housing community, with 3 story buildings (35' maximum) that expands affordable housing and diversifies housing types, that also supports residents of all abilities through different stages of life across the City. In total, the Project would develop 330 dwelling units comprised of 152 affordable walkup apartments, 84 market-rate apartments, 60 townhomes, and 34 cottages. The proposed Project would also include various ancillary improvements including 4.5 acres of landscaped and open space areas.

1.2. SCOPE OF WORK

This report is provided in support of the Project's CEQA documentation and is intended to provide a description of the existing dry utility and water and wastewater infrastructure systems and analyze the Project's potential impact to the existing water and wastewater infrastructure system.

2. EXISTING CONDITIONS

2.1. EXISTING LAND USES

The Project site is currently vacant, bounded by a neighborhood of single family houses. Per the Palmdale City Council, Palmdale Zoning Map on March 15, 2023, the Project site is currently categorized as Single Family Residential (R-1-7,000). The Project site has a General Plan Land Use designation of Residential Neighborhood 2 (RN2).

2.2. SENATE BILL 610 AND SENATE BILL 221

Senate Bill (SB) 610 and SB 221 require land use agencies to perform a detailed analysis of available water supply when approving large documents. SB 610 and State Water Code Sections 10910-10915 require lead agencies to request a Water Supply Assessment (WSA) from the local water purveyor prior to Project approval. If the projected water demand associated with a proposed development is included in the most recent Urban Water Management Plan (UWMP), the development is considered to have sufficient water supply per California Water Code Section 10910, and a WSA is not required. Projects that meet any of the following criteria require a WSA:

- 1) A proposed residential development of more than 500 dwelling units.
- 2) A proposed shopping center or business establishment of more than 500,000 square feet of floor space or employing more than 1,000 persons.
- 3) A proposed commercial office building of more than 250,000 square feet of floor space or employing more than 1,000 persons.
- 4) A proposed hotel or motel of more than 500 rooms.
- 5) A proposed industrial, manufacturing, or processing plan or industrial park of more than

- 40 acres of land, more than 650,000 square feet of floor area, or employing more than 1,000 persons.
- 6) A mixed-use Project that falls in one or more of the above-identified categories.
 - 7) A Project not falling in one of the above-identified categories but that would demand water equal to or greater than the amount required by a 500-dwelling unit Project.

SB 221 is intended to improve the link between information on water supply availability and land use at the tentative map preparation phase of a Project. SB 610 and SB 221 are companion measures. SB 221 pertains only to residential Projects and establishes the relationship between the WSA prepared for a Project and the Project approval under the Subdivision Map Act.

As this Project does not meet the criteria outlined above, a WSA is not required.

2.3. EXISTING WATER SERVICE AND DEMAND

Palmdale Water District (PWD) is the existing water purveyor to the Project site, owner of the water infrastructure in the Project area, and responsible for its maintenance. Based on the PWD Water Service Map, 8-inch to 12-inch water main lines exist along 29th St. E, 30th St. E, and E Ave R-12.

Due to the existing site being a vacant plot of land the existing water demand for the existing onsite land uses is 0 GPD. However, when taking into consideration that the proposed Project site is abutting existing single-family homes, the existing water demand is deemed to increase. Water demand was estimated based on the assumption that existing water demand factors will equal wastewater generation factors provided by LA County for existing land uses. Existing irrigation water demand is considered negligible, since the existing Project site is currently vacant.

2.3.1. EXISTING DOMESTIC WATER INFRASTRUCTURE

Based on the Palmdale Water District record documents, dated October 20, 1978, there is an existing water main consisting of 8" main along 29th street and a 10" main along Avenue R 12. See **Exhibit 1**, Existing Composite Utility Plan, for existing domestic water infrastructure.

2.3.2. EXISTING FIRE WATER INFRASTRUCTURE

Based on the Palmdale Water District record documents, there are no water lines designated for fire water specifically. Fire water service serving the existing neighborhood is from fire hydrants located along Avenue R 12, Avenue R 10, Casamia Ave, and Acorde Ave. See **Exhibit 1**, Existing Composite Utility Plan, for existing fire hydrant locations, domestic water infrastructure and sanitary sewer infrastructure. Additionally, according to the Fire Flow Test administered by the Palmdale Water District, the Water District does not guarantee the pressures given in the Fire Flow Test are fixed and unchanging. The current static pressure and residual pressure for the 8" water lines located at East side of 29th Street East +/- 30' North of East Avenue R-10 is 51 PSI and 49 PSI, respectively. Furthermore, the observed flow was given at 1034 GPM. See **Exhibit 2** for fire flow test results.

2.4. EXISTING SANITARY SEWER SERVICE AND WASTEWATER GENERATION AND TREATMENT

The City provides sanitary sewer service to the Project site through a sewer main system in the surrounding streets. Based on available record documents, there is an existing 8-inch vitrified clay pipe (VCP) main along Avenue R-12 flowing east and an existing 10-inch VCP main along 29th Street flowing North. See **Exhibit 3** for the Sewer Map.

Table 2.2 shows the existing development’s wastewater generation. Wastewater generation estimates have been prepared based on LA County wastewater generation factors for the existing land uses.

Table 2.2 – Estimated Existing Development Wastewater Generation

Land Use/Zoning	Acreage	Coefficient (cfs/Acre)	cfs to GPD	Total Wastewater Generation (GPD)
R-2	14.06	0.008	5,170.5	72,710.65
<i>Total Existing Development Wastewater Generation</i>				72,710.65

Wastewater in this area of the City is sent to Mesmer Pump Station and is then treated at the Palmdale Water Reclamation Plant (Palmdale WRP). The Palmdale WRP treats an average daily flow of approximately 12 million gallons per day (mgd), serving approximately 150,000 people.

3. METHODOLOGY

3.1. WATER

This report analyzes the potential Project impacts on the existing public water infrastructure by comparing the estimated Project demand with the calculated available supply and capacity of the existing facilities.

To determine if the existing infrastructure can meet the demand of the proposed Project, a water will serve letter was requested from Palmdale Water District. Based on the existing facilities Avenue R-12 and 29th Street, Palmdale Water District determined that the existing water infrastructure is sufficient to provide service to the proposed development. See **Exhibit 4** for the Water Will Serve Letter from PWD dated 3/20/2023.

3.2. WASTEWATER

This report analyzes the potential Project impacts on the existing public sanitary sewer infrastructure by comparing the estimated Project wastewater generation with the available capacity as determined by the sewer metering data results.

3.3. DRY UTILITIES

This report will include the potential Project impacts to the existing dry utility infrastructure in coordination with the Project's Dry Utility Consultant. Existing and proposed dry utility demands are in the process of being determined by the Project team.

4. PROJECT IMPACTS

4.1. CONSTRUCTION

4.1.1. PROPOSED WATER

The Project's construction-related activities such as dust control, cleaning of equipment, excavation/export, removal, and re-compaction, etc. will generate water demand. Based on a review of construction Projects of similar size and duration, a conservative estimate of construction water use ranges from 1,000 to 2,000 gallons per day (gpd). This is substantially less than the Project's net new water demand at buildout. Therefore, it is anticipated that the existing water infrastructure would meet the Project's limited and temporary construction-related water demand.

The Project will require construction of water service lines to serve the proposed development. Construction impacts associated with the installation of water distribution lines would primarily involve trenching to place the lines below surface. Installation of new water infrastructure would include on-site water distribution improvements, off-site work associated with connections to the public main, new fire hydrant(s), and upgrades as required by Palmdale Water District, the City, and City of Palmdale Fire Department (PFD). Prior to ground disturbance, Project contractors would coordinate with PWD to identify the locations and depth of all lines. Further, Palmdale Water District would be notified in advance of proposed ground disturbance activities to avoid water lines and minimize disruption of water service. A Construction Management Plan would be implemented to minimize any temporary pedestrian and traffic impacts. The contractor would implement the Construction Management Plan, which would ensure safe pedestrian access and vehicle travel in general, and emergency vehicle access throughout the construction period.

4.1.2. PROPOSED WASTEWATER

The Project's construction-related activities would not alter the existing wastewater generation. The portable restrooms used during construction would not contribute to wastewater flows in the City's wastewater system. In addition, construction-related wastewater generation would occur incrementally throughout the construction phase and would be temporary and nominal compared to the wastewater generated..

The Project will require construction of on-site wastewater infrastructure and potential minor upgrade of existing off-site wastewater infrastructure to serve the proposed development. Construction impacts associated with wastewater infrastructure would primarily be confined to trenching for miscellaneous utility lines and connections to public infrastructure. Installation of wastewater infrastructure will be limited to on-site wastewater distribution, and minor off-site work associated with connections to the public main. No upgrades to the public main are anticipated. A Construction Management Plan would be implemented to reduce any temporary pedestrian and traffic impacts. The contractor would implement the Construction Management Plan, which would ensure safe pedestrian access and vehicle

travel in general, and emergency vehicle access throughout the construction period.

4.2. OPERATIONS

4.2.1. WATER

4.2.1.1. WATER DEMAND

Table 4.2.1.1 shows the Project’s estimated total and net water demand. Water demand estimates have been prepared based on 120 percent of the Los Angeles County sewage generation factors for residential and commercial land use categories, plus water demand generated by proposed irrigation for landscape and pool areas. The Project’s water demand would be significantly less than the available capacity and implementation of the Project is not expected to measurably reduce the local infrastructure’s capacity. No new or expanded water treatment facilities would be required. Therefore, the Project would have a less than significant impact with respect to water treatment facilities.

Table 4.2.1.1 – Estimated Water Demand

Land Use	Units	Demand Rate (GPD)	Total Water Demand (GPD)
Proposed Development			
Residential: 1 BDR	112	140 X 1.2 = 168	18,816
Residential: 2 BDR	92	185 X 1.2 = 222	20,424
Residential: 3 BDR	126	230 X 1.2 = 276	34,776
<i>Total Proposed Development Water Demand</i>			74,016
<i>Net Increase in Water Demand (Proposed - Existing)</i>			

4.2.1.2. FIRE WATER DEMAND

The Project will also incorporate a fire sprinkler suppression system. Fire hydrant requirements and fire sprinkler design are subject to the PFD review and approval during the Project’s design and permitting phase. The Project will comply with all PFD and Palmdale Water District requirements.

4.2.1.3. INFRASTRUCTURE CAPACITY

The Project likely proposes a domestic water connection and a fire water connection to the existing 8-inch and 10-inch water mains in 29th Street and Avenue R-12. Palmdale Water District has provided a will-serve letter and fire flow test results confirming that water service will be available for the Project pending confirmation of water demands from Mechanical and/or Plumbing Engineers.

4.2.2. WASTEWATER

4.2.2.1. WASTEWATER GENERATION

Table 4.2.2.1 shows the Project’s estimated wastewater generation based on LA County wastewater generation factors for the proposed land uses. The Project’s total projected wastewater generation and the total net increase in wastewater generation represent a fraction of one percent of the remaining HWRP capacity (i.e., 175 mgd).

Table 4.2.2.1 – Estimated Wastewater Generation

Land Use	Units	Wastewater Generation Rate (GPD)	Total Wastewater Generation (GPD)
Proposed Development			
Residential: 1 BDR	112	140	15,680
Residential: 2 BDR	92	185	17,020
Residential: 3 BDR	126	230	28,980
<i>Total Proposed Development Wastewater Demand</i>			61,680
<i>Net Increase in Wastewater Demand (Proposed - Existing)</i>			

4.2.2.2. INFRASTRUCTURE CAPACITY BASED ON SEWER MONITORING

Sewer monitoring will take place at a later date once programming is complete to fulfill the sewer capacity.

5. CUMULATIVE IMPACTS

5.1. WATER

Several regulatory requirements are in place to promote water conservation and ensure that adequate water supply is available for future development. As required by State law, the Palmdale Water District prepares and periodically updates an Urban Water Management Plan (UWMP) to plan and provide for projected water supply and demand. The latest UWMP completed by the City of Palmdale – Palmdale Water District was June 25, 2021. The Green Building Code and Assembly Bill (AB) 32 also both contain regulatory requirements that promote water conservation. Compliance of the Project and future development Projects with these regulatory requirements will help to ensure that adequate water supply is available on a cumulative basis. Other development Projects will need Will Serve Letters and large Projects that meet the requirements of SB 610 will require WSA’s to provide further confirmation that water supply will be available.

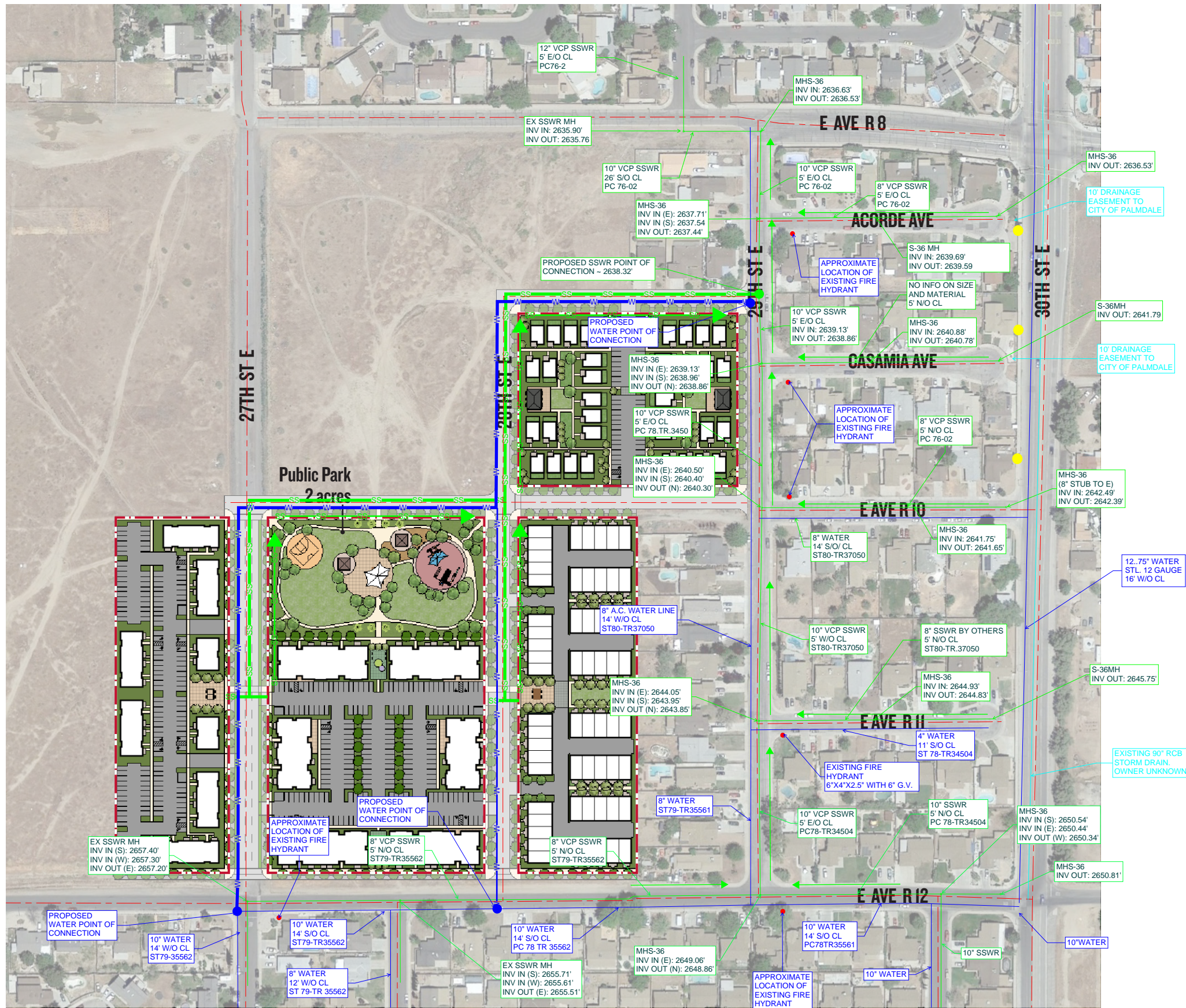
Based on the above, it is anticipated that Palmdale Water District would be able to supply the demands of the Project and future growth.

5.2. WASTEWATER

Several regulatory requirements are in place to manage wastewater generation and ensure adequate capacity is available for future development. The Project and future development Projects are required to obtain a sewer connection permit and submit a sewer capacity availability request (SCAR) as part of the related Project's development review. It is anticipated that there will not be any upgrades to the wastewater infrastructure based on calculations completed internally with the assistance of Flow Master and the Estimated Average Daily Sewage Flows for Various Occupancies (see **Exhibit 5** for Flow Master calculations). After completing calculations for both the existing and proposed wastewater generation, the pipe diameter was confirmed to be sufficient at a max capacity of 32% full. The existing pipe to be connected to has a diameter of 8" and picks up the wastewater of approximately 14.06 acres of the existing development neighboring the proposed Project site. The existing development produces 0.11 cfs of wastewater, equaling in at approximately 23.3% full. The proposed wastewater generated from the Project site is estimated to be approximately 0.09 cfs, which would decrease the pipes capacity by 8.3%, equaling just under 32%.

Per, LA County sanitary sewer network map and record sewer documents, it is known that the sewer system runs from south to north and discharges at the Palmdale Water Reclamation Plant 2.6 miles north of the Project site. Because not all record drawings could be accounted for, we have added a 20% contingency measure to the existing wastewater generation value. The updated values for the existing wastewater are 0.132 cfs, equaling 25.5% full. With the addition of the proposed Project site, the values increase to 0.222 cfs, equaling 33.3% full. The max capacity of the wastewater system is currently 0.93 cfs, deeming the existing sewer lines to have adequate volume to maintain the additional volume generated by the proposed Project.

EXHIBIT 1 – Existing Composite Utility Plan



- EXISTING STORM DRAIN SYSTEM
- EXISTING WATER
- EXISTING SEWER
- W—W— PROPOSED WATER
- SS—SS— PROPOSED SEWER
- - - CENTERLINE
- WATER POINT OF CONNECTION TO EXISTING PIPE
- SEWER POINT OF CONNECTION TO EXISTING PIPE
- ← SEWER DIRECTION OF FLOW
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT



PALMDALE HOUSING OPPORTUNITY PROJECT | ILLUSTRATIVE CONCEPT PLAN

PALMDALE, CA | JANUARY 31, 2023 | LESAR DEVELOPMENT CONSULTANTS



EXHIBIT 2 – Fire Flow Test Results



PALMDALE WATER DISTRICT

A CENTURY OF SERVICE

June 22, 2023

BOARD OF DIRECTORS

W. SCOTT KELLERMAN

Division 1

DON WILSON

Division 2

GLORIA DIZMANG

Division 3

KATHY MAC LAREN-GOMEZ

Division 4

VINCENT DINO

Division 5

DENNIS D. LaMOREAUX

General Manager

ALESHIRE & WYNDER LLP

Attorneys

Andrew Coleman
Kimley Horn
660 South Figueroa St, Ste. 2050
Los Angeles, Ca 90017

Dear Mr. Coleman:

By providing the following information, the Palmdale Water District does not guarantee that the related pressures and flows are fixed and unchanging. Some vary at any time as a result of normal operations of the system. This public water system information does not account for losses through backflow prevention devices required or incorporated in the private water system served by connection to the public water system in the vicinity of the test location. The Palmdale Water District shall have no liability for loss or damage to persons or property resulting from inadequate pressures of flows.

Location: E/Side of 29th Street East +/- 30' N/Of East Avenue R-10
Date: 5/22/23 **Time:** 9:28 A.M. **Temperature:** 66°/CLEAR
Main Line Size: 8" **Outlet Size:** 2 1/2"

Static Pressure: 51 PSI
Residual Pressure: 49 PSI
Observed Flow: 1034 GPM

Use of this information for the determination of Fire Flow Availability is not authorized by the Palmdale Water District. Please feel free to contact me if you have any questions.

Sincerely,


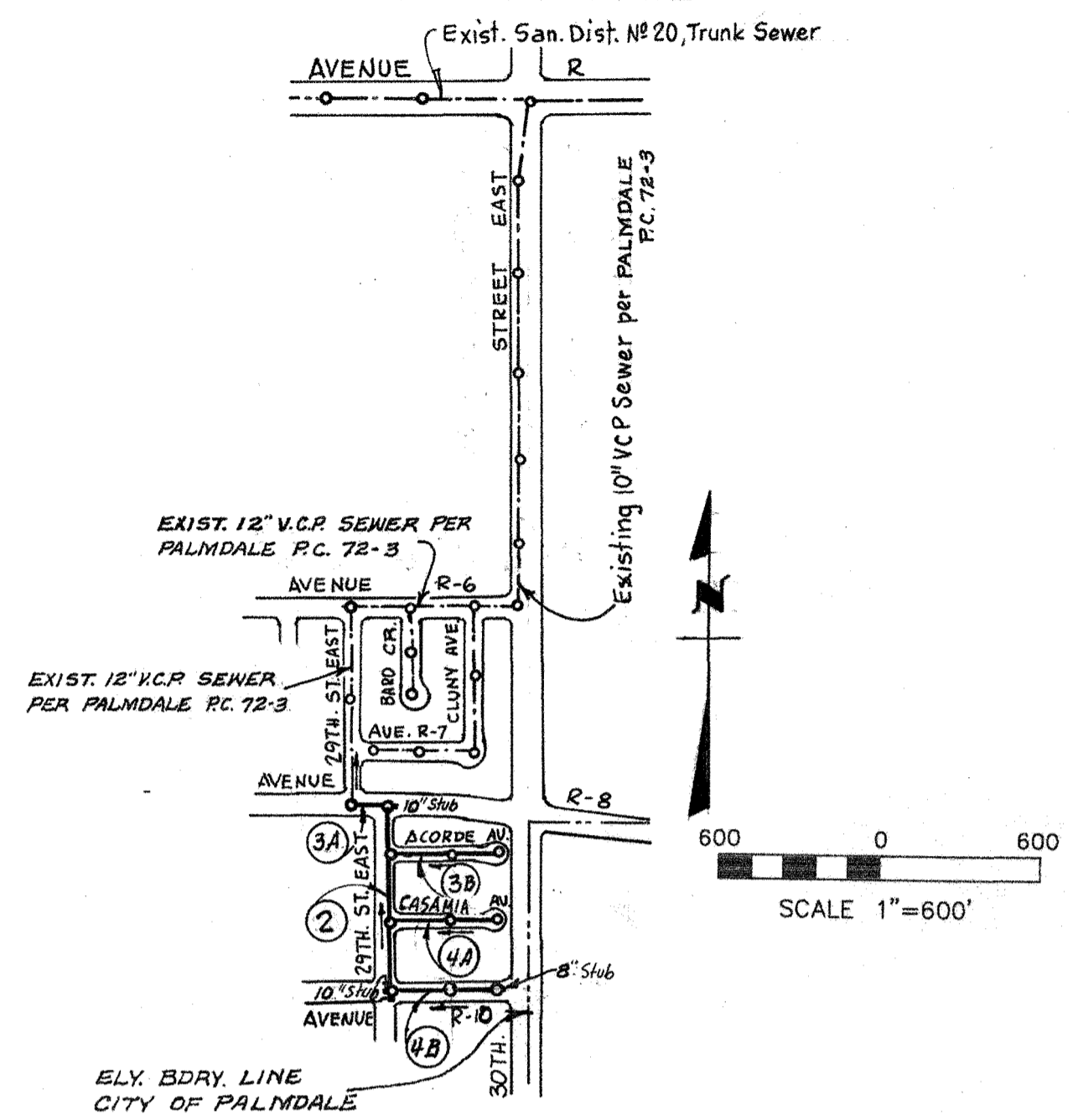

SONNY A. GUZMAN,
Engineering Technician I
SAG/sag



EXHIBIT 3 – Sewer Infrastructure Record Document Map

B.M. BL. 3056 ELEV. 2646-888

County Surveyor Monument in well, 18' down at center-line intersection of 30th Street East and Avenue R-8, Marked 1/4 Corner 31.32, R. 11 W. T. 6 N. S. B.M. PALMDALE QUAD. 1965



INDEX MAP
TRACT NO. 30898
SCALE 1"=600'
PALMDALE P.C. 76-2

BEFORE BREAKING INTO OR CONSTRUCTION ON A COUNTY SANITATION DISTRICT SEWER AND PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SANITATION DISTRICT INSPECTOR SHALL BE NOTIFIED BY PHONE 922-6225 SO THAT REQUIRED INSPECTION CAN BE MADE.

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 SANITATION DISTRICTS FOR SAID CONNECTION.

PALMDALE BLDG. DIST. NO. 8/01

PROFILE ALIGNMENT AND GRADE PALMDALE P.C. 76-2

SANITARY SEWERS PAGE 1

CONSTRUCTED IN

TRACT NO. 30898

PALMDALE

PRIVATE CONTRACT NO. 76-2

W.S. 65

2 SHEETS, 4 PAGES

SCALE: VERT. 1"=4' HORIZ. 1"=40' SEPTEMBER, 1976

LOWELL W. FELT

CONSULTING CIVIL ENGINEER

247 E. PALMDALE BLVD. - PALMDALE, CA 93650

PHONE: 805-273-2125

SIGNED: Lowell W. Felt

REG. C. E. NO. 8732

45,940

FOR LEGEND SEE PLAN NO. S-1

NOTES:
THIS DRAWING AND THE DATA HEREON ARE HEREBY MADE PART OF THE SPECIFICATIONS TO WHICH THIS IMPROVEMENT IS TO BE CONSTRUCTED AS SHOWN ON PLANS AND PROFILES. GRADE POINTS FOR TOP OF CURBS, CENTER LINE OF STREETS, OR CENTER LINE OF ALLEYS, AS SHOWN BY CIRCLES ON PROFILES, AT ALL POINTS BETWEEN DESIGNATED POINTS THE GRADE SHALL BE ESTABLISHED SO AS TO CONFORM TO A STRAIGHT LINE DRAWN BETWEEN SAID DESIGNATED POINTS. ELEVATIONS ARE IN FEET ABOVE U.S.C. & G.S. SEA LEVEL DATUM OF 1929. WORK SHALL BE CONSTRUCTED ACCORDING TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (1976 EDITION) AND CITY ENGINEER SPECIAL PROVISIONS FOR THE CONSTRUCTION OF SANITARY SEWERS. DATE SEPT. 1976 AND SHALL BE PRESERVED ONLY IN THE PRESENCE OF THE CITY CIVIL ENGINEER. BEFORE WORK CAN BE STARTED, THE CONTRACTOR MUST OBTAIN A PERMIT TO EXCAVATE IN CITY STREETS FROM THE L.A. COUNTY ROAD DEPT., DISTRICT OFFICE NO. 9, AND PAY A FEE TO THE CITY OF PALMDALE SUFFICIENT TO COVER THE COST OF CONSTRUCTION INSPECTION AND RECORD PLANS. APPROVAL OF THIS PLAN BY THE CITY OF PALMDALE DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE LOCATION OF OR THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITY PIPE, OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THIS NOTE APPLIES TO ALL PAGES. IF WORK IS TO BE 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.

- 1. PROVIDE STAKES ON THE PROPERTY LINE OR PROPERTY LINES PRODUCED AT RIGHT ANGLES TO THE SEWER LINE AT THE CENTER LINE OF EACH MANHOLE.
- 2. NO REPRESENTATIVE OF THE CITY ENGINEER WILL SURVEY OR LAY OUT ANY PORTION OF THE WORK.
- 3. THE PRIVATE ENGINEER SHALL FURNISH THE CITY ENGINEER WITH GRADE SHEETS AND STATIONING FOR ALL HOUSE LATERALS 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° WITH THE MAIN LINE SEWER. ANY CHANGE IN ALIGNMENT SHALL BE REQUESTED IN WRITING BY THE PRIVATE ENGINEER.
- 4. 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.
- 5. NO REVISIONS SHALL BE MADE IN THESE PLANS WITHOUT THE APPROVAL OF THE CITY ENGINEER.
- 6. THE CONTRACTOR SHALL NOTIFY THE DESIGN DIVISION BY TELEPHONE, 213-374-7203, AT LEAST TWENTY-FOUR HOURS BEFORE STARTING ANY WORK UNDER THIS CONTRACT.
- 7. ALL STRUCTURES SHALL BE EITHER BRICK MANHOLES PER S-3, OR PRECAST CONCRETE MANHOLES PER S-3 B.
- 8. ALL JOINTS BETWEEN CAST IRON PIPE AND VITRIFIED CLAY PIPE SHALL BE MADE WITH A RUBBER SLEEVE JOINT, TYPE "C" OR "D" (WITH BUSHING IF NECESSARY) PER STANDARD SPECIFICATIONS, SECTION 208-2.
- 9. MANHOLE TOPS IN UNIMPROVED RIGHTS-OF-WAY TO BE SIX INCHES ABOVE FINISHED GRADE.
- 10. USE EXTRA STRENGTH PIPE. ALL PIPE IS STANDARD DEPTH EXCEPT AS NOTED.
- 11. V.C.P. JOINTS SHALL BE TYPE "D", "F", OR "G" PER STANDARD SPECS., SEC. 2 08-2.
- 12. IF A POWER POLE IS WITHIN THREE FEET OF THE SEWER, THE SEWER SHALL BE ENCASED, PER S-23, CASE II, TWO FEET ON EACH SIDE FROM THE POINT OF INTERFERENCE.
- 13. IF DURING THE COURSE OF CONSTRUCTION IT IS DETERMINED THAT THERE IS LESS THAN FOUR FEET OF COVER OVER THE TOP OF A MAIN LINE OR HOUSE LATERAL V.C.P. SEWER WHICH IS NOT INDICATED ON THE PLANS, THE PIPE SHALL BE ENCASED PER S-23, CASE II, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- 14. HOUSE LATERALS TO BE CONSTRUCTED WITH INVERTS AT PROPERTY LINE 6 FEET BELOW CURB GRADE EXCEPT AS NOTED.
- 15. RESURFACE ALL TRENCHES WITHIN PAVED AREAS TO MEET L.A. COUNTY ROAD DEPT. OR CALIFORNIA STATE HIGHWAY REQUIREMENTS IN ACCORDANCE WITH PERMITS.
- 16. SEWERS TO BE TESTED FOR LEAKAGE PER SEC. 306-1.4 OF THE STD. SPECS. & SPECIAL PROVISIONS.
- 17. REFER TO SECTION 7-10.4.1 OF THE STANDARD SPECIFICATIONS REGARDING SAFETY ORDERS.
- 18. THE FOLLOWING LATEST REVISED STANDARD PLANS ON FILE IN THE OFFICE OF CITY ENGINEER SHALL APPLY IN THE CONSTRUCTION OF THIS PROJECT:

LEGEND

MINIMUM PUBLIC SAFETY REQUIREMENTS	S-1
BRICK MANHOLE	S-2
STANDARD MANHOLE STEP	S-3
BEDDING FOR SEWER PIPE	S-17
CRADING AND ENCASEMENT	S-21
PIPE OR TEE SUPPORT	S-25
ALLOWABLE TRENCH WIDTHS	S-26
VERTICAL MANHOLE FRAME COVER	S-35
NON-REINFORCED PRECAST CONCRETE MANHOLE S-36	S-36

NOTICE TO CONTRACTOR

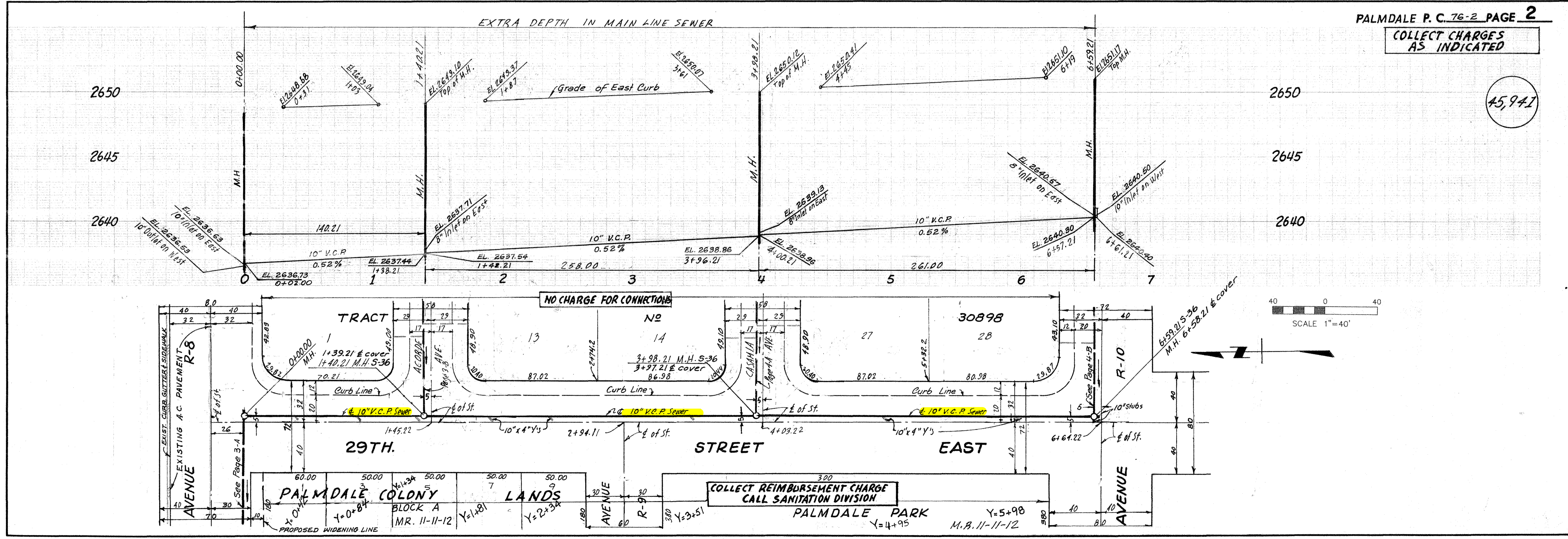
The existence and location of any underground utility pipes or structures shown on these plans are obtained by a search of the available records. To the best of my knowledge there are no existing utilities except as shown on these plans. The contractor is required to take due precautionary measures to protect the utility lines shown and any other lines not of record or not shown on these plans.

Lowell W. Felt
C.E. 8732

PALMDALE P. C. 76-2 PAGE 2

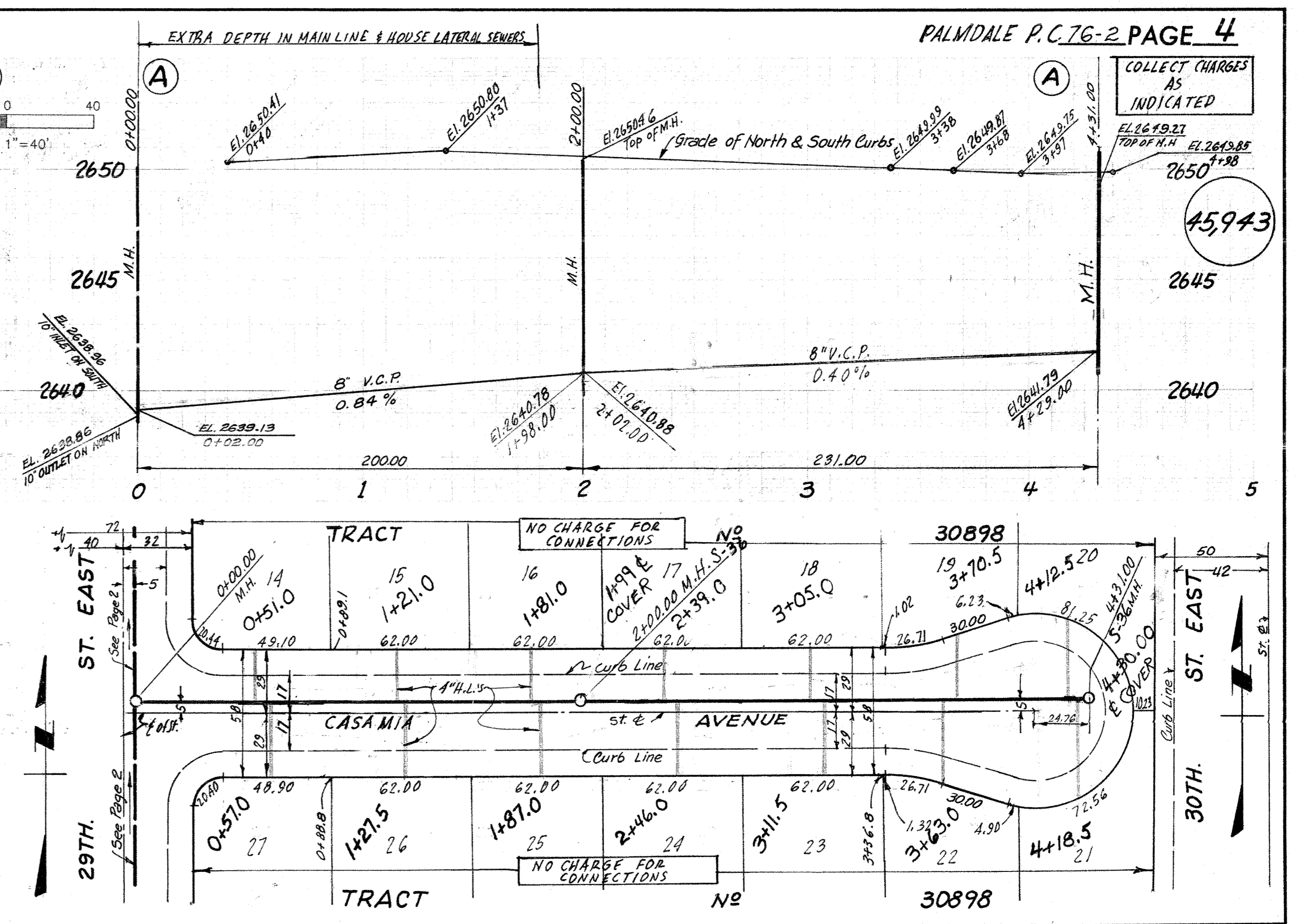
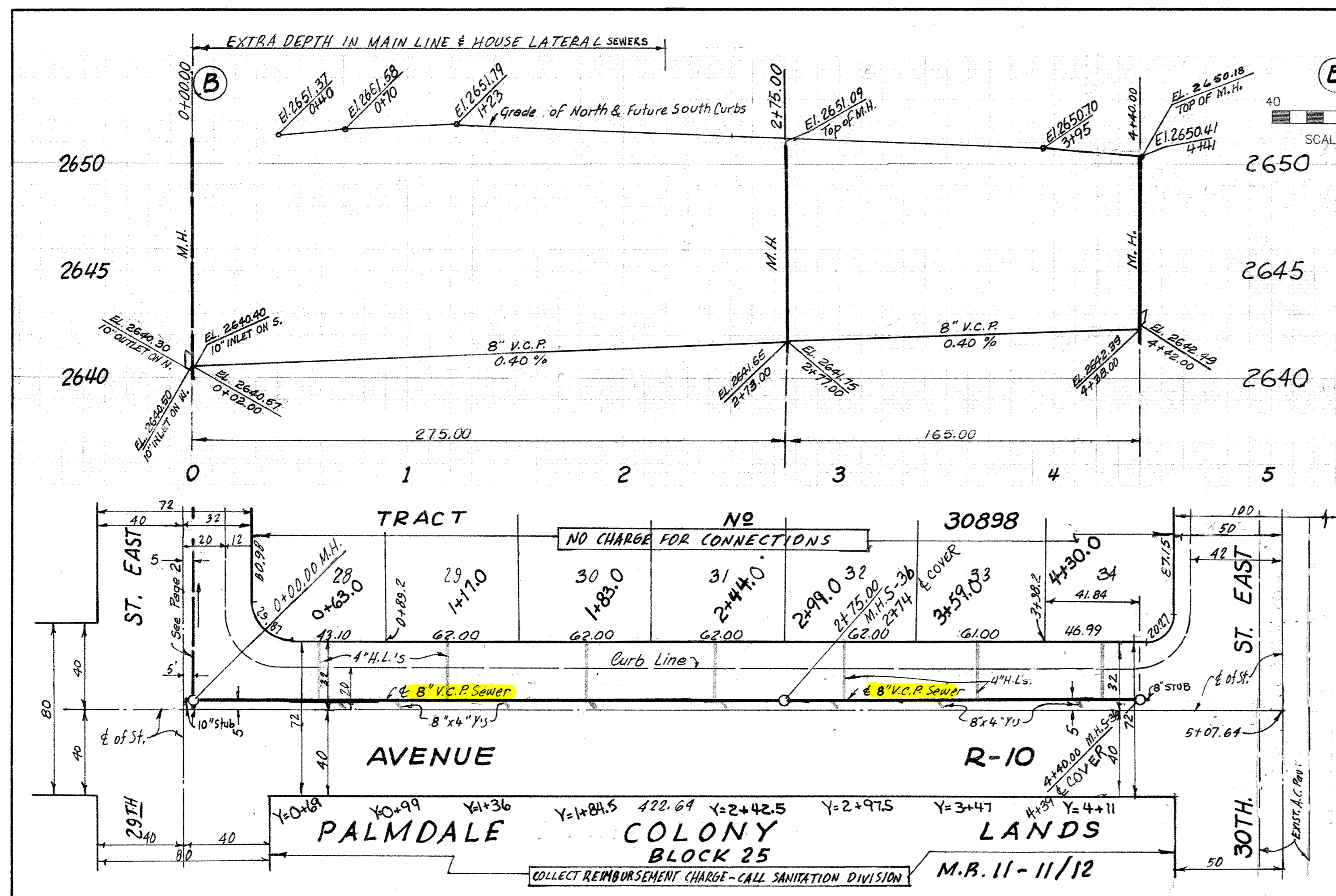
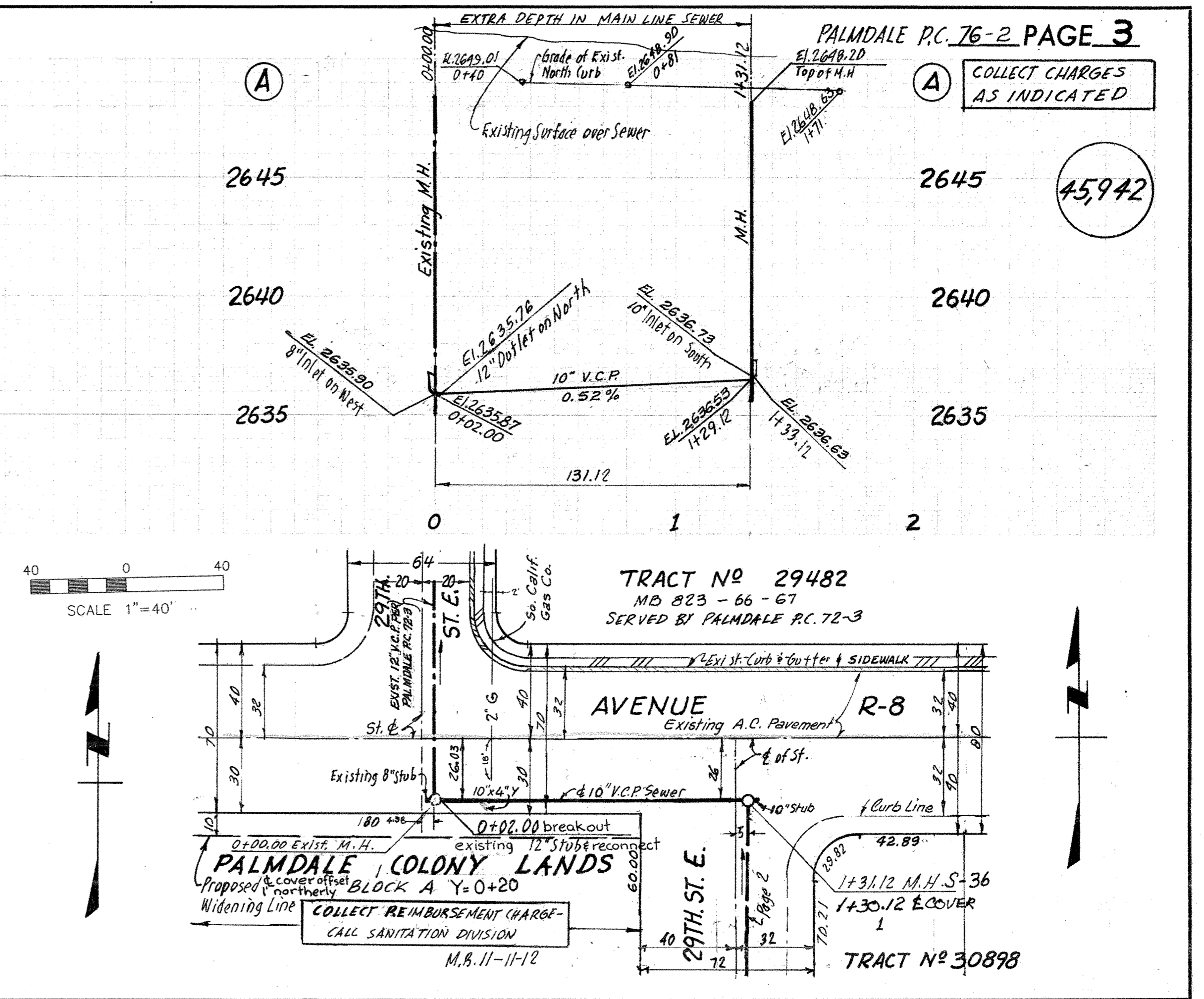
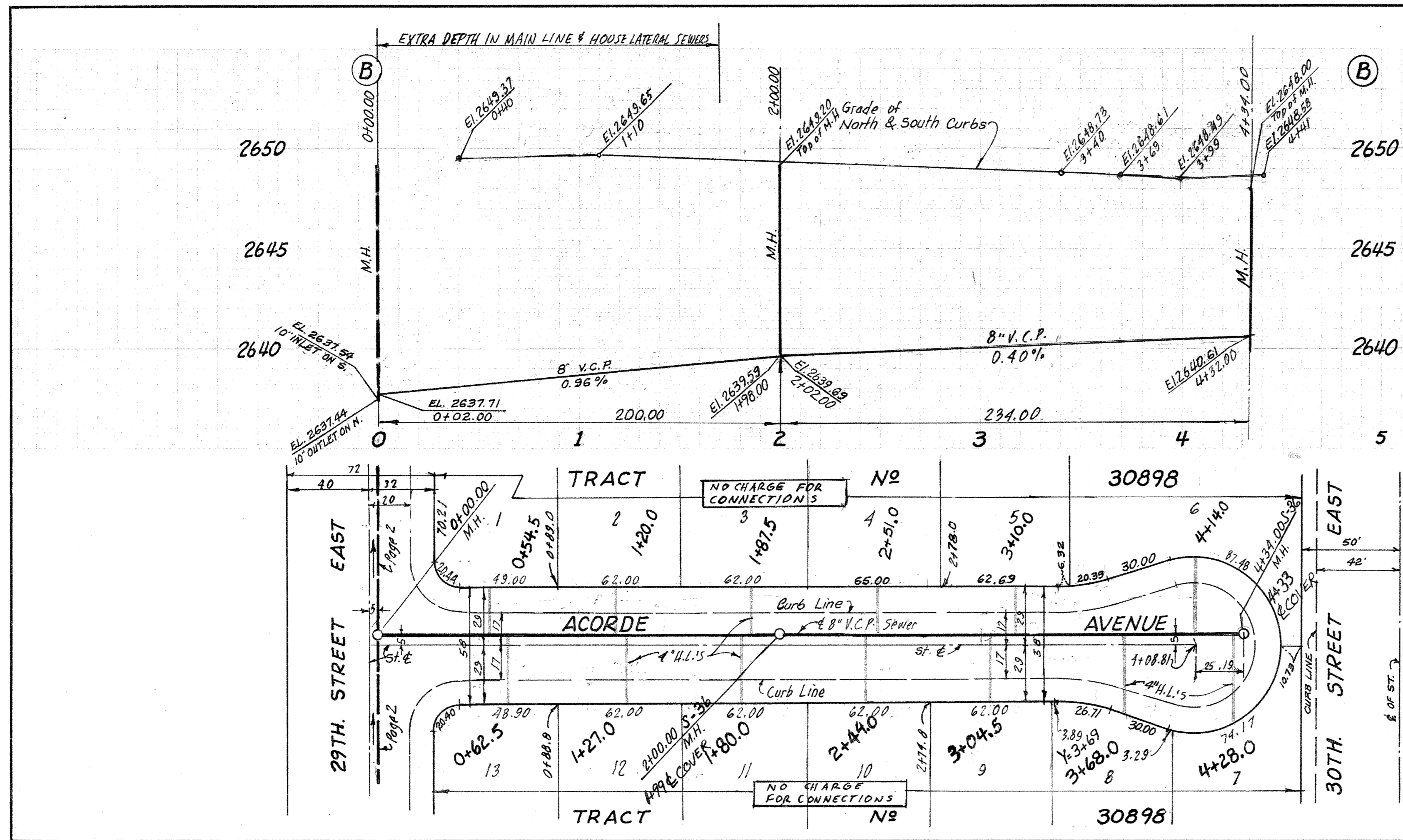
COLLECT CHARGES AS INDICATED

45,940



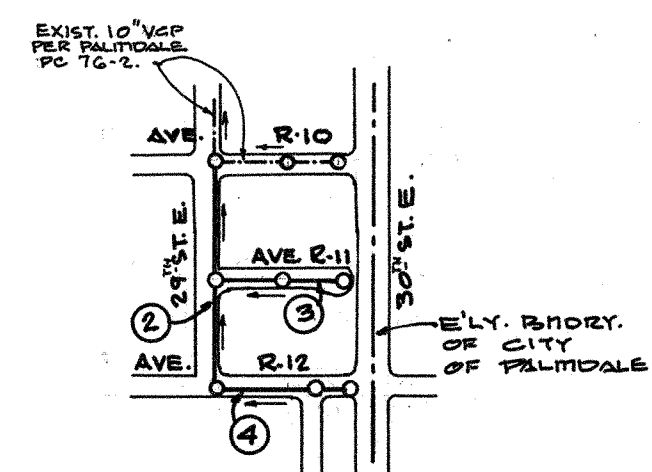
SCALE 1"=40'

COLLECT REIMBURSEMENT CHARGE CALL SANITATION DIVISION



76-5

B.M. B.L. 3056 ELEV. 2646.888
 C.S. MON. IN WELL 18" DN. AT &
 INTER. 30TH ST. EAST & AVE. R-8,
 MKD 1/4 COR. 31, 32.
 PALMDALE QUAD. 1965



INDEX MAP
 TRACT NO. 34504
 SCALE: 1" = 600'



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 SANITATION DISTRICTS OR SAID CONNECTION.

BEFORE BREAKING INTO OR CONSTRUCTION ON A COUNTY SANITATION DISTRICT SEWER AND PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SANITATION DISTRICT INSPECTOR SHALL BE NOTIFIED BY PHONE 992-8605, SO THAT REQUIRED INSPECTION CAN BE MADE.

GENERAL NOTES:

- ELEVATIONS ARE IN FEET ABOVE U.S.C. & G.S. SEA LEVEL DATUM OF 1929.
- NO REVISIONS SHALL BE MADE IN THESE PLANS WITHOUT THE APPROVAL OF THE CITY ENGINEER.
- NO REPRESENTATIVE OF THE CITY ENGINEER WILL SURVEY OR LAY OUT ANY PORTION OF THE WORK.
- GRADES TO WHICH THIS IMPROVEMENT IS TO BE CONSTRUCTED ARE SHOWN ON PLANS AND PROFILES. GRADE POINTS FOR TOP OF CURBS, CENTER LINE OF STREETS, OR CENTER LINE OF ALLEYS ARE SHOWN BY CIRCLES ON PROFILES. AT ALL POINTS BETWEEN DESIGNATED POINTS THE GRADE SHALL BE ESTABLISHED SO AS TO CONFORM TO A STRAIGHT LINE DRAWN BETWEEN SAID DESIGNATED POINTS.
- THE PRIVATE ENGINEER SHALL FURNISH THE CITY ENGINEER WITH GRADE SHEETS AND STATIONING FOR ALL HOUSE LATERALS AND "Y" OR "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° WITH THE MAIN LINE 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.
- BEFORE WORK CAN BE STARTED, THE CONTRACTOR MUST OBTAIN A PERMIT TO EXCAVATE IN CITY STREETS FROM THE CITY OF PALMDALE.
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- APPROVAL OF THIS PLAN BY THE CITY OF PALMDALE, DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE LOCATION OF OR THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITY PIPE, OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THIS NOTE APPLIES TO ALL PAGES.
- REFER TO SECTION 7-10.4.1 OF THE STANDARD SPECIFICATIONS, REGARDING SAFETY ORDERS.

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- WORK SHALL BE CONSTRUCTED ACCORDING TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (1970 EDITION) WITH SUPPLEMENTS AND CITY ENGINEER SPECIAL PROVISIONS FOR THE CONSTRUCTION OF SANITARY SEWERS DATED _____ AND SHALL BE PROSECUTED ONLY IN THE PRESENCE OF THE CITY ENGINEER.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF PALMDALE, BY TELEPHONE (805) 273-3162, AT LEAST TWENTY-FOUR HOURS BEFORE STARTING ANY WORK UNDER THIS CONTRACT.
- HOUSE LATERALS TO BE CONSTRUCTED WITH INVERTS AT PROPERTY LINE 6 FEET BELOW CURB GRADE EXCEPT AS NOTED.
- WYE OR TEE BRANCHES MAY BE USED FOR CONNECTIONS TO MAINLINE SEWERS EXCEPT AS NOTED.
- ALL STRUCTURES SHALL BE EITHER BRICK MANHOLES PER S-3 OR PRECAST CONCRETE MANHOLES PER S-36, EXCEPT AS NOTED.
- PROVIDE STAKES ON THE PROPERTY LINE OR PROPERTY LINES PRODUCED AT RIGHT ANGLES TO THE SEWER LINE AT THE CENTER LINE OF EACH MANHOLE.
- MANHOLE TOPS IN UNIMPROVED RIGHTS OF WAY TO BE SIX INCHES ABOVE FINISHED GRADE.
- VITRIFIED CLAY PIPE JOINTS SHALL BE TYPE "D", "F", OR "G" PER STANDARD SPECIFICATIONS SECTION 208-2.
- IF A POWER POLE IS WITHIN THREE FEET OF THE SEWER, THE SEWER SHALL BE ENCASED, PER S-23, CASE II, TWO FEET ON EACH SIDE FROM THE POINT OF INTERFERENCE.
- IF DURING THE COURSE OF CONSTRUCTION IT IS DETERMINED THAT THERE IS LESS THAN FOUR FEET OF COVER OVER THE TOP OF A MAIN LINE OR HOUSE LATERAL V.C.P. SEWER WHICH IS NOT INDICATED ON THE PLANS, THE PIPE SHALL BE ENCASED PER S-23, CASE II UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- ALL JOINTS BETWEEN CAST IRON PIPE AND VITRIFIED CLAY PIPE SHALL BE MADE WITH A RUBBER SLEEVE JOINT, TYPE "C" OR "D", (WITH BUSHING IF NECESSARY) PER STANDARD SPECIFICATIONS, SECTION 208-2.
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- RESURFACE ALL TRENCHES WITHIN PAVED AREAS TO MEET CITY OF PALMDALE OR CALIFORNIA STATE HIGHWAY REQUIREMENTS IN ACCORDANCE WITH PERMITS.
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TO BE CONSTRUCTED IN
 TRACT NO. 34504
 PALMDALE, CALIF.
 PRIVATE CONTRACT NO.

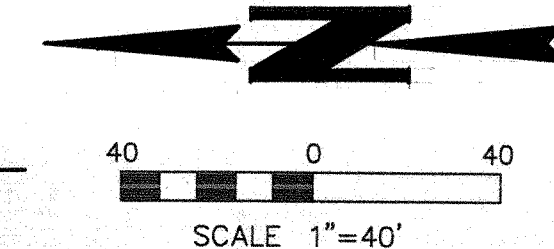
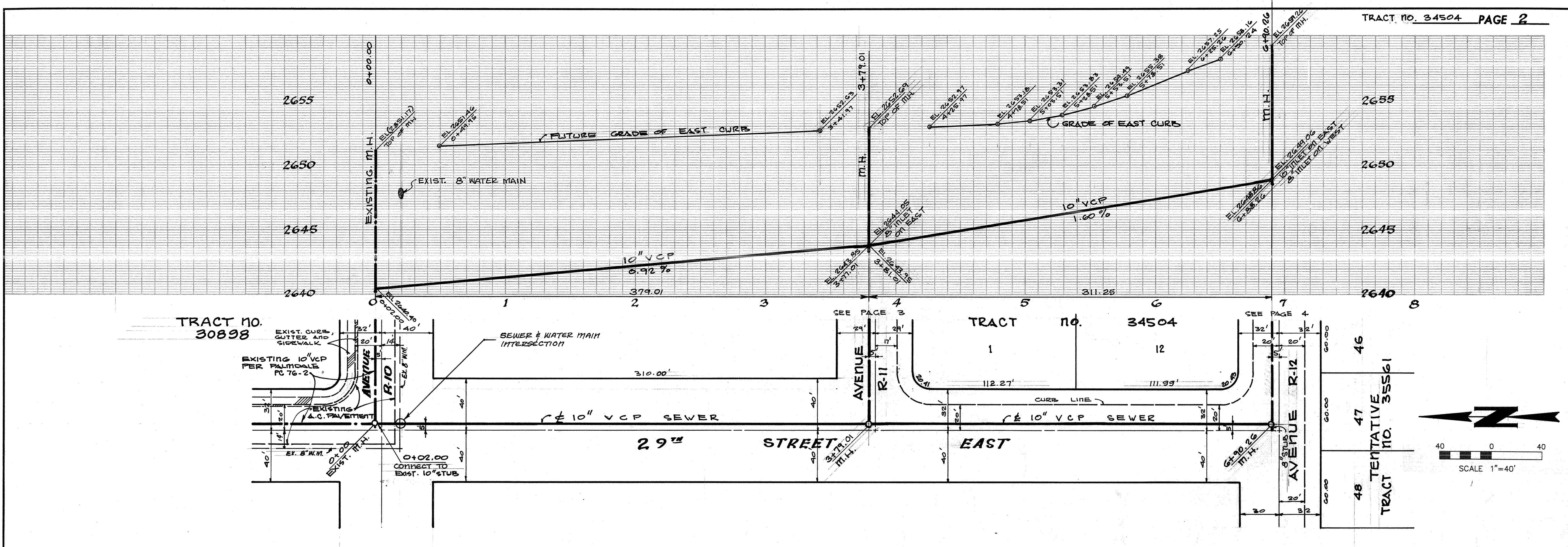
W.S.
 2 SHEETS, 4 PAGES
 SCALE: VERT. 1" = 4'
 HORIZ. 1" = 40' AUGUST 22, 1978
 PREPARED IN THE OFFICES OF

BY: David W. Bell
 REG. C. E. No. 0732

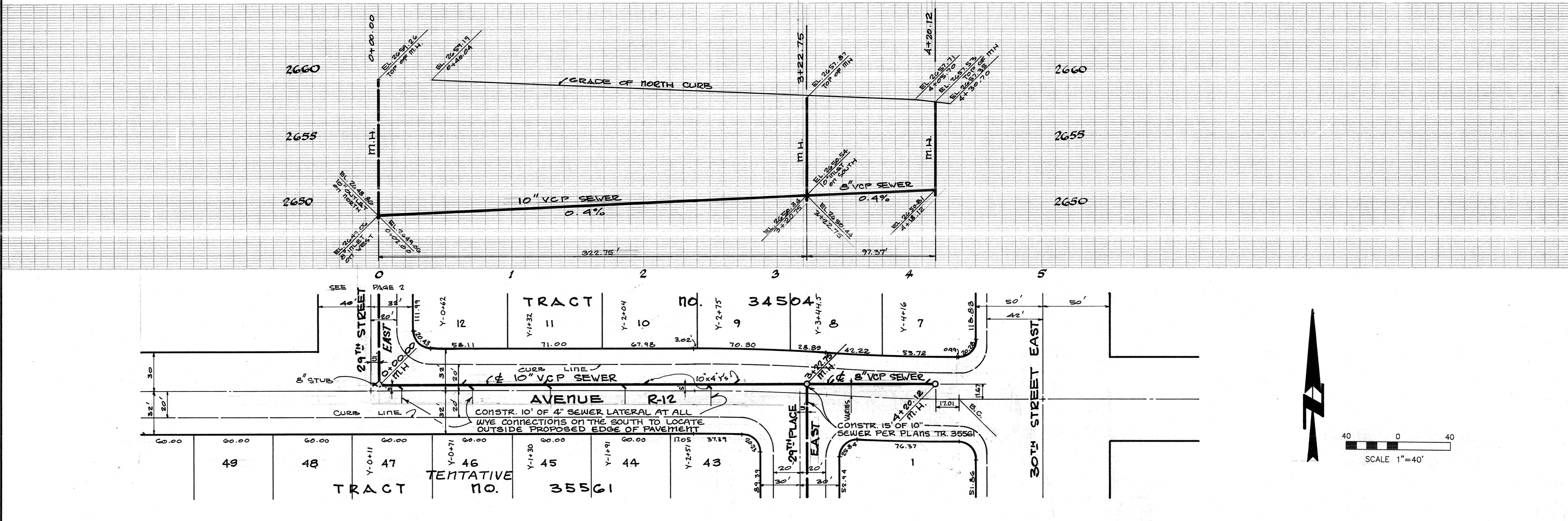
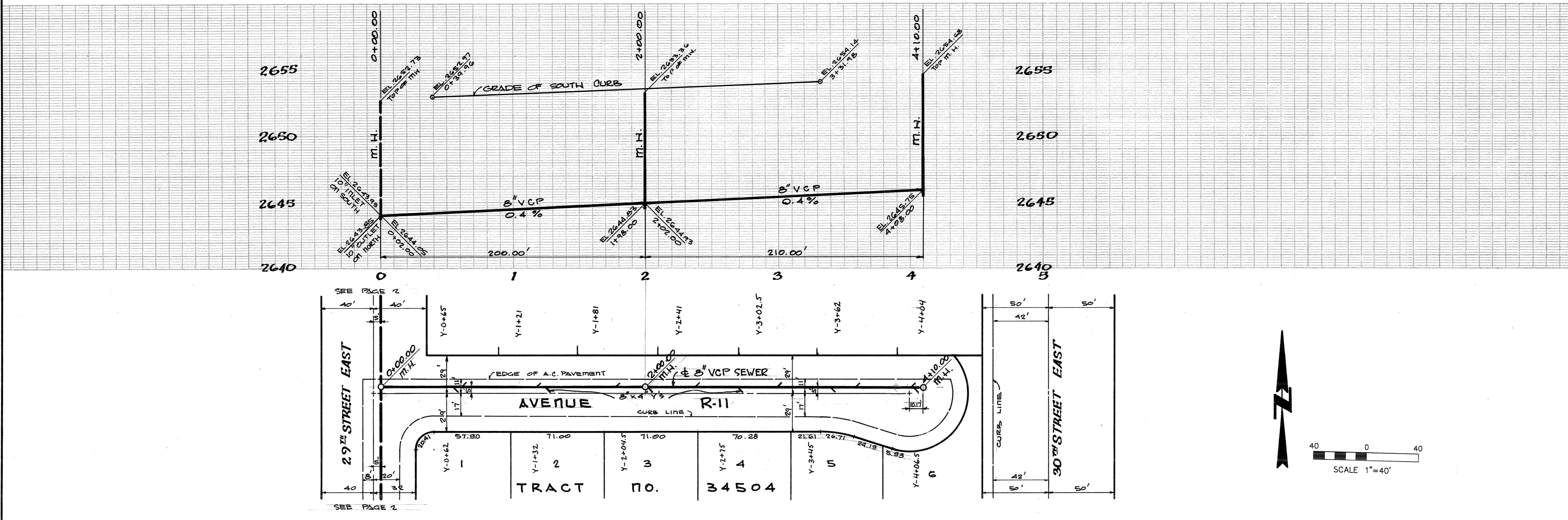
THE FOLLOWING LATEST REVISED STANDARD PLANS ON FILE IN THE OFFICE OF THE CITY ENGINEER SHALL APPLY IN THE CONSTRUCTION OF THIS PROJECT.

LEGEND	
MINIMUM PUBLIC SAFETY REQUIREMENTS	S-1
BRICK MANHOLE	S-2
STANDARD MANHOLE STEP	S-17
BEDDING FOR SEWER PIPE	S-21
CRADLING AND ENCASEMENT	S-23
WYE OR TEE SUPPORT	S-26
ALLOWABLE TRENCH WIDTHS	S-33
LOCKING MANHOLE FRAME AND COVER	S-35
NON-REINFORCED PRECAST CONCRETE MANHOLE	S-36

CITY OF PALMDALE, CALIFORNIA
 GEORGE NELSON, CITY ENGINEER
 JOHN D. PARKHURST, CHIEF ENGINEER
 APPROVED George S. Nelson 10-18-78 CITY ENGINEER (DATE)
 APPROVED Frank R. DeWitt 10/27/78 OFFICE ENGINEER
 CHECKED _____ (DATE)
 REG. C.E. NO. _____
 BLDG. DIST. _____ J.N.

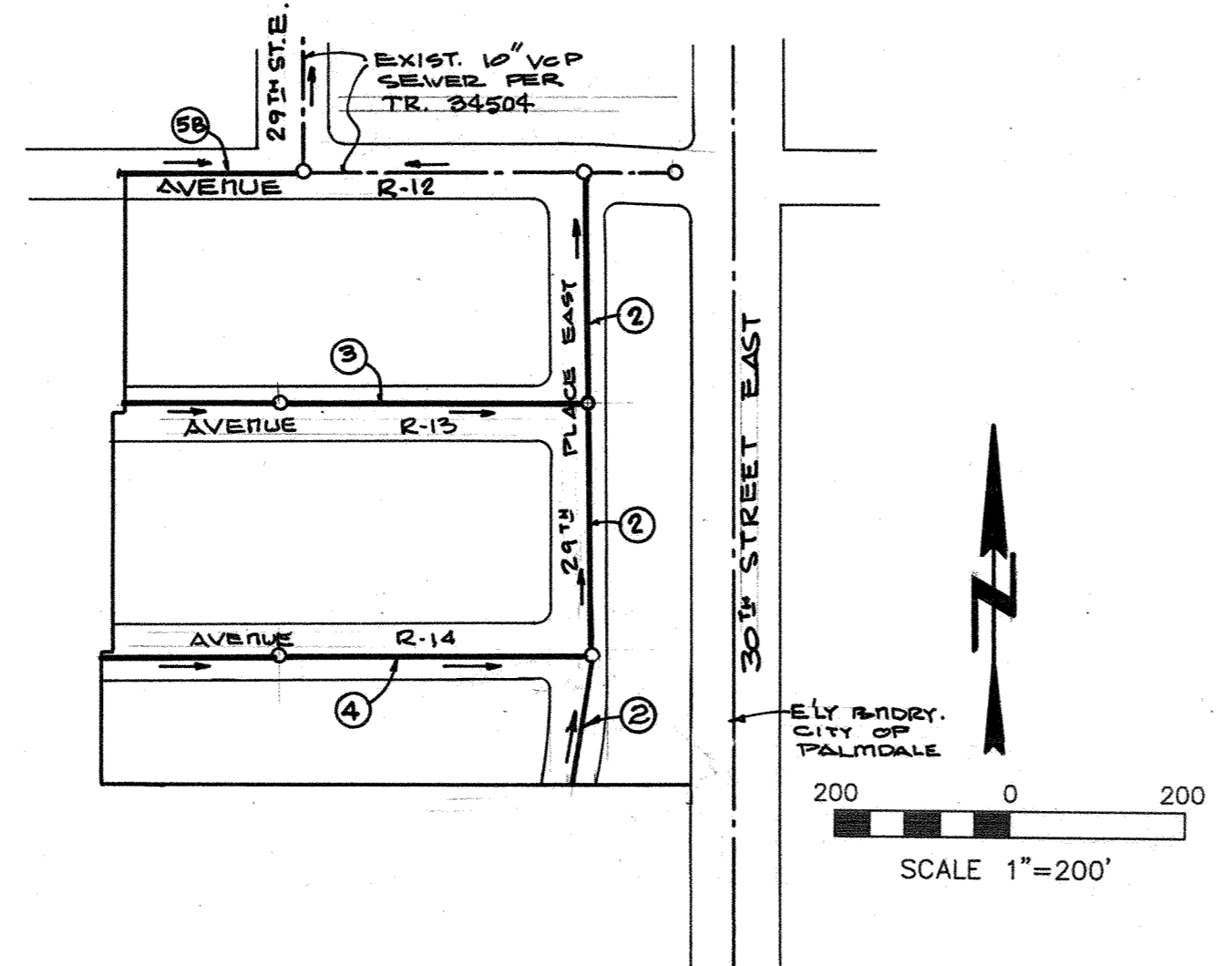


TRACT NO. 34504



TRACT NO. 34504

B.M. BL 3056 ELEV. 2646.888
C.S. MON. IN WELL 18" DN. AT
INT. 30TH. ST. E. & AVE. R-8, MKD.
1/4 COR. 31, 32.
PALMDALE QUAD. 1965 ADJ.



INDEX MAP
TRACT NO. 35561
SCALE: 1" = 200'

BEFORE BREAKING INTO OR CONSTRUCTION ON A COUNTY SANITATION DISTRICT SEWER AND PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SANITATION DISTRICT INSPECTOR SHALL BE NOTIFIED BY PHONE 962-8005, SO THAT REQUIRED INSPECTION CAN BE MADE.

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TO BE CONSTRUCTED IN
TRACT NO. 35561
PALMDALE, CALIF.

W.S.
3 SHEETS, 5 PAGES

SCALE: VERT. 1" = 4'
HORIZ. 1" = 40' OCTOBER 30, 1978
PREPARED IN THE OFFICES OF

BY: Lowell W. Felt
REG. C. E. No. 0732

- CONSTRUCTION NOTES:**
- WORK SHALL BE CONSTRUCTED ACCORDING TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (1970 EDITION WITH SUPPLEMENTS) AND COUNTY ENGINEER SPECIAL PROVISIONS FOR THE CONSTRUCTION OF SANITARY SEWERS DATED AND SHALL BE PROSECUTED ONLY IN THE PRESENCE OF THE CITY ENGINEER.
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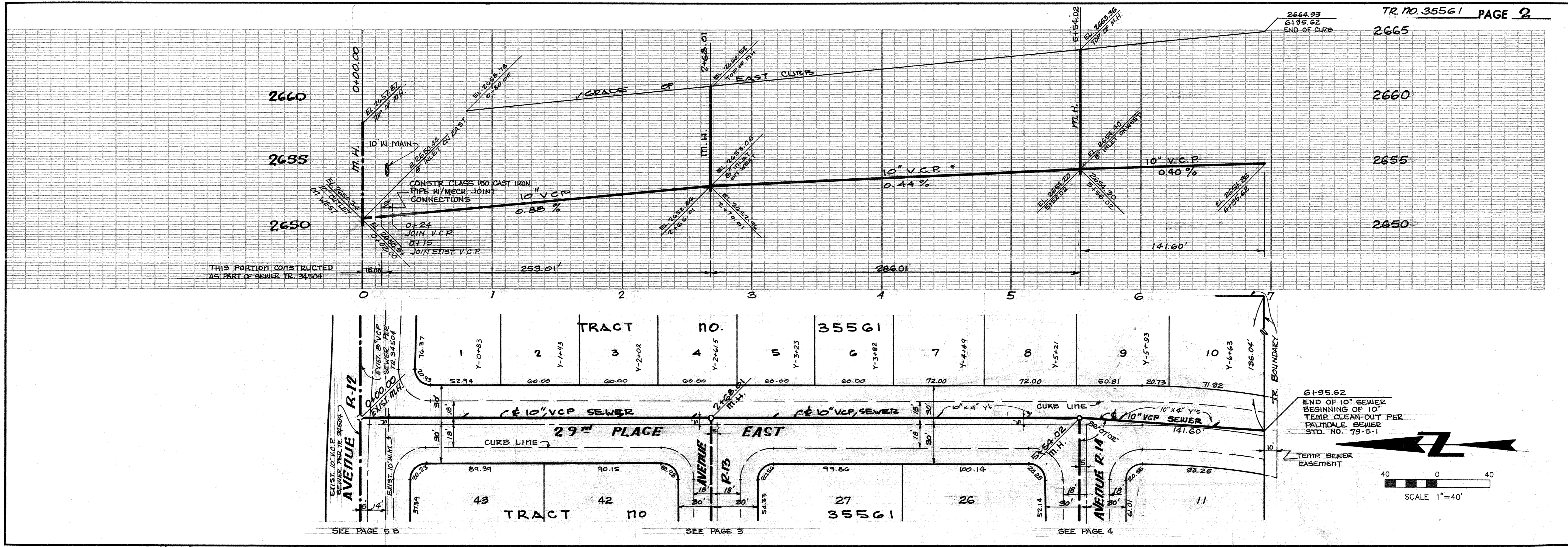
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CRADLING AND ENCASUREMENT	S-23
WYE OR TEE SUPPORT	S-24
ALLOWABLE TRENCH WIDTHS	S-33
LOCKING MANHOLE FRAME AND COVER	S-35
NON-REINFORCED PRECAST CONCRETE MANHOLE	S-36

CITY OF PALMDALE, CALIFORNIA
GEORGE NELSON, CITY ENGINEER W. E. GARRISON, CHIEF ENGINEER
CO. SAN. DIST. NO. 20

APPROVED: [Signature] 10-27-78 CITY ENGINEER (DATE)
APPROVED: [Signature] 10-27-78 OFFICE ENGINEER (DATE)

CHECKED: _____ (DATE)
REG. C. E. NO. _____
BLDG. DIST. _____ J. N.

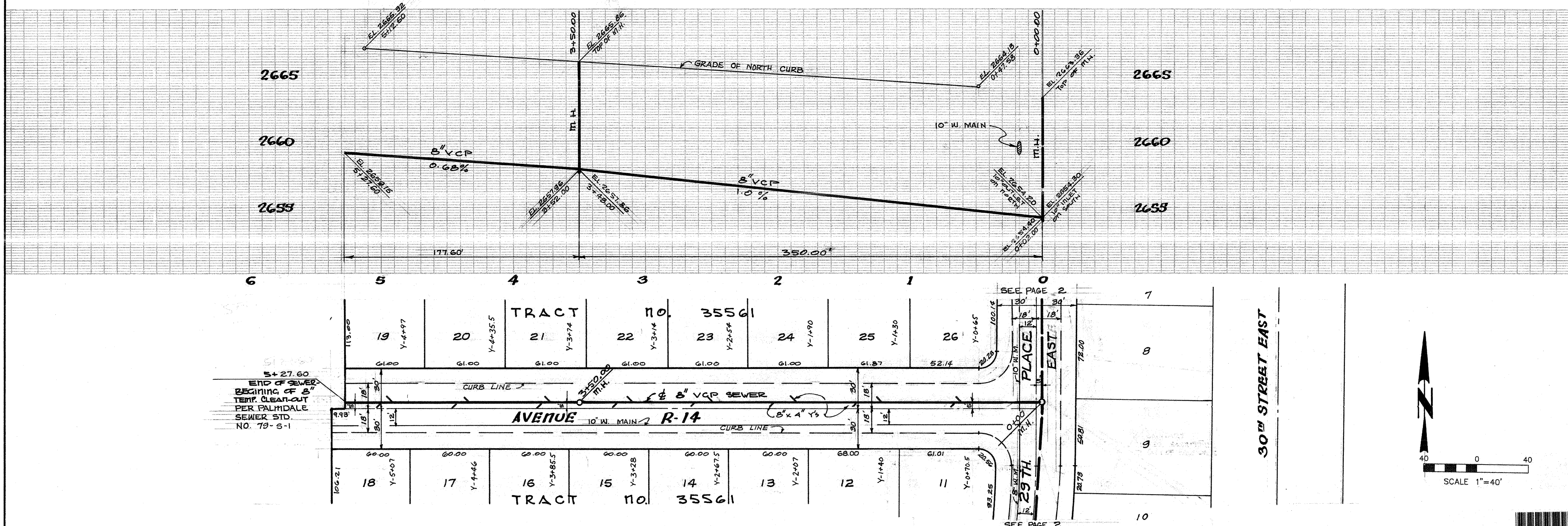
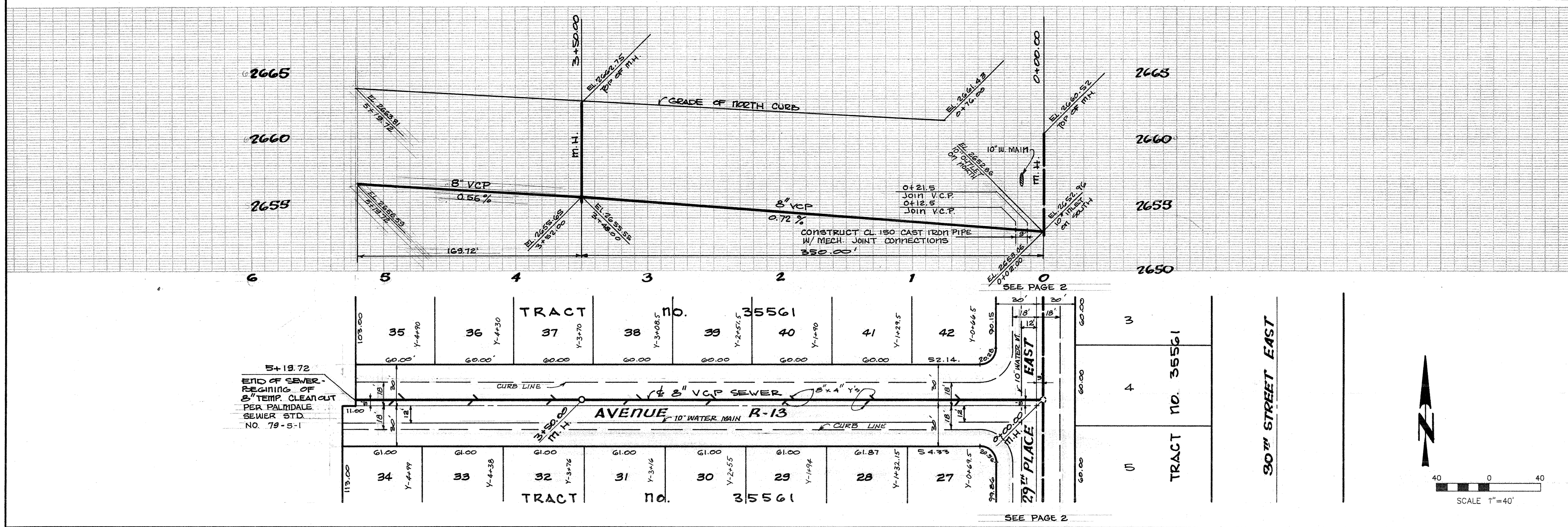


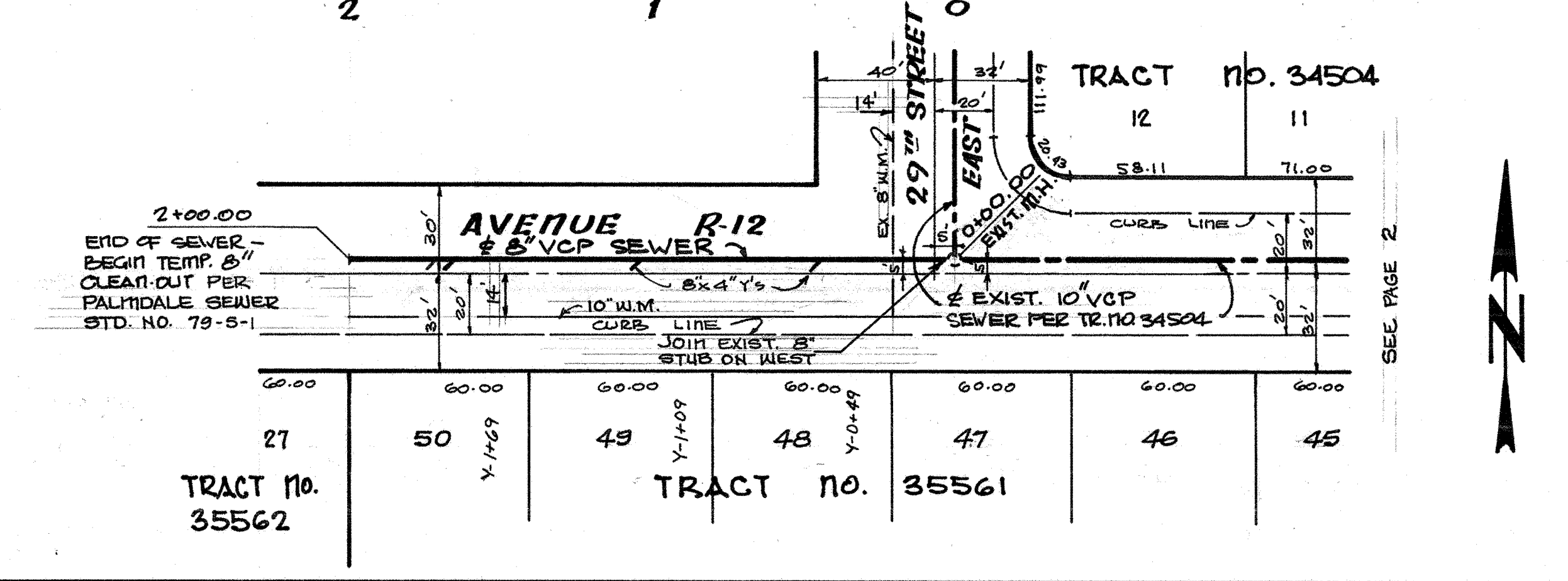
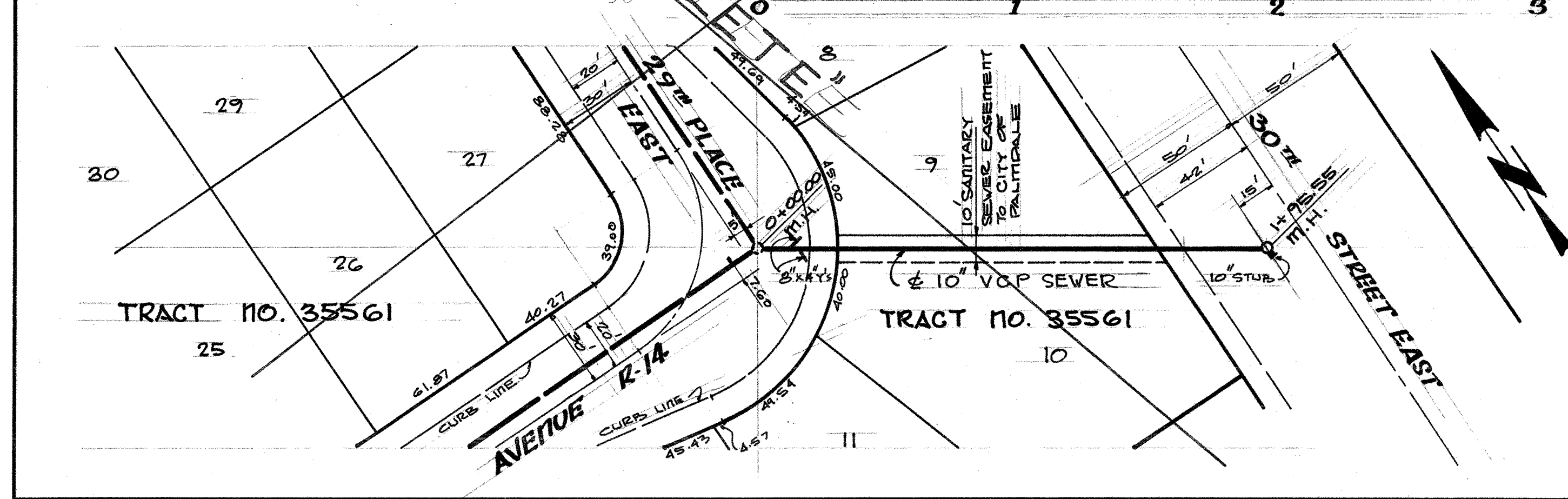
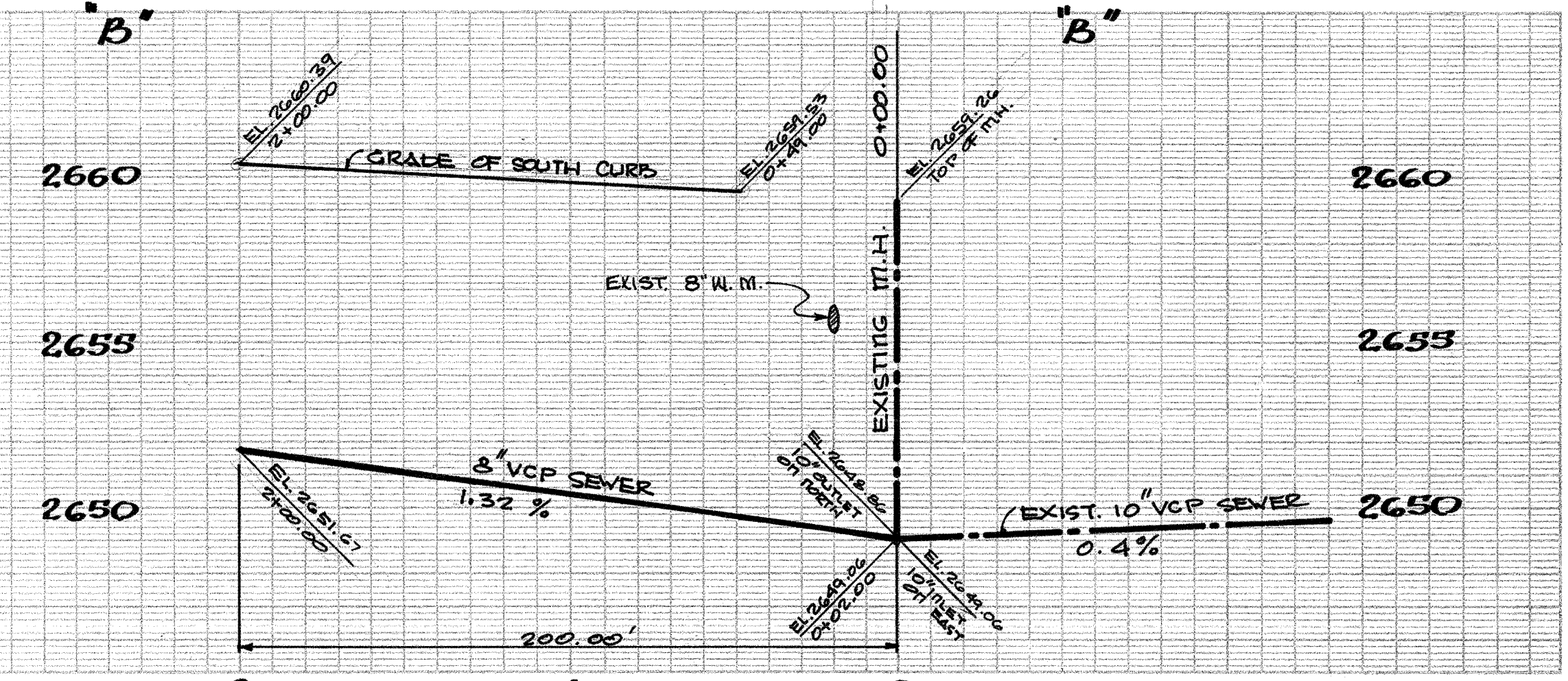
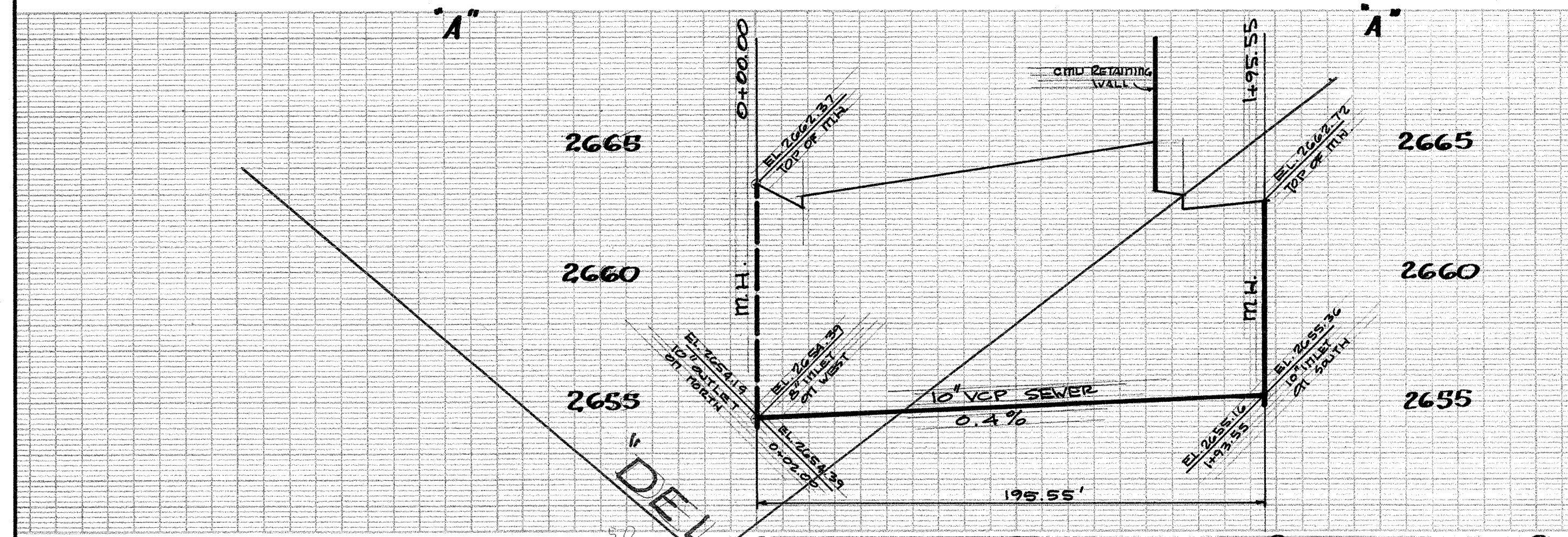
6+95.62
END OF 10" SEWER
BEGINNING OF 10"
TEMP. CLEAN-OUT PER
PALMDALE SEWER
STD. NO. 79-S-1

TEMP. SEWER
EASEMENT

SCALE 1" = 40'

TRACT NO. 35561





27	50	49	48	47	46	45
TRACT NO. 35562	TRACT NO. 35561	TRACT NO. 35561	TRACT NO. 35561	TRACT NO. 35561	TRACT NO. 35561	TRACT NO. 35561

SCALE 1"=40'

PAGE



TRACT NO. 35561

SANITARY SEWERS

TO BE CONSTRUCTED IN

**TRACT NO. 35562
PALMDALE, CALIF.**

W.S.

3 SHEETS; 6 PAGES

SCALE: VERT. 1" = 4'
HORIZ. 1" = 40' NOVEMBER 29, 1978
PREPARED IN THE OFFICES OF

BY: *Arnold W. Fell*
REG. C. E. No. 8732

GENERAL NOTES:

1. ELEVATIONS ARE IN FEET ABOVE U.S.C. & G.S. SEA LEVEL DATUM OF 1929.
2. NO REVISIONS SHALL BE MADE IN THESE PLANS WITHOUT THE APPROVAL OF THE CITY ENGINEER.
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CONSTRUCTION NOTES:

1. WORK SHALL BE CONSTRUCTED ACCORDING TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (1976 EDITION) AND COUNTY ENGINEER SPECIAL PROVISIONS FOR THE CONSTRUCTION OF SANITARY SEWERS DATED SEPT. 21, 1976 AND SHALL BE PROTECTED ONLY IN THE PRESENCE OF THE CITY ENGINEER.
2. THE CONTRACTOR SHALL NOTIFY THE CITY OF PALMDALE BY TELEPHONE (805) 278-0162 AT LEAST TWENTY-FOUR HOURS BEFORE STARTING ANY WORK UNDER THIS CONTRACT.
3. HOUSE LATERALS TO BE CONSTRUCTED WITH INVERTS AT PROPERTY LINE 6 FEET BELOW CURB GRADE EXCEPT AS NOTED.
4. WYE OR TEE BRANCHES MAY BE USED FOR CONNECTIONS TO MAINLINE SEWERS EXCEPT AS NOTED.
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CITY OF PALMDALE, CALIFORNIA

GEORGE NELSON, CITY ENGINEER W. E. GARRISON, CHIEF ENGINEER
CO. SAN. DIST. NO. 20

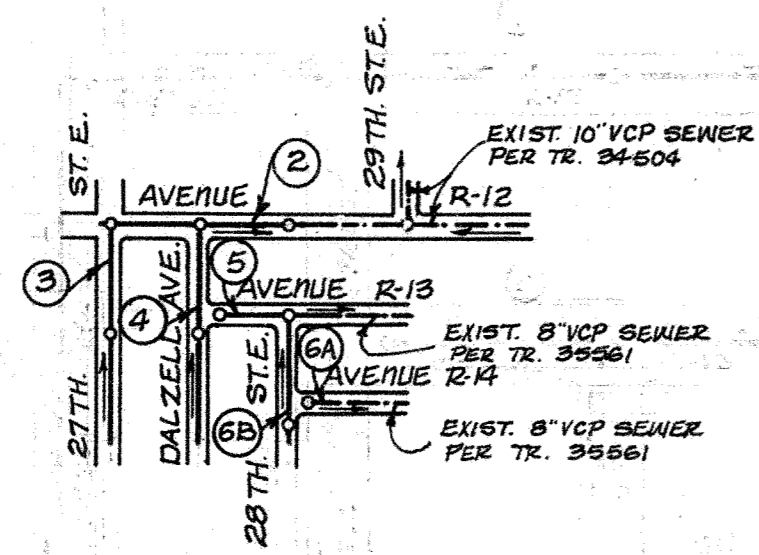
APPROVED *George Nelson* (DATE) APPROVED *W. E. Garrison*
CITY ENGINEER (DATE) OFFICE ENGINEER

CHECKED _____ (DATE) _____

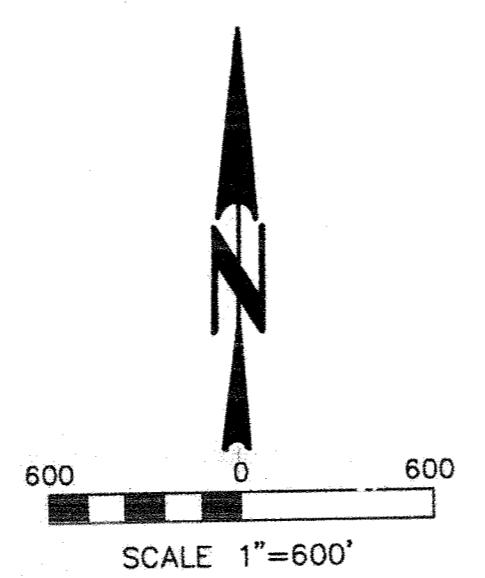
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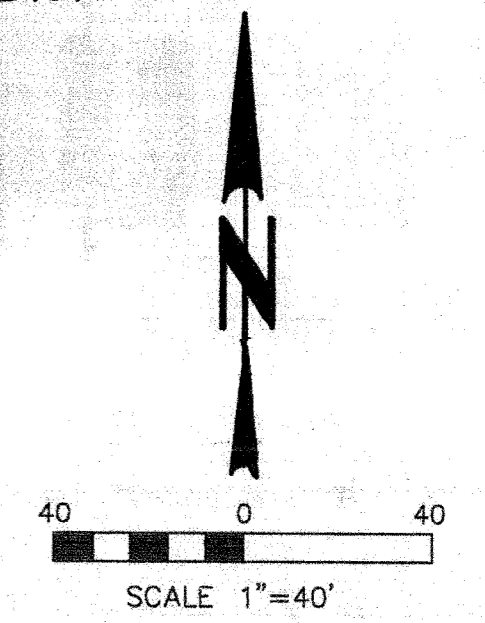
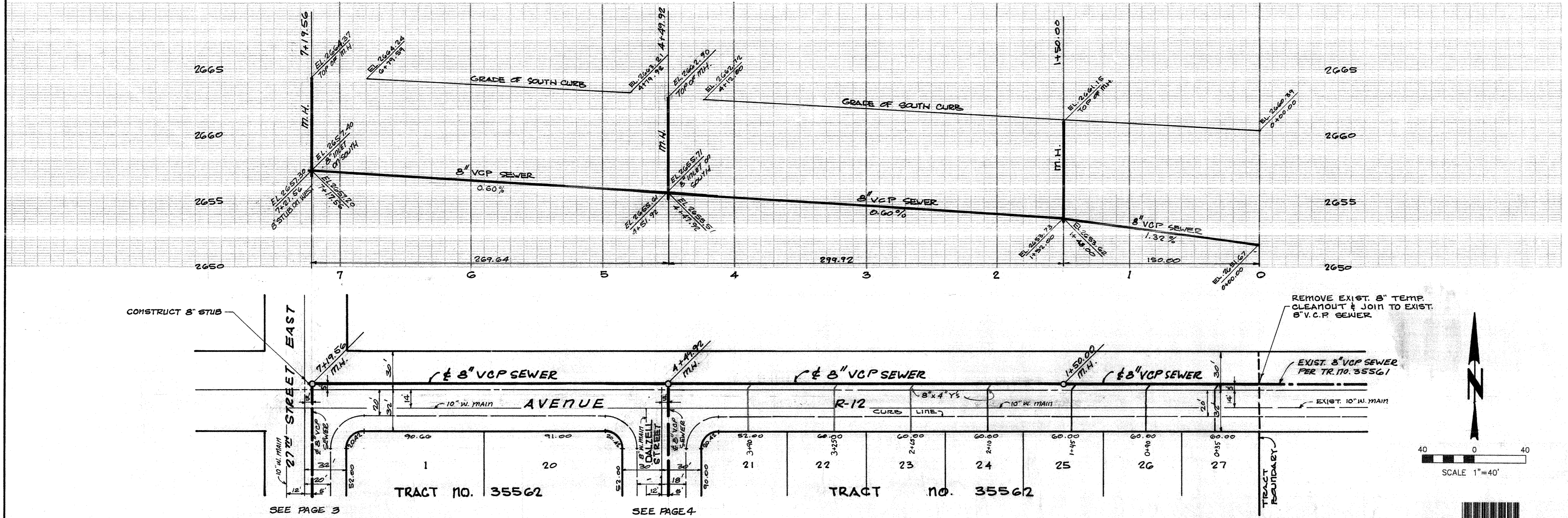


INDEX MAP
 TRACT NO. 35562
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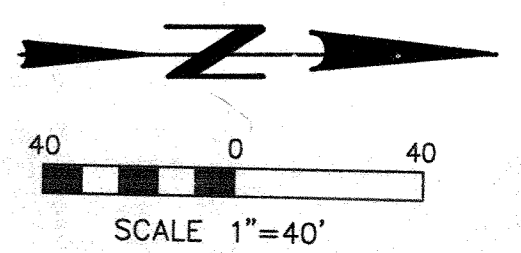
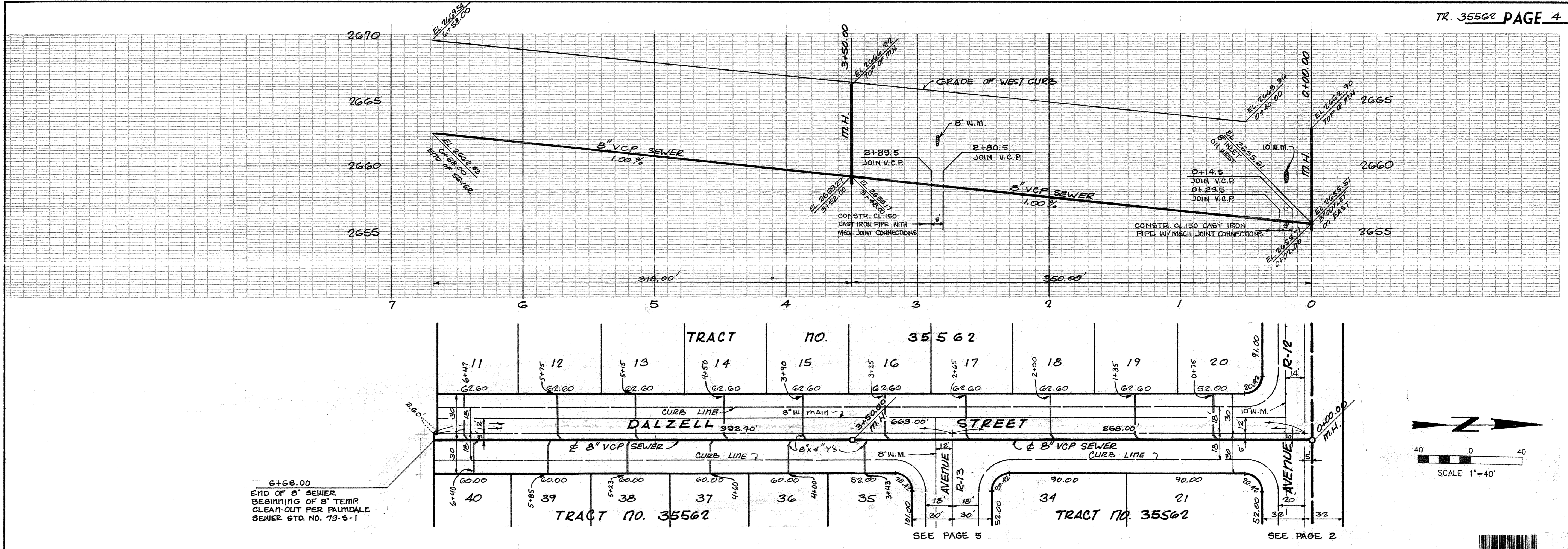
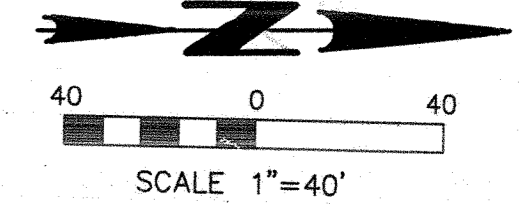
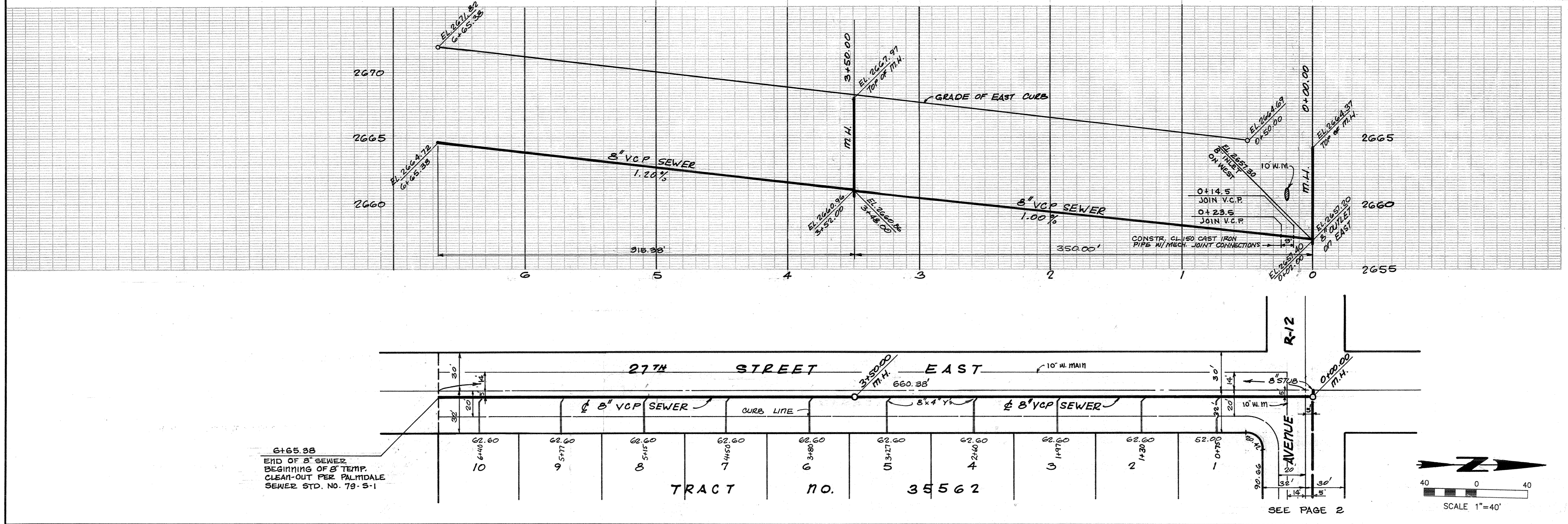


BEFORE BREAKING GROUND OR CONSTRUCTION ON A COUNTY SANITATION DISTRICT SEWER AND PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SANITATION DISTRICT INSPECTOR SHALL BE NOTIFIED BY PHONE 902-3854 SO THAT REQUIRED INSPECTION CAN BE MADE.

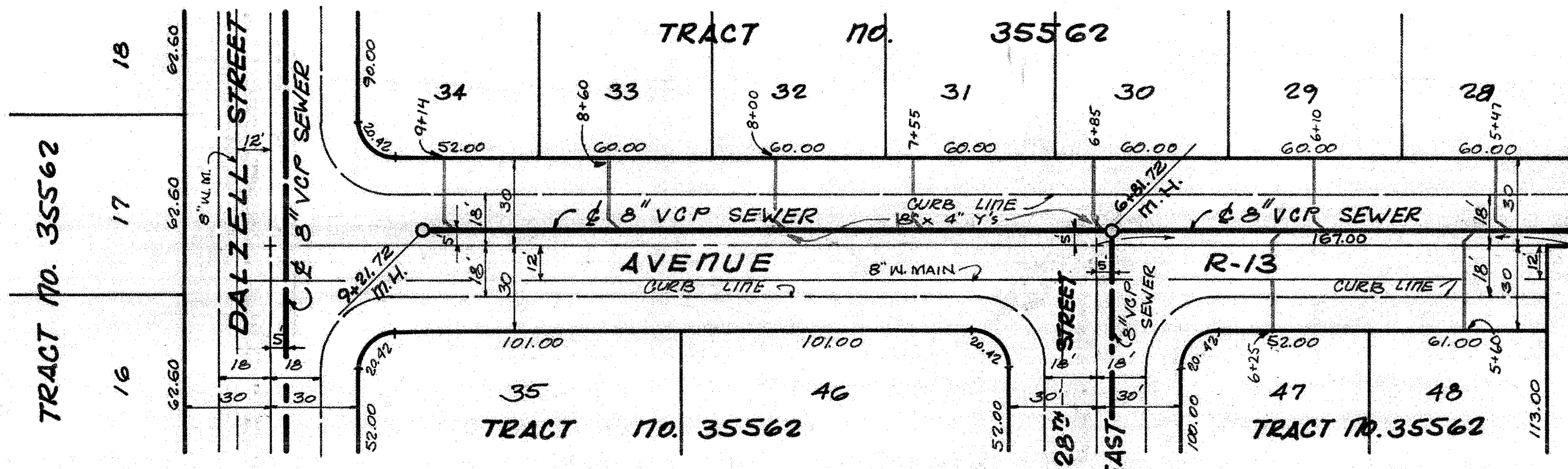
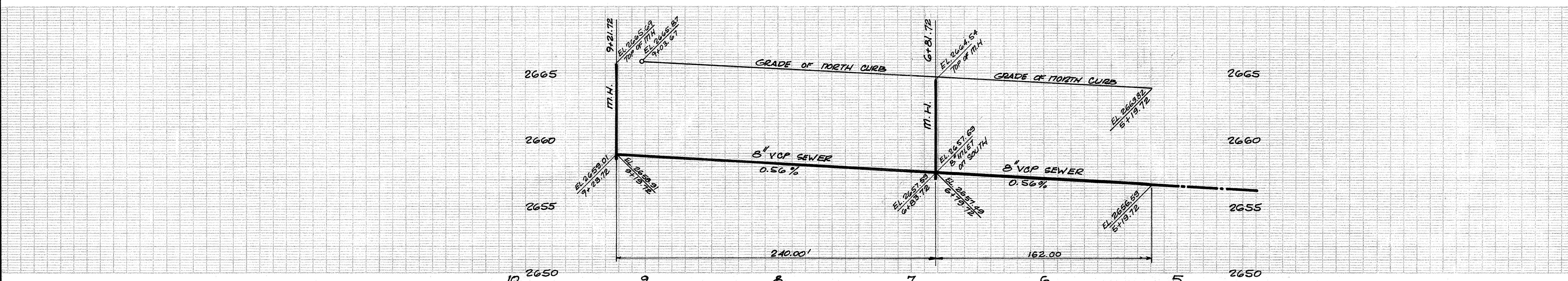
NO CONNECTION FOR THE DISPOSAL OF INDUSTRIAL WASTES SHALL BE MADE TO SEWERS SHOWN ON THESE DRAWINGS UNTIL A PERMIT FOR INDUSTRIAL WASTE WATER DISCHARGE HAS BEEN ISSUED BY THE SANITATION DISTRICTS FOR SAID CONNECTION.



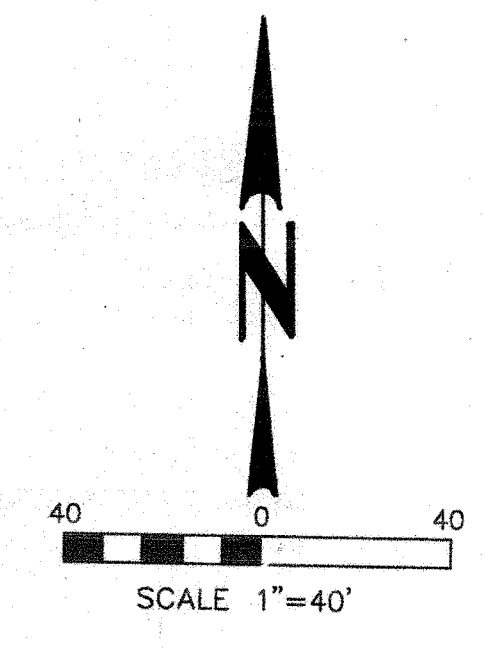
TRACT NO. 35562



TRACT NO. 35562
PC. 78-55807

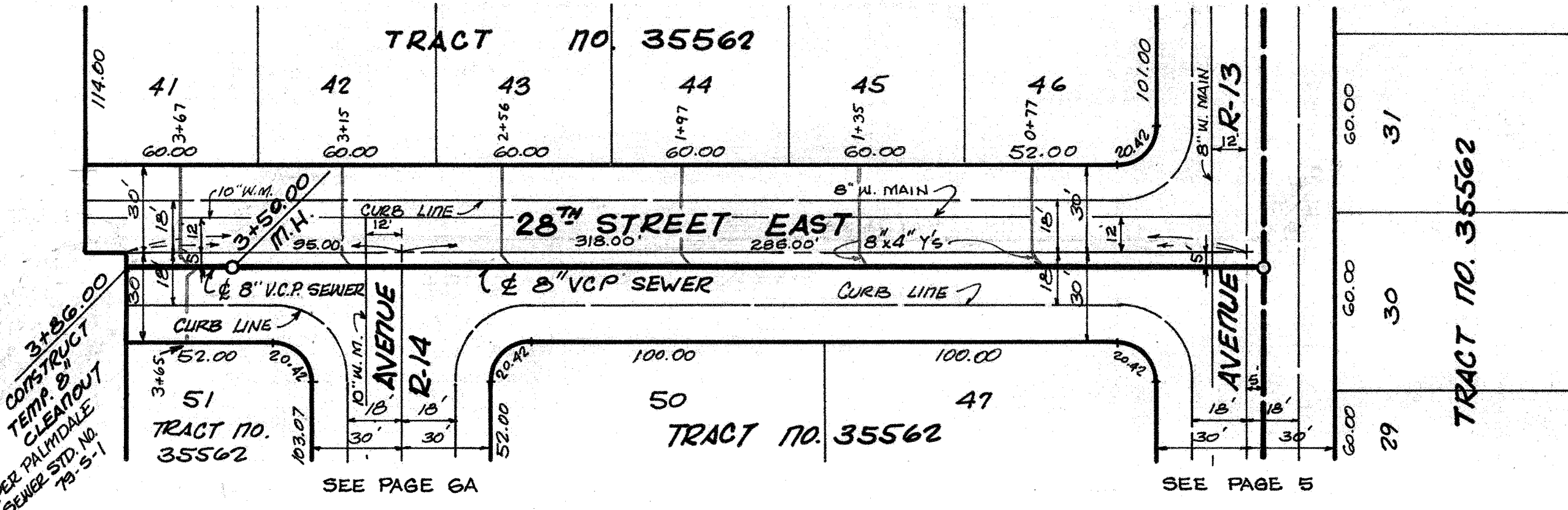
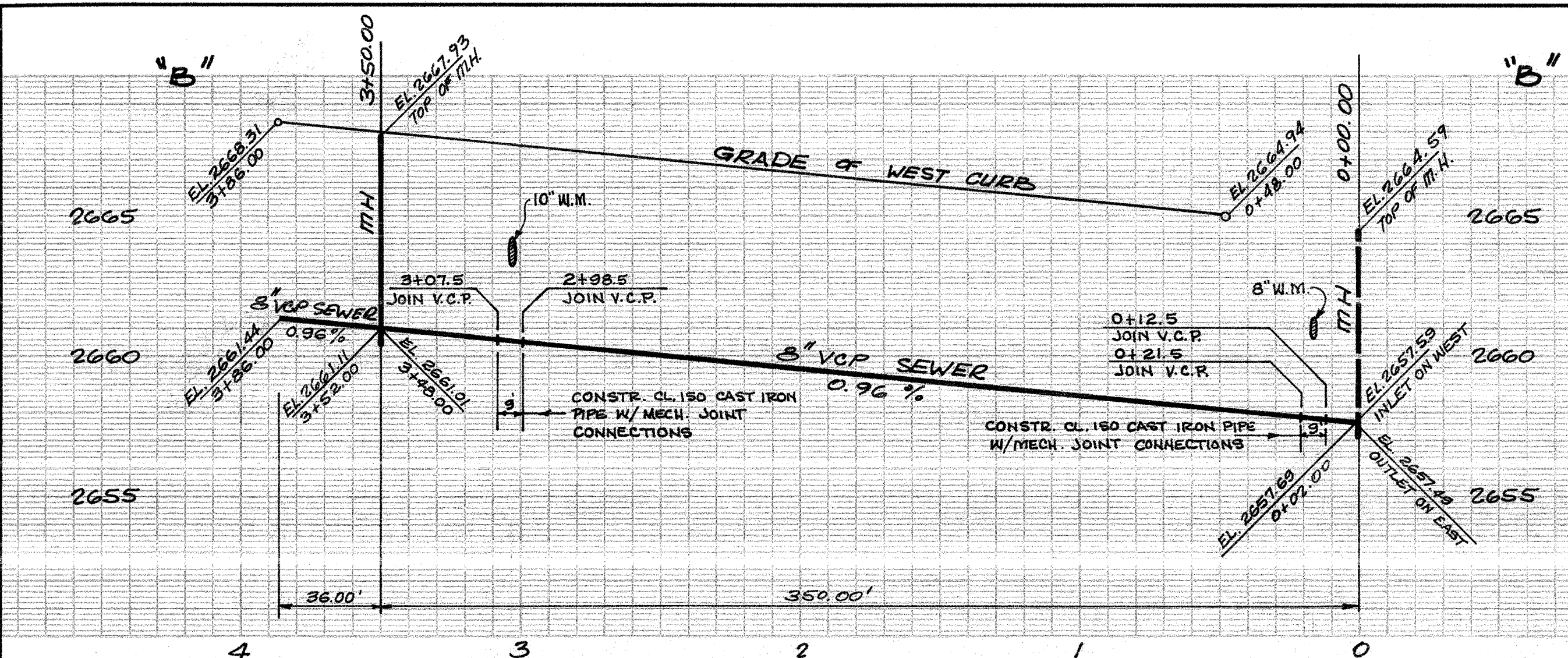


EXISTING 8" VCP SEWER PER TR. NO. 35561, PAGE 3.



SEE PAGE 4

SEE PAGE 6B



CONSTR. CL. 150 CAST IRON PIPE W/ MECH. JOINT CONNECTIONS

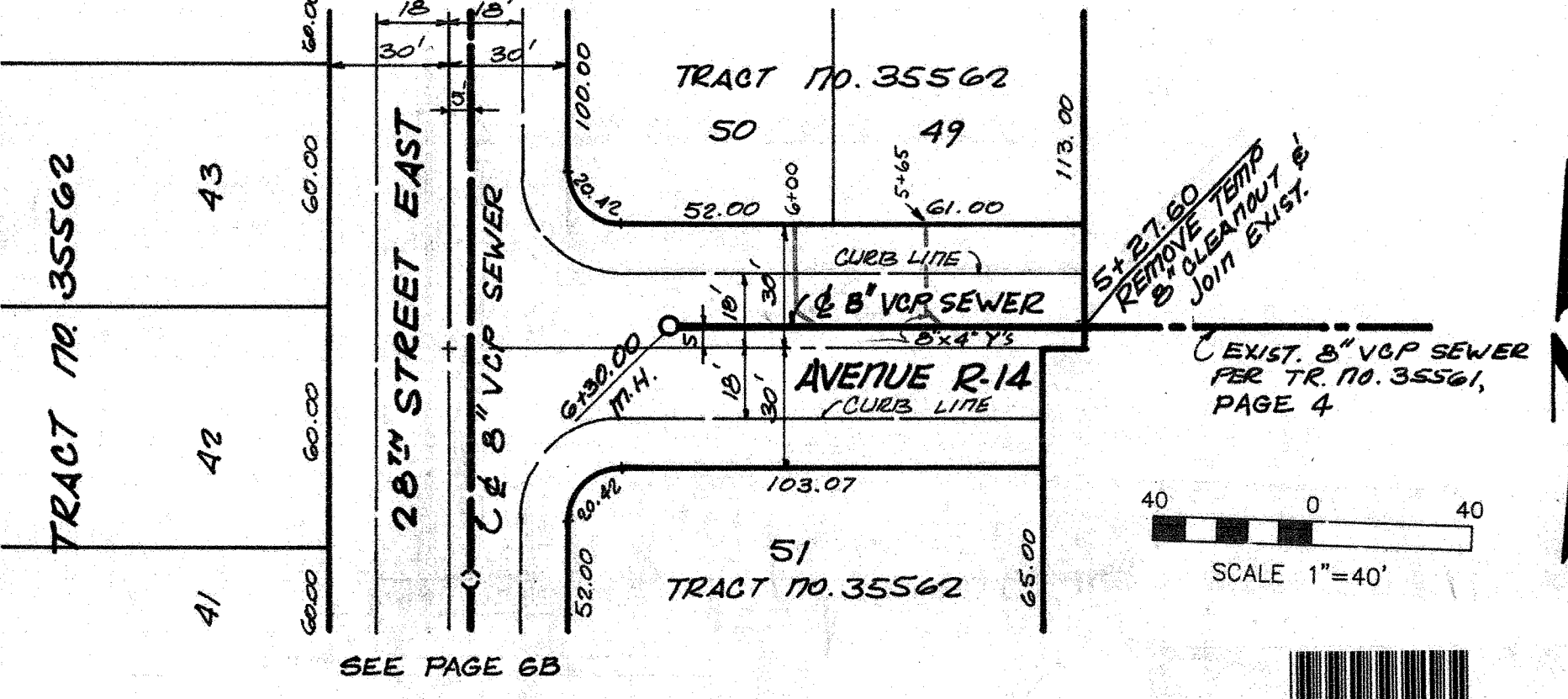
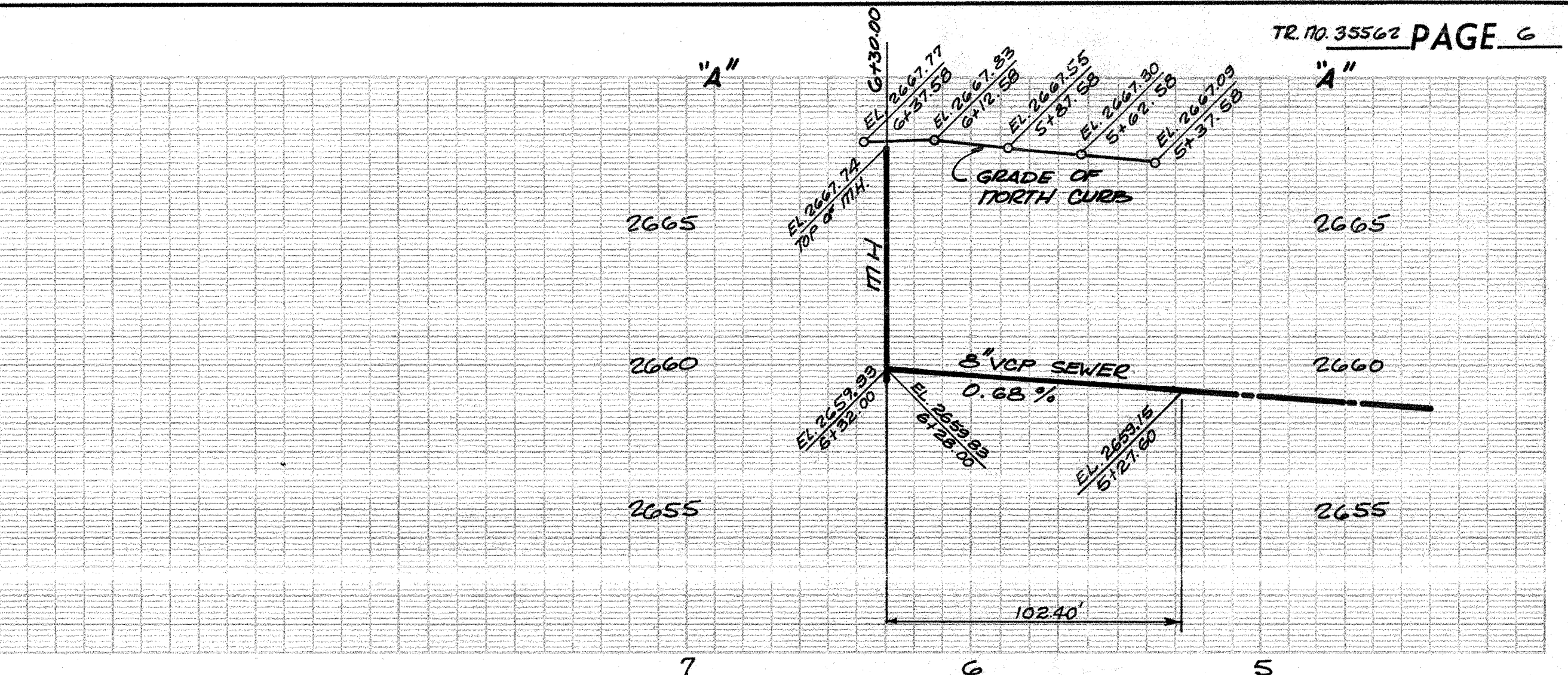
SEE PAGE 6A

SEE PAGE 5

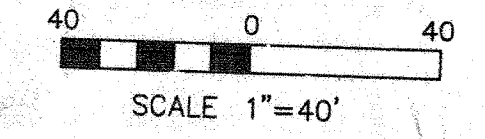


TRACT NO. 35562

TRACT NO. 35562



EXIST. 8" VCP SEWER PER TR. NO. 35561, PAGE 4.

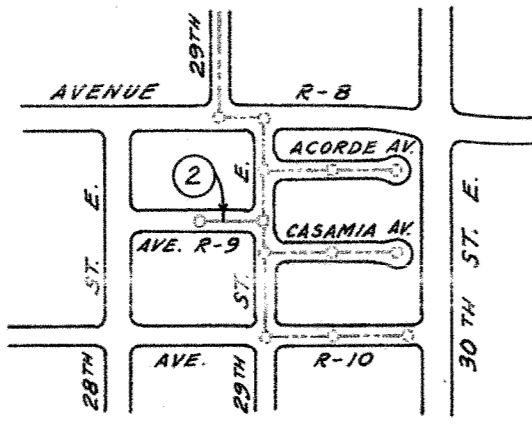


SEE PAGE 6B

7076

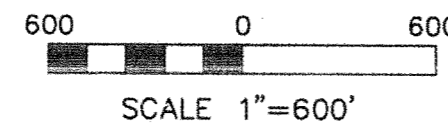
TRACT NO. 35562

B.M. CL NO 4350 ELEV 2646.511'
 TAG RCE 10915 IN W CB 30TH
 ST E 20 FT W/O W/O BCR 95 FT N
 42 FT W/O C/L INT 30TH ST E
 4 AVE R-B
 PALMDALE QUAD. 19 73



INSTRUCTION NOTE
 NUMBERS IN CIRCLES
 INDICATE PAGE NUMBERS

INDEX MAP
 Scale 1"=600'



BEFORE BREAKING INTO OR CONSTRUCTION ON A COUNTY
 SANITATION DISTRICT SEWER AND PRIOR TO FINAL
 ACCEPTANCE OF THE PROJECT, SANITATION DISTRICT
 INSPECTOR SHALL BE NOTIFIED BY PHONE
 SO THAT REQUIRED INSPECTION CAN BE MADE.

NO CONNECTION FOR THE DISPOSAL OF INDUSTRIAL WASTES
 SHALL BE MADE TO SEWERS SHOWN ON THESE DRAWINGS UNTIL
 A PERMIT FOR INDUSTRIAL WASTEWATER DISCHARGE HAS BEEN
 ISSUED BY THE SANITATION DISTRICTS FOR SAID CONNECTION.

GENERAL NOTES:

- ELEVATIONS ARE IN FEET ABOVE U.S.C. & G.S. SEA LEVEL DATUM OF 1929.
- NO REVISIONS SHALL BE MADE IN THESE PLANS WITHOUT THE APPROVAL OF THE CITY ENGINEER.
- NO REPRESENTATIVE OF THE CITY ENGINEER WILL SURVEY OR LAY OUT ANY PORTION OF THE WORK.
- GRADES TO WHICH THIS IMPROVEMENT IS TO BE CONSTRUCTED ARE SHOWN ON PLANS AND PROFILES. GRADE POINTS FOR TOP OF CURBS, CENTER LINE OF STREETS, OR CENTER LINE OF ALLEYS ARE SHOWN BY CIRCLES ON PROFILES. AT ALL POINTS BETWEEN DESIGNATED POINTS THE GRADE SHALL BE ESTABLISHED SO AS TO CONFORM TO A STRAIGHT LINE DRAWN BETWEEN SAID DESIGNATED POINTS.
- THE PRIVATE ENGINEER SHALL FURNISH THE CITY ENGINEER WITH GRADE SHEETS AND STATIONING FOR ALL HOUSE LATERALS AND "Y" OR "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° WITH THE MAIN LINE 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.
- BEFORE WORK CAN BE STARTED, THE CONTRACTOR MUST OBTAIN A PERMIT TO EXCAVATE IN CITY STREETS FROM THE CITY OF PALMDALE TO COVER THE COST OF CONSTRUCTION INSPECTION AND RECORD PLANS.
- IF WORK IS TO BE 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.
- APPROVAL OF THIS PLAN BY THE CITY OF PALMDALE DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE LOCATION OF OR THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITY PIPE, OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THIS NOTE APPLIES TO ALL PAGES.
- REFER TO SECTION 7-10.4.1 OF THE STANDARD SPECIFICATIONS, REGARDING SAFETY ORDERS.
- PRIOR TO THE ISSUANCE OF A SEWER CONSTRUCTION PERMIT BY THE CITY ENGINEER, THE CONTRACTOR SHALL OBTAIN A "PERMIT TO EXCAVATE" FROM THE STATE OF CALIFORNIA, DIVISION OF INDUSTRIAL SAFETY.

CONSTRUCTION NOTES:

- WORK SHALL BE CONSTRUCTED ACCORDING TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (1973 EDITION) WITH 1974 SUPPLEMENTS AND CITY ENGINEER SPECIAL PROVISIONS FOR THE CONSTRUCTION OF SANITARY SEWERS DATED MARCH 1, 1974 AND SHALL BE PROSECUTED ONLY IN THE PRESENCE OF THE CITY ENGINEER.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF PALMDALE BY TELEPHONE, (805) 273-1720, AT LEAST TWENTY-FOUR HOURS BEFORE STARTING ANY WORK UNDER THIS CONTRACT.
- HOUSE LATERALS TO BE CONSTRUCTED WITH INVERTS AT PROPERTY LINE 5 FEET BELOW CURB GRADE EXCEPT AS NOTED.
- WYE OR TEE BRANCHES MAY BE USED FOR CONNECTIONS TO MAINLINE SEWERS EXCEPT AS NOTED.
- ALL STRUCTURES SHALL BE EITHER BRICK MANHOLES PER S-3 OR PRECAST CONCRETE MANHOLES PER S-36, EXCEPT AS NOTED.
- PROVIDE STAKES ON THE PROPERTY LINE OR PROPERTY LINES PRODUCED AT RIGHT ANGLES TO THE SEWER LINE AT THE CENTER LINE OF EACH MANHOLE.
- MANHOLE TOPS IN UNIMPROVED RIGHTS OF WAY TO BE SIX INCHES ABOVE FINISHED GRADE.
- VITRIFIED CLAY PIPE JOINTS SHALL BE TYPE "D", "F", OR "G" PER STANDARD SPECIFICATIONS SECTION 208-2.
- IF A POWER POLE IS WITHIN THREE FEET OF THE SEWER, THE SEWER SHALL BE ENCASED, PER S-23, CASE II, TWO FEET ON EACH SIDE FROM THE POINT OF INTERFERENCE.
- IF DURING THE COURSE OF CONSTRUCTION IT IS DETERMINED THAT THERE IS LESS THAN FOUR FEET OF COVER OVER THE TOP OF A MAIN LINE OR HOUSE LATERAL V.C.P. SEWER WHICH IS NOT INDICATED ON THE PLANS, THE PIPE SHALL BE ENCASED PER S-23, CASE II UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- ALL JOINTS BETWEEN CAST IRON PIPE AND VITRIFIED CLAY PIPE SHALL BE MADE WITH A RUBBER SLEEVE JOINT, TYPE "C" OR "D", (WITH BUSHING IF NECESSARY) PER STANDARD SPECIFICATIONS, SECTION 208-2.
- SEWERS TO BE TESTED FOR LEAKAGE PER SECTION 306-L.4 OF THE STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS IN ACCORDANCE WITH PERMITS.
- RESURFACE ALL TRENCHES WITHIN PAVED AREAS TO MEET L.A. COUNTY ROAD DEPT. OR CALIFORNIA STATE HIGHWAY REQUIREMENTS IN ACCORDANCE WITH PERMITS.
- FULL COMPLIANCE WITH SECTION 306-L.5 OF THE SPECIAL PROVISIONS WILL BE REQUIRED FOR BACKFILL IN STREETS. CERTIFICATION OF BACKFILL COMPACTION AND SAND EQUIVALENTS BY A QUALIFIED, REGISTERED TESTING LABORATORY SHALL BE PROVIDED BY THE PERMITTEE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF PARTIAL ACCEPTANCE.
- CONTRACTOR TO FOLLOW MANUFACTURER'S RECOMMENDATIONS AS TO INSTALLATION OF PIPE ON CURVES.

TO BE CONSTRUCTED IN
PALMDALE
PARCEL MAP NO. 12129
PRIVATE CONTRACT NO. 80-57

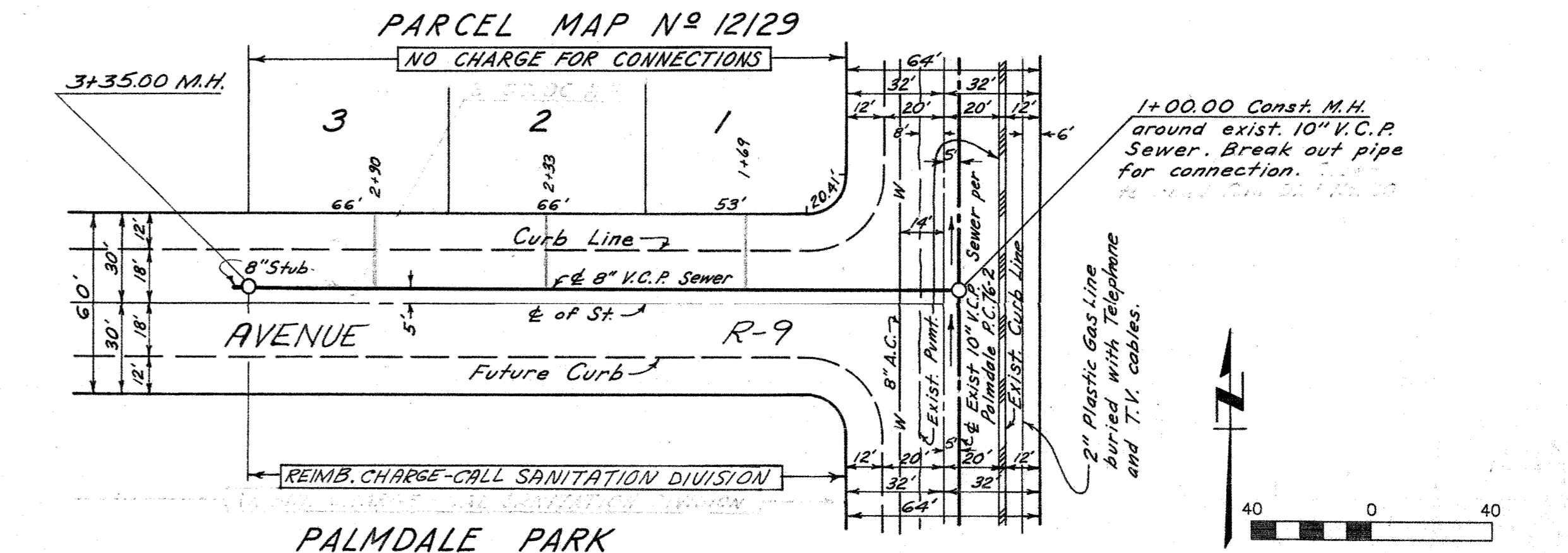
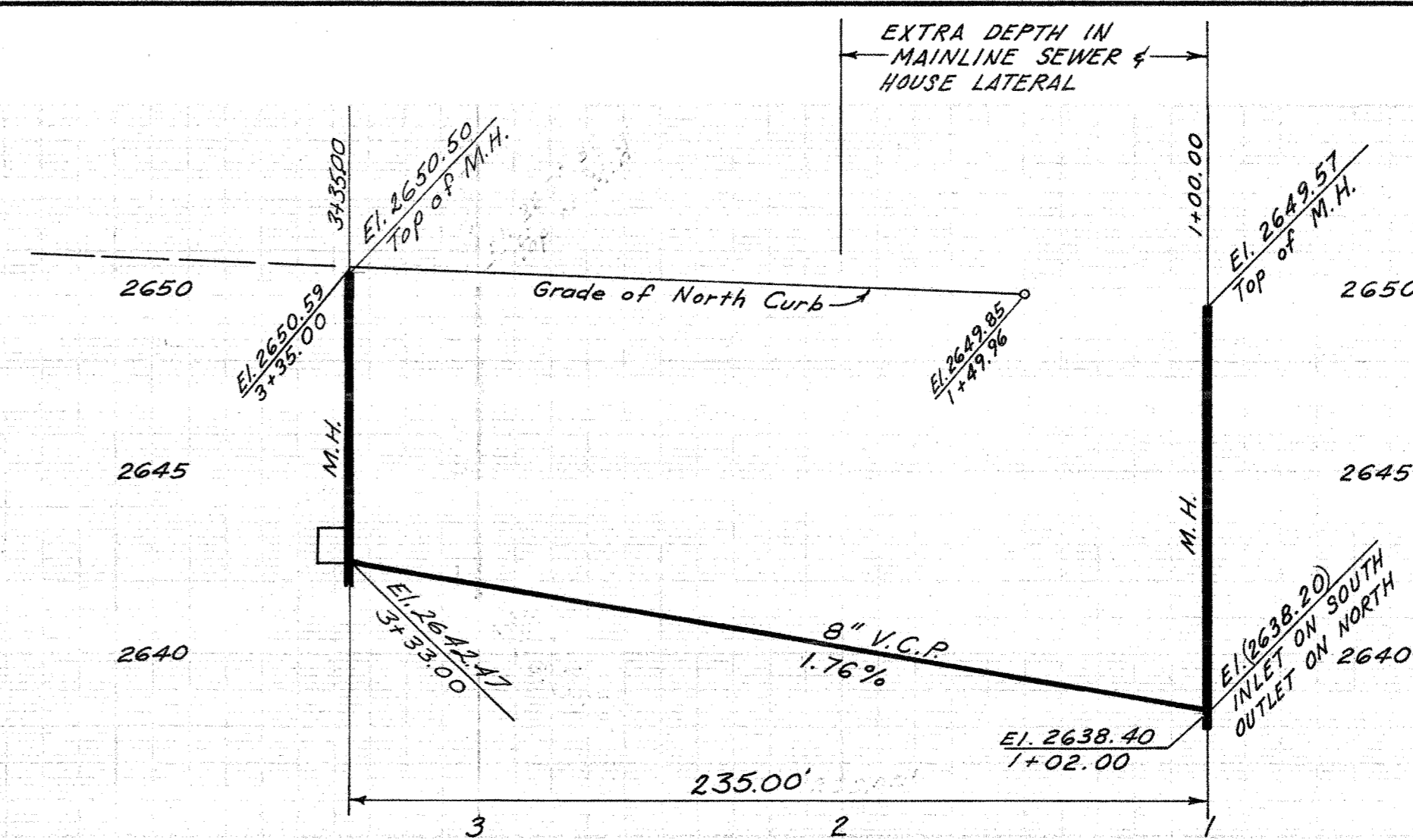
W.S.
 1 SHEET OF 2 PAGES
 SCALE: VERT. 1"=4'
 HORIZ. 1"=40' FEBRUARY, 1980

PREPARED IN THE OFFICES OF
ANTELOPE VALLEY ENGINEERING, INC.
 129 WEST PONDERA ST., LANCASTER, CA. 93534
 BY: Charles J. Beck Tel. (805) 948-0805
 REG. C. E. No. 19289

THE FOLLOWING LATEST REVISED STANDARD PLANS ON FILE IN THE OFFICE OF THE COUNTY ENGINEER SHALL APPLY IN THE CONSTRUCTION OF THIS PROJECT:

LEGEND	S-1
MINIMUM PUBLIC SAFETY REQUIREMENTS	S-2
BRICK MANHOLE	S-3
STANDARD MANHOLE STEP	S-17
BEDDING FOR SEWER PIPE	S-21
CRADLING AND ENCASEMENT	S-23
WYE OR TEE SUPPORT	S-26
ALLOWABLE TRENCH WIDTHS	S-33
LOCKING MANHOLE FRAME AND COVER	S-35
NON-REINFORCED PRECAST CONCRETE MANHOLE	S-36

CITY OF PALMDALE, CALIFORNIA
 GEORGE T. NELSON, CITY ENGINEER WALTER GARRISON, CHIEF ENGINEER
 CO. SAN DIST. NO. 20
 APPROVED George T. Nelson 7-18-80 APPROVED Walter Garrison 8/18/80
 CITY ENGINEER (DATE) OFFICE ENGINEER
 CHECKED _____ (DATE)
 REG. C.E. NO. _____
 PALMDALE BLDG. DIST. 8.1 J.N.



7208 29 BC 80-21

P.M. 12129

SANITARY SEWERS

TO BE CONSTRUCTED IN

TRACT NO. 43887

PRIVATE CONTRACT NO. 85-42

W.S.

2 SHEETS, 4 PAGES

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

PREPARED IN THE OFFICES OF
RODCHOW ENGINEERING CO.
1501 MIDVALE AVE. LOS ANGELES, CA. 90024
BY: *Edwin A. Chaw*
REG. C. E. No. 11478

THE FOLLOWING LATEST REVISED STANDARD PLANS ON FILE IN THE OFFICE OF THE COUNTY ENGINEER SHALL APPLY IN THE CONSTRUCTION OF THIS PROJECT:

LEGEND	S-1
MINIMUM PUBLIC SAFETY REQUIREMENTS	S-2
BRICK MANHOLE	S-3
STANDARD MANHOLE STEP	S-17
BEDDING FOR SEWER PIPE	S-21
CRADLING AND ENCASEMENT	S-23
WYE OR TEE SUPPORT	S-26
ALLOWABLE TRENCH WIDTHS	S-33
LOCKING MANHOLE FRAME AND COVER	S-35
NON-REINFORCED PRECAST CONCRETE MANHOLE	S-34
DESIGN REQUIREMENTS FOR SEWERS IN VICINITY OF PRESSURE WATER MAINS	S-9
CRADLING AND ENCASEMENT	S-15

CITY OF PALMDALE, CALIFORNIA

GEORGE BLUMFIELD, CITY ENGINEER CHARLES W. ARREY, CHIEF ENGINEER
CO. SAN. DIST. NO. 1

APPROVED: *George M. Blumfield* 11-20-85 OFFICE ENGINEER

CHECKED: _____ DATE: _____
REG. C.E. NO. _____
BLDG. DIST. _____

GENERAL NOTES:

- ELEVATIONS ARE IN FEET ABOVE U.S.C. & G.S. SEA LEVEL DATUM OF 1929.
- NO REVISIONS SHALL BE MADE IN THESE PLANS WITHOUT THE APPROVAL OF THE COUNTY ENGINEER.
- NO REPRESENTATIVE OF THE CITY ENGINEER WILL SURVEY OR LAY OUT ANY PORTION OF THE WORK.
- GRADES TO WHICH THIS IMPROVEMENT IS TO BE CONSTRUCTED ARE SHOWN ON PLANS AND PROFILES. GRADE POINTS FOR TOP OF CURBS, CENTER LINE OF STREETS, OR CENTER LINE OF ALLEYS ARE SHOWN BY CIRCLES ON PROFILES. AT ALL POINTS BETWEEN DESIGNATED POINTS THE GRADE SHALL BE ESTABLISHED SO AS TO CONFORM TO A STRAIGHT LINE DRAWN BETWEEN SAID DESIGNATED POINTS.
- THE PRIVATE ENGINEER SHALL FURNISH THE CITY WITH GRADE SHEETS AND STATIONING FOR ALL HOUSE LATERALS AND "Y" OR "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° WITH THE MAIN LINE 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.
- BEFORE WORK CAN BE STARTED, THE CONTRACTOR MUST OBTAIN A PERMIT TO EXCAVATE IN CITY STREETS FROM THE CITY OF PALMDALE AND PAY A FEE TO THE CITY ENGINEER AND TO COVER THE COST OF CONSTRUCTION INSPECTION AND RECORD PLANS.
- IF WORK IS TO BE 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.
- APPROVAL OF THIS PLAN BY THE CITY OF PALMDALE DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE LOCATION OF OR THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITY PIPE, OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THIS NOTE APPLIES TO ALL PAGES.
- REFER TO SECTION 7.10.4.1 OF THE STANDARD SPECIFICATIONS, REGARDING SAFETY ORDERS.
- PRIOR TO THE ISSUANCE OF THE REQUIRED SEWER CONSTRUCTION PERMIT, THE CONTRACTOR SHALL OBTAIN AND FILE WITH THE CITY OF PALMDALE A PERMIT TO EXCAVATE IN CITY STREETS FROM THE CITY OF PALMDALE DEPARTMENT, A PERMIT FOR EXCAVATIONS AND TRENCHES FROM THE STATE OF CALIFORNIA, DIVISION OF INDUSTRIAL SAFETY AND A CERTIFICATE OF WORKERS COMPENSATION INSURANCE WITH THE CITY OF PALMDALE.

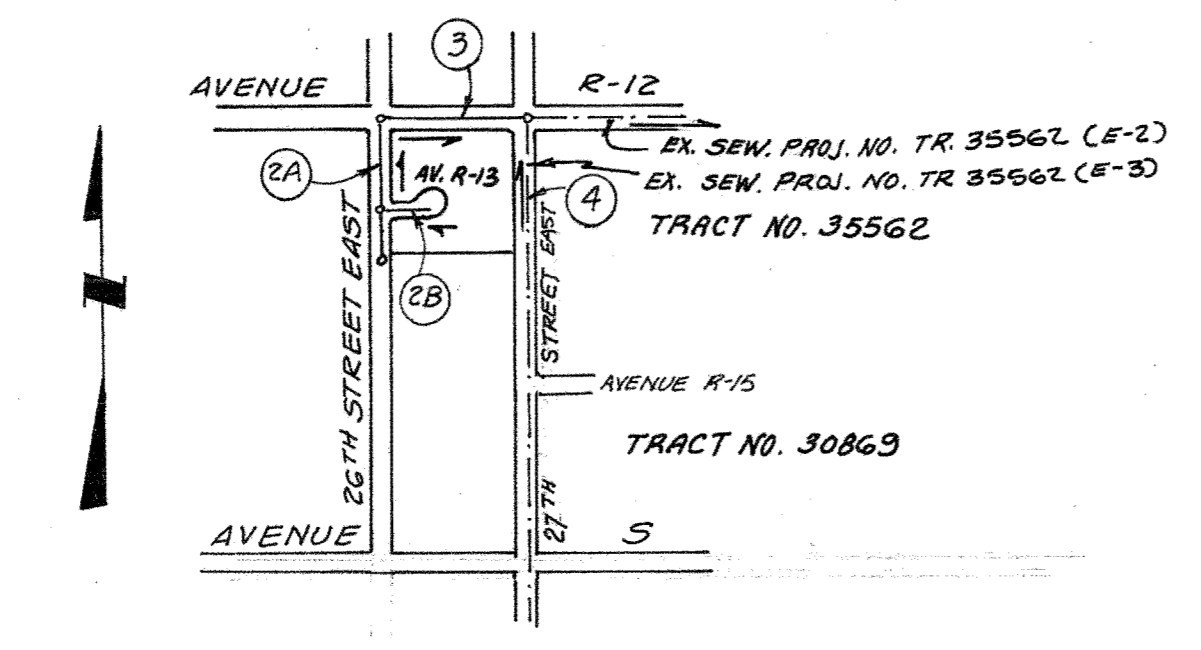
CONSTRUCTION NOTES:

- WORK SHALL BE CONSTRUCTED ACCORDING TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (EDITION WITH _____) AND COUNTY ENGINEER SPECIAL PROVISIONS FOR THE CONSTRUCTION OF SANITARY SEWERS DATED 8/1/84.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF PALMDALE BY TELEPHONE, AT LEAST TWENTY-FOUR HOURS BEFORE STARTING ANY WORK UNDER THIS CONTRACT.
- HOUSE LATERALS TO BE CONSTRUCTED WITH INVERTS AT PROPERTY LINE 6 FEET BELOW CURB GRADE EXCEPT AS NOTED.
- WYE OR TEE BRANCHES MAY BE USED FOR CONNECTIONS TO MAINLINE SEWERS EXCEPT AS NOTED.
- ALL STRUCTURES SHALL BE EITHER BRICK MANHOLES PER S-3 OR PRECAST CONCRETE MANHOLES PER S-36, EXCEPT AS NOTED. (C.A. Co. 572)
- MANHOLE TOPS IN UNIMPROVED RIGHTS OF WAY TO BE SIX INCHES ABOVE FINISHED GRADE.
- VITRIFIED CLAY PIPE JOINTS SHALL BE TYPE "D" OR "G" PER STANDARD SPECIFICATIONS SECTION 208-2. (C.A. Co. 372)
- IF A POWER POLE IS WITHIN THREE FEET OF THE SEWER, THE SEWER SHALL BE ENCASED, PER S-23, CASE II, TWO FEET ON EACH SIDE FROM THE POINT OF INTERFERENCE. (C.A. Co. 372)
- ALL JOINTS BETWEEN CAST IRON PIPE AND VITRIFIED CLAY PIPE SHALL BE MADE WITH A RUBBER SLEEVE JOINT, TYPE "C" OR "D", (WITH BUSHING IF NECESSARY) PER STANDARD SPECIFICATIONS, SECTION 208-2.
- SEWERS TO BE TESTED FOR LEAKAGE PER SECTION 306-1.4 OF THE STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS.
- RESURFACE ALL TRENCHES WITHIN PAVED AREAS TO MEET CITY OF PALMDALE OR CALIFORNIA STATE HIGHWAY REQUIREMENTS IN ACCORDANCE WITH PERMITS.
- FULL COMPLIANCE WITH SECTION 306-1.5.5 OF THE SPECIAL PROVISIONS WILL BE REQUIRED FOR BACKFILL IN STREETS. CERTIFICATION OF BACKFILL COMPACTION AND SAND EQUIVALENTS BY A QUALIFIED, REGISTERED TESTING LABORATORY SHALL BE PROVIDED BY THE PERMITTEE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF PARTIAL ACCEPTANCE.
- SPECIAL BACKFILL IN EASEMENT CONSTRUCTION: (A) BACKFILL TRENCH AND REPLACE OTHER EARTH SO AS TO ACHIEVE THE NATURAL OR FINISHED GRADES AND SLOPES SHOWN ON THE GRADING PLAN APPROVED FOR THIS DEVELOPMENT BY THE BUILDING AND SAFETY DIVISION. (B) ALL BACKFILL AND EARTH REPLACED SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY PER A.S.T.M. STD. METHOD OF TEST D698-57 AS MODIFIED. ACCEPTABLE CERTIFICATION OF SUCH COMPACTION SHALL BE SUBMITTED TO THE ENVIRONMENTAL DEVELOPMENT DIVISION.
- ALL WYES AND OR HOUSE LATERALS ARE TO BE LOCATED AT LEAST FIVE FEET APART AND NOT CLOSER THAN FIVE FEET TO ANY MANHOLE.

LOS ANGELES COUNTY
DEPARTMENT OF PUBLIC WORKS
CONSOLIDATED SEWER MAINTENANCE DISTRICT
REVIEWED FOR MAINTENANCE

REVIEWED BY: *J. B. ...* DATE: *11-18-85*

B.M. CL 2630 ELEV. 2681.766
USGS MON (SEDDGE) 20 IN UP @ NW
COR AVE S @ 27TH ST E 40 FT N
E 40 FT W @ INT MKD (2682)
PALMDALE QUAD. 19 80

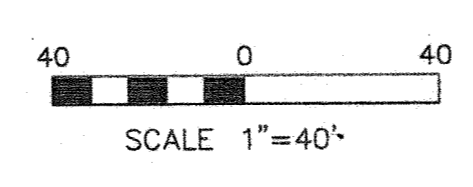
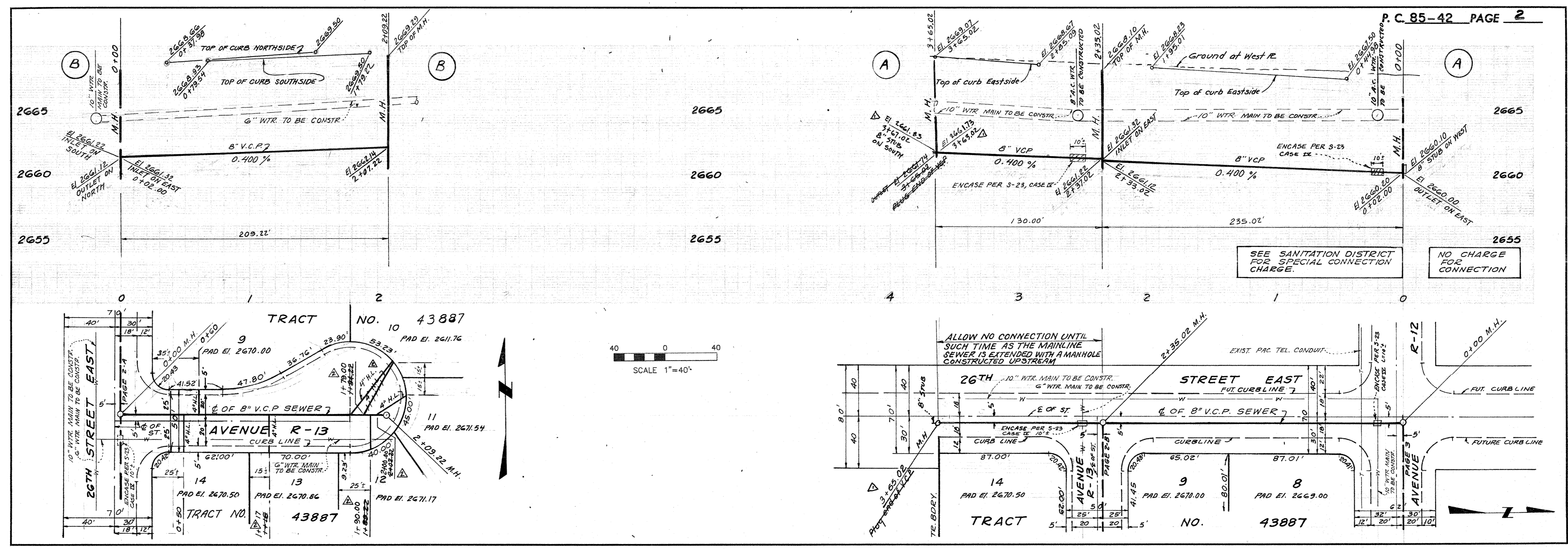


INDEX MAP
CITY OF PALMDALE
P.C. 85-42
TRACT NO. 43887
SCALE: 1" = 600'

REV	SYM.	DESCRIPTION OF CHANGE	RCE	DATE	APP'D	DATE
1	△	ADD MANHOLE AND 8" STUB	RHC	11-15-85	K.D.	11-25-85
2	△	AS BUILT	RHC	5-5-86		

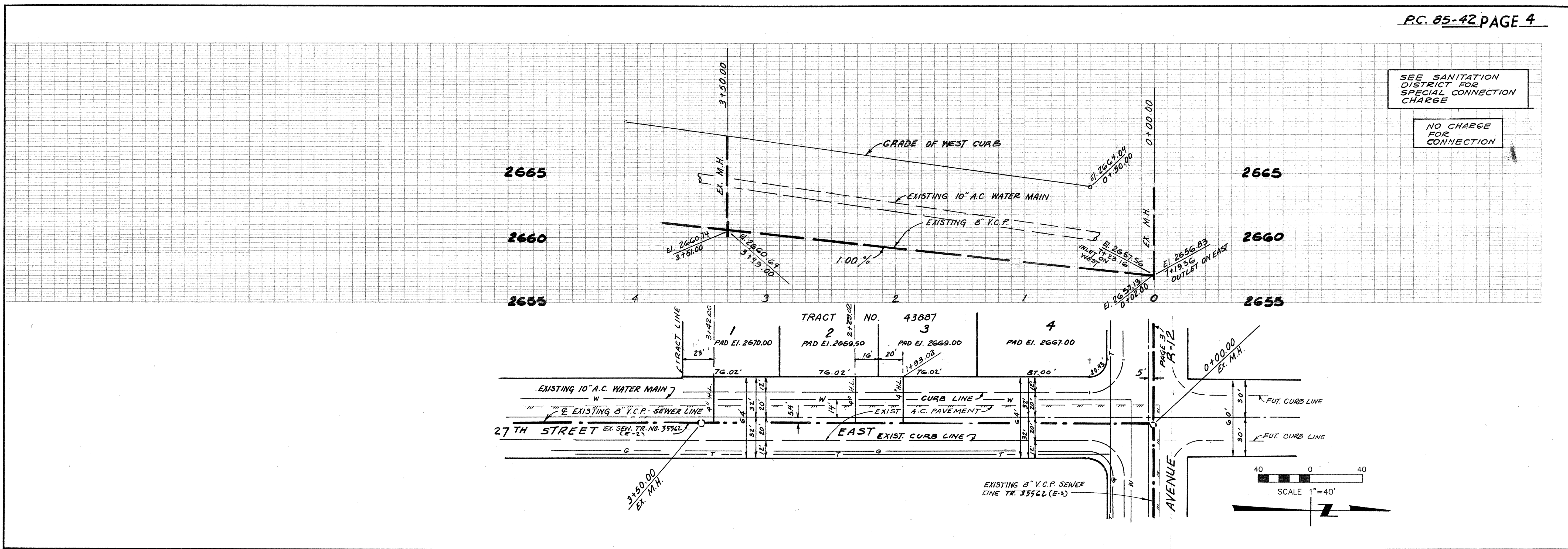
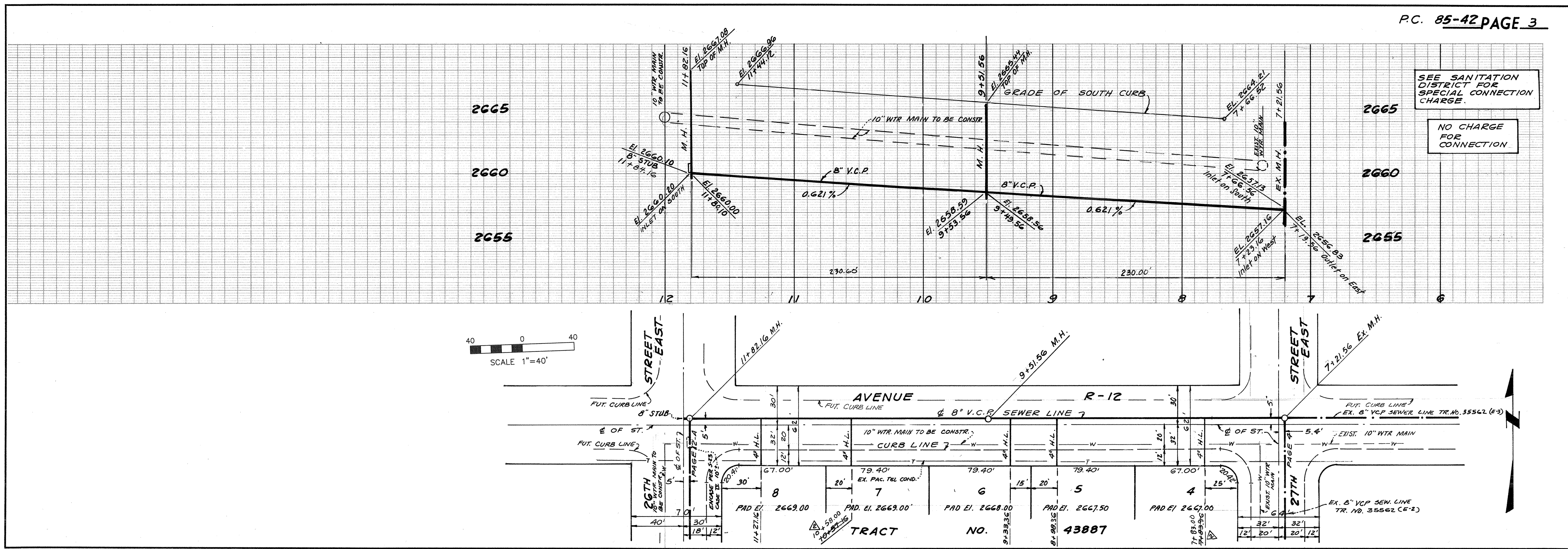
NO CONNECTION FOR THE DISPOSAL OF INDUSTRIAL WASTES SHALL BE MADE TO SEWERS SHOWN ON THESE DRAWINGS UNTIL A PERMIT FOR INDUSTRIAL WASTE-WATER DISCHARGE HAS BEEN ISSUED BY THE SANITATION DISTRICT'S FOR SUCH CONNECTION.

BEFORE BREAKING INTO OR CONSTRUCTION OF ANY SANITATION DISTRICT SEWER A PERMIT FOR INDUSTRIAL WASTE-WATER DISCHARGE HAS BEEN ISSUED BY THE SANITATION DISTRICT'S FOR SUCH CONNECTION.



PC 85-42
1 OF 2





SP-28 09 T8834 ON TCAFT

PC 85-42
2 of 2

**SEWERAGE FACILITIES CHARGE
SEWAGE GENERATION FACTOR FOR
RESIDENTIAL AND COMMERCIAL CATEGORIES**

EFFECTIVE DATE: April 6, 2012

<i>Line No.</i>	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
1	Acupuncture Office/Clinic	120/1,000 Gr SF	265	275
2	Arcade - Video Games	50/1,000 Gr SF	265	275
3	Auditorium (a)	3/Seat	265	275
4	Auto Parking (a)	20/1,000 Gr SF	265	275
5	Auto Mfg., Service Maintenance (b)	Actual	1,260	1,165
6	Bakery	280/1,000 Gr SF	3,020	2,540
7	Bank: Headquarters	120/1,000 Gr SF	265	275
8	Bank: Branch	50/1,000 Gr SF	265	275
9	Ballroom	350/1,000 Gr SF	265	275
10	Banquet Room	350/1,000 Gr SF	265	275
11	Bar: Cocktail, Fixed Set (a) (c)	15/Seat	265	275
12	Bar: Juice, No Baking Facilities (d)	720/1,000 Gr SF	265	275
13	Bar: Juice, with Baking Facilities (d)	720/1,000 Gr SF	265	275
14	Bar: Cocktail, Public Table Area (c)	720/1,000 Gr SF	265	275
15	Barber Shop	120/1,000 Gr SF	265	275
16	Barber Shop (s)	15/Stall	265	275
17	Beauty Parlor	425/1,000 Gr SF	265	275
18	Beauty Parlor (s)	50/Stall	265	275
19	Bldg. Const/Field Office (e)	120/Office	265	275
20	Bowling Alley: Alley, Lanes & Lobby Area	50/1,000 Gr SF	265	275
21	Bowling Facility: Arcade/Bar/Restaurant/Dancing	Total	Average	Average
22	Cafeteria: Fixed Seat	30/Seat	1,000	600
23	Car Wash: Automatic (b)	Actual	265	285
24	Car Wash: Coin Operated Bays (b)	Actual	265	285
25	Car Wash: Hand Wash (b)	Actual	265	285
26	Car Wash: Counter & Sales Area	50/1,000 Gr SF	265	275
27	Chapel: Fixed Seat	3/Seat	265	275
28	Chiropractic Office	120/1,000 Gr SF	265	275
29	Church: Fixed Seat	3/Seat	265	275
30	Church School: Day Care/Elem	9/Occupant	265	275
31	Church School: One Day Use (s)	9/Occupant	265	275
32	Cocktail Lounge: Fixed Seat (f)	15/Seat	265	275
33	Coffee House: No Food Preparation (d)	720/1,000 Gr SF	265	275
34	Coffee House: Pastry Baking Only (d)	720/1,000 Gr SF	265	275
35	Coffee House: Serves Prepared Food (d)	25/Seat	1,000	600
36	Cold Storage: No Sales (g)	30/1,000 Gr SF	265	275
37	Cold Storage: Retail Sales (g)	50/1,000 Gr SF	265	275
38	Comfort Station: Public	80/Fixture	265	275
39	Commercial Use (a)	50/1,000 Gr SF	265	275

**SEWERAGE FACILITIES CHARGE
SEWAGE GENERATION FACTOR FOR
RESIDENTIAL AND COMMERCIAL CATEGORIES**

EFFECTIVE DATE: April 6, 2012

<i>Line No.</i>	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
40	Community Center	3/Occupant	265	275
41	Conference Room of Office Bldg.	120/1,000 Gr SF	265	275
42	Counseling Center (h)	120/1,000 Gr SF	265	275
43	Credit Union	120/1,000 Gr SF	265	275
44	Dairy	Average Flow	1,510	325
45	Dairy: Barn	Average Flow	1,510	325
46	Dairy: Retail Area	50/1,000 Gr SF	265	275
47	Dancing Area (of Bars or Nightclub) (c)	350/1,000 Gr SF	265	275
48	Dance Studio (i)	50/1,000 Gr SF	265	275
49	Dental Office/Clinic	250/1,000 Gr SF	265	275
50	Doughnut Shop	280/1,000 Gr SF	1,000	600
51	Drug Rehabilitation Center (h)	120/1,000 Gr SF	265	275
52	Equipment Booth	30/1,000 Gr SF	265	275
53	Film Processing (Retail)	50/1,000 Gr SF	265	275
54	Film Processing (Industrial)	Actual	265	275
55	Food Processing Plant (b)	Actual	2,210	1,450
56	Gas Station: Self Service	100/W.C.	265	275
57	Gas Station: Four Bays Max	430/Station	1,950	1,175
58	Golf Course Facility: Lobby/Office/Restaurant/Bar	Total	700	450
59	Gymnasium: Basketball, Volleyball (k)	200/1,000 Gr SF	265	275
60	Hanger (Aircraft)	50/1,000 Gr SF	265	275
61	Health Club/Spa (k)	650/1,000 Gr SF	265	275
62	Homeless Shelter	70/Bed	265	275
63	Hospital	70/Bed	820	1,230
64	Hospital: Convalescent (a)	70/Bed	265	275
65	Hospital: Animal	300/1,000 Gr SF	820	1,230
66	Hospital: Psychiatric	70/Bed	265	275
67	Hospital: Surgical (a)	360/Bed	265	275
68	Hotel: Use Guest Rooms Only (a)	120/Room	265	275
69	Jail	85/Inmate	265	275
70	Kennel: Dog Kennel/Open	100/1,000 Gr SF	265	275
71	Laboratory: Commercial	250/1,000 Gr SF	265	275
72	Laboratory: Industrial	Actual	265	275
73	Laundromat	185/Machine	550	370
74	Library: Public Area	50/1,000 Gr SF	265	275
75	Library: Stacks, Storage	30/1,000 Gr SF	265	275
76	Lobby of Retail Area (l)	50/1,000 Gr SF	265	275
77	Lodge Hall	3/Seat	265	275
78	Lounge (l)	50/1,000 Gr SF	265	275

**SEWERAGE FACILITIES CHARGE
SEWAGE GENERATION FACTOR FOR
RESIDENTIAL AND COMMERCIAL CATEGORIES**

EFFECTIVE DATE: April 6, 2012

<i>Line No.</i>	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
79	Machine Shop (No Industrial Waste Permit Required) (b)	50/1,000 Gr SF	265	275
80	Machine Shop (Industrial)	Actual	265	275
81	Mfg or Industrial Facility (No IW Permit Required) (b)	50/1,000 Gr SF	265	275
82	Mfg or Industrial Facility (Industrial)	Actual	265	275
83	Massage Parlor	250/1,000 Gr SF	265	275
84	Medical Building (a)	225/1,000 Gr SF	265	275
85	Medical: Lab in Hospital	250/1,000 Gr SF	340	275
86	Medical Office/Clinic	250/1,000 Gr SF	265	275
87	Mini-Mall (No Food)	50/1,000 Gr SF	265	275
88	Mortuary: Chapel	3/Seat	265	275
89	Mortuary: Embalming	300/1,000 Gr SF	800	800
90	Mortuary: Living Area	50/1,000 Gr SF	265	275
91	Motel: Use Guest Room Only (a)	120/Room	265	275
92	Museum: All Area	30/1,000 Gr SF	265	275
93	Museum: Office Over 15%	120/1,000 Gr SF	265	275
94	Museum: Sales Area	50/1,000 Gr SF	265	275
95	Office Building (a)	120/1,000 Gr SF	265	275
96	Office Bldg w/Cooling Tower	170/1,000 Gr SF	265	275
97	Plating Plant (No IW Permit Required) (b)	50/1,000 Gr SF	265	275
98	Plating Plant (Industrial) (b)	Actual	265	275
99	Pool Hall (No Alcohol)	50/1,000 Gr SF	265	275
100	Post Office: Full Service (m)	120/1,000 Gr SF	265	275
101	Post Office: Private Mail Box Rental	50/1,000 Gr SF	265	275
102	Prisons	175/Inmate	265	275
103	Residential Dorm: College or Residential (n)	70/Student	265	275
104	Residential: Boarding House	70/Bed	265	275
105	Residential: Apt - Bachelor (a)	75/DU	265	275
106	Residential: Apt - 1 BDR (a) (o)	110/DU	265	275
107	Residential: Apt - 2 BDR (a) (o)	150/DU	265	275
108	Residential: Apt - 3 BDR (a) (o)	190/DU	265	275
109	Residential: Apt - >3 BDR (o)	40/BDR	265	275
110	Residential: Condo - 1 BDR (o)	110/DU	265	275
111	Residential: Condo - 2 BDR (o)	150/DU	265	275
112	Residential: Condo - 3 BDR (o)	190/DU	265	275
113	Residential: Condo - >3 BDR (o)	40/BDR	265	275
114	Residential: Duplex/Townhouse - 1 BR (o)	110/DU	265	275
115	Residential: Duplex/Townhouse - 2 BR (o)	150/DU	265	275
116	Residential: Duplex/Townhouse - 3 BR (o)	190/DU	265	275
117	Residential: Duplex/Townhouse - >3 BR (o)	40/BDR	265	275

**SEWERAGE FACILITIES CHARGE
SEWAGE GENERATION FACTOR FOR
RESIDENTIAL AND COMMERCIAL CATEGORIES**

EFFECTIVE DATE: April 6, 2012

<i>Line No.</i>	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
118	Residential: SFD - 1 BR (o)	140/DU	265	275
119	Residential: SFD - 2 BR (o)	185/DU	265	275
120	Residential: SFD - 3 BR (o)	230/DU	265	275
121	Residential: SFD - >3 BR (o)	45/BDR	265	275
122	Residential Room Addition: Bedroom (o)	45/BDR	265	275
123	Residential Room Conversion: Into a Bedroom (o)	45/BDR	265	275
124	Residential: Mobile Home	Same as Apt	265	275
125	Residential: Artist (2/3 Area)	75/DU	265	275
126	Residential: Artist Residence	75/DU	265	275
127	Residential: Guest Home w/ Kitchen	Same as Apt	265	275
128	Residential: Guest Home w/o Kitchen	45/BDR	265	275
129	Rest Home	70/Bed	555	490
130	Restaurant: Drive-In	50/Stall	1000	600
131	Restaurant: Drive-In Seating Area	25/Seat	1000	600
132	Restaurant: Fast Food Indoor Seat	25/Seat	1000	600
133	Restaurant: Fast Food Outdoor Seat	25/Seat	1000	600
134	Restaurant: Full Service Indoor Seat (a)	30/Seat	1000	600
135	Restaurant: Full Service Outdoor Seat	30/Seat	1000	600
136	Restaurant: Take Out	300/1,000 Gr SF	1000	600
137	Retail Area (greater than 100,000 SF)	50/1,000 Gr SF	265	275
138	Retail Area (less than 100,000 SF)	25/1,000 Gr SF	265	275
139	Rifle Range: Shooting Stalls/Lanes, Lobby	50/1,000 Gr SF	265	275
140	Rifle Range Facility: Bar/Restaurant	Total	Average	Average
141	School: Arts/Dancing/Music (i)	11/Student	265	275
142	School: Elementary/Jr. High (a) (p)	9/Student	265	275
143	School: High School (a) (p)	11/Student	265	275
144	School: Kindergarten (s)	9/Student	265	275
145	School: Martial Arts (i)	9/Student	265	275
146	School: Nursery-Day Care (p)	9/Child	265	275
147	School: Special Class (p)	9/Student	265	275
148	School: Trade or Vocational (p)	11/Student	265	275
149	School: Training (p)	11/Student	265	275
150	School: University/College (a) (p)	16/Student	265	275
151	School: Dormitory (a) (n)	70/Student	265	275
152	School: Stadium, Pavilion	3/Seat	265	275
153	Spa/Jacuzzi (Commercial with backwash filters)	Total	265	275
154	Storage: Building/Warehouse	30/1,000 Gr SF	265	275
155	Storage: Self-Storage Bldg	30/1,000 Gr SF	265	275
156	Store: Ice Cream/Yogurt	25/1,000 Gr SF	1000	600

**SEWERAGE FACILITIES CHARGE
SEWAGE GENERATION FACTOR FOR
RESIDENTIAL AND COMMERCIAL CATEGORIES**

EFFECTIVE DATE: April 6, 2012

<i>Line No.</i>	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
157	Store: Retail (l)	50/1,000 Gr SF	265	275
158	Studio: Film/TV - Audience Viewing Room (q)	3/Seat	265	275
159	Studio: Film/TV - Regular Use Indoor Filming Area (q)	50/1,000 Gr SF	265	275
160	Studio: Film/TV - Ind. Use Film Process/Machine Shop (q)	50/1,000 Gr SF	265	275
161	Studio: Film/TV - Ind. Use Film Process/Machine Shop	Total	265	275
162	Studio: Recording	50/1,000 Gr SF	265	275
163	Swimming Pool (Commercial with backwash filters)	Total	265	275
164	Tanning Salon: Independent, No Shower (r)	50/1,000 Gr SF	265	275
165	Tanning Salon: Within a Health Spa/Club	640/1,000 Gr SF	265	275
166	Theater: Drive-In	6/Vehicle	265	275
167	Theater: Live/Music/Opera	3/Seat	265	275
168	Theater: Cinema	3/Seat	265	275
169	Tract: Commercial/Residential	1/Acre	265	275
170	Trailer: Const/Field Office (e)	120/Office	265	275
171	Veterinary Clinic/Office	250/1,000 Gr SF	265	275
172	Warehouse	30/1,000 Gr SF	265	275
173	Warehouse w/ Office	Total	265	275
174	Waste Dump: Recreational	400/Station	2650	2750
175	Wine Tasting Room: Kitchen	200/1,000 Gr SF	265	275
176	Wine Tasting Room: All Area	50/1,000 Gr SF	265	275

**SEWERAGE FACILITIES CHARGE GUIDE
RESIDENTIAL AND COMMERCIAL CATEGORIES**

(GR.SQ.FT.) = Gross Square Feet: area included within the exterior of the surrounding walls of a building excluding court.

EFFECTIVE DATE: April 6, 2012

Line No.	FACILITY DESCRIPTION	FEE RATE
1	Acupuncture Office/Clinic	\$495/1000 GR.SQ.FT.
2	Arcade - Video Games	\$206/1000 GR.SQ.FT.
3	Auditorium (a)	\$12/SEAT
4	Auto Parking (a)	\$83/1000 GR.SQ.FT.
5	Auto Mfg., Service Maintenance (b)	Actual
6	Bakery	\$2956/1000 GR.SQ.FT.
7	Bank: Headquarters	\$495/1000 GR.SQ.FT.
8	Bank: Branch	\$206/1000 GR.SQ.FT.
9	Ballroom	\$1445/1000 GR.SQ.FT.
10	Banquet Room	\$1445/1000 GR.SQ.FT.
11	Bar: Cocktail, Fixed Seat (a) (c)	\$62/SEAT
12	Bar: Juice, No Baking Facilities (d)	\$2973/1000 GR.SQ.FT.
13	Bar: Juice, with Baking Facilities (d)	\$2973/1000 GR.SQ.FT.
14	Bar: Cocktail, Public Table Area (c)	\$2973/1000 GR.SQ.FT.
15	Barber Shop	\$495/1000 GR.SQ.FT.
16	Barber Shop (s)	\$62/STALL.
17	Beauty Parlor	\$1755/1000 GR.SQ.FT.
18	Beauty Parlor (s)	\$206/STALL.
19	Bldg. Const/Field Office (e)	\$495/OFFICE
20	Bowling Alley: Alley, Lanes & Lobby Area	\$206/1000 GR.SQ.FT.
21	Bowling Facility: Arcade/Bar/Restaurant/Dancing	Total
22	Cafeteria: Fixed Seat	\$165/SEAT
23	Car Wash: Automatic (b)	Actual
24	Car Wash: Coin Operated Bays (b)	Actual
25	Car Wash: Hand Wash (b)	Actual
26	Car Wash: Counter & Sales Area	\$206/1000 GR.SQ.FT.
27	Chapel: Fixed Seat	\$12/SEAT
28	Chiropractic Office	\$495/1000 GR.SQ.FT.
29	Church: Fixed Seat	\$12/SEAT
30	Church School: Day Care/Elem	\$37/OCCUPANT
31	Church School: One Day Use (s)	\$37/OCCUPANT
32	Cocktail Lounge: Fixed Seat (f)	\$62/SEAT
33	Coffee House: No Food Preparation (d)	\$2973/1000 GR.SQ.FT.
34	Coffee House: Pastry Baking Only (d)	\$2973/1000 GR.SQ.FT.
35	Coffee House: Serves Prepared Food (d)	\$138/SEAT
36	Cold Storage: No Sales (g)	\$124/1000 GR.SQ.FT.
37	Cold Storage: Retail Sales (g)	\$206/1000 GR.SQ.FT.

**SEWERAGE FACILITIES CHARGE GUIDE
RESIDENTIAL AND COMMERCIAL CATEGORIES**

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EFFECTIVE DATE: April 6, 2012

38	Comfort Station: Public	\$330/FIXTURE
39	Commercial Use (a)	\$206/1000 GR.SQ.FT.
40	Community Center	\$12/OCCUPANT
41	Conference Room of Office Bldg.	\$495/1000 GR.SQ.FT.
42	Counseling Center (h)	\$495/1000 GR.SQ.FT.
43	Credit Union	\$495/1000 GR.SQ.FT.
44	Dairy	Average Flow
45	Dairy: Barn	Average Flow
46	Dairy: Retail Area	\$206/1000 GR.SQ.FT.
47	Dancing Area (of Bars or Nightclub) (c)	\$1445/1000 GR.SQ.FT.
48	Dance Studio (i)	\$206/1000 GR.SQ.FT.
49	Dental Office/Clinic	\$1032/1000 GR.SQ.FT.
50	Doughnut Shop	\$1540/1000 GR.SQ.FT.
51	Drug Rehabilitation Center (h)	\$495/1000 GR.SQ.FT.
52	Equipment Booth	\$124/1000 GR.SQ.FT.
53	Film Processing (Retail)	\$206/1000 GR.SQ.FT.
54	Film Processing (Industrial)	Actual
55	Food Processing Plant (b)	Actual
56	Gas Station: Self Service	\$413/W.C.
57	Gas Station: Four Bays Max	\$3211/STATION
58	Golf Course Facility: Lobby/Office/Restaurant/Bar	Total
59	Gymnasium: Basketball, Volleyball (k)	\$826/1000 GR.SQ.FT.
60	Hanger (Aircraft)	\$206/1000 GR.SQ.FT.
61	Health Club/Spa (k)	\$2684/1000 GR.SQ.FT.
62	Homeless Shelter	\$289/BED
63	Hospital	\$422/BED
64	Hospital: Convalescent (a)	\$289/BED
65	Hospital: Animal	\$1811/1000 GR.SQ.FT.
66	Hospital: Psychiatric	\$289/BED
67	Hospital: Surgical (a)	\$1486/BED
68	Hotel: Use Guest Rooms Only (a)	\$495/ROOM
69	Jail	\$351/INMATE
70	Kennel: Dog Kennel/Open	\$413/1000 GR.SQ.FT.
71	Laboratory: Commercial	\$1032/1000 GR.SQ.FT.
72	Laboratory: Industrial	Actual
73	Laundromat	\$855/MACHINE
74	Library: Public Area	\$206/1000 GR.SQ.FT.
75	Library: Stacks, Storage	\$124/1000 GR.SQ.FT.
76	Lobby of Retail Area (l)	\$206/1000 GR.SQ.FT.

**SEWERAGE FACILITIES CHARGE GUIDE
RESIDENTIAL AND COMMERCIAL CATEGORIES**

(GR.SQ.FT.) = Gross Square Feet: area included within the exterior of the surrounding walls of a building excluding court.

EFFECTIVE DATE: April 6, 2012

77	Lodge Hall	\$12/SEAT
78	Lounge (l)	\$206/1000 GR.SQ.FT.
79	Machine Shop (No Industrial Waste Permit Required) (b)	\$206/1000 GR.SQ.FT.
80	Machine Shop (Industrial)	Actual
81	Mfg or Industrial Facility (No IW Permit Required) (b)	\$206/1000 GR.SQ.FT.
82	Mfg or Industrial Facility (Industrial)	Actual
83	Massage Parlor	\$1032/1000 GR.SQ.FT.
84	Medical Building (a)	\$929/1000 GR.SQ.FT.
85	Medical: Lab in Hospital	\$1057/1000 GR.SQ.FT.
86	Medical Office/Clinic	\$1032/1000 GR.SQ.FT.
87	Mini-Mall (No Food)	\$206/1000 GR.SQ.FT.
88	Mortuary: Chapel	\$12/SEAT
89	Mortuary: Embalming	\$1644/1000 GR.SQ.FT.
90	Mortuary: Living Area	\$206/1000 GR.SQ.FT.
91	Motel: Use Guest Room Only (a)	\$495/ROOM
92	Museum: All Area	\$124/1000 GR.SQ.FT.
93	Museum: Office Over 15%	\$495/1000 GR.SQ.FT.
94	Museum: Sales Area	\$206/1000 GR.SQ.FT.
95	Office Building (a)	\$495/1000 GR.SQ.FT.
96	Office Bldg w/Cooling Tower	\$702/1000 GR.SQ.FT.
97	Plating Plant (No IW Permit Required) (b)	\$206/1000 GR.SQ.FT.
98	Plating Plant (Industrial) (b)	Actual
99	Pool Hall (No Alcohol)	\$206/1000 GR.SQ.FT.
100	Post Office: Full Service (m)	\$495/1000 GR.SQ.FT.
101	Post Office: Private Mail Box Rental	\$206/1000 GR.SQ.FT.
102	Prisons	\$722/INMATE
103	Residential Dorm: College or Residential (n)	\$289/STUDENT
104	Residential: Boarding House	\$289/BED
105	Residential: Apt - Bachelor (a)	\$310/DU
106	Residential: Apt - 1 BDR (a) (o)	\$454/DU
107	Residential: Apt - 2 BDR (a) (o)	\$619/DU
108	Residential: Apt - 3 BDR (a) (o)	\$784/DU
109	Residential: Apt - >3 BDR (o)	\$165 PER ADDITIONAL BEDROOM
110	Residential: Condo - 1 BDR (o)	\$454/DU
111	Residential: Condo - 2 BDR (o)	\$619/DU
112	Residential: Condo - 3 BDR (o)	\$784/DU
113	Residential: Condo - >3 BDR (o)	\$165 PER ADDITIONAL BEDROOM
114	Residential: Duplex/Townhouse - 1 BR (o)	\$454/DU
115	Residential: Duplex/Townhouse - 2 BR (o)	\$619/DU

**SEWERAGE FACILITIES CHARGE GUIDE
RESIDENTIAL AND COMMERCIAL CATEGORIES**

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EFFECTIVE DATE: April 6, 2012

116	Residential: Duplex/Townhouse - 3 BR (o)	\$784/DU
117	Residential: Duplex/Townhouse - >3 BR (o)	\$165 PER ADDITIONAL BEDROOM
118	Residential: SFD - 1 BR (o)	\$578/DU
119	Residential: SFD - 2 BR (o)	\$764/DU
120	Residential: SFD - 3 BR (o)	\$950/DU
121	Residential: SFD - >3 BR (o)	\$186/BDR
122	Residential Room Addition: Bedroom (o)	\$186/BDR
123	Residential Room Conversion: Into a Bedroom (o)	\$186/BDR
124	Residential: Mobile Home	Same as Apt
125	Residential: Artist (2/3 Area)	\$310/DU
126	Residential: Artist Residence	\$310/DU
127	Residential: Guest Home w/ Kitchen	Same as Apt
128	Residential: Guest Home w/o Kitchen	\$186/BDR
129	Rest Home	\$334/BED
130	Restaurant: Drive-In	\$275/STALL
131	Restaurant: Drive-In Seating Area	\$138/SEAT
132	Restaurant: Fast Food Indoor Seat	\$138/SEAT
133	Restaurant: Fast Food Outdoor Seat	\$138/SEAT
134	Restaurant: Full Service Indoor Seat (a)	\$165/SEAT
135	Restaurant: Full Service Outdoor Seat	\$165/SEAT
136	Restaurant: Take Out	\$1650/1000 GR.SQ.FT.
137	Retail Area (greater than 100,000 SF)	\$206/1000 GR.SQ.FT.
138	Retail Area (less than 100,000 SF)	\$103/1000 GR.SQ.FT.
139	Rifle Range: Shooting Stalls/Lanes, Lobby	\$206/1000 GR.SQ.FT.
140	Rifle Range Facility: Bar/Restaurant	Total
141	School: Arts/Dancing/Music (i)	\$45/1000 GR.SQ.FT.
142	School: Elementary/Jr. High (a) (p)	\$37/STUDENT
143	School: High School (a) (p)	\$45/STUDENT
144	School: Kindergarten (s)	\$37/STUDENT
145	School: Martial Arts (i)	\$37/STUDENT
146	School: Nursery-Day Care (p)	\$37/CHILD
147	School: Special Class (p)	\$37/STUDENT
148	School: Trade or Vocational (p)	\$45/STUDENT
149	School: Training (p)	\$45/STUDENT
150	School: University/College (a) (p)	\$66/STUDENT
151	School: Dormitory (a) (n)	\$289/STUDENT
152	School: Stadium, Pavilion	\$12/SEAT
153	Spa/Jacuzzi (Commercial with backwash filters)	Total
154	Storage: Building/Warehouse	\$124/1000 GR.SQ.FT.

**SEWERAGE FACILITIES CHARGE GUIDE
RESIDENTIAL AND COMMERCIAL CATEGORIES**

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EFFECTIVE DATE: April 6, 2012

155	Storage: Self-Storage Bldg	\$124/1000 GR.SQ.FT.
156	Store: Ice Cream/Yogurt	\$138/1000 GR.SQ.FT.
157	Store: Retail (l)	\$206/1000 GR.SQ.FT.
158	Studio: Film/TV - Audience Viewing Room (q)	\$12/SEAT
159	Studio: Film/TV - Regular Use Indoor Filming Area (q)	\$206/1000 GR.SQ.FT.
160	Studio: Film/TV - Ind. Use Film Process/Machine Shop (q)	\$206/1000 GR.SQ.FT.
161	Studio: Film/TV - Ind. Use Film Process/Machine Shop	Total
162	Studio: Recording	\$206/1000 GR.SQ.FT.
163	Swimming Pool (Commercial with backwash filters)	Total
164	Tanning Salon: Independent, No Shower (r)	\$206/1000 GR.SQ.FT.
165	Tanning Salon: Within a Health Spa/Club	\$2642/1000 GR.SQ.FT.
166	Theater: Drive-In	\$25/VEHICLE
167	Theater: Live/Music/Opera	\$12/SEAT
168	Theater: Cinema	\$12/SEAT
169	Tract: Commercial/Residential	\$4/ACRE
170	Trailer: Const/Field Office (e)	\$495/OFFICE
171	Veterinary Clinic/Office	\$1032/1000 GR.SQ.FT.
172	Warehouse	\$124/1000 GR.SQ.FT.
173	Warehouse w/ Office	Total
174	Waste Dump: Recreational	\$4130/STATION
175	Wine Tasting Room: Kitchen	\$826/1000 GR.SQ.FT.
176	Wine Tasting Room: All Area	\$206/1000 GR.SQ.FT.

EXHIBIT 4 – Water Will Serve Letter



PALMDALE WATER DISTRICT

A CENTURY OF SERVICE

March 20, 2023

BOARD OF DIRECTORS

W. SCOTT KELLERMAN

Division 1

DON WILSON

Division 2

GLORIA DIZMANG

Division 3

KATHY MAC LAREN-GOMEZ

Division 4

VINCENT DINO

Division 5

Andrew Coleman
660 South Figueroa St., Suite 2050
Los Angeles, Ca 90017

**RE: PROPOSED TRACT NORTH OF EAST AVE. R-12 BETWEEN 27TH ST
EAST AND 29TH ST EAST**

Dear Mr. Coleman:

The above-mentioned site is located within the service boundaries of the Palmdale Water District (District) and the District currently has existing water infrastructure located in Avenue R-12 and 29th Street. All costs related to design, permitting, and construction of any required infrastructure will be borne by the developer and is pursuant to Palmdale Water District Rules and Regulations, *Article 10, Section 10.05 Water Service Connections*.

This letter shall not constitute a vested right or approval of water service. Water Service Availability Letter shall be issued upon approval of the Water System Improvement Plans per *Section 11.01* of the District's Rules and Regulations.

Please feel free to contact me at (661) 456-1020 if you have any questions.

Very truly yours,

SCOTT L. ROGERS, P.E.
Engineering Manager

SLR/SAG/jv

DENNIS D. LaMOREAUX
General Manager

ALESHIRE & WYNDR LLP
Attorneys



EXHIBIT 5 – Flow Master Calculations

Palmdale SCAG - Worksheet for Circular Pipe - 1

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.012
Channel Slope	0.005 ft/ft
Diameter	8.0 in
Discharge	0.11 cfs
Results	
Normal Depth	1.9 in
Flow Area	0.1 ft ²
Wetted Perimeter	0.7 ft
Hydraulic Radius	1.1 in
Top Width	0.56 ft
Critical Depth	1.8 in
Percent Full	23.3 %
Critical Slope	0.006 ft/ft
Velocity	1.78 ft/s
Velocity Head	0.05 ft
Specific Energy	0.20 ft
Froude Number	0.951
Maximum Discharge	1.00 cfs
Discharge Full	0.93 cfs
Slope Full	0.000 ft/ft
Flow Type	Subcritical
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	0.0 %
Downstream Velocity	0.00 ft/s
Upstream Velocity	0.00 ft/s
Normal Depth	1.9 in
Critical Depth	1.8 in
Channel Slope	0.005 ft/ft
Critical Slope	0.006 ft/ft