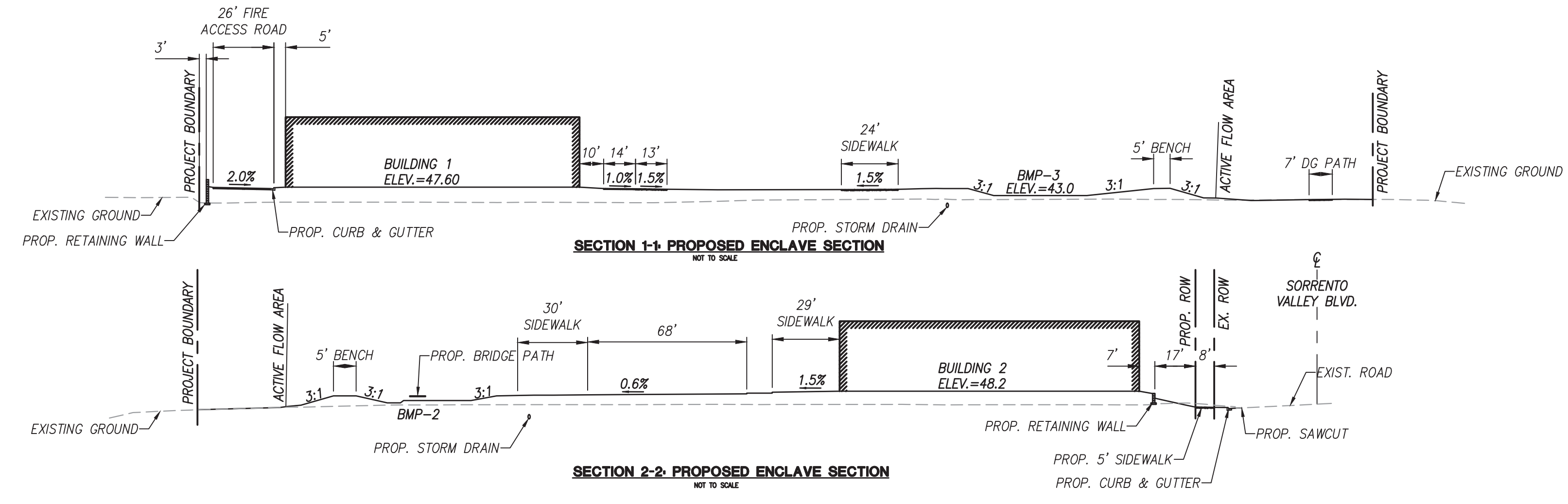


- NOTES:**
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITEE SHALL DENOTE ON THE FINAL MAP AND THE IMPROVEMENT PLANS SUBJECT TO INUNDATION ALL AREAS LOWER THAN THE BASE FLOOD ELEVATION PLUS 2 FEET.
  - THE APPLICANT SHALL ENTER INTO AN AGREEMENT WITH THE CITY WAIVING THE RIGHT TO OPPOSE 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 WATERS.
  - 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 CITY'S STORMWATER DEPARTMENT. THE PERMITEE MUST PROVIDE ALL DOCUMENTATION, ENGINEERING CALCULATIONS, AND FEES WHICH ARE REQUIRED BY FEMA.
  - WHEN AS-BUILT GRADING AND PUBLIC IMPROVEMENT PLANS ARE AVAILABLE, THE LOMR REQUEST SHOULD BE SUBMITTED THROUGH THE CITY'S STORMWATER 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. THE FEMA PROCESSING WILL BE COORDINATING BY THE CITY'S STORMWATER DEPARTMENT.



- WORK ITEMS:**
- (2A) EXISTING TORREY PINE TREES TO REMAIN AND TO BE PROTECTED IN PLACE
  - (2B) EXISTING TREES TO BE REMOVED
  - (11A) EXISTING STORM DRAIN TO BE REMOVED
  - (12) PROPOSED 7 FT WIDE PRIVATE D.G. TRAIL. SEE LANDSCAPE PLANS

**LEGEND**

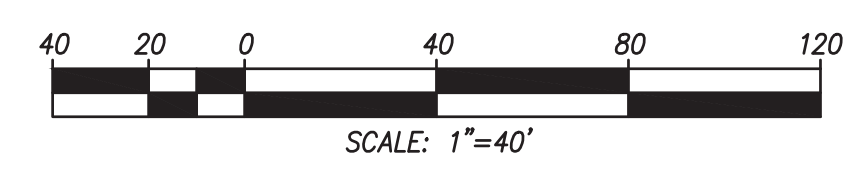
ITEM	SYMBOL
EXISTING ASPHALT AND PARKING STALL TO BE REMOVED. SEE LANDSCAPE SHEET FOR PLANTING DETAILS AND REVEGETATION AREA. RIGHT-OF-ENTRY PERMIT FOR THE OFF-SITE ASPHALT REMOVAL TO BE ISSUED BY CITY OF SAN DIEGO	
PROPOSED 7 FT WIDE D.G. PATH AND PLANTING MATERIALS SHALL BE THE RESPONSIBILITY OF THE OWNER	

LOCATION OF PRESSURE REDUCING STATION - PRESSURE REDUCING STATION WILL REPLACE THE EXISTING RED GATE VALVE (FSN 473329) DETAILS WILL BE PROVIDED DURING FINAL ENGINEERING

EXISTING VALVE TO REMAIN AND PROTECT IN PLACE

PRELIMINARY LOCATION OF ISOLATION VALVE. DETAILS WILL BE PROVIDED DURING FINAL ENGINEERING

PRELIMINARY LOCATION OF ISOLATION VALVE. DETAILS WILL BE PROVIDED DURING FINAL ENGINEERING



**Flad ARCHITECTS**  
450 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

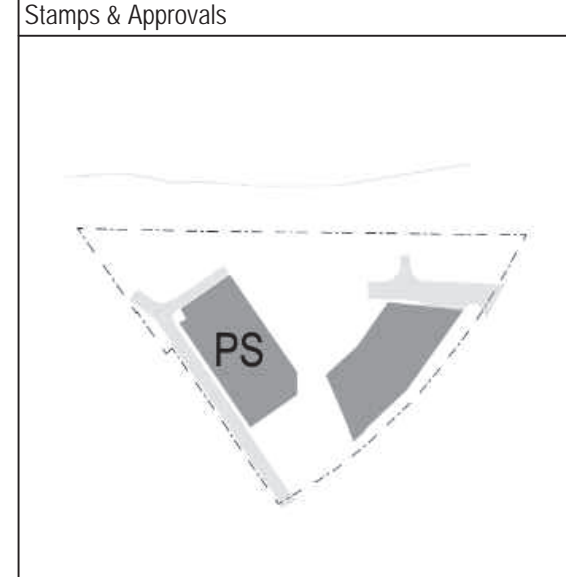
**24th Street Group**  
2488 Historic Decatur Road, Suite 4220  
San Diego, CA 92106  
619.523.7939

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

**gbcgroup**  
6960 Flanders Drive  
San Diego, California 92121  
658.558.6900

**Chang Consultants**  
P.O. Box 9496  
Rancho Santa Fe, CA 92067  
658.692.0760

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



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**Breakthrough Properties**

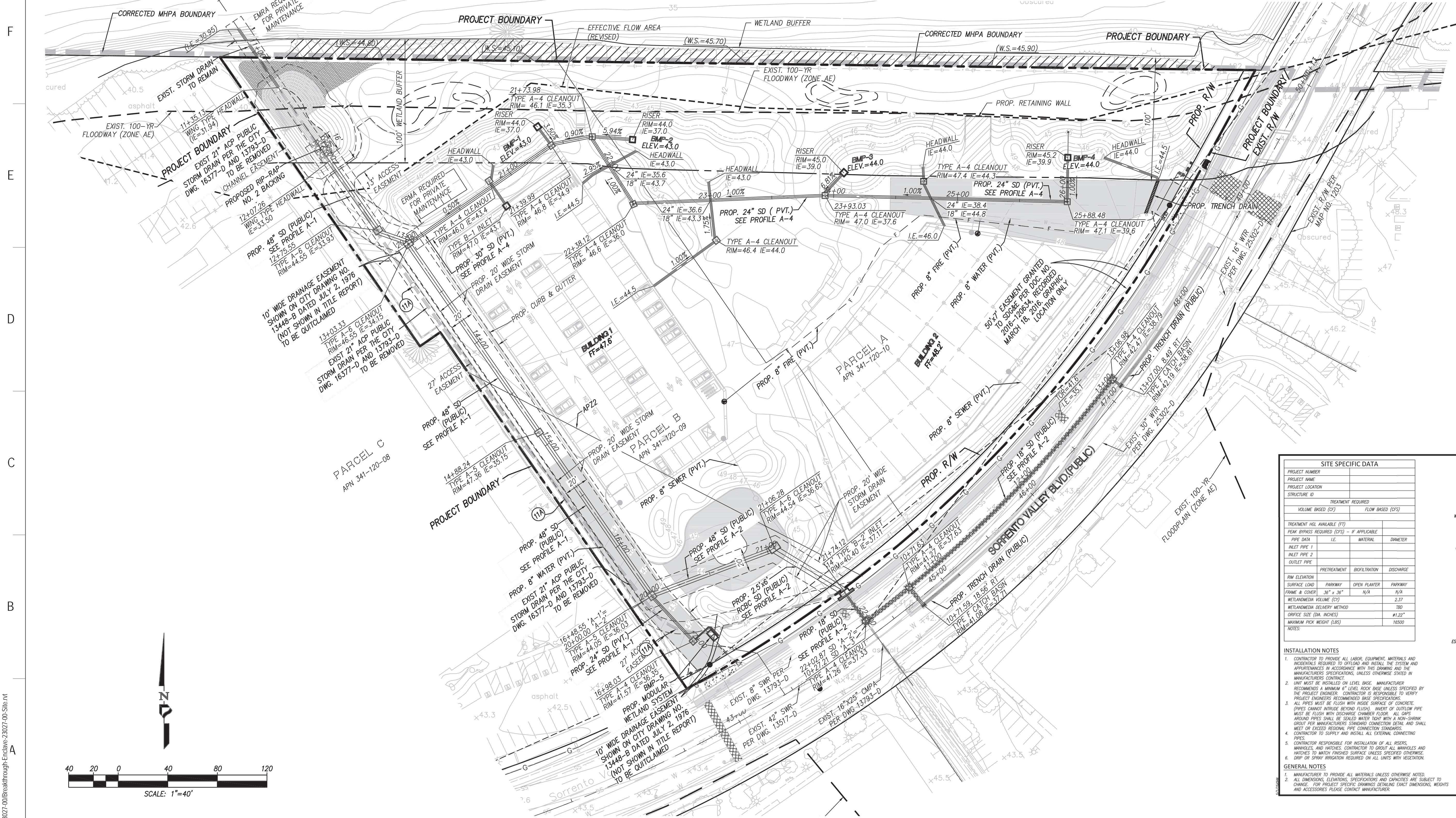
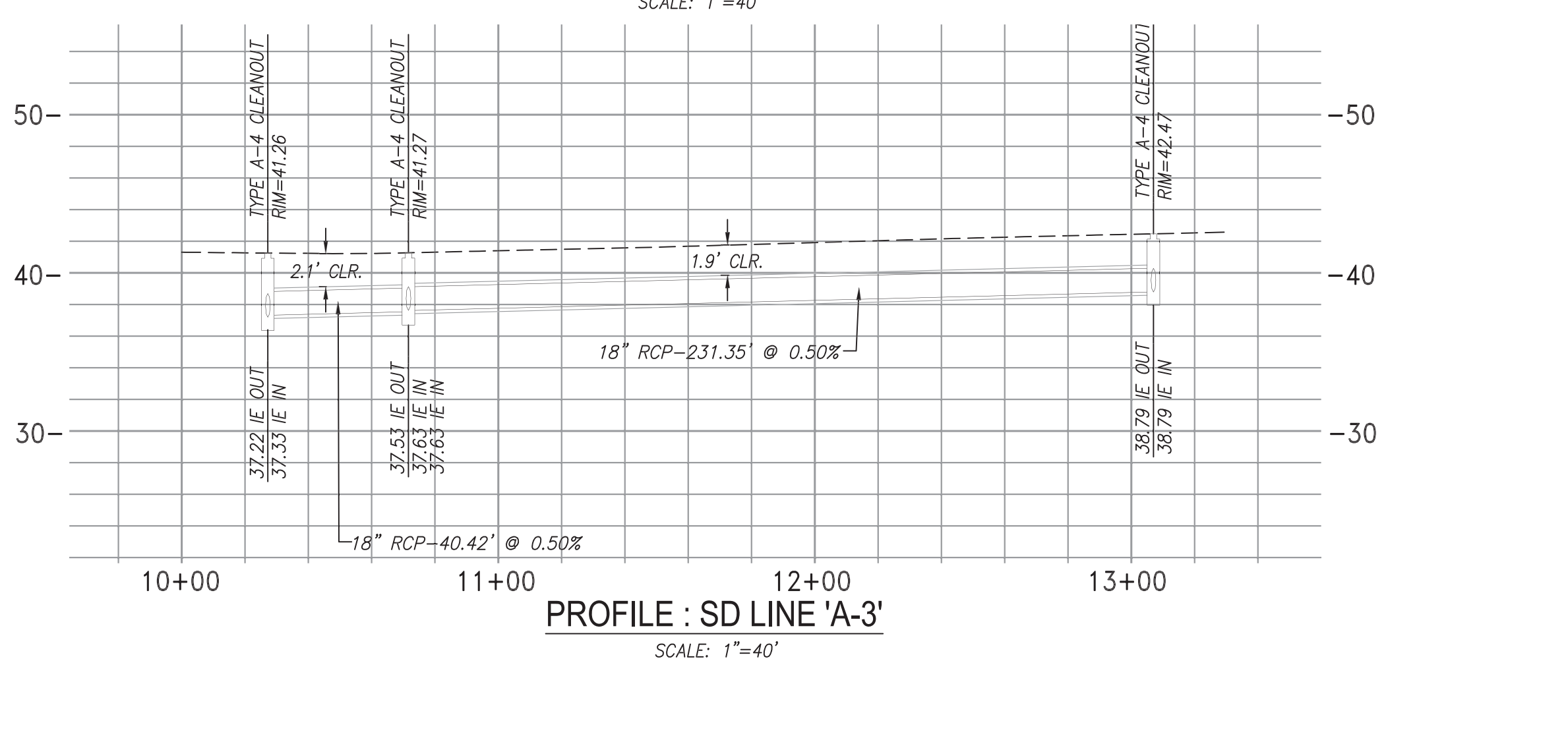
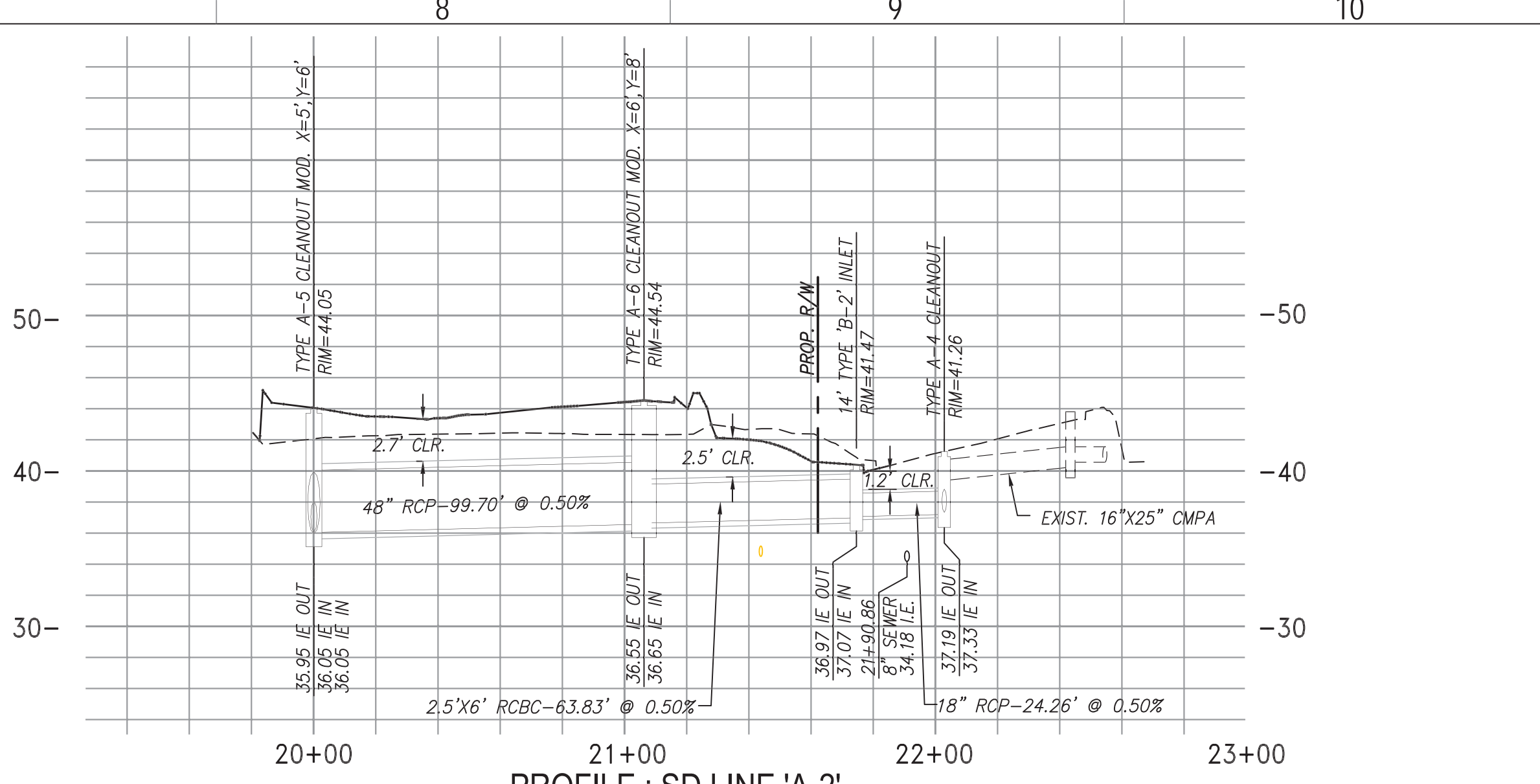
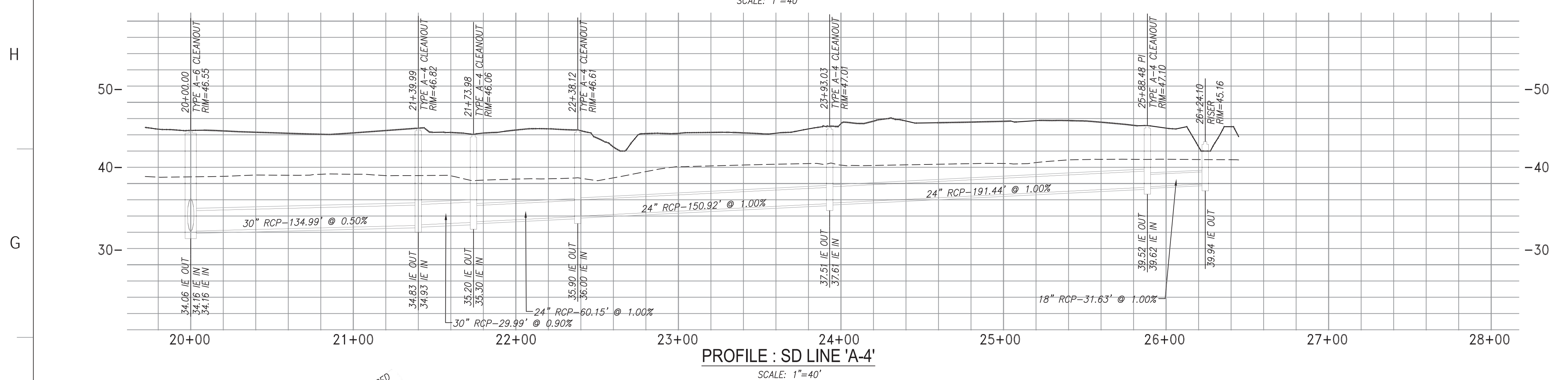
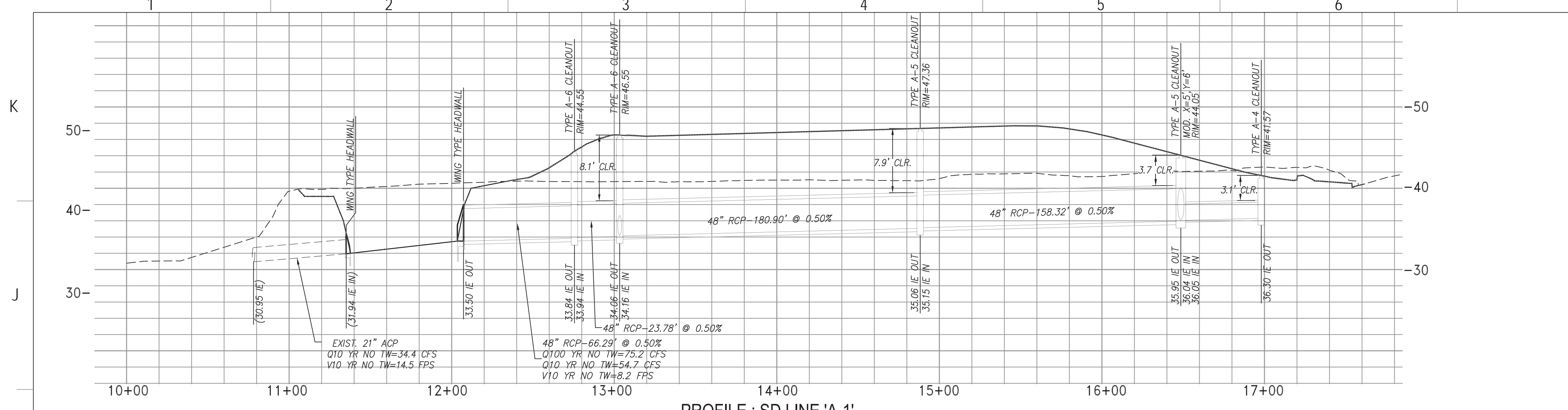
4200 SORRENTO VALLEY BLVD.  
SAN DIEGO, CA. 92121

**Enclave Park**

Project Phase CDP/SDP	Drawn By MB
Date 3/22/24	Checked By RJ
Project Number 23027-00	Sheet Title <b>GRADING, DRAINAGE, WATER (DOMESTIC &amp; FIRE), SEWER &amp; BMP PLAN</b>

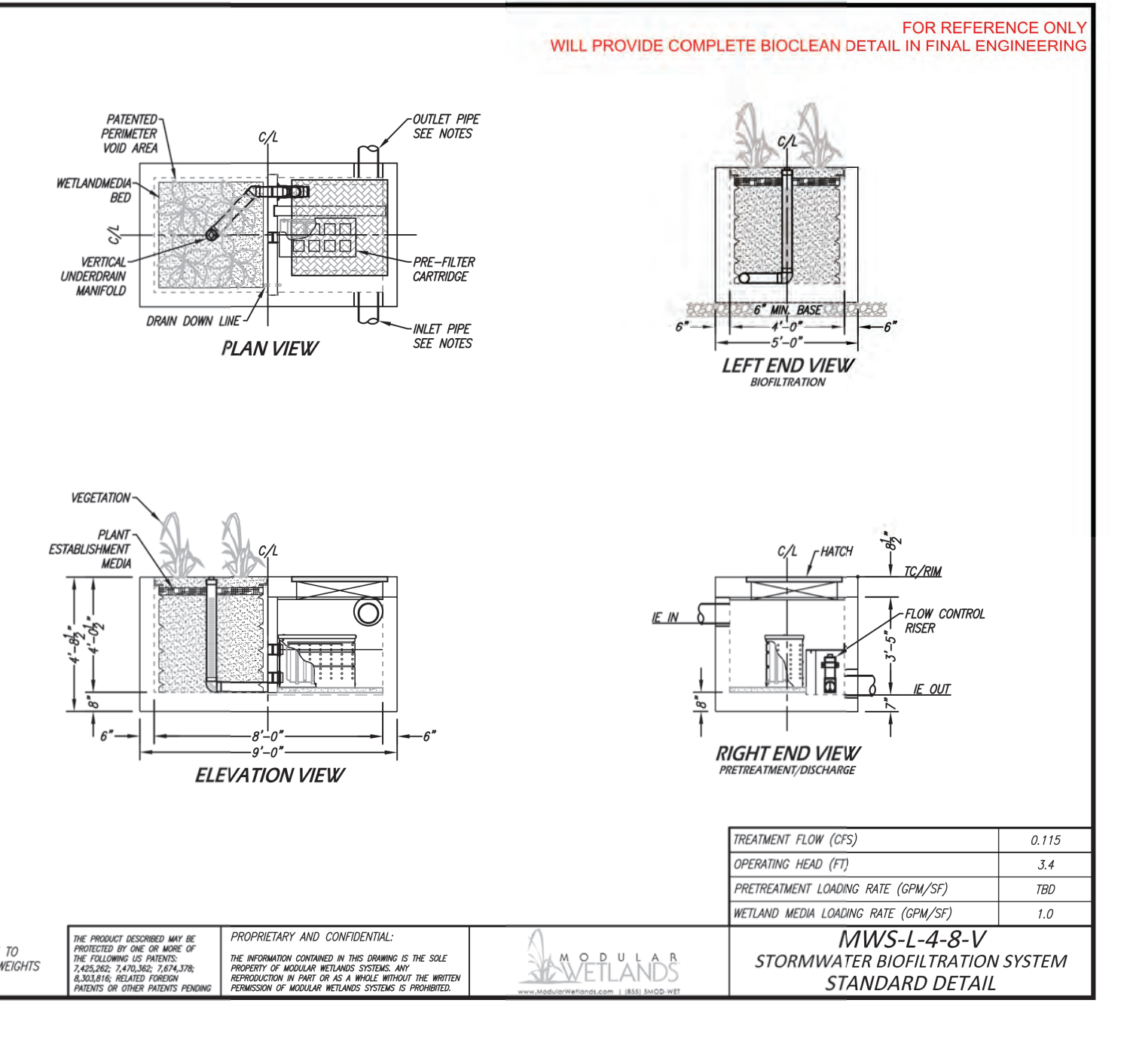
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**WORK ITEMS:**  
 (11) EXISTING STORM DRAIN TO BE REMOVED

SITE SPECIFIC DATA			
PROJECT NUMBER			
PROJECT NAME			
PROJECT LOCATION			
STRUCTURE ID			
VOLUME (MGD) (SD)			
TREATMENT AND AVAILABILITY (P/T)			
PIPE GRADE (REVISED) (SD)			
PIPE DIA. (I)			
PIPE MATERIAL			
DIAMETER			
INLET PIPE I			
INLET PIPE I-E			
OUTLET PIPE			
PRETREATMENT			
BIORETENTION			
DISCHARGE			
RISE ELEVATION			
RIM ELEVATION			
DEPTH (LOAD)			
FRAME # COVER			
MATERIAL			
HEIGHT (LOAD)			
MATERIAL			
HEIGHT			
MATERIAL			
HEIGHT			



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

**OJB** CONSULTANTS  
550 Lomas Santa Fe Drive  
Solsana Beach, CA 92075  
858.764.7961

**PROJECT DESIGN CONSULTANTS**  
2488 Historic Decatur Road, Suite #220  
San Diego, CA 92106  
619.523.1938

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

**gbc|co|op**  
6960 Flanders Drive  
Rancho Santa Fe, California 92121  
858.558.6900

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

**5 STAR CONSULTANTS**  
4542 Ruffner Street,  
Suite 100  
San Diego, CA 92111  
858.300.8800

17+00

REGISTERED PROFESSIONAL ENGINEER  
GREGORY M. SHIELDS  
No. 42951  
Exp. 03-31-24  
CIVIL  
STATE OF CALIFORNIA

Stamps & Approvals

Project Key Plan

PS

**NOT FOR CONSTRUCTION**

**Breakthrough** PROPERTIES

4200 SORRENTO VALLEY BLVD.  
SAN DIEGO, CA. 92121  
Enclave Park

Project Phase  
CDP/SDP

Date  
3/22/24

Project Number  
23027-00

Sheet Title  
**STORM DRAIN PLAN**

Sheet Number  
C-04

Rev. No.

**EASEMENTS/ENCUMBRANCES NOTES**  
PER PRELIMINARY TITLE REPORT NCS-1017555-SD DATED SEPT 16, 2020

⑨ 50'X7' EASEMENT GRANTED TO SD&E RECORD MARCH 18, 2016 AS INSTRUMENT NO. 2016-120364 OF OFFICIAL RECORDS.

**EASEMENTS/ENCUMBRANCES**

THIS SURVEY IS BASED ON A PRELIMINARY TITLE REPORT BY FIDELITY NATIONAL TITLE COMPANY, ORDER NUMBER 99-300787400-TCI AND DATED DECEMBER 14, 2021. ENCUMBRANCE ITEMS SUCH AS TAXES, LIENS, FACTS, AGREEMENTS, OPTIONS, RIGHTS APPEARING IN SAID POLICY AS ITEM NO.'S A-D, 1, 8-13 HAVE BEEN REVIEWED AND ARE NOT CONSIDERED SURVEY RELATED, AND THEREFORE HAVE NOT BEEN SHOWN HEREON.

2 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY  
PURPOSE: TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, UNDERGROUND FACILITIES  
RECORDING DATE: MAY 8, 1973  
RECORDING NO.: AS INSTRUMENT NO. 1973-123634, OFFICIAL RECORDS  
AFFECTS: PARCEL A, AS DESCRIBED THEREIN  
NO SPECIFIC LOCATION IS GIVEN AND THEREFOR HAS NOT BEEN PLOTTED HEREON.

3 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY  
PURPOSE: TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, UNDERGROUND FACILITIES  
RECORDING DATE: JULY 6, 1974  
RECORDING NO.: AS INSTRUMENT NO. 1974-181864, OFFICIAL RECORDS  
AFFECTS: PARCEL B, AS DESCRIBED THEREIN  
NO SPECIFIC LOCATION IS GIVEN AND THEREFOR HAS NOT BEEN PLOTTED HEREON.

4 ENCROACHMENT REMOVAL AGREEMENT  
RECORDING DATE: APRIL 3, 1978  
RECORDING NO.: AS INSTRUMENT NO. 1978-247793, OFFICIAL RECORDS  
AFFECTS: PARCEL B - MAINTAIN LANDSCAPE WITHIN MEDIAN STRIP

5 AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT  
ENTITLED: MEMORANDUM OF LEASE  
LESSOR: STARKEY INVESTMENT COMPANY, A CALIFORNIA CORPORATION  
LESSEE: CINGULAR WIRELESS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF PACIFIC BELL WIRELESS, LLC, A NEVADA LIMITED LIABILITY COMPANY  
RECORDING DATE: MAY 25, 2004  
RECORDING NO.: AS INSTRUMENT NO. 2004-482800, OFFICIAL RECORDS

THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

AN AGREEMENT TO AMEND OR MODIFY CERTAIN PROVISIONS OF SAID LEASE, AS SET FORTH IN THE DOCUMENT EXECUTED BY:  
RECORDING DATE: AUGUST 1, 2013  
RECORDING NO.: AS INSTRUMENT NO. 2013-485777, OFFICIAL RECORDS

6 AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT

ENTITLED: MEMORANDUM OF LEASE  
LESSOR: STARKEY INVESTMENT COMPANY, A CALIFORNIA CORPORATION  
LESSEE: CINGULAR WIRELESS PCS, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
RECORDING DATE: SEPTEMBER 20, 2005  
RECORDING NO.: AS INSTRUMENT NO. 2005-811692, OFFICIAL RECORDS

THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

⑦ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION  
PURPOSE: PIPELINES AND APPURTENANCES, COMMUNICATION FACILITIES AND APPURTENANCES  
RECORDING DATE: MARCH 18, 2016  
RECORDING NO.: AS INSTRUMENT NO. 2016-120634, OFFICIAL RECORDS  
AFFECTS: AS DESCRIBED THEREIN

**Flad**  
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

**Antis Group**  
2488 Historic Decatur Road, Suite #220  
San Diego, CA 92106  
619.523.1938

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

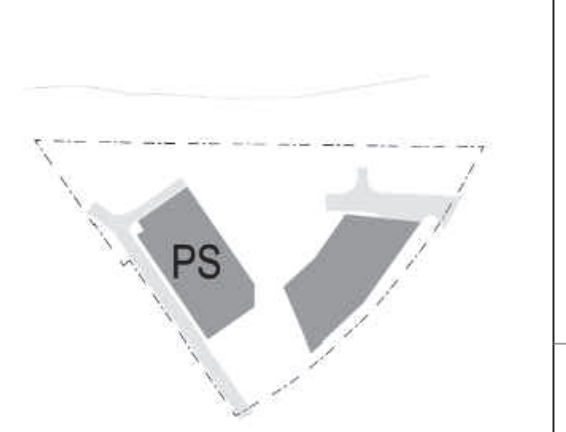
**EBROOFT**  
6960 Flanders Drive  
San Diego, California 92121  
858.558.6900

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

**REDDY**  
4542 Ruffner Street, Suite 100  
San Diego, CA 92111  
858.300.8800



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Project Key Plan

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Rev	Date	Description

Project Title



**Breakthrough Properties**

4200 SORRENTO VALLEY BLVD.  
SAN DIEGO, CA. 92121

Enclave Park

Project Phase

CDP/SDP

Date: 3/22/24

Project Number: 23027-00

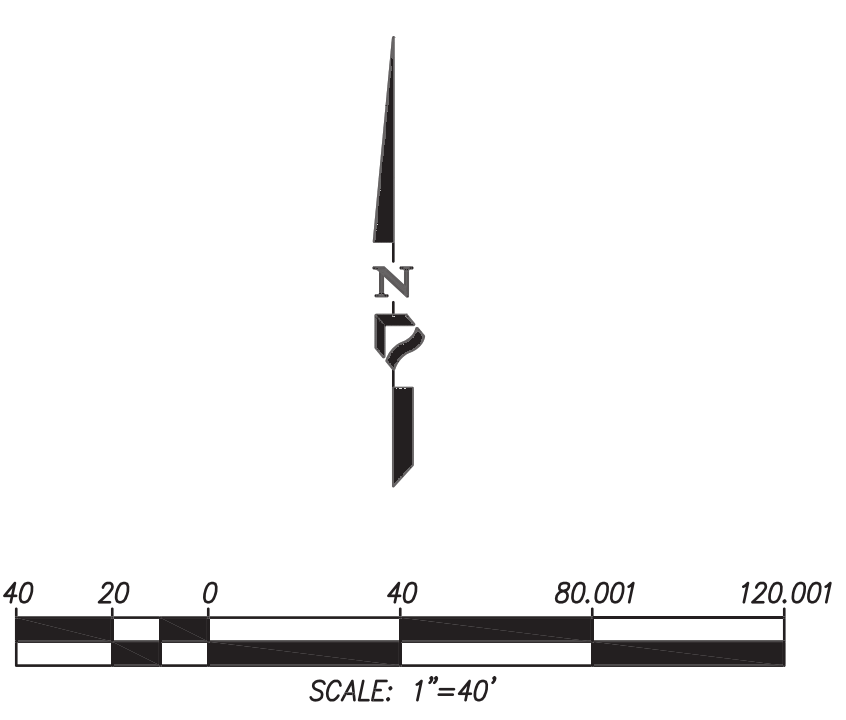
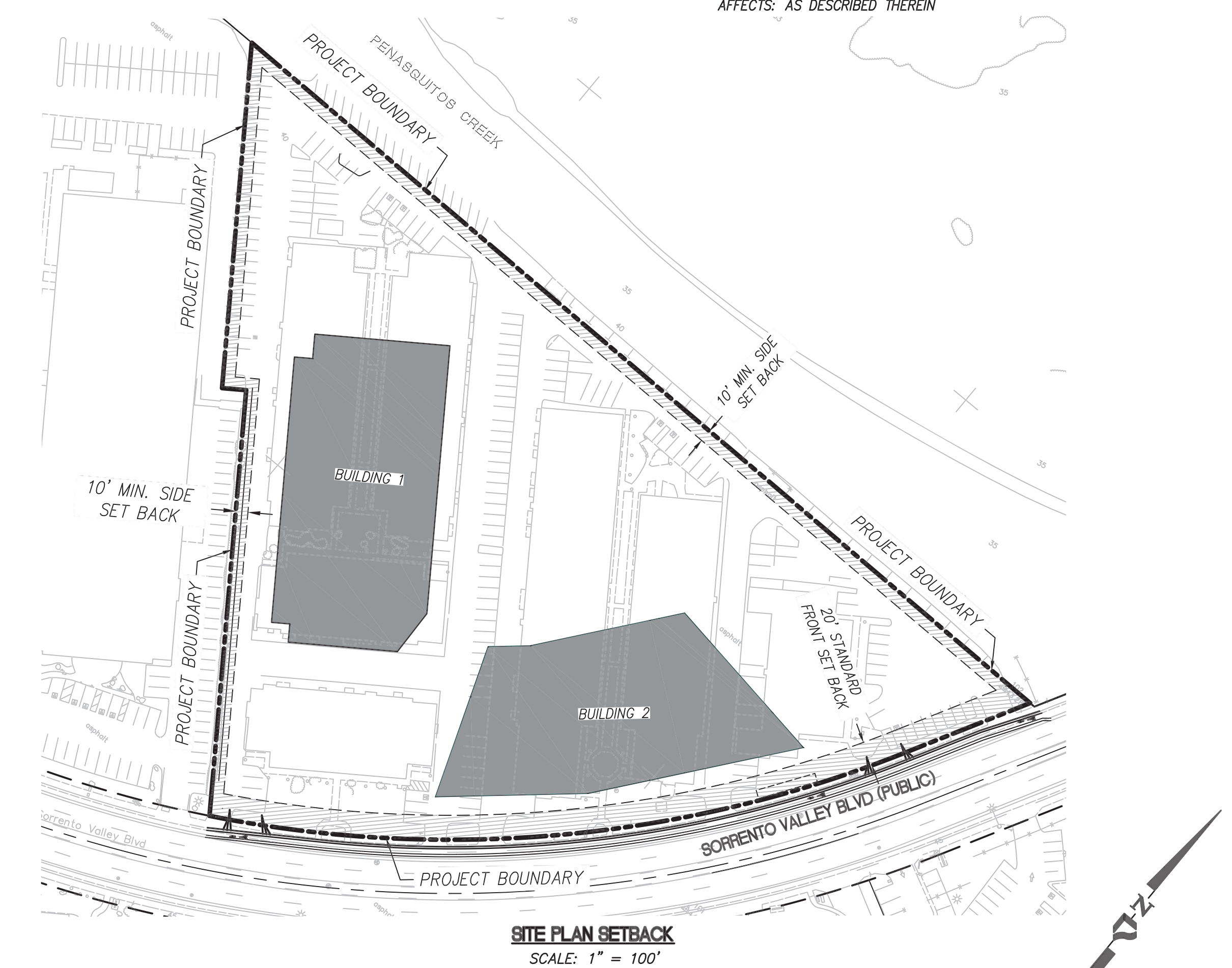
Sheet Title

**BOUNDARY AND TOPOGRAPHIC MAP**

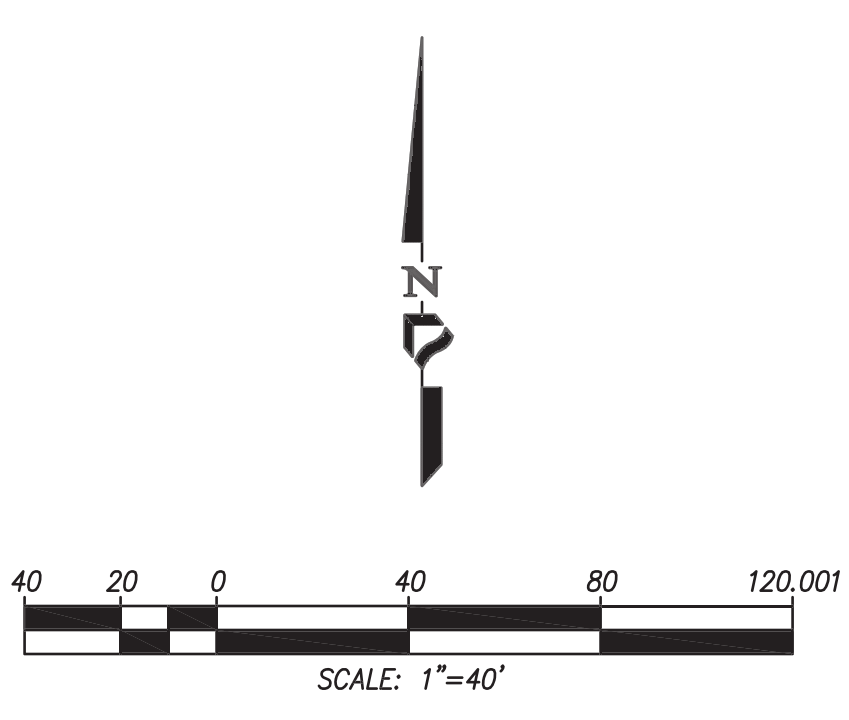
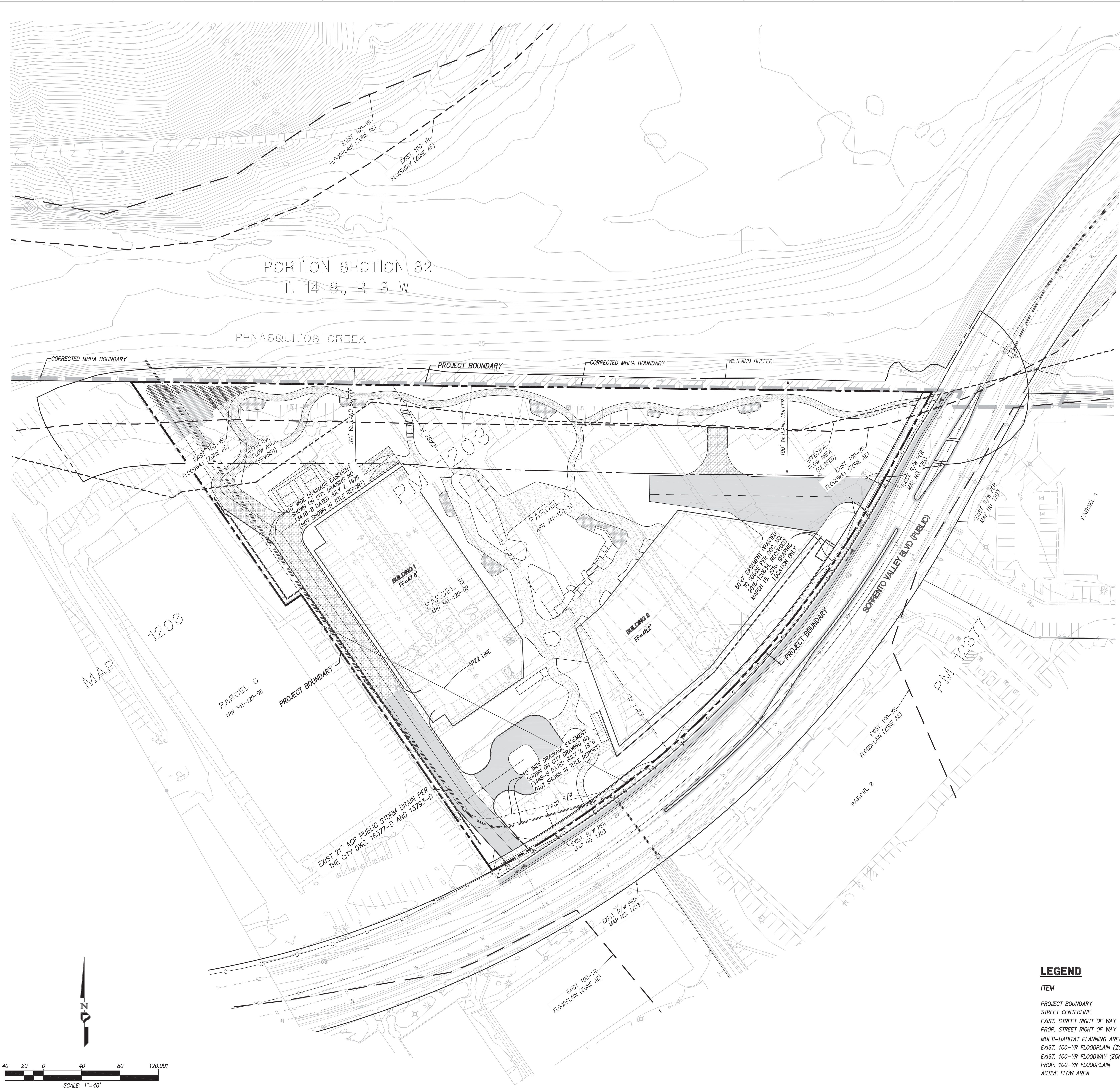
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C-05

Rev. No.



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**LEGEND**

ITEM	SYMBOL
PROJECT BOUNDARY	— — — — —
STREET CENTERLINE	— · — · — · — · — · — · — · — ·
EXIST. STREET RIGHT OF WAY	— — — — —
PROP. STREET RIGHT OF WAY	- - - - -
MULTI-HABITAT PLANNING AREA (MHFA)	▨ ▨ ▨ ▨ ▨
EXIST. 100-YR FLOODPLAIN (ZONE AE)	— · — · — · — · — · — · — · — ·
EXIST. 100-YR FLOODWAY (ZONE AE)	- - - - -
PROP. 100-YR FLOODPLAIN	— · — · — · — · — · — · — · — ·
ACTIVE FLOW AREA	- - - - -

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**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  
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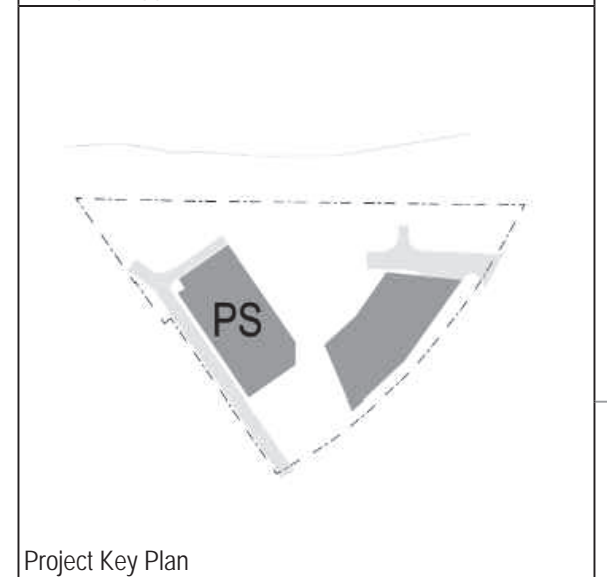
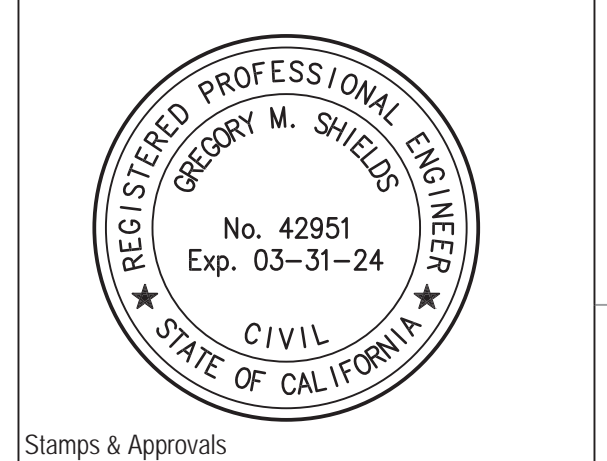
**Quantis Group**  
 2488 Historic Decatur Road, Suite #220  
 San Diego, CA 92106  
 619.523.1938

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

**EBROO**  
 6960 Flanders Drive  
 San Diego, California 92121  
 858.558.6900

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

**LOCK & GREENMAN**  
 4542 Raffner Street,  
 Suite 100  
 San Diego, CA 92111  
 858.300.8800



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**Breakthrough Properties**

4200 SORRENTO VALLEY BLVD.  
 SAN DIEGO, CA. 92121

Enclave Park

Project Phase	
CDP/SDP	Date
3/22/24	MB
Project Number	Checked By
23027-00	RJ

**NON-TITLE INFORMATION**

Sheet Number	Rev. No.
C-06	