DEVELOPMENT MAP (D25-0000X)
OCEAN KAMP RESIDENCES

GENERAL NOTES

1. SITE AREA:
   GROSS AREA (LOTS 1-7)..... 33.3 ACRES

2. BUILDING AREA:
   SEE TABLE BELOW: ..... SEE TABLE BELOW

3. PARKING:

   PARKING PROVIDED..... 259 SPACES

5. THIS DEVELOPMENT PLAN CONSISTS OF 7 LOTS:
   LOTS 1-6 – RESIDENTIAL
   LOT 7 – AFFORDABLE HOUSING
   LOTS A AND H – PRIVATE STREETS
   LOTS B ,G, & F – H.O.A.

6. EXISTING/PROPOSED ZONING IS: CC

7. EXISTING/PROPOSED GENERAL PLAN DESIGNATION: CC

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:

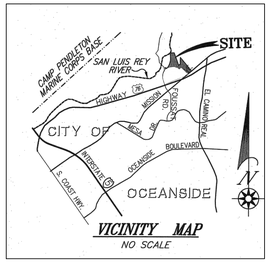
CUT	FILL	IMPORT
15,000 CY	15,000 CY	0 CY

- NOTE 1: CUT/FILL QUANTITIES ARE FROM THE OCEAN KAMP MASS GRADING ELEVATIONS TO THE PROPOSED RESIDENTIAL DEVELOPMENT PLAN 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. PROPOSED EASEMENTS BASED ON OCEAN KAMP FM_____

13. ALL STORM DRAIN FACILITIES SHOWN ARE TENTATIVE IN NATURE. ACTUAL STORM DRAIN SIZES AND ALIGNMENTS WILL BE SHOWN DURING FINAL ENGINEERING CONSTRUCTION DRAWINGS. FINAL HYDROLOGICAL/HYDRAULIC CALCULATIONS ARE BASED ON THE OCEAN KAMP G24-00022 PLANS.

14. EASEMENTS SHALL BE PROVIDED AS REQUIRED BY THE CITY ENGINEER, PUBLIC UTILITIES DEPARTMENT AND UTILITY DISTRICTS.



VICINITY MAP
NO SCALE

SCALE: 1"=250'

KEY MAP

250 125 0 250 500 750

SCALE: 1"=250'

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
- PROPOSED SEWER MAIN (S)
- PROPOSED WATER MAIN (W)
- PROPOSED FORCE MAIN (FM)
- PROPOSED GAS LINE (GAS)
- PROPOSED STORM DRAIN PIPE
- PROPOSED RECYCLED WATER
- PROPOSED FIRE HYDRANT
- PROPOSED TYPE 'A' CLEANOUT
- PROPOSED TYPE 'B' INLET
- PROPOSED CATCH BASIN
- PROPOSED SEWER MANHOLE
- PROPOSED WING HEADWALL
- PROPOSED RIP RAP

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. 060703C0751F, AND 06073C0752F, EFFECTIVE DATE JUNE 19, 1997 AND WERE CONVERTED FROM NAGVD29 TO NAVD88.
- APPROVED CLOMR 25-09-0121R-060294

RESIDENTIAL LOT DENSITY TABLE	
LOT #	AREA (AC)
1	10.8
2	6.2
3	4.0
4	2.5
5	3.5
6	3.2
7	3.1
TOTAL	33.3

*MAXIMUM 700 DWELLING UNITS FOR LOTS 1 THROUGH 13.
AVERAGE DENSITY = 22.0 DU/ACRE

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

EAST PARCEL

Area A	3-Story Townhomes (Beta)			
Plan 1	1BR/1BA	829	30	24,870
Plan 2	2BR/2.5BA	1,230	30	36,900
Plan 3	3BR/3BA	1,297	30	38,910
Plan 4	3BR/3BA	1,400	6	8,400
Plan 5	3BR/3BA	1,558	6	9,348
Plan 6	4BR/3.5BA	1,613	30	48,390
		Subtotal	132	166,818

Area B	2-Story Townhomes (Alto)			
Plan 1	2BR/2BA	1,302	24	31,248
Plan 2	3BR/2.5BA	1,570	24	37,680
Plan 3	3BR/3BA	1,636	24	39,264
		Subtotal	72	108,192
		East Parcel Total	**204**	**275,010**

NORTH PARCEL

Area C	3-Story Townhomes (Michillinda)			
Plan 1	2BR/2.5BA	1,422	6	8,532
Plan 2	3BR/2.5BA	1,469	6	8,814
Plan 3	3BR/2.5BA	1,744	31	54,064
Plan 4	3BR/3BA	1,868	32	59,776
Plan 5	4BR/3.5BA	2,004	38	76,152
		Subtotal	113	207,338

Area D	3-Story Duplex (Jessup)			
Plan 1	3BR/2.5BA	1,957	30	58,710
Plan 2*	3BR/2.5BA	2,045	36	73,620
Plan 3	4BR/3.5BA	2,104	42	88,368
		Subtotal	108	220,698

Area E	3-Story SFD (Tribella Modern)			
Plan 1	3BR+D/3BA	1,816	24	43,584
Plan 2	4BR/3.5BA	1,935	26	50,310
Plan 3	4BR/3BA	2,076	36	74,736
		Subtotal	86	168,630
		North Parcel Total	**307**	**596,666**
		Overall Total	**511**	**871,676**

TOPOGRAPHY

TERRASCRIBE AERIAL MAPPING
42471 ALPHA PLACE, TEMECULA CA, 92592
PHONE: (951) 830-7425
DATE OF PHOTOGRAPHY: SEPTEMBER 2023
NAVD 88

ASSESSOR'S PARCEL NUMBERS

- 160-280-48 AND 58
- 160-290-58 AND 60

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, AUGUST 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.

APPLICANT

TRUMARK HOMES
450 NEWPORT CENTER DR., STE. 300
NEWPORT BEACH, CA 92660
(949) 247-0108

ENGINEER

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

SOILS ENGINEER

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

SHEET INDEX

COVER SHEET 1
STREET SECTIONS. 2
DEVELOPMENT PLANS 3-15

FILE NO. TXX-0000X

REGISTERED PROFESSIONAL ENGINEER
MARINA NATASHA WURST
No. C67517
Exp. 6/30/27
CIVIL
STATE OF CALIFORNIA

Bowman

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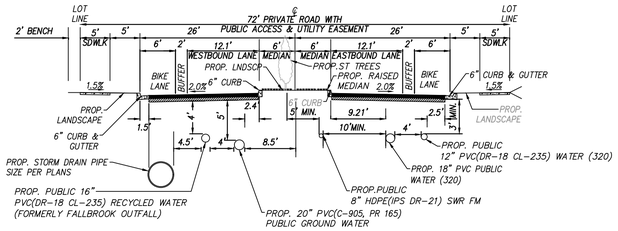
MARINA NATASHA WURST, R.C.E. C67517	DATE	REGISTRATION EXPIRES 6-30-27	DESIGNED BY:	PM REVIEW:

SHEET 01 of 15 SHEETS

TITLE SHEET FOR:
OCEAN KAMP

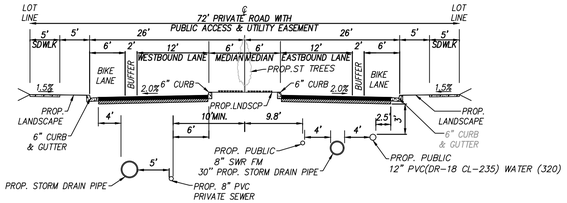
ENGINEER OF WORK
MARINA NATASHA WURST, R.C.E. C67517 DATE

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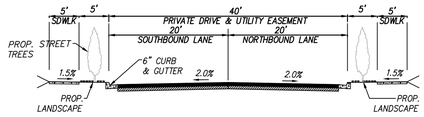
LOOP ROAD NORTH (PRIVATE)

NOT TO SCALE
PER PLAN # R24-00034



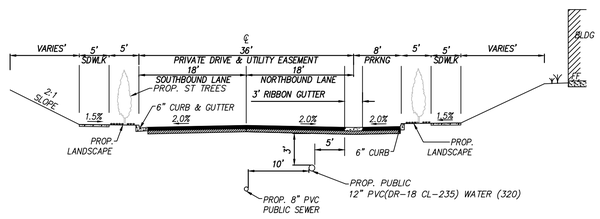
LOOP ROAD NORTH (PRIVATE)

NOT TO SCALE
PER PLAN # R24-00034



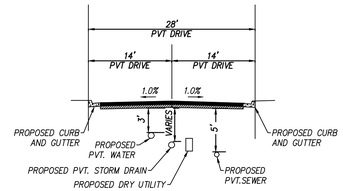
STREET 'B' (PRIVATE)

NOT TO SCALE
PER PLAN # R24-00034



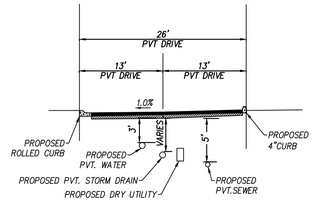
OCEAN POINTE RD. (PRIVATE)

NOT TO SCALE
PER PLAN # R24-00034



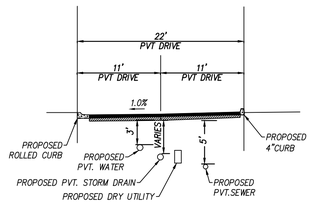
DRIVE NORTH-(PRIVATE)

NOT TO SCALE



DRIVE (PRIVATE)

NOT TO SCALE



DRIVE (PRIVATE)

NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
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SHEET 02 | 15 SHEETS

STREET SECTIONS FOR:
OCEAN KAMP

ENGINEER OF WORK
MARINA NATASHA WURST, R.C.E. C67517 DATE

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SEE SHEET 04

REGISTERED PROFESSIONAL ENGINEER
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FILE NO. TXX-0000X

SHEET 03 | 15 SHEETS

SITE DEVELOPMENT PLAN FOR:
OCEAN KAMP

ENGINEER OF WORK
MARINA NATASHA WURST, R.C.E. C67517 DATE

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SEE SHEET 03

PROJECT BOUNDARY

APN:
160-280-09

S19°17'55"E 134.73'

20' WIDE UTILITY ACCESS ROAD PVT. MAINTAINED

N21°12'24"W 149.62'

Δ=43.80°
L=1073.70
R=1404.56

LOT LINE

18' STORM DRAIN EASEMENT TO THE CITY OF OCEANSIDE PER FINAL MAP NO.

PROPOSED PRIVATE DOMESTIC WATER MAIN

PROPOSED PRIVATE FIRE MAIN

PROPOSED PRIVATE SEWER MAIN

PROPOSED PRIVATE HDPE STORM DRAIN

PROP. PVT FIRE HYDRANT

SWR MH#108
RIM=44.44
IE IN=40.35
IE OUT=40.25

SWR MH#115
RIM=44.93
IE IN=37.06
IE OUT=36.96

SWR MH#116
RIM=44.15
IE OUT=39.18

SWR MH#117
RIM=44.98
IE IN=35.48
IE OUT=35.38

SWR MH#118
RIM=43.44
IE OUT=38.07

SWR MH#119
RIM=45.39
IE IN=34.63
IE OUT=34.53

SWR MH#120
RIM=120
IE IN=33.64
IE OUT=33.54

SWR MH#107
RIM=42.80
IE IN=37.72
IE OUT=37.62

FF=45.45 PAD=44.78
FF=45.30 PAD=44.63
FF=45.10 PAD=44.43
FF=44.95 PAD=44.28
FF=44.70 PAD=44.03
FF=44.50 PAD=43.83
FF=44.35 PAD=43.68
FF=44.15 PAD=43.48
FF=44.00 PAD=43.33
FF=45.30 PAD=44.63
FF=45.55 PAD=44.88
FF=45.70 PAD=45.03
FF=45.90 PAD=45.23
FF=46.05 PAD=45.38
FF=46.25 PAD=45.58
FF=45.10 PAD=44.43
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FF=45.90 PAD=45.23
FF=46.10 PAD=45.43
FF=46.20 PAD=45.53

45.39 FS/HP
44.30 TS
44.24 TC
43.91 FL
45.33 TC
45.00 FL/HP
44.73 FL
43.41 FS
45.33 TC
45.00 FL/HP
43.04 FL
42.94 FS
45.26 TC
44.76 FS
44.87 TC
44.37 FL
45.37 FS/HP
45.42 TC
44.92 FL/HP
45.05 FS

SEE SHEET 05

N

20 10 0 20 40 60

SCALE: 1"=20'

FILE NO. TXX-0000X

REGISTERED PROFESSIONAL ENGINEER
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SHEET 04 of 15 SHEETS

SITE DEVELOPMENT PLAN FOR:

OCEAN KAMP

ENGINEER OF WORK

MARINA NATASHA WURST, R.C.E. C67517 DATE

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SEE SHEET 03

PROJECT BOUNDARY

SAN LUIS REY RIVER
EX. PARCEL 2
PER DOC # 1993-0844957
EX. APN 160-280-57

PROPOSED 35 FT UTILITY EASEMENT PER FINAL MAP

PROPOSED 18 FT DRAINAGE EASEMENT PER FINAL MAP

20' WIDE UTILITY ACCESS ROAD PVT. MAINTAINED

Arc=43.80
L=107.27.0"
R=1404.56

PROPOSED PRIVATE FIRE HYDRANT

PROPOSED PRIVATE DOMESTIC WATER MAIN

PROPOSED PRIVATE HDPE STORM DRAIN

PROPOSED PRIVATE FIRE MAIN

PROPOSED DRY UTILITY TRENCH

PROPOSED PRIVATE SEWER MAIN

LOT LINE

SWR MH#106
RIM=42.58
IE IN=37.25
IE OUT=37.15

SWR MH#124
RIM=42.28
IE OUT=36.53

SWR MH#123
RIM=43.61
IE IN=35.21
IE OUT=35.11

SWR MH#126
RIM=41.45
IE OUT=35.14

SWR MH#125
RIM=42.42
IE IN=33.82
IE OUT=33.72

SWR MH#105
RIM=41.02
IE IN=34.47
IE OUT=34.37

SWR MH#127
RIM=42.58
IE IN=33.04
IE OUT=32.94

SWR MH#128
RIM=42.32
IE IN=36.92
IE OUT=36.82

SWR MH#120
RIM=120
IE IN=33.64
IE OUT=33.54

FF=43.65
PAD=42.98

FF=43.60
PAD=42.93

FF=44.15
PAD=43.48

FF=44.50
PAD=43.83

FF=45.08
PAD=44.41

FF=43.35
PAD=42.68

FF=43.00
PAD=42.33

FF=43.65
PAD=42.98

FF=44.20
PAD=43.53

FF=44.50
PAD=43.83

FF=42.90
PAD=42.23

FF=43.25
PAD=42.58

FF=44.30
PAD=43.63

FF=42.70
PAD=42.03

FF=42.35
PAD=41.68

FF=42.45
PAD=41.78

FF=42.80
PAD=42.13

FF=43.15
PAD=42.48

FF=43.75
PAD=43.08

FF=42.15
PAD=41.48

FF=42.55
PAD=41.88

FF=42.90
PAD=42.23

FF=43.10
PAD=42.43

FF=43.40
PAD=42.73

PROPOSED PRIVATE FIRE HYDRANT

PROPOSED PRIVATE SEWER MAIN

SEE LANDSCAPE PLANS FOR FURTHER DETAIL

SEE SHEET 08

SEE SHEET06

SCALE: 1"=20'

FILE NO. TXX-0000X

REGISTERED PROFESSIONAL ENGINEER
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SHEET 05 of 15 SHEETS

SITE DEVELOPMENT PLAN FOR:
OCEAN KAMP

ENGINEER OF WORK
MARINA NATASHA WURST, R.C.E. C67517 DATE

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SEE SHEET 05

PROJECT BOUNDARY

LOT LINE

SAN LUIS REY RIVER
EX. PARCEL 2
PER DOC # 1993-0844957
EX. APN 160-280-57

L=43.89
Δ=01°47'30"
R=1404.36

PROPOSED 35 FT UTILITY EASEMENT PER FINAL MAP

PROPOSED 18 FT DRAINAGE EASEMENT PER FINAL MAP

LOT B
1.74 AC

18' STORM DRAIN EASEMENT TO THE CITY OF OCEANSIDE PER FINAL MAP NO.

32' WATER, RECLAIMED WATER, AND SEWER EASEMENT TO THE CITY OF OCEANSIDE PER FINAL MAP NO.

SEE SHEET 07

SWR MH#104
RIM=41.36
IE IN=35.10
IE OUT=35.00

SWR MH#128
RIM=42.32
IE IN=36.92
IE OUT=36.82

SWR MH#103
RIM=42.16
IE IN=36.49
IE OUT=36.39

SWR MH#129
RIM=43.03
IE OUT=38.03

SWR MH#102
RIM=42.30
IE OUT=34.47

SWR MH#130
RIM=43.50
IE OUT=38.72

SWR MH#101
RIM=42.00
IE IN=33.37
IE OUT=33.27

SWR MH#131
RIM=43.42
IE OUT=35.42

SWR MH#132
RIM=42.91
IE OUT=34.91

SWR MH#122
RIM=43.33
IE IN=30.85
IE OUT=30.75

PROPOSED PRIVATE DOMESTIC WATER MAIN

PROPOSED PRIVATE FIRE MAIN

PROPOSED PRIVATE SEWER MAIN

PROPOSED DRY UTILITY TRENCH

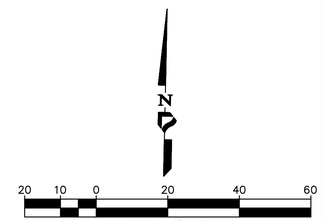
PROPOSED PRIVATE FIRE HYDRANT

PROPOSED PRIVATE X" HDPE STORM DRAIN

FF=42.80 PAD=42.13
FF=43.15 PAD=42.48
FF=43.45 PAD=42.78
FF=43.35 PAD=42.68
FF=43.15 PAD=42.48
FF=42.50 PAD=41.83
FF=43.30 PAD=42.63
FF=42.75 PAD=42.08
FF=42.70 PAD=42.03
FF=43.00 PAD=42.33
FF=43.70 PAD=43.03
FF=44.00 PAD=43.33
FF=43.45 PAD=42.78
FF=43.65 PAD=42.96
FF=44.00 PAD=43.33
FF=43.65 PAD=42.98
FF=44.00 PAD=43.33
FF=43.15 PAD=42.48
FF=43.35 PAD=42.68
FF=43.75 PAD=43.08
FF=43.65 PAD=42.98
FF=43.70 PAD=43.03
FF=44.00 PAD=43.33
FF=44.35 PAD=43.68
FF=44.60 PAD=43.93
FF=44.40 PAD=43.73
FF=43.95 PAD=43.28
FF=43.65 PAD=42.98

41.60 FS
42.29 FS
42.30 FL
42.03 FL
42.94 FL
42.40 FS
42.84 TC
42.34 FL/HP
43.25 FS
43.20 FL
42.73 FS
42.25 FS
43.81 TC
43.31 FL
43.66 FS
41.88 FS
42.17 TC
41.67 FL
42.98 TC
42.65 FL
42.82 FL
41.44 FS
42.64 TC
42.14 FL/LP
44.00 TC
43.50 FL/HP

72 78 79 85 86 92 93 99



FILE NO. TXX-0000X

REGISTERED PROFESSIONAL ENGINEER
MARINA NATASHA WURST
No. C67517
Exp. 6/30/27
CIVIL
STATE OF CALIFORNIA

Bowman

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701 B Street, Suite 800
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MARINA NATASHA WURST, R.C.E. C67517	DATE REGISTRATION EXPIRES 6-30-27	DESIGNED BY:	PM REVIEW:

SHEET 06 of 15 SHEETS

SITE DEVELOPMENT PLAN FOR:
OCEAN KAMP

ENGINEER OF WORK
MARINA NATASHA WURST, R.C.E. C67517 DATE

SEE SHEET 09

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SEE SHEET 06

SEE SHEET 10

LOT B
1.74 AC

LOT A
2.94 AC

LOT 10

18' STORM DRAIN EASEMENT TO THE CITY OF OCEANSIDE PER FINAL MAP NO. ____

32' WATER, RECLAIMED WATER, AND SEWER EASEMENT TO THE CITY OF OCEANSIDE PER FINAL MAP NO. ____

N43.50E
L=107.70
R=1404.56

PROJECT BOUNDARY

LOT LINE

SWR MH #101
RIM=42.00
IE IN=33.37
IE OUT=33.27

SWR MH #100
RIM=41.20
IE IN=31.95
IE OUT=31.85

SWR MH #132
RIM=42.91
IE OUT=34.91

SWR MH #133
RIM=42.28
IE IN=33.80
IE OUT=33.70

PROPOSED PRIVATE DOMESTIC WATER MAIN

PROPOSED PRIVATE FIRE MAIN

PROPOSED PRIVATE SEWER MAIN

PROPOSED PRIVATE X" HDPE STORM DRAIN

PROPOSED PRIVATE HDPE STORM DRAIN

PROPOSED DRY UTILITY TRENCH

PROPOSED DOMESTIC WATER METER AND BACKFLOW ASSEMBLY

PROPOSED FIRE BACKFLOW

CONNECT TO EX. 8" SEWER MAIN PER PLAN # R24-00034

CONNECT TO EX. 12" WATER MAIN PER PLAN # R24-00034

CONNECT TO EX. 12" WATER MAIN PER PLAN # R24-00034

8" SWR IE OUT=30.85

8" SWR IE IN=30

8" SWR IE OUT=30.83

8" SWR IE=29.38

LOOP ROAD NORTH (PVT)
PER R24-00034

FF=42.50 PAD=41.83
FF=42.15 PAD=41.48
FF=43.35 PAD=42.68
FF=43.75 PAD=43.08
FF=42.75 PAD=42.08
FF=43.15 PAD=42.48
FF=42.45 PAD=41.78
FF=42.85 PAD=42.18
FF=43.20 PAD=42.53
FF=44.40 PAD=43.73
FF=43.95 PAD=43.28
FF=43.65 PAD=42.98
FF=43.45 PAD=42.78

86
92
93
99

41.10 FS IE IN=31.15
41.21 TC 40.71 FL/LP
41.85 FL
42.17 TC 41.67 FL
42.98 TC 42.65 FL
42.82 FL
41.44 FS
42.64 TC 42.14 FL/LP
41.40 TC 41.07 FL
41.37 TC 40.87 FL
42.51 TC 42.18 FL

N

20 10 0 20 40 60

SCALE: 1"=20'

REGISTERED PROFESSIONAL ENGINEER
MARINA NATASHA WURST
No. C67517
Exp. 6/30/27
CIVIL
STATE OF CALIFORNIA

MARINA NATASHA WURST, R.C.E. C67517 DATE
REGISTRATION EXPIRES 6-30-27
DESIGNED BY:
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SHEET 07

15 SHEETS

SITE DEVELOPMENT PLAN FOR:

OCEAN KAMP

ENGINEER OF WORK

MARINA NATASHA WURST, R.C.E. C67517 DATE

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SEE SHEET 04

SEE SHEET 05

SEE SHEET 09

PROJECT BOUNDARY

PROPOSED PRIVATE DOMESTIC WATER MAIN

PROPOSED PRIVATE FIRE MAIN

PROPOSED PRIVATE FIRE HYDRANT

PROPOSED PRIVATE SEWER MAIN

PROPOSED PRIVATE HDPE STORM DRAIN

SEE LANDSCAPE PLANS FOR FURTHER DETAIL

APN:
160-280-09

SWR MH#120
RIM=120
IE IN=33.64
IE OUT=33.54

SWR MH#134
RIM=44.86
IE OUT=38.39

SWR MH#121
RIM=42.07
IE IN=32.21
IE OUT=32.11

SWR MH#142
RIM=47.17
IE OUT=35.94

SWR MH#141
RIM=46.74
IE OUT=37.49

SWR MH#135
RIM=46.97
IE IN=35.44
IE OUT=35.34

FF=46.60
PAD=45.93

FF=47.85
PAD=47.18

FF=48.00
PAD=47.33

FF=47.80
PAD=47.13

FF=47.95
PAD=47.28

S19°17'55"E 1343.73'

SCALE: 1"=20'

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REGISTERED PROFESSIONAL ENGINEER
MARINA NATASHA WURST
No. C67517
Exp. 6/30/27
CIVIL
STATE OF CALIFORNIA

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SITE DEVELOPMENT PLAN FOR:
OCEAN KAMP

ENGINEER OF WORK
MARINA NATASHA WURST, R.C.E. C67517 DATE

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SEE SHEET 08

SEE SHEET 06

SEE SHEET 10

APN:
160-280-09

PROPOSED PRIVATE DOMESTIC WATER MAIN

PROPOSED PRIVATE FIRE MAIN

PROPOSED PRIVATE HDPE STORM DRAIN

PROPOSED PRIVATE SEWER MAIN

PROJECT BOUNDARY

LOT LINE

PROPOSED DRY UTILITY TRENCH

PROPOSED PRIVATE FIRE HYDRANT

PROPOSED PRIVATE DOMESTIC WATER MAIN

PROPOSED PRIVATE FIRE HYDRANT

SWR MH#141
RIM=46.74
IE OUT=37.49

SWR MH#143
RIM=45.97
IE IN=33.99
IE OUT=33.89

SWR MH#144
RIM=46.41
IE OUT=35.72

SWR MH#145
RIM=44.95
IE IN=32.37
IE OUT=32.27

SWR MH#146
RIM=45.51
IE OUT=34.10

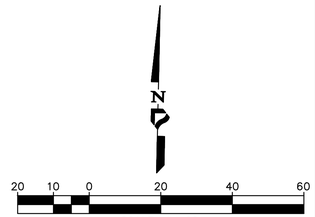
SWR MH#136
RIM=45.27
IE IN=32.52
IE OUT=32.42

SWR MH#137
RIM=45.50
IE OUT=34.24

FF=47.95 PAD=47.28
FF=47.85 PAD=47.18
FF=47.20 PAD=46.53
FF=47.80 PAD=47.13
FF=46.90 PAD=46.23
FF=46.82 PAD=46.15
FF=47.15 PAD=46.48
FF=46.95 PAD=46.28
FF=47.20 PAD=46.53
FF=46.07 PAD=45.40
FF=46.40 PAD=45.73
FF=46.00 PAD=45.33
FF=45.92 PAD=45.25
FF=46.25 PAD=45.58
FF=46.05 PAD=45.38
FF=45.97 PAD=45.30
FF=46.30 PAD=45.63
FF=44.70 PAD=44.03
FF=45.45 PAD=44.78
FF=45.92 PAD=45.25
FF=46.25 PAD=45.58
FF=44.70 PAD=44.03

N31°01'05"E 134.17'

S19°17'55"E 343.75'



LOT C
0.00 AC

FILE NO. TXX-0000X

REGISTERED PROFESSIONAL ENGINEER
MARINA NATASHA WURST
No. C67517
Exp. 6/30/27
CIVIL
STATE OF CALIFORNIA

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SHEET 09 of 15 SHEETS

SITE DEVELOPMENT PLAN FOR:
OCEAN KAMP

ENGINEER OF WORK
MARINA NATASHA WURST, R.C.E. C67517 DATE

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SEE SHEET 09

SEE SHEET 07



20 10 0 20 40 60

SCALE: 1"=20'

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REGISTERED PROFESSIONAL ENGINEER
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No. C67517
Exp. 6/30/27
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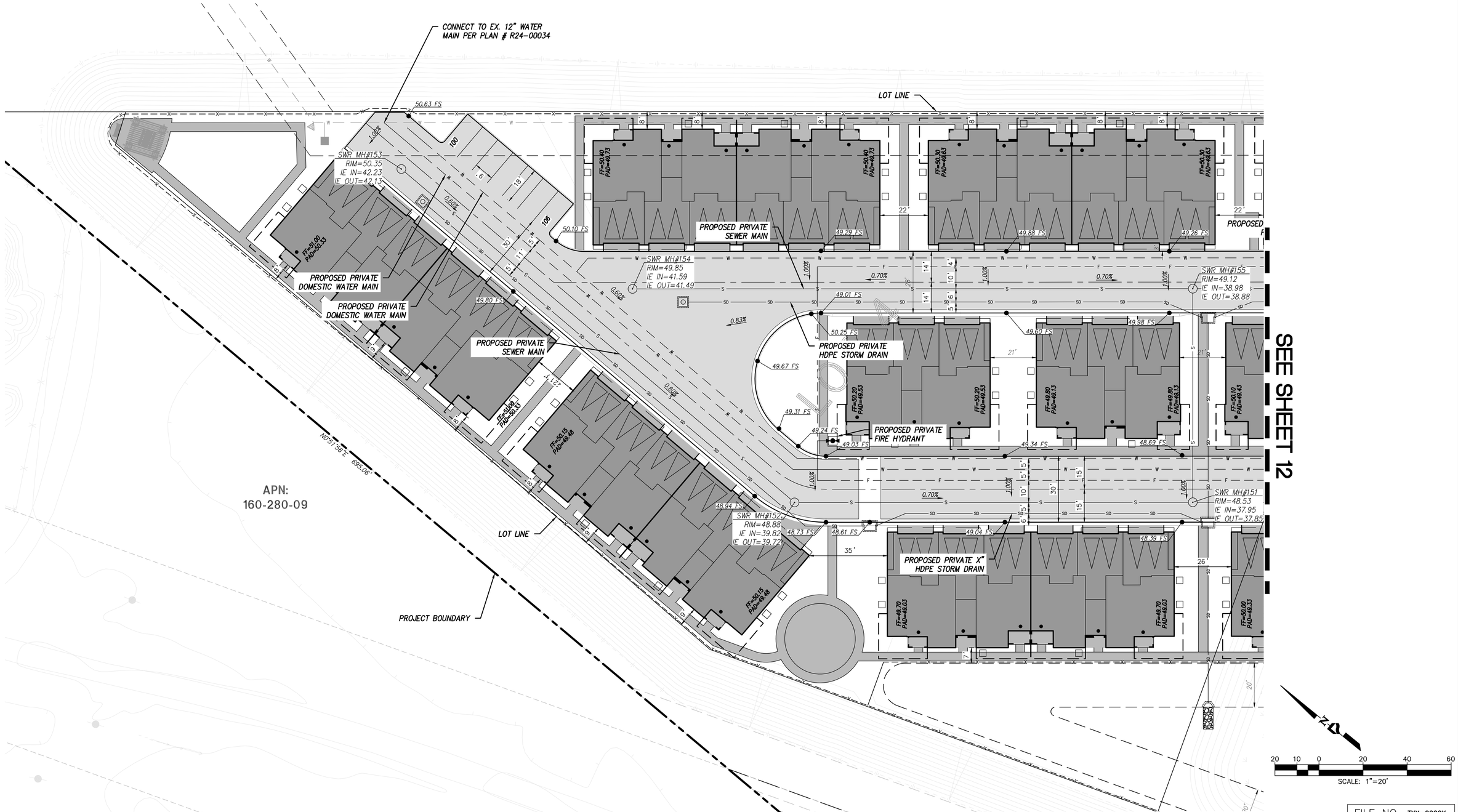
SITE DEVELOPMENT PLAN FOR:

OCEAN KAMP

ENGINEER OF WORK

MARINA NATASHA WURST, R.C.E. C67517 DATE

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SHEET 11 of 15 SHEETS

SITE DEVELOPMENT PLAN FOR:

OCEAN KAMP

ENGINEER OF WORK

MARINA NATASHA WURST, R.C.E. C67517 DATE

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SEE SHEET 11

SEE SHEET 13

LOT LINE

PROPOSED PRIVATE DOMESTIC WATER MAIN

PROPOSED PRIVATE FIRE MAIN

PROPOSED PRIVATE FIRE MAIN

PROPOSED PRIVATE 8" SEWER MAIN

PROPOSED DOMESTIC WATER METER AND BACKFLOW ASSEMBLY

PROPOSED PRIVATE FIRE HYDRANT

PROPOSED FIRE BACKFLOW

PROPOSED PRIVATE X" HDPE STORM DRAIN

CONNECT TO EX. 8" SEWER MAIN PER PLAN # R24-00034

CONNECT TO EX. TYPE B INLET PER PLAN # G24-00022

CONNECT TO EX. 12" WATER MAIN PER PLAN # R24-00034

CONNECT TO EX. 12" WATER MAIN PER PLAN # R24-00034

PROPOSED PRIVATE FIRE HYDRANT

SWR MH#155
RIM=49.12
IE IN=38.98
IE OUT=38.88

SWR MH#156
RIM=50.41
IE IN=41.29
IE OUT=41.19

SWR MH#157
RIM=51.76
IE IN=43.60
IE OUT=43.50

SWR MH#151
RIM=48.53
IE IN=37.95
IE OUT=37.85

SWR MH#150
RIM=48.53
IE IN=36.20
IE OUT=36.10

(IE IN=35.56)
(IE OUT=35.54)

SWR MH#158
RIM=52.42
IE IN=42.77
IE OUT=42.67

OCEAN POINTE RD. (PVT)
PER R24-00034

STREET 'B' (PVT) LOT H
PER R24-00034

0.63 AC
6,320.70 SF
0.145 AC

SEE SHEET 15

SCALE: 1"=20'

FILE NO. TXX-0000X

REGISTERED PROFESSIONAL ENGINEER
MARINA NATASHA WURST
No. C67517
Exp. 6/30/27
CIVIL
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MARINA NATASHA WURST, R.C.E. C67517	DATE REGISTRATION EXPIRES 6-30-27	DESIGNED BY:	PM REVIEW:

SHEET 12 of 15 SHEETS

SITE DEVELOPMENT PLAN FOR:
OCEAN KAMP

ENGINEER OF WORK
MARINA NATASHA WURST, R.C.E. C67517 DATE

PROJECT BOUNDARY

LOT LINE

PROPOSED PRIVATE FIRE HYDRANT

PROPOSED PRIVATE FIRE MAIN

PROPOSED PRIVATE HDPE STORM DRAIN

SWR MH#157
RIM=51.76
IE IN=43.60
IE OUT=43.50

PROPOSED DOMESTIC WATER METER AND BACKFLOW ASSEMBLY

PROPOSED FIRE BACKFLOW

CONNECT TO EX. TYPE B INLET PER PLAN # G24-00022

CONNECT TO EX. 12" WATER MAIN PER PLAN # R24-00034

CONNECT TO EX. TYPE A4 CO PER PLAN # G24-00022

CONNECT TO EX. TYPE B-1 INLET PER PLAN # G24-00022

CONNECT TO EX. 12" WATER MAIN PER PLAN # R24-00034

PROPOSED PRIVATE DOMESTIC WATER MAIN

PROPOSED PRIVATE FIRE MAIN

LOT H
1.91 AC
OCEAN POINTE RD. (PVT)
PER R24-00034

MISSION AVENUE
PER R24-00034

PROJECT BOUNDARY

(IE IN=25.43)
(IE OUT=25.41)

S60°49'59"W 221.15'
N39°10'46"W 55.45'
N84°10'46"W 36.11'
S50°50'43"W 85.03'
S39°14'09"E 55.51'
S25°27'45"W 36.13'
S50°49'59"W 494.15'

SEE SHEET 12

SEE SHEET 14

SCALE: 1"=20'

REGISTERED PROFESSIONAL ENGINEER
MARINA NATASHA WURST
No. C67517
Exp. 6/30/27
CIVIL
STATE OF CALIFORNIA

MARINA NATASHA WURST, R.C.E. C67517 DATE REGISTRATION EXPIRES 6-30-27

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SHEET 13

15 SHEETS

SITE DEVELOPMENT PLAN FOR:
OCEAN KAMP

ENGINEER OF WORK
MARINA NATASHA WURST, R.C.E. C67517 DATE

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SEE SHEET 13

SEE SHEET 12

SEE SHEET 15

SEE SHEET 15

OCEAN POINTE RD. (PVT)
PER R24-00034

STREET 'B' (PVT) LOT H
PER R24-00034

LOT H
1.91 AC

OCEAN POINTE RD. (PVT)
PER R24-00034

SWR MH#150
RIM=48.53
IE IN=36.20
IE OUT=36.10

(IE IN=35.56)
(IE OUT=35.54)

48.31 FS

CONNECT TO EX. 8" WATER MAIN PER PLAN # R24-00034

CONNECT TO EX. 12" WATER MAIN PER PLAN # R24-00034

CONNECT TO EX. 12" WATER MAIN PER PLAN # R24-00034

CONNECT TO EX. TYPE B INLET PER PLAN # G24-00022

CONNECT TO EX. 12" WATER MAIN PER PLAN # R24-00034

CONNECT TO EX. TYPE A4 CO PER PLAN # G24-00022

CONNECT TO EX. 12" WATER MAIN PER PLAN # R24-00034

CONNECT TO EX. TYPE B-1 INLET PER PLAN # G24-00022

50.13 FS

49.96 FS

48.55 FS

48.27 FS

49.89 FS

49.61 FS

51.81 FS

51.58 FS

52.75 FS

PROPOSED PRIVATE DOMESTIC WATER MAIN

PROPOSED PRIVATE FIRE MAIN

PROPOSED PRIVATE FIRE HYDRANT

PROPOSED PRIVATE HDPE STORM DRAIN

PROPOSED PRIVATE DOMESTIC WATER MAIN

PROPOSED PRIVATE FIRE MAIN

PROPOSED PRIVATE SEWER MAIN

PROPOSED PRIVATE HDPE STORM DRAIN

SWR MH#158
RIM=52.42
IE IN=42.77
IE OUT=42.67

SWR MH#159
RIM=51.95
IE OUT=43.80

SWR MH#160
RIM=51.49
IE OUT=43.30

SWR MH#161
RIM=49.80
IE IN=41.65
IE OUT=41.55

SWR MH#162
RIM=48.09
IE IN=39.77
IE OUT=39.67

SWR MH#170
RIM=51.15
IE IN=40.76
IE OUT=40.65

SWR MH#168
RIM=49.62
IE IN=38.75
IE OUT=38.65

SWR MH#169
RIM=49.34
IE OUT=41.29

51.65 FS

47.91 FS

47.72 FS

LOT LINE

LOT LINE

SCALE: 1"=20'

20 10 0 20 40 60

FILE NO. TXX-0000X

SHEET 14

15 SHEETS

SITE DEVELOPMENT PLAN FOR:

OCEAN KAMP

ENGINEER OF WORK

MARINA NATASHA WURST, R.C.E. 067517 DATE

REGISTERED PROFESSIONAL ENGINEER
MARINA NATASHA WURST
No. 067517
Exp. 6/30/27
CIVIL
STATE OF CALIFORNIA

MARINA NATASHA WURST, R.C.E. 067517 DATE REGISTRATION EXPIRES 6-30-27 | DESIGNED BY: | PM REVIEW:

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SEE SHEET 13

SEE SHEET 14

SWR MH#168
RIM=49.62
IE IN=38.75
IE OUT=38.65

SWR MH#169
RIM=49.34
IE OUT=41.29

SWR MH#167
RIM=48.37
IE IN=35.18
IE OUT=35.08

SWR MH#164
RIM=48.18
IE OUT=39.36

SWR MH#162
RIM=48.09
IE IN=39.77
IE OUT=39.67

SWR MH#163
RIM=46.98
IE IN=38.12
IE OUT=38.02

SWR MH#165
RIM=47.12
IE IN=37.05
IE OUT=36.95

SWR MH#166
RIM=47.56
IE OUT=38.07

LOT LINE

PROPOSED PRIVATE DOMESTIC WATER MAIN

PROPOSED PRIVATE SEWER MAIN

PROPOSED PRIVATE HDPE STORM DRAIN

PROPOSED PRIVATE FIRE MAIN

PROPOSED PRIVATE FIRE HYDRANT

PROJECT BOUNDARY

12,243.59 SF
0.281 AC

MISSION AVENUE
PER R24-00034

SCALE: 1"=20'

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REGISTERED PROFESSIONAL ENGINEER
MARINA NATASHA WURST
No. C67517
Exp. 6/30/27
CIVIL
STATE OF CALIFORNIA

MARINA NATASHA WURST, R.C.E. C67517 DATE REGISTRATION EXPIRES 6-30-27 | DESIGNED BY: | PM REVIEW:

SHEET 15 of 15 SHEETS

SITE DEVELOPMENT PLAN FOR:
OCEAN KAMP

ENGINEER OF WORK
MARINA NATASHA WURST, R.C.E. C67517 DATE

FILE NO. TXX-0000X

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