

THE CAMBRIDGE SCHOOL

CONDITIONAL USE PERMIT PMT - 3265502



The Cambridge School

12855 Black Mountain Road
San Diego, CA 92129

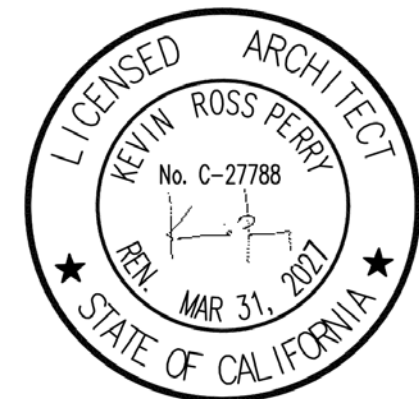
The Cambridge School - CUP

Templeton Street
San Diego, CA 92127

Date	Issued For
11/30/2023	CUP Submittal
07/08/2024	CUP Resubmittal
08/19/2025	CUP Resubmittal
02/27/2026	CUP Resubmittal



HED



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350 Camino De La Reina
Suite 510
San Diego, California
92108 USA
(619) 398-3800
WWW.HED.DESIGN

Coversheet

2022-TC057-002 ©2023

GN000

PARKING SUMMARY

REQUIRED: 383 SPACES
PROVIDED: 386 SPACES

PARKING SCHEDULE

Count	Type Mark	Level	Count	Type Mark	Level
118	STANDARD	PARKING STRUCTURE LEVEL 1			
149	STANDARD	PARKING STRUCTURE LEVEL 2	15	CARPOOL / ZERO EMISSIONS	PARKING STRUCTURE LEVEL 1
34	STANDARD	LEVEL 1	15	CARPOOL / ZERO EMISSIONS	PARKING STRUCTURE LEVEL 2
301			1	CARPOOL / ZERO EMISSIONS	LEVEL 1
			31		
15	EV READY	PARKING STRUCTURE LEVEL 1			
11	EV READY	PARKING STRUCTURE LEVEL 2	8	ACCESSIBLE	PARKING STRUCTURE LEVEL 2
26			2	ACCESSIBLE	LEVEL 1
			8		
6	EV CHARGING	PARKING STRUCTURE LEVEL 1			
8	EV CHARGING	PARKING STRUCTURE LEVEL 2			
4	EV CHARGING	LEVEL 1			
20					

PARKING CALCULATIONS

PRE-K THRU 12 SCHOOL

KINDERGARTEN THROUGH GRADE 9	2.0 PER CLASSROOM IF NO ASSEMBLY AREA OR 30 PER 1,000 SQUARE FEET ASSEMBLY AREA	CLASSROOM BUILDING: L1: 11 CLASSROOMS L2: 11 CLASSROOMS L3: 10 CLASSROOMS 32 CLASSROOMS TOTAL <u>64 SPACES</u> CLASSROOM BUILDING: 135 STUDENTS <u>27 SPACES</u>
GRADE 10 THROUGH GRADE 12	1 PER 5 STUDENTS AT MAXIMUM OCCUPANCY	
OFFICES:		
BUSINESS & PROFESSIONAL/ GOVERNMENT/ REGIONAL & CORPORATE HEADQUARTERS	3.3 PER 1,000 SQUARE FEET OF FLOOR AREA UNLESS OTHERWISE NOTED	L1: 1,440 SF OFFICES L2: 10,317 SF OFFICES L3: 612 SF OFFICES 12,369 TOTAL <u>41 SPACES</u> 132 SPACES TOTAL REQUIRED PRE-K THRU 12 SCHOOL USAGE

PRE-K THRU 12 CLASSROOM DISTRIBUTION

ROOM #	NAME	GRADE	ROOM #	NAME	GRADE
LEVEL 1			LEVEL 3		
104	FARADAY HOUSE	10-12	301	CLASSROOM	10-12
105	OOKHAM HOUSE	10-12	302	CLASSROOM	10-12
117	U.S. MATH	10-12	303	CLASSROOM	10-12
119	U.S. MATH	10-12	308	ECONOMICS	10-12
126	P.E. CLASSROOM	K-9	314	GREEK / LATIN	10-12
127	MUSIC / CHORAL	K-9	315	COMPUTER SCIENCE	10-12
131	U.S. ART	K-9	316	GREEK / LATIN	10-12
132	U.S. INSTRUMENTAL	K-9	317	U.S. SCIENCE	7-9
141	WILBERFORCE HOUSE	K-9	318	U.S. HISTORY / GOVERNMENT	10-12
142	MORATA HOUSE	K-9	320	U.S. HISTORY / GOVERNMENT	10-12
143	U.S. COMMON ARTS	10-12	325	U.S. SCIENCE	7-9
175	JUNIOR KINDERGARTEN	K-6	340	5TH GRADE	K-6
176	JUNIOR KINDERGARTEN	K-6	341	G.S. MUSIC	K-6
177	KINDERGARTEN	K-6	342	5TH GRADE	K-6
178	KINDERGARTEN	K-6	343	G.S. SCIENCE	K-6
181	MOTOR LAB	K-6	344	6TH GRADE	K-6
LEVEL 2			345	G.S. ART	K-6
208	CLASSROOM	7-9	346	6TH GRADE	K-6
210	CLASSROOM	7-9	347	G.S. COMMON ART	K-6
211	CLASSROOM	7-9			
216	RHETORIC / LITERATURE	10-12	Grand total: 48		
218	RHETORIC / LITERATURE	10-12			
254	3RD GRADE	K-6			
255	1ST GRADE	K-6			
256	3RD GRADE	K-6			
257	1ST GRADE	K-6			
258	4TH GRADE	K-6			
259	2ND GRADE	K-6			
260	4TH GRADE	K-6			
261	2ND GRADE	K-6			

PUBLIC ASSEMBLY & ENTERTAINMENT:

Note: Event spaces will not be in use during school hours. Therefore 132 required school spaces to be utilized as event parking spaces. The school shall not use all three assembly areas simultaneously at any given time and shall limit a maximum of 2 assembly areas to be in use simultaneously.		
ALL OTHER ASSEMBLY AND ENTERTAINMENT	# OF SEATS FOR FIXED SEATING PER CBC 1004.6 1 PER 18 INCHES PER PERSON 1 PER 36 INCHES PER WHEELCHAIR # OF WHEELCHAIR SPACES IN ASSEMBLY AREAS PER CBC TABLE 11B-221.2.1.1 # OF PARKING - 1 PER 3 SEATS OR 1 PER 60 INCHES OF BENCH SEATING, WHICHEVER IS GREATER, OR 30 PER 1,000 SQUARE FEET OF ASSEMBLY AREA IF SEATING IS NOT FIXED	1. LEVEL 2 CLASSROOM BUILDING GYM BLEACHER SEATING 920 LINEAR FEET 9 ADA + 598 NON-ADA 606 SEATS / 3 = 202 SPACES 2. FIELD DECK BLEACHER SEATING 825 LINEAR FEET 7 ADA + 536 NON-ADA 543 SEATS / 3 = 181 SPACES 3. MULTI-PURPOSE BUILDING ASSEMBLY 458 SEATS / 3 = 153 SPACES

383 MINIMUM SPACES REQUIRED WHEN A MAXIMUM OF (2) EVENTS OCCUR AT ONE TIME.

PARKING - DEDICATED SPACES

EV READY, EV CHARGER, CARPOOL & ZERO EMISSION: 47 DEDICATED SPACES (INCLUDED IN TOTAL PARKING REQUIRED, NOT IN ADDITION TO)	
ELECTRIC VEHICLE READY - CONDUIT	
IF OVER 200 SPACES ON PREMISES	REQUIRED: 386 X 20% = 78 SPACES PROVIDED: 78 SPACES
ELECTRIC VEHICLE CHARGER INSTALLED	
25% OF TOTAL EV READY REQ'D	REQUIRED: 78 X 25% = 20 SPACES PROVIDED: 20 SPACES OF 78 PROVIDED
CARPOOL & ZERO EMISSION	
IF OVER 200 SPACES ON PREMISES	REQUIRED: 386 X 8% = 31 SPACES PROVIDED: 31 SPACES OF 78 PROVIDED

ACCESSIBLE PARKING SPACES: 8 SPACES (INCD IN TOTAL 386 PARKING SPACES, NOT IN ADDITION TO)

STANDARD ACCESSIBLE	
BETWEEN 301 AND 400 SPACES	REQUIRED: 8 SPACES PROVIDED: 8 SPACES
VAN ACCESSIBLE	
1 PER 6 OR FRACTION OF 6 SHALL BE VAN	REQUIRED: 2 SPACES PROVIDED: 2 SPACES

MOTORCYCLE & BICYCLE

MOTORCYCLE PARKING SPACES: 8 SPACES

2% OF THE NUMBER OF AUTOMOBILE PARKING SPACES PROVIDED	REQUIRED: 386 X 2% = 8 SPACES PROVIDED: 8 SPACES
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8	MOTORCYCLE	PARKING STRUCTURE LEVEL 2
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BICYCLE PARKING:

SHORT TERM	
0.1 PER 1,000 SF OF BLDG FLOOR AREA OR 5% OF PROVIDED AUTOMOBILE SPACES, WHICHEVER IS GREATER	REQUIRED: 386 X 5% = 20 SPACES PROVIDED: 20 SPACES

LONG TERM - COVERED (IN PARKING GARAGE)

5% OF PROVIDED AUTOMOBILE SPACES	REQUIRED: 386 X 5% = 20 SPACES PROVIDED: 20 SPACES
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20	BIKE - SHORT TERM	LEVEL 1
20	BIKE - LONG TERM	PARKING STRUCTURE LEVEL 2

Grand total: 40

APPLICABLE PARKING CODES

PARKING REQUIREMENTS PER:

- PARKING RATIOS FOR SPECIFIED NON-RESIDENTIAL USES
 - SDMC TABLE 142-05G
 - PROJECT NOT WITHIN A TRANSIT PRIORITY AREA
- CARPOOL & ZERO EMISSION VEHICLES PER SDMC SECTION 142.0530(D)
- ELECTRIC VEHICLE (EV) CHARGING PER 2022 CALGREEN TABLE 5.106.5.3.1
- BICYCLE PARKING IS REQUIRED IN ACCORDANCE WITH SDMC SECTION 142.0530(E)
- MOTORCYCLE SPACES PER 142.0530(G)
- ACCESSIBLE SPACES PER CBC 11B-208.2

FIRE-RESISTANCE RATING

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

TYPE IIIIB

PRIMARY STRUCTURAL FRAME: 0 HR

BEARING WALLS - EXTERIOR: 2 HR

BEARING WALLS - INTERIOR: 0 HR

NONBEARING WALLS & PARTITIONS - EXTERIOR: PER TABLE 705.5 FIRE-RESISTANCE BASED ON FIRE SEPARATION DISTANCE
NONBEARING WALLS & PARTITIONS - INTERIOR: 0 HR

FLOOR CONSTRUCTION & ASSOCIATED SECONDARY STRUCTURAL MEMBERS: 0 HR

ROOF CONSTRUCTION & ASSOCIATED SECONDARY STRUCTURAL MEMBERS: 0 HR

BUILDING MATERIALS

CBC 2022 CHAPTER 7A MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE

ZONE:	VERY-HIGH FIRE HAZARD SEVERITY ZONE
ROOFING:	CLASS A (PER CHAPTER 705A)
EXTERIOR WALLS:	TILT-UP CONCRETE PANELS (PER CHAPTER 707A)

PROJECT DESCRIPTION

PROJECT DESCRIPTION:

A NEW CONSTRUCTION preK-12 CAMPUS TO BE BUILT ON AN EXISTING VACANT SLOPING SITE IN THE CITY OF SAN DIEGO. BUILT STRUCTURES INCLUDE A 3-STORY CLASSROOM BUILDING, 1-STORY MULTIPURPOSE BUILDING AND A TRACK AND SPORTS FIELD OVER A SEMI-SUBTERRANEAN 2-LEVEL PARKING GARAGE. SITE WORK INCLUDES GRADING AND LANDSCAPING THE (3) PARCELS WHICH COMPRISE THE SITE.

SITE DATA

APN	ADDRESS	ACREAGE
678-690-70-00	0 TEMPLETON ST., SAN DIEGO, CA 92127	4.64
678-690-71-00	0 TEMPLETON ST., SAN DIEGO, CA 92127	1.41
678-690-72-00	0 CAMINO DEL SUR, SAN DIEGO, CA 92127	0.47

ZONING: CC-4.5
OVERLAY: URBAN VILLAGE OVERLAY ZONE

COMMUNITY PLAN AREA (CPA): BLACK MOUNTAIN RANCH
GEOLOGIC HAZARD CATEGORY: YES, 32, 53
ENVIRONMENTALLY SENSITIVE LANDS: NO
EASEMENTS: UTILITY EASEMENT ALONG NORTHER PROPERTY LINE
TRANSIT STOPS: NONE

SETBACKS:
SIDE YARD SETBACK OF 10'
REAR YARD @ 10'
FRONT YARD @ 0'

LEGAL DESCRIPTION: (APN: 678-690-70-00, 678-690-71-00, 678-690-72-00)
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 1-3 OF PARCEL MAP NO. 21608, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JULY 25, 2018 AS FILE NO. 2018-7000267, OFFICIAL RECORDS.

PROJECT DATA

EXISTING USE: UNDEVELOPED SITE, NO EXISTING STRUCTURES ON SITE
PROPOSED OCCUPANCY CLASSIFICATION & USE:

NONSEPARATED OCCUPANCY GROUPS: E, A-1, A-5
CLASSROOM BUILDING: EDUCATIONAL E
MULTIPURPOSE BUILDING: ASSEMBLY A-1 PERFORMANCE VIEWING
BLEACHERS IN CLASSROOM BUILDING GYM & FIELD DECK: A-5 SPORTS VIEWING

FULLY SPRINKLERED: YES
FIRE ALARM: YES

SCHOOL DATA
TOTAL STUDENTS: 663 STUDENTS
10-12th: 135 STUDENTS

AREA CALCULATIONS

CLASSROOM BUILDING BUILDING HEIGHT: TOWER PEAK/RIDGE - MAX 63'-0" PARAPETS VARY: 53'-0", 55'-0", 57'-5" CONSTRUCTION TYPE: IIIB		FAR CALCULATION: SITE AREA: 284,011 SF (6.52 ACRES) FAR (BASE): 2.0 (PER SDMC TABLE 131-05E) MAXIMUM FLOOR AREA: 568,022 SF ACTUAL FAR: 0.9 ACTUAL FLOOR AREA: 253,634 SF MINIMUM LOT COVERAGE: 35% (99,403 SF) ACTUAL LOT COVERAGE: 53% (149,517 SF)
LEVEL 1	67,847 SF	
LEVEL 2	67,847 SF	
LEVEL 3	47,174 SF 182,868 SF	

MULTIPURPOSE BUILDING
BUILDING HEIGHT: AT 3 ROOF OF LEVELS - 18'-0", 22'-0", 35'-0"
AT TRELLIS - MIN 12'-1", MAX 23'-6"

CONSTRUCTION TYPE: IIIB
PLAZA / MPB F.F. 10904 SF

2-STORY SEMI-SUBTERRANEAN GARAGE
BUILDING HEIGHT: 25'-4" PARAPET, 30'-0" TOWER PEAK/RIDGE, 41'-10" T.O. NETTING

CONSTRUCTION TYPE: IIIB	
PARKING STRUCTURE LEVEL 1	70088 SF
PARKING STRUCTURE LEVEL 2	58536 SF

PERMITS & APPROVALS

PRJ-XXXXXXX - 2025 CITY OF SAN DIEGO - CONDITIONAL USE PERMIT
PRJ-XXXXXXX - 2026 CITY OF SAN DIEGO - BUILDING PERMIT

APPLICABLE CODES

DESIGN AND CONSTRUCTION SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND ORDINANCES TO INCLUDE BUT NOT LIMITED TO THE MOST CURRENT VERSION OF THE FOLLOWING DOCUMENTS:

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA ELECTRIC CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA ELEVATOR CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA EXISTING BUILDING CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen)
- ACCESSIBILITY REGULATIONS AS PRESCRIBED BY THE 2022 CALIFORNIA BUILDING CODE, CHAPTER 11
- AMERICANS WITH DISABILITIES ACT GUIDELINES, AS AMENDED, 28 CFR PART 36 AND 36, CFR 1911
- ALL CODES AND ORDINANCES ADOPTED BY THE CITY OF SAN DIEGO

- PART 2 OF TITLE 24
- PART 3 OF TITLE 24
- PART 4 OF TITLE 24
- PART 5 OF TITLE 24
- PART 6 OF TITLE 24
- PART 7 OF TITLE 24
- PART 8 OF TITLE 24
- PART 9 OF TITLE 24
- PART 10 OF TITLE 24

SHEET INDEX

SHEET #	SHEET NAME
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CUP - GENERAL	
GN000	Coversheet
GN001	Sheet Index & Project Information

CUP - CIVIL	
C-1	Preliminary Grading Cover Sheet
C-2	Existing Conditions Site Plan
C-3	Civil Site Sections & Details
C-4	Preliminary Grading Plan Sheet
C-5	Preliminary Grading Plan Sheet
C-6	Site Middle & Lower Level Parking Structure
C-7	Site Underground Detention at Parking Structure
C-8	Intersection Sight Distance and Visibility Triangles

CUP - ARCHITECTURAL SITE	
AS101	Architectural Site Plan
AS101C	Architectural Site Plan - Parking Garage
AS102	Fire Access Site Plan
AS103	Architectural Site Accessibility
AS301	Architectural Site Sections

CUP - LANDSCAPE	
L001	Landscape Development Plan
L002	Landscape Development Plan
L003	Landscape Development Plan
L004	Landscape Development Plan
L005	Landscape Development Plan
L006	Landscape Development Plan

CUP - ARCHITECTURAL	
A001	Architectural General Notes & Abbreviations
AC101	Life Safety Plan - Level 1 and Plaza
AC102	Life Safety Plan - Classroom Bldg Level 2 and 3
AC103	Life Safety Plan - Parking Garage
A101A	Classroom Building - Level 1 Plan
A101B	Multi-Purpose Building - Floor Plan
A101C	Parking Garage - Floor Plans
A102A	Classroom Building - Level 2 Plan
A103A	Classroom Building - Level 3 Plan
A191A	Classroom Building - Roof Plan
A191B	Multi-Purpose Building - Roof Plan
A201A	Classroom Building - Exterior Elevations
A201B	Multi-Purpose Building - Exterior Elevations
A201C	Parking Garage - Exterior Elevations



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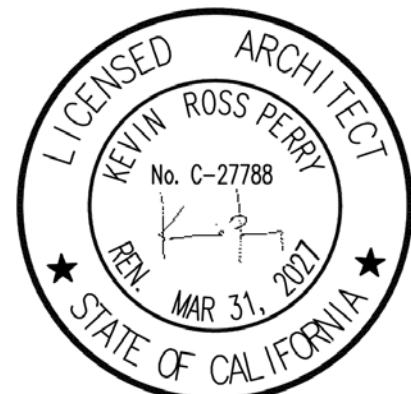
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TRANSIT MAP



VICINITY MAP



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350 Camino De La Reina
Suite 510
San Diego, California
92108 USA
(619) 398-3800
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Sheet Index & Project Information

2022-TC057-002

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GN001



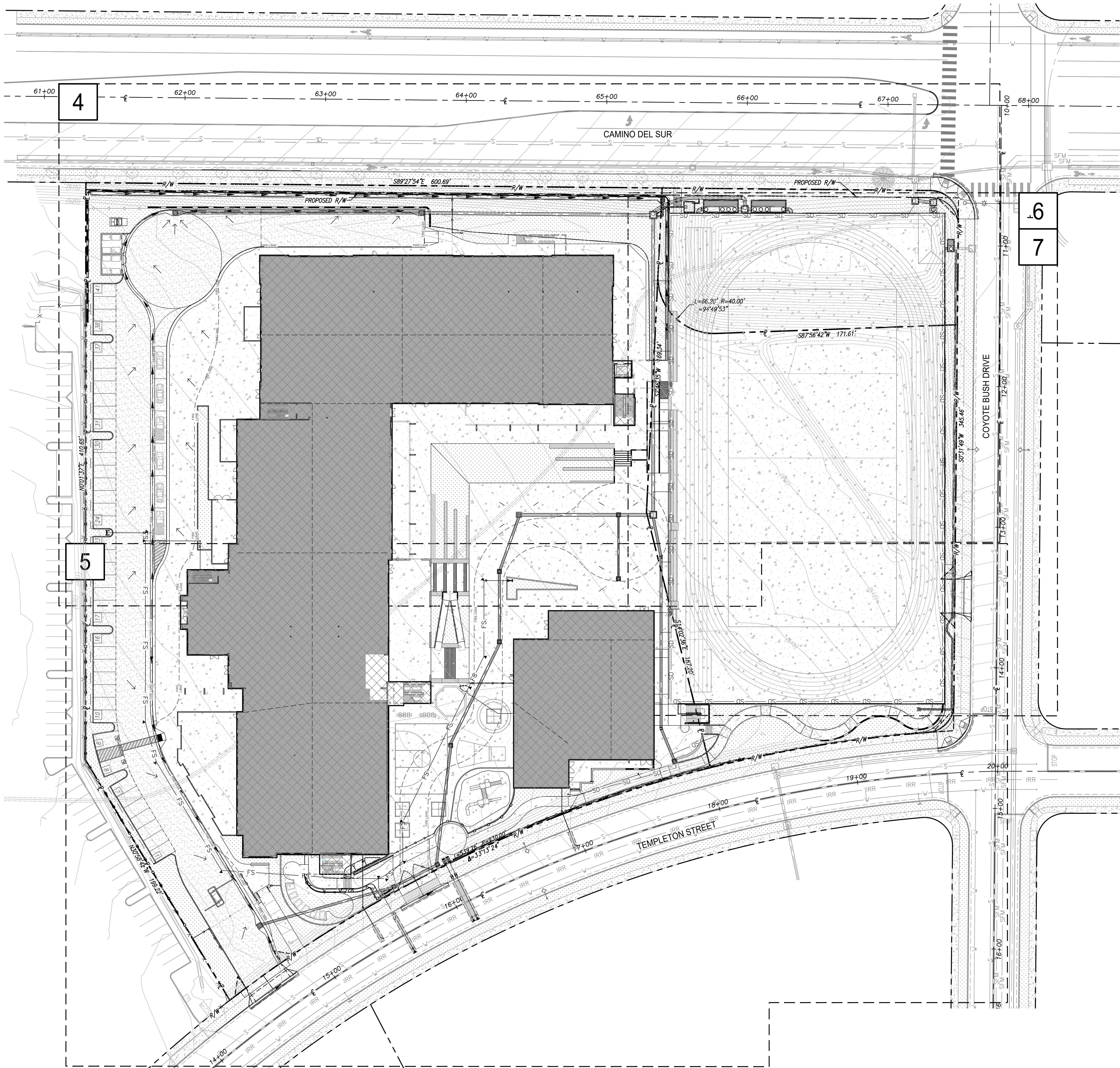
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LEGEND OF SYMBOLS

- PROPERTY LINE
- LIMIT OF GRADING
- STREET CENTERLINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN
- EXISTING STORMWATER CATCH BASIN
- EXISTING STORMWATER CLEANOUT
- EXISTING CURB & GUTTER
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- DIRECTION OF DRAINAGE FLOW
- PROPOSED STORM DRAIN
- PROPOSED STORMWATER CATCH BASIN
- PROPOSED CURB & GUTTER
- PROPOSED WATER LINE (PVT)
- PROPOSED IRRIGATION LINE (PVT)
- PROPOSED "NO TURN ON RED" SIGN

BENCHMARK

BRASS PLUG IN TOP OF CURB RETURN NORTHWEST CORNER INTERSECTION CAMINO DEL SUR AND COYOTE BUSH DRIVE PER CITY OF SAN DIEGO VERTICAL BENCHMARK. ELEVATION: 497.65 DATUM: MSL

BASIS OF BEARINGS

THE GRID BEARING BETWEEN CITY OF SAN DIEGO SURVEY CONTROL STATIONS 375 AND 376 PER RECORD OF SURVEY MAP NO. 14492, I.E. NORTH 18°59'25" EAST

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:

PACELS 1 AND 2 OF PARCEL MAP NO. 21608, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JULY 25, 2018 AS FILE NO. 2018-7000921, OFFICIAL RECORDS.

ASSESSOR'S PARCEL NO.

678-690-70-00, 678-690-71-00 & 678-690-72-00

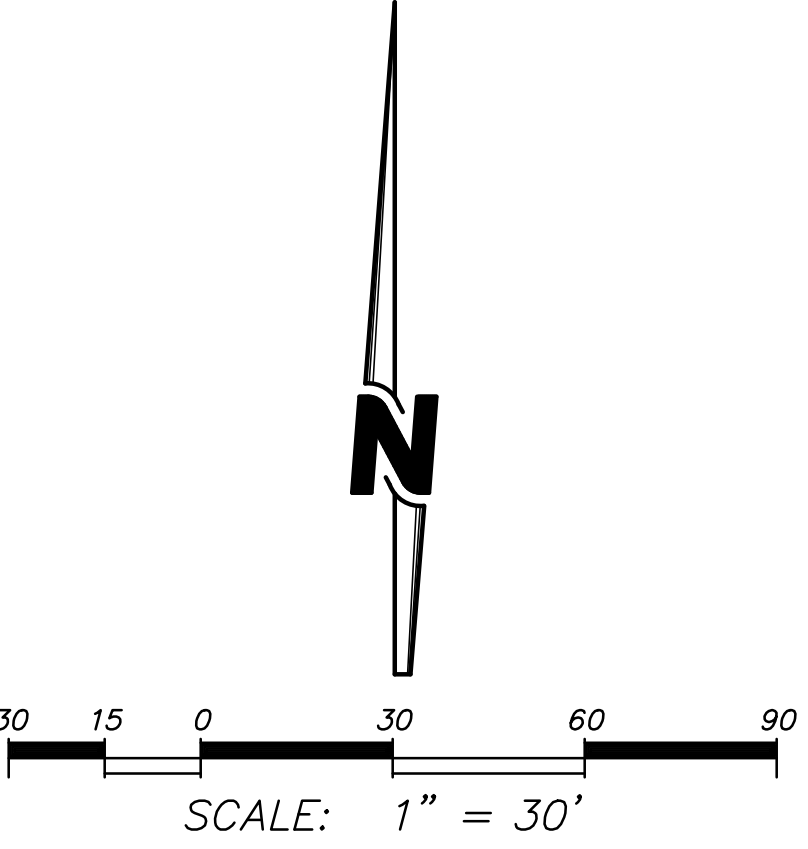
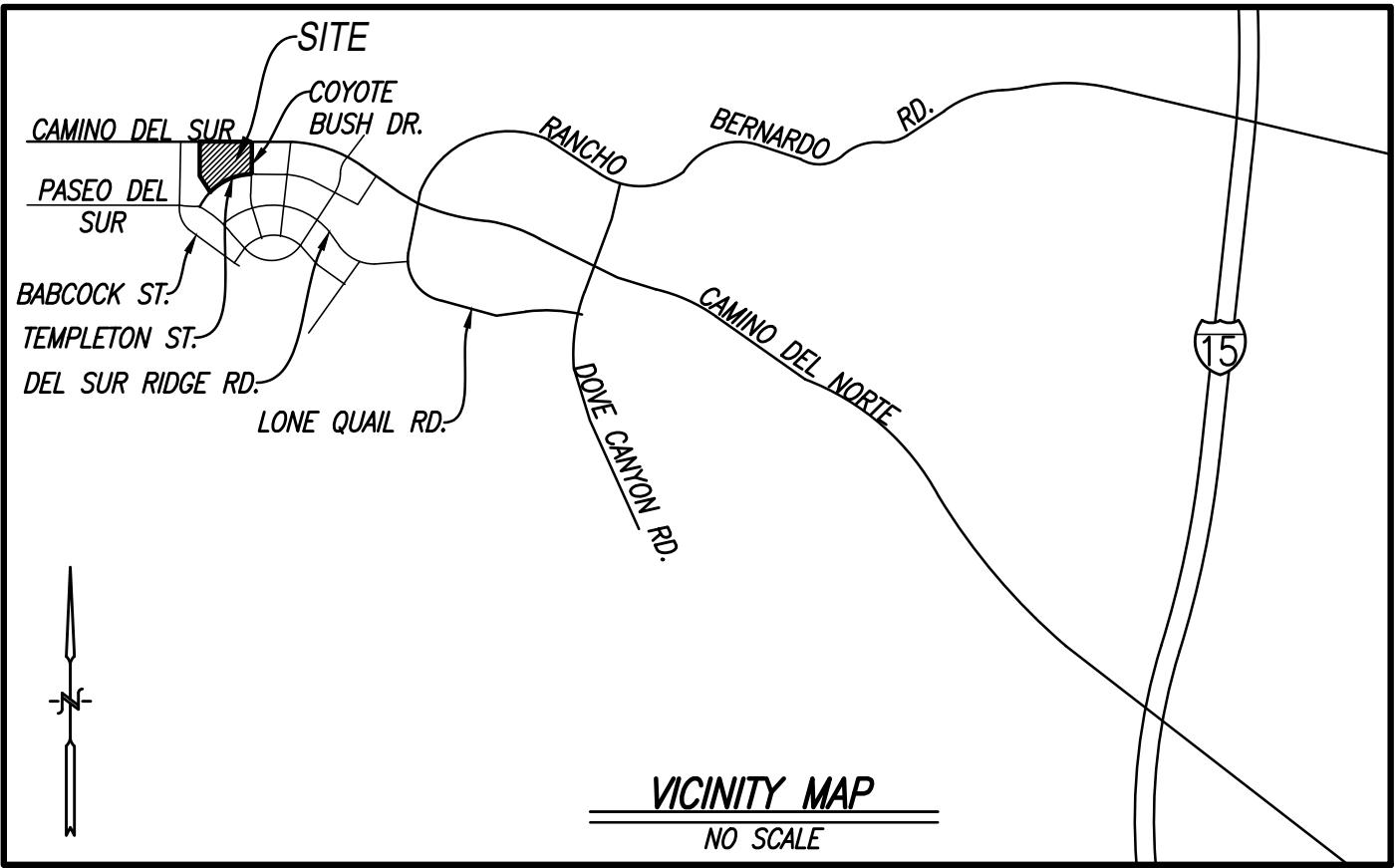
GRADING QUANTITIES

GRADED AREA	6.52 [ACRES]	MAX. CUT DEPTH 17.0' [FT]
CUT QUANTITIES	41,700 [CYD]	MAX CUT SLOPE RATIO (2:1MAX) 2:1
FILL QUANTITIES	37,100 [CYD]	MAX. FILL DEPTH 12.0' [FT]
IMPORT/EXPORT	4,600 [CYD]	MAX FILL SLOPE RATIO (2:1MAX) 2:1

THIS PROJECT PROPOSES TO EXPORT 4,600 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

SHEET INDEX

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SITE UNDER GROUND DETENTION AT PARKING STRUCTURE	SHEET 7
SITE SIGHT DISTANCE STUDY	SHEET 8



PLANS PREPARED BY:
SPEAR & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
475 PRODUCTION STREET, SAN MARCOS, CA 92078
PHONE (760) 736-2040 FAX (760) 736-4866
WWW.SPEARINC.NET

REGISTERED PROFESSIONAL ENGINEER
JOSHUA R. ZIEGLER
No. 85413
CIVIL
STATE OF CALIFORNIA

HED

11750 Sorrento Valley Rd
Suite 100
San Diego, California
92121 USA
(858) 398-3800
WWW.HED.DESIGN

PRELIMINARY
GRADING
PLAN
COVER SHEET

C-1



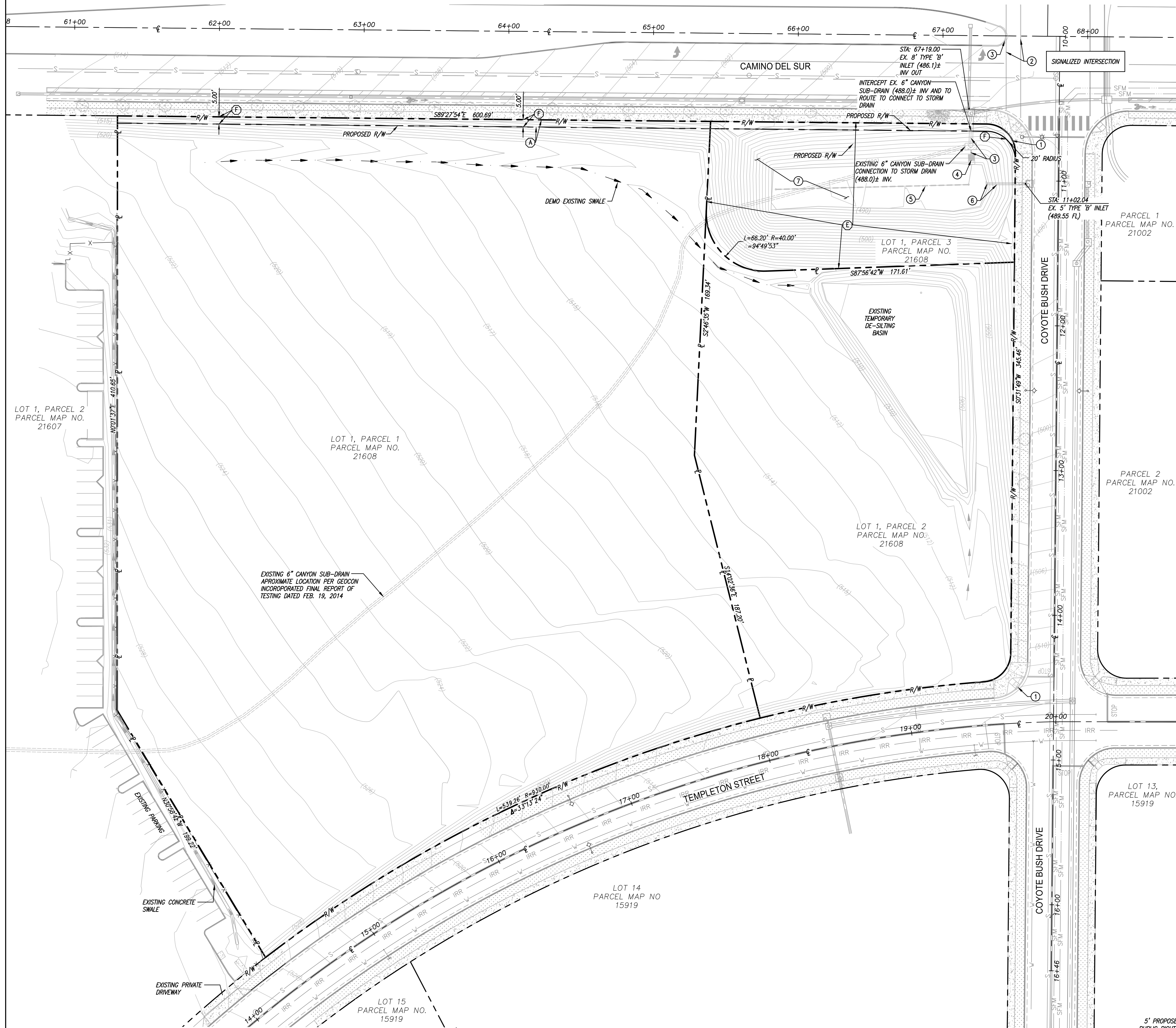
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EXISTING EASEMENTS

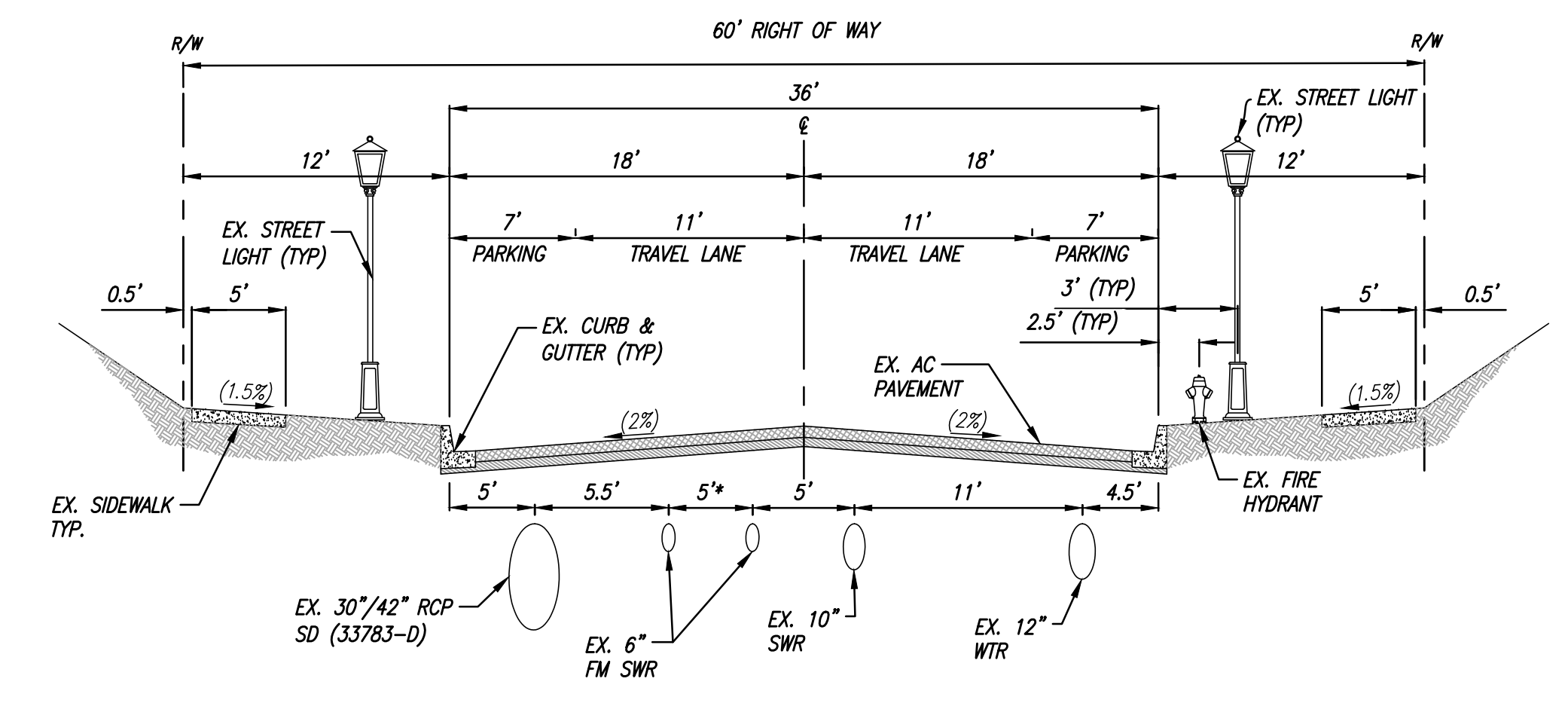
- #6 (A) AN EASEMENT FOR GENERAL UTILITIES RECORDED JUNE 16, 2011 AS DOC. NO. 2011-030712
- #7 (B) AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED MARCH 1, 2013 AS DOC. NO. 2310-0135264 (NON-PLOTTABLE)
- #8 (C) AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED MARCH 21, 2013 AS DOC. NO. 2013-0180571 (NON-PLOTTABLE)
- #9 (D) AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED NOVEMBER 15, 2013 AS DOC. NO. 2013-0676664 (NON-PLOTTABLE)
- #12 (E) AN EASEMENT FOR DRAINAGE RECORDED AUGUST 10, 2018 AS DOC. NO. 2018-0329740 (PRIVATE EASEMENT PROPOSED TO BE VACATED)

PROPOSED DEDICATIONS

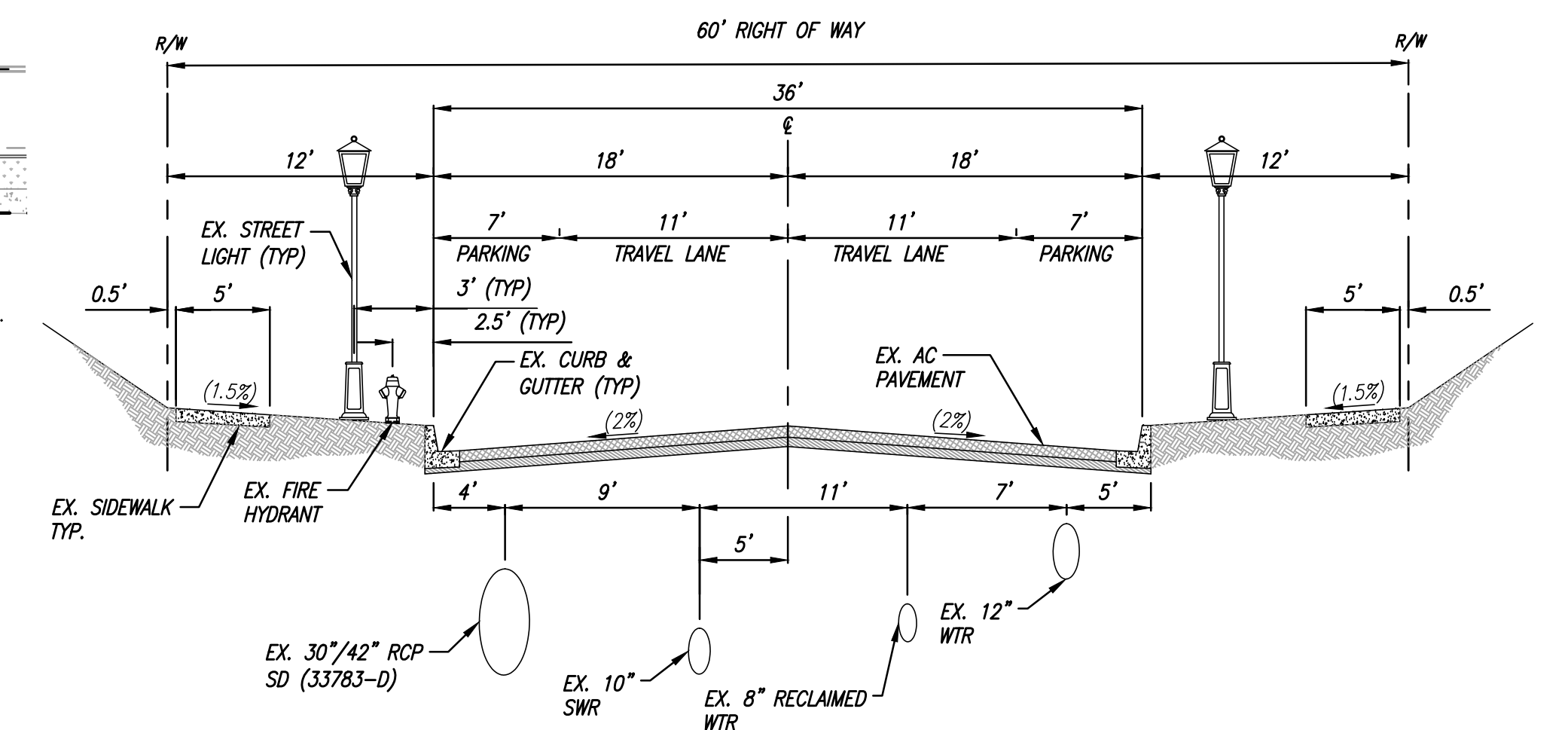
- (F) PROPOSED PUBLIC RIGHT OF WAY DEDICATION TO CITY OF SAN DIEGO

DEMOLITION NOTES

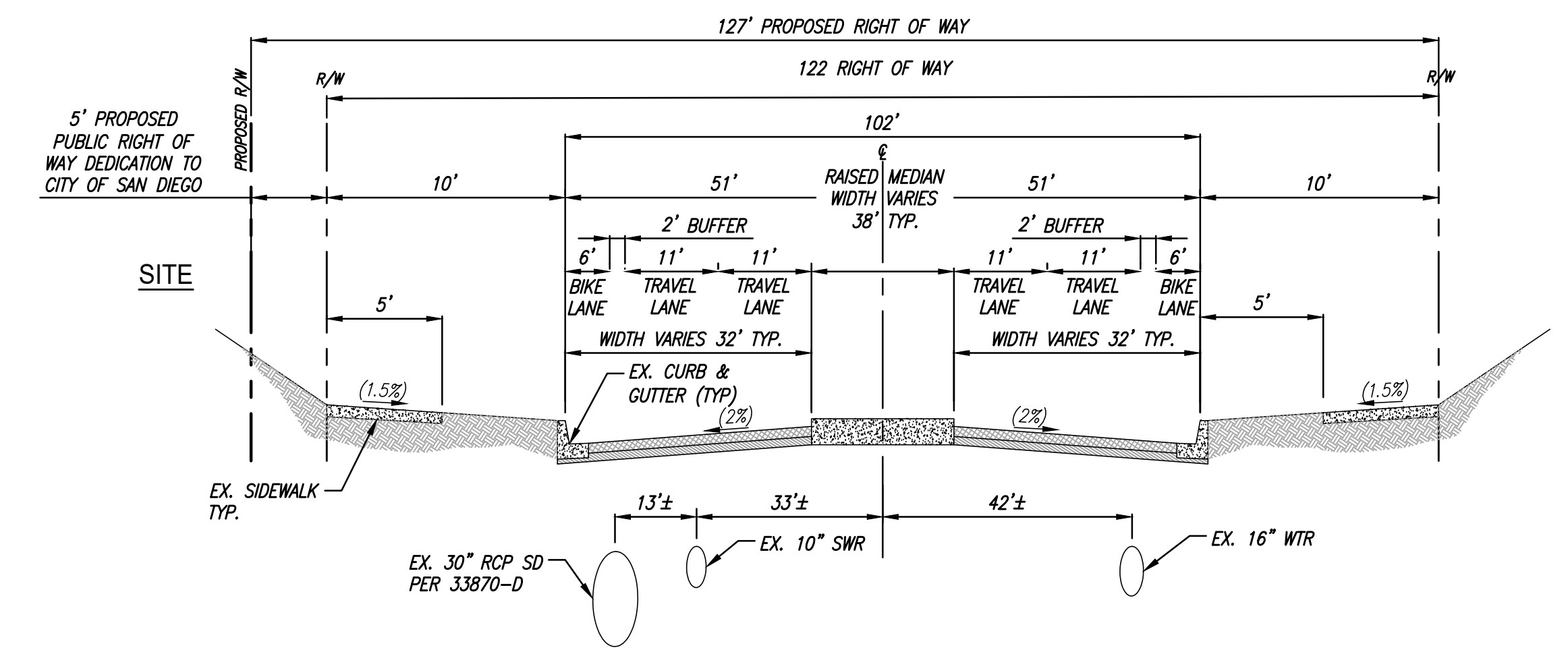
- (1) EXISTING PEDESTRIAN RAMP TO BE REMOVED AND REPLACED.
- (2) EXISTING CROSSWALK TO BE REMOVED AND REPLACED.
- (3) PORTION OF MEDIAN TO BE REMOVED AND REPLACED.
- (4) DEMO. EXISTING TYPE 'B' INLET PIPE AND STORM DRAIN.
- (5) DEMO. EXISTING TYPE 'Y' INLET.
- (6) DEMO. EXISTING 4" PERFORATED PIPE.
- (7) DEMO. EXISTING STORMDRAIN PIPE AND HEADWALL.
- (8) DEMO. EXISTING STORM WATER BASIN.



TYPICAL STREET SECTION COYOTE BUSH DRIVE
TYPICAL SECTION LOOKING NORTH
NOT-TO-SCALE

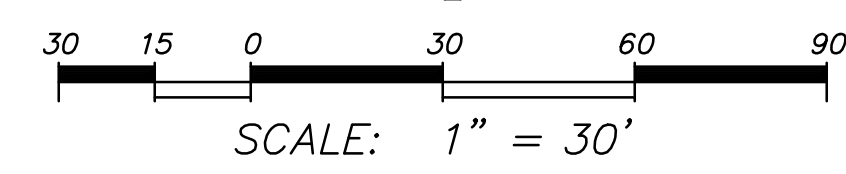


TYPICAL STREET SECTION TEMPLETON
TYPICAL SECTION LOOKING EAST
NOT-TO-SCALE



TYPICAL STREET SECTION CAMINO DEL SUR
TYPICAL SECTION LOOKING WEST
NOT-TO-SCALE

PLANS PREPARED BY:
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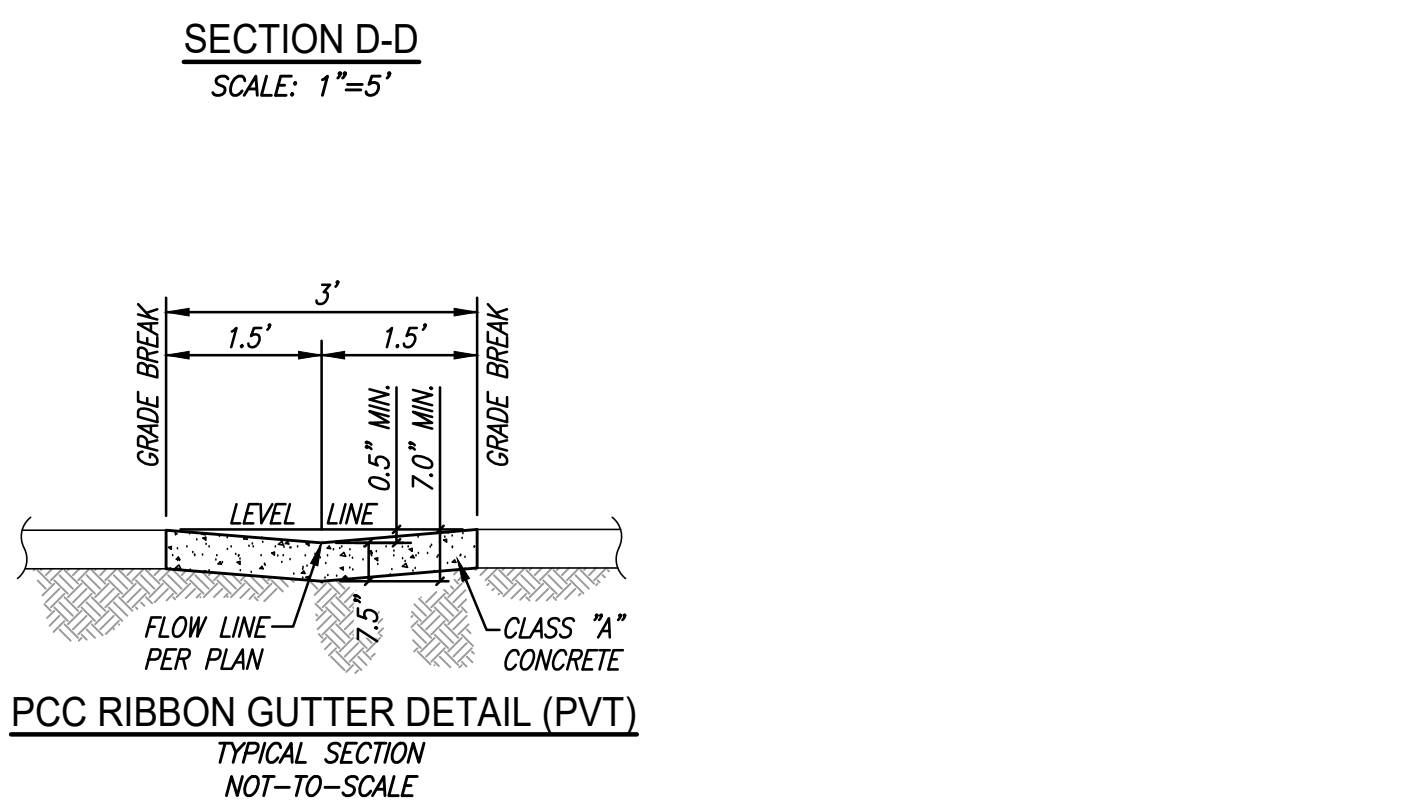
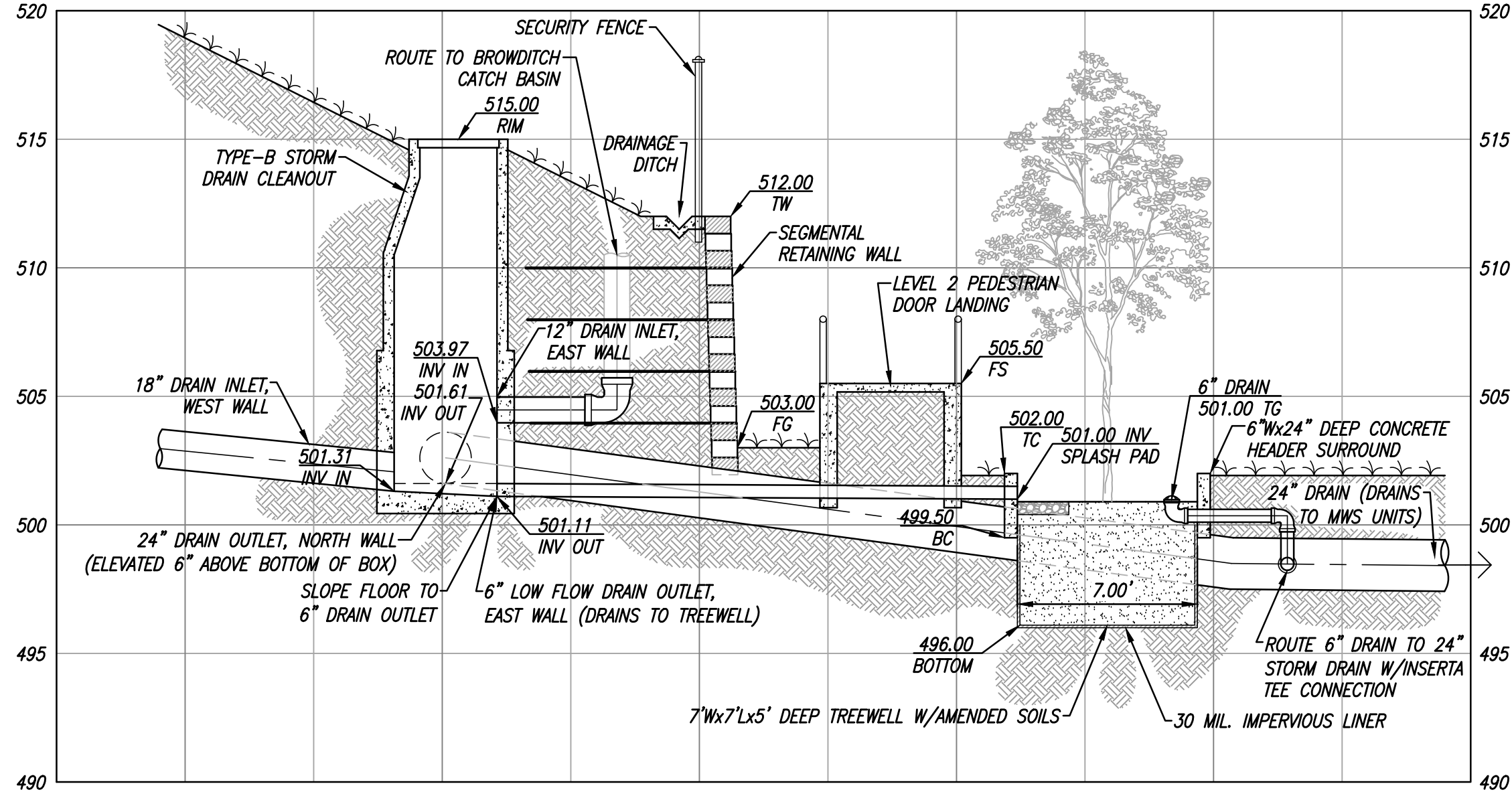
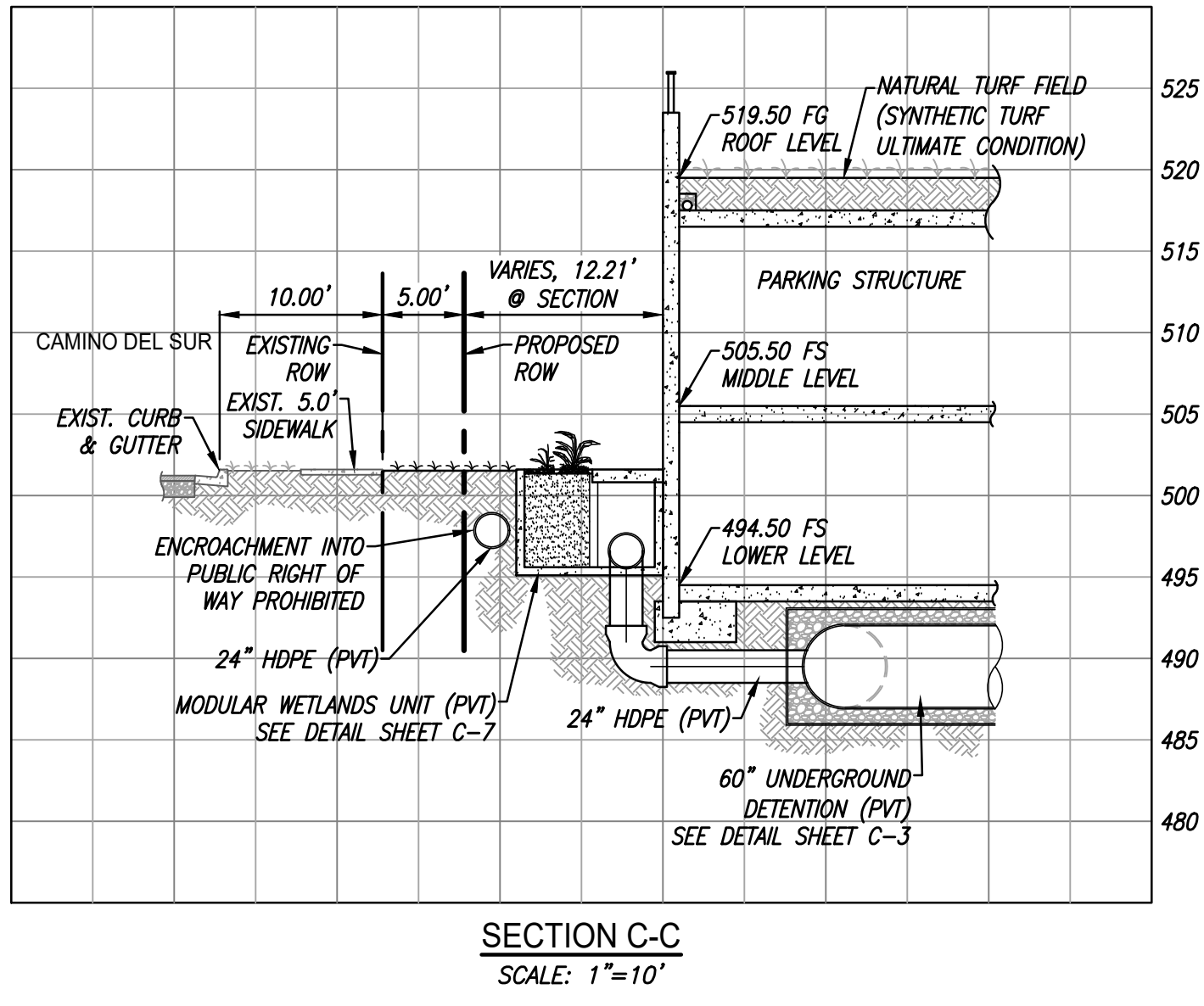
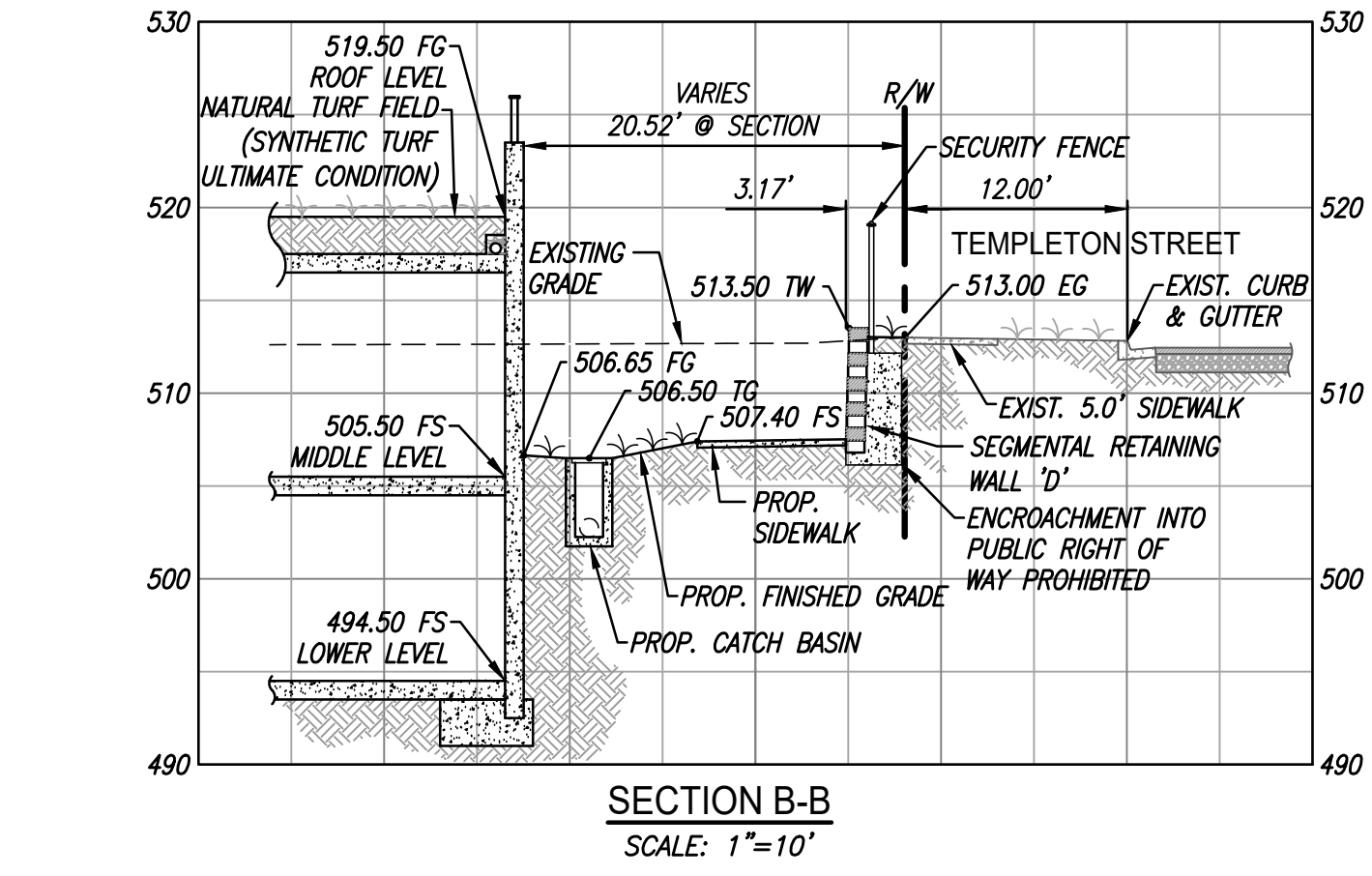
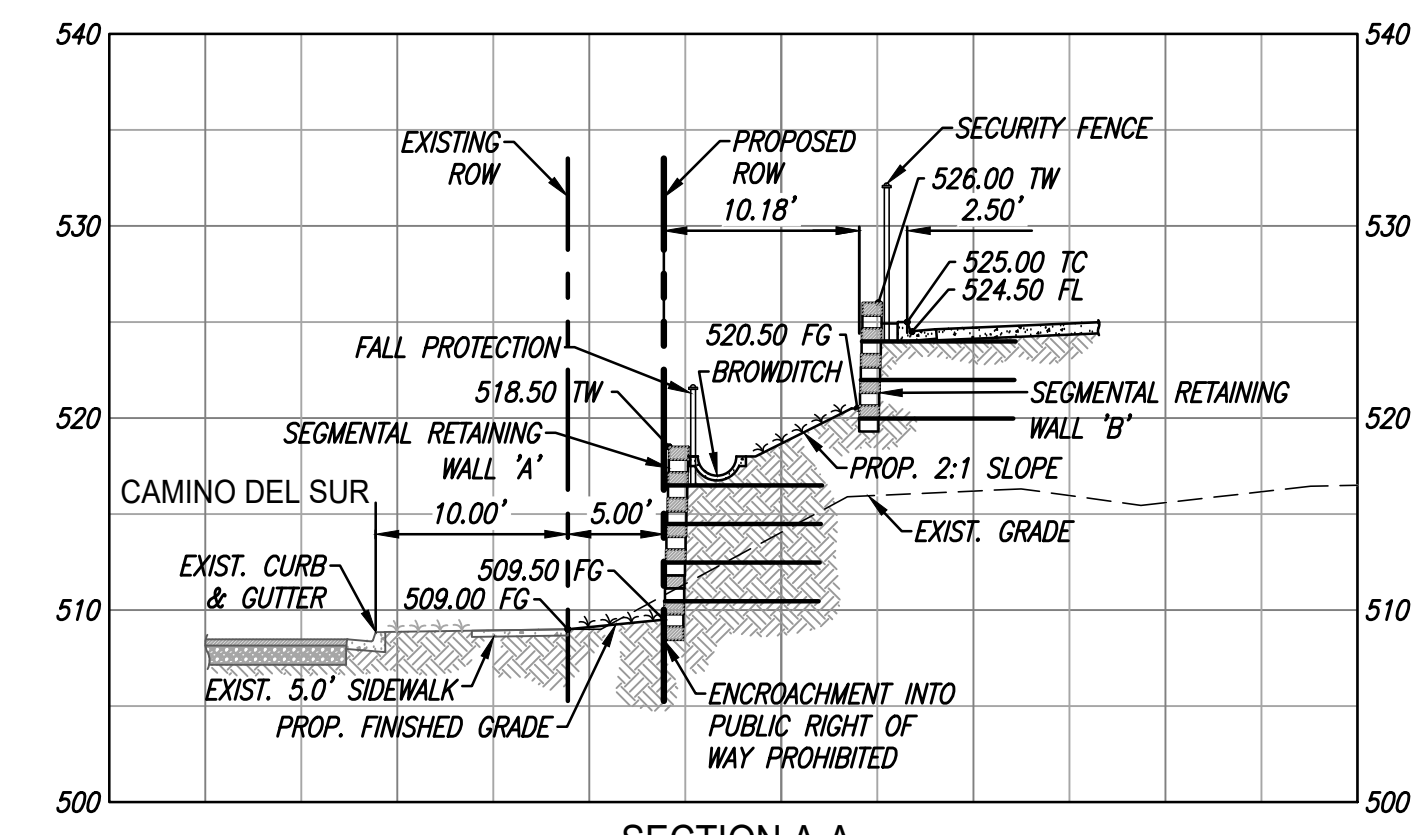
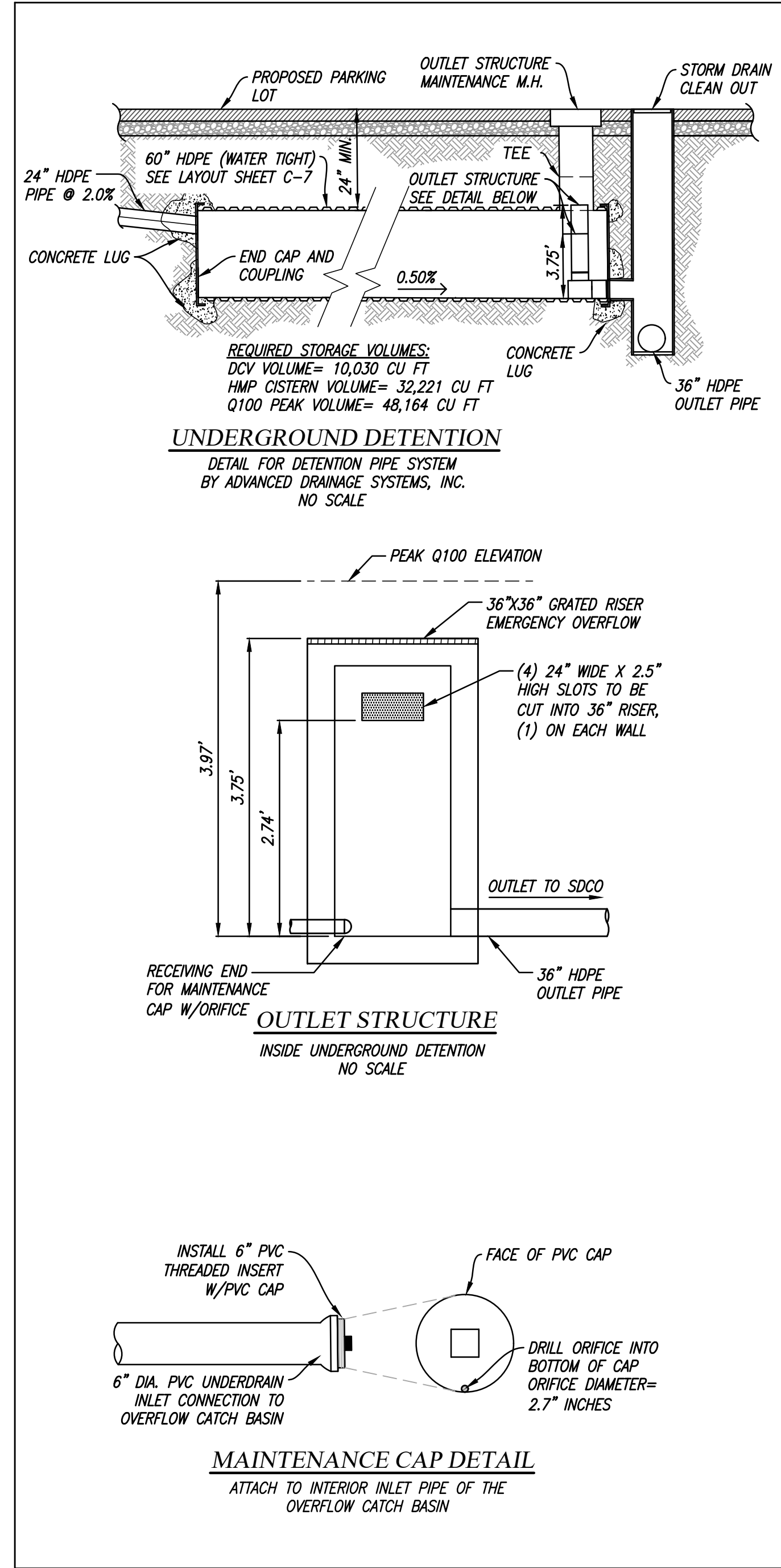
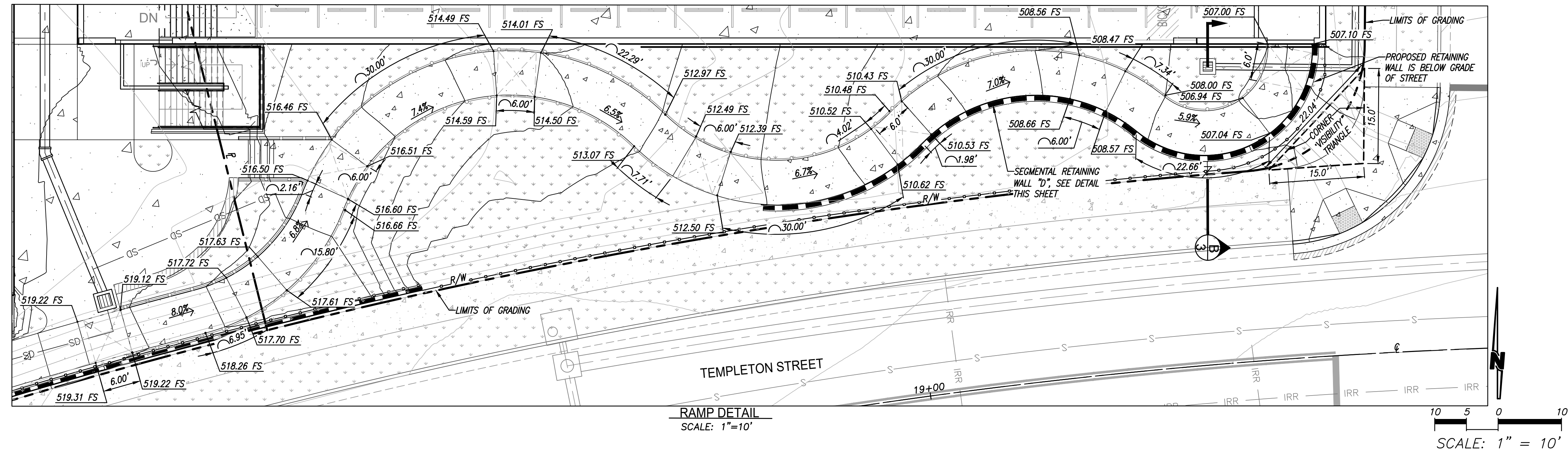
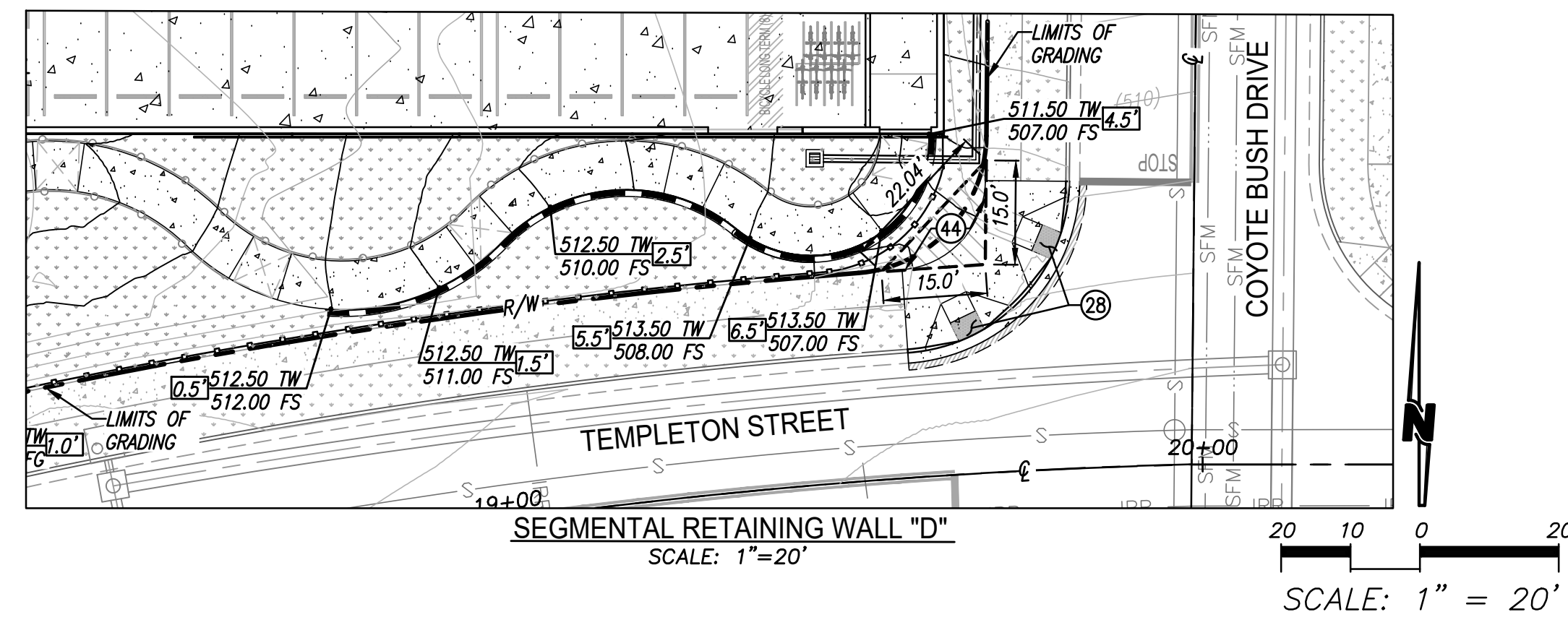
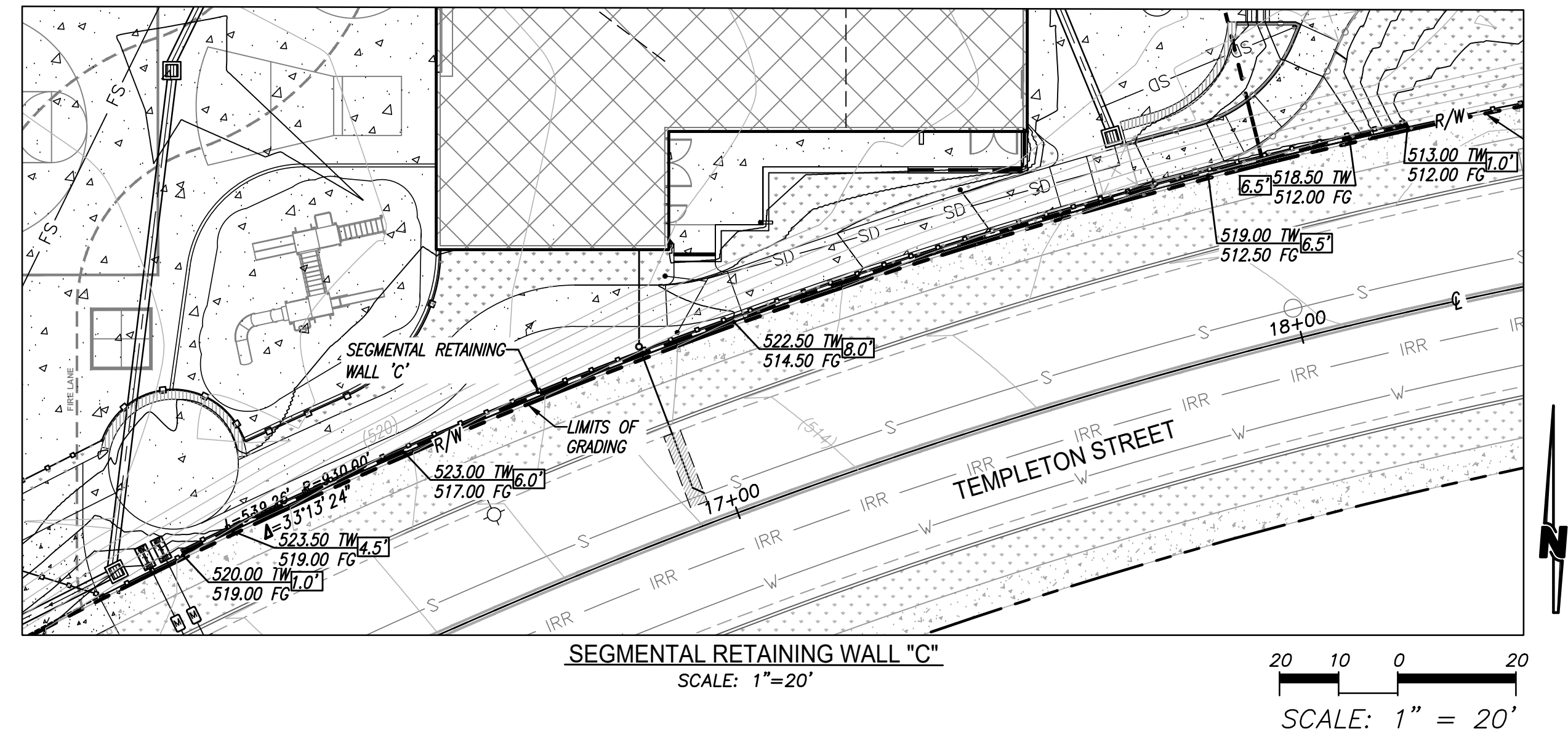
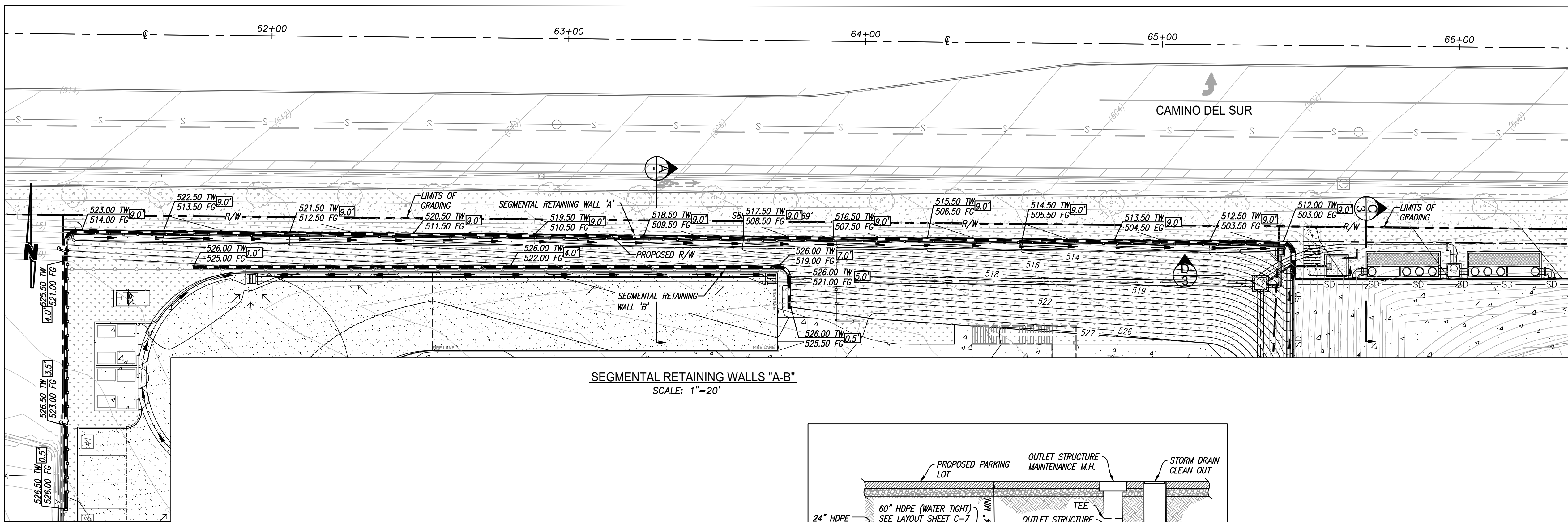


HED

11750 Sorrento Valley Rd
Suite 100
San Diego, California
92121 USA
(858) 398-3800
WWW.HED.DESIGN

EXISTING CONDITIONS
SITE PLAN

C-2



The Cambridge School

12855 Black Mountain Road
San Diego, CA 92129

The Cambridge School - CUP

0 Templeton Street
San Diego, CA 92127

Date 11/30/2023
Issued For CUP Submittal
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CIVIL SITE
SECTIONS &
DETAILS

C-3



PLANS PREPARED BY:
SPEAR & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
475 PRODUCTION STREET, SAN MARCOS, CA 92078
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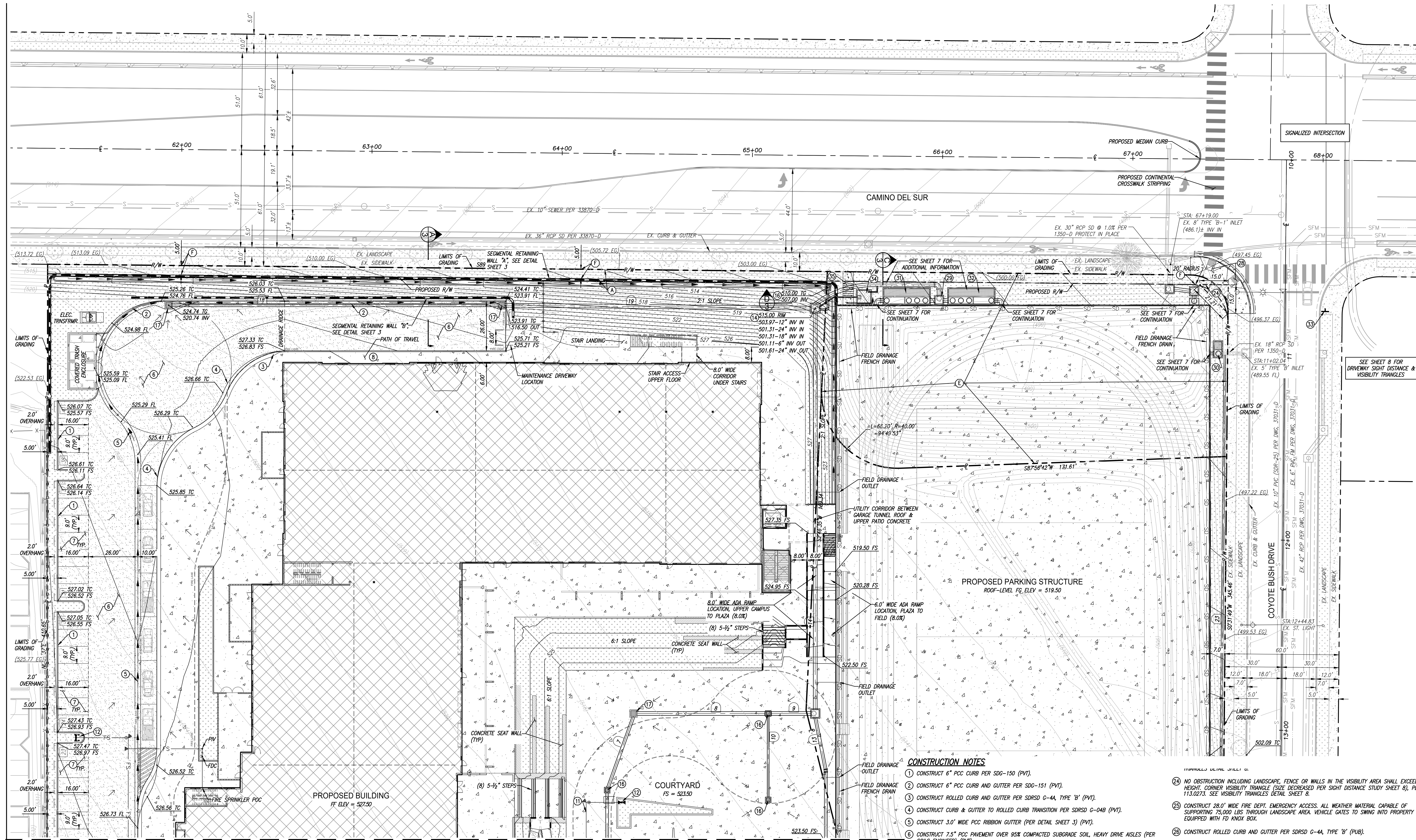
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SEE SHEET C-5

EXISTING EASEMENTS

- #6 (A) AN EASEMENT FOR GENERAL UTILITIES RECORDED JUNE 16, 2011 AS DOC. NO. 2011-030712
- #7 (B) AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED MARCH 1, 2013 AS DOC. NO. 2310-0135264 (NON-PLOTTABLE)
- #8 (C) AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED NOVEMBER 15, 2013 AS DOC. NO. 2013-0180571 (NON-PLOTTABLE)
- #9 (D) AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED NOVEMBER 15, 2013 AS DOC. NO. 2013-067664 (NON-PLOTTABLE)
- #12 (E) AN EASEMENT FOR DRAINAGE RECORDED AUGUST 10, 2018 AS DOC. NO. 2018-0329740 (PRIVATE EASEMENT PROPOSED TO BE VACATED)

PROPOSED DEDICATIONS

- (F) PROPOSED PUBLIC RIGHT OF WAY DEDICATION TO CITY OF SAN DIEGO

STORM DRAIN LINE DATA TABLE			
SYM	LENGTH	BEARING	DESCRIPTION
(7)	42.74'	N19°36'53"E	18" HDPE @ 1.00%
(8)	95.04'	N90°00'00"E	24" HDPE @ 1.00%
(9)	95.04'	N90°00'00"E	24" HDPE @ 1.00%
(10)	45.43'	S00°00'04"W	18" HDPE @ 5.17%
(13)	28.57'	N11°15'00"W	18" HDPE @ 0.50%
(14)	209.20'	N00°00'00"E	24" HDPE @ 5.28%
(18)	175.10'	N89°59'58"E	18" HDPE @ 2.42%
(19)	161.32'	S89°27'55"E	18" HDPE @ 9.41%
(21)	22.43'	S89°13'22"E	18" HDPE @ 5.21%
(23)	206.69'	N00°31'49"E	12" PVC @ 1.25%
(24)	3.00'	N90°00'00"E	24" HDPE @ 1.00%

WATER AND SEWER NOTES:

- ALL ON-SITE WATER AND SEWER FACILITIES SHOWN ON THE DRAWING ARE PRIVATE AND SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA UNIFORM PLUMBING CODE AND SHALL BE REVIEWED AS PART OF THE BUILDING PERMIT PLAN CHECK.
- ALL PROPOSED PUBLIC WATER AND SEWER FACILITIES MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ESTABLISHED CRITERIA IN THE MOST CURRENT EDITION OF THE CITY OF SAN DIEGO WATER AND SEWER FACILITY DESIGN GUIDELINES AND CITY REGULATIONS, STANDARDS AND PRACTICES PERTAINING THERETO.
- IF A 3" OR LARGER WATER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITEE 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.
- ALL WATER SERVICES TO THE SITE, INCLUDING DOMESTIC, IRRIGATION, AND FIRE WILL REQUIRE PRIVATE ABOVE GROUND BACK FLOW PREVENTION DEVICES (BFPDS). BFPDS ARE TYPICALLY LOCATED ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE AND IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY. THE PUBLIC UTILITIES DEPARTMENT WILL NOT PERMIT THE REQUIRED BFPDS TO BE LOCATED BELOW GRADE OR WITHIN THE STRUCTURE.
- NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER AND FIVE FEET OF ANY WATER FACILITIES.

NOTE:

THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.

NOTE:

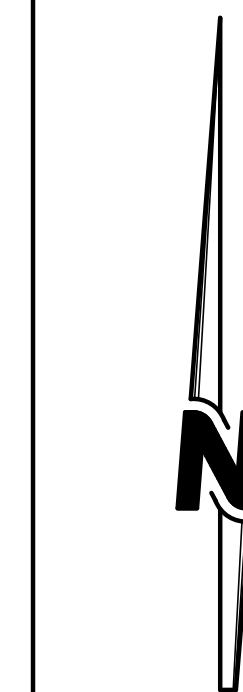
ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT (EMRA) WILL BE REQUIRED FOR ALL PRIVATE IMPROVEMENTS WITHIN THE ROW.

CONSTRUCTION NOTES

- CONSTRUCT 6" PCC CURB PER SDG-150 (PVT).
- CONSTRUCT 6" PCC CURB AND GUTTER PER SDG-151 (PVT).
- CONSTRUCT ROLLED CURB AND GUTTER PER SORSO G-4A, TYPE "B" (PVT).
- CONSTRUCT CURB & GUTTER TO ROLLED CURB TRANSITION PER SORSO G-04B (PVT).
- CONSTRUCT 3.0" WIDE PCC RIBBON GUTTER (PER DETAIL SHEET 3) (PVT).
- CONSTRUCT 7.5" PCC PAVEMENT OVER 95% COMPACTED SUBGRADE SOIL, HEAVY DRIVE AISLES (PER SOILS ENGINEER) (PVT).
- CONSTRUCT 6.5" PCC PAVEMENT OVER 95% COMPACTED SUBGRADE SOIL, PARKING STALLS (PER SOILS ENGINEER) (PVT).
- CONSTRUCT 4.0" MIN. WIDE P.C.C. SIDEWALK PER SDG-155 (PVT).
- SAWCUT, REMOVE EX. SIDEWALK, CURB & GUTTER, CONSTRUCT DRIVEWAY PER SDG-163. (MATCH EXISTING PAVEMENT, SIDEWALK, CURB & GUTTER) (PUB).
- INSTALL 8" FIRE SERVICE ASSEMBLY W/BACKFLOW DEVICE PER (PVT).
- INSTALL 8" PVC CL-150 FIRE SERVICE PER SDW-105 (PVT).
- INSTALL 6" FIRE HYDRANT ASSEMBLY PER SDW-104 (PVT).
- TRENCH RESURFACING PER SDG-107, TYPE 1 (PUB).
- CONSTRUCT TYPE-B SDOO PER D-10 (PVT).
- SIGHT DISTANCE LINE PER CITY OF SAN DIEGO STREET DESIGN MANUAL SECTION 6.1.3(b) IN CONFORMANCE WITH AASHTO STANDARDS. IMPROVEMENTS EXCEEDING 36 INCHES IN HEIGHT PROHIBITED. ANY LANDSCAPE SHALL BE MAINTAINED AT A HEIGHT BELOW 36 INCHES. STREET PARKING SHALL BE PROHIBITED WITHIN LIMITS OF AASHTO SIGHT DISTANCE TRIANGLE (SEE DIAGRAM ON PLAN VIEW, SHEET 8).
- 24"x24" PRECAST CATCH BASIN PER OLD CASTLE (PVT).
- 36"x36" PRECAST CATCH BASIN PER OLD CASTLE (PVT).
- INSTALL 6" SEWER LINE (PVT).
- INSTALL 8" PVC CL-150 FIRE SERVICE (PUB).
- INSTALL 1" IRRIGATION SERVICE (PUB).
- INSTALL 2" WATER SERVICE (PUB).
- INSTALL 6" SEWER LINE (PVT).
- NO OBSTRUCTION INCLUDING LANDSCAPE OR WALLS IN THE VISIBILITY AREA SHALL EXCEED 3' IN HEIGHT. 10'x10' VISIBILITY TRIANGLE ON BOTH SIDES OF DRIVEWAY. PER SDMC 113.0273. SEE VISIBILITY TRIANGLES DETAIL SHEET 8.

IMPROVED VALVE SHEET 6

- NO OBSTRUCTION INCLUDING LANDSCAPE, FENCE OR WALLS IN THE VISIBILITY AREA SHALL EXCEED 3' IN HEIGHT. CORNER VISIBILITY TRIANGLE (SIZE DECREASED PER SIGHT DISTANCE STUDY SHEET 8), PER SDMC 113.0273. SEE VISIBILITY TRIANGLES DETAIL SHEET 8.
- CONSTRUCT 28.0" WIDE FIRE DEPT. EMERGENCY ACCESS. ALL WEATHER MATERIAL CAPABLE OF SUPPORTING 75,000 LBS THROUGH LANDSCAPE AREA. VEHICLE GATES TO SWING INTO PROPERTY & EQUIPPED WITH FD KNOX BOX.
- CONSTRUCT ROLLED CURB AND GUTTER PER SORSO G-4A, TYPE "B" (PUB).
- CONSTRUCT ROLLED CURB TRANSITION PER SORSO G-40B (PUB).
- REMOVE AND REPLACE EXISTING CURB RAMPS W/TYPE "A" DUAL CURB RAMPS PER SDG-134.
- CONSTRUCT TYPE-A SDOO PER D-9, W/24" OUTLET PIPES ON EAST & WEST WALLS, AT SAME ELEVATION, TO SPLIT OUTLET DRAINAGE TO EITHER MWS UNIT 2A & UNIT 2B (PVT).
- PROPOSED MODULAR WETLAND MODEL: MWSL04080P-823741-010, UNIT 1. SEE DETAILS, SHEET 7.
- PROPOSED MODULAR WETLAND MODEL: MWSL08240P-823741-15, UNIT 2A. SEE DETAILS, SHEET 7.
- PROPOSED MODULAR WETLAND MODEL: MWSL08240P-823741-25, UNIT 2B. SEE DETAILS, SHEET 7.
- PROPOSED "NO TURN ON RED" SIGN, CALTRANS SIGN NO. R13A (CA).
- CONSTRUCT 7Wx7Lx5" DEEP TREEWELL W/AMENDED SOILS (RETENTION REQUIREMENT). TREE PER CITY OF SAN DIEGO BMP MANUAL: HETEROMELES ARBUTIFOLIA - TOYON, 25' CANOPY (AT MATURITY), 290 CU FT VOLUME CREDIT, SEE SECTION D-D ON SHEET 3 AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- CONSTRUCT CONCRETE STAIRWAY & LANDINGS FOR PEDESTRIAN EGRESS DOOR, FROM PARKING STRUCTURE, MIDDLE LEVEL.



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20 10 0 20 40 60
SCALE: 1" = 20'

PRELIMINARY
GRADING
PLAN SHEET

C-4



The Cambridge School

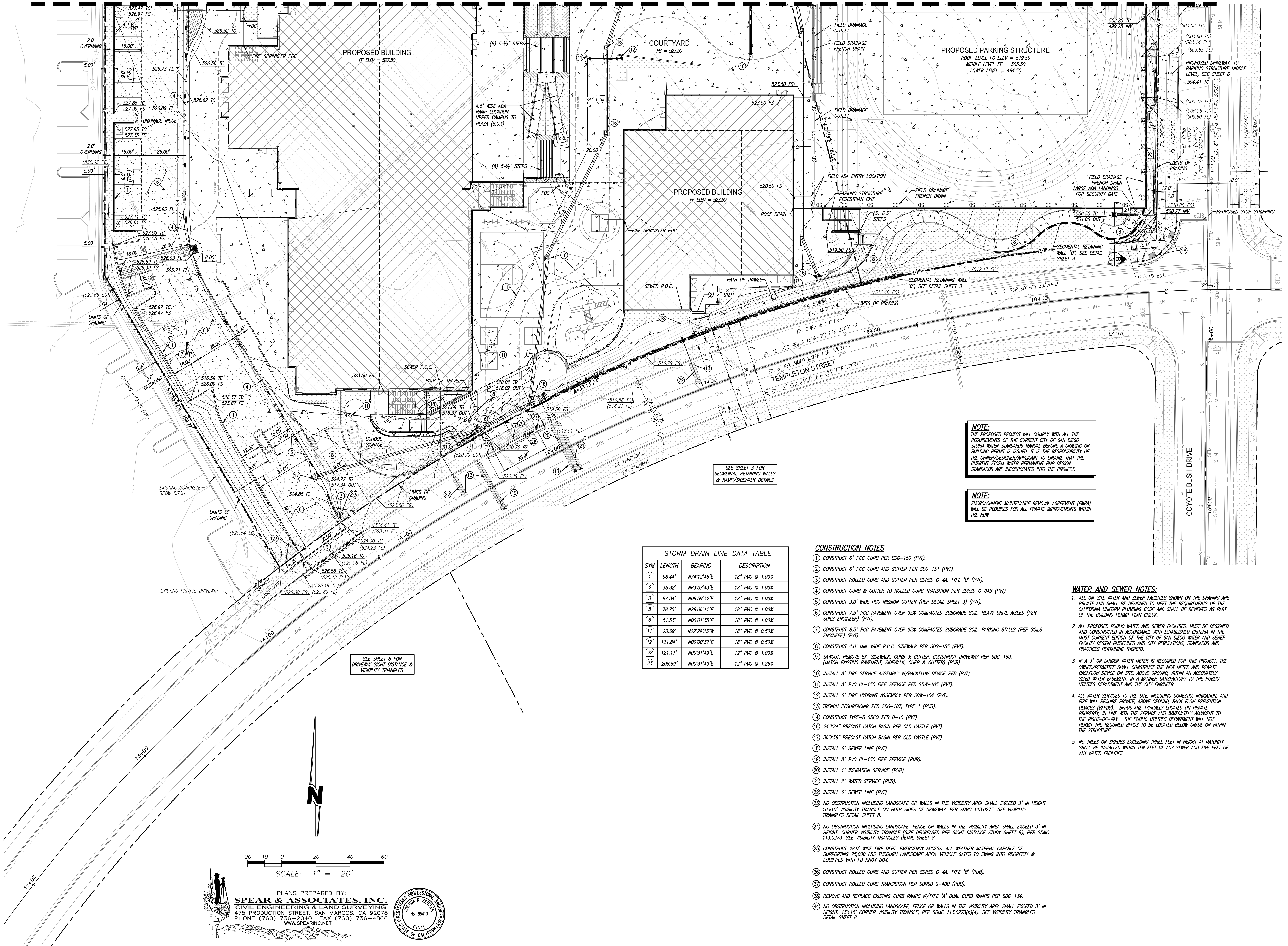
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SEE SHEET C-4



NOTE:
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NOTE:
ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT (EMRA) WILL BE REQUIRED FOR ALL PRIVATE IMPROVEMENTS WITHIN THE ROW.

SEE SHEET 3 FOR
SEGMENTAL RETAINING WALLS
& RAMP/SIDEWALK DETAILS

SEE SHEET 8 FOR
DRIVEWAY SIGHT DISTANCE &
VISIBILITY TRIANGLES

STORM DRAIN LINE DATA TABLE			
SYM	LENGTH	BEARING	DESCRIPTION
1	96.44'	N74°12'46"E	18" PVC @ 1.00%
2	35.32'	N63°07'43"E	18" PVC @ 1.00%
3	84.34'	N06°59'32"E	18" PVC @ 1.00%
5	78.75'	N26°06'11"E	18" PVC @ 1.00%
6	51.53'	N00°01'35"E	18" PVC @ 1.00%
11	23.69'	N22°29'23"W	18" PVC @ 0.50%
12	121.84'	N00°00'37"E	18" PVC @ 0.50%
22	121.11'	N00°31'49"E	12" PVC @ 1.00%
23	206.69'	N00°31'49"E	12" PVC @ 1.25%

CONSTRUCTION NOTES

1. CONSTRUCT 6" PCC CURB PER SDG-150 (PVT).
2. CONSTRUCT 6" PCC CURB AND GUTTER PER SDG-151 (PVT).
3. CONSTRUCT ROLLED CURB AND GUTTER PER SDRSD G-4A, TYPE 'B' (PVT).
4. CONSTRUCT CURB & GUTTER TO ROLLED CURB TRANSITION PER SDRSD G-04B (PVT).
5. CONSTRUCT 3.0' WIDE PCC RIBBON GUTTER (PER DETAIL SHEET 3) (PVT).
6. CONSTRUCT 7.5" PCC PAVEMENT OVER 95% COMPACTED SUBGRADE SOIL, HEAVY DRIVE AISLES (PER SOILS ENGINEER) (PVT).
7. CONSTRUCT 6.5" PCC PAVEMENT OVER 95% COMPACTED SUBGRADE SOIL, PARKING STALLS (PER SOILS ENGINEER) (PVT).
8. CONSTRUCT 4.0' MIN. WIDE P.C.C. SIDEWALK PER SDG-155 (PVT).
9. SAWCUT, REMOVE EX. SIDEWALK, CURB & GUTTER. CONSTRUCT DRIVEWAY PER SDG-163. (MATCH EXISTING PAVEMENT, SIDEWALK, CURB & GUTTER) (PUB).
10. INSTALL 8" FIRE SERVICE ASSEMBLY W/BACKFLOW DEVICE PER (PVT).
11. INSTALL 8" PVC CL-150 FIRE SERVICE PER SDW-105 (PVT).
12. INSTALL 6" FIRE HYDRANT ASSEMBLY PER SDW-104 (PVT).
13. TRENCH RESURFACING PER SDG-107, TYPE 1 (PUB).
14. CONSTRUCT TYPE-B SDCO PER D-10 (PVT).
16. 24"x24" PRECAST CATCH BASIN PER OLD CASTLE (PVT).
17. 36"x36" PRECAST CATCH BASIN PER OLD CASTLE (PVT).
18. INSTALL 6" SEWER LINE (PVT).
19. INSTALL 8" PVC CL-150 FIRE SERVICE (PUB).
20. INSTALL 1" IRRIGATION SERVICE (PUB).
21. INSTALL 2" WATER SERVICE (PUB).
22. INSTALL 6" SEWER LINE (PVT).
23. NO OBSTRUCTION INCLUDING LANDSCAPE OR WALLS IN THE VISIBILITY AREA SHALL EXCEED 3' IN HEIGHT. 10'x10' VISIBILITY TRIANGLE ON BOTH SIDES OF DRIVEWAY. PER SDMC 113.0273. SEE VISIBILITY TRIANGLES DETAIL SHEET 8.
24. NO OBSTRUCTION INCLUDING LANDSCAPE, FENCE OR WALLS IN THE VISIBILITY AREA SHALL EXCEED 3' IN HEIGHT. CORNER VISIBILITY TRIANGLE (SIZE DECREASED PER SIGHT DISTANCE STUDY SHEET 8), PER SDMC 113.0273. SEE VISIBILITY TRIANGLES DETAIL SHEET 8.
25. CONSTRUCT 28.0' WIDE FIRE DEPT. EMERGENCY ACCESS. ALL WEATHER MATERIAL CAPABLE OF SUPPORTING 75,000 LBS THROUGH LANDSCAPE AREA. VEHICLE GATES TO SWING INTO PROPERTY & EQUIPPED WITH FD KNOX BOX.
26. CONSTRUCT ROLLED CURB AND GUTTER PER SDRSD G-4A, TYPE 'B' (PUB).
27. CONSTRUCT ROLLED CURB TRANSITION PER SDRSD G-40B (PUB).
28. REMOVE AND REPLACE EXISTING CURB RAMPS W/TYPE 'A' DUAL CURB RAMPS PER SDG-134.
40. NO OBSTRUCTION INCLUDING LANDSCAPE, FENCE OR WALLS IN THE VISIBILITY AREA SHALL EXCEED 3' IN HEIGHT. 15'x15' CORNER VISIBILITY TRIANGLE, PER SDMC 113.0273(6)(4). SEE VISIBILITY TRIANGLES DETAIL SHEET 8.

WATER AND SEWER NOTES:

1. ALL ON-SITE WATER AND SEWER FACILITIES SHOWN ON THE DRAWING ARE PRIVATE AND SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA UNIFORM PLUMBING CODE AND SHALL BE REVIEWED AS PART OF THE BUILDING PERMIT PLAN CHECK.
2. ALL PROPOSED PUBLIC WATER AND SEWER FACILITIES, MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ESTABLISHED CRITERIA IN THE MOST CURRENT EDITION OF THE CITY OF SAN DIEGO WATER AND SEWER FACILITY DESIGN GUIDELINES AND CITY REGULATIONS, STANDARDS AND PRACTICES PERTAINING THERETO.
3. IF A 3" OR LARGER WATER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITTEE 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.
4. ALL WATER SERVICES TO THE SITE, INCLUDING DOMESTIC, IRRIGATION, AND FIRE WILL REQUIRE PRIVATE, ABOVE GROUND, BACK FLOW PREVENTION DEVICES (BFPDS). BFPDS ARE TYPICALLY LOCATED ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE AND IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY. THE PUBLIC UTILITIES DEPARTMENT WILL NOT PERMIT THE REQUIRED BFPDS TO BE LOCATED BELOW GRADE OR WITHIN THE STRUCTURE.
5. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER AND FIVE FEET OF ANY WATER FACILITIES.

SCALE: 1" = 20'



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PRELIMINARY
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PLAN SHEET

C-5



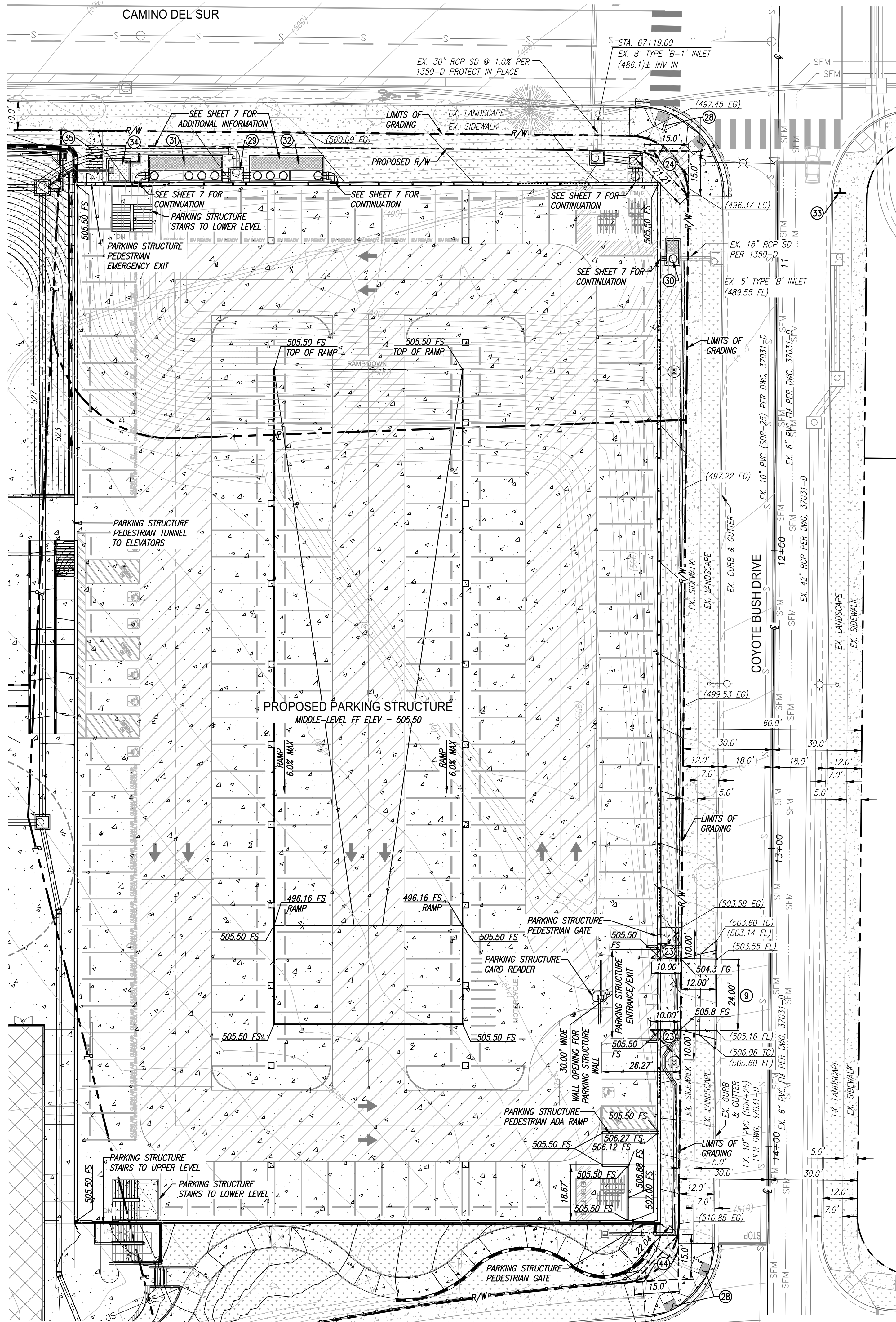
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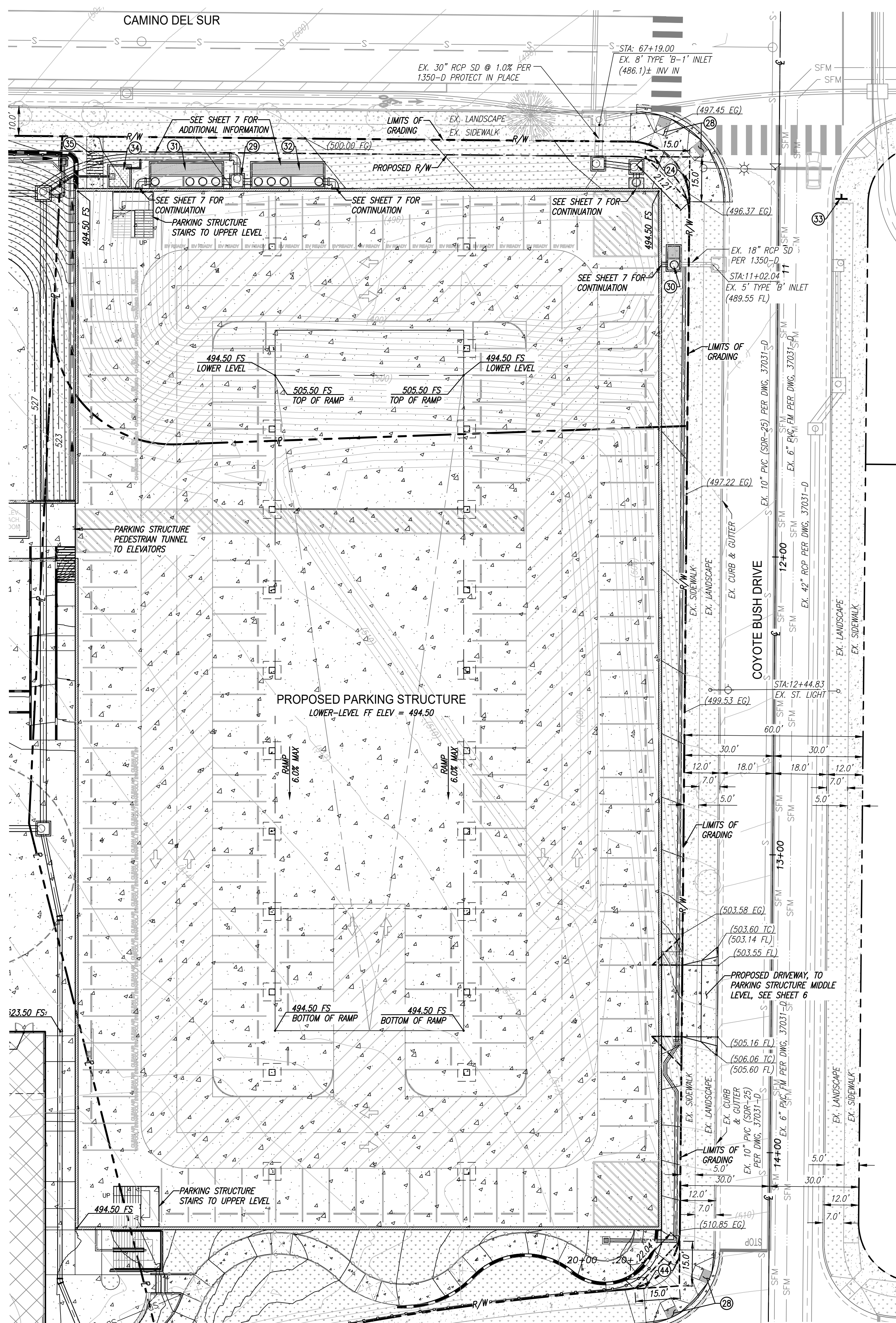
SITE MIDDLE LEVEL PARKING STRUCTURE
SCALE: 1"=20'

NOTE:
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NOTE:
ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT (CMRA) WILL BE REQUIRED FOR ALL PRIVATE IMPROVEMENTS WITHIN THE ROW.

CONSTRUCTION NOTES

- ③ SAWCUT, REMOVE EX. SIDEWALK, CURB & GUTTER. CONSTRUCT DRIVEWAY PER SDG-163. (MATCH EXISTING PAVEMENT, SIDEWALK, CURB & GUTTER) (PUB).
- ②3 NO OBSTRUCTION INCLUDING LANDSCAPE OR WALLS IN THE VISIBILITY AREA SHALL EXCEED 3' IN HEIGHT. 10'X10' VISIBILITY TRIANGLE ON BOTH SIDES OF DRIVEWAY. PER SDMC 113.0273. SEE VISIBILITY TRIANGLES DETAIL SHEET 8.
- ②4 NO OBSTRUCTION INCLUDING LANDSCAPE, FENCE OR WALLS IN THE VISIBILITY AREA SHALL EXCEED 3' IN HEIGHT. CORNER VISIBILITY TRIANGLE (SIZE DECREASED PER SIGHT DISTANCE STUDY SHEET 8), PER SDMC 113.0273. SEE VISIBILITY TRIANGLES DETAIL SHEET 8.
- ②8 REMOVE AND REPLACE EXISTING CURB RAMP S W/TYP 'A' DUAL CURB RAMP PER SDG-134.
- ②9 PROPOSED MODULAR WETLAND MODEL: MWSL04080P-823741-010, UNIT 1. SEE DETAILS, SHEET 7.
- ③1 PROPOSED MODULAR WETLAND MODEL: MWSL08240P-823741-15, UNIT 2A. SEE DETAILS, SHEET 7.
- ③2 PROPOSED MODULAR WETLAND MODEL: MWSL08240P-823741-25, UNIT 2B. SEE DETAILS, SHEET 7.
- ③4 PROPOSED "NO TURN ON RED" SIGN, CALTRANS SIGN NO. R13A (CA).
- ③5 CONSTRUCT 7"Wx7"Lx5' DEEP TREEWELL W/AMENDED SOILS (RETENTION REQUIREMENT), TREE PER CITY OF SAN DIEGO BMP MANUAL: HETEROMELES ARBUTIFOLIA - TOYON, 25' CANOPY (AT MATURITY), 290 CU FT VOLUME CREDIT, SEE SECTION D-D ON SHEET 3 AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- ③5 CONSTRUCT CONCRETE STAIRWAY & LANDINGS FOR PEDESTRIAN EGRESS DOOR, FROM PARKING STRUCTURE, MIDDLE LEVEL.
- ③4 NO OBSTRUCTION INCLUDING LANDSCAPE, FENCE OR WALLS IN THE VISIBILITY AREA SHALL EXCEED 3' IN HEIGHT. 15'X15' CORNER VISIBILITY TRIANGLE, PER SDMC 113.0273(6)(4). SEE VISIBILITY TRIANGLES DETAIL SHEET 8.



SITE LOWER LEVEL PARKING STRUCTURE
SCALE: 1"=20'

20 10 0 20 40 60
SCALE: 1"=20'



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SITE MIDDLE &
LOWER LEVEL
PARKING
STRUCTURE

C-6



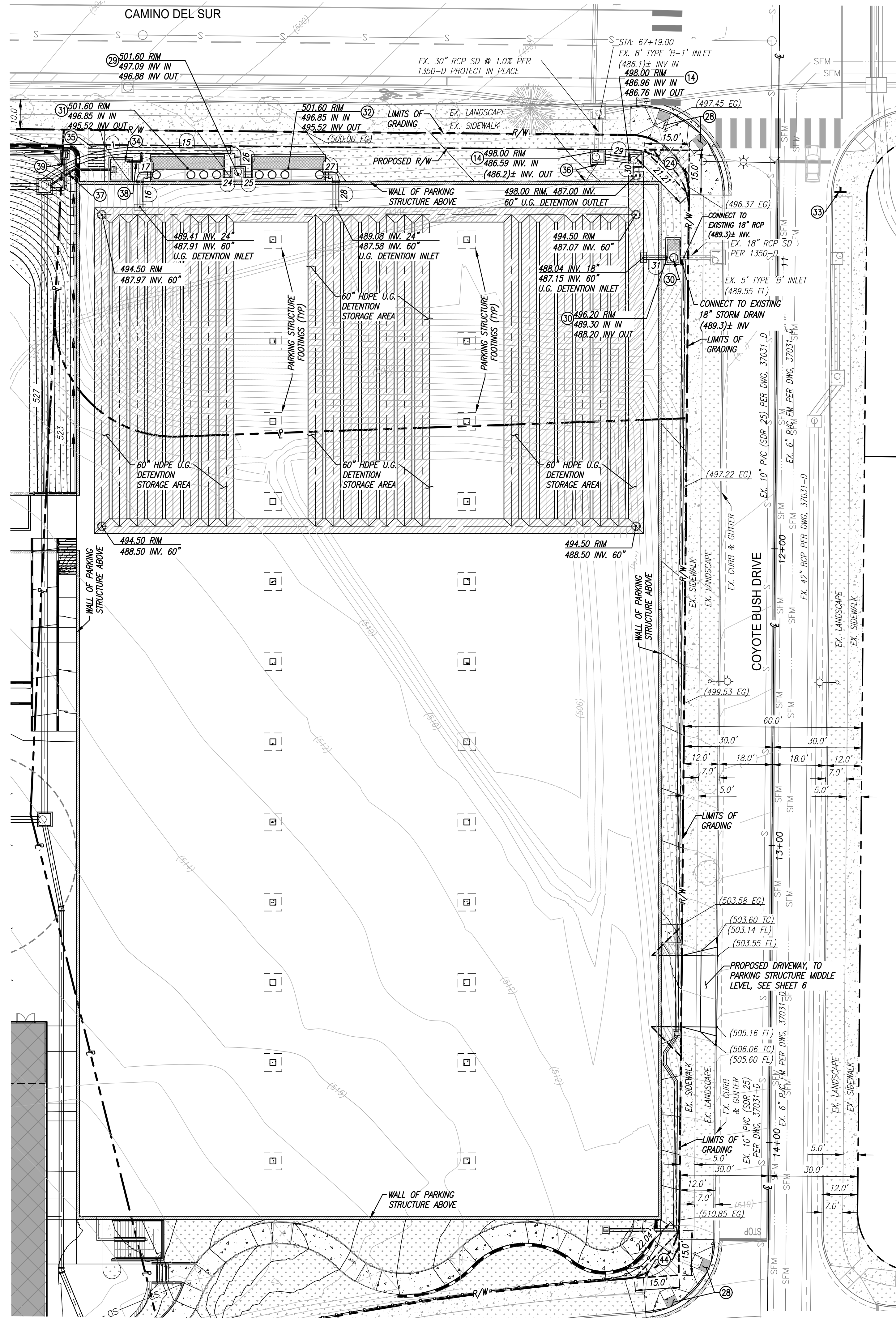
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STORM DRAIN LINE DATA TABLE			
SYM	LENGTH	BEARING	DESCRIPTION
15	34.75'	N90°00'00"E	24" HDPE @ 1.00%
16	10.92'	S00°00'00"E	24" HDPE @ 54.14%
17	4.00'	N90°00'00"W	24" HDPE @ 5.00%
26	6.00'	S00°00'00"E	24" HDPE @ 1.00%
27	4.00'	S90°00'00"E	24" HDPE @ 5.00%
28	10.92'	S00°00'00"E	24" HDPE @ 57.17%
29	8.86'	S82°44'50"E	36" HDPE @ 2.00%
30	1.64'	S00°00'00"E	36" HDPE @ 2.00%
31	7.97'	N90°00'00"W	18" HDPE @ 2.00%

STORM DRAIN CURVE DATA TABLE			
SYM	LENGTH	RADIUS	DELTA
1	32.58'	50.00'	$\Delta=37^{\circ}19'45''$

CONSTRUCTION NOTES

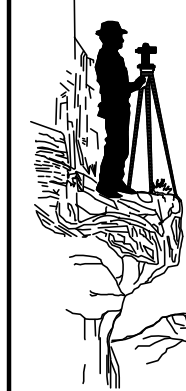
- 14 CONSTRUCT TYPE-B SDCO PER D-10 (PVI).
- 24 NO OBSTRUCTION INCLUDING LANDSCAPE, FENCE OR WALLS IN THE VISIBILITY AREA SHALL EXCEED 3' IN HEIGHT. CORNER VISIBILITY TRIANGLE (SIZE DECREASED PER SIGHT DISTANCE STUDY SHEET 8), PER SDMC 113.0273. SEE VISIBILITY TRIANGLES DETAIL SHEET 8.
- 28 REMOVE AND REPLACE EXISTING CURB RAMPS W/TYPE 'A' DUAL CURB RAMPS PER SDG-134.
- 29 CONSTRUCT TYPE-A SDCO PER D-9, W/24" OUTLET PIPES ON EAST & WEST WALLS, AT SAME ELEVATION, TO SPLIT OUTLET DRAINAGE TO EITHER MWS UNIT 2A & UNIT 2B (PVI).
- 30 PROPOSED MODULAR WETLAND MODEL: MWSL04080P-823741-010, UNIT 1. SEE DETAILS, SHEET 7.
- 31 PROPOSED MODULAR WETLAND MODEL: MWSL08240P-823741-15, UNIT 2A. SEE DETAILS, SHEET 7.
- 32 PROPOSED MODULAR WETLAND MODEL: MWSL08240P-823741-25, UNIT 2B. SEE DETAILS, SHEET 7.
- 34 CONSTRUCT 7" Wx7" Lx5" DEEP TREEWELL W/AMENDED SOILS (RETENTION REQUIREMENT). TREE PER CITY OF SAN DIEGO BMP MANUAL: HETEROMELES ARBUTIFOLIA - TOYON, 25' CANOPY (AT MATURITY), 290 CU FT VOLUME CREDIT, SEE SECTION D-D ON SHEET 3 AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- 35 CONSTRUCT CONCRETE STAIRWAY & LANDINGS FOR PEDESTRIAN EGRESS DOOR, FROM PARKING STRUCTURE, MIDDLE LEVEL.
- 36 INTERCEPT EX. 6" CANYON SUB-DRAIN (488.0)± INV AND TO ROUTE TO CONNECT TO STORM DRAIN.
- 37 CONSTRUCT 6" PVC DRAIN PIPE @ 0.50% MINIMUM, TO DRAIN FROM SDCO TO OUTLET AT THE SPLASH PAD INSIDE TREEWELL. SEE SECTION D-D, SHEET 3.
- 38 CONSTRUCT 6" PVC DRAIN PIPE @ 0.50% MINIMUM, WITH 6" ATRIUM GRATE OVERFLOW DRAIN INSIDE TREEWELL. CONNECT OUTLET TO 24" HOPE W/INSERT-TEE CONNECTION. SEE SECTION D-D, SHEET 3.
- 39 CONSTRUCT 12" HOPE @ 1.0% MINIMUM, BROWNOTCH CATCH BASIN CONNECTION TO SDCO.
- 44 NO OBSTRUCTION INCLUDING LANDSCAPE, FENCE OR WALLS IN THE VISIBILITY AREA SHALL EXCEED 3' IN HEIGHT. 15x15' CORNER VISIBILITY TRIANGLE, PER SDMC 113.0273(b)(4). SEE VISIBILITY TRIANGLES DETAIL SHEET 8.

SITE UNDER GROUND DETENTION AT PARKING STRUCTURE
SCALE: 1"=20'

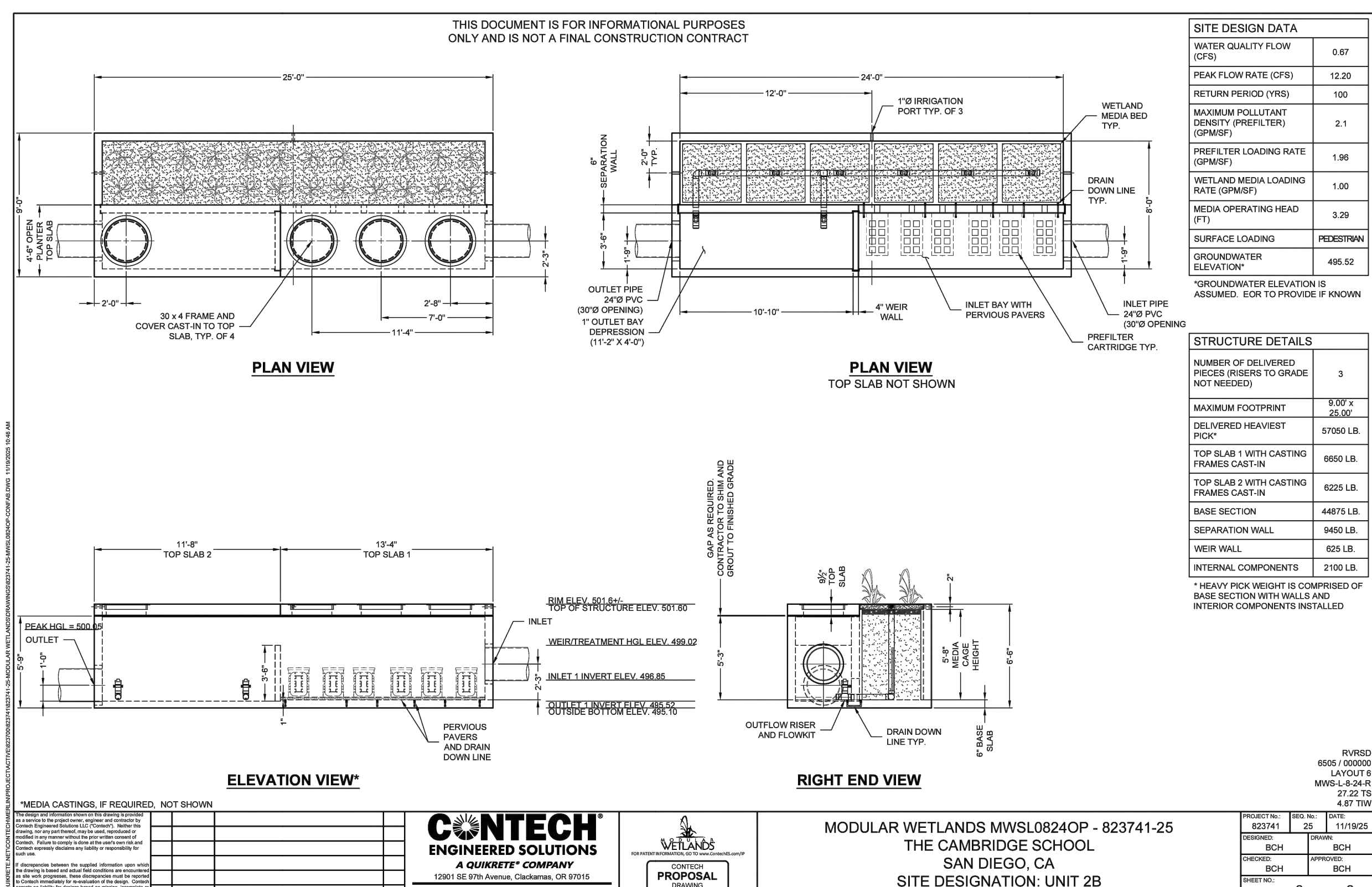
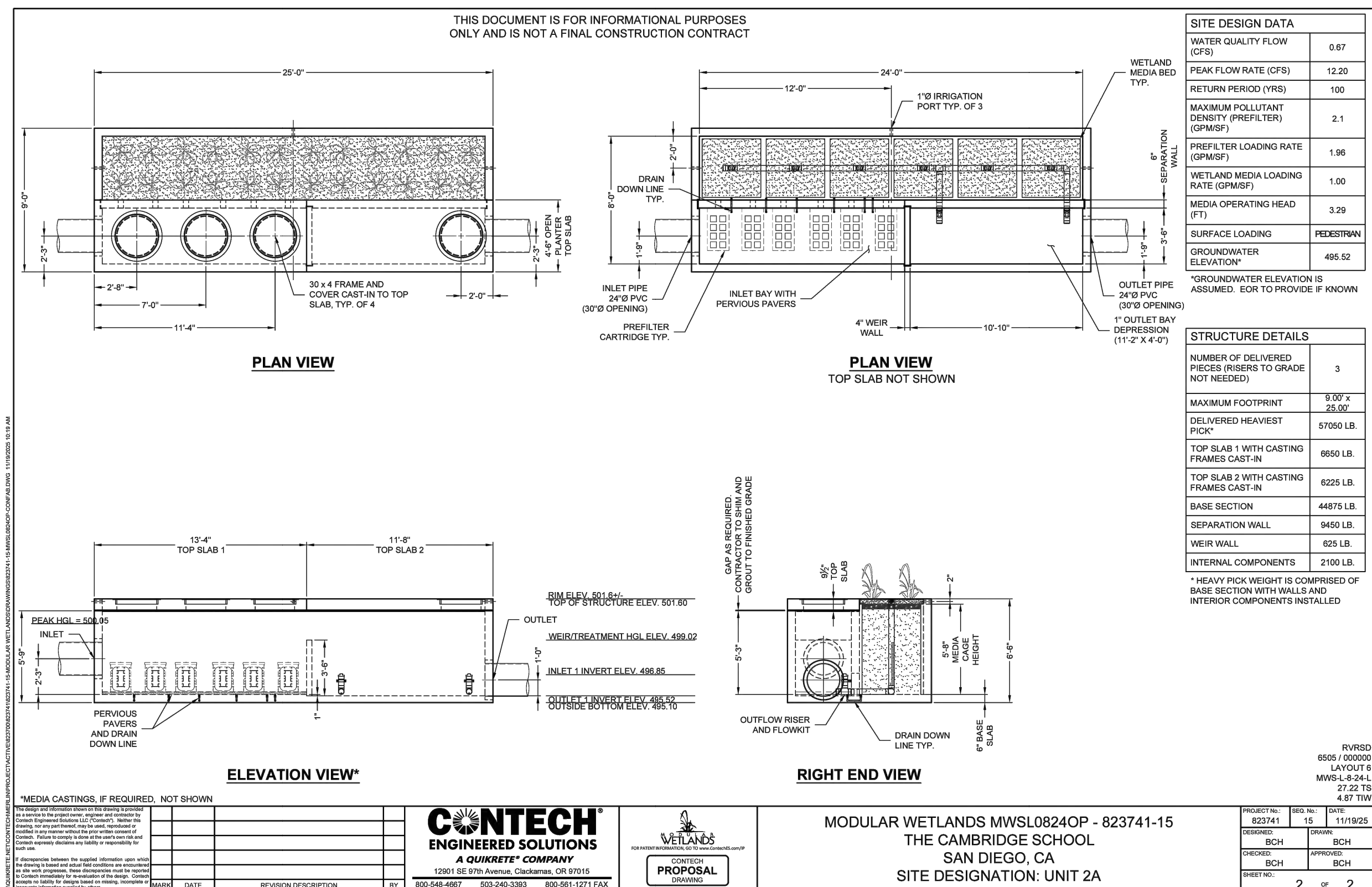
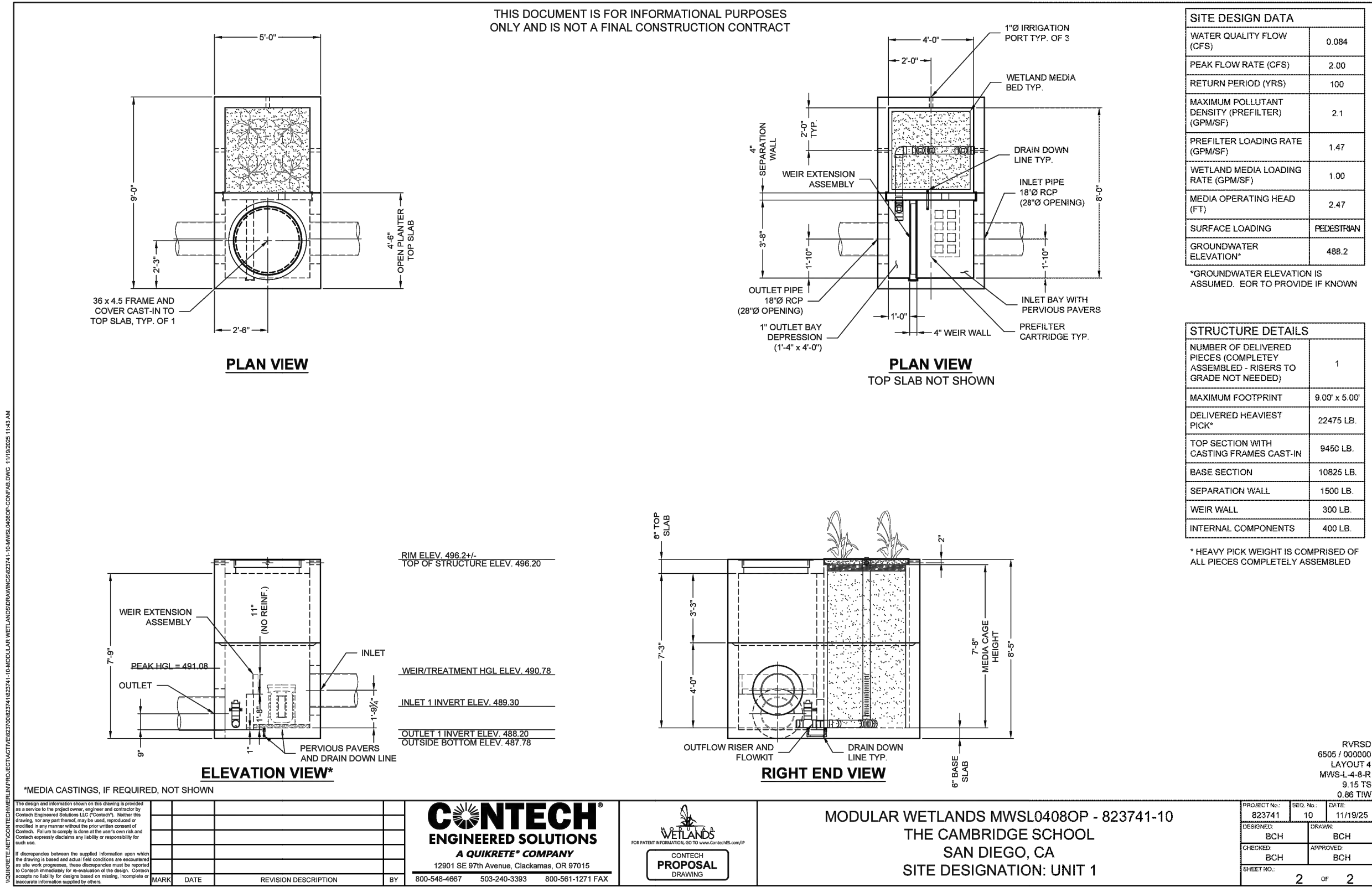
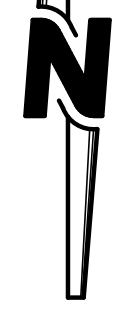
SCALE: 1" = 20'

NOTE:
THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.

NOTE:
ENFORCEMENT MAINTENANCE REMOVAL AGREEMENT (EMRA) WILL BE REQUIRED FOR ALL PRIVATE IMPROVEMENTS WITHIN THE ROW.



PLANS PREPARED BY:
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SITE UNDER
GROUND
DETENTION AT
PARKING
STRUCTURE

C-7



The Cambridge School

12855 Black Mountain Road
San Diego, CA 92129

The Cambridge School - CUP

0 Templeton Street
San Diego, CA 92127

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LEGEND			
SYMBOL	BOTANIC NAME	COMMON NAME	TRUNK DIAMETER
	PLANTUS RACEMOSA	LONDON PLANE TREE	*SEE PLAN VIEW
	SCHINUS MOLLE	CALIFORNIA PEPPER	*SEE PLAN VIEW

* THE TRUNK DIAMETER WAS MEASURED IN 2023 FOR THE SURVEY OF THIS PROPERTY. DIAMETER IS SUBJECT TO CHANGE

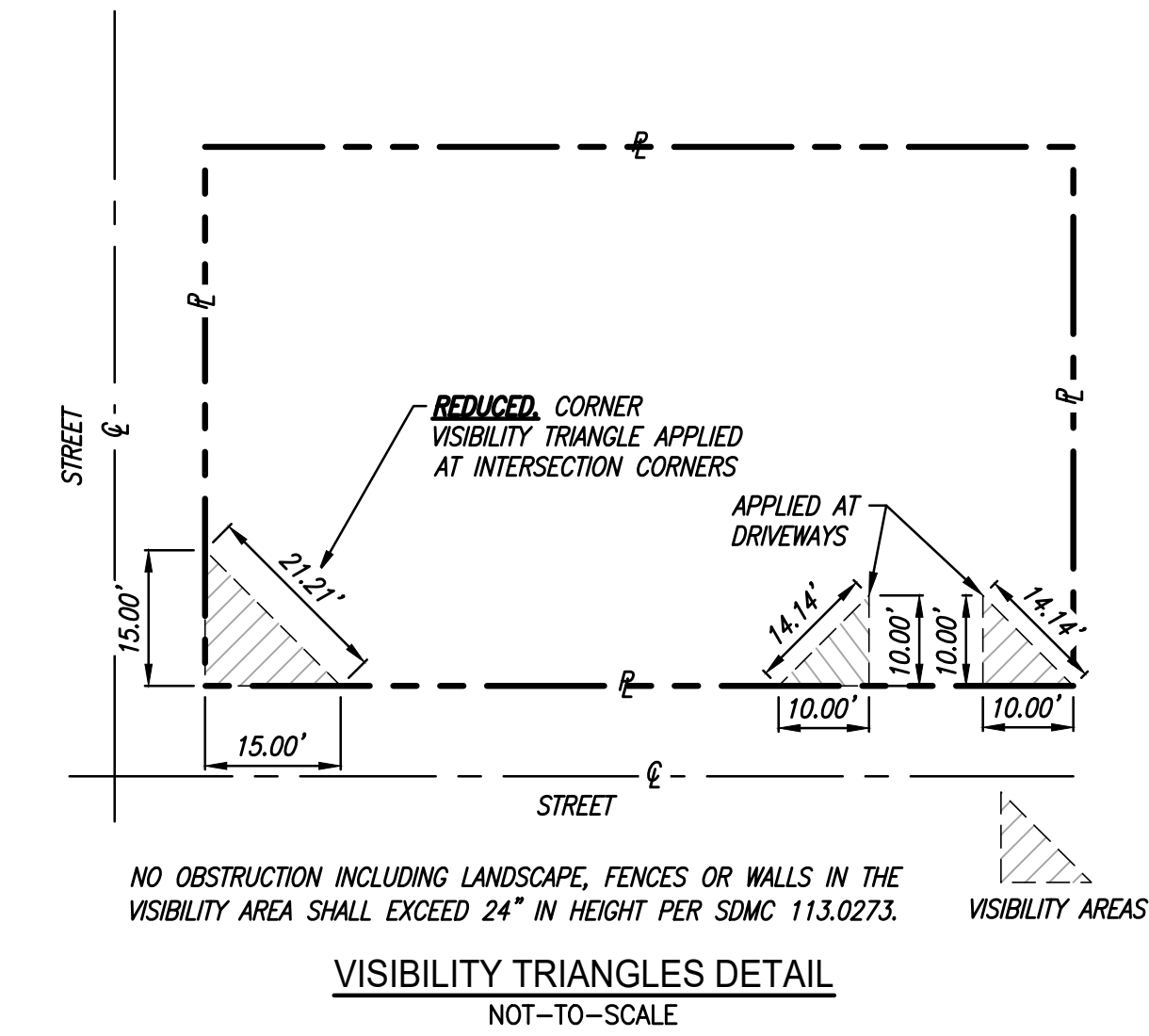


PROPOSED NO TURN ON RED SIGN R10-11A

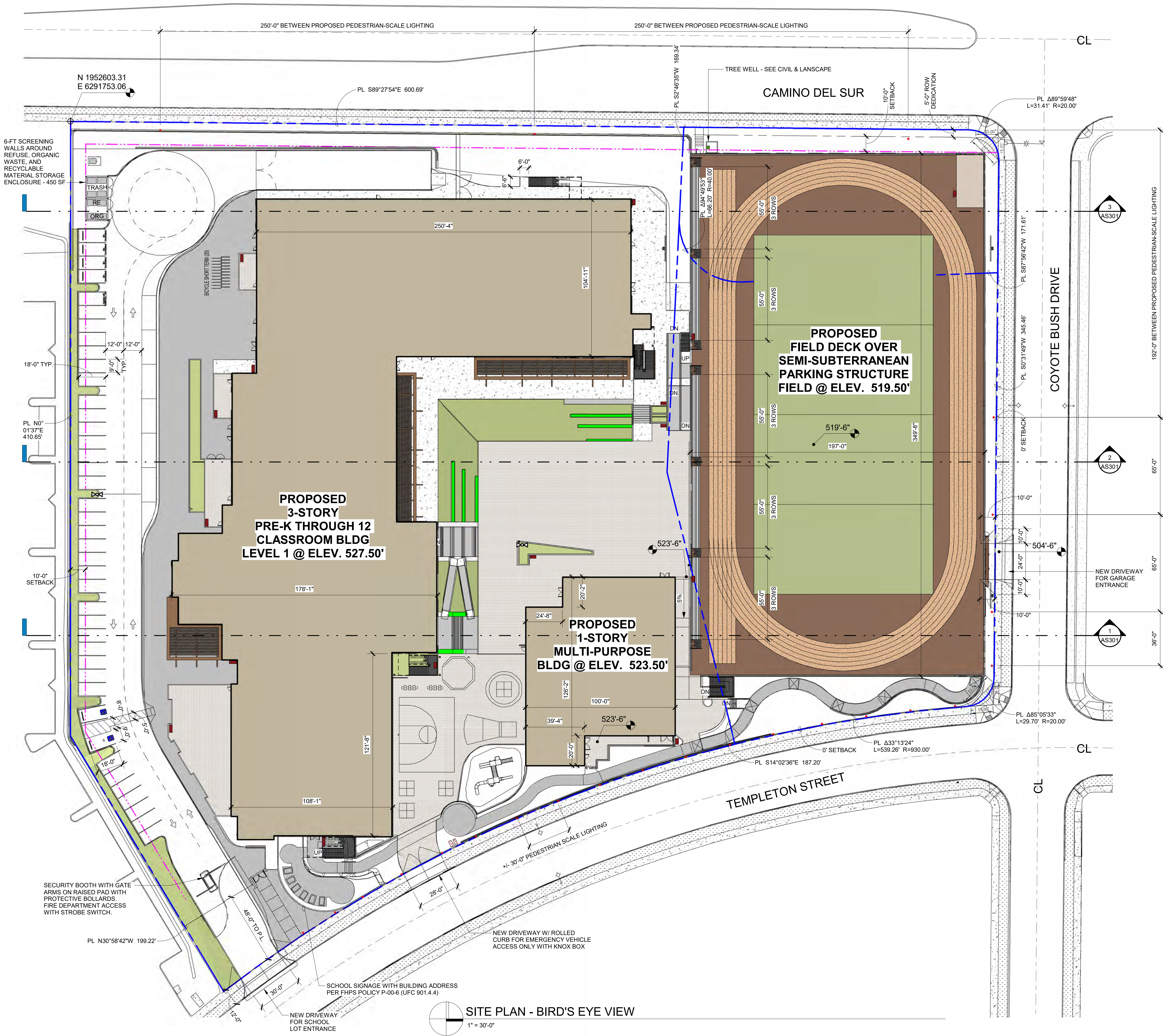
CONSTRUCTION NOTES

- 15 SIGHT DISTANCE LINE PER CITY OF SAN DIEGO STREET DESIGN MANUAL SECTION 6.1.3(2) IN CONFORMANCE WITH AASHTO STANDARDS. IMPROVEMENTS EXCEEDING 36 INCHES IN HEIGHT PROHIBITED. ANY LANDSCAPE SHALL BE MAINTAINED AT A HEIGHT BELOW 36 INCHES. STREET PARKING SHALL BE PROHIBITED WITHIN LIMITS OF AASHTO SIGHT DISTANCE TRIANGLE (SEE DIAGRAM ON PLAN VIEW, SHEET 8).
- 23 NO OBSTRUCTION INCLUDING LANDSCAPE OR WALLS IN THE VISIBILITY AREA SHALL EXCEED 3' IN HEIGHT. 10'x10' VISIBILITY TRIANGLE ON BOTH SIDES OF DRIVEWAY. PER SDMC 113.0273. SEE VISIBILITY TRIANGLES DETAIL SHEET 8.
- 24 NO OBSTRUCTION INCLUDING LANDSCAPE, FENCE OR WALLS IN THE VISIBILITY AREA SHALL EXCEED 3' IN HEIGHT. CORNER VISIBILITY TRIANGLE (SIZE DECREASED PER SIGHT DISTANCE STUDY SHEET 8), PER SDMC 113.0273. SEE VISIBILITY TRIANGLES DETAIL SHEET 8.
- 33 PROPOSED "NO TURN ON RED" SIGN, CALTRANS SIGN NO. R13A (CA).
- 40 CURB ADJACENT TO PROPOSED DRIVEWAY TO BE PAINTED RED "NO PARKING" FOR 30' ON THE WEST SIDE OF THE DRIVEWAY ON TEMPLETON STREET.
- 41 CURB ADJACENT TO PROPOSED DRIVEWAY TO BE PAINTED RED "NO PARKING" FOR 66' ON THE EAST SIDE OF THE DRIVEWAY ON TEMPLETON STREET.
- 42 CURB ADJACENT TO PROPOSED DRIVEWAY TO BE PAINTED RED "NO PARKING" FOR 66' ON THE SOUTH SIDE OF THE DRIVEWAY ON COYOTE BUSH.
- 43 CURB ADJACENT TO PROPOSED DRIVEWAY TO BE PAINTED RED "NO PARKING" FOR 204' ON THE NORTH SIDE OF THE DRIVEWAY ON COYOTE BUSH.
- 44 NO OBSTRUCTION INCLUDING LANDSCAPE, FENCE OR WALLS IN THE VISIBILITY AREA SHALL EXCEED 3' IN HEIGHT. 15'x15' CORNER VISIBILITY TRIANGLE, PER SDMC 113.0273(6)(4). SEE VISIBILITY TRIANGLES DETAIL SHEET 8.

SIGHT DISTANCE NOTE:
FOR 30MPH DESIGN SPEED
MINIMUM INTERSECTION SIGHT DISTANCE FOR RIGHT TURN PER AASHTO = 290 FT.
MINIMUM INTERSECTION SIGHT DISTANCE FOR LEFT TURN PER AASHTO = 335 FT.
FOR 50MPH DESIGN SPEED
MINIMUM INTERSECTION SIGHT DISTANCE FOR RIGHT TURN PER AASHTO = 480 FT.



SCALE: 1" = 40'



SITE PLAN LEGEND

- (E) PROPERTY LINE
- PROPOSED PROPERTY LINE AFTER ROW DEDICATION
- SET BACK
- UTILITY EASEMENT
- FIRE HYDRANT (2 NEW ON SITE, 0 EXISTING)
- BICYCLE PARKING EQUIPPED W/ ELECTRIC CHARGING
- PROPOSED PEDESTRIAN-SCALE LIGHTING - 250' MAX. SPACING
- REFUSE/RECYCLING COLLECTION STATION (10 SF)
- TOTAL LOCATED ON SITE: QTY. 22 X 10 SF = 220 SF
- VISIBILITY TRIANGLE - NO OBJECTS HIGHER THAN 24" WILL BE PROPOSED WITHIN THE VISIBILITY AREAS

Count	Type Mark	Level
118	STANDARD	PARKING STRUCTURE LEVEL 1
149	STANDARD	PARKING STRUCTURE LEVEL 2
34	STANDARD	LEVEL 1
301		
15	EV READY	PARKING STRUCTURE LEVEL 1
11	EV READY	PARKING STRUCTURE LEVEL 2
26		
8	EV CHARGING	PARKING STRUCTURE LEVEL 1
8	EV CHARGING	PARKING STRUCTURE LEVEL 2
4	EV CHARGING	LEVEL 1
20		
15	CARPPOOL / ZERO EMISSIONS	PARKING STRUCTURE LEVEL 1
15	CARPPOOL / ZERO EMISSIONS	PARKING STRUCTURE LEVEL 2
1	CARPPOOL / ZERO EMISSIONS	LEVEL 1
31		
6	ACCESSIBLE	PARKING STRUCTURE LEVEL 2
2	ACCESSIBLE	LEVEL 1
8		
GRAND TOTAL: 386		



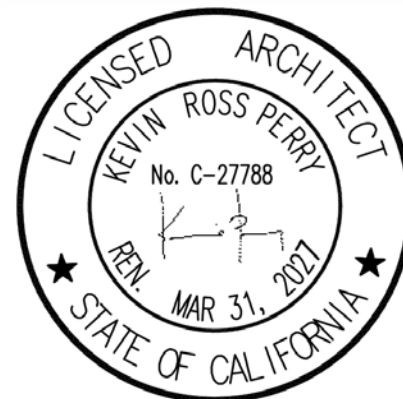
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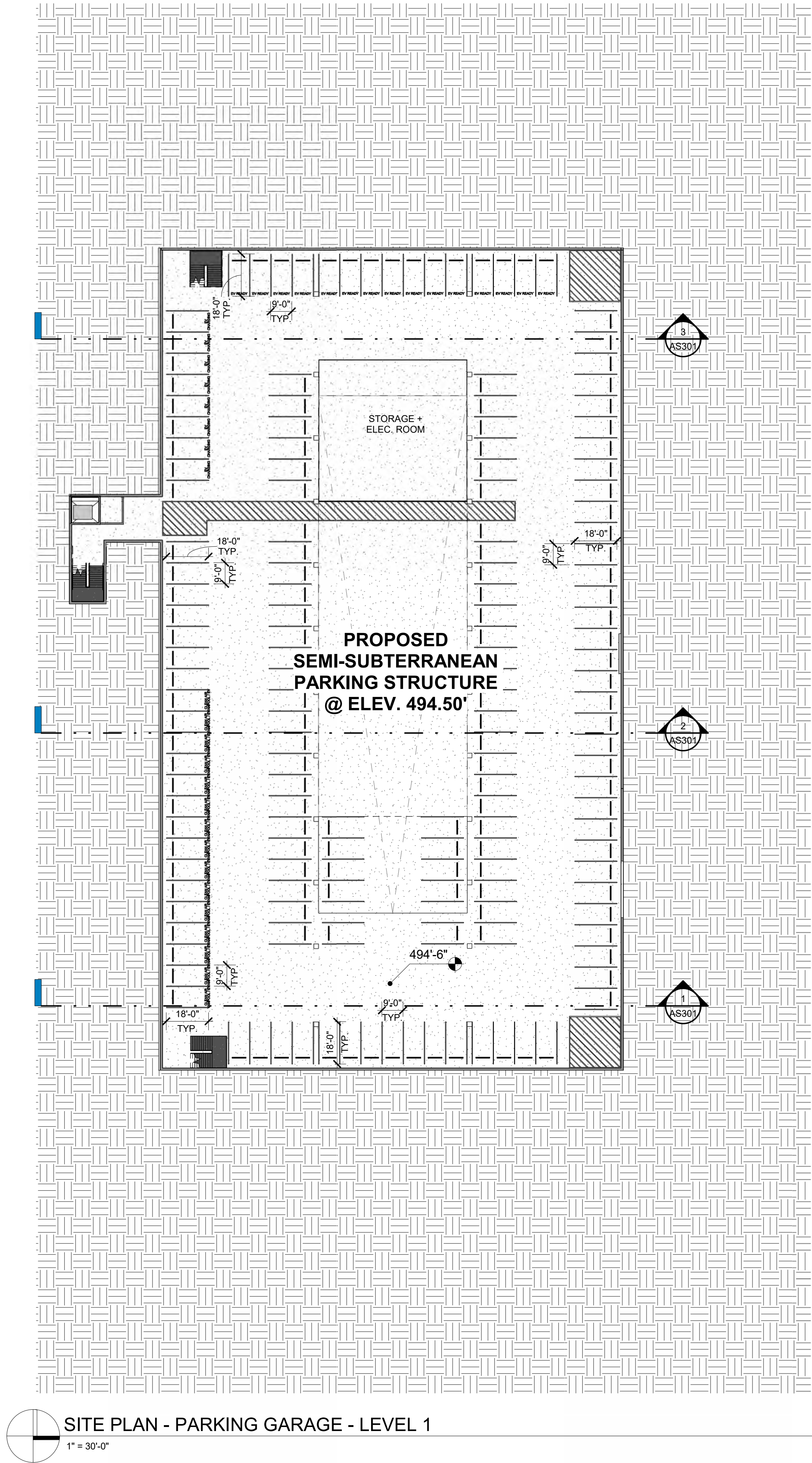
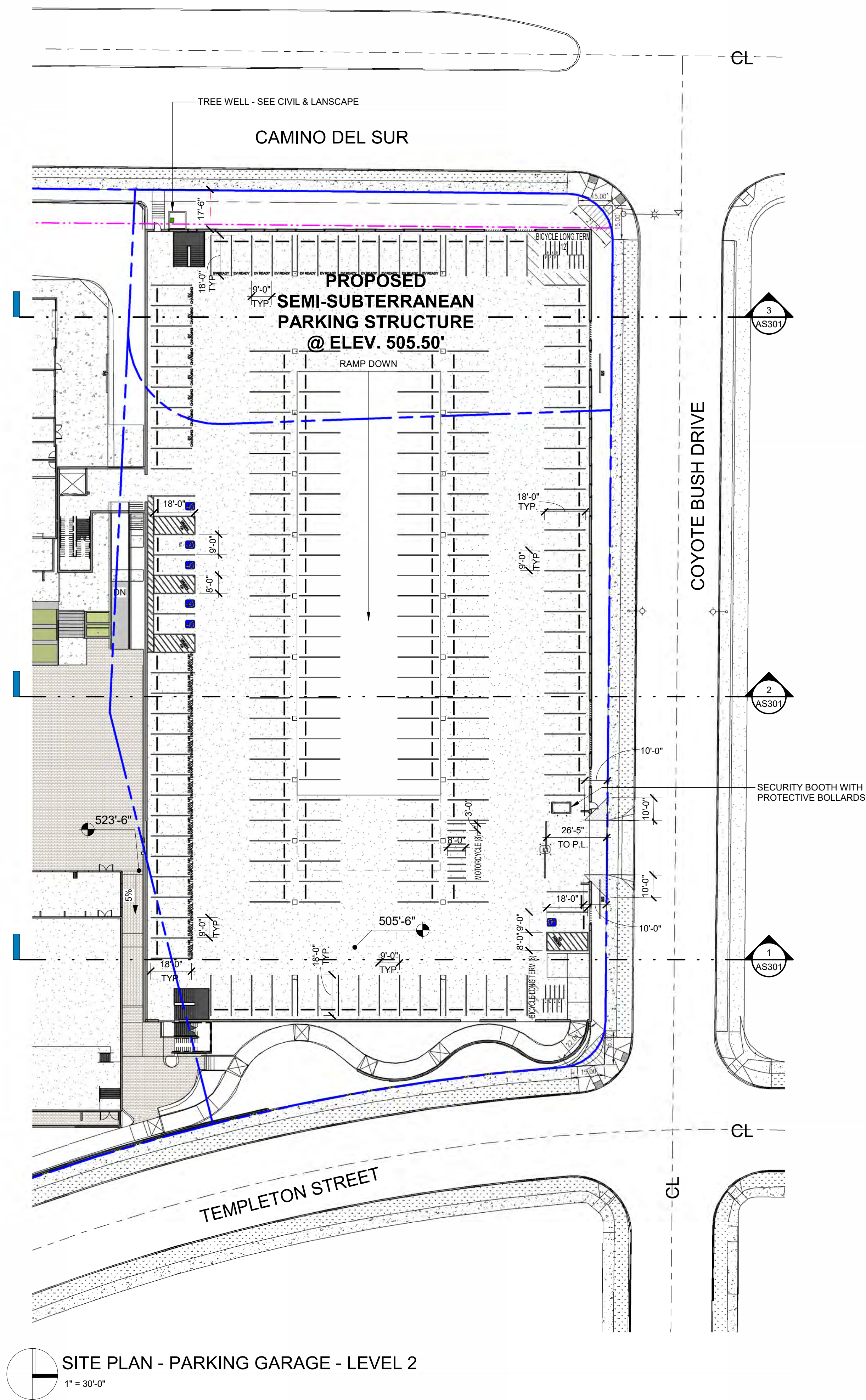
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Architectural Site Plan

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- SITE PLAN LEGEND**
- (E) PROPERTY LINE
 - PROPOSED PROPERTY LINE AFTER ROW DEDICATION
 - SET BACK
 - UTILITY EASEMENT
 - FIRE HYDRANT (2 NEW ON SITE, 0 EXISTING)
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8	EV CHARGING	PARKING STRUCTURE LEVEL 2
4	EV CHARGING	LEVEL 1
20		
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15	CARPPOOL / ZERO EMISSIONS	PARKING STRUCTURE LEVEL 2
1	CARPPOOL / ZERO EMISSIONS	LEVEL 1
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2	ACCESSIBLE	LEVEL 1
8		
GRAND TOTAL: 386		



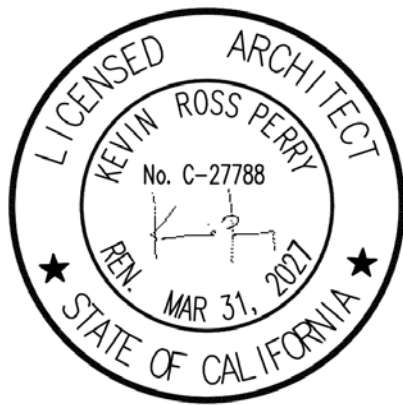
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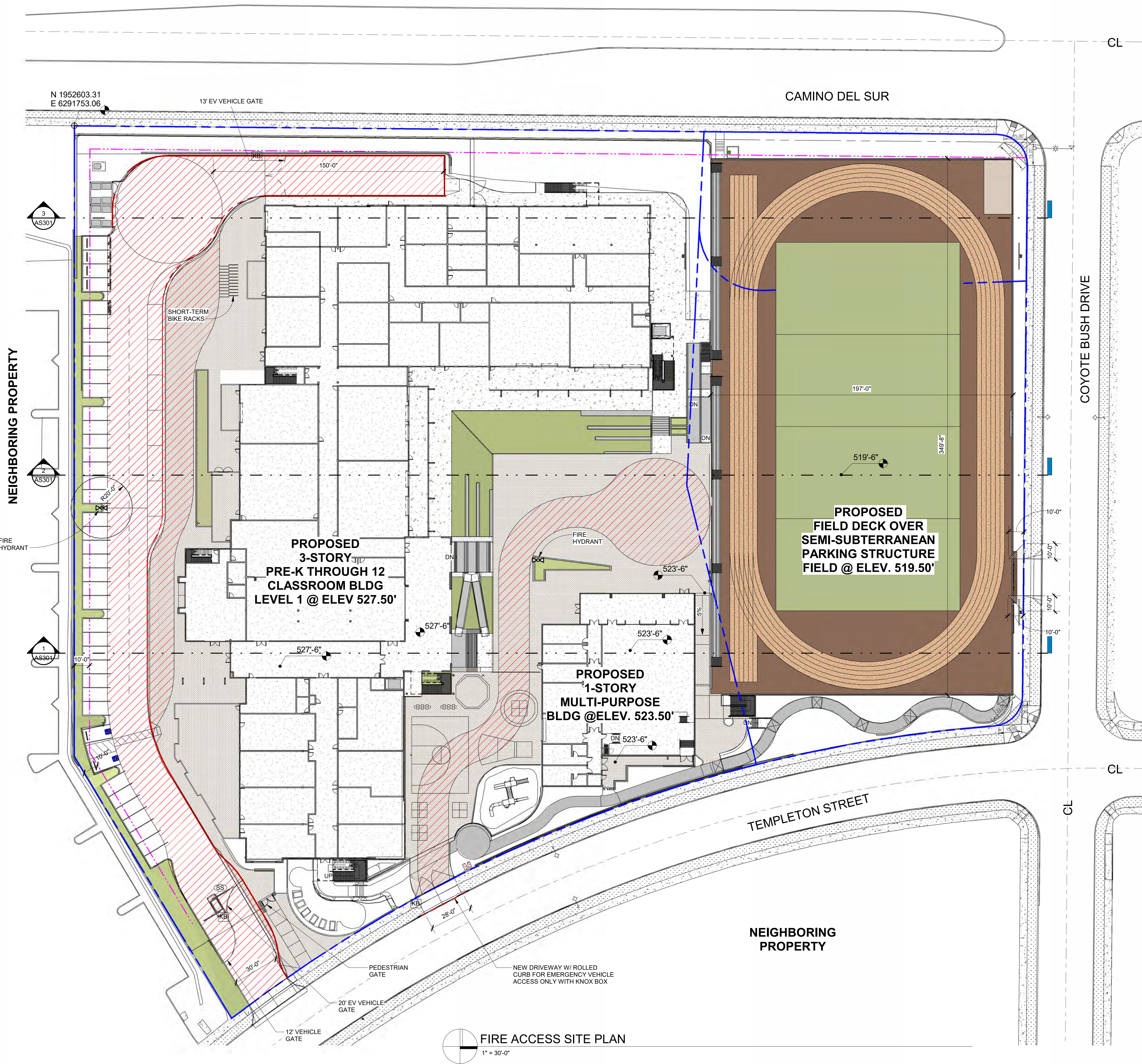
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FIRE ACCESS LEGEND

- FIRE ACCESS LANE
- RED CURB
- RED ROLLED CURB
- EMERGENCY VEHICLE ENTRY/EXIT DUAL SIDED STROBE SWITCH ON GATE ARM
- KNOX BOX
- FIRE HYDRANT



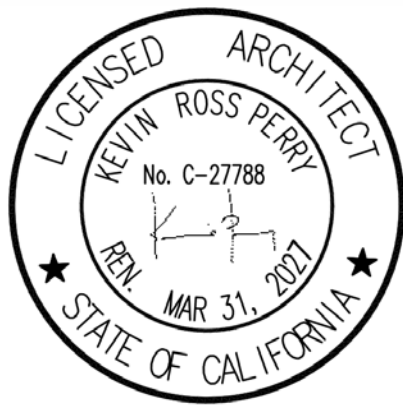
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