

NR950527

ELEVATION CERTIFICATE¹

ORANGE COUNTY ENVIRONMENTAL MANAGEMENT AGENCY

ATTENTION: This form is used only to provide elevation information necessary to ensure compliance with applicable National Flood Insurance Program Regulation, Orange County floodplain management ordinances and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR). It does not provide a waiver of the flood insurance purchase requirement.

SECTION A PROPERTY INFORMATION

BUILDING OWNER'S NAME: The Irvine Company SITE DEVELOPMENT PERMIT NO. PA 950177/PA 94-0122

STREET ADDRESS (or P.O. Route and Box Number) 13752 Jamboree Road

OTHER DESCRIPTION (Lot and Block Numbers, etc.) Parcel 2 of 93-204

CITY Irvine STATE CA ZIP CODE 92720

SECTION B: FEMA FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following information from the appropriate FIRM

1. Community Number 06059 2. Panel Number 30 3. Suffix E
4. Effective Date Sept. 15, 1989 5. FIRM Zone A 6. Base Flood Elevation N/A
(Use depth in AO Zones)
7. Indicate the elevation datum system used on the FIRM for Base Flood Elevations (BFE):
X National Geodetic Vertical Datum of 1929 (NGVD '29)
Other (attach a description)
8. For Zones A or V, where no BFE is provided on the FIRM, and the County of Orange has established a BFE for this building site, indicate the County's BFE: *97.7 feet NGVD (or other FIRM datum- see Section B, Item 7). * No BFE on FIRM, elevation based on existing condition HEC-2.

SECTION C: BUILDING ELEVATION INFORMATION

1. Using pages 3 and 4, indicate the diagram number that best describes the subject building's reference level No. 1
2. a) FIRM Zones A1-A30, AE, AH, and A (with BFE). The top of the reference level floor from the selected diagram is at an elevation of 98.5 feet NGVD (or other FIRM datum-see Section B, Item 7)
b) FIRM Zones V1-V30, VE, and V (with BFE). The bottom of the lowest horizontal structural member of the reference level from the selected diagram, is at an elevation of _____ feet NGVD (or other FIRM datum-see Section B, Item 7).
c) FIRM Zone A (without BFE). The floor used as the reference level from the selected diagram is _____ feet above ___ or below ___ (check one) the highest grade adjacent to the building.
d) FIRM Zone AO. The floor used as the reference level from the selected diagram is _____ feet above ___ or below ___ (check one) the highest grade adjacent to the building.
3. Indicate the elevation datum system used in determining the above reference level elevations:
X NGVD '29 Other. (NOTE: If the elevation datum used in measuring the elevations is different from that used on the FIRM (see Section B, Item 7), then convert the elevations to the datum system used on the FIRM and attach the conversion equation.)
4. Elevation reference mark used appears on FIRM: X Yes ___ No
5. The elevation of the lowest grade immediately adjacent to the building is 98.3 feet NGVD

¹ This form is modified from Federal Emergency Management Agency's Form 81-31, May 90.)
FEMA's zones A, A1 to A30, AE, AH and AO correspond to County's Zones FP-1 and FP-2.
FEMA's zones V, VE and V1 to V30 correspond to County's zone FP-3.

SECTION D: PRECONSTRUCTION CERTIFICATION

I certify that the information on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CIVIL ENGINEER'S NAME Bruce Phillips LICENSE NUMBER RCE 38635

TITLE Associate COMPANY NAME Robert Bein, William Frost & Associates

ADDRESS 14725 Alton Parkway CITY Irvine STATE CA ZIP 92718

SIGNATURE Bruce M. Phillips DATE 3/7/96 PHONE 714-472-3505

SECTION E: POST-CONSTRUCTION CERTIFICATION

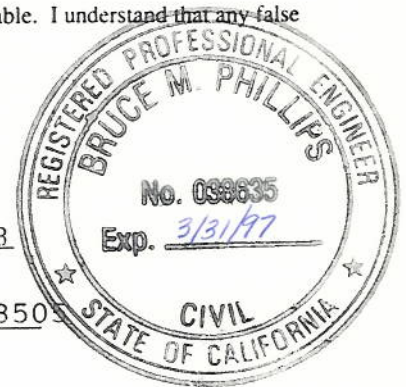
I certify that the information on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under U.S. Code, Section 1001.

CIVIL ENGINEER'S NAME Bruce Phillips LICENSE NUMBER RCE 38635

TITLE Associate COMPANY NAME Robert Bein, William Frost & Associates

ADDRESS 14725 Alton Pkwy CITY Irvine STATE CA ZIP 92718

SIGNATURE Bruce M. Phillips DATE 6/5/96 PHONE 714/472-3505



BOXES ARE FOR USE BY ORANGE COUNTY ENVIRONMENTAL MANAGEMENT AGENCY ONLY

This Certificate is Required for all buildings Located within Flood Plain Zones FP-1, FP-2 and FP-3.

Current Planning Division-Public Counter
Section A has been completed by applicant.

M. Heibel 5-22-96
Signature and Date

Development Services Division - Building Plan
Check

Section C has been completed by applicant.

Chetane 5/23/96

Building Inspection Division forwards
completed form to Flood Program Division.
Section E has been completed by applicant
prior to issuance of Certification of Use and
Occupancy

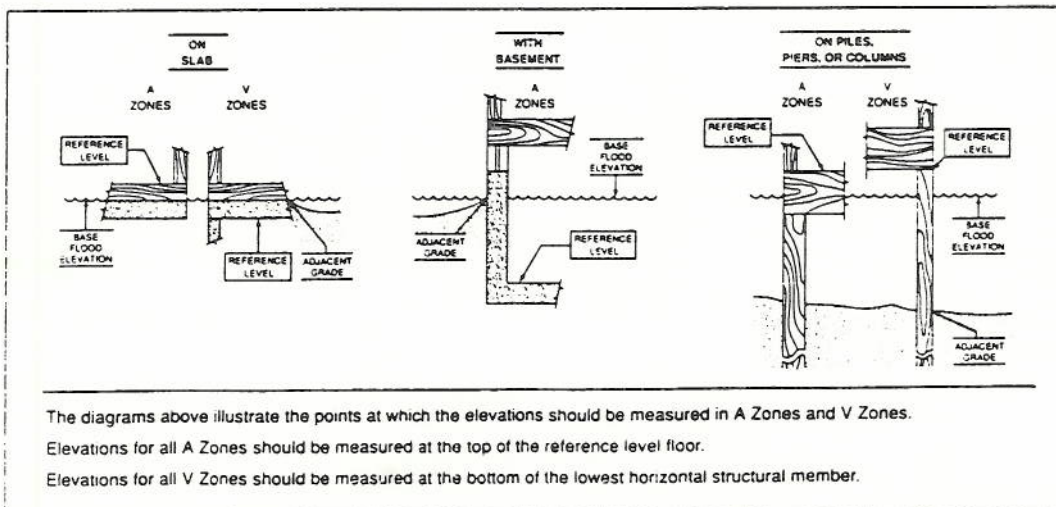
Scott Prigal 6-6-96
Signature and Date

Current Planning Division-Site Planning
Sections A to D have been completed by
applicant prior to issuance of Site Development
Permit.

W. V. Nelson 5/22/96
Signature and Date

Subdivision Division for FP-1 and FP-2
Development Services Division-Grading for FP-3
Sections B to D have been completed by applicant.

Robert Young 5/21/96
Signature and Date



FLOOD PLAIN DISTRICT VERIFICATION
FOR SITE DEVELOPMENT PERMIT PA 94-0122

Per Zoning Code Section 7-9-113.8, the following certification by a registered civil engineer shall be part of the application for a site development permit in the Floodplain District.

- (1) Any available base flood data has been reasonably utilized including data from Federal, State, and County sources.
- (2) The standards in Zoning Code Section 7-9-113.5 for (FP-1) (FP-3) have been satisfied.
- (3) Any floodproofing methods are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood.
- (4) The flood carrying capacity within any altered or relocated portion of a watercourse is maintained.
- (5) Electrical, heating, and plumbing equipment is designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
- (6) Water supply systems are designed to minimize infiltration of floodwaters into the systems.
- (7) Sanitary sewerage systems are designed to minimize infiltration of floodwaters into the system and discharge from the systems into floodwaters.
- (8) On-site waste disposal systems are located to avoid impairment to them or contamination from them during flooding.
- (9) Fully enclosed areas below the lowest floor are designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters or, within the FP-3 are enclosed with breakaway walls.
- (10) On slopes, adequate drainage paths are provided to guide floodwaters around and away from proposed structures.
- (11) An Elevation Certificate has been completed and certified as to pre-construction information.
- (12) Elevation Certificate will be recertified once again after construction is completed on post construction information.

As a registered civil engineer of the State of California, I certify compliance with items 1 through 12 above, and I further certify that the application complies with the requirements of Section 7-9-113.8 (b) & (c).

Name	<u>Bruce M. Phillips</u>	Address	<u>14725 Alton Parkway, Irvine, CA 92718</u>
Signature	<u></u>	Phone	<u>714-472-3505</u>
Lic. No.	<u>RCE 38635</u>	Date	<u>3/7/96</u>

WILLIAMSON & SCHMID
HUITT-ZOLLARS

Huitt-Zollars, Inc. / 15101 Red Hill Avenue / Tustin, California 92680 / Phone (714) 259-7900 / Fax (714) 259-0210

June 4, 1996

Mr. Mike Erickson
Robert Bein, William Frost & Associates
14725 Alton Parkway
Irvine, CA 92718

RE: **VERIFICATION OF BUILDING FLOOR ELEVATION**
MARKET PLACE 2

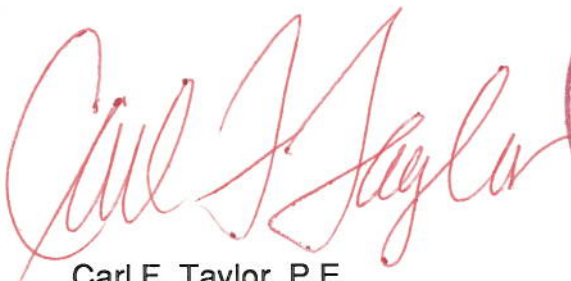
PROJECT NO.: 10-4286-01

Dear Mike:

This is to verify that the Circuit City (Retail 1) building floor elevation is in substantial conformance with the 98.50 elevation shown on the approved precise grading plans.

This verification is provided at your request, for your use in preparing the Flood Elevation Certificate required for the occupancy of this building.

Sincerely,



Carl F. Taylor, P.E.



mvtuso/10-4286-01/verlet/cft/RBF/pjw

cc: Bill Dunlap, The Irvine Company
Bob Senour, PM Realty Group
Mike Padian, The Irvine Company