

# *Sewer Study*

Majestic Airway

City of San Diego

Site Development Permit/ Tentative Map  
Project No. TBD

April 2021

*Prepared for:*

Las Vegas Sunset Properties  
2700 W. Sahara Ave  
Las Vegas, NV 89102

*Prepared by:*

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SEWER STUDY FOR

**Majestic Airway**

April 2021

A handwritten signature in black ink, appearing to read 'M. J. Knapton', written over a horizontal line.

Michael J. Knapton      Exp. Date 9/30/21

R.C.E. 65627

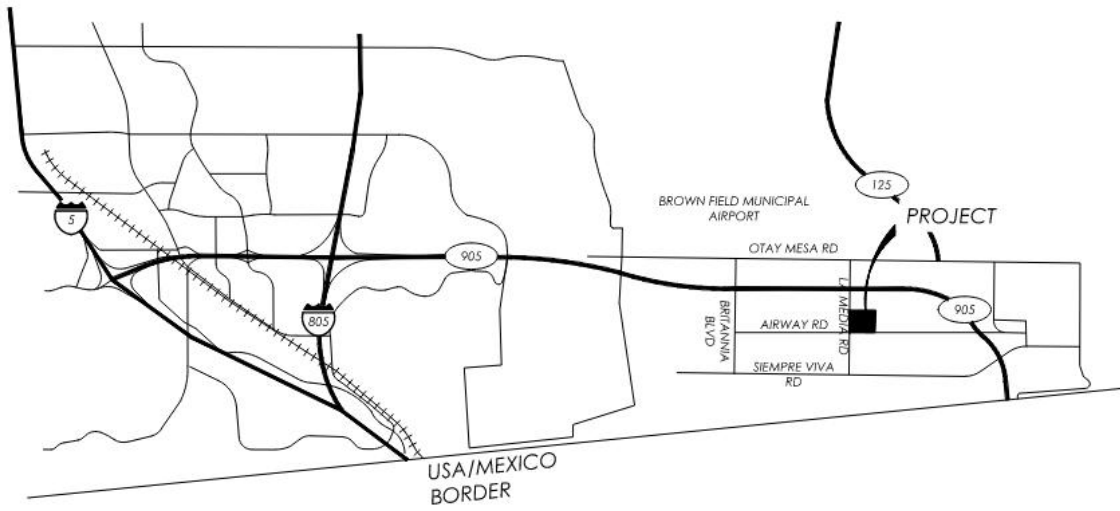


## TABLE OF CONTENTS

Vicinity Map .....	1
Introduction/Project Description.....	2

## APPENDICES

Appendix A	Sewer Flow Generation Calculations
Map Pocket No. 1	Majestic Airway Sewer Exhibit





## **1. Introduction/Project Description**

The proposed project involves the development of three industrial warehouse buildings, roughly 408,700 square feet of space, on a 32.909-acre parcel located north of Airway Rd, and east of La Media Road. The existing and proposed zoning for the site is IL-3-1.

The design for this private sewer system is a gravity fed system that sewers all 3 buildings south into the existing public 15" main located within Airway Rd. Buildings 1 and 2 will be using the same connection point to the existing main which runs west of Buildings 1 and 2. Building 3 will have a separate connection point which runs through the middle of Buildings 2 and 3.

As this project does not have identified tenants, the process to derive expected Equivalent Dwelling Units (EDU's) was to take other typical industrial warehouse buildings constructed in Southern California and assign fixture unit counts on the City of San Diego Water Meter Data Card. From this, a ratio of 20 fixture units per 1 EDU was applied. The project is thereby estimated to yield a maximum of 18 EDU's at full buildout. This EDU count is far less than the allowable sewer generation for industrially-zoned land, but in-line with expected sewer demand of similar projects. The project flows to City of San Diego sewer pump station 23T, which has available capacity for the project. The project will pay its fair share and sewer surcharge fees at the time of building permit issuance for the diminished capacity due to this project at that pump station.

In the event a tenant has sewer needs exceeding the cumulative 18 EDU's for the project, the owner will submit for a Substantial Conformance Review specific to sewer, so the request can be vetted against the capacity available at sewer pump station 23T. If sufficient capacity exists for the additional proposed EDU's, fair share costs would be paid. In the event the requested EDU's are substantial; a sewer basin analysis may be required to demonstrate the effect of the project on capacity and may require the developer to fund or install components to upgrade the capacity of the pump station.

Design of the proposed sewer system is consistent with the design parameters as outlined in the *City of San Diego - Sewer Design Guide, May 2015*.



Kimley-Horn  
and Associates, Inc.

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## **Appendices**



Kimley-Horn  
and Associates, Inc.

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## **Appendix A ~ Sewer Flow Generation Calculations**

SEWER STUDY SUMMARY FOR:  
 Majestic Airway

JOB NO. 195208002  
 DATE: 04/13/2021

PROJECT ENGINEER: Michael Knapton  
 PREPARED BY: MK

*Update*

*Calculate*

ENTER NUMBER OF NODES TO ANALYZE:		4																
REACH	FROM MH	TO MH	NUMBER OF RESIDENTIAL DWELLING UNITS	POP. PER DWELLING UNIT	POP. INLINE	SERVED TOTAL	PEAK DESIGN FLOW			LINE SIZE (INCHES)	MINIMUM SLOPE (%)	DESIGN SLOPE (%)	dn(ft)	dn/D	VELOCITY (fps)	COMMENTS		
							PEAK/AVG RATIO	M.G.D.	CFS									
C	MH4	MH3	6.0	3.5	21.0	21.0	4.00	0.007	0.010	8	0.844%	0.50	0.05	0.08	0.83	End Network 1		
B	MH3	MH2	6.0	3.5	21.0	21.0	4.00	0.007	0.010	8	0.844%	0.50	0.05	0.08	0.83	End Network 2		
A	MH2	MH1	12.0	3.5	42.0	84.0	4.00	0.027	0.041	8	0.257%	0.50	0.10	0.15	1.26	Confluence of Networks		
D	MH5	PUB	6.0	3.5	21.0	105.0	4.00	0.034	0.052	8	0.213%	0.50	0.11	0.17	1.35			





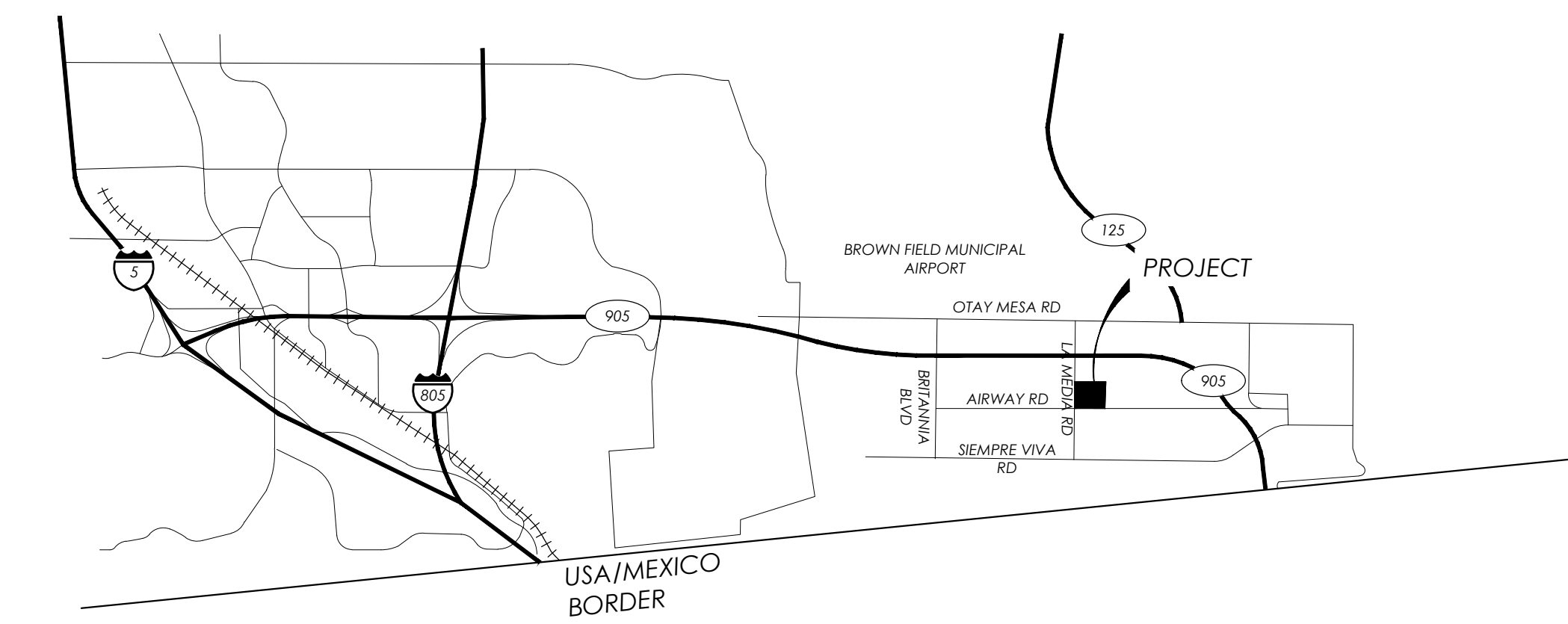
Kimley-Horn  
and Associates, Inc.

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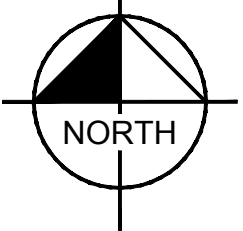
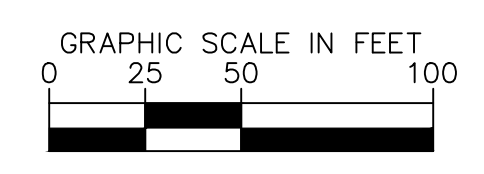
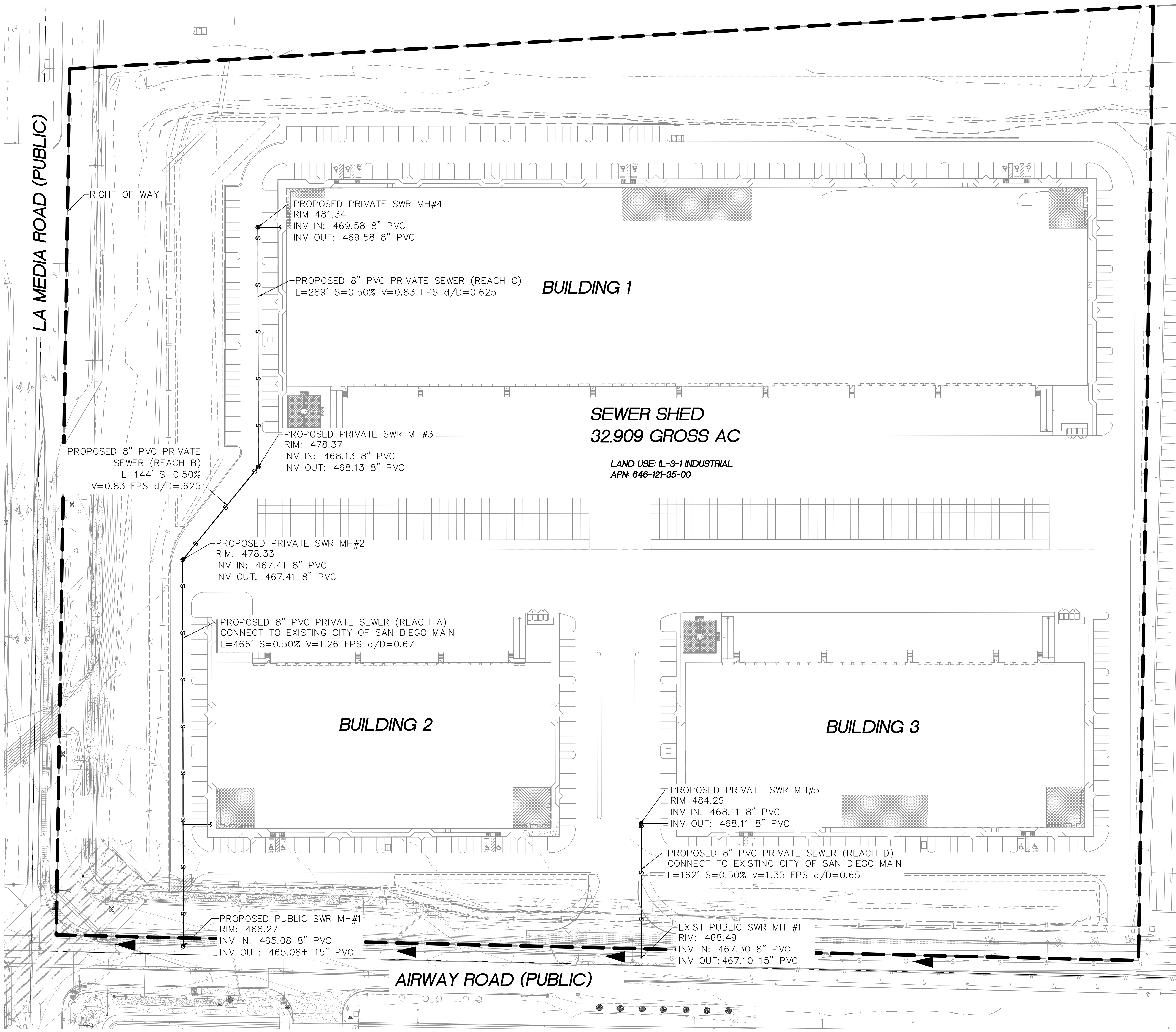
**Map Pocket No. 1 ~ Majestic Airway**

**LEGEND**

- PROJECT BOUNDARY
- SEWER SHED LIMITS
- PROPOSED PRIVATE SEWER MAIN
- EXISTING SEWER MAIN
- EXISTING RECLAIMED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED RECLAIMED WATER MAIN
- PROPOSED STORM DRAIN
- DIRECTION OF FLOW
- PROPOSED PRIVATE SEWER LATERAL
- PROPOSED SEWER MANHOLE
- EXISTING MANHOLE



**VICINITY MAP**  
N.T.S.



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