TENTATIVE MAP PLAN (T19-00004)
OCEAN KAMP

GENERAL NOTES

1. SITE AREA:
   - GROSS AREA ..... 92.64 ACRES
   - BUILDING AREA..... 254,600 SF
2. BUILDING AREA:
   - GROSS FLOOR AREA..... 486,100 SF
3. PARKING:
   - PARKING REQUIRED:
   - COMMERCIAL..... 467 SPACES
   - RESORT HOTEL..... 360 SPACES
   - SURF LAGOON..... 36 SPACES
   - **TOTAL**..... 863 **SPACES**
   - PARKING PROVIDED..... 1,055 SPACES
   - LOADING SPACES REQUIRED..... 6 SPACES
   - LOADING SPACES PROVIDED..... 7 SPACES
   - BICYCLE SPACES ..... 120 SPACES
4. LANDSCAPING:
   - ONSITE LANDSCAPE REQUIRED..... X%
   - (BASED ON NET DEVELOPMENT AREA)
   - ONSITE LANDSCAPE PROVIDED..... 649,457 SF
   - (BASED ON NET DEVELOPMENT AREA)
5. THIS TENTATIVE MAP CONSISTS OF 23 LOTS:
   - LOT'S 1-9 – RESIDENTIAL
   - LOT 10 – COMMERCIAL
   - LOT 11 – HOTEL/RESORT
   - LOT 12 – RESIDENTIAL
   - LOT 13 – WAVE POOL
   - LOT'S A, H & J – PRIVATE STREETS
   - LOT'S B ,C ,D, E, F, G, & I – H.O.A.
6. EXISTING/PROPOSED ZONING IS:
7. EXISTING/PROPOSED GENERAL PLAN DESIGNATION:
8. CUT AND FILL SLOPES ARE DESIGNATED AT A 2:1 MAXIMUM RATIO.
9. ELEVATIONS HEREON ARE APPROXIMATE AND SUBJECT TO REVISION DURING FINAL DESIGN.
10. ALL LOT DIMENSIONS AND CURVE RADII ARE APPROXIMATE AND SUBJECT TO REVISION DURING FINAL DESIGN.
11. EARTHWORK QUANTITIES:

CUT	FILL	IMPORT
60,000 CY	440,000 CY	380,000 CY

- NOTE 1: CUT/FILL QUANTITIES ARE FROM THE MASS GRADING ELEVATIONS TO THE PROPOSED OCEAN KAMP TENTATIVE MAP ELEVATIONS.
- NOTE 2: EARTHWORK QUANTITIES AS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO REVISIONS DURING FINAL DESIGN. ADJUSTMENTS HAVE NOT BEEN MADE FOR SHRINKAGE AND SWELL.

12. EXISTING EASEMENTS AND IMPROVEMENTS AS PLOTTED ARE APPROXIMATE AND BASED ON AVAILABLE RECORD INFORMATION.
13. ALL STORM DRAIN FACILITIES SHOWN ARE TENTATIVE IN NATURE. ACTUAL STORM DRAIN SIZES AND ALIGNMENTS SHALL BE APPROVED FOLLOWING SUBMITTAL AND APPROVAL OF FINAL HYDROLOGICAL/HYDRAULIC CALCULATIONS.
14. EASEMENTS SHALL BE PROVIDED AS REQUIRED BY THE CITY ENGINEER, PUBLIC UTILITIES DEPARTMENT AND UTILITY DISTRICTS.

FEMA INFORMATION

- AS DETERMINED BY GRAPHIC PLOTTING ONLY, THIS SITE IS IN ZONE A99 OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 06073C0751H, AND 06073C0752H REVISED MAY 16, 2012 AND IS IN ZONE A-99, AREA OF SPECIAL FLOOD HAZARD WITHOUT BASE FLOOD ELEVATION.
- HISTORICAL BASE FLOOD ELEVATIONS SHOWN ON THIS PLAN WERE OBTAINED FROM THE HISTORICAL FLOOD INSURANCE RATE MAP PANEL NO. 06073C0751F, AND 06073C0752F, EFFECTIVE DATE JUNE 19, 1997 AND WERE CONVERTED FROM NAGVD29 TO NAVD88.
- PROJECT CLOMR-F CASE NO. 19-09-0987C
- CITY PARCEL CLOMR-F CASE NO. 19-09-1148C

EASEMENTS

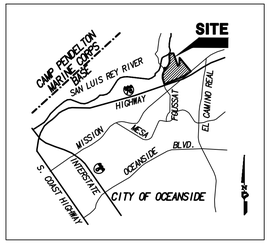
- EASEMENTS SHOWN ARE PER PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NUMBER NCS-989183-SD DATED NOV 15, 2019 AMENDED DEC 2, 2019.

CONDOMINIUM MAP NOTE

- THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM UNITS WILL NOT EXCEED 700 RESIDENTIAL AND 50 COMMERCIAL.
- THIS PROJECT WILL INCLUDE MULTIPLE FINAL MAP AND IMPROVEMENT PHASES.

RESIDENTIAL LOT DENSITY TABLE	
LOT #	AREA (AC)
1	6.5
2	1.9
3	3.0
4	4.7
5	1.7
6	2.3
7	2.1
8	1.7
9	3.5
TOTAL	27.4

***MAXIMUM 700 DWELLING UNITS FOR LOTS 1 THROUGH 13.**
***AVERAGE DENSITY = 25.5 DU/ACRE**



VICINITY MAP
NOT TO SCALE

LIST OF ABBREVIATIONS

BFE	BASE FLOOD ELEVATION
BVC	BEGIN VERTICAL CURVE
C/L	CENTERLINE
C&G	CURB AND GUTTER
EOP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EX	EXISTING
FG	FINISH GRADE
FS	FINISHED SURFACE
FF	FINISH FLOOR ELEVATION
HP	HIGH POINT
IE	INVERT ELEVATION
LP	LOW POINT
LT.	LEFT
NTS	NOT TO SCALE
PRC	POINT OF REVERSE CURVE
PROP.	PROPOSED
PVI	POINT OF VERTICAL INTERSECTION
R/W	RIGHT OF WAY
RIM	MANHOLE RIM ELEVATION
RCP	REINFORCED CONCRETE PIPE
RT.	RIGHT
SD	STORM DRAIN
TC	TOP OF CURB
TOR	TOP OF RIM

KEY MAP

SCALE: 1"=250'

OWNER/APPLICANT

O'SIDE PARTNERSHIP, LLC
P.O. BOX 7295
RANCHO SANTA FE, CA 92067
(619) 540-0413

ENGINEER

PROJECT DESIGN CONSULTANTS
701 B STREET, SUITE 800
SAN DIEGO, CA 92101
(619)235-6471

SOILS ENGINEER

GEOCON, INCORPORATED
6960 FLANDERS DRIVE,
SAN DIEGO, CA 92121
(619) 818-0215

SHEET INDEX

COVER SHEET 1
TYPICAL SECTIONS SHEET 2
EXISTING EASEMENTS/ENCUMBERANCES..... 3-4
LOTS, WATER, SEWER, FORCE MAIN, RECLAIMED WATER..... 5-9
GRADING & STORM SEWER..... 10-14
STRIPING..... 15-16

TOPOGRAPHY

TERRASCRIBE AERIAL MAPPING
42471 ALPHA PLACE, TEMECULA CA, 92592
PHONE: (951) 830-7425
DATE OF PHOTOGRAPHY: SEPTEMBER 2018
NAVD 88

ASSESSOR'S PARCEL NUMBERS

- 160-270-31, 79, 82
- 160-280-14, 48-51, 53-55
- 160-290-58, 60, 63
- 160-270-77 (CITY PARCEL)

APPROVED BY THE CITY COUNCIL
RESO No. R22-R0718-1
CASE No. T19-00004, T19-00016, CUP19-00021
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LEGEND

- LIMITED BUILDING ZONE (LBZ)
- 20' BUILDING SETBACK LINE (BSL)
- 4" THICK D.G. TRAIL (WIDTH VARIES)
- EXISTING EASEMENT CALLOUT (#)
- EXISTING RIGHT OF WAY (TO BE VACATED)
- EXISTING RIGHT OF WAY (TO REMAIN)
- LOT LINE
- PAD ELEVATION (XXXX)
- PLANNING AREA BOUNDARY
- PROJECT BOUNDARY
- PROPOSED CENTERLINE
- FEMA 100-YR FLOODPLAIN
- PROPOSED CURB & GUTTER
- PROPOSED RIGHT OF WAY
- PROPOSED SIDEWALK
- PARCEL LINE
- PROPOSED DRAINAGE, SEWER & WATER EASEMENTS
- EXISTING SEWER MAIN (S)
- EXISTING WATER MAIN (W)
- EXISTING FORCE MAIN (FM)
- EXISTING GAS LINE (GAS)
- EXISTING STORM DRAIN PIPE
- EXISTING RECYCLED WATER (RW)
- PROPOSED SEWER MAIN (S)
- PROPOSED WATER MAIN (W)
- PROPOSED FORCE MAIN (FM)
- PROPOSED GAS LINE (GAS)
- PROPOSED STORM DRAIN PIPE
- PROPOSED RECYCLED WATER (RW)
- PROPOSED FIRE HYDRANT
- PROPOSED TYPE 'A' CLEANOUT
- PROPOSED TYPE 'B' INLET
- PROPOSED CATCH BASIN
- PROPOSED SEWER MANHOLE
- PROPOSED WING HEADWALL
- PROPOSED RIP RAP

LEGAL DESCRIPTION

BEING A PORTION OF SECTION 18, TOWNSHIP 11, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEROF, TOGETHER WITH PARCEL 1 OF PARCEL MAP NO. 7726, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUQUST 21, 1978 AS INSTRUMENT NO. 78-355631 OF OFFICIAL RECORDS. DESCRIBED AS PARCELS 1-8 AS DESCRIBED IN THE PRELIMINARY TITLE REPORT BY NORTH AMERICAN COMPANY ORDER N. 7003185-27.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 2011.00 GRID BEARING BETWEEN CITY OF OCEANSIDE FIRST ORDER G.P.S. STATION NO. 1019 AND FIRST ORDER G.P.S. STATION NO. 2065 PER RECORD OF SURVEY NO. 21787.

BEARING FROM STATION 1019 TO 2065 IS: NORTH 53°19'02" EAST

DISTANCES SHOWN HEREON ARE GROUND LEVEL DISTANCES. THE COMBINED SCALE FACTOR AT 1019 IS 0.99995999. GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR. QUOTED BEARINGS FROM REFERENCE DEEDS/MAPS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

BENCHMARK

DESCRIPTION:	OCEANSIDE STATION 1019, A SET 2.5" BRASS DISC IN CURB INLET STAMPED "LS 7584"
LOCATION:	WEST SIDE OF FOUSSAT ROAD MID-WAY BETWEEN MISSION ROAD AND STATE HIGHWAY 76
RECORD FROM:	CITY OF OCEANSIDE ROS NO. 21787
ELEVATION:	33.87 FEET
DATUM:	NAVD 88

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

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey
701 B Street, Suite 800 San Diego, CA 92101
619.235.6471 Tel 619.234.0349 Fax

GREGORY M. SHIELDS, R.C.E. 42951 DATE	REGISTRATION EXPIRES 3-31-24	DESIGNED BY:	PM REVIEW:	SURVEY REVIEW:

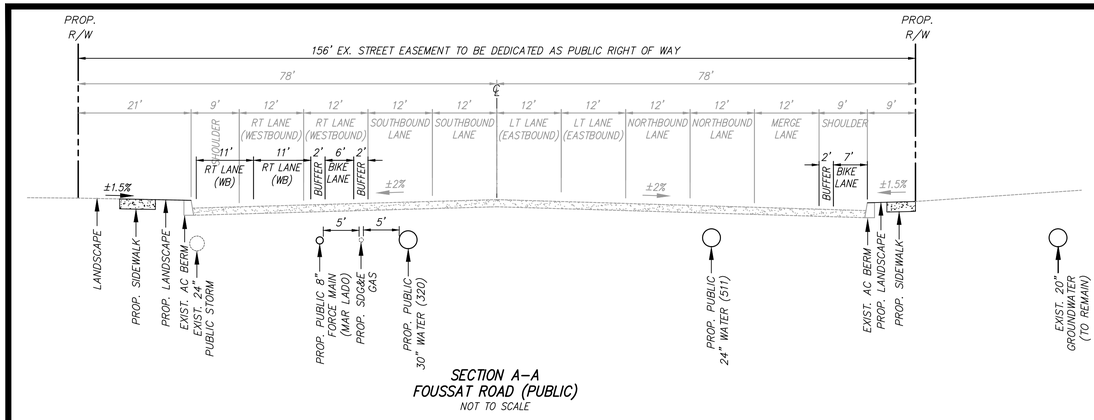
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SHEET 01 — 16 SHEETS

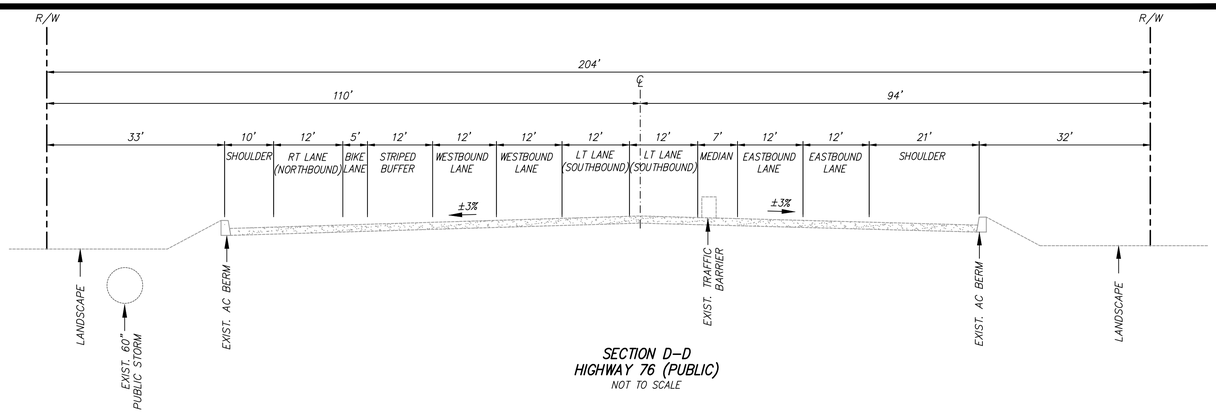
TENTATIVE MAP PLAN FOR:
OCEAN KAMP
TITLE SHEET

ENGINEER OF WORK
GREGORY M. SHIELDS R.C.E. 42951 DATE

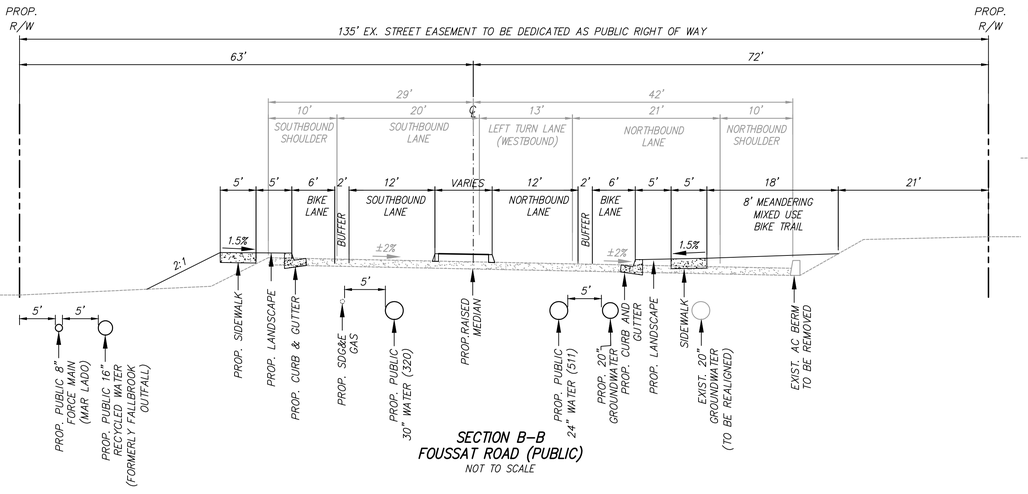
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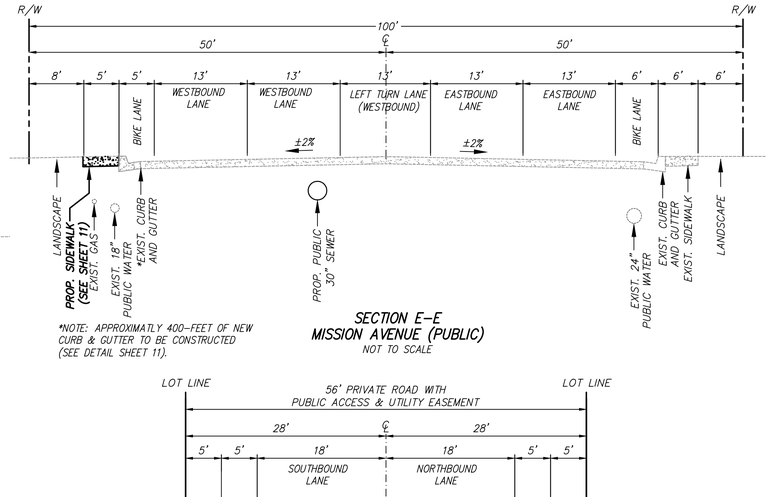
SECTION A–A
FOUSSAT ROAD (PUBLIC)
NOT TO SCALE



SECTION D–D
HIGHWAY 76 (PUBLIC)
NOT TO SCALE

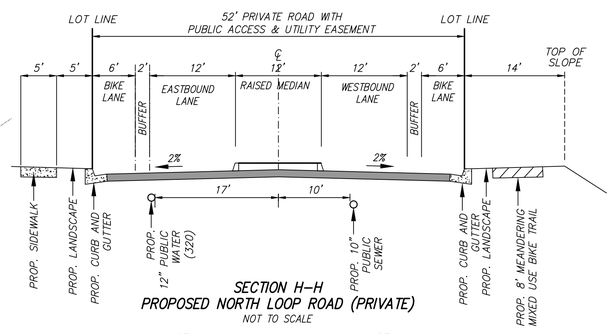


SECTION B–B
FOUSSAT ROAD (PUBLIC)
NOT TO SCALE

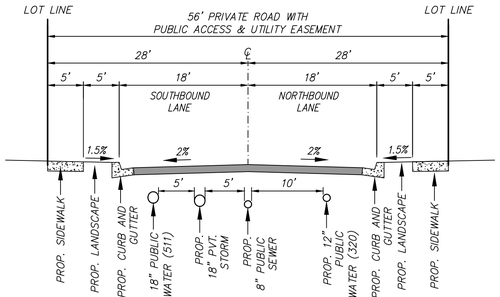


*NOTE: APPROXIMATLY 400–FEET OF NEW CURB & GUTTER TO BE CONSTRUCTED (SEE DETAIL SHEET 11).

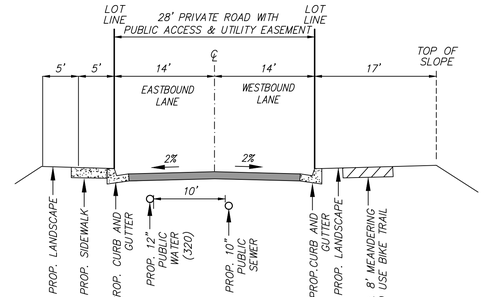
SECTION E–E
MISSION AVENUE (PUBLIC)
NOT TO SCALE



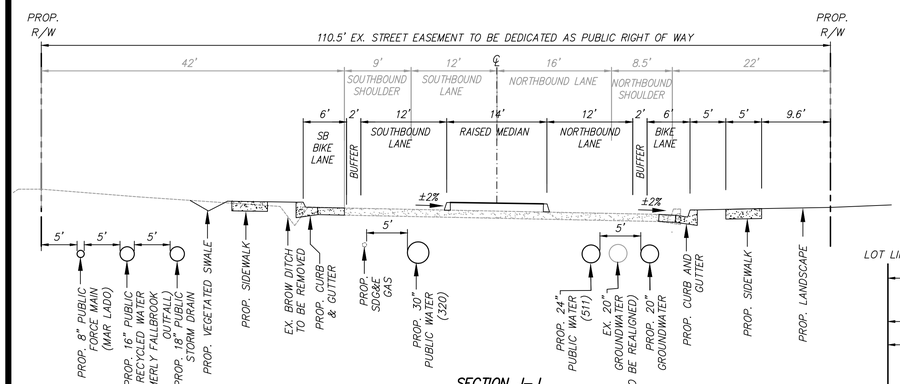
SECTION H–H
PROPOSED NORTH LOOP ROAD (PRIVATE)
NOT TO SCALE



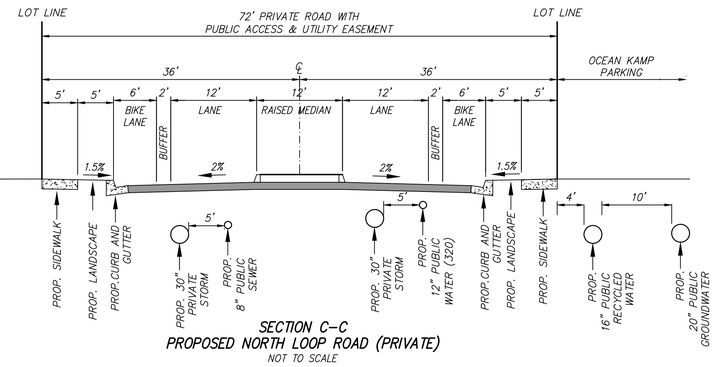
SECTION F–F
PROPOSED STREET 'A' (PRIVATE)
NOT TO SCALE



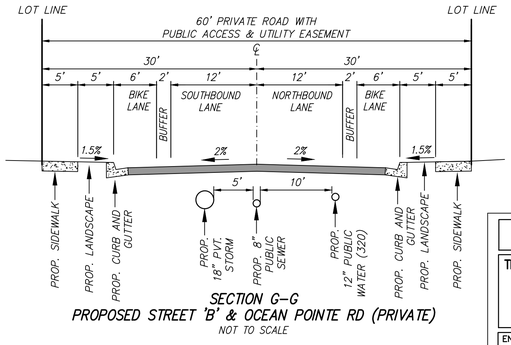
SECTION I–I
PROPOSED SOUTH LOOP ROAD (PRIVATE)
NOT TO SCALE



SECTION J–J
FOUSSAT ROAD (PUBLIC)
NOT TO SCALE



SECTION C–C
PROPOSED NORTH LOOP ROAD (PRIVATE)
NOT TO SCALE



SECTION G–G
PROPOSED STREET 'B' & OCEAN POINTE RD (PRIVATE)
NOT TO SCALE

APPROVED BY THE CITY COUNCIL
RESO No. R22-R07181
T19-00004, T19-00016, CUP19-00021
SMadera

FILE NO. T19–00004

SHEET 02

16 SHEETS

TENTATIVE MAP PLAN FOR:

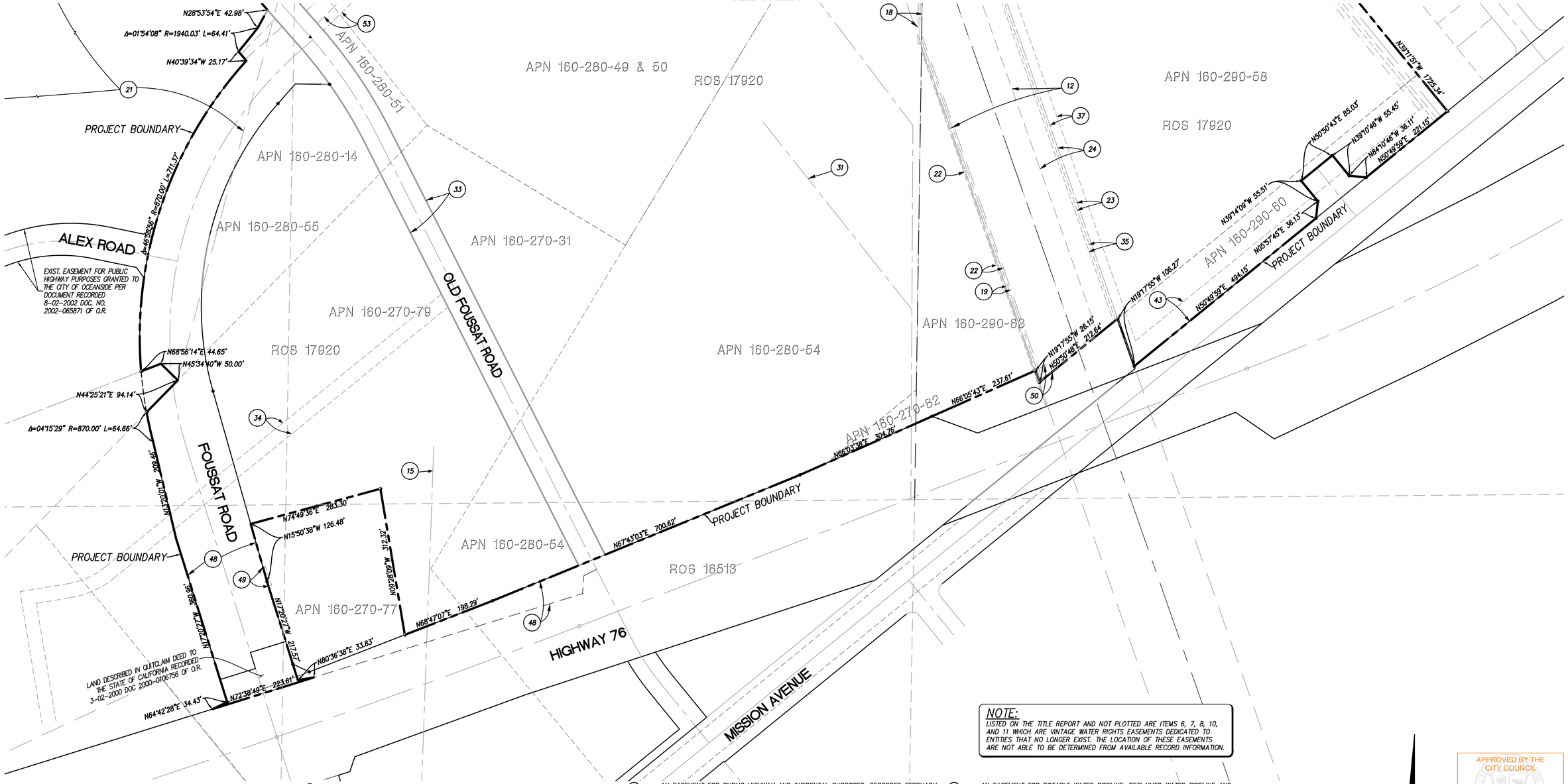
OCEAN KAMP
TYPICAL SECTIONS

ENGINEER OF WORK

GREGORY M. SHIELDS R.C.E. 42951 DATE

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SEE SHEET 4



EXISTING EASEMENTS/ENCUMBRANCES

BASED ON TITLE REPORT DATED NOV 15, 2019 AMENDED DEC 2, 2019.

(12) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 11, 1940 IN BOOK 1085, PAGE 69 AND IN BOOK 1076, PAGE 488, BOTH OF OFFICIAL RECORDS. **TO REMAIN.**

IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY.
AFFECTS: PARCELS 3 AND 5, AS DESCRIBED THEREIN

(15) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 30, 1947 IN BOOK 2597, PAGE 135 OF OFFICIAL RECORDS. **TO BE QUITCLAIMED.**

IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY.
AFFECTS: PARCELS 3 AND 4, AS DESCRIBED THEREIN

(18) AN EASEMENT FOR THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR, REPLACE, OPERATE, MAINTAIN, AND USE A WATER RECLAMATION PIPELINE, APPURTENANCES AND APPURTENANT WORK AND INCIDENTAL PURPOSES, RECORDED MARCH 25, 1958 IN BOOK 7007, PAGE 522 OF OFFICIAL RECORDS. **PORTION TO BE QUITCLAIMED.**

IN FAVOR OF: THE CITY OF OCEANSIDE.
AFFECTS: PARCEL 3, AS DESCRIBED THEREIN

(19) AN EASEMENT FOR THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR, REPLACE, OPERATE, MAINTAIN AND USE A WATER RECLAMATION PIPELINE AND INCIDENTAL PURPOSES, RECORDED APRIL 2, 1958 IN BOOK 7020, PAGE 165 OF OFFICIAL RECORDS. **TO REMAIN.**

IN FAVOR OF: THE CITY OF OCEANSIDE.
AFFECTS: PARCELS 3 AND 5, AS DESCRIBED THEREIN

(21) AN EASEMENT FOR AN AIRPORT APPROACH ZONE AND INCIDENTAL PURPOSES, RECORDED JUNE 4, 1962 AS INSTRUMENT NO. 94349 OF OFFICIAL RECORDS. **TO REMAIN.**

IN FAVOR OF: THE CITY OF OCEANSIDE.
AFFECTS: PARCELS 1, 2 AND 4, AS DESCRIBED THEREIN

(22) AN EASEMENT FOR SEWER PIPELINE AND INCIDENTAL PURPOSES, RECORDED AUGUST 2, 1962 AS INSTRUMENT NO. 131604 OF OFFICIAL RECORDS. **TO REMAIN.**

IN FAVOR OF: THE CITY OF OCEANSIDE, A MUNICIPAL CORPORATION.
AFFECTS: PARCELS 3, 5 AND 8, AS DESCRIBED THEREIN

(23) AN EASEMENT FOR ONE OR MORE PIPELINES, VALVES, CATHODIC PROTECTION, TEST LEADS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 3, 1962 AS INSTRUMENT NO. 206126 OF OFFICIAL RECORDS. **TO REMAIN.**

IN FAVOR OF: SAN DIEGO PIPELINE COMPANY, A CORPORATION.
AFFECTS: PARCELS 3 AND 5, AS DESCRIBED THEREIN

(24) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 4, 1962 AS INSTRUMENT NO. 206284 OF OFFICIAL RECORDS. **TO REMAIN.**

IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY.
AFFECTS: PARCELS 3 AND 5, AS DESCRIBED THEREIN

(31) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 16, 1966 AS INSTRUMENT NO. 99320 OF OFFICIAL RECORDS. **TO BE QUITCLAIMED.**

IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY.
AFFECTS: PARCEL 3, AS DESCRIBED THEREIN

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

(33) AN EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 4, 1974 AS INSTRUMENT NO. 74-029101 OF OFFICIAL RECORDS. **TO BE VACATED.**

IN FAVOR OF: THE CITY OF OCEANSIDE.
AFFECTS: PARCELS 1, 3, 4 AND 6, AS DESCRIBED THEREIN

(34) AN EASEMENT FOR PIPELINE OR PIPELINES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JANUARY 4, 1982 AS INSTRUMENT NO. 82-000051 AND MARCH 9, 1983 AS INSTRUMENT NO. 83-075091, BOTH OF OFFICIAL RECORDS. **TO BE VACATED.**

IN FAVOR OF: FALLBROOK SANITARY DISTRICT.
AFFECTS: PARCELS 1, 2, 3 AND 4, AS DESCRIBED THEREIN

(35) AN EASEMENT FOR A PORTION OF ITS PIPELINE TRANSPORTATION SYSTEM, INCLUDING THE RIGHT TO CONSTRUCT, MAINTAIN, USE AND OPERATE ONE, OR CONDUITS, AS MAY BE INITIALLY INSTALLED, AND ANY ADDITIONAL PIPELINE OR CONDUITS WHICH FROM TIME TO TIME MAY BE INSTALLED, ANY VALVES AND CATHODIC PROTECTION, TO USE SAID RIGHT OF WAY FOR ACCESS THERETO AND INCIDENTAL PURPOSES, RECORDED JUNE 25, 1985 AS INSTRUMENT NO. 85-225831 OF OFFICIAL RECORDS. **TO REMAIN.**

IN FAVOR OF: SAN DIEGO PIPELINE COMPANY, A CORPORATION.
AFFECTS: PARCELS 3 AND 5, AS DESCRIBED THEREIN

(37) AN EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES, RECORDED AUGUST 3, 1990 AS INSTRUMENT NO. 90-426033 OF OFFICIAL RECORDS. **TO REMAIN.**

IN FAVOR OF: THE CITY OF OCEANSIDE, A MUNICIPAL CORPORATION.
AFFECTS: PARCEL 5, AS DESCRIBED THEREIN

(43) AN EASEMENT FOR POTABLE WATER PIPELINE, RECLAIMED WATER PIPELINE AND SANITARY SEWER AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 22, 1994 AS INSTRUMENT NO. 1994-0118941 OF OFFICIAL RECORDS. **PORTION TO BE VACATED.**

IN FAVOR OF: THE CITY OF OCEANSIDE, A MUNICIPAL CORPORATION.
AFFECTS: PARCEL 8, AS DESCRIBED THEREIN

(48) AN EASEMENT FOR ROAD AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 23, 1999 AS DOCUMENT NO. 1999-0581649 OF OFFICIAL RECORDS. **TO BE DEDICATED AS RIGHT-OF-WAY, PORTIONS TO BE VACATED.**

IN FAVOR OF: THE CITY OF OCEANSIDE.
AFFECTS: AS DESCRIBED THEREIN RECORDS.

(49) AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED AUGUST 20, 1998 AS INSTRUMENT NO. 1998-0530024 OF OFFICIAL RECORDS. **PORTION TO BE VACATED.**

IN FAVOR OF: THE CITY OF OCEANSIDE
AFFECTS: AS DESCRIBED THEREIN

(50) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 27, 1999 AS INSTRUMENT NO. 1999-0654971 OF OFFICIAL RECORDS. **TO REMAIN.**

IN FAVOR OF: THE CITY OF OCEANSIDE.
AFFECTS: AS DESCRIBED THEREIN

(53) AN EASEMENT FOR WATERLINE AND INCIDENTAL PURPOSES, RECORDED MARCH 08, 2007 AS INSTRUMENT NO. 2007-0160216 OF OFFICIAL RECORDS. **TO BE VACATED.**

IN FAVOR OF: CITY OF OCEANSIDE, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN

NOTE:
LISTED ON THE TITLE REPORT AND NOT PLOTTED ARE ITEMS 6, 7, 8, 10, AND 11 WHICH ARE VINTAGE WATER RIGHTS EASEMENTS DEDICATED TO ENTITIES THAT NO LONGER EXIST. THE LOCATION OF THESE EASEMENTS ARE NOT ABLE TO BE DETERMINED FROM AVAILABLE RECORD INFORMATION.

APPROVED BY THE CITY COUNCIL
RESO No. R22-R0718:1
CASE No. T19-00004, D19-00016, CUP19-00021
SMadera

N

0 50 100 200 300
GRAPHICAL SCALE
SCALE: 1" = 100'

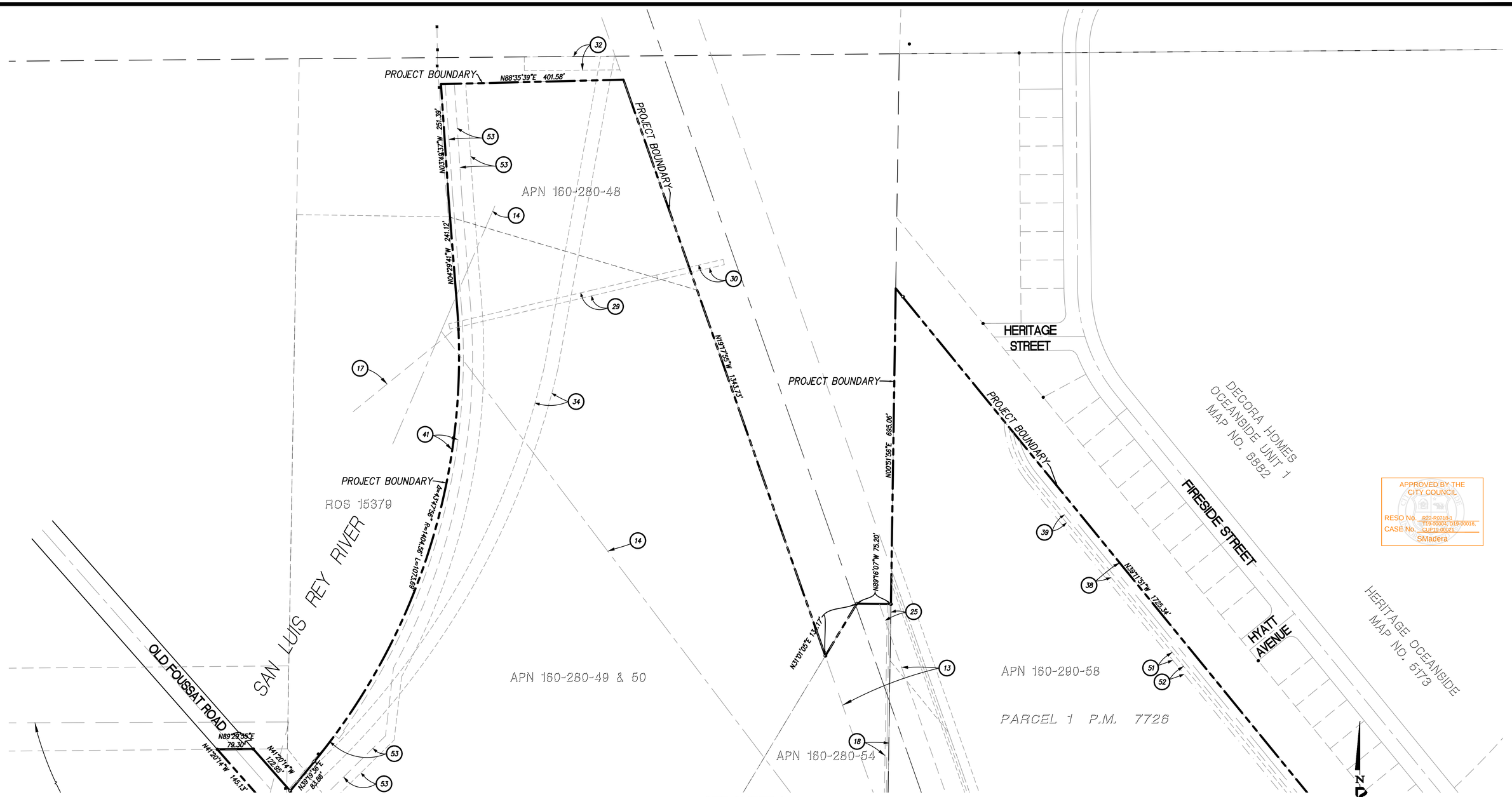
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SHEET 03 | 16 SHEETS

TENTATIVE MAP PLAN FOR:
OCEAN KAMP
EXISTING EASEMENTS/ENCUMBRANCES

ENGINEER OF WORK
GREGORY M. SHIELDS R.C.E. 42951 DATE

Last save by BRANDON HOLZHAUER, File Name P:\4375.20\Engr\DWG_Plans\Entitlement\Tentative Map\4375.20-TM-SHEET03.dwg, Date Last Saved 7/18/2022 10:49:55 AM, Date Plotted Last 7/18/2022 12:47:39 PM



APPROVED BY THE CITY COUNCIL
RESO No. R22-R0718-1
CASE No. T19-00004; D19-00016; CUP19-00021
SMadera

EXISTING EASEMENTS/ENCUMBRANCES

(13) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 21, 1940 IN BOOK 1089, PAGE 158 OF OFFICIAL RECORDS. **TO REMAIN.**

IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY.
AFFECTS: PARCELS 3 AND 6, AS DESCRIBED THEREIN

(14) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 14, 1947 IN BOOK 2324, PAGE 203 OF OFFICIAL RECORDS. **TO BE QUITCLAIMED.**

IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY.
AFFECTS: PARCELS 2, 3 AND 6, AS DESCRIBED THEREIN

(17) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 23, 1954 IN BOOK 5310, PAGE 330 OF OFFICIAL RECORDS. **TO REMAIN.**

IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY.
AFFECTS: PARCEL 7, AS DESCRIBED THEREIN

(18) AN EASEMENT FOR THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR, REPLACE, OPERATE, MAINTAIN, AND USE A WATER RECLAMATION PIPELINE, APPURTENANCES AND APPURTENANT WORK AND INCIDENTAL PURPOSES, RECORDED MARCH 25, 1958 IN BOOK 7007, PAGE 522 OF OFFICIAL RECORDS. **PORTION TO BE VACATED.**

IN FAVOR OF: THE CITY OF OCEANSIDE.
AFFECTS: PARCEL 3, AS DESCRIBED THEREIN

(25) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 27, 1963 AS INSTRUMENT NO. 34027 OF OFFICIAL RECORDS. **TO REMAIN.**

IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY.
AFFECTS: PARCEL 3, AS DESCRIBED THEREIN

(29) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 4, 1966 AS INSTRUMENT NO. 75034 OF OFFICIAL RECORDS. **TO BE QUITCLAIMED.**

IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY.
AFFECTS: PARCEL 7, AS DESCRIBED THEREIN

(30) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 4, 1966 AS INSTRUMENT NO. 75035 OF OFFICIAL RECORDS. **TO BE QUITCLAIMED.**

IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY.
AFFECTS: PARCEL 2, AS DESCRIBED THEREIN

(32) AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED JANUARY 24, 1972 AS INSTRUMENT NO. 18119 OF OFFICIAL RECORDS. **TO REMAIN.**

IN FAVOR OF: THE CITY OF OCEANSIDE
AFFECTS: PARCEL 2, AS DESCRIBED THEREIN

(34) AN EASEMENT FOR PIPELINE OR PIPELINES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JANUARY 4, 1982 AS INSTRUMENT NO. 82-000051 AND MARCH 9, 1983 AS INSTRUMENT NO. 83-075091, BOTH OF OFFICIAL RECORDS. **TO BE VACATED.**

IN FAVOR OF: FALLBROOK SANITARY DISTRICT.
AFFECTS: PARCELS 1, 2, 3 AND 4, AS DESCRIBED THEREIN

(38) AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED AUGUST 3, 1990 AS INSTRUMENT NO. 90-426034 OF OFFICIAL RECORDS. **TO REMAIN.**

IN FAVOR OF: THE CITY OF OCEANSIDE, A MUNICIPAL CORPORATION.
AFFECTS: PARCEL 5, AS DESCRIBED THEREIN

(39) AN EASEMENT FOR WATER LINE AND INCIDENTAL PURPOSES, RECORDED MAY 8, 1992 AS INSTRUMENT NO. 1992-0278827 OF OFFICIAL RECORDS. **TO REMAIN.**

IN FAVOR OF: THE CITY OF OCEANSIDE.
AFFECTS: AS DESCRIBED THEREIN

(41) AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED DECEMBER 15, 1993 AS INSTRUMENT NO. 1993-0844957 OF OFFICIAL RECORDS. **TO BE VACATED.**

IN FAVOR OF: THE CITY OF OCEANSIDE.
AFFECTS: PARCELS 1, 2 AND 7, AS DESCRIBED THEREIN

(51) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF ACKNOWLEDGMENT OF GRANT OF EASEMENT" RECORDED JULY 8, 2002 AS INSTRUMENT NO. 2002-0570470 OF OFFICIAL RECORDS. **TO REMAIN.**

(AFFECTS PARCELS 5 AND 8)

(52) AN EASEMENT FOR WATERLINE PURPOSES AND INCIDENTAL PURPOSES, RECORDED JULY 8, 2002 AS INSTRUMENT NO. 2002-0570471 OF OFFICIAL RECORDS. **TO REMAIN.**

IN FAVOR OF: THE CITY OF OCEANSIDE.
AFFECTS: PARCELS 5 AND 8, AS DESCRIBED THEREIN

(53) AN EASEMENT FOR WATERLINE AND INCIDENTAL PURPOSES, RECORDED MARCH 08, 2007 AS INSTRUMENT NO. 2007-0160216 OF OFFICIAL RECORDS. **TO BE VACATED.**

IN FAVOR OF: CITY OF OCEANSIDE, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN

SEE SHEET 3

NOTE:
LISTED ON THE TITLE REPORT AND NOT PLOTTED ARE ITEMS 6, 7, 8, 10, AND 11 WHICH ARE VINTAGE WATER RIGHTS EASEMENTS DEDICATED TO ENTITIES THAT NO LONGER EXIST. THE LOCATION OF THESE EASEMENTS ARE NOT ABLE TO BE DETERMINED FROM AVAILABLE RECORD INFORMATION.

FILE NO. T19-00004

SHEET 04 | 16 SHEETS

TENTATIVE MAP PLAN FOR:
OCEAN KAMP
EXISTING EASEMENTS/ENCUMBRANCES

ENGINEER OF WORK
GREGORY M. SHIELDS R.C.E. 42951 DATE

Last save by BRANDON HOLZHAUER, File Name P:\4375.20\Engr\DWG_Plans\Entitlement\Tentative Map\4375.20-TM-SHEET04.dwg, Date Last Saved 1/27/2022 10:07:48 AM, Date Plotted Last 7/18/2022 12:47:43 PM

SEE SHEET 7

NOTE:
THE ACTUAL LOCATION OF PROPOSED STREET LIGHTS FOR THE PUBLIC ROADS WILL BE COORDINATED AND DESIGNED WITH THE CITY OF OCEANSIDE DURING FINAL ENGINEERING.

N68°56'14"E 44.65'
N44°25'21"E 94.14'
Δ=04°15'29" R=870.00' L=64.66'
N13°20'01"W 209.46'
N17°20'27"W 380.96'
N17°20'27"W 217.57'
N64°42'28"E 34.43'
N75°28'49"E 223.61'
N80°36'38"E 33.83'
N74°49'36"E 283.30'
N15°50'38"W 126.48'
N09°28'09"W 312.32'
N88°47'07"E 198.29'
N87°43'03"E 700.62'
N66°03'38"E 304.76'

SEE SHEET 2
SEE SHEET 6

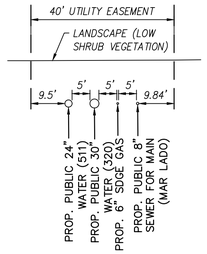
FOUSSAT ROAD (PUBLIC)
PROP. RAISED MEDIAN (TYP)
OLD FOUSSAT ROAD (TO BE VACATED)
PROP. 8' MIXED USE BIKE TRAIL
PROP. 20' GROUNDWATER
CONNECT TO EX. 20" GROUNDWATER EX. 20" GROUNDWATER (PER W-2167-4) (TO BE REALIGNED)
EX. 16" RECYCLED WATER (PER FALLBROOK SAN. DIST. JOB NO. 3039) (TO BE REMOVED)
PROP. 10" PRIVATE FIRE
EX. 8" MAR LADO FORCE MAIN (TO BE REMOVED)
EX. 6" HP GAS (TO BE REMOVED)
EXIST. R/W (TO BE VACATED)
EXIST. R/W (TO REMAIN)
PROP. RETAIL WATER STUB (TYP)
EX. 30" WATER (320) (PER W-1734-8) (TO BE REMOVED)
EX. 24" (511) WATER (PER W-1734-20) (TO BE REMOVED)
EX. 12" (320) WATER (PER W-295) (TO BE REMOVED)
PROP. 8" PRIVATE SEWER
PROP. 10" PRIVATE FIRE
PROP. RESIDENTIAL WATER STUB (TYP)
PROP. 8" PVT. SEWER
CONNECT TO EXISTING 16" RECYCLED WATER (FORMERLY FALLBROOK OUTFALL)
PROP. PUBLIC 24" STORM DRAIN
PROJECT BOUNDARY
PROP. 5' SIDEWALK
PROP. PUBLIC 8" SEWER FORCE MAIN (MAR LADO)
PROP. PUBLIC 6" GAS LINE
PROP. PUBLIC 30" WATER (320)
PROP. PUBLIC 24" WATER (511)
PROP. 20' UTILITY EASEMENT
PROP. 5' SIDEWALK
PROP. 40' UTILITY EASEMENT
PROP. 30" WATER (320)
PROP. SDGE GAS LINE
PROP. PUBLIC 8" SEWER FORCE MAIN (MAR LADO)
PROP. PUBLIC 24" WATER (511)
CONNECT TO PROP. 15" GRAVITY SEWER
CONNECT TO EXISTING 6" GAS LINE
CONNECT TO EXISTING 12" WATER
CONNECT TO EXISTING 24" WATER (511)
CONNECT TO EXISTING 30" WATER (320)
PROP. 12" PUBLIC WATER (320)
CONNECT TO EXIST. 12" WATER
CONNECT TO EXIST. 30" WATER
PROP. 10" PUBLIC SEWER
PROP. WAVE POOL WATER STUB
PROP. WATER STUB (TYP)
PROP. DOMESTIC WATER METER
PROP. PRIVATE FIRE BACKFLOW
PROP. 30' UTILITY ESMT.
PROP. 6" PRIVATE WATER
PROP. 15" PUBLIC SEWER
PROP. 20' SEWER ESMT.
PROP. 10" PUBLIC SEWER
EX. CALTRANS R/W
EX. CALTRANS CONCRETE DRAINAGE DITCH (TO REMAIN)
EX. 60" CALTRANS STORM DRAIN (TO REMAIN)
EX. 24" CALTRANS STORM DRAIN (TO REMAIN)
EX. 36" CALTRANS STORM DRAIN (TO REMAIN)
EX. 20" RAW WATER (PER W-2167-4) (TO REMAIN)
EX. CENTERLINE
EX. 24" STORM DRAIN (TO REMAIN-CALTRANS)
EX. R/W
EX. CALTRANS STORM DRAIN (TO REMAIN)

LOT 10
LOT 11
LOT 12
LOT 13
HIGHWAY 76 (PUBLIC)
LOOP ROAD SOUTH (PVT.)
City of Oceanside Fire Station 7
BASIN BOT=32.6
WATER SURFACE 42.0
BEACH 42.0
BOTTOM ELEVATION 30.0

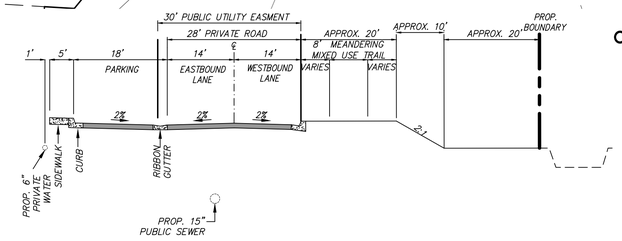
APN 160-270-77
APN 160-270-79
APN 160-270-31
APN 160-280-54
APN 160-270-82
ROS 17920
ROS 16513

SWR MH #29 RIM 44.0 IE 34.0
SWR MH #30 RIM 42.0 IE 35.9
SWR MH #31 RIM 46.5 IE 38.8
SWR MH #33 RIM 47.8 IE 41.9
SWR MH #34 RIM 43.3 IE 36.7
SWR MH #27 RIM 45.5 IE 29.9
SWR MH #28 RIM 42.9 IE 32.7
SWR MH #58 RIM 48.0 IE 29.2
SWR MH #24 RIM 48.0 IE IN 18.7 IE OUT 18.6
SWR MH #25 RIM 48.3 IE IN 18.4 IE OUT 18.3
SWR MH #26 RIM 48.6 IE IN 18.1
SWR MH RIM 38.3 IE IN 17.5 IE OUT 17.4

APPROVED BY THE CITY COUNCIL
RESO No. R22-R0718-1
CASE No. T19-00004, D19-00016, CUP19-00021
SMadera



SECTION P–P
PROPOSED 40' UTILITY EASEMENT
NOT TO SCALE



SECTION K–K
PROPOSED SOUTH LOOP ROAD (PRIVATE)
NOT TO SCALE

SCALE: 1"=60'

FILE NO. T19-00004

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

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey
701 B Street, Suite 800 San Diego, CA 92101
619.235.6471 Tel 619.234.0349 Fax

GREGORY M. SHIELDS, R.C.E. 42951	DATE REGISTRATION EXPIRES 3-31-24	DESIGNED BY:	PM REVIEW:	SURVEY REVIEW:

SHEET 5 of 16 SHEETS

TENTATIVE MAP PLAN FOR:
OCEAN KAMP
LOT, SEWER, WATER,FORCE MAIN, RECLIAMED WATER PLAN

ENGINEER OF WORK
GREGORY M. SHIELDS R.C.E. 42951 DATE

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SEE SHEET 8

LOT 7

LOT 6

LOT 8

LOT 9

LOT D

LOT E

LOT G

LOT I

LOT 11

LOT A

APN 160-290-58

APN 160-290-60

ROS 17920

HERITAGE OCEANSIDE MAP NO. 5173

LOOP ROAD NORTH (PVT.)

OCEAN POINTE RD (PVT.) LOT H

FIRESIDE STREET (PUBLIC)

MISSION AVENUE (PUBLIC)

HIGHWAY 76 (PUBLIC)

SEE SHEET 5

SEE SHEET 2

SEE SHEET 7

PROP. 8" PUBLIC SEWER

PROP. 8" PUBLIC WATER (320)

PROP. 12" PUBLIC WATER (320)

PROP. 10" PUBLIC SEWER

PROP. 30' UTILITY EASEMENT

PROP. 8" MIXED USE BIKE TRAIL

PROP. 18" STORM DRAIN

PROP. 24" STORM DRAIN

PROP. PVT. 18" STORM DRAIN

PROP. PVT. 24" STORM DRAIN

PROP. PVT. 30" STORM DRAIN

PROP. 5' SIDEWALK

PROP. 8" PVT. SEWER

PROP. 12" PUBLIC SEWER

PROP. 20' SEWER ESMT.

PROP. 60' PUBLIC ACCESS AND UTILITY EASEMENT

PROP. STREET LIGHT (TYP)

PROP. 100' WILDLIFE CORRIDOR

PROP. RESIDENTIAL WATER METER

PROP. HOTEL WATER METER

PROP. WAVE POOL WATER METER

PROP. RESIDENTIAL WATER METER

PROP. 5' MIXED USE BIKE TRAIL

PROP. PUBLIC 8" SEWER

PROP. PUBLIC 12" WATER (320)

PROP. PUBLIC 12" WATER (320)

PROP. 8" PVT. SEWER

PROP. 30' SEWER ESMT.

PROP. 30' PUBLIC SEWER

PROP. 5' SIDEWALK

PROP. 5' SIDEWALK

PROP. PVT. 18" STORM DRAIN

PROP. PVT. 24" STORM DRAIN

PROP. PVT. 30" STORM DRAIN

PROP. 8" PUBLIC SEWER

PROP. 12" PUBLIC SEWER

PROP. PUBLIC 12" WATER (320)

PROP. PUBLIC 30" SEWER

PROP. 5' SIDEWALK (SEE DETAIL SHEET 11)

EX. 4" WATER (TO REMAIN)

EX. 24" FORCE MAIN (TO REMAIN)

EX. 10" SEWER (TO REMAIN)

EX. 24" SEWER (TO REMAIN)

EX. 24" FORCE MAIN (TO REMAIN)

EX. 42" FORCE MAIN(TO REMAIN)

EX. 10" KINDER MORGAN GAS LINE (TO REMAIN)

EX. 16" KINDER MORGAN GAS LINE (TO REMAIN)

EX. OVERHEAD ELECTRIC (TO REMAIN)

EX. 30" WATER (TO REMAIN)

EX. 18" WATER (TO REMAIN)

EX. 20' CITY OF OCEANSIDE STORM DRAIN BOX CULVERT (TO REMAIN)

EX. 24" SEWER (TO BE REMAIN)

EX. ACCESS DRIVEWAY

EX. CITY OF OCEANSIDE R/W

EX. CALTRANS R/W

EX. 24" CALTRANS STORM DRAIN (TO REMAIN)

EX. CENTERLINE

EX. SEWER ESMT. TO REMAIN

EX. SWR MH (RIM=40.50) (IE 24" IN=19.93) (IE 24" OUT=19.92)

EX. SEWER ESMT. (TO BE VACATED ONCE 30" SEWER ACCEPTED BY CITY)

EX. 24" SEWER (TO BE ABANDONED ONCE 30" IS ACCEPTED BY CITY)

EX. 24" SEWER (TO BE ABANDONED)

EX. 24" WATER (TO REMAIN)

EX. 12" WATER (TO REMAIN)

EX. SEWER PUMP STATION

EX. SWR MH: SPLITTER BOX (IE=16.2)

EX. SWR MH (CAL TRANS) (IE=16.4)

EXIST. 16" FORCE MAIN TO REMAIN

EXIST. 24" FORCE MAIN TO REMAIN

EXIST. 4" WATER TO BE REPLACED WITH 12"

EXIST. 4" WATER TO BE REPLACED W/ 12"

EXIST. WATER EASEMENT

224' UTILITY CORRIDOR

CONNECT TO EXIST. 12" WATER

CONNECT TO EX. 12" WATER (320) W 12" TEE AND 3 GATE VALVES

CONNECT TO EXIST 24" SEWER

CONNECT TO EX. SWR MH #09 (RIM 38.96) (IE 24"=18.31) (IE 10"=19.38)

PROJECT BOUNDARY

BASIN BOT=42.8

BASIN BOT=42.6

SWR MH #55 RIM 48.3 IE 30.9

SWR MH #54 RIM 49.4 IE 29.8

SWR MH #53 RIM 49.8 IE 29.1

SWR MH #52 RIM 48.3 IE 26.8

SWR MH #51 RIM 41.3 IE IN 19.47 (IE 24"=19.47) IE OUT 30"=19.37

SWR MH RIM 40.0 IE IN 19.29 IE OUT 19.19

SWR MH #14 RIM 47.7 IE IN 23.0 IE OUT 22.9

SWR MH #13 RIM 48.5 IE IN 22.2 IE OUT 22.1

SWR MH #12 RIM 48.3 IE IN 20.4 IE OUT 20.3

SWR MH #11 RIM 48.1 IE IN 20.2 IE OUT 20.1

SWR MH RIM 47.7 IE IN 19.0 IE OUT 18.9

SWR MH #24 RIM 48.0 IE IN 18.7 IE OUT 18.6

SWR MH #25 RIM 48.3 IE IN 18.4 IE OUT 18.3

SWR MH #22 RIM 47.7 IE IN 19.9 IE OUT 19.8

SWR MH #23 RIM 47.7 IE IN 19.2 IE OUT 19.1

SWR MH RIM 38.3 IE IN 17.5 IE OUT 17.4

SWR MH RIM 38.4 IE IN 16.6 IE OUT 16.5

SWR MH RIM 38.2 IE IN 16.3 IE OUT 16.2

SWR MH RIM 39.3 IE IN 18.59 IE OUT 18.49

N50°50'43"E 85.03'

N39°10'46"W 55.45'

N84°10'46"W 36.11'

N50°49'59"E 221.15'

N39°14'09"W 55.51'

N05°57'45"E 36.13'

N19°17'55"W 26.15'

N50°50'48"E 212.64'

N19°17'55"W 106.27'

N50°49'59"E 494.15'

N66°05'43"E 237.61'

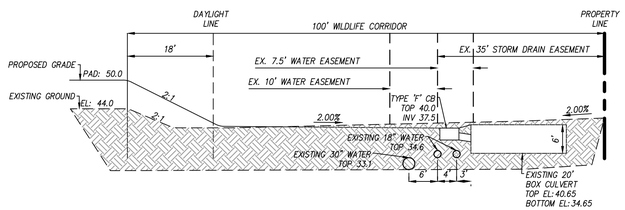
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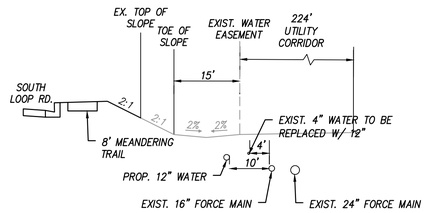
49.0 FS

48.0 FS

SECTION L-L
NOT TO SCALE



SECTION M-M
NOT TO SCALE



APPROVED BY THE CITY COUNCIL
RESO No. R22-R0718:1
CASE No. T19-00004, D19-00016, CUP19-00021
SMadera

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

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GREGORY M. SHIELDS, R.C.E. 42951	DATE REGISTRATION EXPIRES 3-31-24	DESIGNED BY:	PM REVIEW:	SURVEY REVIEW:

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SCALE: 1"=60'

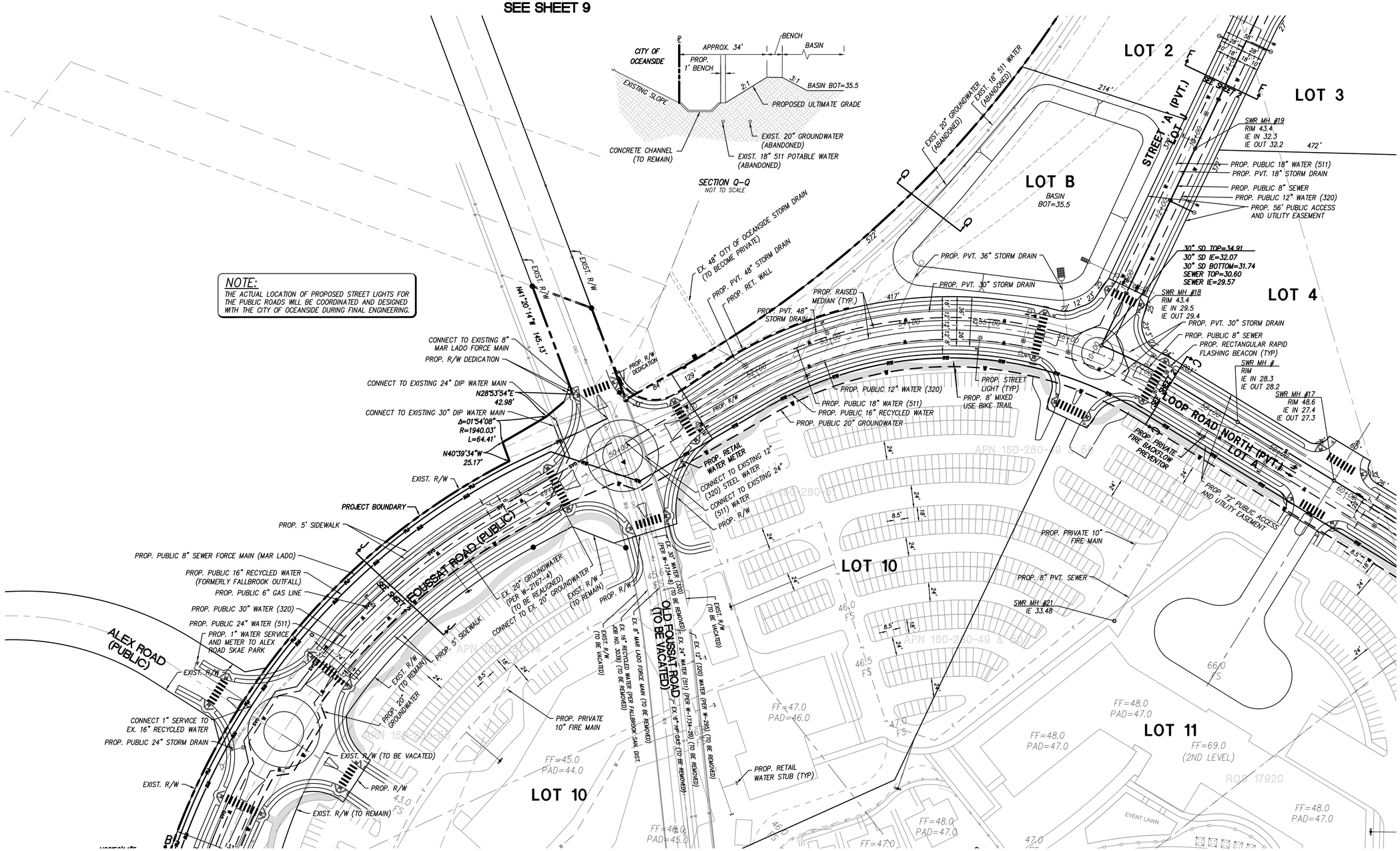
FILE NO. T19-00004

SHEET 6 of 16 SHEETS

TENTATIVE MAP PLAN FOR:
OCEAN KAMP
LOT, SEWER, WATER, FORCE MAIN, RECLIAMED WATER PLAN

ENGINEER OF WORK
GREGORY M. SHIELDS R.C.E. 42951 DATE

SEE SHEET 9



SEE SHEET 5

SEE SHEET 8

APPROVED BY THE CITY COUNCIL
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GREGORY M. SHIELDS, R.C.E. 42951	DATE REGISTRATION EXPIRES 3-31-24	DESIGNED BY:	PM REVIEW:	SURVEY REVIEW:

FILE NO. T19-00004

SHEET 7 of 16 SHEETS

TENTATIVE MAP PLAN FOR:

OCEAN KAMP

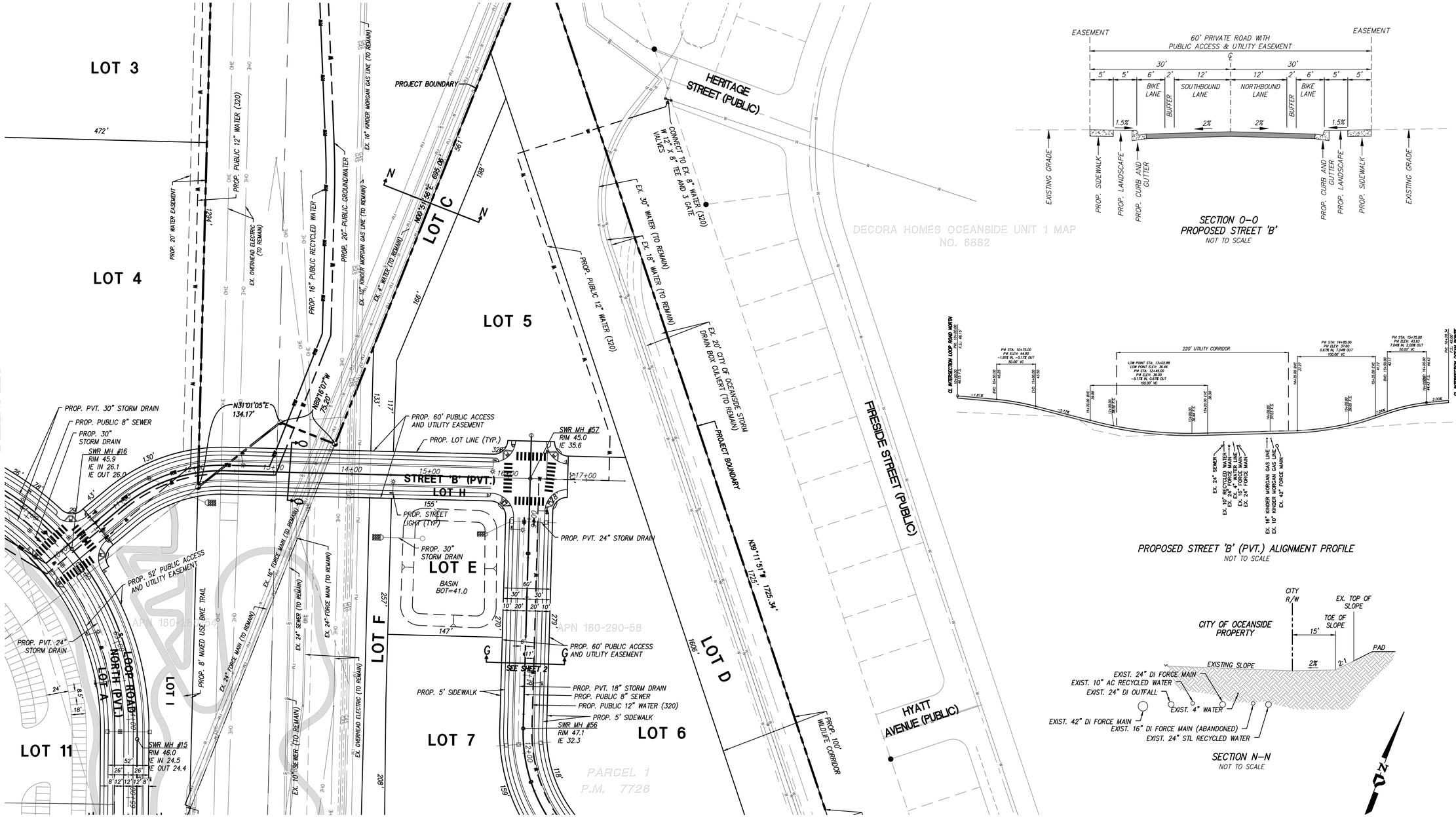
LOT, SEWER, WATER, FORCE MAIN, RECLIAMED WATER PLAN

ENGINEER OF WORK

GREGORY M. SHIELDS R.C.E. 42951 DATE

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SEE SHEET 9



SECTION O–O
PROPOSED STREET 'B'
NOT TO SCALE

PROPOSED STREET 'B' (PVT.) ALIGNMENT PROFILE
NOT TO SCALE

SECTION N–N
NOT TO SCALE

60 30 0 60 120 180
SCALE: 1"=60'

FILE NO. T19-00004

APPROVED BY THE CITY COUNCIL
RESO No. R22-R0718-1
CASE No. T19-00004, D19-00016, CUP19-00021
SMadera

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

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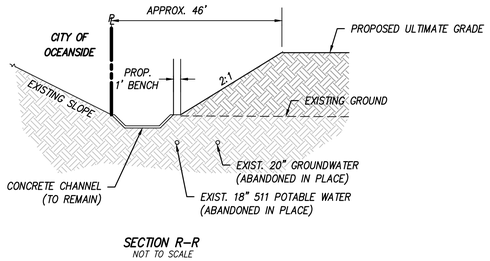
GREGORY M. SHIELDS, R.C.E. 42951	DATE REGISTRATION EXPIRES 3-31-24	DESIGNED BY:	PM REVIEW:	SURVEY REVIEW:

SHEET 8 of 16 SHEETS

TENTATIVE MAP PLAN FOR:
OCEAN KAMP
LOT, SEWER, WATER, FORCE MAIN, RECLIAMED WATER PLAN

ENGINEER OF WORK
GREGORY M. SHIELDS R.C.E. 42951 DATE

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SECTION R–R
NOT TO SCALE

PROJECT BOUNDARY

N88°35'39"E 401.59' 402'

CONNECT TO EX. 16" RECYCLED WATER (FORMERLY "FALLBROOK OUTFALL)

CONNECT TO EX. 18" WATER (511)

EX. 48' CITY OF OCEANSIDE STORM DRAIN CHANNEL

CONNECT TO EX. 20" GROUNDWATER

N03°49'37"W 251.39'

25'

42'

EXIST. 18" 511 WATER (ABANDONED)

EXIST. 20" GROUNDWATER (ABANDONED)

N04°29'41"W 241.12'

24'

APN 160-280-48

LOT 1

PROP. PUBLIC 18" WATER (511)

PROJECT BOUNDARY

EX. 16" KINDER MORGAN GAS LINE (TO REMAIN)

EX. 10" KINDER MORGAN GAS LINE (TO REMAIN)

PROP. 16" PUBLIC RECYCLED WATER

PROP. 20" PUBLIC GROUNDWATER

EX. 42" FORCE MAIN (TO REMAIN)

EX. 24" SEWER (TO REMAIN)

EX. 10" RECYCLED WATER (TO REMAIN)

EX. 24" FORCE MAIN (TO REMAIN)

EX. 4" WATER (TO REMAIN)

EX. 16" FORCE MAIN (TO REMAIN)

EX. 24" FORCE MAIN (TO REMAIN)

EX. 18" WATER (TO REMAIN)

180'

164'

502'

ROS 15379

PROJECT BOUNDARY

PROP. 20' WATER EASEMENT

PROP. PUBLIC 18" WATER (511)

PROP. PUBLIC 12" WATER (320)

PROP. PUBLIC 12" WATER (320)

255'

PROP. 18" PVT. STORM DRAIN

PROP. 18" PVT. STORM DRAIN

SMH #20
RIM 45.8
IE OUT 34.9

PROP. 18" PVT. STORM DRAIN

LOT 2

LOT 3

STREET 'A' (PVT.)

LOT J

PROP. PUBLIC 18" WATER (511)

PROP. 18" PVT. STORM DRAIN

PROP. PUBLIC 8" SEWER

PROP. PUBLIC 12" WATER (320)

N19°17'55"W 1343.73'

SEE SHEET 7

SEE SHEET 8

60 30 0 60 120 180

SCALE: 1"=60'

FILE NO. T19-00004

APPROVED BY THE CITY COUNCIL
RESO No. R22-R0718-1
CASE No. T19-00004, T19-00016, CUP19-00021
SMadera

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

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GREGORY M. SHIELDS, R.C.E. 42951	DATE	REGISTRATION EXPIRES 3-31-24	DESIGNED BY:	PM REVIEW:	SURVEY REVIEW:

SHEET 9 of 16 SHEETS

TENTATIVE MAP PLAN FOR:

OCEAN KAMP

LOT, SEWER, WATER, FORCE MAIN, RECLIAMED WATER PLAN

ENGINEER OF WORK

GREGORY M. SHIELDS R.C.E. 42951 DATE

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SEE SHEET 12

NOTE:
THE ACTUAL LOCATION OF PROPOSED STREET LIGHTS FOR THE PUBLIC ROADS WILL BE COORDINATED AND DESIGNED WITH THE CITY OF OCEANSIDE DURING FINAL ENGINEERING.

EXIST. R/W (TO REMAIN)
N68°56'14"E 44.65'
SEE SHEET 2
EX. STREET LIGHT TO BE RELOCATED
N45°34'40"W 50.00'
N44°25'21"E 94.14'
Δ=04°15'29" R=870.00' L=64.66'
EX. STREET LIGHT TO BE RELOCATED
209.46'
N13°20'01"W
PROP. PUBLIC. TYPE 'B' INLET RIM 35.4 IE 28.4
PROP. PUBLIC. TYPE 'A' CO RIM 34.9 IE 28.3
EXIST. R/W
PROP. PUBLIC 24" STORM DRAIN
PROJECT BOUNDARY
PROP. 5' SIDEWALK
EX. STREET LIGHT TO BE RELOCATED
PROP. PUBLIC 8" SEWER FORCE MAIN (MAR LADO)
PROP. PUBLIC 6" GAS LINE
PROP. PUBLIC 30" WATER (320)
PROP. PUBLIC 24" WATER (511)
PROP. PUBLIC. TYPE 'A' CO RIM 33.3 IE 26.4
SEE SHEET 2
PROP. 5' SIDEWALK
PROP. RAISED MEDIAN
FOUSSAT ROAD (PUBLIC)
PROP. 8' MIXED USE BIKE TRAIL
EX. 72" CALTRANS STORM DRAIN (TO REMAIN)
N17°20'27"W 360.96'
N17°20'27"W 217.57'
N64°42'28"E 34.43'
N72°38'49"E 223.61'
N80°36'38"E 33.83'
EX. CALTRANS R/W
CONNECT TO EX. GROUNDWATER EX. 20" GROUNDWATER (PER W-2167-4) (TO BE REALIGNED)
PROP. 20" GROUNDWATER
PROP. 8' MIXED USE BIKE TRAIL
42.0 LP
PROP. PVT. CB RIM 42.0 IE 36.9
LOT 10
FF=43.0 PAD=42.0
EX. 16" RECYCLED WATER (PER FALLBROOK SAN. DIST. JOB NO. 3039) (TO BE REMOVED)
FEMA 100-YEAR FLOODPLAIN (TYP)
PROP. PVT. CB RIM 43.0 IE 37.0
43.5 HP
43.0 LP
PROP. PVT. HEADWALL IE 32.6
BASIN BOT=32.6
PROP. PVT. HEADWALL IE 32.6'
PROP. PVT. TYPE 'A' CO RIM 42.25 IE 34.2
N74°49'36"E 283.30'
N15°50'38"W 126.48'
40.0 LP
PROP. PVT. TYPE B INLET RIM 40.0 IE 35
FF=43.0 PAD=42.0
LOT 12
PROP. PVT. HEADWALL IE 32.6
PROP. PVT. RISER IE 28.6
N09°28'09"E 312.32'
PROP. PVT. TYPE 'B' INLET IE 34.8
OLD FOUSSAT ROAD (TO BE VACATED)
EX. 30" WATER (320) (PER W-1734-8) (TO BE REMOVED)
PROP. 6" PRIVATE SEWER
EX. 8" MAR LADO FORCE MAIN (TO BE REMOVED)
EXIST. R/W (TO BE VACATED)
EX. 12" (320) WATER (PER W-295) (TO BE REMOVED)
EX. 24" (511) WATER (PER W-1734-20) (TO BE REMOVED)
EX. 6" HP GAS (TO BE REMOVED)
PROP. 8" SEWER (TYP)
FF=46.0 PAD=45.0
FF=47.0 PAD=46.0
FF=48.0 PAD=47.0
47.0 FS
46.0 FS
FF=44.0
FF=44.0 PAD=43.0
44.0 FS
43.0 FS
42.0 FS
FG=48.0
LOT 11
FG=45.0
FG=46.0 PAD=45.0
PAD=47.0
49.0 FS
WATER SURFACE 42.0
BEACH 42.0
BOTTOM ELEVATION 30.0
LOT 13
48.0 FS
FF=45.0 PAD=44.0
FF=46.0 PAD=45.0
FF=47.0 PAD=46.0
FF=48.0 PAD=47.0
PROP. 10" PUBLIC SEWER
PROP. 30' UTILITY ESMT.
PROP. 6" PRIVATE WATER
PROP. 15" PUBLIC SEWER
43.30 FS
48.75 FS
48.90 FS
49.63 FS
58+28
59+00
60+00
61+00
62+00
63+00
64+00
66+00
67+00
1.0%
LOOP ROAD SOUTH (PVT.)
PROP. PVT. TYPE 'A' CO RIM 41.3 IE 33.2
PROP. PVT. TYPE 'A' CO
PROP. PVT. TYPE 'B' INLET IE 35.0
N68°47'07"E 198.29'
N67°43'03"E 700.62'
N66°03'38"E 304.76'
PROJECT BOUNDARY
EX. CALTRANS CONCRETE DRAINAGE DITCH (TO REMAIN)
EX. CALTRANS R/W
TIE INTO EXISTING CALTRANS 60" RCP PROP. TYPE 'A' CO RIM 33.81 IE 25.6
EX. 60" CALTRANS STORM DRAIN (TO REMAIN)
EX. 24" CALTRANS STORM DRAIN (TO REMAIN)
EX. 6" MAR LADO FORCE MAIN (TO BE ABANDONED)
EX. 30" WATER (320) (PER W-1734-8) (TO REMAIN)
EX. 24" (511) WATER (PER W-1734-20) (TO REMAIN)
EX. 12" (320) WATER (PER W-295) (TO REMAIN)
EX. 24" CALTRANS STORM DRAIN (TO REMAIN)
EX. 60" CALTRANS STORM DRAIN (TO REMAIN)
EX. 36" CALTRANS STORM DRAIN (TO REMAIN)
HIGHWAY 76 (PUBLIC)
SEE SHEET 2
110'
80'
49'
84'
20'
204'
City of Oceanside Fire Station 7
PROP. 12" PUBLIC WATER (320
CONNECT TO EXIST. 12" WATER
CONNECT TO EXIST. 30" WATER
SEE SHEET 11
N
SCALE: 1"=60'
60 30 0 60 120 180

40' UTILITY EASEMENT
LANDSCAPE (LOW SHRUB VEGETATION)
9.5' 5' 5' 5' 9.84'
PROP. PUBLIC 24" WATER (511)
PROP. PUBLIC 30" WATER (320)
PROP. 6" SDGE GAS
PROP. PUBLIC 8" SEWER FOR MAIN (MAR LADO)

SECTION P–P
PROPOSED 40' UTILITY EASEMENT
NOT TO SCALE

30' PUBLIC UTILITY EASEMENT
28' PRIVATE ROAD
APPROX. 20' 8' MEANDERING MIXED USE TRAIL VARIES
APPROX. 10' VARIES
APPROX. 20'
PROP. BOUNDARY
1' 5' 18' PARKING 14' EASTBOUND LANE 14' WESTBOUND LANE
2% 2% 2%
CURB
RIBBON GUTTER
PROP. 6" PRIVATE WATER
SIDEWALK
PROP. 15" PUBLIC SEWER

SECTION K–K
PROPOSED SOUTH LOOP ROAD (PRIVATE)
NOT TO SCALE

APPROVED BY THE CITY COUNCIL
RESO No. R22-R0718:1
T19-00004, D19-00016, CUP19-00021
CASE No.
SMadera

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FILE NO. T19-00004

SHEET 10 of 16 SHEETS

TENTATIVE MAP PLAN FOR:
OCEAN KAMP
GRADING & STORM DRAIN PLAN

ENGINEER OF WORK
GREGORY M. SHIELDS R.C.E. 42951 DATE

SEE SHEET 13

APPROVED BY THE CITY COUNCIL
RESO No. R22-R0718-1
T19-00004; I319-00016; CUP19-00021
SMadera

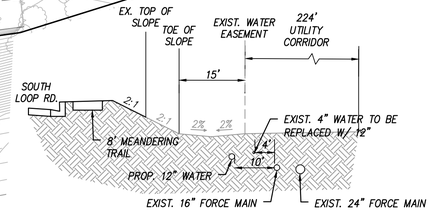
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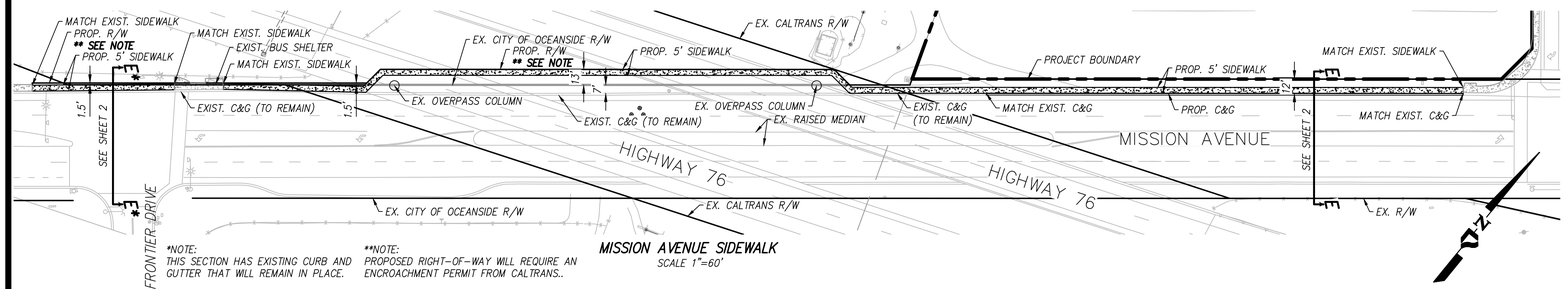
LOT 7 | LOT 6 | LOT D | LOT 8 | LOT 9 | LOT E | LOT F | LOT I | LOT 11

PROP. PUBLIC 8" SEWER
PROP. PUBLIC 12" WATER (320)
PROP. 60' PUBLIC ACCESS AND UTILITY EASEMENT
PROP. LOT LINE (TYP.)
PROP. STREET LIGHT (TYP)
PROP. 100' WILDLIFE CORRIDOR
PROP. PVT. TYPE 'I' CB RIM 40.0 IE 37.5
EX. 30" WATER (TO REMAIN)
EX. 18" WATER (TO REMAIN), EX. 20' CITY OF OCEANSIDE STORM DRAIN BOX CULVERT (TO REMAIN)
FIRESIDE STREET (PUBLIC)
OCEAN POINTE RD (PVT.) LOT H
PROP. PVT. TYPE 'A' CO RIM 48.8 IE 45.9
PROP. PVT. TYPE 'B' INLET IE 46.1
PROP. PVT. TYPE 'B' INLET IE 46.1
PROP. PVT. 18" STORM DRAIN
PROP. 5' SIDEWALK
PROP. 18" PVT. STORM DRAIN
PROP. PVT. TYPE 'B' INLET IE 44.0
PROP. PVT. TYPE 'A' CO RIM 46.7 IE 43.8
PROP. PVT. TYPE 'B' INLET IE 43.6
PROP. PVT. 24" STORM DRAIN
PROP. PVT. HEADWALL IE 42.8
PROP. PVT. RISER IE 38.8
PROP. PVT. HEADWALL IE 38.0
PROP. PVT. 30" STORM DRAIN
PROP. PVT. HEADWALL IE 42.6
BASIN A=9,000 SF BOT=42.6
PROP. PVT. RISER IE 38.60
PROP. PVT. TYPE 'B' INLET IE 42.76
PROP. PVT. CB RIM 48.0 IE 43.5
PROP. PVT. TYPE 'B' INLET IE 42.90
PROP. PVT. HEADWALL IE 37.29
PROP. PVT. 'TYPE A' CO RIM IE 37.0
PROP. PVT. 'TYPE A' CO RIM IE 36.1
BASIN A=8,800 SF BOTTOM=42.8
PROP. 8' MIXED USE BIKE TRAIL
PROP. 8" PUBLIC SEWER
PROP. 12" PUBLIC WATER (320)
PROP. 10" PUBLIC SEWER
PROP. 30' UTILITY EASEMENT
PROP. 8' MIXED USE BIKE TRAIL
LOOP ROAD NORTH (PVT.)
EX. 4" WATER (TO REMAIN)
EX. 24" FORCE MAIN (TO REMAIN)
EX. 10" SEWER (TO REMAIN)
EX. OVERHEAD ELECTRIC (TO REMAIN)
EX. 24" SEWER (TO REMAIN)
EX. 10" KINDER MORGAN GAS LINE (TO REMAIN)
EX. 42" FORCE MAIN (TO REMAIN)
FEMA 100-YEAR FLOODPLAIN (TYP)
EX. 18" FORCE MAIN (TO REMAIN)
EX. 24" FORCE MAIN (TO REMAIN)
EX. 16" KINDER MORGAN GAS LINE (TO REMAIN)
EX. SEWER ESMT. (TO BE VACATED ONCE 30" SEWER IS ACCEPTED BY CITY)
EX. SEWER ESMT. TO REMAIN
EX. ACCESS DRIVEWAY
EX. OVERHEAD ELECTRIC (TO REMAIN)
EX. 18" WATER (TO REMAIN)
EX. 12" WATER (TO REMAIN)
EX. 24" SEWER (TO BE ABANDONED ONCE 30" IS ACCEPTED BY CITY)
PROP. PUBLIC 30" SEWER
PROJECT BOUNDARY
PROP. SIDEWALK (SEE DETAIL THIS SHT.)
PROP. CURB & GUTTER
EX. 24" WATER (TO REMAIN)
EX. CITY OF OCEANSIDE R/W
EX. CALTRANS R/W
EX. 24" CALTRANS STORM DRAIN (TO REMAIN)
TIE INTO EX. CALTRANS CHANNEL IE 36.0
PROP. 5' SIDEWALK (SEE DETAIL THIS SHT.)
MISSION AVENUE (PUBLIC)
HIGHWAY 76 (PUBLIC)
APN 160-290-58
ROS 17920
APN 160-290-50
FF=48.0 PAD=47.0
FF=50.5 PAD=49.5
49.0 FS
48.0 FS
N39°14'09"W 55.51'
N50°50'43"E 85.03'
N39°36'46"W 55.45'
N84°10'46"W 36.11'
N50°49'59"E 221.15'
N50°49'59"E 494.15'
N05°57'45"E 36.13'
N19°17'55"W 26.15'
N50°50'48"E 212.64'
N19°17'55"W 106.27'
N66°05'43"E 237.61'

SEE SHEET 2 | SEE SHEET 10

SECTION M–M
NOT TO SCALE

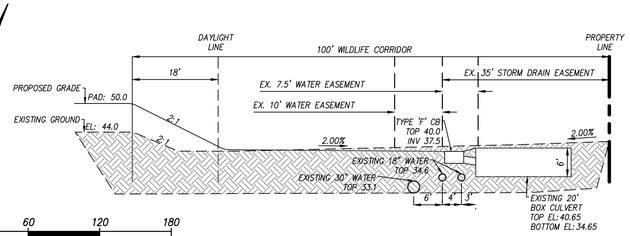




MISSION AVENUE SIDEWALK
SCALE 1"=60'

*NOTE:
THIS SECTION HAS EXISTING CURB AND GUTTER THAT WILL REMAIN IN PLACE.

**NOTE:
PROPOSED RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT PERMIT FROM CALTRANS..



SECTION L–L
NOT TO SCALE

60 30 0 60 120 180
SCALE: 1"=60'

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GREGORY M. SHIELDS, R.C.E. 42951	DATE REGISTRATION EXPIRES 3-31-24	DESIGNED BY:	PM REVIEW:	SURVEY REVIEW:

FILE NO. T19-00004

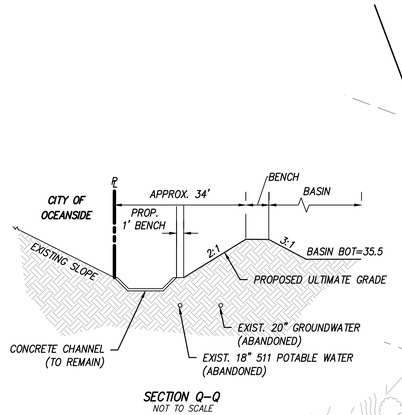
SHEET 11 | 16 SHEETS

TENTATIVE MAP PLAN FOR:
OCEAN KAMP
GRADING & STORM DRAIN PLAN

ENGINEER OF WORK
GREGORY M. SHIELDS R.C.E. 42951 DATE

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SEE SHEET 14



SECTION Q–Q
NOT TO SCALE

NOTE:
THE ACTUAL LOCATION OF PROPOSED STREET LIGHTS FOR THE PUBLIC ROADS WILL BE COORDINATED AND DESIGNED WITH THE CITY OF OCEANSIDE DURING FINAL ENGINEERING.

SEE SHEET 13

SEE SHEET 10

60 30 0 60 120 180
SCALE: 1"=60'

FILE NO. T19-00004

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SHEET 12 of 16 SHEETS

TENTATIVE MAP PLAN FOR:
OCEAN KAMP
GRADING & STORM DRAIN PLAN

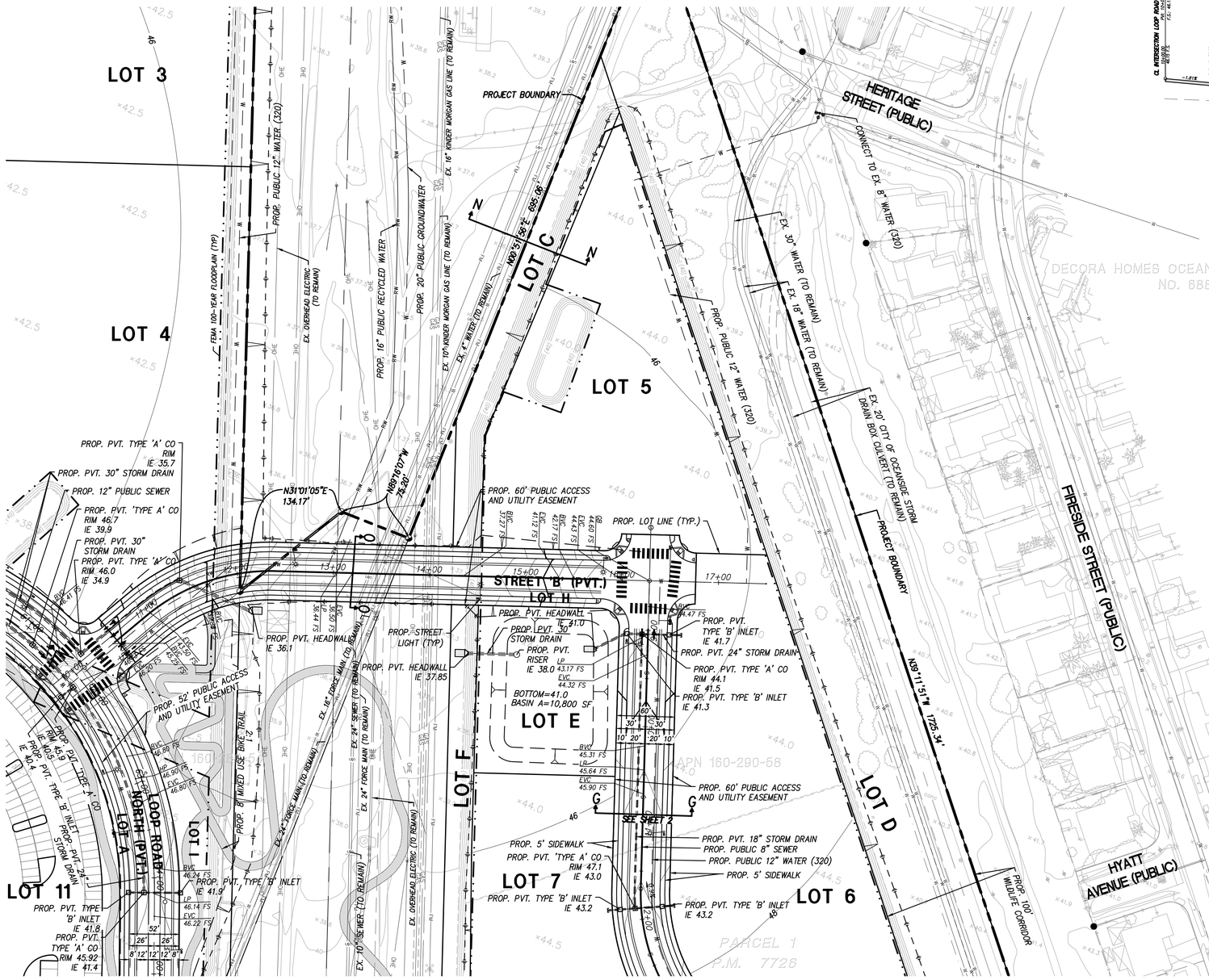
ENGINEER OF WORK
GREGORY M. SHIELDS R.C.E. 42951 DATE

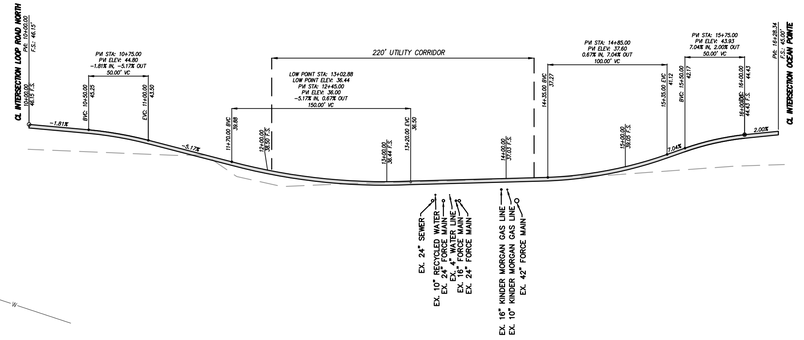
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SEE SHEET 14

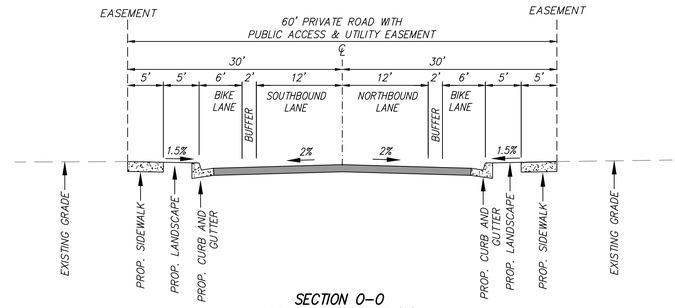
SEE SHEET 12

SEE SHEET 11

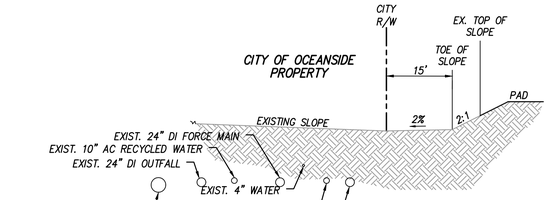




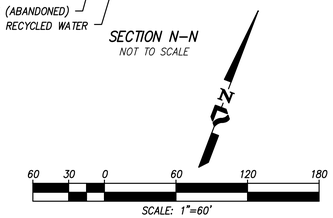
PROPOSED STREET 'B' (PVT.) ALIGNMENT PROFILE
NOT TO SCALE



SECTION O-O
PROPOSED STREET 'B'
NOT TO SCALE



SECTION N-N
NOT TO SCALE



SCALE: 1"=60'

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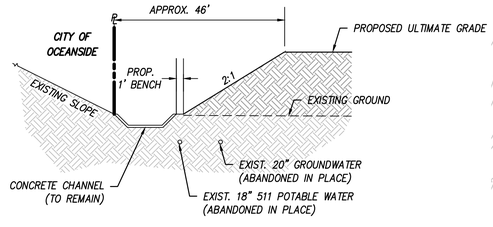
GREGORY M. SHIELDS, R.C.E. 42951	DATE REGISTRATION EXPIRES 3-31-24	DESIGNED BY:	PM REVIEW:	SURVEY REVIEW:

SHEET 13 of 16 SHEETS

TENTATIVE MAP PLAN FOR:
OCEAN KAMP
GRADING & STORM DRAIN PLAN

ENGINEER OF WORK
GREGORY M. SHIELDS R.C.E. 42951 DATE

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SECTION R–R
NOT TO SCALE

SEE SHEET 12

SEE SHEET 13

60 30 0 60 120 180
SCALE: 1"=60'

FILE NO. T19-00004

APPROVED BY THE CITY COUNCIL
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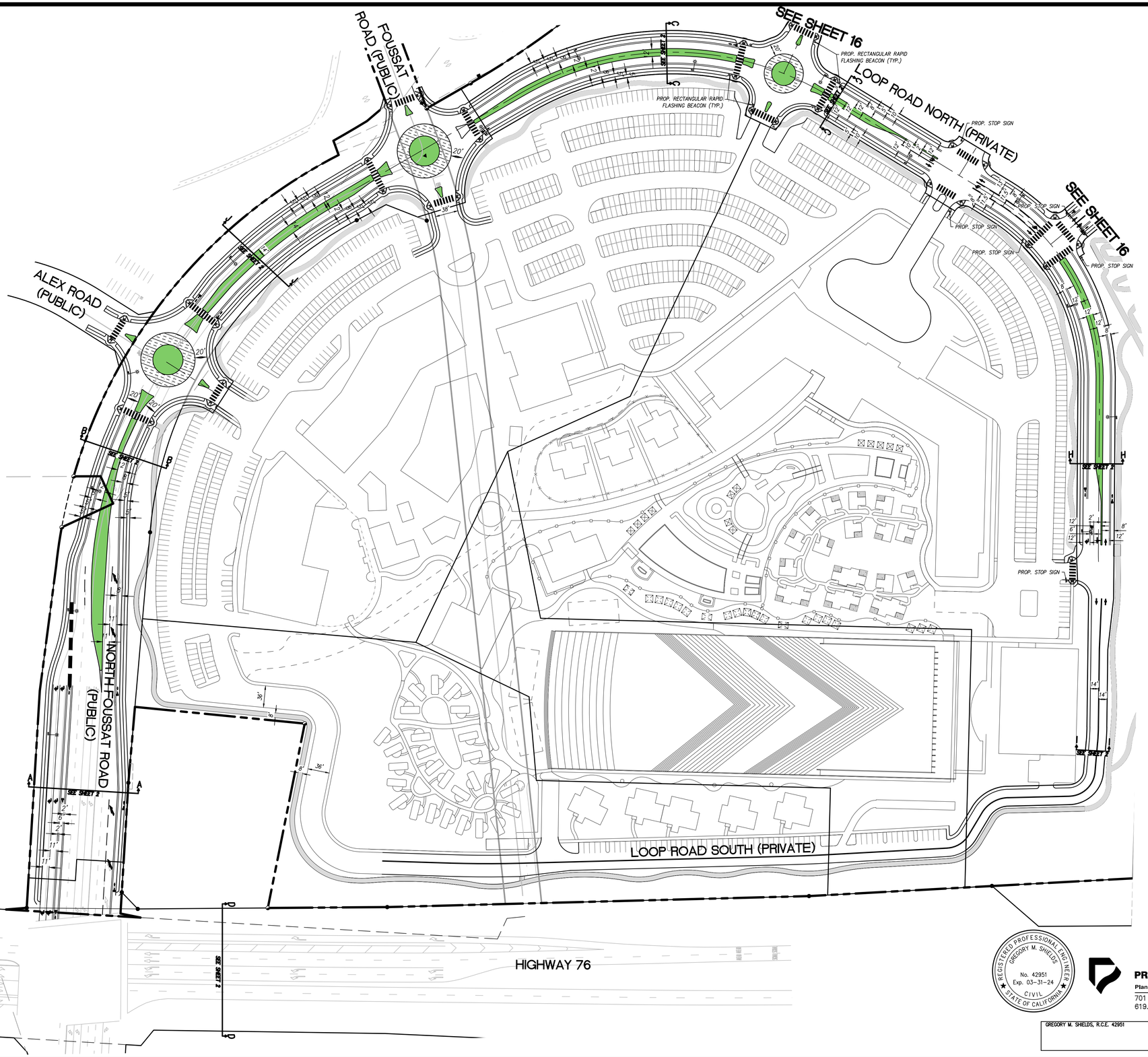
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SHEET 14 of 16 SHEETS

TENTATIVE MAP PLAN FOR:
OCEAN KAMP
GRADING & STORM DRAIN PLAN

ENGINEER OF WORK
GREGORY M. SHIELDS R.C.E. 42951 DATE

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LEGEND

RAISED MEDIAN WITH LANDSCAPING. .....

TRUCK APRON WITH MOUNTABLE ROLLED CURB .....

APPROVED BY THE CITY COUNCIL
RESO NO. R22-R07718-1
CASE NO. T19-00004, D19-00016, CUP19-00021
SMadera

80 40 0 80 160 240
SCALE: 1"=80'

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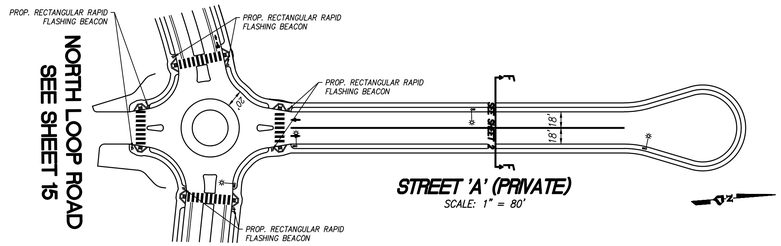
FILE NO. T19-00004

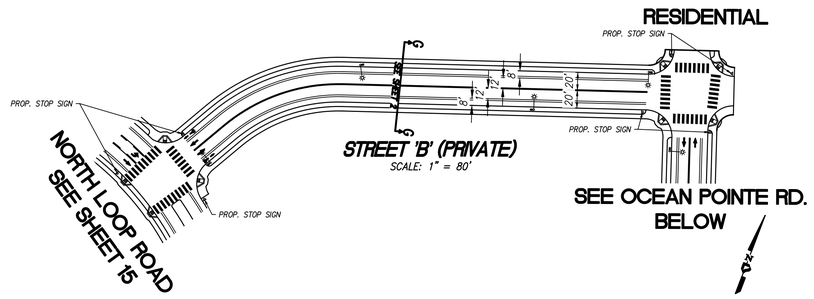
SHEET 15 of 16 SHEETS

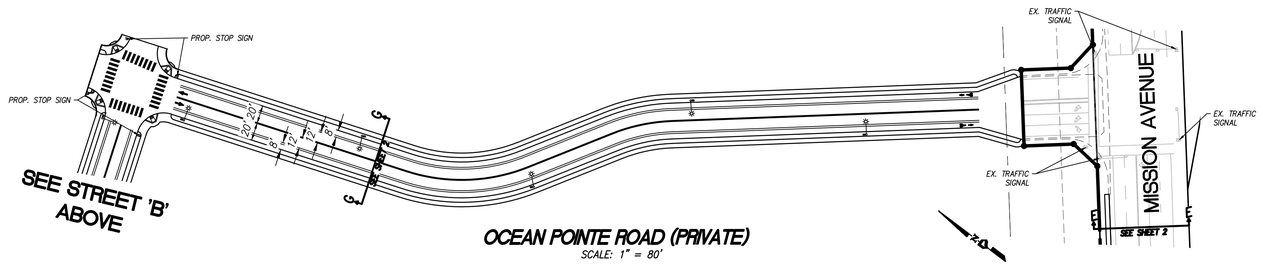
TENTATIVE MAP PLAN FOR:
OCEAN KAMP
STRIPING PLAN

ENGINEER OF WORK
GREGORY M. SHIELDS R.C.E. 42951 DATE

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APPROVED BY THE CITY COUNCIL
RESO No. R22-R0718-1
CASE No. T19-00004, D19-00016, CUP19-00021
SMadera

80 40 0 80 160 240
SCALE: 1"=80'

FILE NO. T19-00004

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

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GREGORY M. SHIELDS, R.C.E. 42951	DATE	REGISTRATION EXPIRES 3-31-24	DESIGNED BY:	PM REVIEW:	SURVEY REVIEW:

SHEET 16 of 16 SHEETS

TENTATIVE MAP PLAN FOR:

OCEAN KAMP
STRIPING PLAN

ENGINEER OF WORK

GREGORY M. SHIELDS R.C.E. 42951 DATE

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