

## ATTACHMENT 9

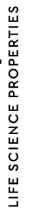
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**NOTE:**  
THE DRAWINGS, GRAPHICS AND NOTES SHOWN IN THIS DOCUMENT ARE CONCEPTUAL. THE INTENT OF THIS DOCUMENT IS TO PROVIDE THE GUIDELINES FOR DEVELOPMENT AND CONSTRUCTION OF FUTURE BUILDINGS AND PARKING ON THIS SITE IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED BY THE CITY OF SAN DIEGO MUNICIPAL CODE, COMMUNITY PLAN AND COASTAL DEVELOPMENT REGULATIONS, WHILE MAINTAINING THE FLEXIBILITY TO ADJUST WITHIN THE GUIDELINES ESTABLISHED, BASED ON THE PROGRAM NEEDS OF THE POTENTIAL TENANT.

11085 - 11095 TORREYANA RD  
SAN DIEGO, CA 92121

## LIFE SCIENCE PROPERTIES



| DESCRIPTION                        | NO. | DATE       |
|------------------------------------|-----|------------|
| DEV. PERMIT SUBMIT                 | A   | 04/06/2022 |
| DEV. PERMIT RESUBMITAL 1           | B   | 08/09/2022 |
| DEV. PERMIT RESUBMITAL 2           | C   | 10/11/2023 |
| DEV. PERMIT RESUBMITAL 3           | D   | 01/18/2024 |
| DEV. PERMIT RESUBMITAL 3 SUP SHEET | E   | 02/01/2024 |
| DEV. PERMIT RESUBMITAL 4           | F   | 08/12/2024 |
| DEV. PERMIT FINAL                  | G   | 10/16/2024 |
| DEV. PERMIT                        | H   | 01/16/2025 |
| DEV. PERMIT                        | I   | 08/12/2025 |
| DEV. PERMIT                        | J   | 09/04/2025 |
| DEV. PERMIT                        | K   | 05/07/2026 |
| DEV. PERMIT                        | L   | 06/19/2026 |

# TITLE SHEET

## E SHEET



TRUE NORTH



11085-11095 TORREYANA RD  
SAN DIEGO, CA 92121

COORDINATE INDEX:

NAD 27 - N 202, E 1713  
NAD 83 - N 1842, E 6273

SNIPES-DYE ASSOCIATES  
8348 CENTER DR., STE. G  
LA MESA, CA 91942  
PH: (619) 697-9234

THE BENCHMARK FOR THIS SURVEY IS THE CITY OF  
SAN DIEGO BRASS PLUG IN THE TOP OF THE CURB  
AT THE SOUTHWEST CORNER OF NORTH TORREY  
PINES ROAD AND LA JOLLA SHORES DRIVE,  
ELEVATION = 404.098 NGVD29.

LOT 8 OF TORREY PINES SCIENCE PARK UNIT NO. 2,  
IN THE CITY OF SAN DIEGO, COUNTY OF SAN  
DIEGO, STATE OF CALIFORNIA, ACCORDING TO  
MAP THEREOF NO. 8434, FILED IN THE OFFICE OF  
THE COUNTY RECORDER OF SAN DIEGO COUNTY,  
DECEMBER 10, 1976.

I. THIS PROJECT WILL BE CONDITIONED FOR A GRADING PERMIT.

2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP'S) NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLAN OR SPECIFICATIONS.

3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.

4. NO APPROVED IMPROVEMENTS OR LANDSCAPING INCLUDING PRIVATE WATER, SEWER AND STORM DRAIN FACILITIES, GRADING, DRIVEWAYS AND RETAINING WALLS, SHALL BE INSTALLED IN PUBLIC RIGHT-OF-WAY PRIOR TO THE APPLICANT OBTAINING AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT (EMRA).

5. THIS PROJECT WILL ADHERE TO THE CITY OF SAN DIEGO STORM WATER STANDARDS IN EFFECT AT THE TIME OF APPROVAL OF MINISTERIAL PERMIT. AS DESIGNED, PROJECT ADHERES TO CURRENT STORM WATER DEVELOPMENT REGULATIONS EFFECTIVE FEBRUARY 16, 2016.

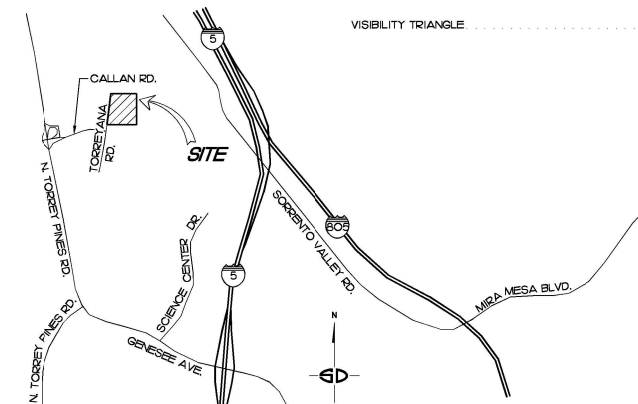
6. THIS PROJECT IS HAS BEEN DESIGNED IN COMPLIANCE WITH THE REVISED STORM WATER STANDARDS MANUAL 2018.

|                                            |                 |
|--------------------------------------------|-----------------|
| BOUNDARY SITE AREA                         | 267,847 SF      |
| ON-SITE AREA TO BE GRADED                  | 141,400 SF      |
| OFF-SITE AREA TO BE GRADED                 | 4,500 SF        |
| PERCENT OF TOTAL ON-SITE TO BE GRADED      | 53%             |
| EXISTING IMPERVIOUS SURFACE                | 126,560 SF      |
| PROPOSED NEW & REPLACED IMPERVIOUS SURFACE | 125,490 SF      |
| TOTAL SOIL DISTURBED AREA                  | 145,900 SF      |
| TOTAL AREA TO BE GRADED                    | 145,900 SF      |
| RETAINING WALL TOTAL LENGTH, MAX. HEIGHT   | 1,050 LF, 14.7' |
| AMOUNT OF CUT                              | 60,000 C.Y.     |
| AMOUNT OF FILL                             | 1,000 C.Y.      |
| AMOUNT OF IMPORT MATERIAL                  | 0 C.Y.          |
| AMOUNT OF EXPORT MATERIAL                  | 59,000 C.Y.     |
| MAXIMUM HEIGHT OF FILL SLOPES              | N/A             |
| MAXIMUM HEIGHT OF CUT SLOPES               | 16'             |
| MAX. CUT DEPTH                             | 24'             |

|                         |                                                                                                                                                                                                             |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| BASE ZONE:              | IP-1                                                                                                                                                                                                        |
| SENSITIVE OVERLAY ZONE: | <ul style="list-style-type: none"> <li>AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE (MIRAMAR MCAS)</li> <li>COASTAL HEIGHT LIMIT OVERLAY ZONE</li> <li>COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE</li> </ul> |

GEOLOGICAL HAZARD CATEGORY: 25/52

|             |                                  |
|-------------|----------------------------------|
| C1.0        | TITLE & NOTES                    |
| C2.0        | CONCEPTUAL GRADING PLAN          |
| C2.1 - C2.2 | ENLARGED CONCEPTUAL GRADING PLAN |
| C3.0        | CONCEPTUAL UTILITY PLAN          |
| C3.1 - C3.2 | ENLARGED CONCEPTUAL UTILITY PLAN |
| C4.0        | DMA EXHIBIT                      |
| C4.1        | SLOPE ANALYSIS                   |
| C4.2        | STEEP SLOPE EXHIBIT              |

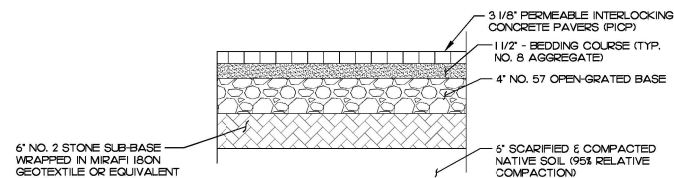


**VICINITY MAP**  
NO SCALE

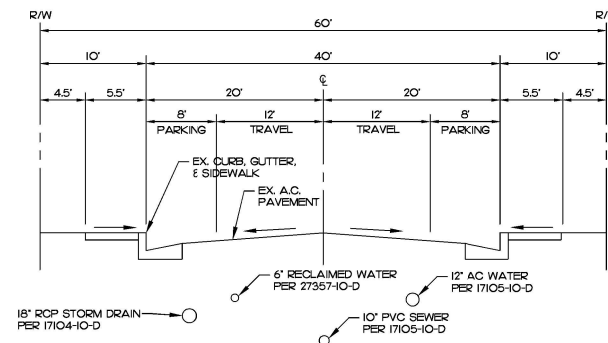


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WILLIAM A. SNIPES R.C.E. 50477  
EXPIRES 06-30-2006 8/21/24



**TYPICAL SECTION: PERMEABLE PAVERS**  
NO SCALE



TYPICAL SECTION: TORREYANA ROAD  
NO SCALE

|                  |                                                 |
|------------------|-------------------------------------------------|
| PREPARED BY:     | SNIPES-DYE ASSOCIATES                           |
| ADDRESS:         | 8348 CENTER DRIVE, SUITE G<br>LA MESA, CA 91942 |
| PHONE NO #:      | (619) 697-9234                                  |
| PROJECT ADDRESS: | 11085-11095 TORREYANA RD<br>SAN DIEGO, CA 92121 |
| PROJECT NAME:    | TORREYANA CAMPUS                                |

SHEET TITLE: \_\_\_\_\_

| Title and Notes |
|-----------------|
|-----------------|

ORIGINAL PREPARATION DATE: 3/28/22

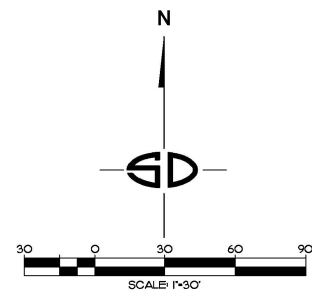
MUP PROJECT #: 1056938

DEP #: \_\_\_\_\_ SHEET: 3 OF 47



FPBA PROJECT NO. Project Number

## C2.0



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DEP #: \_\_\_\_\_ SHEET: 4 OF 47



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## TORREYANA CAMPUS

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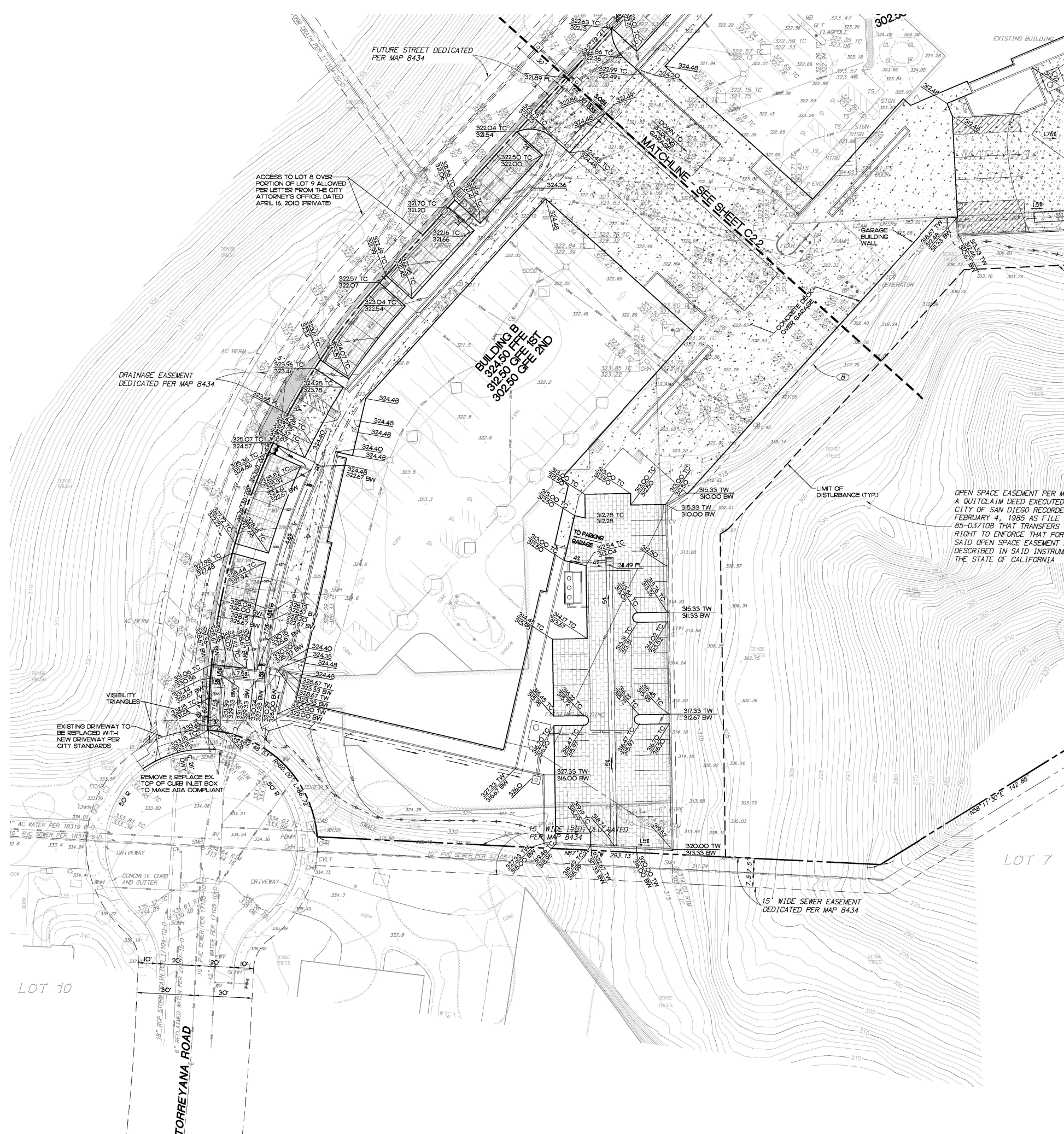


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## Enlarged Conceptual Grading Plan

## C2.1



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\_\_\_\_\_  
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|                  |                                                 |
|------------------|-------------------------------------------------|
| PREPARED BY:     | SNIPES-DYE ASSOCIATES                           |
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| PHONE NO #:      | (619) 697-9234                                  |
| PROJECT ADDRESS: | 11085-11095 TORREYANA RD<br>SAN DIEGO, CA 92121 |
| PROJECT NAME:    | TORREYANA CAMPUS                                |

### Conceptual Grading Plan

ORIGINAL PREPARATION DATE: 3/28/22

MUP PROJECT #: 1056938

DEP #:

SHEET: 5 OF 47

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THESE DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED, IF SHEET IS LESS THAN 30"x42". IT IS A REDUCED PRINT SCALE IS REDUCED ACCORDINGLY.

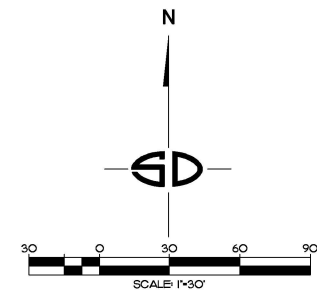
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## C2.2



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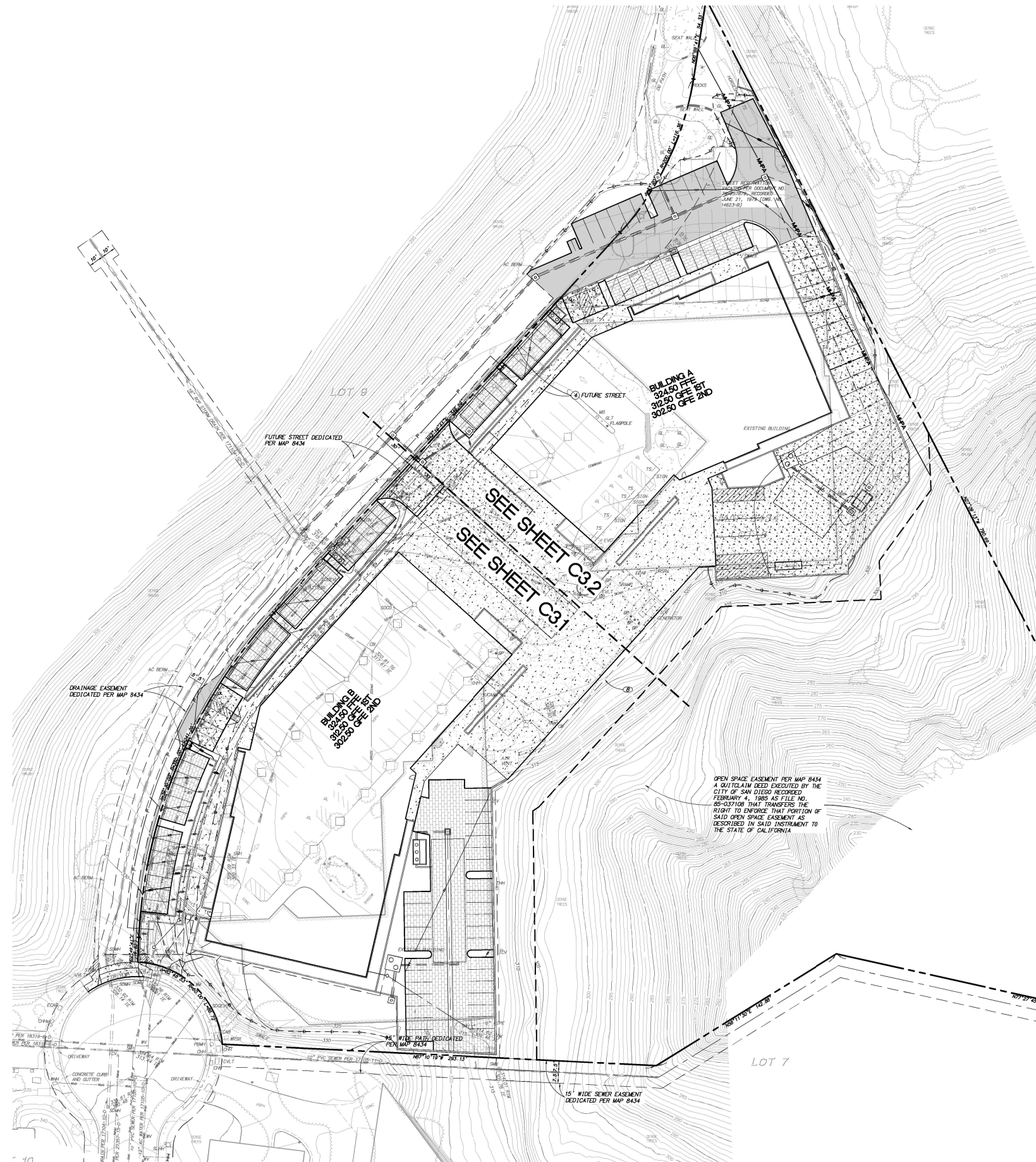


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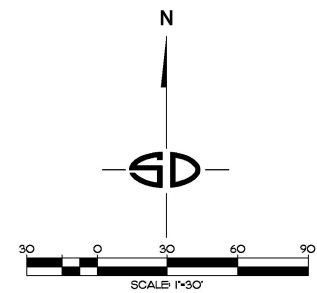
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## Conceptual Utility Plan Key Map

### C3.0



**WATER AND SEWER NOTE**  
ALL ON-SITE WATER AND SEWER  
FACILITIES ARE TO BE PRIVATE.



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