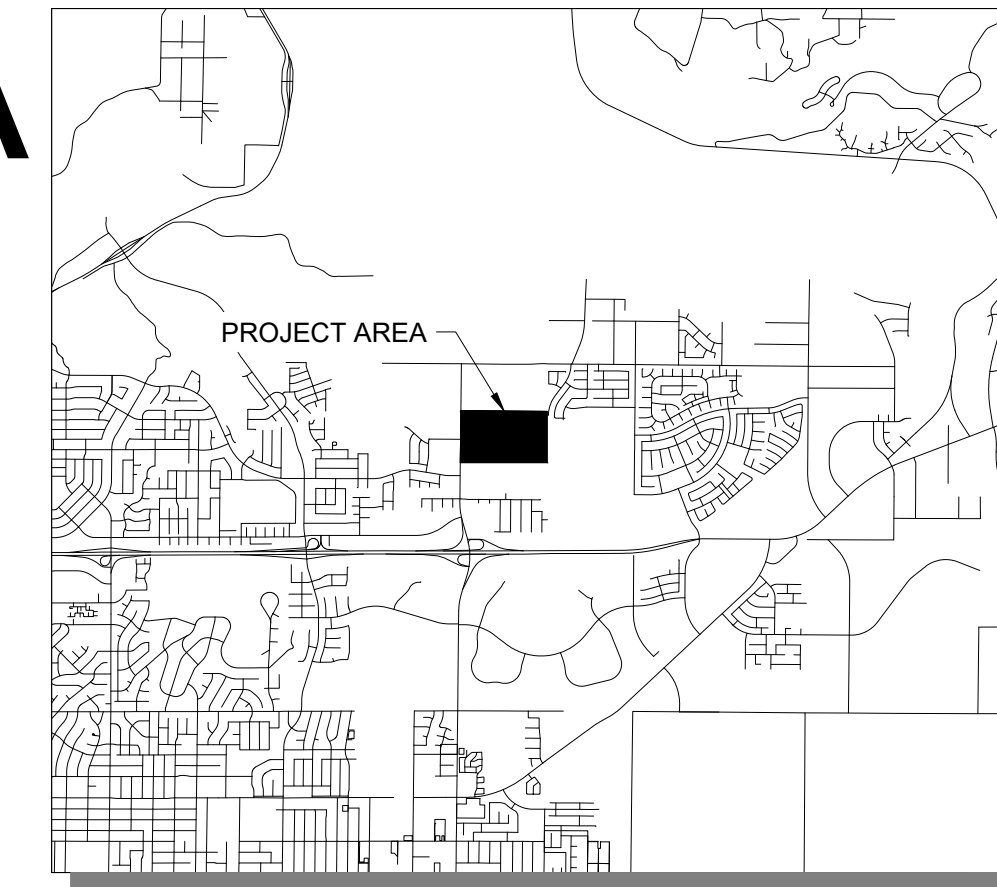
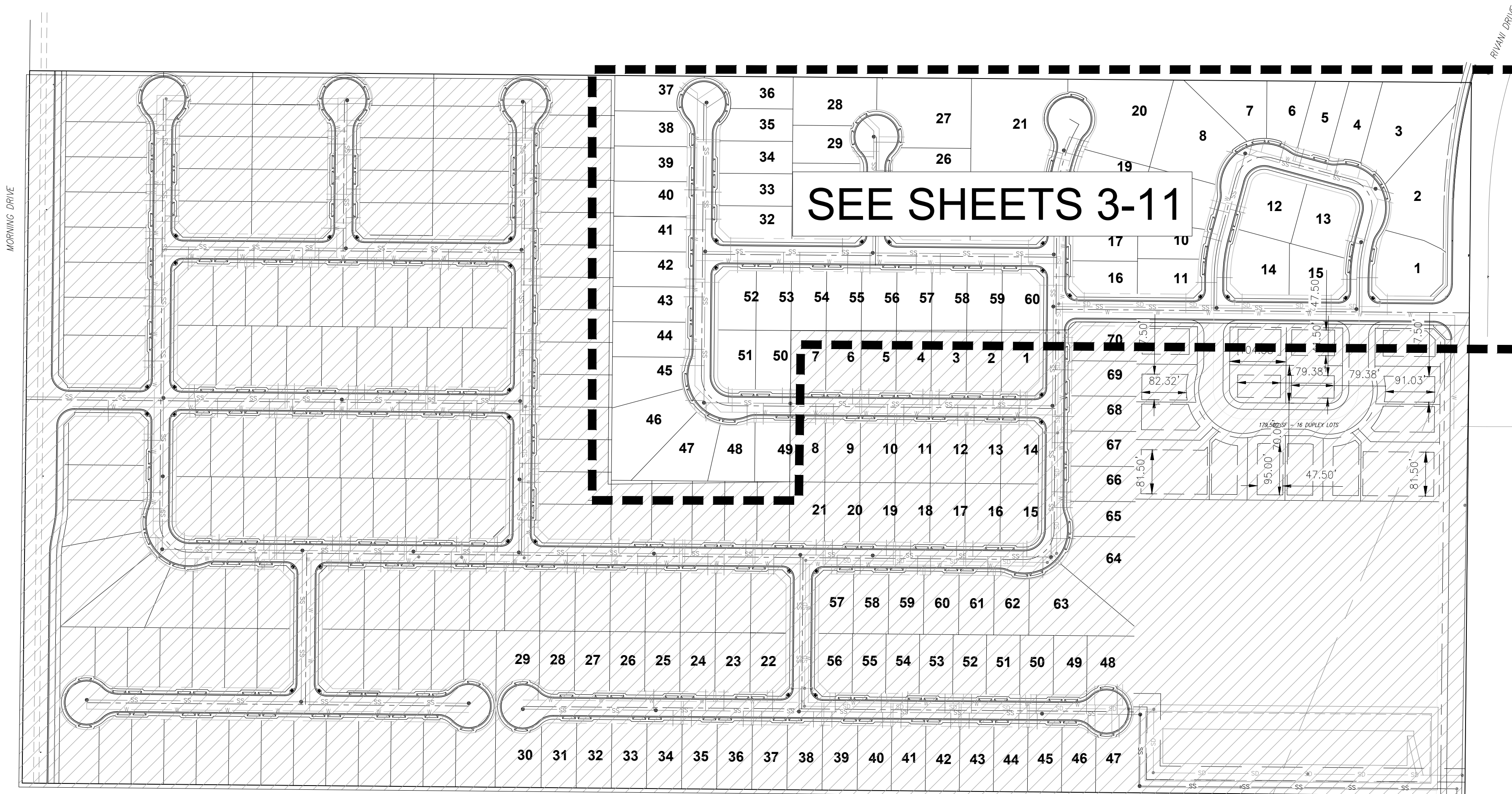


# CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA PHASE 1 - TRACT 7515

25-019



VICINITY MAP  
SCALE: NTS



### PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

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 OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS PLAN.

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 THIS PLAN.

ENGINEERING SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (811) TWO WORKING DAYS PRIOR TO CONSTRUCTION.

### ENGINEER'S STATEMENT

THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE COUNTY OF KERN ORDINANCES, STANDARDS AND DESIGN CRITERIA AND INCLUDE ALL IMPROVEMENT REQUIREMENTS OF THE ADVISORY AGENCY OR OTHER REVIEW BOARD.

ANY ERRORS OMISSIONS, OR OTHER VIOLATIONS OF THOSE ORDINANCES, STANDARDS, OR DESIGN CRITERIA ENCOUNTERED DURING CONSTRUCTION SHALL BE CORRECTED AND SUCH CORRECTIONS REFLECTED ON CORRECTED PLANS SUBMITTED TO THE COUNTY ENGINEER.

NICO GARZA R.C.E. 96294 DATE

### DEVELOPMENT CONTACTS

#### OWNER / APPLICANT

5801 MORNING DRIVE, LLC.  
1187 NORTH WILLOW AVENUE SUITE 103  
CLOVIS, CA. 93611  
CONTACT: JASON PRITCHARD  
PH: 661-407-9429  
EMAIL: JASON@JASONPRITCHARD.COM

#### ENGINEER

AUTHORITY ENGINEERING AND SURVEYING  
5055 CALIFORNIA AVE, SUITE 101  
BAKERSFIELD, CA 93309  
CONTACT: NICO GARZA  
PH: 661-699-4932  
EMAIL: NICO.GARZA@AESPROFESSIONALS.COM

### SITE ADDRESS

PROPERTY EAST OF EAGLE RIDGE STREET BETWEEN MORNING DRIVE AND RIVANI DRIVE IN BAKERSFIELD, CA 93306 BEING THE ENTIRETY OF APN 531-01-102.

### SITE PROJECT INFORMATION

SITE AREA = 67.00 AC (2,918,603 SF)

### LEGAL DESCRIPTION

APN #531-011-02

REAL PROPERTY IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A DIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 29 EAST, M.D.M., CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, BEING DESCRIBE AS FOLLOWS:

THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 18.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTIFICATE APPROVING A CERTIFICATE OF COMPLIANCE PARCEL MAP WAIVER NO. 05-1050 SHOWN AS PARCEL B, RECORDED FEBRUARY 22, 2006 AS INSTRUMENT NO. 06-43124 OF OFFICIAL RECORDS.

### LIST OF ESTIMATED MATERIALS

ITEM	QUANTITY
8" PVC SEWER MAIN	3076 L.F.
6" PVC SEWER LATERAL	2290 L.F.
MANHOLES	13 EA.
CLEANOUTS	1 EA.
TIE-IN NEW MAINLINE	- EA.
TO EXISTING SEWER MAIN	- EA.

### SHEET INDEX

- SHEET 1 - COVER SHEET
- SHEET 2 - GENERAL NOTES & LEGEND
- SHEET 3 - STREET P PLAN AND PROFILE
- SHEET 4 - STREET I PLAN AND PROFILE
- SHEET 5 - STREET M PLAN AND PROFILE
- SHEET 6 - STREET K PLAN AND PROFILE
- SHEET 7 - STREET H PLAN AND PROFILE
- SHEET 8 - STREET O PLAN AND PROFILE
- SHEET 9 - STREET F PLAN AND PROFILE
- SHEET 10 - STREET E PLAN AND PROFILE
- SHEET 11 - STREET R PLAN AND PROFILE
- SHEET 12 - DETAILS

TRACT MAP NO. 7515 PHASE 1

SEWER IMPROVEMENT PLANS  
COVER SHEET

AUTHORITY ENGINEERING SURVEYING  
**AES**  
CIVIL ENGINEERING | LAND SURVEYING | PLANNING  
5055 CALIFORNIA AVE STE 101, BAKERSFIELD, CA 93309

REVIEWED BY: BY CK  
NO. DATE REVISION

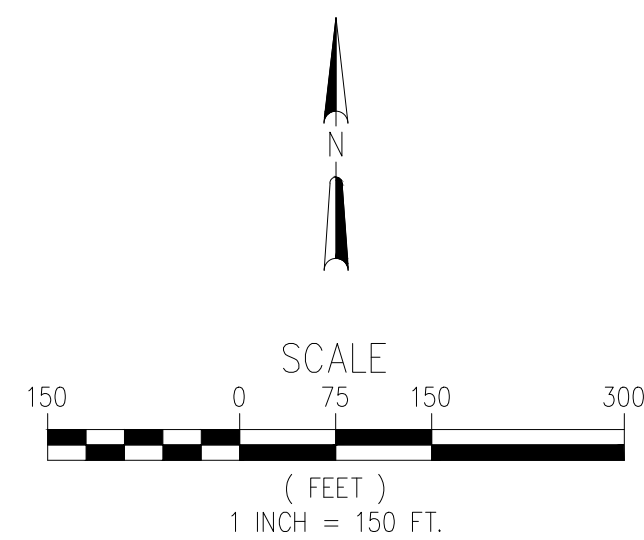


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CHECKED BY: NG  
DRAWN BY: RS

PROJECT NO. 25-019

SHEET NO. 1 of 12

**SS1.0**



**GENERAL NOTES**

SEWER NOTES

1. THE SEWER FACILITIES TO BE DEDICATED TO CITY OF BAKERSFIELD. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE CITY OF BAKERSFIELD.
2. THE CITY OF BAKERSFIELD. SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. TELEPHONE (661) 399-6411.
3. THE CONSTRUCTION PLANS MUST BE APPROVED BY THE CITY OF BAKERSFIELD. PRIOR TO THE START OF ANY SEWER CONSTRUCTION. TWO (2) SETS OF APPROVED PLANS SHALL BE FURNISHED TO CITY OF BAKERSFIELD. AND ONE (1) SET OF THE SAME TO THE CITY OF BAKERSFIELD ENGINEER. PRIOR TO DISTRICT APPROVAL, THE PLANS MUST BE SIGNED BY A CALIFORNIA REGISTERED CIVIL ENGINEER.
4. PRIOR TO ACCEPTANCE OF THE SEWER FACILITIES. ALL NECESSARY EASEMENT DOCUMENTS SHALL BE PROPERLY EXECUTED AND RECORDED. TWO (2) COPIES EACH OF THE RECORDED DOCUMENTS SHALL BE FURNISHED TO N.O.R.S.D.
5. PRIOR TO THE ACCEPTANCE OF THE SEWER FACILITIES. ALL PIPING SHALL BE TESTED FOR LEAKAGE AND INFILTRATION. ALL PIPING SHALL BE TELEVISION INSPECTED.
6. THE MANHOLE FRAME AND COVER AND CONCRETE SUPPORT FOR MANHOLES SHALL BE RAISED AND CONSTRUCTED TO FINISHED PAVED GRADE AFTER THE PAVING OPERATION IS COMPLETED. THE RING SECTION SHALL NOT BE MORE THAN 18" FROM THE CONE. THE COMPLETE SEWER SYSTEM SHALL BE COMPLETELY CLEAN PRIOR TO ACCEPTANCE.
7. WORK IN THE STATE OF CALIFORNIA, THE COUNTY OF KERN, OR THE CITY OF BAKERSFIELD RIGHTS-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE APPROPRIATE ENCROACHMENT PERMITS.
8. THE SEWER SYSTEM, INCLUDING LATERALS, SHALL BE HYDROSTATIC WATER OR AIR TESTED, AFTER ALL UNDERGROUND UTILITIES ARE CONSTRUCTED, AND PRIOR TO PLACING STREET PAVEMENT.
9. EXISTING SEWER LOCATION AND FLOWLINE SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE START OF CONSTRUCTION. THE DISTRICT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
10. ONE COMPLETE SET DRAWINGS (MYLARS) SHALL BE FURNISHED TO THE DISTRICT ON COMPLETION OF CONSTRUCTION.

ADDITIONAL NOTES

11. SEWERS SHALL RUN IN A STRAIGHT LINE BETWEEN MANHOLES. ALL SEWER ALIGNMENTS SHALL BE APPROVED BY THE STRICT.
12. ALL PLANS MUST BE PREPARED UNDER THE DIRECT SUPERVISION OF A REGISTERED CIVIL ENGINEER LICENSED TO PRACTICE IN THE STATE OF CALIFORNIA AND IS INDEPENDENT OF THE DISTRICT'S ENGINEER.
13. THE PLANS SHALL CONTAIN THE SEWER NOTES PER STANDARD DETAIL S-1 AND NOTE BY CERTIFICATE THAT THE OWNER'S ENGINEER HAS PREPARED THE PLANS TO MEET OR EXCEED MINIMUM COUNTY STANDARDS.
14. DURING THE CONSTRUCTION OF THE IMPROVEMENTS, THE OWNER SHALL NOTE DEVIATIONS FROM THE PLANS ON A SET OF THE PLANS SPECIFICALLY SET ASIDE FOR THIS PURPOSE.
15. IN CASE ANY EASEMENT(S) IS REQUIRED FOR CONSTRUCTION AND/OR MAINTENANCE OF SEWER FACILITIES, THE MINIMUM WIDTH SHALL BE 20 FEET UNLESS OTHERWISE AGREED TO IN WRITING BY THE DISTRICT.
16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE SPECIFICATIONS AND RULES AND REGULATIONS OF THE DISTRICT. THE RULES AND REGULATIONS, AS ADOPTED AND/OR AMENDED FROM TIME TO TIME, ARE HEREBY MADE A PART OF THESE SPECIFICATIONS FOR SANITARY SEWER SYSTEMS BY REFERENCE AS THOUGH SET FORTH.
17. IN ACCORDANCE WITH KERN COUNTY SUBDIVISION ORDINANCE SECTION 5385.12, NO IMPROVEMENT WORK SHALL BE DONE, AND NO PERMIT SHALL BE ISSUED FOR THE DOING OF ANY IMPROVEMENT WORK, ON ANY LAND IN A SUBDIVISION OR ON ANY IMPROVEMENT FOR A SUBDIVISION PRIOR TO APPROVAL AND RECORDATION OF THE FINAL MAP UNLESS THE KERN COUNTY BOARD OF SUPERVISORS HAS BY RESOLUTION APPROVED THE SAME.
18. MINIMUM DEPTH FROM FINISH STREET GRADE TO TOP OF SEWER MAIN PIPE SHALL BE SIX (6) FEET. ALL SANITARY SEWERS AND APPURTENANT STRUCTURES SHALL BE A MINIMUM OF FIVE (5) FEET FROM THE ROADWAY CENTER LINE.
19. SPECIAL STRUCTURES, SUCH AS PUMP STATIONS, PRESSURE LINES AND SAGS, ETC. SHALL BE SUBJECT TO THE APPROVAL OF THE DISTRICT MANAGER.
20. SEPARATION OF WATER AND SEWER MAINS SHALL BE IN COMPLIANCE WITH THE "CALIFORNIA WATERWORKS STANDARDS" DISCUSSED IN TITLE 22, CHAPTER 16, ARTICLE 5 OF THE CALIFORNIA CODE OF REGULATIONS AND THE CALIFORNIA DEPARTMENT OF HEALTH SERVICES REGULATIONS.
21. UTILITY NOTIFICATION FOR POTHOLES SHALL BE PERFORMED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
22. PRIOR TO FINAL ACCEPTANCE, ALL SANITARY SEWERS SHALL BE TESTED FOR LEAKAGE AND BE INSPECTED WITH VIDEO EQUIPMENT DESIGNED FOR THIS PURPOSE.
23. ALL EQUIPMENT, MATERIAL AND SUPPLIES TO BE INCORPORATED IN THE WORK SHALL BE NEW UNLESS OTHERWISE SPECIFIED AND SHALL CONFORM TO THE REQUIREMENTS STATED IN THE PLANS AND SPECIFICATIONS APPROVED BY THE DISTRICT.
24. ALL MATERIALS NOT CONFORMING TO THE REQUIREMENTS OF THE APPROVED PLANS AND SPECIFICATIONS SHALL BE CONSIDERED AS DEFECTIVE AND ALL SUCH MATERIALS, WHETHER IN PLACE OR NOT, SHALL BE REJECTED AND SHALL BE REMOVED IMMEDIATELY FROM THE SITE OF THE WORK UNLESS OTHERWISE PERMITTED BY THE DISTRICT.

25. WORK IN CONNECTION WITH PIPELINE AND TRENCH EARTHWORK SHALL INCLUDE BUT NOT BE LIMITED TO ANY OR ALL OF THE FOLLOWING DESCRIBED OPERATIONS: CLEARING; EXCAVATION OF ALL CLASSES AND OF WHATEVER SUBSTANCE ENCOUNTERED; BACKFILLING; 26 FINE GRADING; PREPARATION OF RIGHT-OR-WAY; SUBGRADE FOR PIPE AND STRUCTURES; AND PAVING AND PERFORMING ANY OTHER SIMILAR, INCIDENTAL, OR APPURTENANT EARTHWORK OPERATION WHICH MAY BE NECESSARY TO PROPERLY COMPLETE THE WORK INDICATED. TRENCHING AND BACKFILLING REQUIREMENTS ARE SHOWN IN THE STANDARD DETAIL S-2.
26. SEWER LATERALS SHALL BE OF THE SAME MATERIAL AS THE MAIN SEWER LINE.
27. SEWER LATERALS SHALL BE NOT LESS THAN 4 INCHES INTERNAL DIAMETER. ACTUAL SIZE OF BUILDING SEWERS LARGER THAN 4 INCHES SHALL BE DETERMINED BY FIXTURE UNIT REQUIREMENTS AS PER THE CURRENT EDITION OF THE UNIFORM PLUMBING CODE.
28. SEWER LATERALS SHALL BE PLACED AT SUCH DEPTH TO GIVE A MINIMUM OF 48-INCHES OF COVER TO THE TOP OF THE BELL AT THE PROPERTY LINE OR TO EDGE OF THE EASEMENT. THE MINIMUM DISTANCE BETWEEN THE GUTTER FLOWLINE AND THE TOP OF THE SEWER LATERAL SHALL BE 3 FEET.
29. EACH BRANCH FITTING SHALL HAVE ITS BARREL DIAMETER EQUAL TO THE DIAMETER OF THE SANITARY SEWER MAIN AND THE SPUR (OR BRANCH) DIAMETER AS NECESSARY FOR CONNECTION TO THE SEWER LATERAL. THE SPUR PIPE OF BRANCH FITTINGS SHALL BE INCLINED AT AN ANGLE OF 45 DEGREES FROM A HORIZONTAL LINE, BE PERPENDICULAR TO THE MAIN.
30. NEW LATERALS CONNECTING TO NEW MAINS SHALL BE SUPPORTED WITH COMPACTED CLEAN SAND, CRUSHED ROCK OR OTHER MATERIAL APPROVED BY THE DISTRICT IN ACCORDANCE WITH THE STANDARD DETAILS.
31. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF SECTIONS 40 AND 90 OF THE STATE SPECIFICATIONS, EXCEPT AS HEREIN MODIFIED. UNLESS OTHERWISE SPECIFIED, ALL CONCRETE SHALL BE CLASS A.
32. PRECAST CONCRETE SEWER MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN, SIZE AND DETAILS AND AT THE LOCATIONS REQUIRED AND AS APPROVED BY THE DISTRICT. THE MANHOLES SHALL BE CONSTRUCTED OF PRECAST ECCENTRIC MANHOLE UNITS IN ACCORDANCE WITH THE STANDARD DETAILS.
33. SEWER CLEANOUTS SHALL BE CONSTRUCTED AT THE LOCATIONS SHOWN ON THE STANDARD DETAILS AND/OR AT LOCATIONS SPECIFIED BY THE DISTRICT.
34. RESURFACING OF EXISTING PAVEMENT AND SURFACES DAMAGED OR REMOVED IN CONNECTION WITH THE CONSTRUCTION OF IMPROVEMENTS SHALL CONFORM TO THE PROVISIONS OF PERMIT ISSUED BY THE STATE, CITY OF BAKERSFIELD, OR COUNTY FOR THE WORK WITHIN THEIR RIGHT-OF-WAY. STANDARD DETAIL S-2.
35. MINIMUM PIPELINE DIAMETER TO BE 8 INCHES.
36. MINIMUM DEPTH FROM FINISH STREET GRADE TO TOP OF SEWER MAIN PIPE SHALL BE SIX (6) FEET.
37. WHEN PIPELINES MUST CROSS, THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST TWELVE (12) INCHES ABOVE THE TOP OF THE SEWER PIPE.
38. SEWER FORCE MAINS SHALL BE LAID IN SEPARATE TRENCHES WITH A MINIMUM HORIZONTAL CLEAR DISTANCE OF TEN (10) FEET AWAY FROM WATER LINES.
39. WHEN A SEWER FORCE MAIN MUST CROSS A WATER LINE, THE CROSSING SHOULD BE AS CLOSE AS PRACTICAL TO THE PERPENDICULAR. THE SEWER FORCE MAIN SHOULD BE AT LEAST TWELVE (12) INCHES BELOW THE WATER LINE.

LEGEND		
PROPOSED/EXISTING FEATURES		
SW	SIDEWALK	EXISTING FIRE HYDRANT
CB	CATCH BASIN	EXISTING WATER METER
FF	FINISHED FLOOR	EXISTING SEWER CLEANOUT
PP	POWER POLE	EXISTING MONUMENT
WV	WATER VALVE	PROPOSED WATER METER
YD	YARD DRAIN	PROPOSED FIRE HYDRANT
LP	LOW POINT	PROPOSED CATCH BASIN
TC	TOP OF CURB	PROPOSED STORM DRAIN MANHOLE
PL	PROPERTY LINE	WATER VALVE
GB	GRADE BREAK	EXISTING SEWER MAIN
EP	EDGE OF PAVEMENT	EXISTING STORM DRAIN
EG	EXISTING GRADE	EXISTING WATER MAIN
FG	FINISHED GRADE	EXISTING GAS LINE
FL	FLOWLINE	EXISTING ELECTRICAL LINE
TW	TOP OF WALL	EXISTING EDGE OF PAVEMENT
TP	TOP OF PAVEMENT	EXISTING FENCE
RP	RIGHT OF WAY	EXISTING RIGHT-OF-WAY
R/W	RIGHT OF WAY	EXISTING PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT	PROPOSED STORM DRAIN
⊙	PROPOSED SEWER MANHOLE	PROPOSED BLOCK WALL
⊙	PROPOSED SEWER CLEANOUT	PROPOSED WATER SERVICE
⊙	PROPOSED YARD DRAINS	PROPOSED SEWER SERVICE
⊙	CONSTRUCTION NOTE	PROPOSED LOT LINES
		PROPOSED RIGHT OF WAY

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**TRACT MAP 7515 PHASE 2**

**SEWER IMPROVEMENT PLANS  
 GENERAL NOTES & LEGEND**

**AES** AUTHORITY ENGINEERING SURVEYING  
 CIVIL ENGINEERING | LAND SURVEYING | PLANNING  
 5055 CALIFORNIA AVE STE 101, BAKERSFIELD, CA 93309

REVIEWED BY:	BY: CK
NO. DATE REVISION	

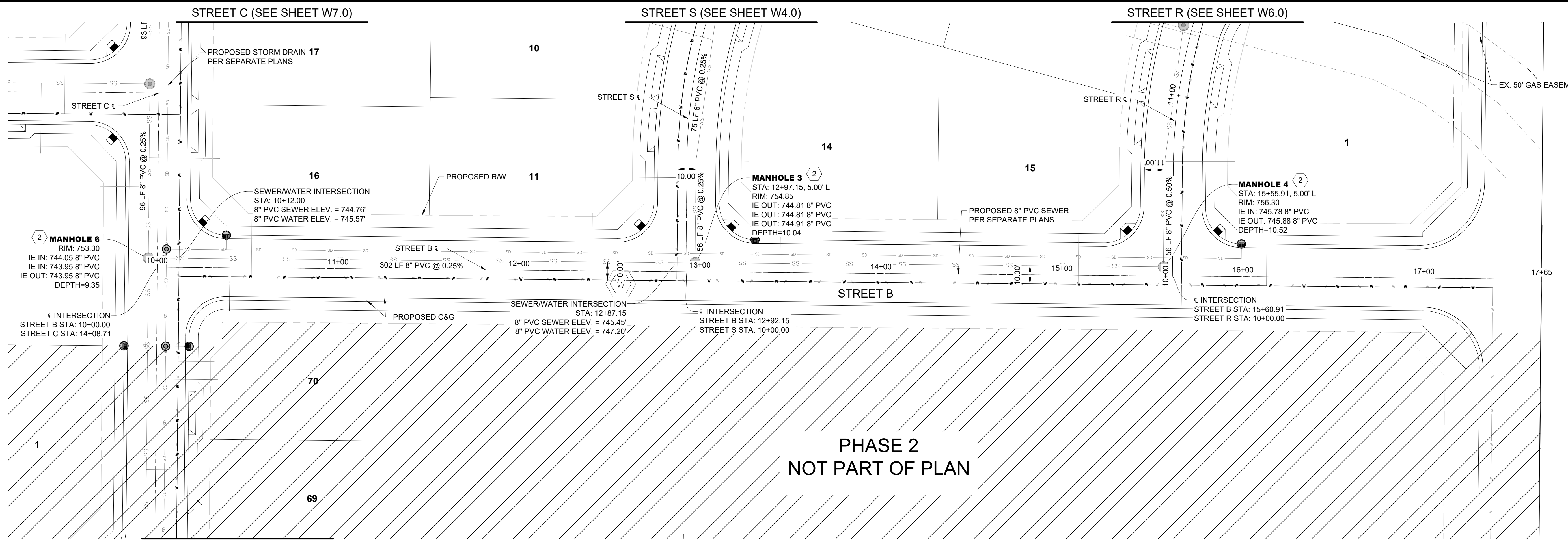


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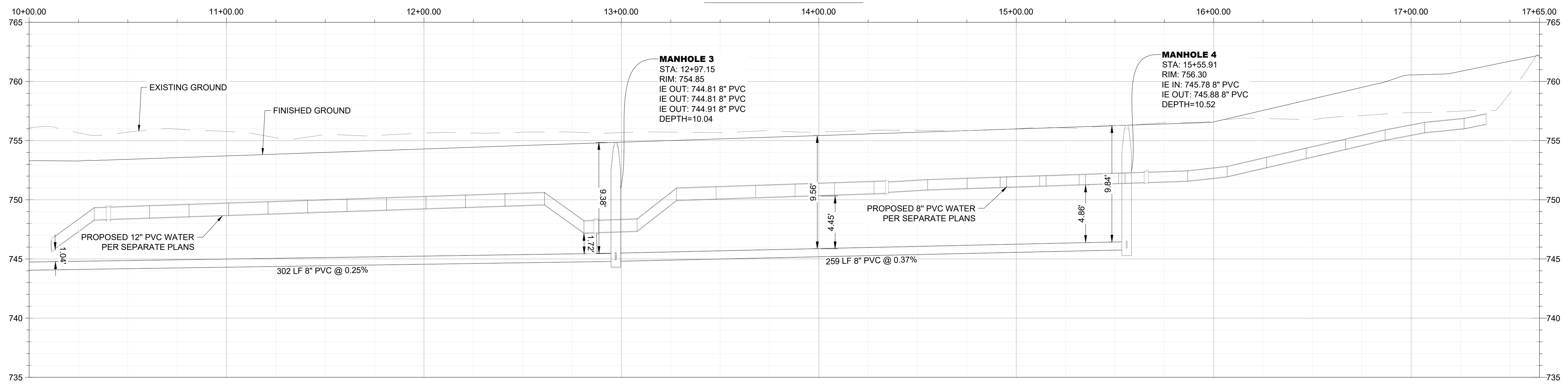
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SHEET NO. 2 of 12

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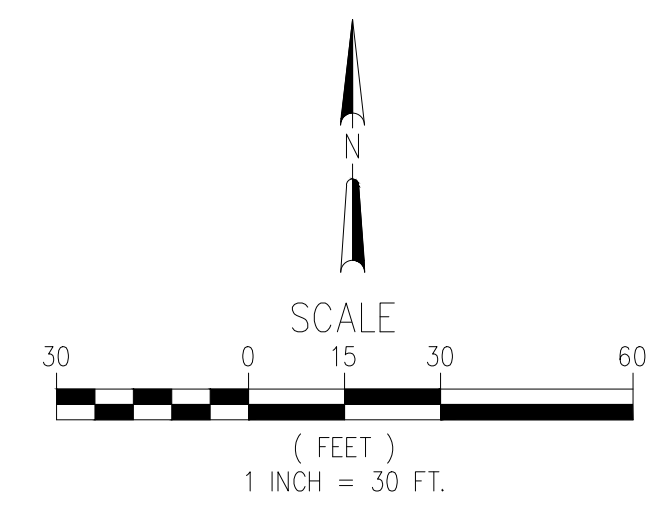
**STREET B PROFILE**



STA. 10+00.00 TO STA. 17+65.00  
SCALE: 1"=20' HORIZ, 1"=3' VERT

LEGEND			
PROPOSED/EXISTING FEATURES			
SW	SIDEWALK	⊕	EXISTING FIRE HYDRANT
CB	CATCH BASIN	⊕	EXISTING WATER METER
FF	FINISHED FLOOR	⊕	EXISTING SEWER CLEANOUT
PP	POWER POLE	⊕	EXISTING MONUMENT
WV	WATER VALVE	⊕	PROPOSED WATER METER
YD	YARD DRAIN	⊕	PROPOSED FIRE HYDRANT
LP	LOW POINT	⊕	PROPOSED CATCH BASIN
TC	TOP OF CURB	⊕	PROPOSED STORM DRAIN MANHOLE
PL	PROPERTY LINE	—	WATER VALVE
GB	GRADE BREAK	—	EXISTING SEWER MAIN
EP	EDGE OF PAVEMENT	—	EXISTING STORM DRAIN
EG	EXISTING GRADE	—	EXISTING WATER MAIN
FG	FINISHED GRADE	—	EXISTING GAS LINE
FL	FLOWLINE	—	EXISTING OVERHEAD ELECTRICAL LINE
TW	TOP OF WALL	—	EXISTING OVERHEAD COMMUNICATIONS LINE
TP	TOP OF PAVEMENT	—	EXISTING ELECTRICAL LINE
R/W	RIGHT OF WAY	—	EXISTING EDGE OF PAVEMENT
PUE	PUBLIC UTILITY EASEMENT	—	EXISTING FENCE
⊕	PROPOSED SEWER MANHOLE	—	EXISTING RIGHT OF WAY
⊕	PROPOSED SEWER CLEANOUT	—	EXISTING PROPERTY LINE
⊕	PROPOSED YARD DRAINS	—	PROPOSED STORM DRAIN
⊕	CONSTRUCTION NOTE	—	PROPOSED BLOCK WALL
		—	PROPOSED WATER SERVICE
		—	PROPOSED SEWER SERVICE
		—	PROPOSED LOT LINES

- CONSTRUCTION NOTES**
- INSTALL SEWER LATERAL PER C.O.B. STD. PLATE SW-1. SEE DETAIL A, SHEET 11
  - INSTALL NEW SEWER MANHOLE PER C.O.B. STD. PLATE SW-2/2A. SEE DETAIL B & C SHEET 11
  - INSTALL NEW SEWER CLEANOUT PER C.O.B. STD. PLATE SW-5. SEE DETAIL D, SHEET 11
  - INSTALL SEWER WITH MINIMUM 5' OF COVER.
  - CONTRACTOR TO POTHOLE, VERIFY LOCATION, AND INVERT OF GAS LINE AT CROSSING AND SHALL CONTACT MOJAVE PIPE REPRESENTATIVE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.



**TRACT MAP NO. 7515 PHASE 1**  
SEWER IMPROVEMENT PLANS  
STREET B PLAN AND PROFILE

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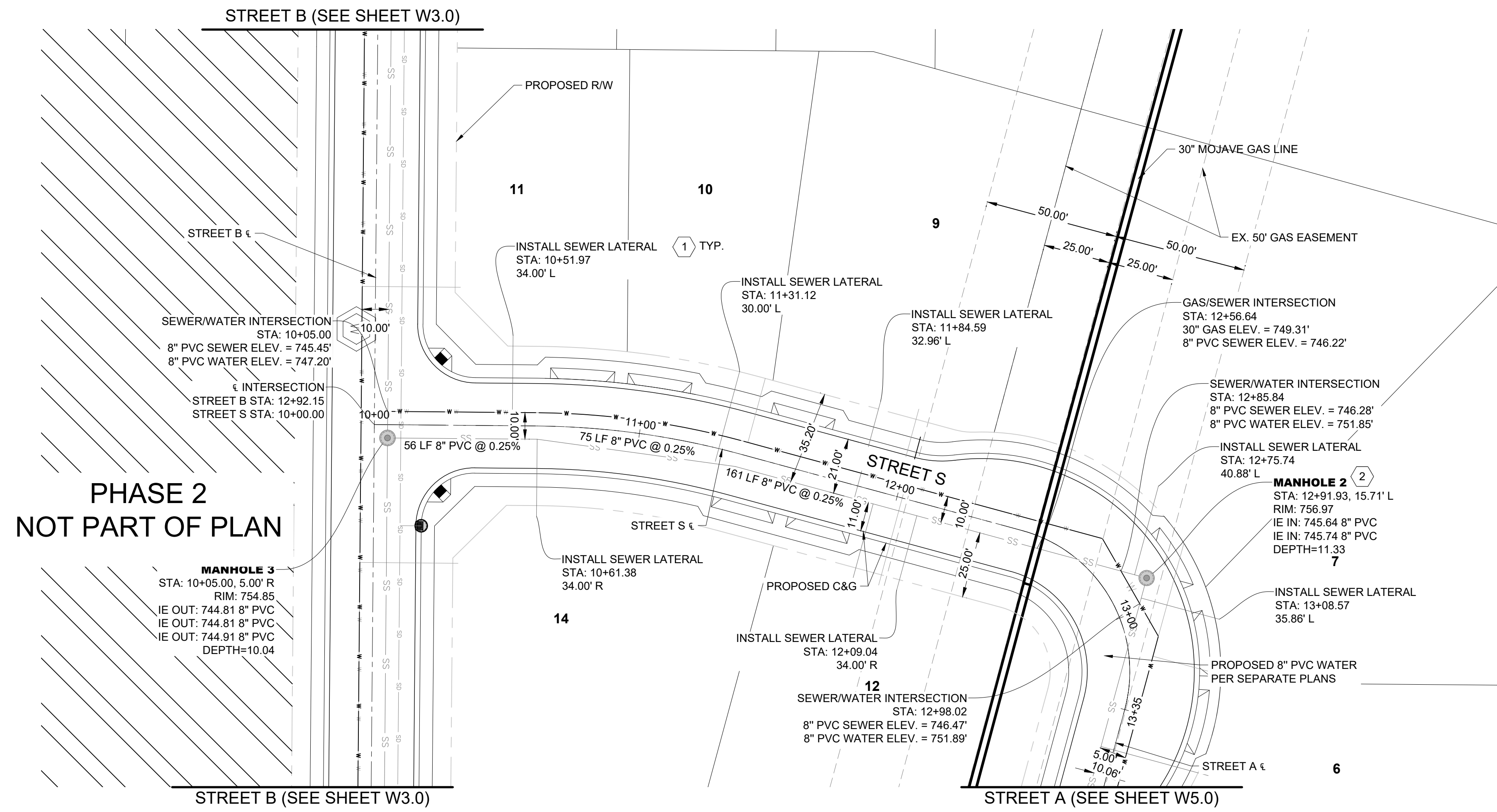


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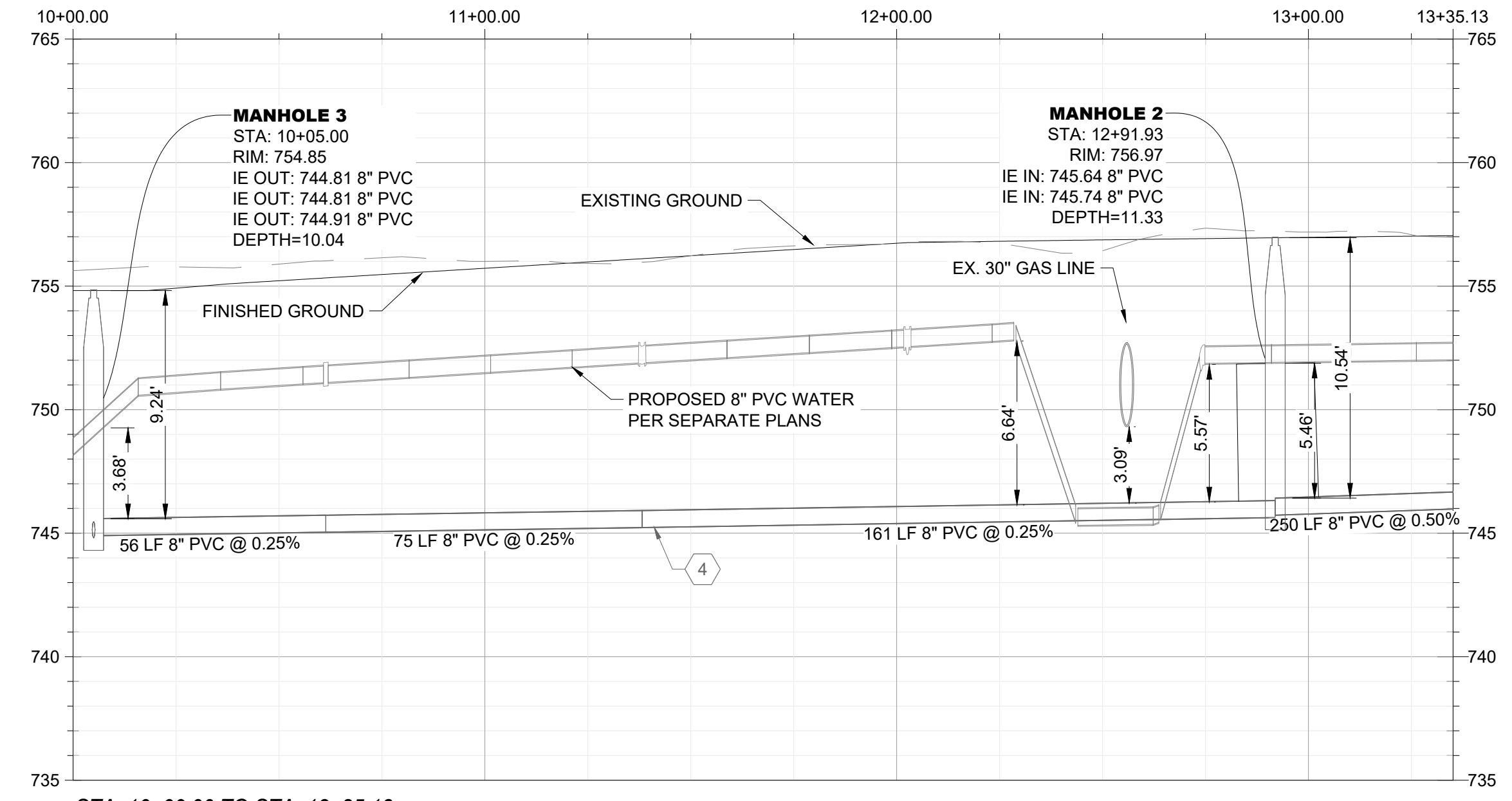
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PHASE 2  
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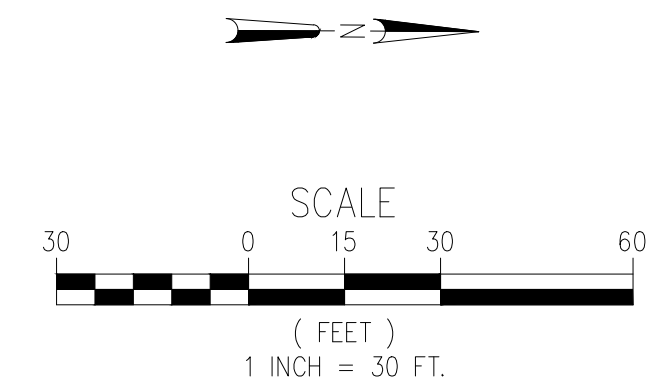
**STREET S PROFILE**



STA. 10+00.00 TO STA. 13+35.13  
SCALE: 1"=20' HORIZ, 1"=3' VERT

LEGEND	
PROPOSED/EXISTING FEATURES	
SW	SIDEWALK
CB	CATCH BASIN
FF	FINISHED FLOOR
PP	POWER POLE
WV	WATER VALVE
YD	YARD DRAIN
LP	LOW POINT
TC	TOP OF CURB
PL	PROPERTY LINE
GB	GRADE BREAK
EP	EDGE OF PAVEMENT
EG	EXISTING GRADE
FG	FINISHED GRADE
FL	FLOWLINE
TW	TOP OF WALL
TP	TOP OF PAVEMENT
RW	RIGHT OF WAY
PUE	PUBLIC UTILITY EASEMENT
●	PROPOSED SEWER MANHOLE
○	PROPOSED SEWER CLEANOUT
○	PROPOSED YARD DRAINS
○	CONSTRUCTION NOTE
○	EXISTING FIRE HYDRANT
○	EXISTING WATER METER
○	EXISTING SEWER CLEANOUT
○	EXISTING MONUMENT
○	PROPOSED WATER METER
○	PROPOSED FIRE HYDRANT
○	PROPOSED CATCH BASIN
○	PROPOSED STORM DRAIN MANHOLE
○	WATER VALVE
○	EXISTING SEWER MAIN
○	EXISTING STORM DRAIN
○	EXISTING WATER MAIN
○	EXISTING GAS LINE
○	EXISTING OVERHEAD ELECTRICAL LINE
○	EXISTING OVERHEAD COMMUNICATIONS LINE
○	EXISTING ELECTRICAL LINE
○	EXISTING EDGE OF PAVEMENT
○	EXISTING FENCE
○	EXISTING RIGHT OF WAY
○	EXISTING PROPERTY LINE
○	PROPOSED STORM DRAIN
○	PROPOSED BLOCK WALL
○	PROPOSED WATER SERVICE
○	PROPOSED SEWER SERVICE
○	PROPOSED LOT LINES

- CONSTRUCTION NOTES**
- INSTALL SEWER LATERAL PER C.O.B. STD. PLATE SW-1. SEE DETAIL A, SHEET 11
  - INSTALL NEW SEWER MANHOLE PER C.O.B. STD. PLATE SW-2/2A. SEE DETAIL B & C SHEET 11
  - INSTALL NEW SEWER CLEANOUT PER C.O.B. STD. PLATE SW-5. SEE DETAIL D, SHEET 11
  - INSTALL SEWER WITH MINIMUM 5' OF COVER.
  - CONTRACTOR TO POTHOLE, VERIFY LOCATION, AND INVERT OF GAS LINE AT CROSSING AND SHALL CONTACT MOJAVE PIPE REPRESENTATIVE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.



**TRACT MAP NO. 7515 PHASE 1**  
SEWER IMPROVEMENT PLANS  
STREET S PLAN AND PROFILE

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5055 CALIFORNIA AVE STE 101, BAKERSFIELD, CA 93309

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NO. DATE REVISION	



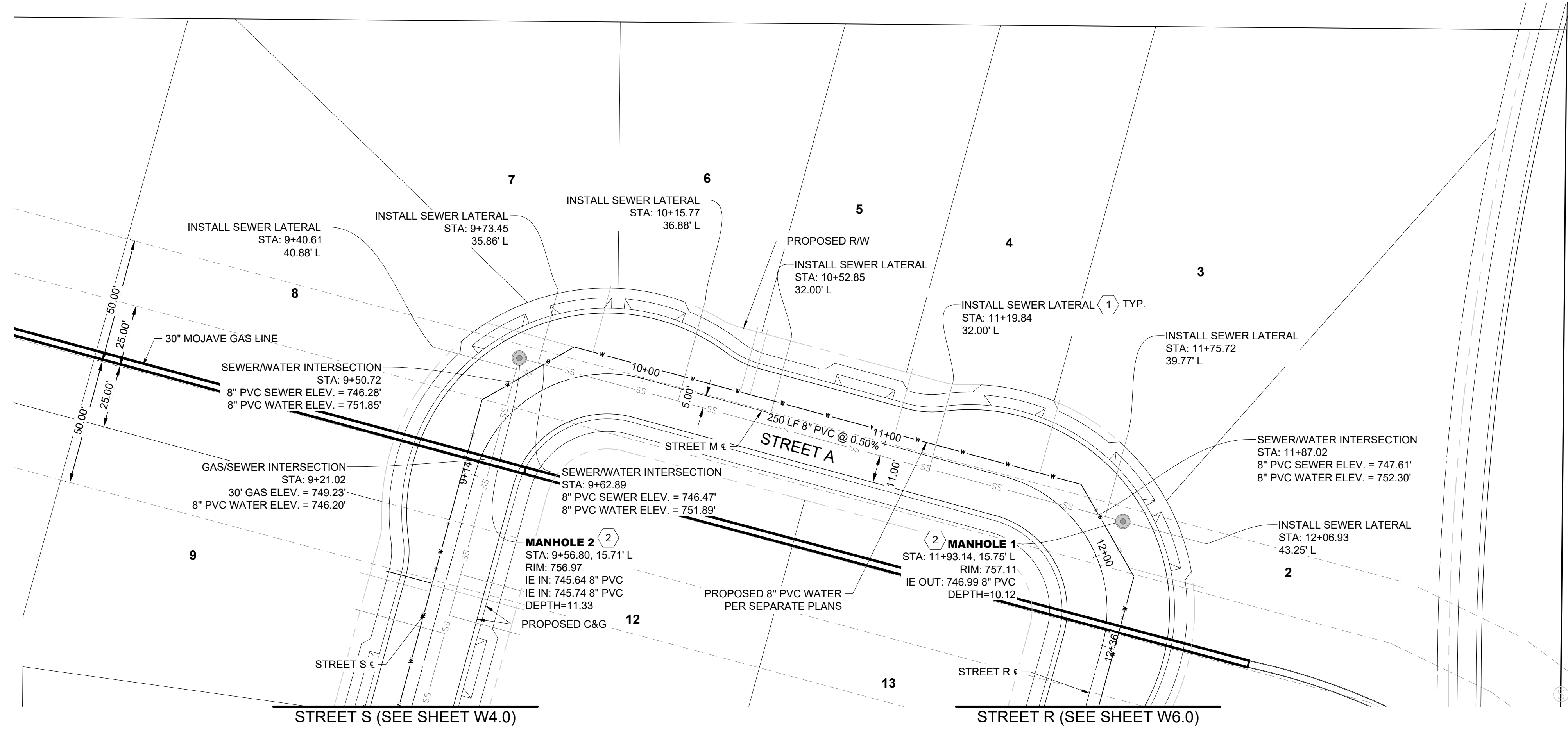
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PROJECT NO. 25-019

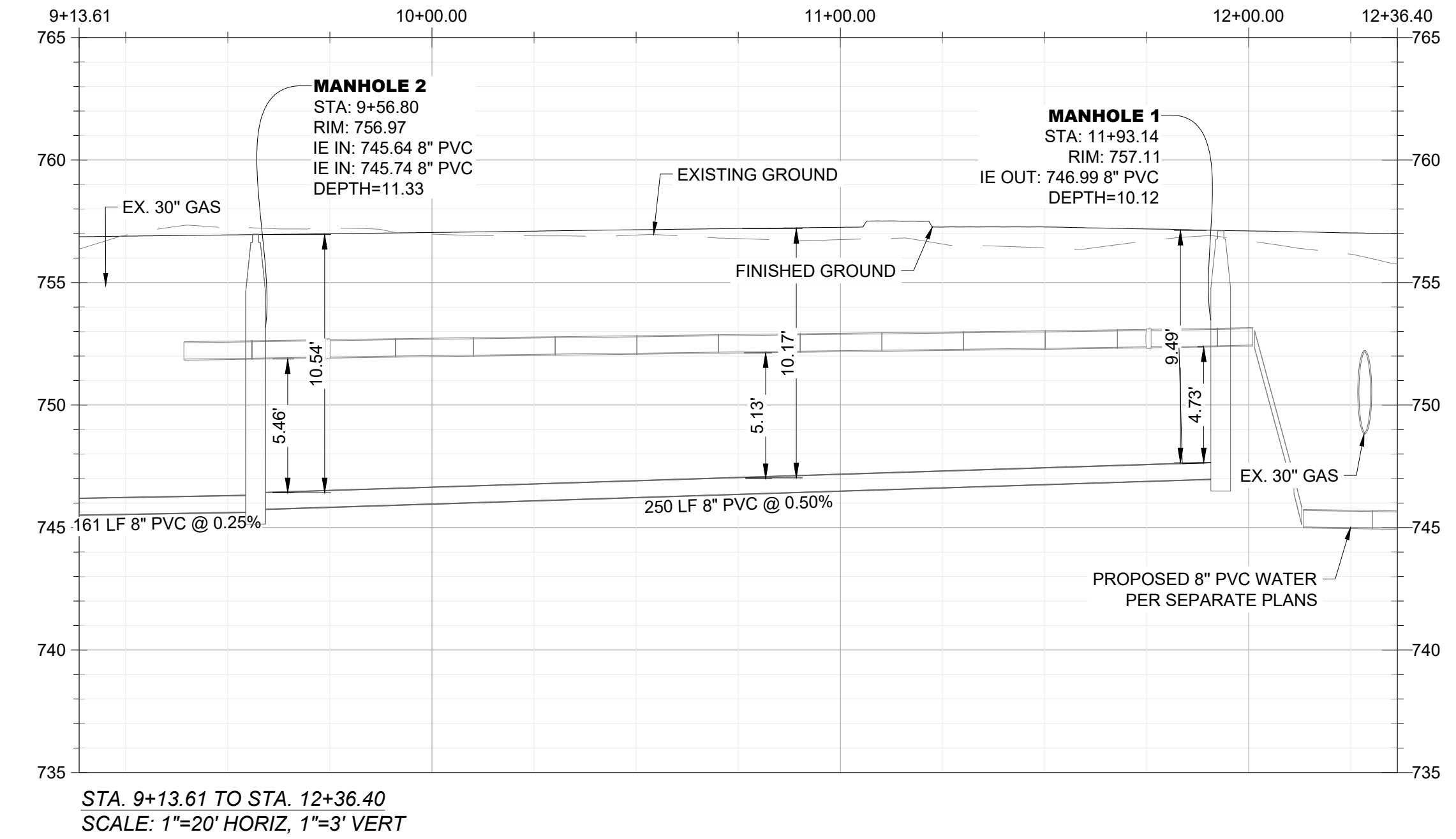
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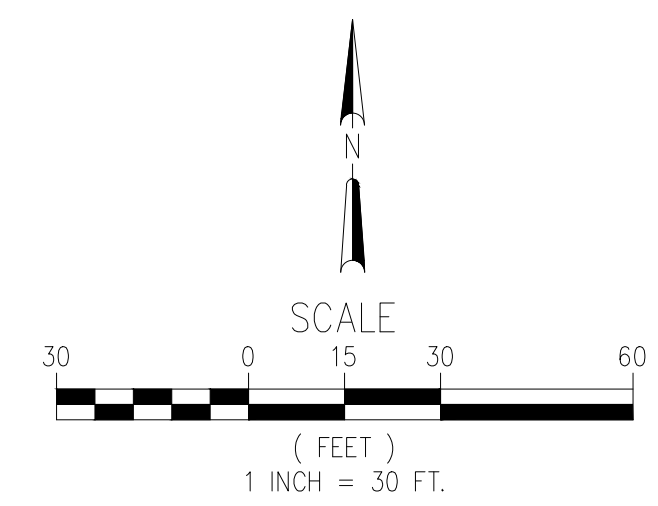
**STREET A PROFILE**



STA. 9+13.61 TO STA. 12+36.40  
SCALE: 1"=20' HORIZ, 1"=3' VERT

LEGEND	
PROPOSED/EXISTING FEATURES	
SW	SIDEWALK
CB	CATCH BASIN
FF	FINISHED FLOOR
PP	POWER POLE
WV	WATER VALVE
YD	YARD DRAIN
LP	LOW POINT
TC	TOP OF CURB
PL	PROPERTY LINE
GB	GRADE BREAK
EP	EDGE OF PAVEMENT
EG	EXISTING GRADE
FG	FINISHED GRADE
FL	FLOWLINE
TW	TOP OF WALL
TP	TOP OF PAVEMENT
RW	RIGHT OF WAY
PUE	PUBLIC UTILITY EASEMENT
●	PROPOSED SEWER MANHOLE
○	PROPOSED SEWER CLEANOUT
○	PROPOSED YARD DRAINS
+	CONSTRUCTION NOTE
●	EXISTING FIRE HYDRANT
○	EXISTING WATER METER
○	EXISTING SEWER CLEANOUT
○	EXISTING MONUMENT
○	PROPOSED WATER METER
○	PROPOSED FIRE HYDRANT
○	PROPOSED CATCH BASIN
○	PROPOSED STORM DRAIN MANHOLE
○	WATER VALVE
—	EXISTING SEWER MAIN
—	EXISTING STORM DRAIN
—	EXISTING WATER MAIN
—	EXISTING GAS LINE
—	EXISTING OVERHEAD ELECTRICAL LINE
—	EXISTING OVERHEAD COMMUNICATIONS LINE
—	EXISTING ELECTRICAL LINE
—	EXISTING EDGE OF PAVEMENT
—	EXISTING FENCE
—	EXISTING RIGHT OF WAY
—	EXISTING PROPERTY LINE
—	PROPOSED STORM DRAIN
—	PROPOSED BLOCK WALL
—	PROPOSED WATER SERVICE
—	PROPOSED SEWER SERVICE
—	PROPOSED LOT LINES

- CONSTRUCTION NOTES**
- INSTALL SEWER LATERAL PER C.O.B. STD. PLATE SW-1. SEE DETAIL A, SHEET 11
  - INSTALL NEW SEWER MANHOLE PER C.O.B. STD. PLATE SW-2/2A. SEE DETAIL B & C SHEET 11
  - INSTALL NEW SEWER CLEANOUT PER C.O.B. STD. PLATE SW-5. SEE DETAIL D, SHEET 11
  - INSTALL SEWER WITH MINIMUM 5' OF COVER.
  - CONTRACTOR TO POT HOLE, VERIFY LOCATION, AND INVERT OF GAS LINE AT CROSSING AND SHALL CONTACT MOJAVE PIPE REPRESENTATIVE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.



**TRACT MAP NO. 7515 PHASE 1**  
SEWER IMPROVEMENT PLANS  
STREET A PLAN AND PROFILE

**AES**  
AUTHORITY ENGINEERING SURVEYING  
CIVIL ENGINEERING | LAND SURVEYING | PLANNING  
5055 CALIFORNIA AVE STE 101, BAKERSFIELD, CA 93309

REVIEWED BY:	BY: CK
NO. DATE REVISION	



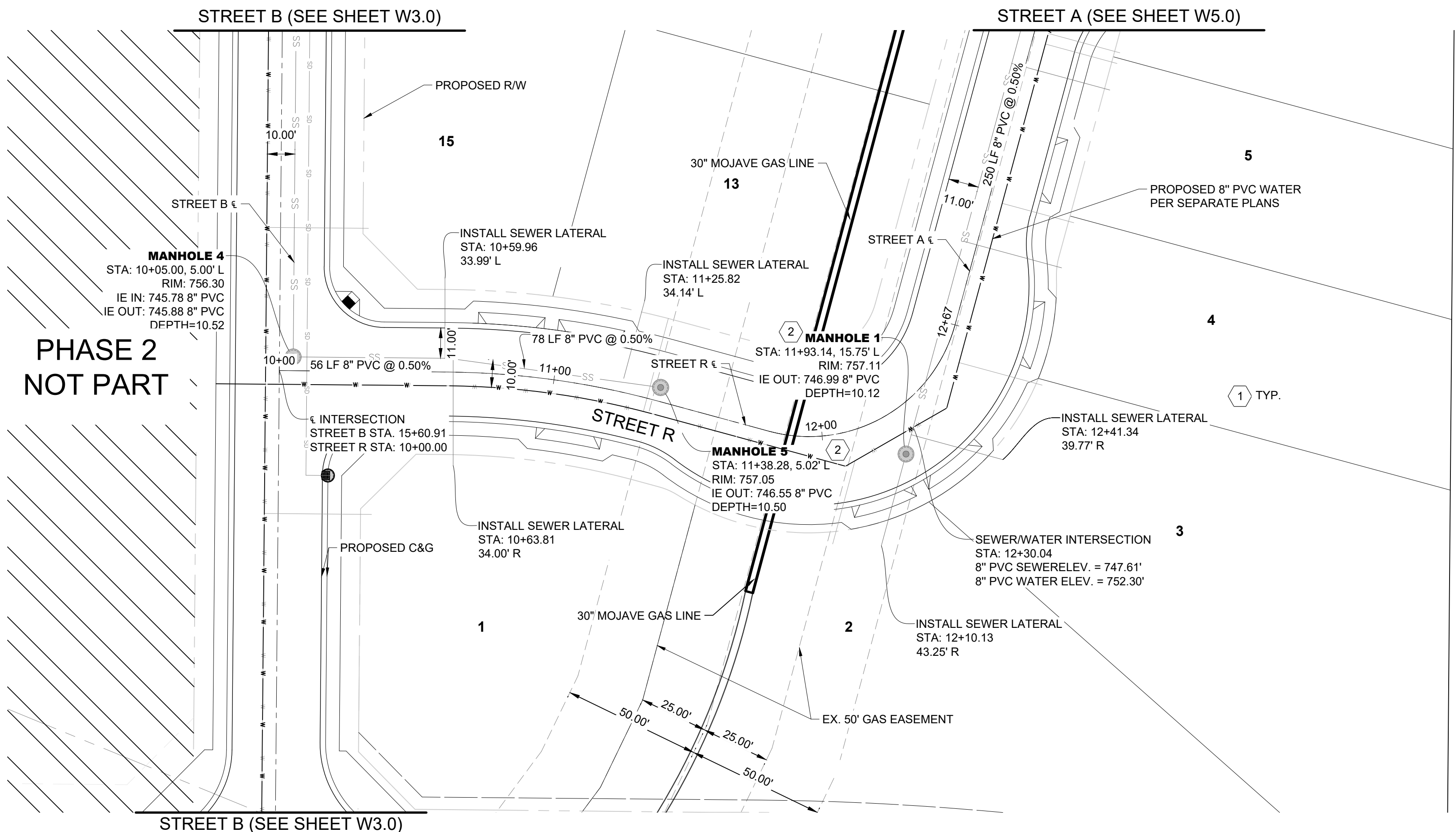
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PROJECT NO. 25-019

SHEET NO. 5 OF 12

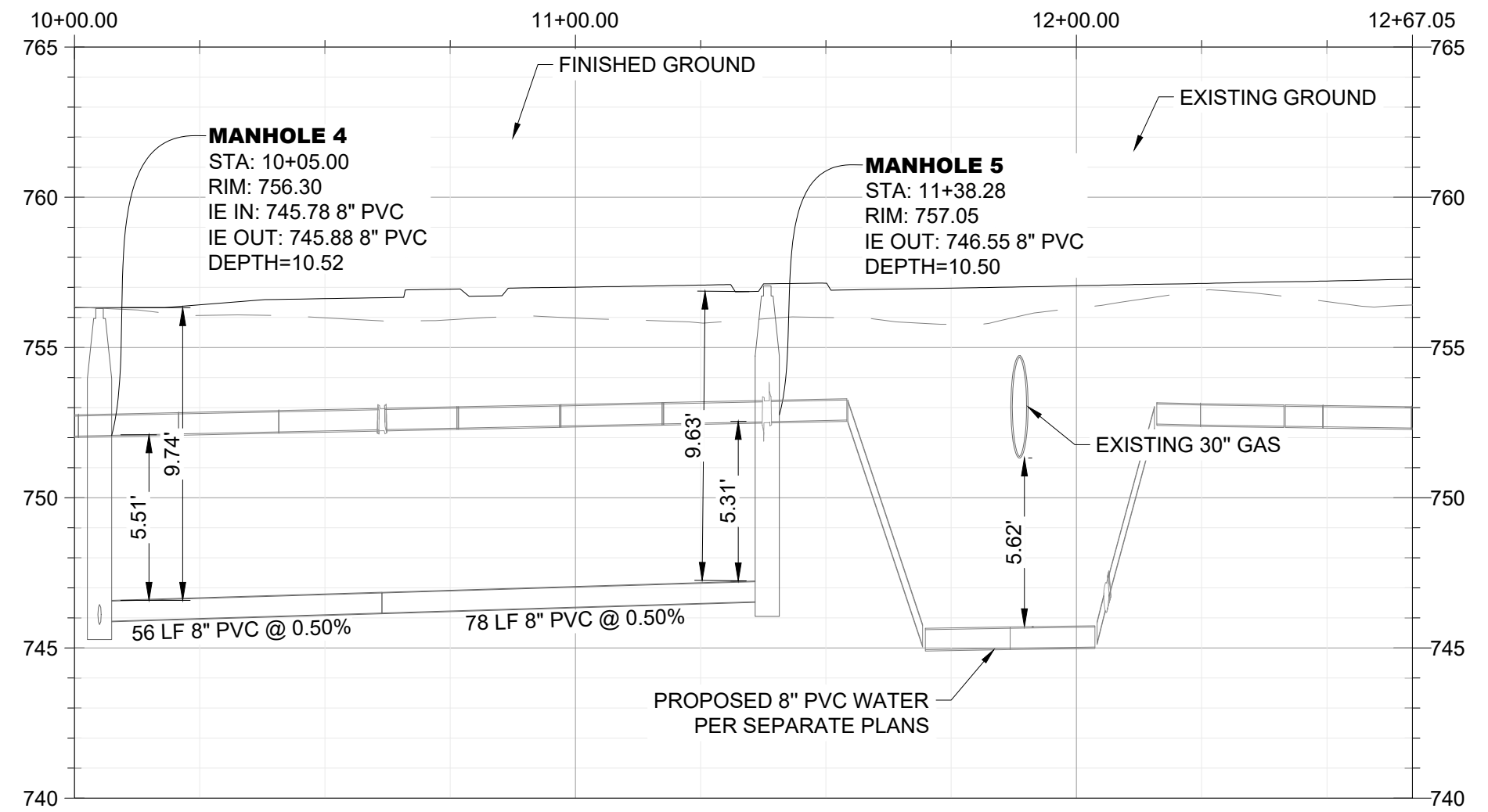
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PHASE 2  
NOT PART

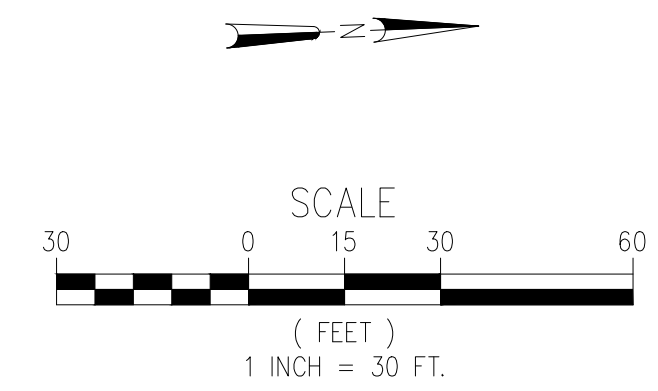
**STREET R PROFILE**



STA. 10+00.00 TO STA. 12+67.05  
SCALE: 1"=20' HORIZ, 1"=3' VERT

LEGEND	
PROPOSED/EXISTING FEATURES	
SW	SIDEWALK
CB	CATCH BASIN
FF	FINISHED FLOOR
PP	POWER POLE
WV	WATER VALVE
YD	YARD DRAIN
LP	LOW POINT
TC	TOP OF CURB
PL	PROPERTY LINE
GB	GRADE BREAK
EP	EDGE OF PAVEMENT
EG	EXISTING GRADE
FG	FINISHED GRADE
FL	FLOWLINE
TW	TOP OF WALL
TP	TOP OF PAVEMENT
RW	RIGHT OF WAY
PUE	PUBLIC UTILITY EASEMENT
●	PROPOSED SEWER MANHOLE
○	PROPOSED SEWER CLEANOUT
○	PROPOSED YARD DRAINS
+	CONSTRUCTION NOTE
○	EXISTING FIRE HYDRANT
○	EXISTING WATER METER
○	EXISTING SEWER CLEANOUT
○	EXISTING MONUMENT
○	PROPOSED WATER METER
○	PROPOSED FIRE HYDRANT
○	PROPOSED CATCH BASIN
○	PROPOSED STORM DRAIN MANHOLE
○	WATER VALVE
○	EXISTING SEWER MAIN
○	EXISTING STORM DRAIN
○	EXISTING WATER MAIN
○	EXISTING GAS LINE
○	EXISTING OVERHEAD ELECTRICAL LINE
○	EXISTING OVERHEAD COMMUNICATIONS LINE
○	EXISTING ELECTRICAL LINE
○	EXISTING EDGE OF PAVEMENT
○	EXISTING FENCE
○	EXISTING RIGHT OF WAY
○	EXISTING PROPERTY LINE
○	PROPOSED STORM DRAIN
○	PROPOSED BLOCK WALL
○	PROPOSED WATER SERVICE
○	PROPOSED SEWER SERVICE
○	PROPOSED LOT LINES

- CONSTRUCTION NOTES**
- INSTALL SEWER LATERAL PER C.O.B. STD. PLATE SW-1. SEE DETAIL A, SHEET 11
  - INSTALL NEW SEWER MANHOLE PER C.O.B. STD. PLATE SW-2/2A. SEE DETAIL B & C SHEET 11
  - INSTALL NEW SEWER CLEANOUT PER C.O.B. STD. PLATE SW-5. SEE DETAIL D, SHEET 11
  - INSTALL SEWER WITH MINIMUM 5' OF COVER.
  - CONTRACTOR TO POTHOLE, VERIFY LOCATION, AND INVERT OF GAS LINE AT CROSSING AND SHALL CONTACT MOJAVE PIPE REPRESENTATIVE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.



**TRACT MAP NO. 7515 PHASE 1**  
SEWER IMPROVEMENT PLANS  
STREET R PLAN AND PROFILE

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5055 CALIFORNIA AVE STE 101, BAKERSFIELD, CA 93309

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NO. DATE REVISION	



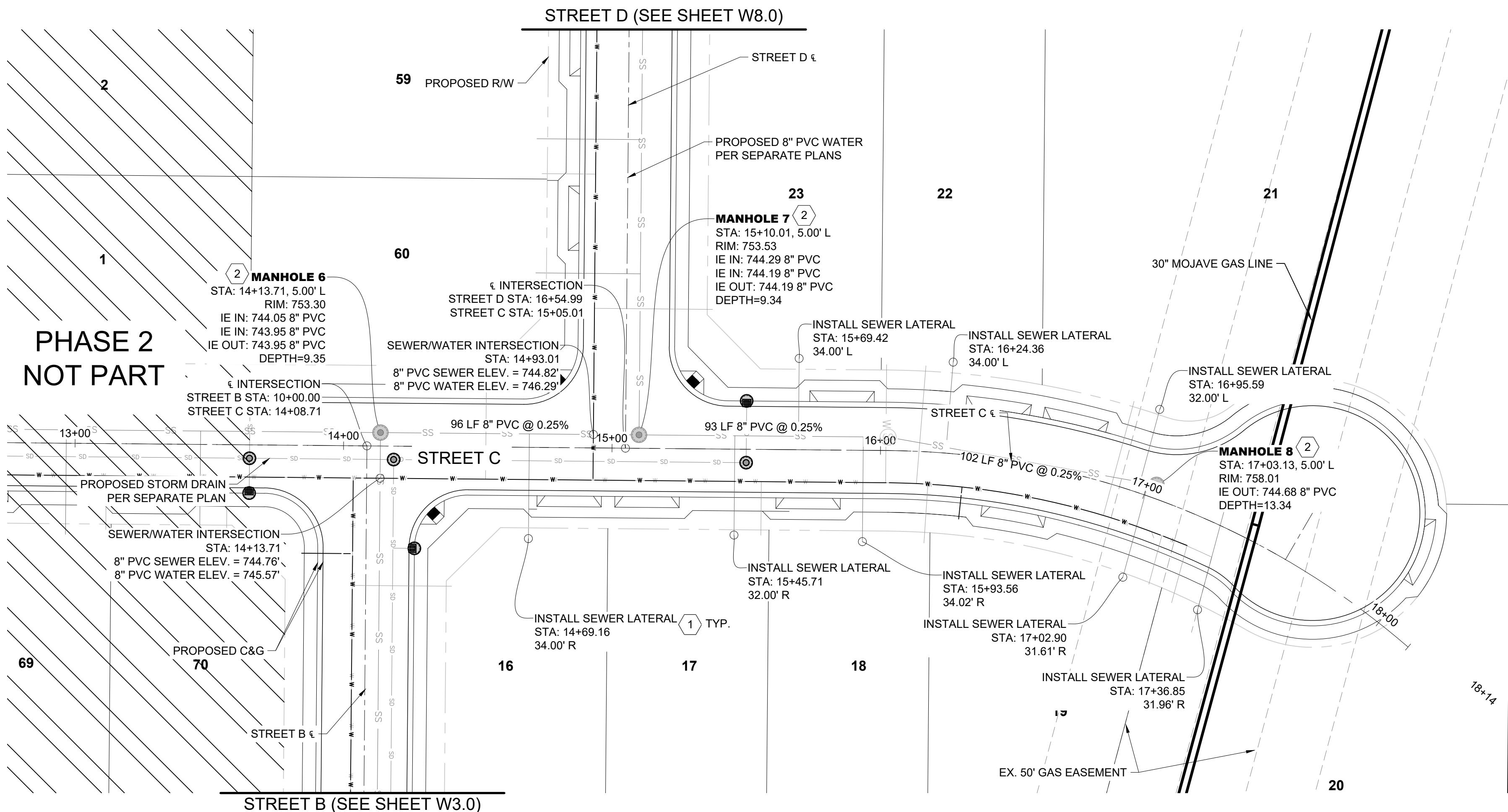
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PROJECT NO. 25-019

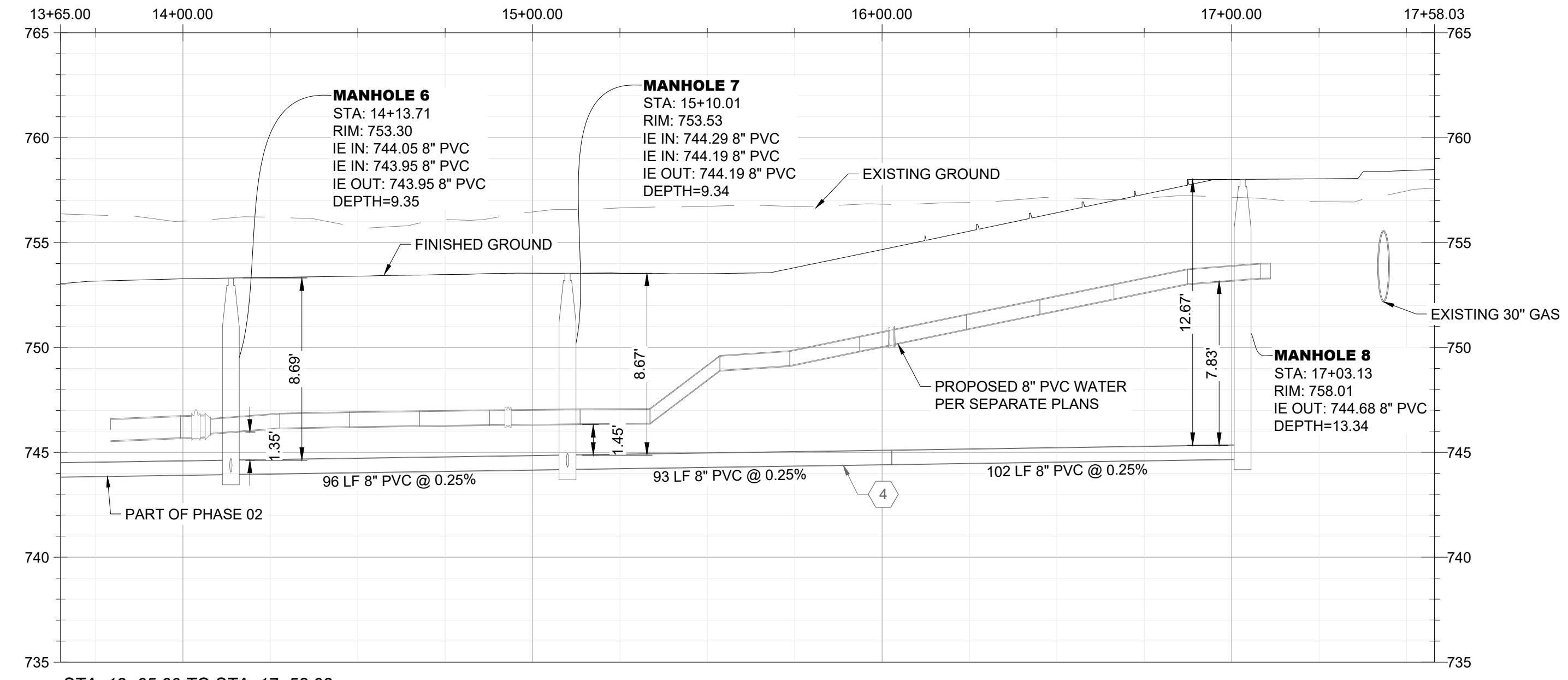
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**STREET C PROFILE**

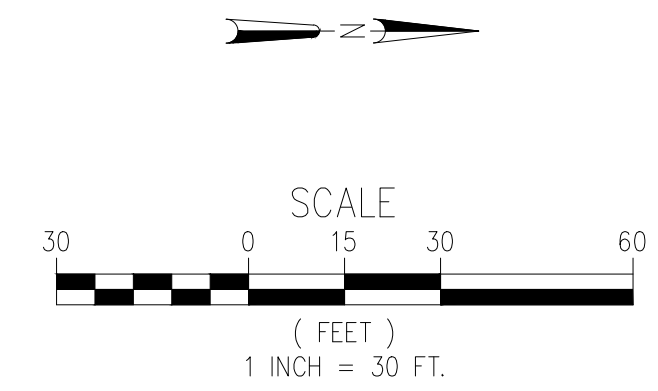


STA. 13+65.00 TO STA. 17+58.03  
 SCALE: 1"=20' HORIZ, 1"=3' VERT

**LEGEND**

PROPOSED/EXISTING FEATURES			
SW	SIDEWALK	⊕	EXISTING FIRE HYDRANT
CB	CATCH BASIN	⊕	EXISTING WATER METER
FF	FINISHED FLOOR	⊕	EXISTING SEWER CLEANOUT
PP	POWER POLE	⊕	EXISTING MONUMENT
WV	WATER VALVE	⊕	PROPOSED WATER METER
YD	YARD DRAIN	⊕	PROPOSED FIRE HYDRANT
LP	LOW POINT	⊕	PROPOSED CATCH BASIN
TC	TOP OF CURB	⊕	PROPOSED STORM DRAIN MANHOLE
PL	PROPERTY LINE	⊕	WATER VALVE
GB	GRADE BREAK	⊕	EXISTING SEWER MAIN
EP	EDGE OF PAVEMENT	⊕	EXISTING STORM DRAIN
EG	EXISTING GRADE	⊕	EXISTING WATER MAIN
FG	FINISHED GRADE	⊕	EXISTING GAS LINE
FL	FLOWLINE	⊕	EXISTING OVERHEAD ELECTRICAL LINE
TW	TOP OF WALL	⊕	EXISTING OVERHEAD COMMUNICATIONS LINE
TP	TOP OF PAVEMENT	⊕	EXISTING ELECTRICAL LINE
R/W	RIGHT OF WAY	⊕	EXISTING EDGE OF PAVEMENT
PUE	PUBLIC UTILITY EASEMENT	⊕	EXISTING FENCE
⊕	PROPOSED SEWER MANHOLE	⊕	EXISTING RIGHT OF WAY
⊕	PROPOSED SEWER CLEANOUT	⊕	EXISTING PROPERTY LINE
⊕	PROPOSED YARD DRAINS	⊕	PROPOSED STORM DRAIN
⊕	CONSTRUCTION NOTE	⊕	PROPOSED BLOCK WALL
		⊕	PROPOSED WATER SERVICE
		⊕	PROPOSED SEWER SERVICE
		⊕	PROPOSED LOT LINES

- CONSTRUCTION NOTES**
- INSTALL SEWER LATERAL PER C.O.B. STD. PLATE SW-1. SEE DETAIL A, SHEET 11
  - INSTALL NEW SEWER MANHOLE PER C.O.B. STD. PLATE SW-2/2A. SEE DETAIL B & C SHEET 11
  - INSTALL NEW SEWER CLEANOUT PER C.O.B. STD. PLATE SW-5. SEE DETAIL D, SHEET 11
  - INSTALL SEWER WITH MINIMUM 5' OF COVER.
  - CONTRACTOR TO POT HOLE, VERIFY LOCATION, AND INVERT OF GAS LINE AT CROSSING AND SHALL CONTACT MOJAVE PIPE REPRESENTATIVE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.



**TRACT MAP NO. 7515 PHASE 1**  
**SEWER IMPROVEMENT PLANS**  
**STREET C PLAN AND PROFILE**

**AES**  
 AUTHORITY ENGINEERING SURVEYING  
 CIVIL ENGINEERING | LAND SURVEYING | PLANNING  
 5055 CALIFORNIA AVE STE 101, BAKERSFIELD, CA 93309

REVIEWED BY: \_\_\_\_\_  
 NO. DATE REVISION



APPROVED BY: NG  
 CHECKED BY: NG  
 DRAWN BY: RS

PROJECT NO. 25-019  
 SHEET NO. 7 OF 12

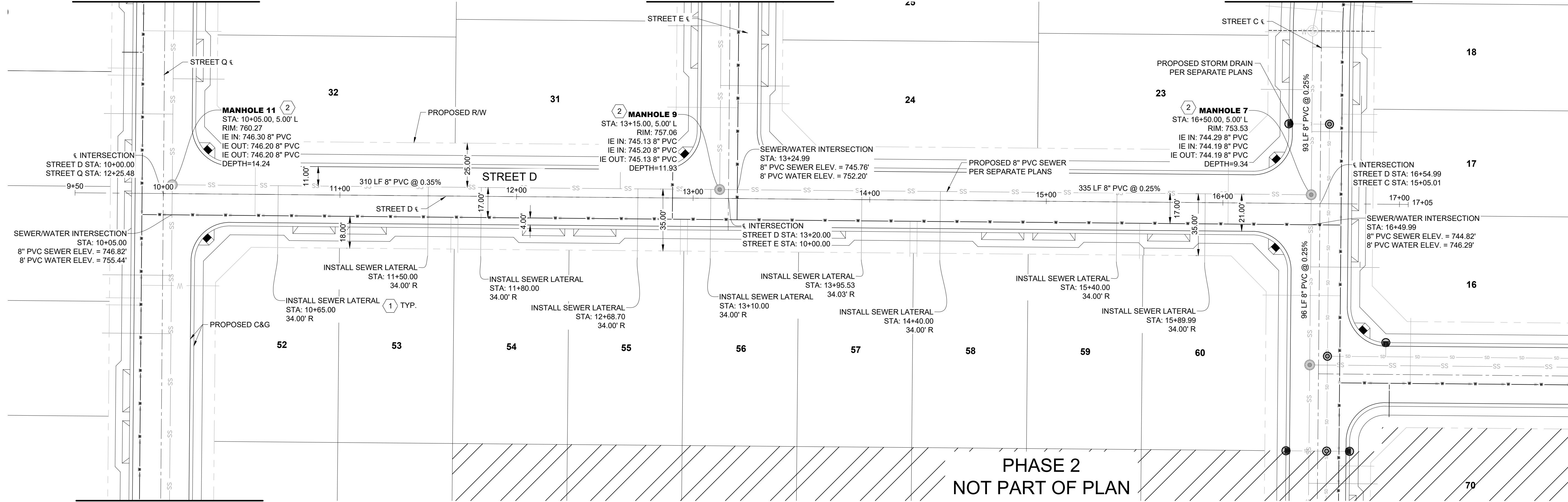
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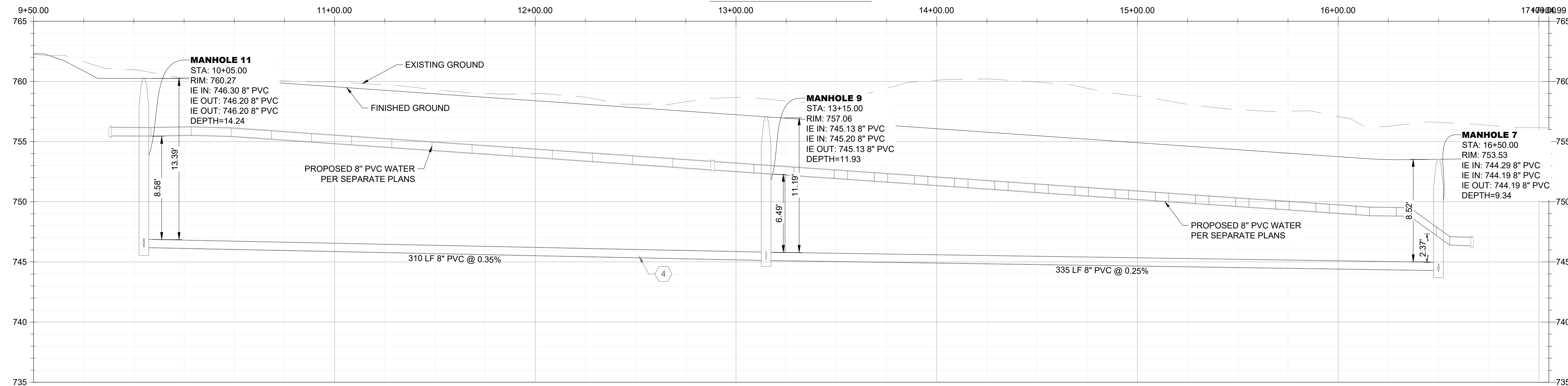
STREET E (SEE SHEET W9.0)

STREET C (SEE SHEET W7.0)



PHASE 2  
NOT PART OF PLAN

**STREET D PROFILE**



STA. 9+50.00 TO STA. 17+04.99  
SCALE: 1"=20' HORIZ, 1"=3' VERT

**LEGEND**

PROPOSED/EXISTING FEATURES	
SW	SIDEWALK
CB	CATCH BASIN
FF	FINISHED FLOOR
PP	POWER POLE
WV	WATER VALVE
YD	YARD DRAIN
LP	LOW POINT
TC	TOP OF CURB
PL	PROPERTY LINE
GB	GRADE BREAK
EP	EDGE OF PAVEMENT
EG	EXISTING GRADE
FG	FINISHED GRADE
FL	FLOWLINE
TW	TOP OF WALL
TP	TOP OF PAVEMENT
R/W	RIGHT OF WAY
PUE	PUBLIC UTILITY EASEMENT
○	PROPOSED SEWER MANHOLE
○	PROPOSED SEWER CLEANOUT
○	PROPOSED YARD DRAINS
⊕	CONSTRUCTION NOTE
○	EXISTING FIRE HYDRANT
○	EXISTING WATER METER
○	EXISTING SEWER CLEANOUT
○	EXISTING MONUMENT
○	PROPOSED WATER METER
○	PROPOSED FIRE HYDRANT
○	PROPOSED CATCH BASIN
○	PROPOSED STORM DRAIN MANHOLE
○	WATER VALVE
○	EXISTING SEWER MAIN
○	EXISTING STORM DRAIN
○	EXISTING WATER MAIN
○	EXISTING GAS LINE
○	EXISTING OVERHEAD ELECTRICAL LINE
○	EXISTING OVERHEAD COMMUNICATIONS LINE
○	EXISTING ELECTRICAL LINE
○	EXISTING EDGE OF PAVEMENT
○	EXISTING FENCE
○	EXISTING RIGHT OF WAY
○	EXISTING PROPERTY LINE
○	PROPOSED STORM DRAIN
○	PROPOSED BLOCK WALL
○	PROPOSED WATER SERVICE
○	PROPOSED SEWER SERVICE
○	PROPOSED LOT LINES

**CONSTRUCTION NOTES**

- INSTALL SEWER LATERAL PER C.O.B. STD. PLATE SW-1. SEE DETAIL A, SHEET 11
- INSTALL NEW SEWER MANHOLE PER C.O.B. STD. PLATE SW-2/2A. SEE DETAIL B & C SHEET 11
- INSTALL NEW SEWER CLEANOUT PER C.O.B. STD. PLATE SW-5. SEE DETAIL D, SHEET 11
- INSTALL SEWER WITH MINIMUM 5' OF COVER.
- CONTRACTOR TO POTHOLE, VERIFY LOCATION, AND INVERT OF GAS LINE AT CROSSING AND SHALL CONTACT MOJAVE PIPE REPRESENTATIVE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.

TRACT MAP NO. 7515 PHASE 1

SEWER IMPROVEMENT PLANS  
STREET D PLAN AND PROFILE

**AES**  
 AUTHORITY  
 ENGINEERING  
 SURVEYING  
 CIVIL ENGINEERING | LAND SURVEYING | PLANNING  
 5055 CALIFORNIA AVE STE 101, BAKERSFIELD, CA 93309

REVIEWED BY:	BY: CK
NO. DATE REVISION	

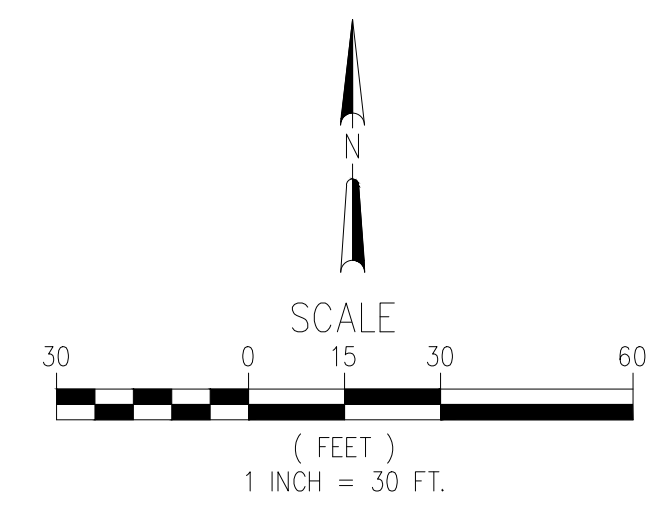


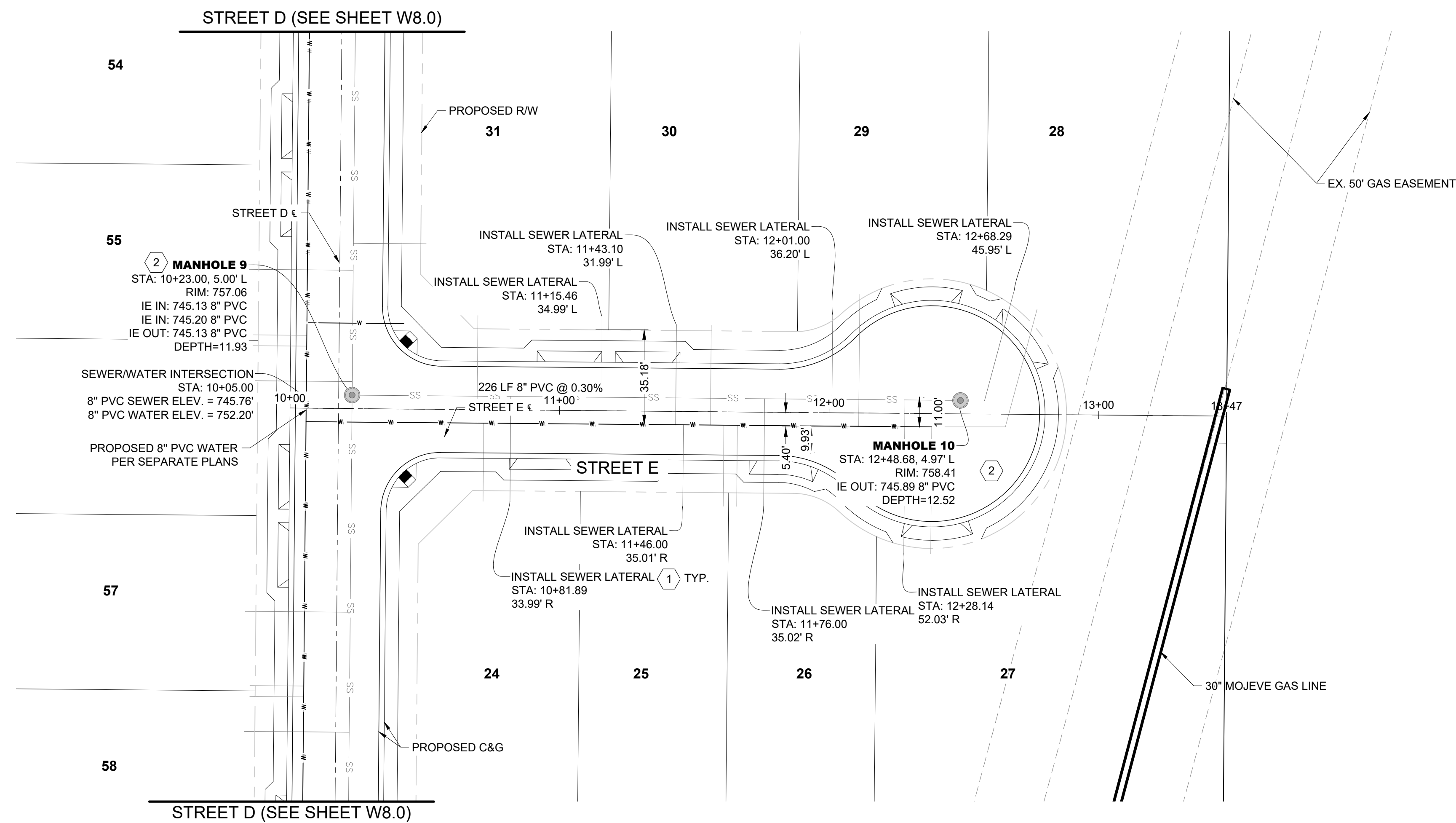
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PROJECT NO. 25-019

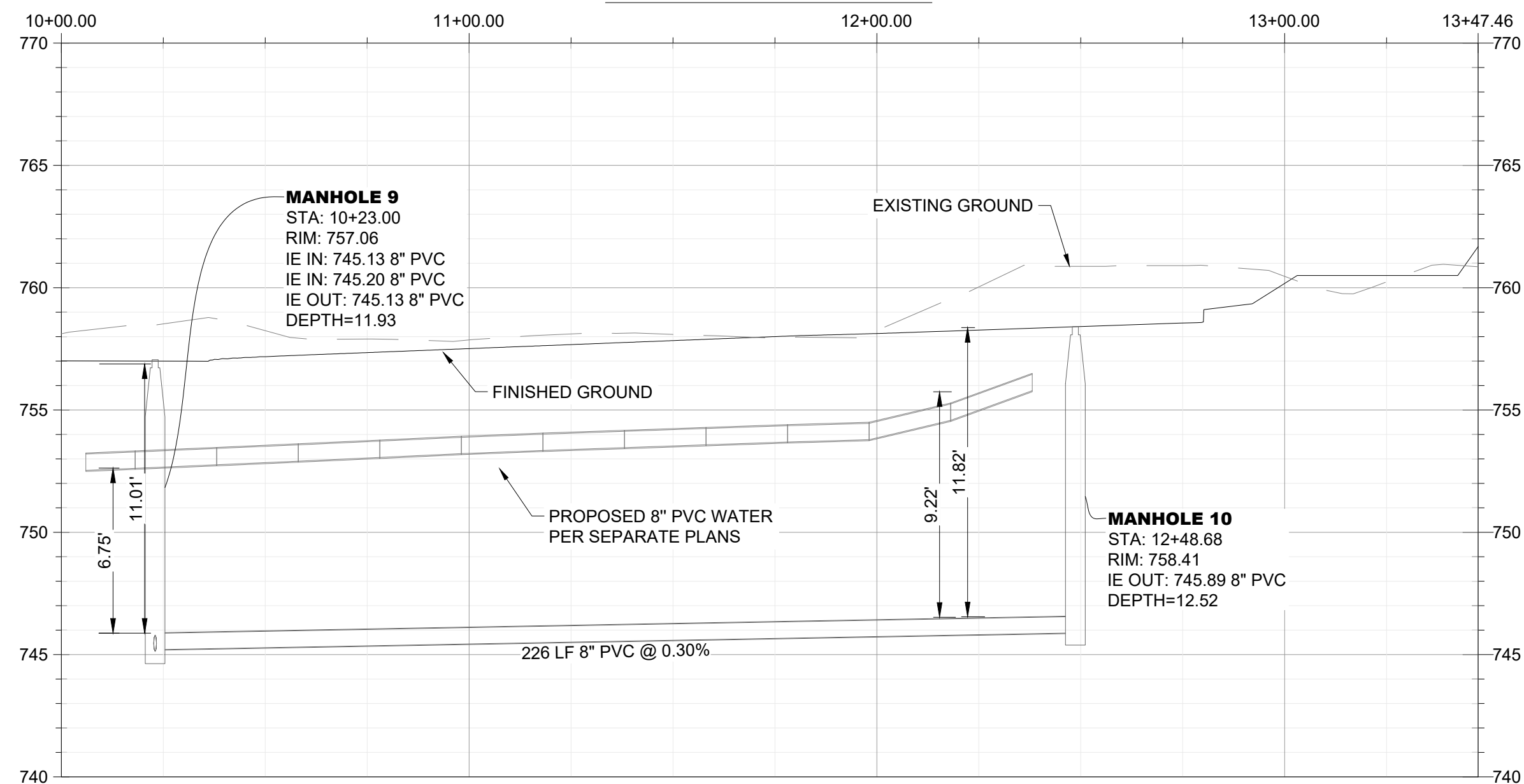
SHEET NO. 8 OF 12

**SS8.0**





**STREET E PROFILE**

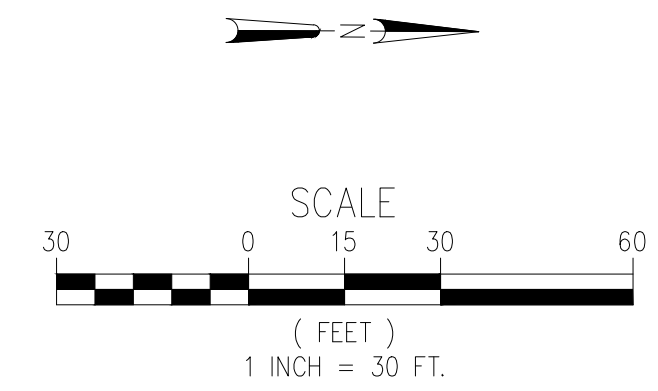


STA. 10+00.00 TO STA. 13+47.46  
SCALE: 1"=20' HORIZ, 1"=3' VERT

LEGEND	
PROPOSED/EXISTING FEATURES	
SW	SIDEWALK
CB	CATCH BASIN
FF	FINISHED FLOOR
PP	POWER POLE
WV	WATER VALVE
YD	YARD DRAIN
LP	LOW POINT
TC	TOP OF CURB
PL	PROPERTY LINE
GB	GRADE BREAK
EP	EDGE OF PAVEMENT
EG	EXISTING GRADE
FG	FINISHED GRADE
FL	FLOWLINE
TW	TOP OF WALL
TP	TOP OF PAVEMENT
RW	RIGHT OF WAY
PUE	PUBLIC UTILITY EASEMENT
●	PROPOSED SEWER MANHOLE
○	PROPOSED SEWER CLEANOUT
○	PROPOSED YARD DRAINS
⊕	CONSTRUCTION NOTE
—	EXISTING FIRE HYDRANT
—	EXISTING WATER METER
—	EXISTING SEWER CLEANOUT
—	EXISTING MONUMENT
—	PROPOSED WATER METER
—	PROPOSED FIRE HYDRANT
—	PROPOSED CATCH BASIN
—	PROPOSED STORM DRAIN MANHOLE
—	WATER VALVE
—	EXISTING SEWER MAIN
—	EXISTING STORM DRAIN
—	EXISTING WATER MAIN
—	EXISTING GAS LINE
—	EXISTING OVERHEAD ELECTRICAL LINE
—	EXISTING OVERHEAD COMMUNICATIONS LINE
—	EXISTING ELECTRICAL LINE
—	EXISTING EDGE OF PAVEMENT
—	EXISTING FENCE
—	EXISTING RIGHT OF WAY
—	EXISTING PROPERTY LINE
—	PROPOSED STORM DRAIN
—	PROPOSED BLOCK WALL
—	PROPOSED WATER SERVICE
—	PROPOSED SEWER SERVICE
—	PROPOSED LOT LINES

**CONSTRUCTION NOTES**

- INSTALL SEWER LATERAL PER C.O.B. STD. PLATE SW-1. SEE DETAIL A, SHEET 11
- INSTALL NEW SEWER MANHOLE PER C.O.B. STD. PLATE SW-2/2A. SEE DETAIL B & C SHEET 11
- INSTALL NEW SEWER CLEANOUT PER C.O.B. STD. PLATE SW-5. SEE DETAIL D, SHEET 11
- INSTALL SEWER WITH MINIMUM 5' OF COVER.
- CONTRACTOR TO POTHOLE, VERIFY LOCATION, AND INVERT OF GAS LINE AT CROSSING AND SHALL CONTACT MOJAVE PIPE REPRESENTATIVE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.



**TRACT MAP NO. 7515 PHASE 1**  
SEWER IMPROVEMENT PLANS  
STREET F PLAN AND PROFILE

**AES**  
AUTHORITY ENGINEERING SURVEYING  
CIVIL ENGINEERING | LAND SURVEYING | PLANNING  
5055 CALIFORNIA AVE STE 101, BAKERSFIELD, CA 93309

REVIEWED BY:	BY: CK
NO. DATE REVISION	



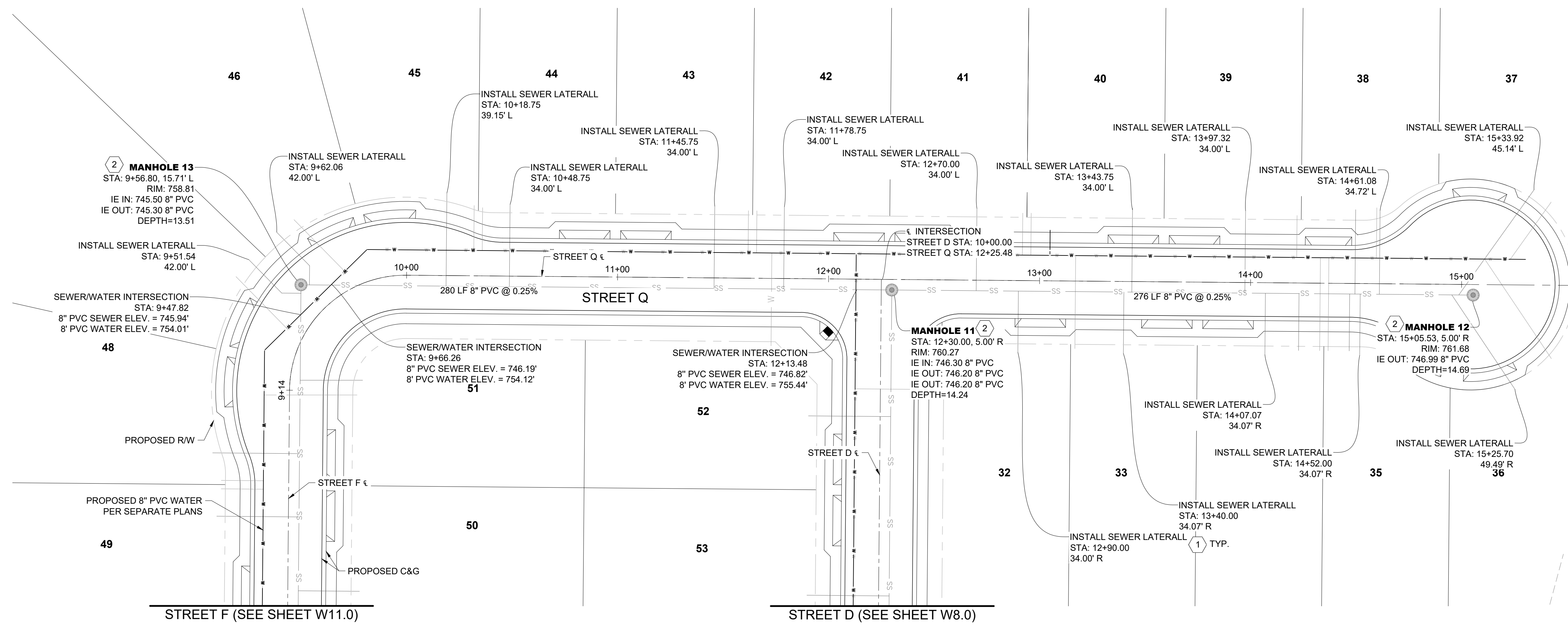
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PROJECT NO. 25-019

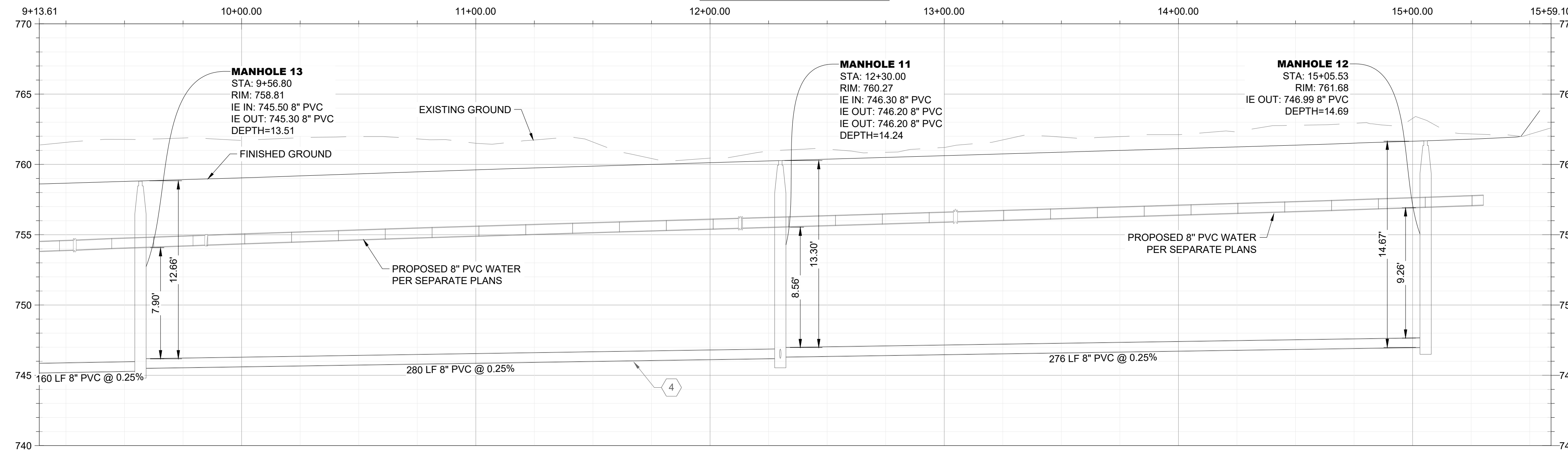
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**SS9.0**

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**STREET Q PROFILE**



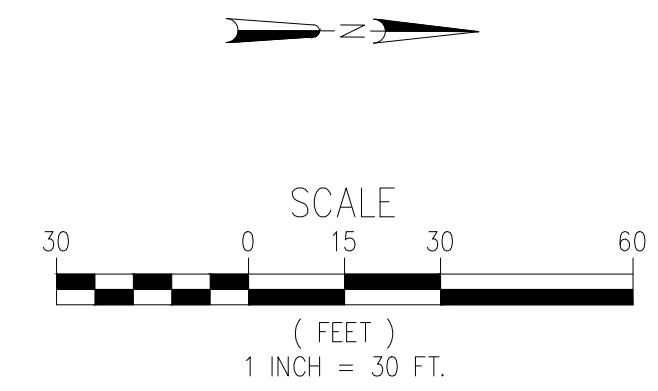
STA. 9+13.61 TO STA. 15+59.10  
SCALE: 1"=20' HORIZ, 1"=3' VERT

LEGEND	
PROPOSED/EXISTING FEATURES	
SW	SIDEWALK
CB	CATCH BASIN
FF	FINISHED FLOOR
PP	POWER POLE
WV	WATER VALVE
YD	YARD DRAIN
LP	LOW POINT
TC	TOP OF CURB
PL	PROPERTY LINE
GB	GRADE BREAK
EP	EDGE OF PAVEMENT
EG	EXISTING GRADE
FG	FINISHED GRADE
FL	FLOWLINE
TW	TOP OF WALL
TP	TOP OF PAVEMENT
RW	RIGHT OF WAY
PUE	PUBLIC UTILITY EASEMENT
●	PROPOSED SEWER MANHOLE
○	PROPOSED SEWER CLEANOUT
○	PROPOSED YARD DRAINS
⊕	CONSTRUCTION NOTE
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING WATER METER
⊕	EXISTING SEWER CLEANOUT
⊕	EXISTING MONUMENT
⊕	PROPOSED WATER METER
⊕	PROPOSED FIRE HYDRANT
⊕	PROPOSED CATCH BASIN
⊕	PROPOSED STORM DRAIN MANHOLE
⊕	WATER VALVE
⊕	EXISTING SEWER MAIN
⊕	EXISTING STORM DRAIN
⊕	EXISTING WATER MAIN
⊕	EXISTING GAS LINE
⊕	EXISTING OVERHEAD ELECTRICAL LINE
⊕	EXISTING OVERHEAD COMMUNICATIONS LINE
⊕	EXISTING ELECTRICAL LINE
⊕	EXISTING EDGE OF PAVEMENT
⊕	EXISTING FENCE
⊕	EXISTING RIGHT OF WAY
⊕	EXISTING PROPERTY LINE
⊕	PROPOSED STORM DRAIN
⊕	PROPOSED BLOCK WALL
⊕	PROPOSED WATER SERVICE
⊕	PROPOSED SEWER SERVICE
⊕	PROPOSED LOT LINES

**CONSTRUCTION NOTES**

- INSTALL SEWER LATERAL PER C.O.B. STD. PLATE SW-1. SEE DETAIL A, SHEET 11
- INSTALL NEW SEWER MANHOLE PER C.O.B. STD. PLATE SW-2/2A. SEE DETAIL B & C SHEET 11
- INSTALL NEW SEWER CLEANOUT PER C.O.B. STD. PLATE SW-5. SEE DETAIL D, SHEET 11
- INSTALL SEWER WITH MINIMUM 5' OF COVER.
- CONTRACTOR TO POT HOLE, VERIFY LOCATION, AND INVERT OF GAS LINE AT CROSSING AND SHALL CONTACT MOJAVE PIPE REPRESENTATIVE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.

Plot Date: 3/31/2026 10:59 AM  
Save Date: 3/31/2026 8:14 AM



**TRACT MAP NO. 7515 PHASE 1**

**SEWER IMPROVEMENT PLANS  
STREET Q PLAN AND PROFILE**

**AES**  
AUTHORITY ENGINEERING SURVEYING  
CIVIL ENGINEERING | LAND SURVEYING | PLANNING  
5055 CALIFORNIA AVE STE 101, BAKERSFIELD, CA 93309

REVIEWED BY:	NO.	DATE	REVISION
BY CK			

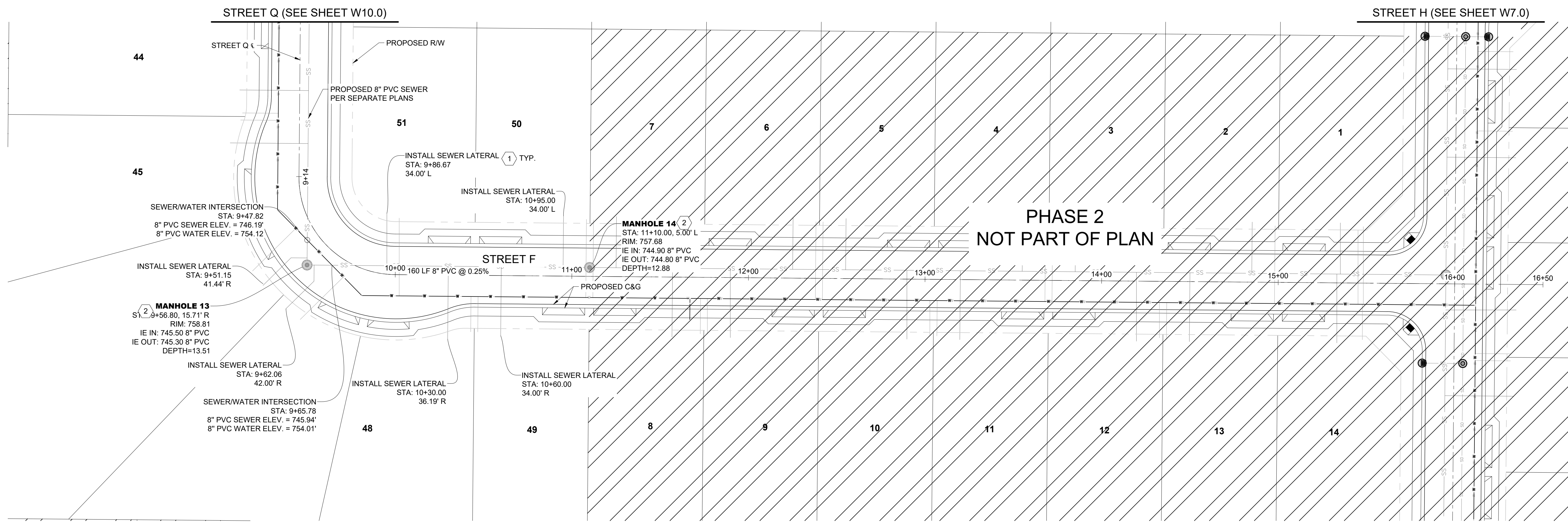


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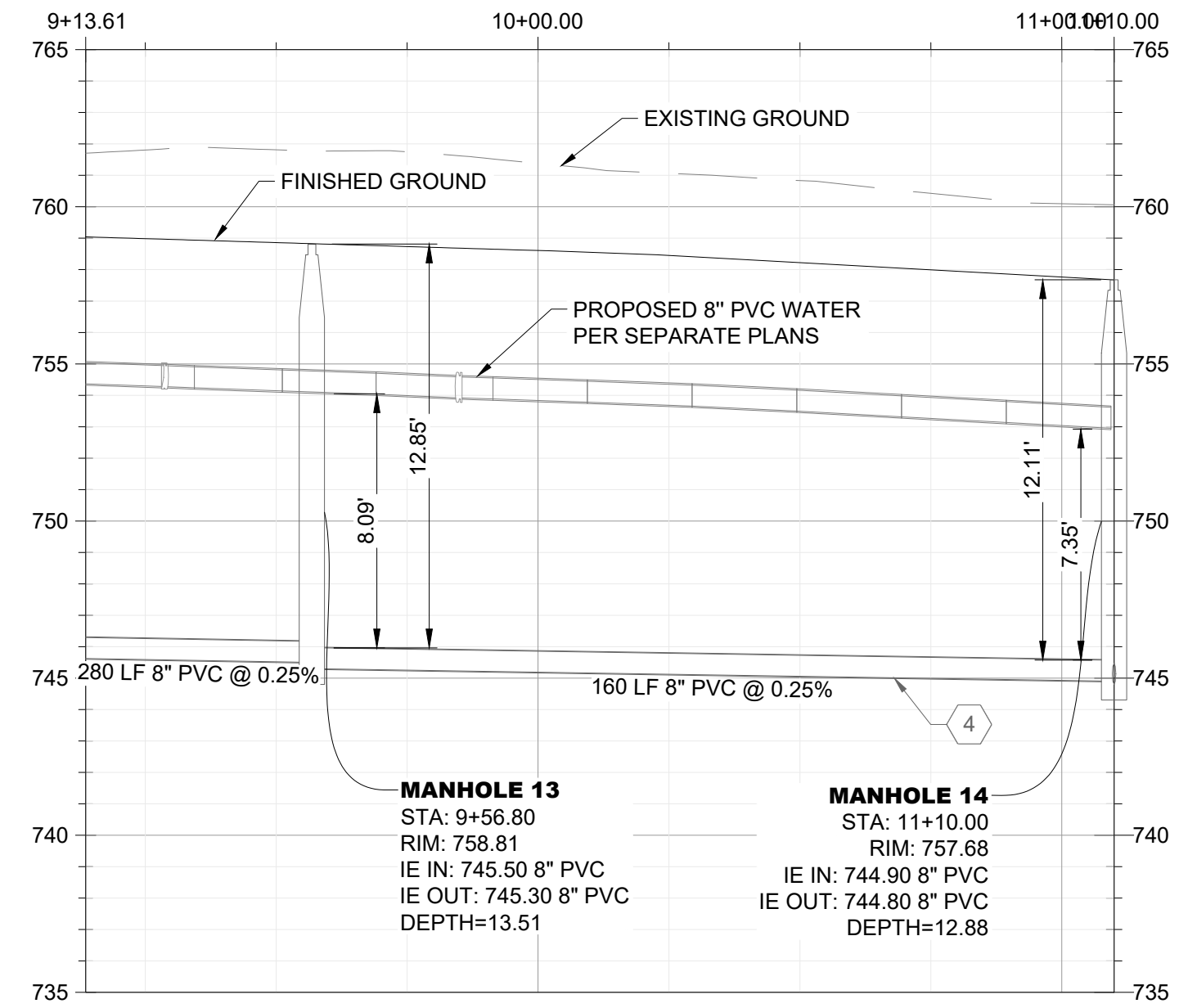
PROJECT NO. 25-019

SHEET NO. 10 OF 12

**SS10.0**



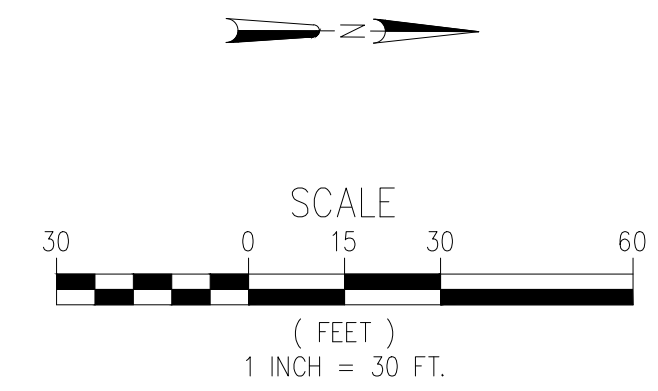
**STREET F PROFILE**



STA. 9+13.61 TO STA. 11+10.00  
SCALE: 1"=20' HORIZ, 1"=3' VERT

LEGEND			
PROPOSED/EXISTING FEATURES			
SW	SIDEWALK		EXISTING FIRE HYDRANT
CB	CATCH BASIN		EXISTING WATER METER
FF	FINISHED FLOOR		EXISTING SEWER CLEANOUT
PP	POWER POLE		EXISTING MONUMENT
WV	WATER VALVE		PROPOSED WATER METER
YD	YARD DRAIN		PROPOSED FIRE HYDRANT
LP	LOW POINT		PROPOSED CATCH BASIN
TC	TOP OF CURB		PROPOSED STORM DRAIN MANHOLE
PL	PROPERTY LINE		WATER VALVE
GB	GRADE BREAK		EXISTING SEWER MAIN
EP	EDGE OF PAVEMENT		EXISTING STORM DRAIN
EG	EXISTING GRADE		EXISTING WATER MAIN
FG	FINISHED GRADE		EXISTING GAS LINE
FL	FLOWLINE		EXISTING OVERHEAD ELECTRICAL LINE
TW	TOP OF WALL		EXISTING OVERHEAD COMMUNICATIONS LINE
TP	TOP OF PAVEMENT		EXISTING ELECTRICAL LINE
R/W	RIGHT OF WAY		EXISTING EDGE OF PAVEMENT
PUE	PUBLIC UTILITY EASEMENT		EXISTING FENCE
	PROPOSED SEWER MANHOLE		EXISTING RIGHT OF WAY
	PROPOSED SEWER CLEANOUT		EXISTING PROPERTY LINE
	PROPOSED YARD DRAINS		PROPOSED STORM DRAIN
	CONSTRUCTION NOTE		PROPOSED BLOCK WALL
			PROPOSED WATER SERVICE
			PROPOSED SEWER SERVICE
			PROPOSED LOT LINES

- CONSTRUCTION NOTES**
- INSTALL SEWER LATERAL PER C.O.B. STD. PLATE SW-1. SEE DETAIL A, SHEET 11
  - INSTALL NEW SEWER MANHOLE PER C.O.B. STD. PLATE SW-2/2A. SEE DETAIL B & C SHEET 11
  - INSTALL NEW SEWER CLEANOUT PER C.O.B. STD. PLATE SW-5. SEE DETAIL D, SHEET 11
  - INSTALL SEWER WITH MINIMUM 5' OF COVER.
  - CONTRACTOR TO POTHOLE, VERIFY LOCATION, AND INVERT OF GAS LINE AT CROSSING AND SHALL CONTACT MOJAVE PIPE REPRESENTATIVE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.



**TRACT MAP NO. 7515 PHASE 1**  
SEWER IMPROVEMENT PLANS  
STREET F PLAN AND PROFILE

**AES**  
AUTHORITY ENGINEERING SURVEYING  
CIVIL ENGINEERING | LAND SURVEYING | PLANNING  
5055 CALIFORNIA AVE STE 101, BAKERSFIELD, CA 93309

REVIEWED BY:	BY: CK
NO. DATE REVISION	

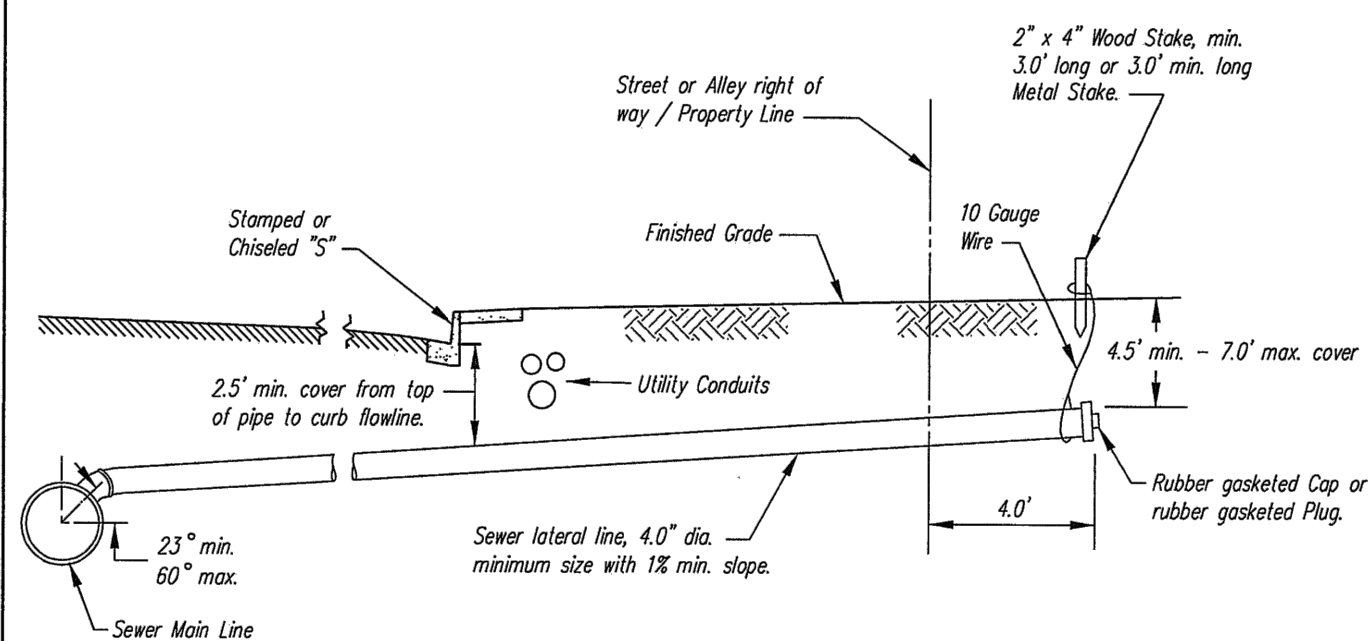


APPROVED BY: NG  
CHECKED BY: NG  
DRAWN BY: RS

PROJECT NO. 25-019

SHEET NO. 11 OF 12

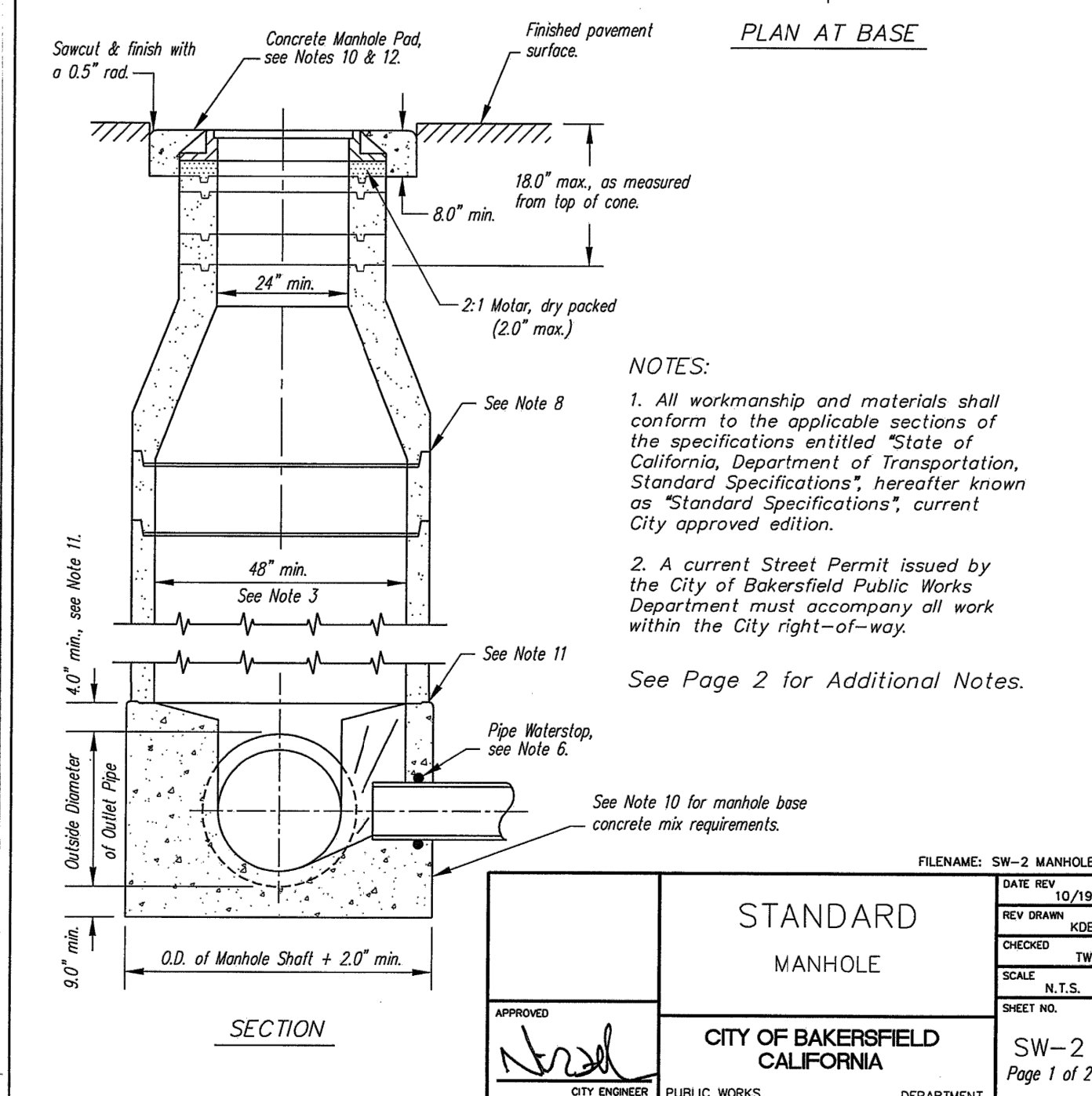
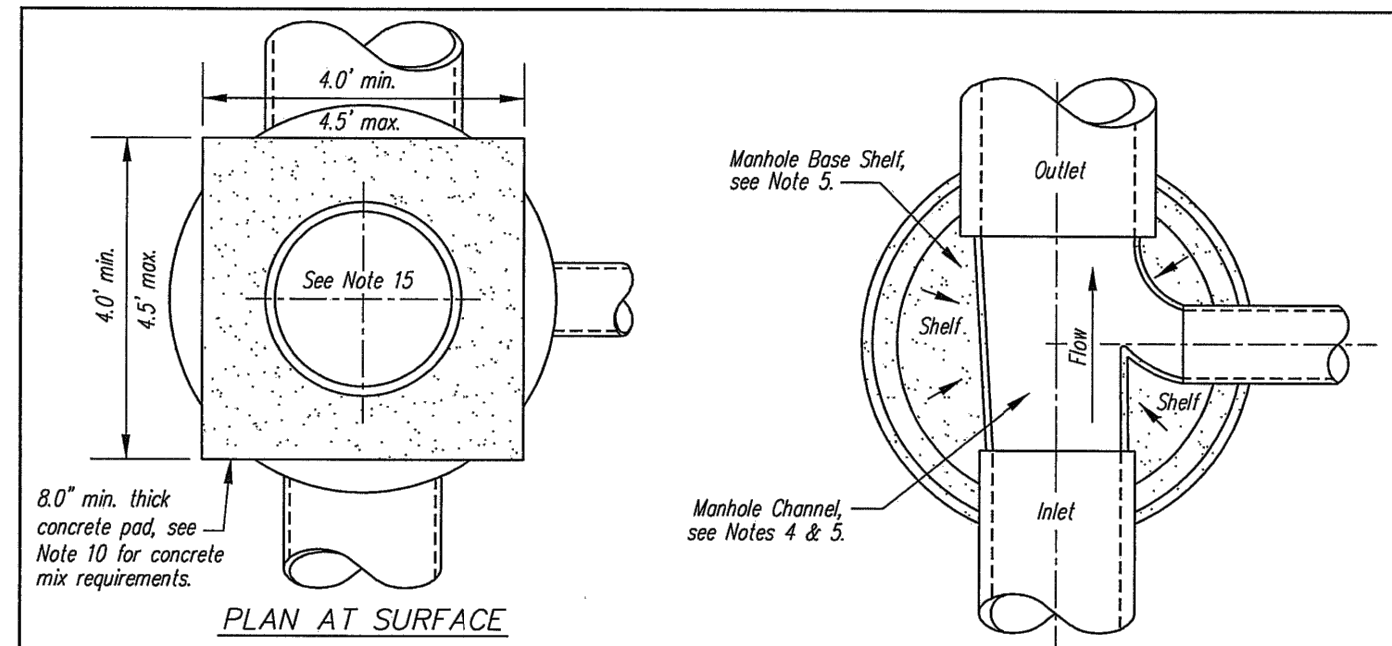
**SS11.0**



- NOTES:
- All workmanship and materials shall conform to the applicable sections of the specifications entitled "State of California, Department of Transportation, Standard Specifications", hereafter known as "Standard Specifications", current City approved edition.
  - A current Street Permit issued by the City of Bakersfield Public Works Department must accompany all work within the City right-of-way.
  - When new curb and gutter is poured, stamp "S" into curb face over lateral location with existing curb and gutter, "S" shall be chiseled into curb face.
  - Lateral shall be installed to ensure 4.5" minimum and 7.0" maximum cover from finished grade at end of line.
  - Laterals shall be located so as not to conflict with other utility lines.
  - See Standard Detail SW-7 for requirements for connections to existing sewer main lines.

FILENAME: SW-1 SEWER LATERAL		DATE REV	10/19
REV DRAWN		KDB	
CHECKED		TW	
SCALE		N.T.S.	
SHEET NO.		SW-1	
APPROVED			
CITY OF BAKERSFIELD CALIFORNIA		DEPARTMENT	
PUBLIC WORKS			

CITY OF BAKERSFIELD STD. PLATE SW-1 SCALE:N.T.S.



- NOTES:
- All workmanship and materials shall conform to the applicable sections of the specifications entitled "State of California, Department of Transportation, Standard Specifications", hereafter known as "Standard Specifications", current City approved edition.
  - A current Street Permit issued by the City of Bakersfield Public Works Department must accompany all work within the City right-of-way.
  - See Page 2 for Additional Notes.
  - See Note 8
  - See Note 11
  - See Note 10 for manhole base concrete mix requirements.

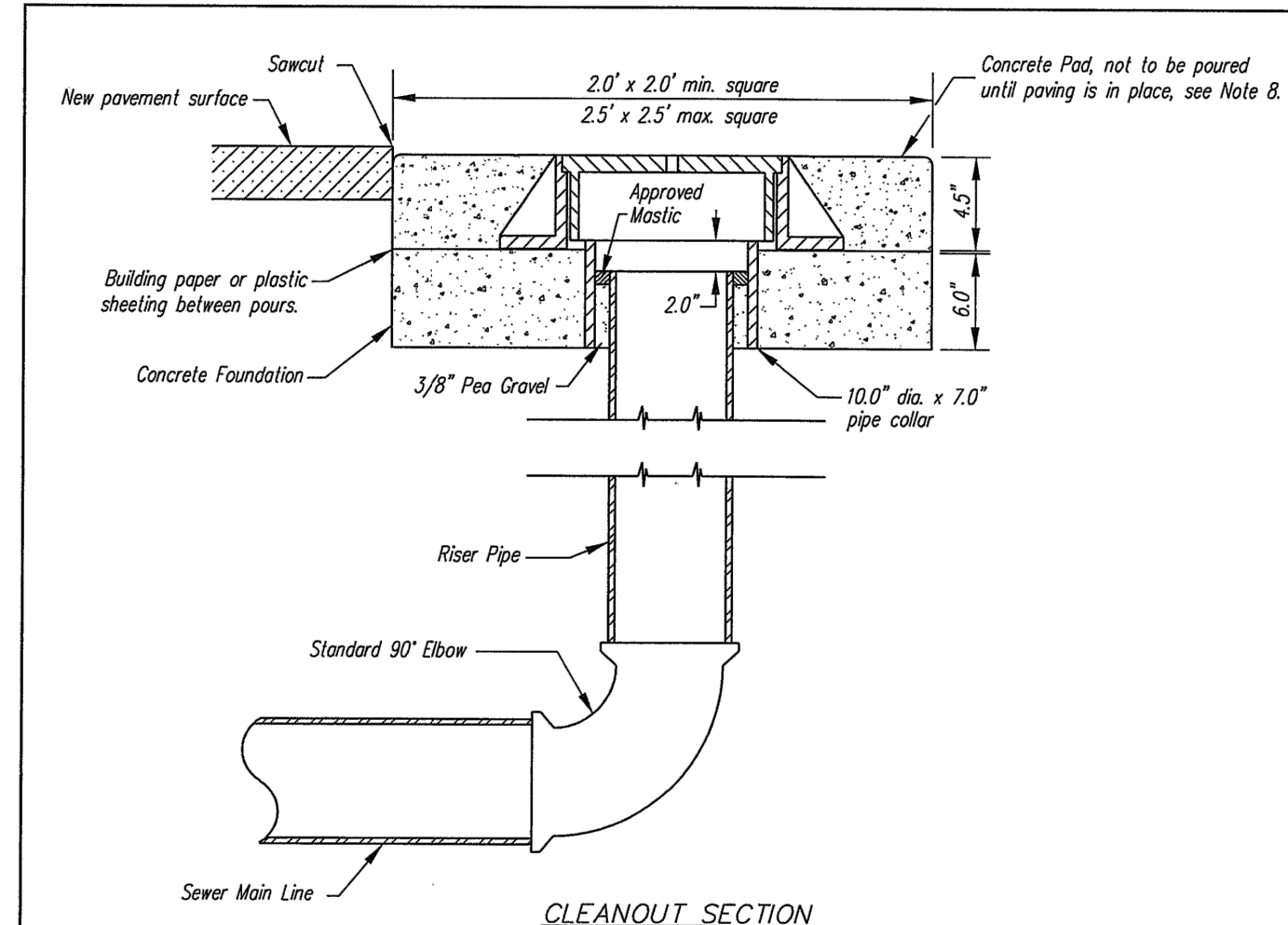
FILENAME: SW-2 MANHOLE		DATE REV	10/19
REV DRAWN		KDB	
CHECKED		TW	
SCALE		N.T.S.	
SHEET NO.		SW-2	Page 1 of 2
APPROVED			
CITY OF BAKERSFIELD CALIFORNIA		DEPARTMENT	
PUBLIC WORKS			

CITY OF BAKERSFIELD STD. PLATE SW-2 SCALE:N.T.S.

- ADDITIONAL NOTES:
- Diameter of manhole shaft shall be determined by number and size of incoming and outgoing pipes. See Standard Detail SW-6 for details.
  - Incoming and outgoing pipes shall extend 6.0' beyond the inside wall of manhole shaft. The channel between the pipes shall conform to the shape of the pipe bottoms and shall transition uniformly between pipes of differing size. Where incoming and outgoing pipes are the same diameter, the pipe may be laid through the manhole with only the top half of the pipe being saw cut and removed. Any rough or broken edges shall be finished smooth with cement mortar. Channel for pipes entering from the side shall be curved in the direction of the main flow.
  - All channels shall be smooth finished with a steel trowel. The shelf shall be sloped towards the channel at 5% Shelf shall be broom finished for slip resistance.
  - Pipe Waterstops (rubber gasket or O ring) are required on all plastic pipes entering manhole.
  - Precast reinforced manhole sections and grade rings shall conform to the provisions of ASTM C-478. When using eccentric cones, eccentric side of cone shall be installed in the upstream direction of the main flow.
  - All manhole shaft and grade ring joints shall be filled with "Kant Seal #2" or approved equal butyl rubber joint sealant. All interior joints of unlined manholes shall be trimmed of excess joint sealant, mortared flush with inside wall and wiped smooth.
  - All manholes shafting, grade rings, and bases for sewer main lines 18" diameter and larger shall be lined with "Amorlon T-LOCK" or approved equal.
  - Concrete for manhole base and pad shall conform to the requirements of the Standard Specifications. The cementitious material content of the concrete must be at least 590 lb./cu. yd. Concrete shall contain no additives unless prior approval is obtained from the City Engineer. Precast manhole bases will not be allowed.
  - The manhole base shall be poured against undisturbed or compacted soil. The bottom shaft section shall be wet set or set in a preformed groove with approved butyl rubber sealant. If shoring is wet set, the minimum thickness of concrete above main outlet pipe shall be increased to 6.0'.
  - Concrete pad shall not be poured until final paving is completed. Manhole frame and cover shall be centered in concrete pad. Surface of pad and frame and cover shall be 0.125" to 0.25" below new finished pavement grade. Pad shall be troweled smooth, edged and given a light broom finish.
  - Frame and cover for manholes constructed outside of paved areas shall be left 6.0" higher than adjacent grade and shall be surrounded by a 6.0" x 6.0" circular concrete collar.
  - Immediately after finishing concrete pad, the exposed surface shall receive a uniform application of white pigmented curing compound conforming to the requirements of the Standard Specifications. The surface of the concrete shall be kept moist until the curing compound is applied.
  - For drop connections to manhole, see Standard Detail SW-3.
  - For manhole frame and cover requirements, see Standard Detail SW-6.

FILENAME: SW-2A MANHOLE STANDARD NOTES		DATE REV	10/19
REV DRAWN		KDB	
CHECKED		TW	
SCALE		N.T.S.	
SHEET NO.		SW-2A	Page 2 of 2
APPROVED			
CITY OF BAKERSFIELD CALIFORNIA		DEPARTMENT	
PUBLIC WORKS			

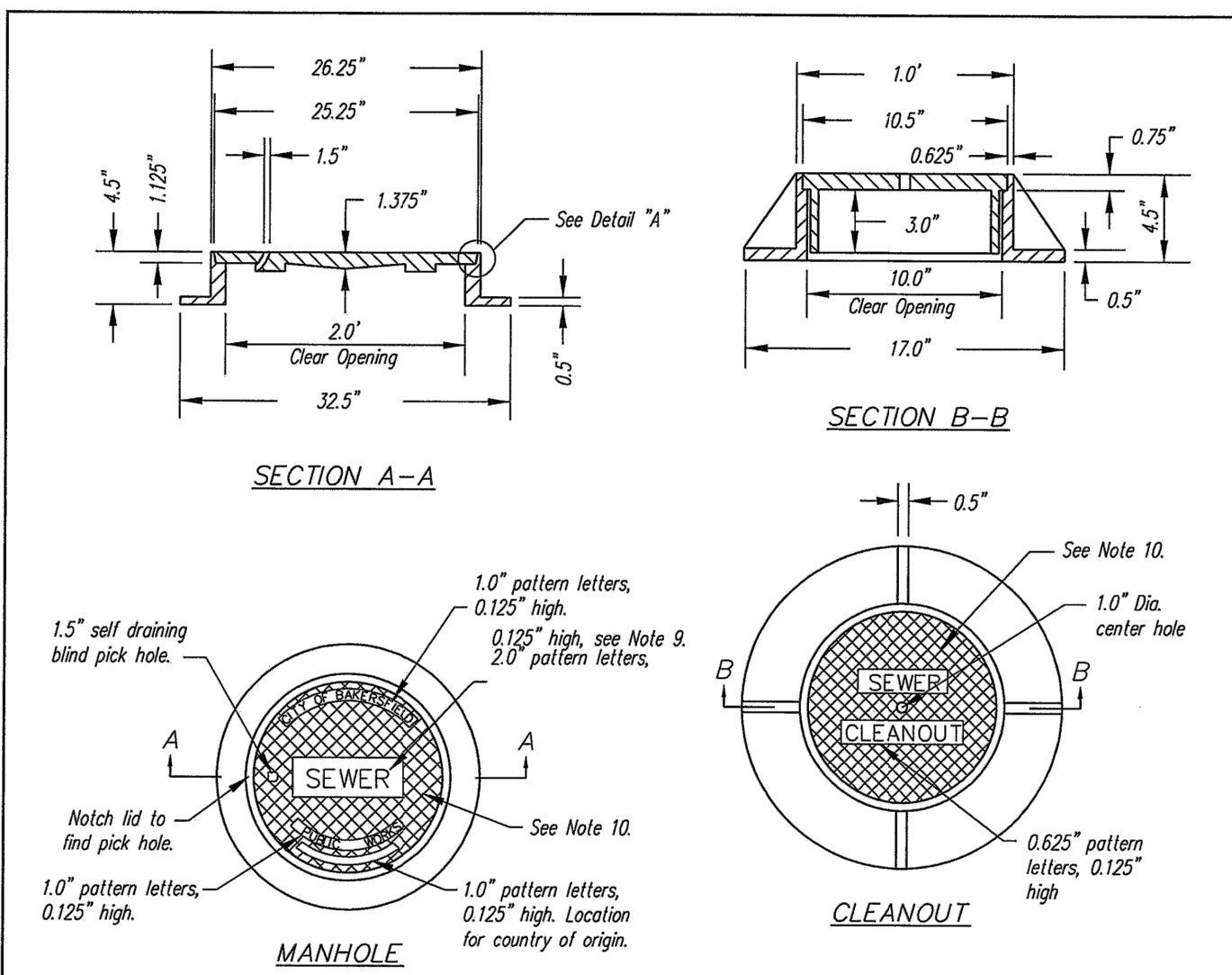
CITY OF BAKERSFIELD STD. PLATE SW-2A SCALE:N.T.S.



- NOTES:
- All workmanship and materials shall conform to the applicable sections of the specifications entitled "State of California, Department of Transportation, Standard Specifications", hereafter known as "Standard Specifications", current City approved edition.
  - A current Street Permit issued by the City of Bakersfield Public Works Department must accompany all work within the City right-of-way.
  - Cleanout elbow and riser pipe shall be of the same material and diameter as main line.
  - Collar around riser pipe shall be 10.0" diameter VCP, ABS or PVC pipe.
  - Space between riser pipe and collar shall be filled with clean 3/8" pea gravel to within 1.0" of top of riser. Remaining 1.0" shall be filled with "Kant Seal #2" or approved mastic for a water tight seal.
  - Backfill within 2.0' of the cleanout pipe shall be compacted to 95% of maximum dry density as determined by ASTM D-1557 for the full depth of the cleanout.
  - Concrete for the cleanout foundation and pad shall conform to the requirements of the Standard Specifications. The cementitious material content of the concrete must be at least 590 lb./cu. yd. Concrete shall contain no additives unless prior approval is obtained from the City Engineer. Building paper or plastic sheeting shall be placed between the foundation and pad to allow future separation.
  - Concrete pad shall not be poured until final paving is completed. Cleanout frame and cover shall be centered in concrete pad. Surface of pad and frame and cover shall be 0.125" below new finished pavement grade. Pad shall be troweled smooth, edged and then given a light broom finish.
  - Immediately after finishing concrete pad, the exposed surface shall receive a uniform application of white pigmented curing compound conforming to the requirements of the Standard Specifications. The surface of the concrete shall be kept moist until the curing compound is applied.
  - For the cleanout frame and cover requirements, see Standard Detail SW-6.

FILENAME: SW-5 SEWER CLEANOUT		DATE REV	10/19
REV DRAWN		KDB	
CHECKED		TW	
SCALE		N.T.S.	
SHEET NO.		SW-5	
APPROVED			
CITY OF BAKERSFIELD CALIFORNIA		DEPARTMENT	
PUBLIC WORKS			

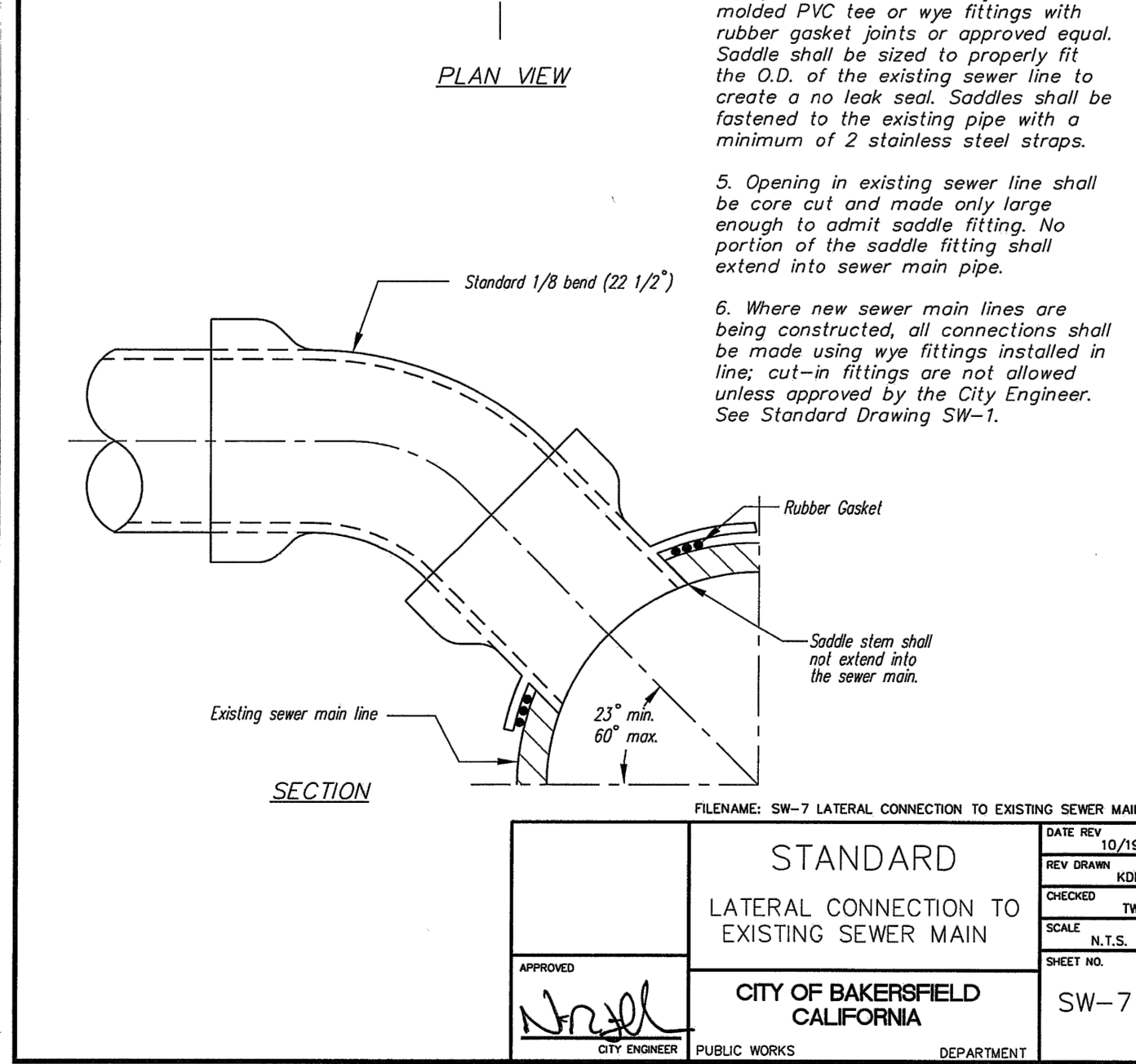
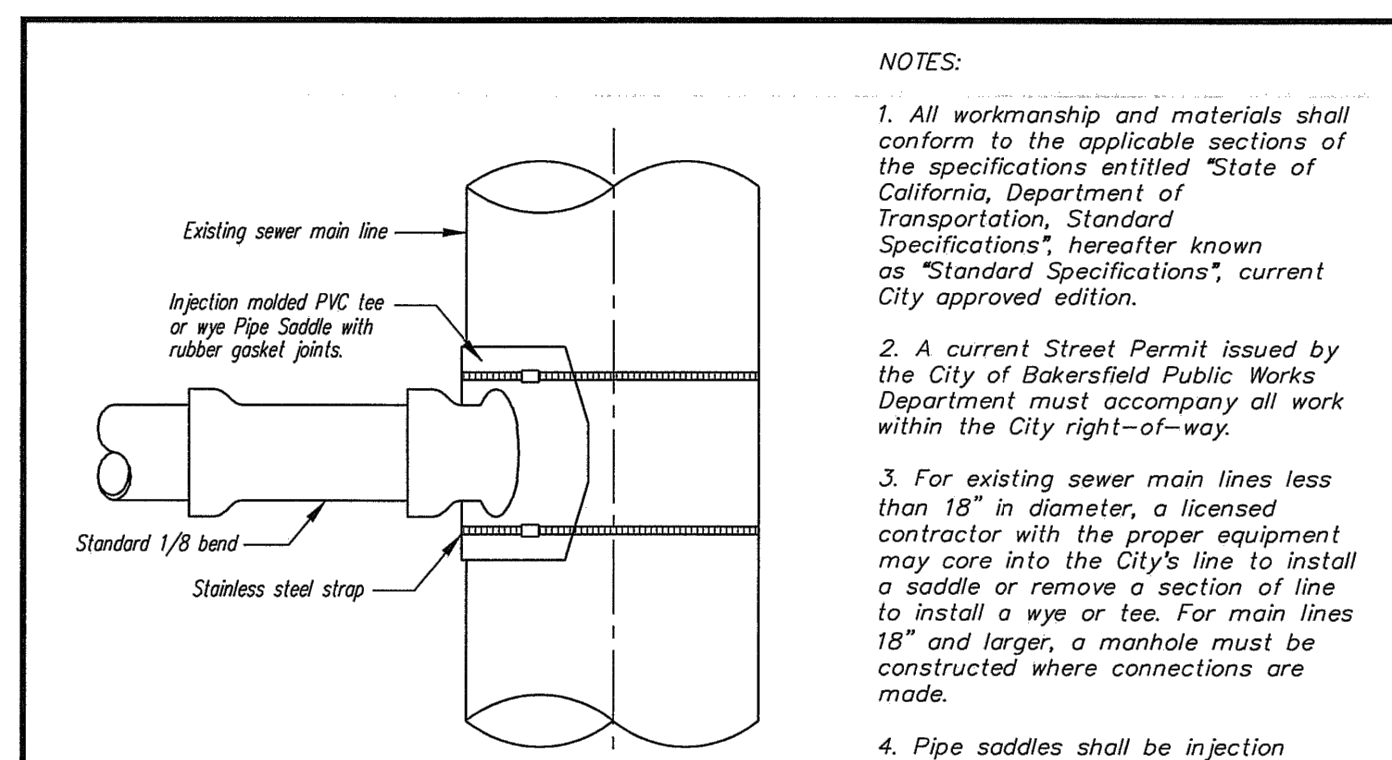
CITY OF BAKERSFIELD STD. PLATE SW-5 SCALE:N.T.S.



- NOTES:
- All workmanship and materials shall conform to the applicable sections of the specifications entitled "State of California, Department of Transportation, Standard Specifications", hereafter known as "Standard Specifications", current City approved edition.
  - All frames and covers shall be tested for accuracy of fit and shall be marked in sets prior to delivery.
  - The sets of frames and bearing faces of the covers shall be machined for a smooth non-rocking fit between the two castings.
  - Castings shall be thoroughly cleaned and dipped twice in a quick-drying, jet-black asphaltic compound to provide a protective coating.
  - All frames and covers shall be gray cast iron, free from warps, cracks, holes, swirls and cold-shot, and shall have a workmanlike finish. Highway loading should be HS 20-44.
  - Castings shall conform to the provisions of the specifications for gray-iron castings, serial designation ASTM; A-48 (latest revision), Class No. 30B.
  - The name of the manufacturing company shall be on the underside of the cover.
  - Manhole frame shall weigh not less than 120 lbs. nor more than 250 lbs. The cover shall weigh not less than 120 lbs. nor more than 200 lbs.
  - Manhole covers shall have a self draining blind pick hole unless otherwise approved by the City Engineer.
  - Castings shall be thoroughly cleaned and dipped twice in a quick-drying, jet-black asphaltic compound to provide a protective coating.
  - The 2.0" pattern letters on the manhole covers shall have one of the following designations: "DRAIN" or "SEWER".
  - Cross hatch pattern shall be 2.0" x 1.0" diamond mat, 0.125" deep.
  - Manhole covers shall have a self draining blind pick hole unless otherwise approved by the City Engineer.

FILENAME: SW-6 FRAMES AND COVERS FOR MANHOLES & CLEANOUTS		DATE REV	10/19
REV DRAWN		KDB	
CHECKED		TW	
SCALE		N.T.S.	
SHEET NO.		SW-6	
APPROVED			
CITY OF BAKERSFIELD CALIFORNIA		DEPARTMENT	
PUBLIC WORKS			

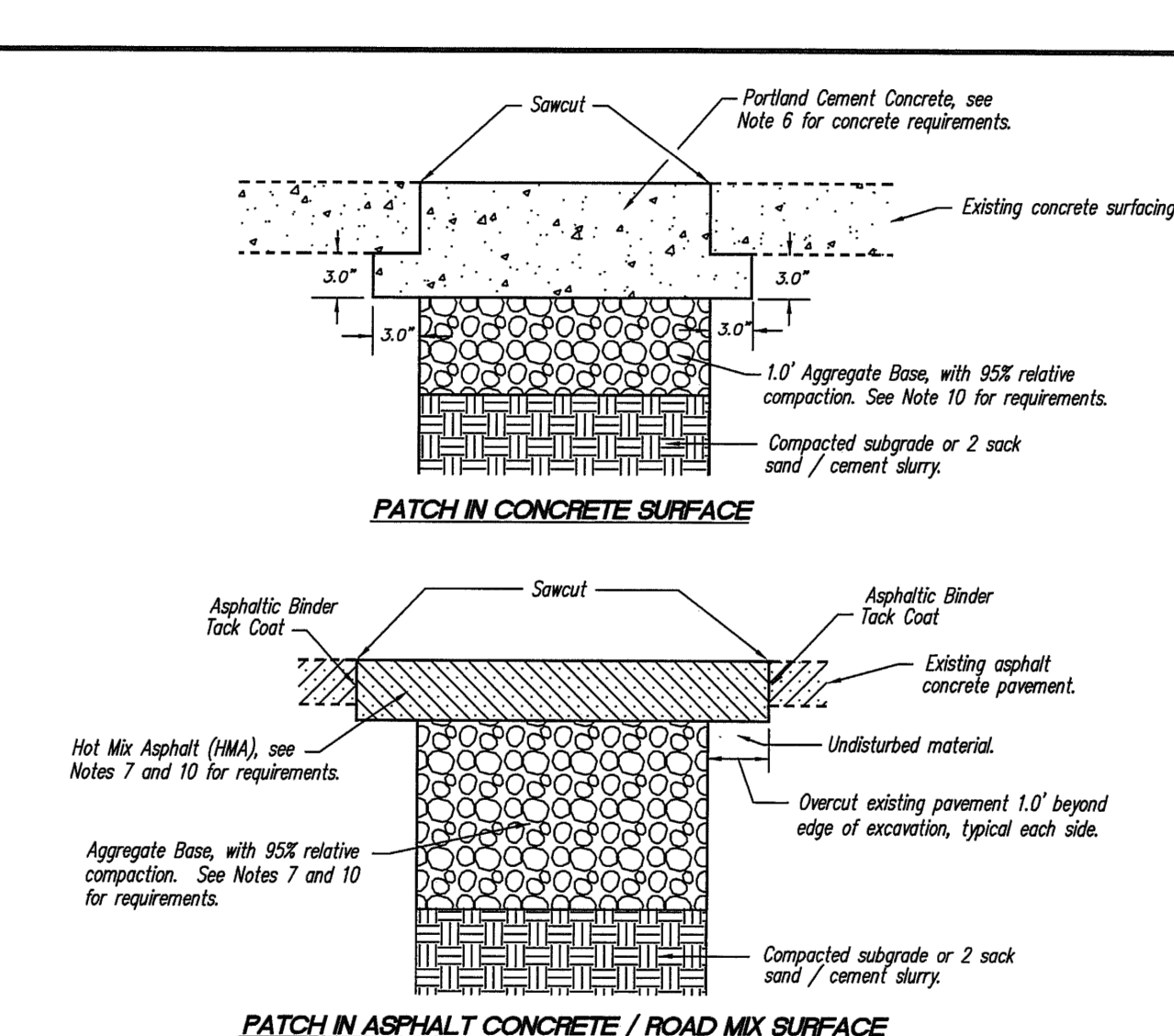
CITY OF BAKERSFIELD STD. PLATE SW-6 SCALE:N.T.S.



- NOTES:
- All workmanship and materials shall conform to the applicable sections of the specifications entitled "State of California, Department of Transportation, Standard Specifications", hereafter known as "Standard Specifications", current City approved edition.
  - A current Street Permit issued by the City of Bakersfield Public Works Department must accompany all work within the City right-of-way.
  - For existing sewer main lines less than 18" in diameter, a licensed contractor with the proper equipment may core into the City's line to install a saddle or remove a section of line to install a wye or tee. For main lines 18" and larger, a manhole must be constructed where connections are made.
  - Pipe saddles shall be injection molded PVC tee or wye fittings with rubber gasket joints or approved equal. Saddle shall be sized to properly fit the O.D. of the existing sewer line to create a no leak seal. Saddles shall be fastened to the existing pipe with a minimum of 2 stainless steel straps.
  - Opening in existing sewer line shall be core cut and made only large enough to admit saddle fitting. No portion of the saddle fitting shall extend into sewer main pipe.
  - Where new sewer main lines are being constructed, all connections shall be made using wye fittings installed in line, cut-in fittings are not allowed unless approved by the City Engineer. See Standard Drawing SW-1.

FILENAME: SW-7 LATERAL CONNECTION TO EXISTING SEWER MAIN		DATE REV	10/19
REV DRAWN		KDB	
CHECKED		TW	
SCALE		N.T.S.	
SHEET NO.		SW-7	
APPROVED			
CITY OF BAKERSFIELD CALIFORNIA		DEPARTMENT	
PUBLIC WORKS			

CITY OF BAKERSFIELD STD. PLATE SW-7 SCALE:N.T.S.



- NOTES:
- All workmanship and materials shall conform to the applicable sections of the specifications entitled "State of California, Department of Transportation, Standard Specifications", hereafter known as "Standard Specifications", current City approved edition.
  - A current Street Permit issued by the City of Bakersfield Public Works Department must accompany all work within the City right-of-way.
  - Sawcuts shall be made parallel to and at right angles to the street centerline or curb line or as directed by the City Engineer. Minimum patch width shall be 2.0' at its smallest dimension.
  - Patches less than 2.0' from existing patches, edge of pavement or gutter/median curbs shall be enlarged to include the remaining area of existing pavement.
  - Multiple areas, less than 2.0' apart, shall be combined into one continuous patch as directed by the City Engineer.
  - Concrete for patches in concrete surface streets shall conform to the requirements of the Standard Specifications. The cementitious material content of the concrete must be at least 590 lb/cu yd. Concrete shall contain no additives unless prior approval is obtained from the City Engineer.
  - Section for patches in asphalt concrete surfaces shall meet the following minimum requirements:
    - Local Street - 0.40' Type A or Type B Hot Mix Asphalt (HMA) over 0.50' aggregate base.
    - Arterial or Collector Street - 0.70' Type A Hot Mix Asphalt (HMA) over 1.0' aggregate base.
    - With prior approval of the City Engineer, the structural section for larger areas of pavement patch may be designed per the requirements of Section 5.1.1.
    - Asphaltic binder tack coat shall conform to the requirements of Section 39 of the Standard Specifications.
    - See City Standard Details ST-12 for trench backfill and compaction requirements and ST-13 for roadway subgrade compaction, aggregate base and HMA requirements.
    - Patches in concrete streets overlaid with asphalt concrete shall meet the requirements for patches in asphalt concrete streets.

FILENAME: STANDARD PAVEMENT PATCH		DATE REV	2010
REV DRAWN		ZUL/TW	
CHECKED		S. LESCH	
SCALE		N.T.S.	
SHEET NO.		ST-11	
APPROVED			
CITY OF BAKERSFIELD CALIFORNIA		DEPARTMENT	
PUBLIC WORKS			

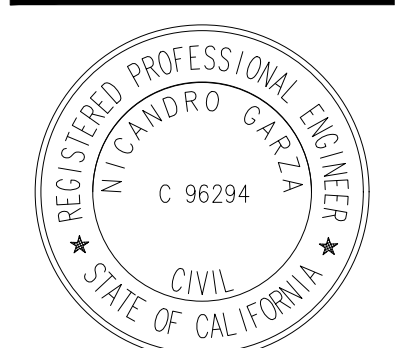
CITY OF BAKERSFIELD STD. PLATE SW-11 SCALE:N.T.S.

TRACT MAP NO. 7515 PHASE 1

SEWER IMPROVEMENT PLANS  
DETAILS

AES AUTHORITY ENGINEERING SURVEYING  
CIVIL ENGINEERING | LAND SURVEYING | PLANNING  
5055 CALIFORNIA AVE STE. 101, BAKERSFIELD, CA 93309

REVIEWED BY: NO. DATE / REVISION



APPROVED BY: NG  
CHECKED BY: NG  
DRAWN BY: RS

PROJECT NO. 25-019  
SHEET NO. 12 of 12

SS12.0