

ENCLAVE PARK

coastal development permit and site development permit

ORIGINAL SUBMITTAL: 8.26.22
 RESUBMITTAL 3.31.23
 *RESUBMITTAL 3.22.2024

KEY PROJECT INFORMATION:

LEGAL DESCRIPTION :

The land referred to herein below is situated in the City of San Diego in the County of San Diego, State of California, and is described as follows:

Parcels A and B as shown on parcel map No. 1203, in the City of San Diego, County of San Diego, State of California, filed in page 1203 of parcel maps in the office of the County Recorder of San Diego County, December 29, 1972, being a portion of Lots 14, 15 and 16 Via Sorrento Valley Industrial Park Unit No. 6, according to map 6922.

ASSESSOR'S PARCEL :	PM01203 PAR A PM01203 PAR B PARCEL # 3411201000 PARCEL # 3411200900 5.39 ACRES COMBINED SEE SHEET G-002
SHEET INDEX :	TYPE 1
TYPE OF CONSTRUCTION :	CORE & SHELL BUILDINGS FOR LAB AND OFFICE B
OCCUPANCY :	
ZONING:	BASE: IL-3-1 OVERLAY ZONES AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE (ALUCOZ)MCAS - MIRAMAR COASTAL OVERLAY ZONE (COZ)CST-APP, N-APP-1, DEF-CER PARKING IMPACT OVERLAY ZONE (PIOZ)PIOZ-COASTAL-IMPACT
GROSS SITE AREA :	5.39 ACRES (234,788 SF)
FAR:	2.0
MAX GSF:	469,576.8 SF
PROPOSED GSF :	300,000 SF
EXISTING USE :	LIGHT INDUSTRIAL, WAREHOUSE
PROPOSED USE :	OFFICE / LAB - RESEARCH AND DEVELOPMENT
AGE OF EXISTING BUILDINGS :	1973 -1974
NO DWELLING UNITS PROPOSED FOR DEMOLITION	
GEOLOGICAL HAZARD CATEGORY 31:	LIQUEFACTION - HIGH POTENTIAL, SHALLOW GROUNDWATER, MAJOR DRAINAGES, HYDRAULIC FILLS
LANDSCAPE AREA SQUARE FOOTAGE:	108,482 SF



VICINITY MAP

DISTANCE TO MASS TRANSIT0.7 MILES

PROJECT SCOPE:

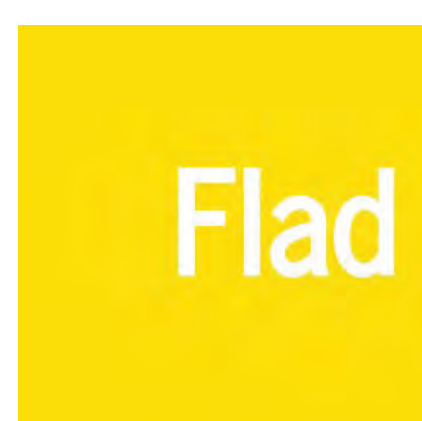
Project consists of an existing 2-parcel site of 5.4 acres, with planned demolition of 7 individual single-story buildings, asphalt parking, miscellaneous vegetation and infrastructure.

The new construction is to consist of the following:

- a R&D building of 9 stories + penthouse, with a total area of approximately 300,000 sf.
- a parking structure of 7 stories with approximately 716 parking spaces.
- landscaping and outdoor amenities including seating, nature walkways, and sports court.

Note: Site is within a Special Flood Hazard Area, the design addresses the requirements of Environmentally Sensitive Lands, and includes a 100 foot buffer to the adjacent wetland. The site design accommodates the APZ II and the TZ of the MCAS Miramar ALUCP.

This project is seeking a Coastal Development Permit as well as a Site Development Permit with this submittal.



ARCHITECT
FLAD ARCHITECTS
 650 California St, 17th Floor
 San Francisco, CA 94108
 415.398.1600



LANDSCAPE
OJB
 550 Lomas Santa Fe Drive | Solana
 Beach, CA 92075
 858.764.7961



CIVIL
PROJECT DESIGN CONSULTANTS
 a BOWMAN Company
 701 B Street, Suite 800, San Diego, CA 92101
 619.235.6471



LAND USE
ATLANTIS GROUP
 Land Use Consultants
 2488 Historic Decatur Road, Suite #220
 La Mesa, CA 91942
 619.462.1515



ENVIRONMENTAL
HELIX Environmental Planning, Inc.
 7578 El Cajon Boulevard
 La Mesa, CA 91942
 619.462.1515



GEOTECHNICAL ENGINEER
Geocon Incorporated
 6960 Flanders Drive
 San Diego, California 92121
 858.558.6900



HYDROLOGY
CHANG CONSULTANTS
 P.O. Box 9495
 Rancho Santa Fe, CA 92067-4496
 858.692.0760



TRAFFIC
LINSOTT LAW & GREENSPAN Engineers
 4542 Rollins Street, Suite 100
 San Diego, CA 92111
 858.300.8800



OWNER
Breakthrough Properties
 A Trishman Spoyer and Dulica Capital JV
 11455 El Camino Real, Suite 455
 San Diego, CA 92130

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SHEET INDEX-GENERAL		
SHEET NUMBER	SHEET NAME	Project Phase
G-000	COVER SHEET	CDP/SDP
G-002	SHEET INDEX	CDP/SDP
G-003	PROJECT DATA	CDP/SDP
G-010	WASTE STORAGE STRATEGY	CDP/SDP

SHEET INDEX - CIVIL		
SHEET NUMBER	SHEET NAME	Project Phase
C-01	TITLE SHEET	CDP/SDP
C-02	TYPICAL STREET CROSS-SECTIONS	CDP/SDP
C-03	GRADING, DRAINAGE, WATER (DOMESTIC & FIRE), SEWER & SMP PLAN	CDP/SDP
C-04	STORM DRAIN PLAN	CDP/SDP
C-05	BOUNDARY AND TOPOGRAPHIC MAP	CDP/SDP
C-06	NON-TITLE INFORMATION	CDP/SDP
C-07	FIRE ACCESS PLAN	CDP/SDP

SHEET INDEX - LANDSCAPE		
SHEET NUMBER	SHEET NAME	Project Phase
L-000	ILLUSTRATIVE PLAN	CDP/SDP
L-100	LANDSCAPE PLAN & GENERAL NOTES	CDP/SDP
L-200	PLANTING PLAN	CDP/SDP
L-300	DIAGRAM AND CALCULATION	CDP/SDP
L-400	HYDROZONE PLAN	CDP/SDP
L-500	TREE PROTECTION & DEMO PLAN	CDP/SDP

SHEET INDEX - ARCHITECTURE		
SHEET NUMBER	SHEET NAME	Project Phase
A-010	DEMO PLAN - OVERALL	CDP/SDP
A-201	LEVEL 1 - FLOOR PLAN	CDP/SDP
A-204	LEVEL 4 - FLOOR PLAN	CDP/SDP
A-210	PENTHOUSE - FLOOR PLAN	CDP/SDP
A-400	BUILDING AXONS	CDP/SDP
A-401	NORTH ELEVATION	CDP/SDP
A-402	WEST ELEVATION	CDP/SDP
A-403	SOUTH ELEVATION	CDP/SDP
A-404	EAST ELEVATION	CDP/SDP

SHEET INDEX - ARCHITECTURE PS		
SHEET NUMBER	SHEET NAME	Project Phase
PS-201	PS LEVEL 1	CDP/SDP
PS-204	PS LEVEL 4	CDP/SDP
PS-209	PS ROOFTOP	CDP/SDP
PS-401	PS NORTH ELEVATION	CDP/SDP
PS-402	PS WEST ELEVATION	CDP/SDP
PS-403	PS SOUTH ELEVATION	CDP/SDP
PS-404	PS EAST ELEVATION	CDP/SDP

Flad
 FLAD ARCHITECTS
 650 California St. 17th Flr
 San Francisco, CA 94108
 415.398.1600

OJB
 550 Lomas Santa Fe Drive
 Solana Beach, CA 92075
 858.764.7961

PROJECT DESIGN CONSULTANTS
 701 B Street, Suite 800
 San Diego, CA 92101
 619.235.9471

Atantis Group
 2488 Historic Decatur
 Road, Suite #220
 San Diego, CA 92106
 619.523.1930

HELIX
 Environmental Planning
 7578 El Cajon Boulevard
 La Mesa, CA 91942
 619.462.1515

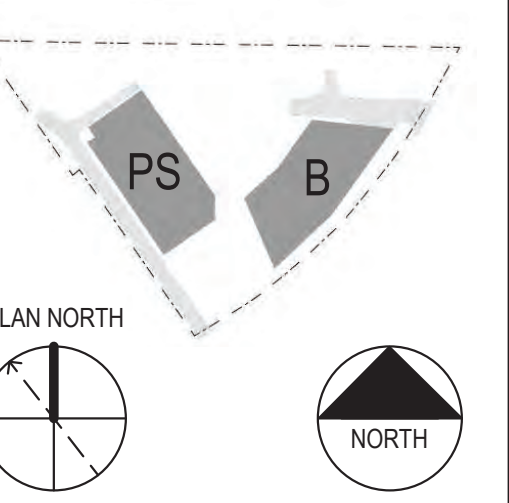
GEOCON
 6960 Flanders Drive
 San Diego, California 92121
 658.558.0900

Chang Consultants
 P.O. Box 9496
 Rancho Santa Fe, CA 92067
 858.692.0760

LIVESTOCK & EQUESTRIAN
 4542 Ruffner Street,
 Suite 100
 San Diego, CA 92111
 658.300.8800

Signed & Sealed By : NOT USED

Stamps & Approvals



NOT FOR CONSTRUCTION

Rev	Date	Description

Project Title



Breakthrough Properties

4200 SORRENTO VALLEY BLVD.
 SAN DIEGO, CA. 92121

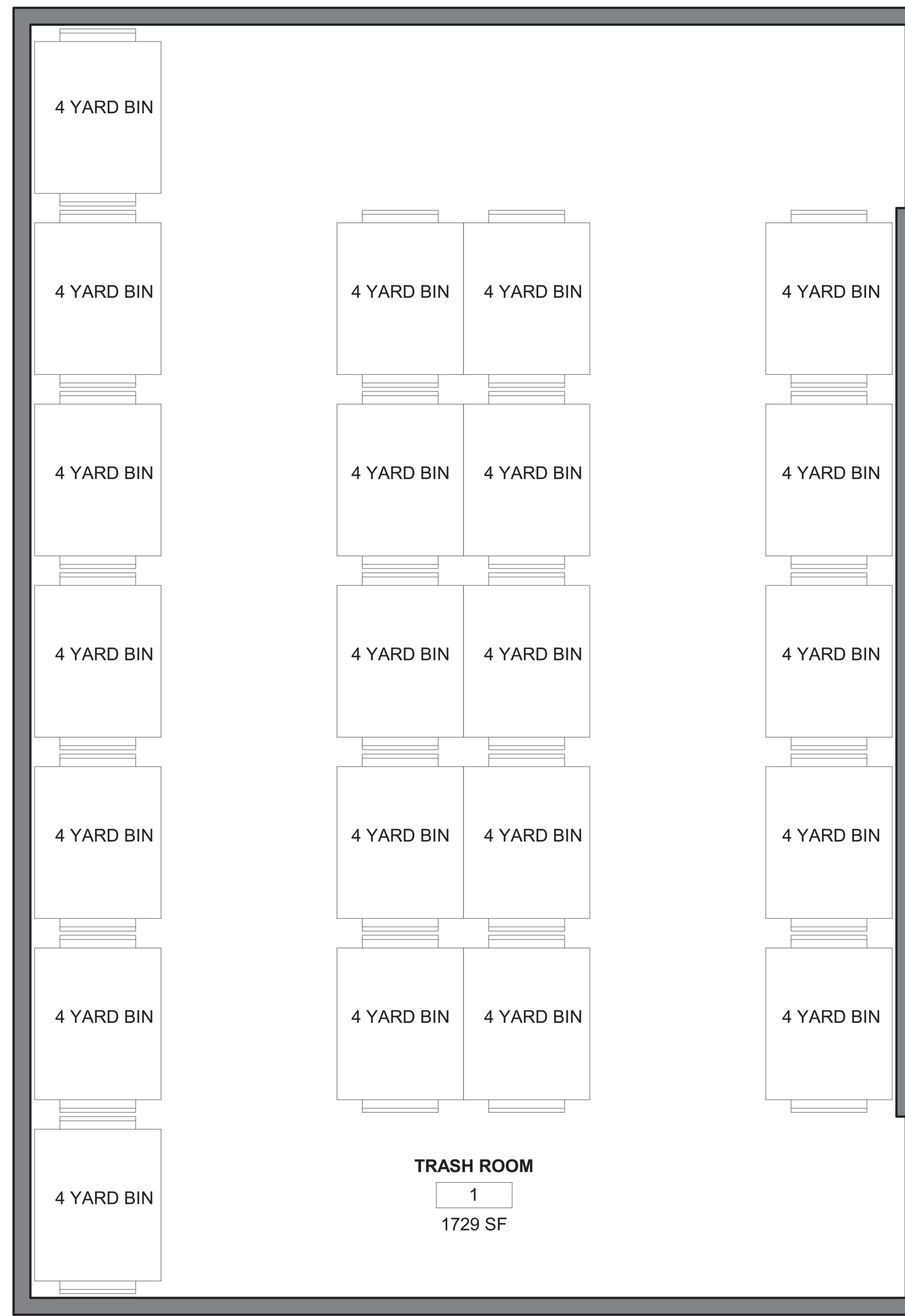
Enclave Park

Project Phase
 CDP/SDP

Date 03/22/24	Drawn By FLAD
Project Number 23027-00	Checked By FLAD

Sheet Title
SHEET INDEX

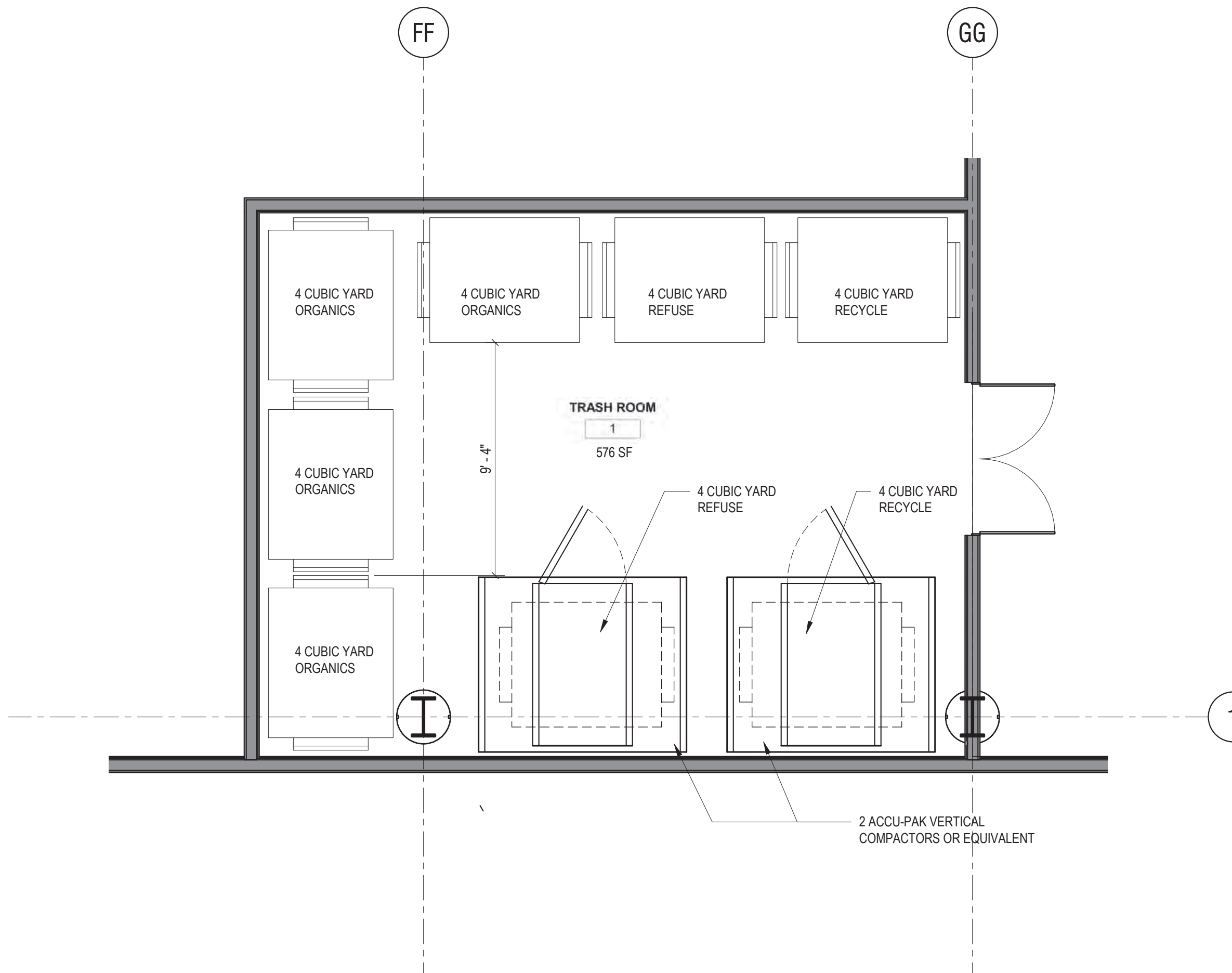
Sheet Number G-002	Rev. No.
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1 UNCOMPACTED TRASH ROOM

1/4" = 1'-0"

UNCOMPACTED TRASH ROOM CALCULATIONS:
WITHIN REQUIRED 1728 SF
22 4 YARD BINS CAN BE FIT
TOTALING 88 CUBIC YARDS OF UNCOMPACTED TRASH STORAGE WITH A 1 DAY PER WEEK PICK UP SCHEDULE
D-300 container comes with casters.



1 FLOOR PLAN - PROPOSED COMPACTOR TRASH ROOM

1/4" = 1'-0"

COMPACTED TRASH ROOM CALCULATIONS:
WITHIN REQUIRED 576 SF
8 4 YARD BINS CAN BE FIT
2 ACU PAK VERTICAL TRASH COMPACTORS ALLOW FOR A 4:1 COMPACT RATIO
(4X4)X4 = 64 CUBIC YARDS OF REFUSE AND RECYCLING POTENTIALLY SERVICED WEEKLY
UNCOMPACTED ORGANICS
4 X 4 = 16 CUBIC YARDS OF ORGANICS POTENTIALLY SERVICED 2 X PER WEEK = 32 CUBIC YARDS

ACCU-PAK VERTICAL COMPACTORS

D-400, D-600 & D-800

Designed for restaurants, motels, grocery stores, apartment complexes or other locations where space is limited.

With a 30-second cycle time, the Accu-Pak compactor with a patented 4-in-1 head design is the only vertical compactor in the industry that can be changed to front, rear, left or right feed in the field.



Available with 3, 4, 6 or 8 yard front load containers.
D-800 model designed to be loaded from dock or stand.
D-300 container comes with casters.

Value Added Benefits

- Improved efficiency**
 - Quick cycle times improve employee efficiency; trash is compacted in just 30 seconds.
- Increased performance**
 - 18" of ram penetration and over 28,000 lbs. of ram force ensure maximum compaction.
- Standard features included at no additional charge**
 - Patented 4-in-1 head can be changed to feed from front, rear, left side or right side.
 - Full Container Light alerts you when trash is ready for pickup.
 - Magnetic interlock prevents the compactor from operating if door is open or container is not properly in place.
 - Low temperature oil feature works well in hot or cold climates.*
 - Driver light is illuminated when it is safe for the hauler to remove the container.
 - Built-in stops hold container in place to prevent movement during compaction.
- Ease of ownership**
 - Purchase, rental and leasing programs available.
- Strong warranty**
 - 1-1-1 warranty (1-year structural, 1-year parts and 1-year labor).

*Use of an oil heater or extreme cold weather hydraulic oil is recommended in extreme cold conditions.

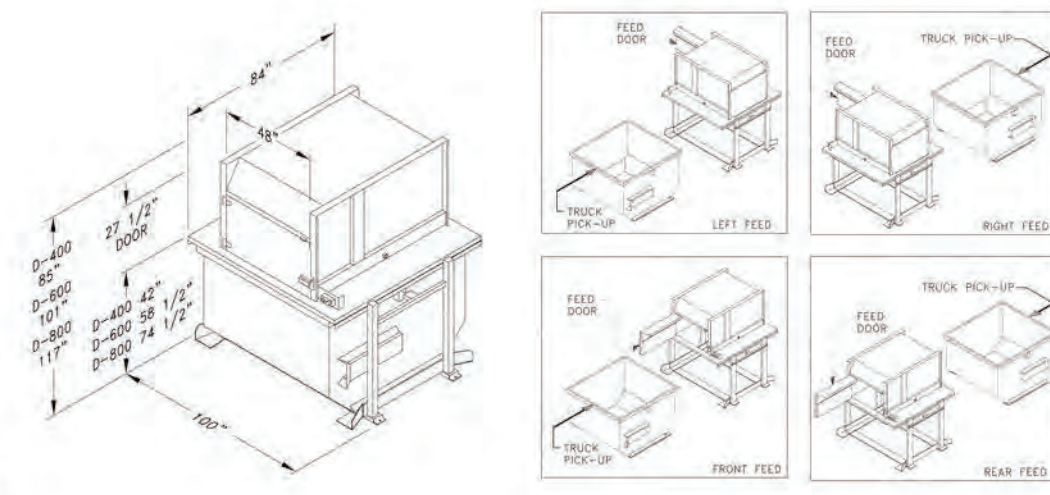
ACCU-PAK VERTICAL COMPACTORS

Standard Features

- Short 30 second cycle time
- Full container light
- Low temperature oil
- Operational and service manual
- Primed and painted in several colors

Optional Features

- Chute extension
- Loading platform with safety rail
- Through the wall installation
- Thermostat oil controlled heater
- Automatic odor suppression system
- Biodegradable oil
- Single phase 220 volt or 110 volt available



SPECIFICATIONS

- Charge Box**
 - Wastepipe rating: 0.5 cu. yds.
 - Wastec rating: 0.42 cu. yds.
 - Container weight with stand and container: 1,340 lbs. (D-300) / 3 yard
 - 1,340 lbs. (D-400) / 4 yard
 - 1,780 lbs. (D-600) / 6 yard
 - 3,540 lbs. (D-800) / 8 yard
- Ram**
 - Ram height: 30"
 - Ram penetration: 18.00"
 - Base plate: 7-gauge, 48" W x 36" H
 - Base plate: 7-gauge, 47-1/2" W x 36"
 - Side plates: 7-gauge, 36" W x 19-1/16" H
- Compactor Head**
 - Sides: 11-gauge, (2) 83-1/2" W x 19" H
 - Top deck: 11-gauge, (2) 83-1/2" W x 21" H
- Electrical**
 - Tan-coated electric motor: 3hp
 - Voltage: 208/230/460, 3 phase 40 Hz
 - Power box: UL rated, TEF, housing
 - Automated cycle operation: turn key switch-ram extends, retracts and stops automatically
- Hydraulic Performance**
 - Pump: 2.8 gpm
 - Pump type: Gear
 - Hydraulic oil tank: 8.7 gallon reservoir
 - Cylinder bore/rod/stroke: 4" bore, 2" rod 14" stroke
 - Normal ram line pressure: 25,100 psi
 - Maximum ram line pressure: 26,400 psi
 - Normal ram psi: 2,000
 - Maximum ram psi: 2,300
 - Cubic yard per hour: 49 cu. yd./hr.
 - Power unit location: Internal
 - Cycle time: 30 seconds

Standard Color Choices*



Wastequip is the leading North American manufacturer of waste and recycling equipment for collecting, processing and transporting recyclables and solid or liquid waste. December 2016, Wastequip of North America, Inc. was awarded the Environmental Protection Agency's (EPA) Green Power Award for its commitment to environmental stewardship and innovation. Wastequip is proud to be a leader in the industry and is committed to providing the highest quality products and services to our customers. Wastequip is a leader in the industry and is committed to providing the highest quality products and services to our customers. Wastequip is a leader in the industry and is committed to providing the highest quality products and services to our customers.

San Diego Municipal Code Chapter 14: General Regulations (2-2022)

Table 142-08C Minimum Exterior Refuse, Organic Waste, and Recyclable Material Storage Areas for Nonresidential Development

Gross Floor Area Per Development (Square Feet)	Minimum Refuse Storage Area Per Development (Square Feet)	Minimum Recyclable Material Storage Area Per Development (Square Feet)	Minimum Organic Waste Storage Area Per Development (Square Feet)	Total Minimum Area Per Development (Square Feet)
0-5,000	12	12	12	36
5,001-10,000	24	24	24	72
10,001-25,000	48	48	48	144
25,001-50,000	96	96	96	288
50,001-75,000	144	144	144	432
75,001-100,000	192	192	192	576
100,001+	192 plus 48 square feet for every 25,000 square feet of building area above 100,001	192 plus 48 square feet for every 25,000 square feet of building area above 100,001	192 plus 48 square feet for every 25,000 square feet of building area above 100,001	576 plus 144 square feet for every 25,000 square feet of building area above 100,001

REFUSE AREA CALCULATIONS

PER SDMC TABLE 142-08C

MINIMUM REFUSE STORAGE REQUIRED

300,000 SF BUILDING
300,000 - 100,001 = 199,999
199,999 / 25,000 = 8
8 X 144 = 1152
1152 + 576 = 1728
EQUATES TO 22-4 YD BINS = 88 CUBIC YARD CAPACITY

MINIMUM REFUSE STORAGE

192 + (48 SF X 8) = 576
7.33 BINS X 4 CUBIC YARDS = 29.33 CUBIC YARDS

MINIMUM RECYCLING STORAGE

192 + (48 SF X 8) = 576
7.33 BINS X 4 CUBIC YARDS = 29.33 CUBIC YARDS

MINIMUM ORGANICS STORAGE

192 + (48 SF X 8) = 576
7.33 BINS X 4 CUBIC YARDS = 29.33 CUBIC YARDS

TOTAL MINIMUM STORAGE AREA:
576 SF + (144 X 8) = 1728 SF
22 BINS X 4 CUBIC YARDS = 88 CUBIC YARDS

PROPOSED REFUSE AREA

576 SF REFUSE, RECYCLING AND ORGANICS STORAGE AREA WITH MECHANICAL COMPACTORS REDUCING THE SIZE OF WASTE AND RECYCLING BY A RATIO OF 4:1 FROM NON COMPACTED METHODS.

COMPACTED TRASH ROOM CALCULATIONS:
WITHIN REQUIRED 576 SF
8 4 YARD BINS CAN BE FIT
2 ACU PAK VERTICAL TRASH COMPACTORS OR EQUIVALENT ALLOW FOR A 4:1 COMPACT RATIO
(4X4)X4 = 64 CUBIC YARDS OF REFUSE AND RECYCLING POTENTIALLY SERVICED WEEKLY
UNCOMPACTED ORGANICS
4 X 4 = 16 CUBIC YARDS OF ORGANICS POTENTIALLY SERVICED 2 X PER WEEK = 32 CUBIC YARDS

PROPOSED ORGANIC WASTE STORAGE
4 BINS X 4 CUBIC YARDS = 16 CUBIC YARDS OF ORGANIC WASTE 2X WEEKLY PICK UP = 32 CUBIC YARDS PER WEEK

PROPOSED REFUSE STORAGE
2 BINS X 4 CUBIC YARDS = 8 X 4 = 32 CUBIC YARDS OF REFUSE WEEKLY PICK UP

PROPOSED RECYCLING STORAGE
2 BINS X 4 CUBIC YARDS = 8 X 4 = 32 CUBIC YARDS OF RECYCLING WEEKLY PICK UP

Flad FLAD ARCHITECTS
650 California St. 17th Flr
San Francisco, CA 94108
415.398.1600

OJB 550 Lomas Santa Fe Drive
Solana Beach, CA 92075
858.764.7961

PROJECT DESIGN CONSULTANTS 701 B Street, Suite 800
San Diego, CA 92101
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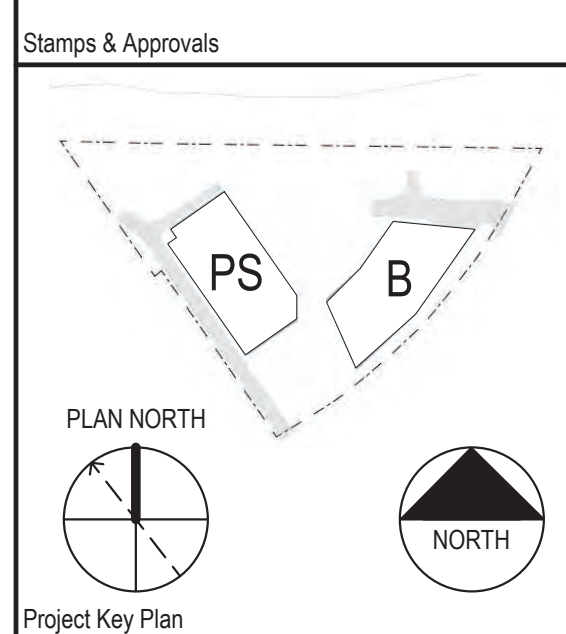
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GEOCON 6960 Flanders Drive
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Chang Consultants P.O. Box 9496
Rancho Santa Fe, CA 92067
858.692.0760

LIWOT 4542 Ruffner Street,
Suite 100
San Diego, CA 92111
658.300.8800



NOT FOR CONSTRUCTION

Breakthrough PROPERTIES

Breakthrough Properties

4200 SORRENTO VALLEY BLVD.
SAN DIEGO, CA. 92121

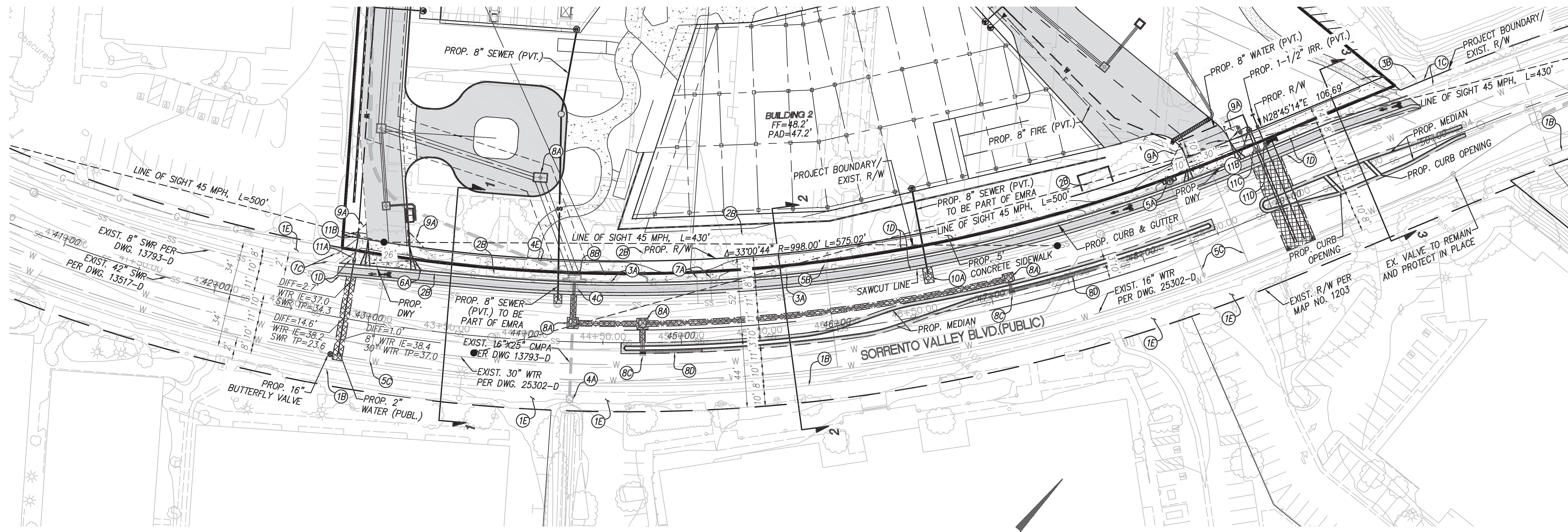
Enclave Park

Project Phase CDP/SDP	Drawn By FLAD
Date 03/22/24	Checked By FLAD
Project Number 23027-00	

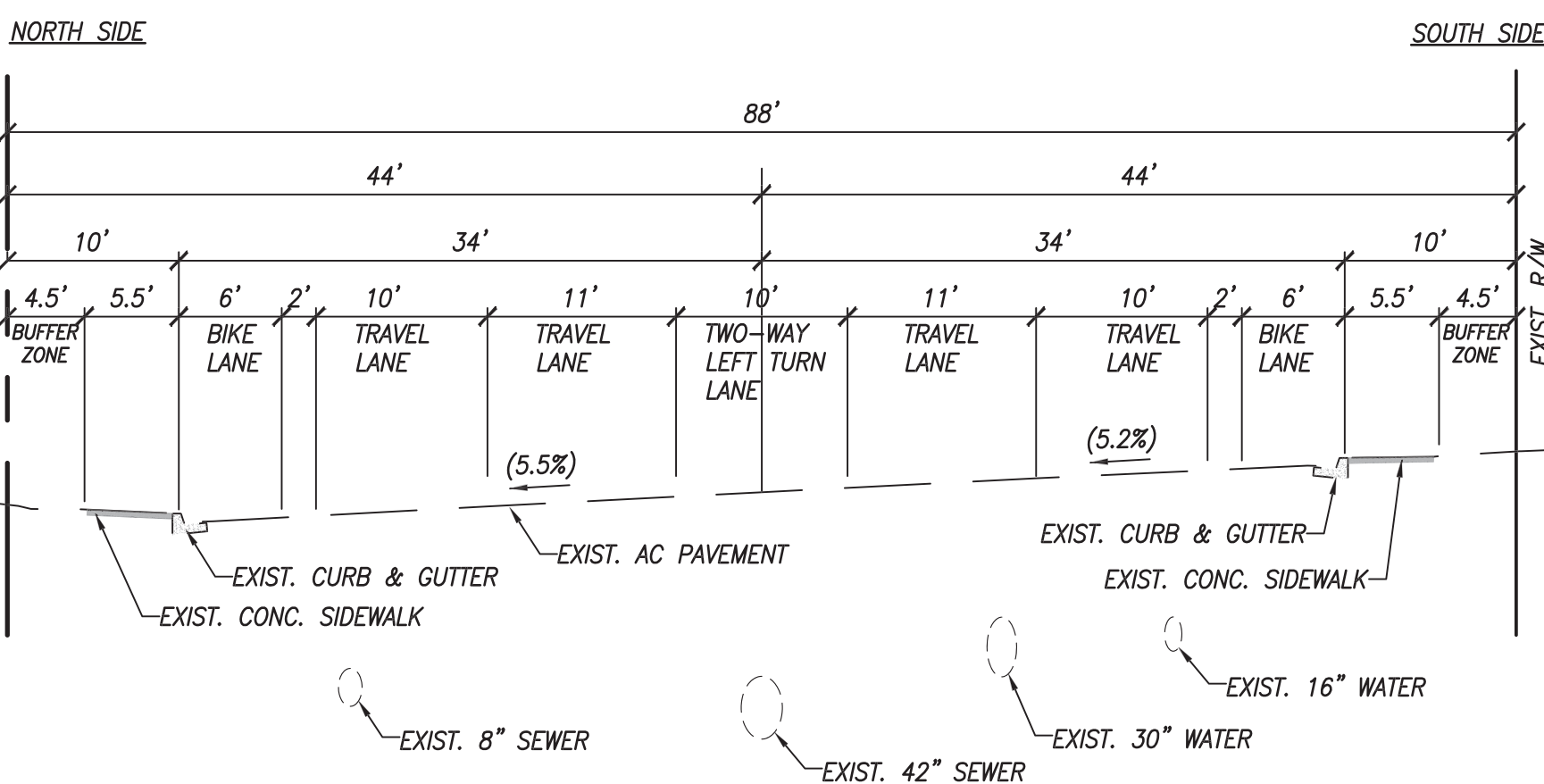
WASTE STORAGE STRATEGY

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G-010

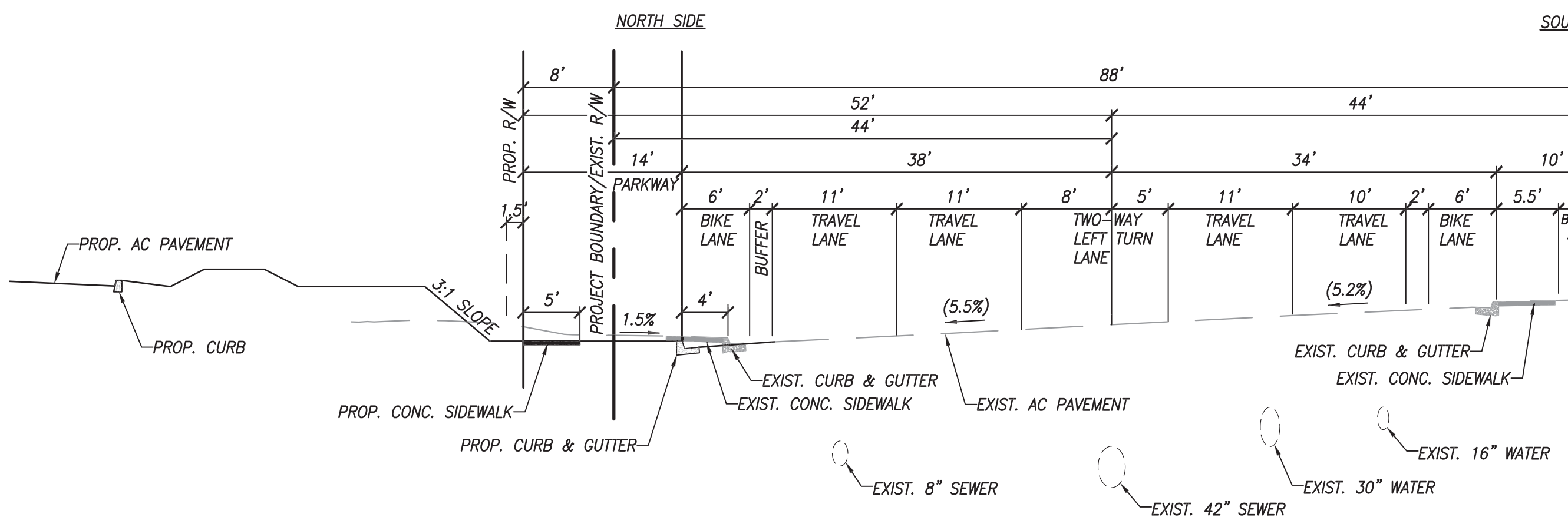
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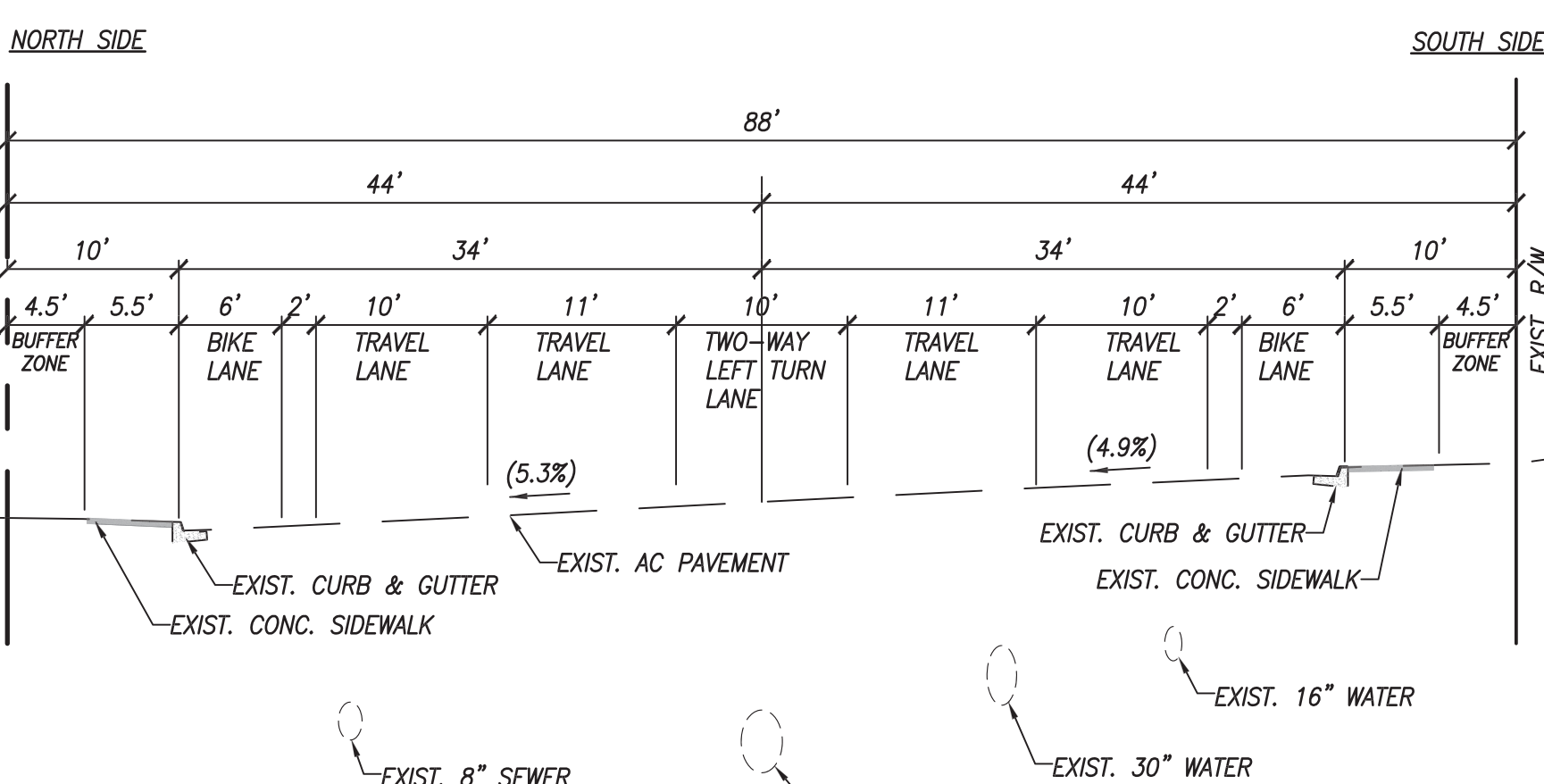
PLAN : SORRENTO VALLEY BLVD. (PUBLIC)
SCALE: 1"=40'



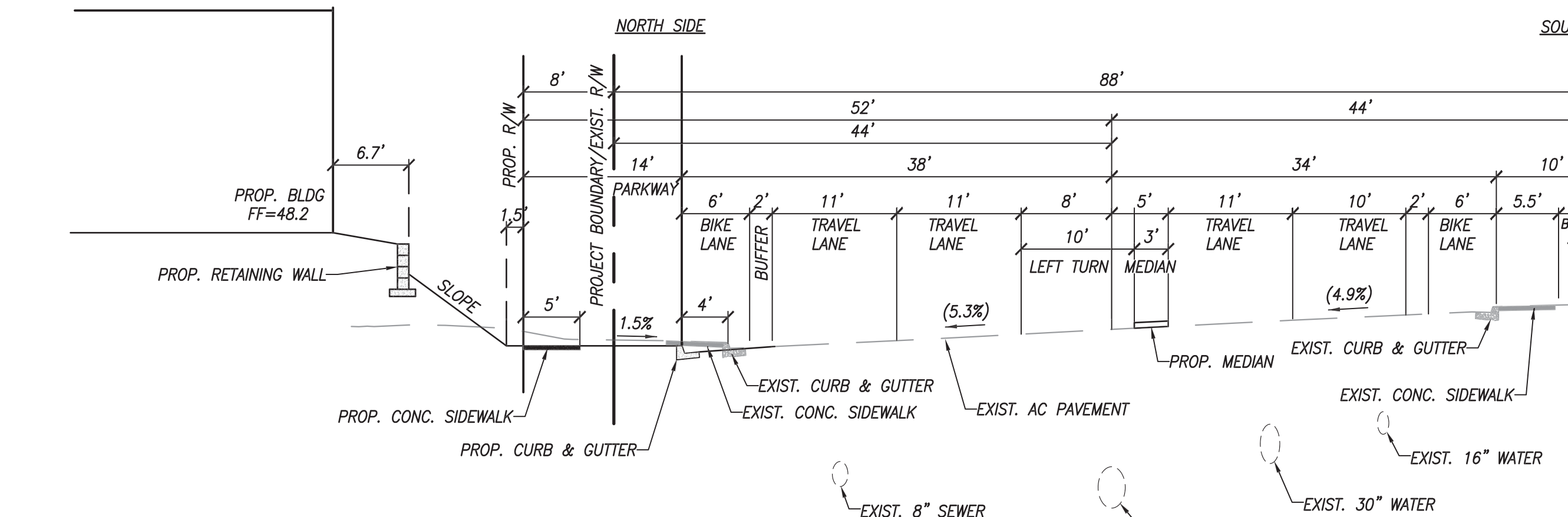
SECTION 1-1: EXISTING SORRENTO VALLEY BLVD. (PUBLIC)
POSTED SPEED= 45 MPH (STA. 42+00.00) NOT TO SCALE



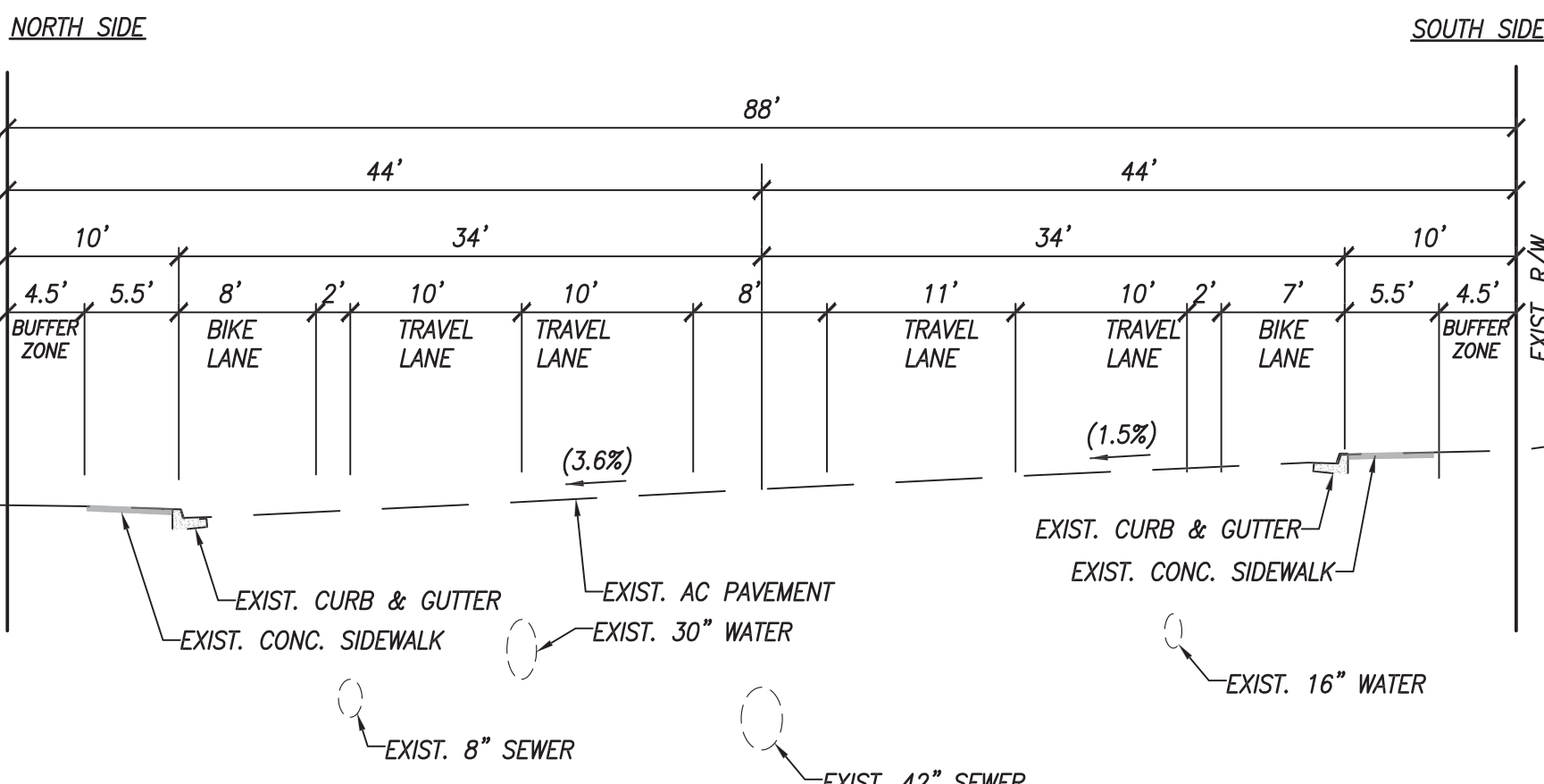
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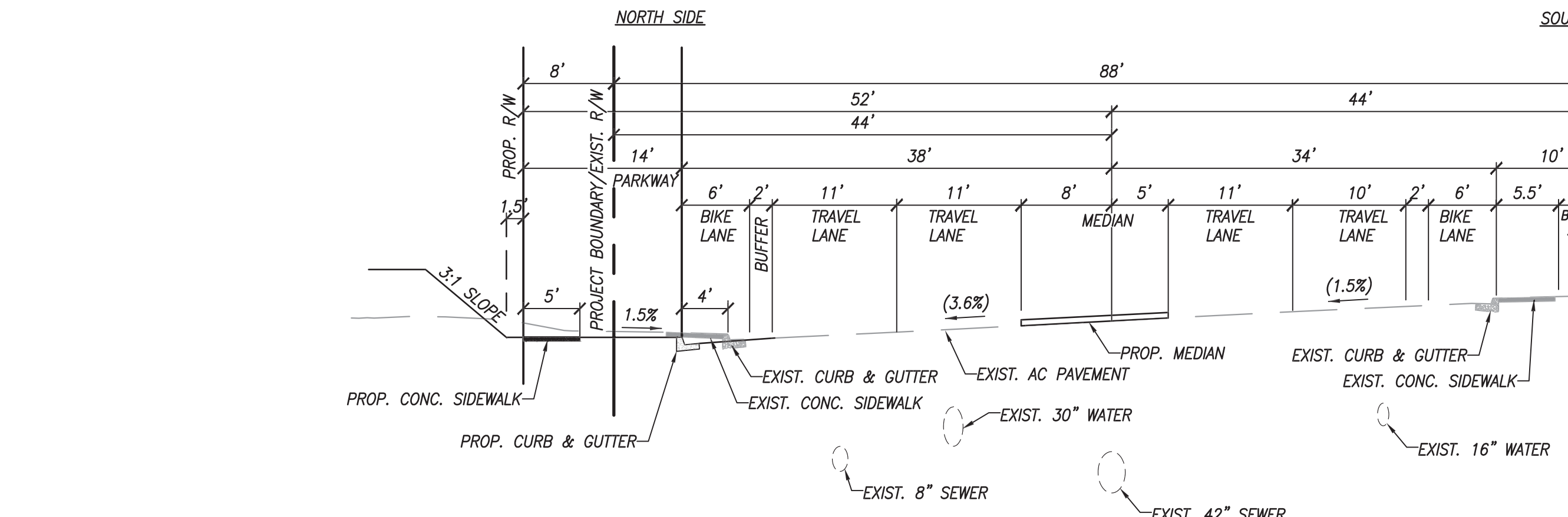
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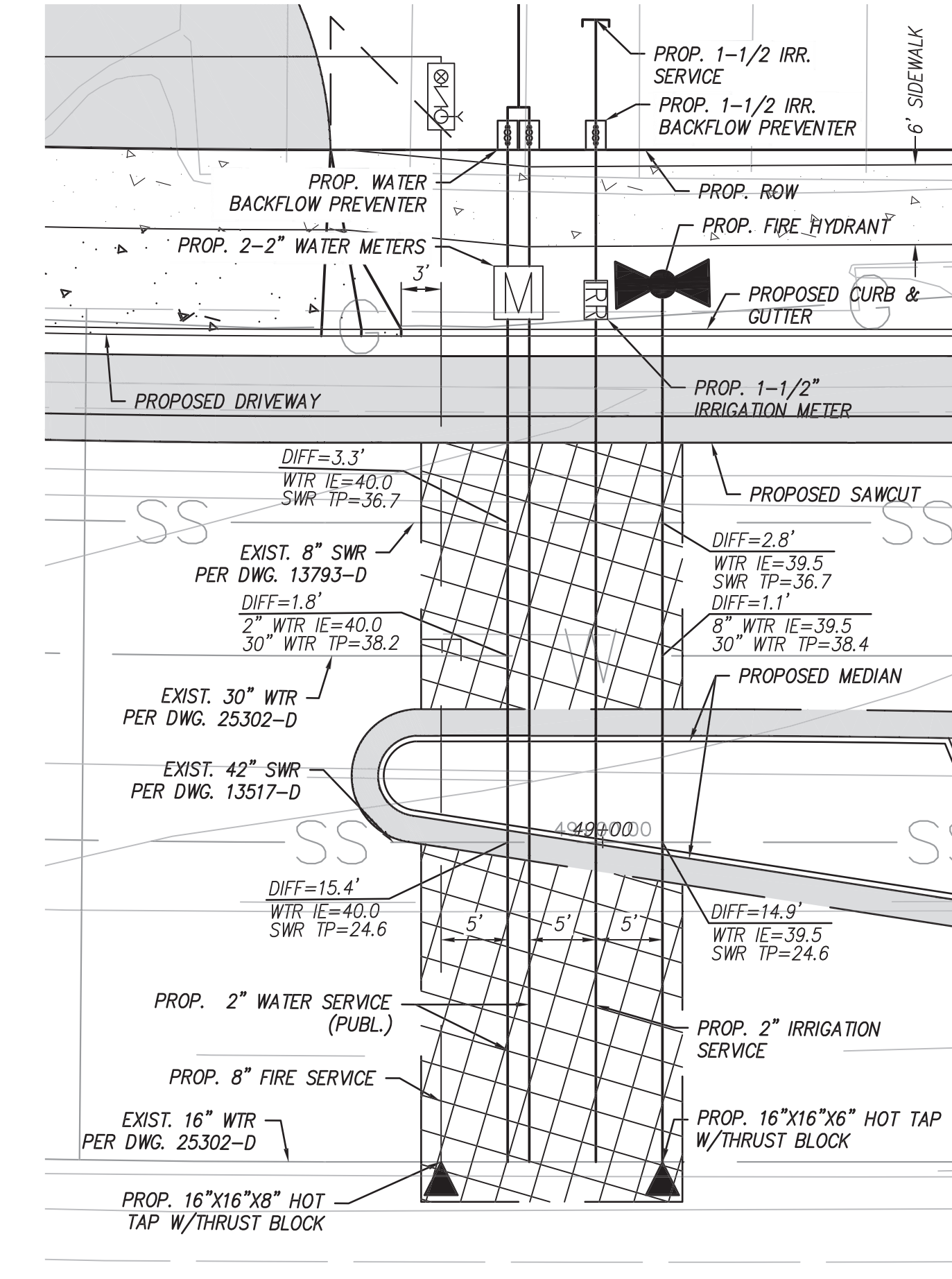
SECTION 2-2: PROPOSED SORRENTO VALLEY BLVD. (PUBLIC)
POSTED SPEED= 45 MPH (STA. 48+00.00) NOT TO SCALE



SECTION 3-3: EXISTING SORRENTO VALLEY BLVD. (PUBLIC)
POSTED SPEED= 50 MPH (STA. 49+15.00) NOT TO SCALE



SECTION 3-3: PROPOSED SORRENTO VALLEY BLVD. (PUBLIC)
POSTED SPEED= 45 MPH (STA. 49+15.00) NOT TO SCALE



PLAN : WATER SERVICE DETAIL
SCALE: 1"=10'

WORK ITEMS:

- 1A EXISTING A.C. PAVEMENT TO REMAIN
- 1B EXISTING CURB AND GUTTER TO REMAIN
- 1C EXISTING SIDEWALK TO REMAIN
- 1D EXISTING A.C. PAVEMENT, CURB AND GUTTER AND SIDEWALK TO BE REMOVED
- 1E EXISTING DRIVEWAY TO REMAIN
- 2A EXISTING TREES TO REMAIN AND TO BE PROTECTED IN PLACE
- 2B EXISTING TREES TO BE REMOVED
- 2C EXISTING SIGN TO BE REMOVED
- 2D EXISTING SIGN TO REMAIN
- 3A EXISTING STORM DRAIN INLET TO BE PROTECTED IN PLACE
- 3B EXISTING STORM DRAIN TO REMAIN AND PROTECTED IN PLACE
- 3C EXISTING STORM DRAIN INLET TO BE REMOVED
- 3D EXISTING STORM DRAIN TO BE REMOVED
- 3E EXISTING MANHOLE RIM AND COVER TO BE ADJUST TO GRADE
- 3F EXISTING FIRE HYDRANT TO BE REMOVED AND RELOCATED
- 3G EXISTING WATER APPURTENANCES TO BE REMOVED
- 3H EXISTING WATER SERVICE TO BE KILLED AT THE MAIN
- 3I EXISTING COMMUNICATION/CABLE/TV APPURTENANCES TO BE RELOCATED
- 3J EXISTING SEWER LATERAL TO BE ABANDONED AT THE PROPERTY LINE
- 3K PROPOSED STORM DRAIN CLEANOUT (PUBLIC)
- 3L PROPOSED TYPE 'B' INLET (PUBLIC)
- 3M PROPOSED TYPE 'T' CATCH BASIN (PUBLIC)
- 3N PROPOSED TRENCH DRAIN (PUBLIC)
- 3O PROPOSED VISIBILITY TRIANGLE (NO OBJECTS HIGHER THAN 24 INCHES WILL BE PROPOSED IN VISIBILITY TRIANGLE)
- 3P PROPOSED SEWER MANHOLE (PUBLIC)
- 3Q PROPOSED 1-1/2" WATER METER (PUBLIC), SEE NOTE 'C' ON SHEET C-01
- 3R PROPOSED WATER BACKFLOW PREVENTER
- 3S PROPOSED 2-2" WATER METERS
- 3T PROPOSED 1-1/2" IRRIGATION METER (PUBLIC)

- NOTES:
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITEE SHALL DENOTE ON THE FINAL MAP AND THE IMPROVEMENT PLANS SUBJECT TO INUNDATION ALL AREAS LOWER THAN THE BASE FLOOD ELEVATION PLUS 2 FEET.
 - THE APPLICANT SHALL ENTER INTO AN AGREEMENT WITH THE CITY WAIVING THE RIGHT TO OPPOSE A SPECIAL ASSESSMENT INITIATED FOR THE CONSTRUCTION OF FLOOD CONTROL FACILITIES AND THEIR PERPETUAL MAINTENANCE.
 - THE PROPERTY OWNER SHALL ENTER INTO AN AGREEMENT TO INDEMNIFY, PROTECT AND HOLD HARMLESS THE CITY, ITS OFFICIALS AND EMPLOYEES FROM ANY AND ALL CLAIMS, DEMANDS, CAUSES OR ACTION, LIABILITY OR LOSS BECAUSE OF, OR ARISING OUT OF FLOOD DAMAGES.
 - FILL PLACED IN THE SPECIAL FLOOD HAZARD AREA FOR THE PURPOSE OF CREATING A BUILDING PAD MUST BE COMPACTED TO 95% OF THE MAXIMUM DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST FILL METHOD ISSUED BY THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM STANDARD D-698). GRANULAR FILL SLOPES MUST HAVE ADEQUATE PROTECTION FOR A MINIMUM FLOOD WATER VELOCITY OF FIVE FEET PER SECOND.
 - NO PERMITS SHALL BE ISSUED FOR GRADING OR OTHER WORK IN THE FLOODPLAIN UNTIL THE PERMITEE OBTAINS A CONDITIONAL LETTER OF MAP REVISION (CONDITIONAL LOMR) FROM FEMA. THE REQUEST FOR THE CONDITIONAL LOMR MUST BE SUBMITTED THROUGH THE FLOODPLAIN MANAGEMENT SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT. THE PERMITEE MUST PROVIDE ALL DOCUMENTATION, ENGINEERING CALCULATIONS, AND FEES WHICH ARE REQUIRED BY FEMA.
 - THE APPLICANT WILL BE REQUIRED TO SUBMIT AN APPROVED CONDITIONAL LETTER OF MAP REVISION (LOMR) FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE SUBJECT PROJECT PRIOR TO THE ENVIRONMENTAL DOCUMENT BEING CIRCULATED FOR PUBLIC COMMENT. THE DEVELOPER MUST PROVIDE ALL DOCUMENTATION, ENGINEERING CALCULATIONS, AND FEES WHICH ARE REQUIRED BY FEMA.
 - WHEN AS-BUILT GRADING AND PUBLIC IMPROVEMENT PLANS ARE AVAILABLE, THE PERMITEE MUST SUBMIT A REQUEST FOR THE FINAL LOMR TO FEMA VIA THE FLOODPLAIN MANAGEMENT SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT. THE PERMITEE MUST PROVIDE ALL DOCUMENTATION, ENGINEERING CALCULATIONS, AND FEES WHICH ARE REQUIRED BY FEMA.
 - THE BOND FOR THIS PROJECT WILL NOT BE RELEASED UNTIL THE FINAL LOMR IS ISSUED BY FEMA. THE FLOODPLAIN MANAGEMENT SECTION OF THE CITY OF SAN DIEGO'S PUBLIC WORKS/ENGINEERING AND CAPITAL PROJECTS WILL NOTIFY THE DEVELOPMENT SERVICES DEPARTMENT OF SUCH ISSUANCE AS SOON AS IT IS INFORMED BY FEMA.
 - PRIOR TO PLACING CONCRETE FOR THE FOUNDATION, FOUNDATION PIERS, OR STEM WALLS, A FEMR ELEVATION CERTIFICATE SIGNED BY A LICENSED CIVIL ENGINEER OR LAND SURVEYOR IS REQUIRED. A HOLD WILL BE PLACED ON THE CONSTRUCTION PERMIT UNTIL THE ELEVATION CERTIFICATE IS SUBMITTED. THE ELEVATION CERTIFICATE MAY BE DOWNLOADED FROM - [HTTPS://WWW.FEMA.GOV/MEDIA-LIBRARY/ASSETS/DOCUMENTS/160](https://www.fema.gov/media-library/assets/documents/160)
 - IF A 3" OR LARGER WATER METER IS REQUIRED FOR THIS PROJECT, THE DEVELOPMENT SHALL CONSTRUCT THE NEW METER AND PRIVATE BACKFLOW DEVICE ON SITE, ABOVE GROUND, WITHIN AN ADEQUATELY SIZED WATER EASEMENT, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DEPARTMENT AND THE CITY ENGINEER.

Flad ARCHITECTS
650 California St. 17th Fl
San Francisco, CA 94108
415.398.1600

OJB
550 Lomas Santa Fe Drive
Solana Beach, CA 92075
858.764.7961

PROJECT DESIGN CONSULTANTS
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471

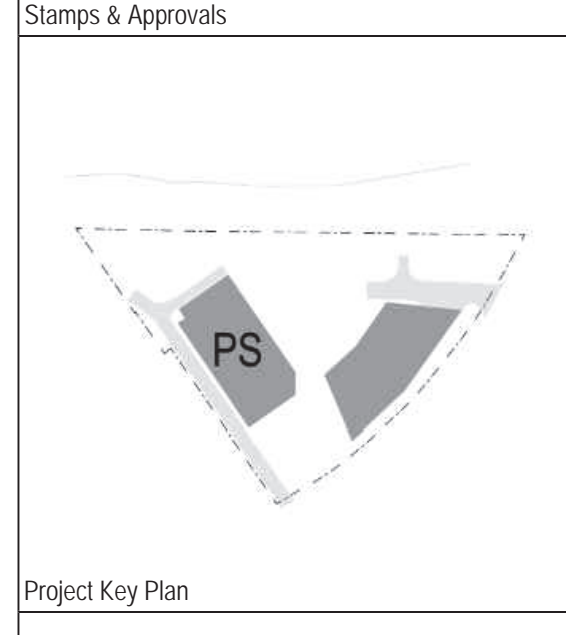
**2488 Historic Decatur Road, Suite #220
San Diego, CA 92106
619.523.7939**

**7578 El Cajon Boulevard
La Mesa, CA 91942
619.462.1515**

**6960 Flanders Drive
San Diego, California 92121
619.558.6900**

**P.O. Box 946
Rancho Santa Fe, CA 92067
619.462.0760**

**4542 Ruffner Street,
Suite 100
San Diego, CA 92111
658.300.8800**



NOT FOR CONSTRUCTION

Rev	Date	Description



Breakthrough Properties

4200 SORRENTO VALLEY BLVD.
SAN DIEGO, CA. 92121

Enclave Park

Project Phase CDP/SDP	Date 3/22/24	Drawn By MB
Project Number 23027-00	Project Number 23027-00	Checked By RJ
Sheet Title TYPICAL STREET CROSS-SECTIONS	Sheet Number C-02	Rev. No.

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