DEVELOPMENT MAP (D25-0000X)
OCEAN KAMP RESIDENCES

GENERAL NOTES

1. SITE AREA:
   GROSS AREA (LOTS 1-6)..... 33.3 ACRES
2. BUILDING AREA:
   SEE TABLE BELOW: ..... SEE SHEET 3
3. PARKING:
   PARKING PROVIDED..... SEE SHEET 3
5. THIS DEVELOPMENT PLAN CONSISTS OF 7 LOTS:
   LOTS 1-5 – RESIDENTIAL
   LOT 6 – AFFORDABLE HOUSING
   LOTS A AND H – PRIVATE STREETS
   LOTS B ,G, & F – LOT J
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:

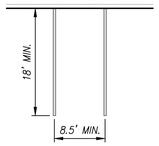
CUT	FILL	IMPORT
15,000 CY	15,000 CY	0 CY

- 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.

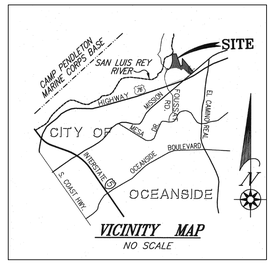
TYPICAL GUEST PARKING SPACE CONFIGURATION

NOT TO SCALE



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.
- APPROVED CLOMR-F CASE NO. 19-09-1148C



VICINITY MAP
NO SCALE

OVERALLMAP

SCALE: 1"=250'

LEGEND

- 1 / 3A — INDICATES UNIT NUMBER / INDICATES PLAN TYPE
- BLDG. 1 / A — INDICATES BUILDING NUMBER / INDICATES BUILDING STYLE
- BLDG. 51A / 6 PLEX — INDICATES BUILDING NUMBER / INDICATES BUILDING STYLE / INDICATES BUILDING TYPE

PROPOSED AC PAVEMENT	
EXISTING RIGHT OF WAY (TO REMAIN)	
LOT LINE	
FINISH FLOOR ELEVATION	FF=XX.XX
PAD ELEVATION	PAD=XX.XX
PROJECT BOUNDARY	
PROPOSED CENTERLINE	
PROPOSED CURB & GUTTER	
PROPOSED WALKWAY	
PARCEL LINE	
PROPOSED DRAINAGE, SEWER & WATER EASEMENTS	
PROPOSED FENCE	—X—
EXISTING SEWER MAIN	S
EXISTING WATER MAIN	W
EXISTING FORCE MAIN	FM
EXISTING GAS LINE	GAS
EXISTING STORM DRAIN PIPE	
EXISTING RECYCLED WATER	RW
EXISTING GROUNDWATER	GW
EXISTING OVERHEAD	OHE
EXISTING STORM DRAIN CLEANOUT	
EXISTING STORM DRAIN INLET	
EXISTING CATCH BASIN	
EXISTING HEADWALL	
EXISTING RIP RAP	
PROPOSED SEWER MAIN	S
PROPOSED WATER MAIN	W
PROPOSED FIRE MAIN	F
PROPOSED STORM DRAIN PIPE	SD
PROPOSED DRY UTILITIES	E
PROPOSED FIRE HYDRANT	
PROPOSED TYPE 'A' CLEANOUT	
PROPOSED TYPE 'B' INLET	
PROPOSED SEWER MANHOLE	
OFFSITE FMZ EQUIVALENT	

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

LOT COVERAGE CALCULATIONS

EAST PARCEL

Area A-Lot 5	3-Story Townhomes(The Current).				Grd. Flr. Coverage including Garage	Lot Coverage- Sq. Ft.	Lot 5- 5.27 Ac. = 229,562 Sq. Ft.	Lot Coverage Percentage	Density D.U./ Acre
	Unit	Sq. Ft.	No. of Units	Total Sq. Ft.					
Plan 1	1BR/1BA	815	30	24,450	337	10,110			
Plan 2	2BR/2.5BA	1,237	22	27,214	570	12,540			
Plan 3	3BR/3BA	1,249	8	9,992	637	5,096			
Plan 4	3BR/3BA	1,242	15	18,630	620	9,300			
Plan 4X	3BR/3BA	1,225	7	8,575	620	4,340			
Plan 4Y	3BR/3BA	1,228	8	9,824	620	4,960			
Plan 5	3BR/3BA	1,410	6	8,460	598	3,588			
Plan 6	4BR/3.5BA	1,520	6	48,390	834	5,004			
Plan 7	4BR/3.5BA	1,587	30	48,390	834	25,020			
		Subtotal	132	203,925		79,958	229,562	35%	25.0

Area B-Lot 4	2-Story Townhomes (The Tides)				Grd. Flr. Coverage including Garage	Lot Coverage- Sq. Ft.	Lot 4-4.30 Ac. = 187,308 Sq. Ft.	Lot Coverage Percentage	Density D.U./ Acre
	Unit	Sq. Ft.	No. of Units	Total Sq. Ft.					
Plan 1	2BR/2BA	1,302	24	31,248	655	15,720			
Plan 2	3BR/2.5BA	1,564	20	31,280	1,148	22,960			
Plan 2X	3BR/2.5BA	1,564	4	6,256	1,148	4,592			
Plan 3	3BR/3BA	1,636	14	22,904	1,350	18,900			
Plan 3	3BR/3BA	1,636	10	16,360	1,350	13,500			
		Subtotal	72	108,048		75,672	187,308	40%	16.7

AREA A+ B TOTAL			204	311,973		155,630	416,870	37%	21.3

Apartments	4-Story Apt. (Affordable Site)					Lot Coverage- Sq. Ft.	Lot 6- 1.84 Ac. = 80,151 Sq. Ft.	Lot Coverage Percentage	Density D.U./ Acre
	Unit	Sq. Ft.	No. of Units	Total Sq. Ft.					
1 St. Floor		18,945				18,945			
2nd Floor		18,710							
3rd Floor		18,710							
4th Floor		18,710							
Dwelling Units		75,075	63	75,075		18,945	80,151	24%	34.2

EAST PARCEL TOTAL			267	590,973		174,575	497,021	35%	23.4

NORTH PARCEL

Area C-Lot 3	3-Story Townhomes (The Break)				Grd. Flr. Coverage including Garage	Lot Coverage- Sq. Ft.	Lot 3- 6.88 Ac. = 299,693 Sq. Ft.	Lot Coverage Percentage	Density D.U./ Acre
	Unit	Sq. Ft.	No. of Units	Total Sq. Ft.					
Plan 1	2B/2.5BA	1,422	6	8,532	663	3,978			
Plan 2	3BR/2.5BA	1,466	6	8,796	680	4,080			
Plan 3	3BR/2.5BA	1,754	31	54,374	767	23,777			
Plan 4	3BR/3BA	1,908	32	61,056	801	25,632			
Plan 5	4BR/3.5BA	2,008	16	32,128	860	13,760			
Plan 5X	4BR/3.5BA	2,008	16	32,128	860	13,760			
Plan 5Y	4BR/3.5BA	2,008	6	12,048	860	5,160			
		Subtotal	113	209,062		90,147	299,693	30%	16.4

Area D-Lot 2	3-Story Duplex (The Shores)				Grd. Flr. Coverage including Garage	Lot Coverage- Sq. Ft.	Lot 2- 6.89 Ac. = 300,129 Sq. Ft.	Lot Coverage Percentage	Density D.U./ Acre
	Unit	Sq. Ft.	No. of Units	Total Sq. Ft.					
Plan 1	3BR/2.5BA	1,985	33	65,505	849	28,017			
Plan 2	3BR/2.5BA	2,033	32	65,056	828	26,496			
Plan 3	4BR/3.5BA	2,116	35	74,060	851	29,785			
Plan 3X	4BR/3.5BA	2,116	10	21,160	851	8,510			
		Subtotal	110	225,781		92,808	300,129	31%	16.0

Area E-Lot 1	3-Story Single Family (The Crest)				Grd. Flr. Coverage	Lot Coverage- Sq. Ft.	Lot 1- 7.22 Ac. = 314,504 Sq. Ft.	Lot Coverage Percentage	Density D.U./ Acre
	Unit	Sq. Ft.	No. of Units	Total Sq. Ft.					
Plan 1	3BR+D/3BA	1,839	24	44,136	771	18,504			
Plan 2	4BR/3.5BA	1,957	26	50,882	800	20,800			
Plan 3	4BR/3BA	2,092	36	75,312	857	30,852			
		Subtotal	86	170,330		70,156	314,504	22%	11.9

NORTH PARCEL TOTAL			309	605,173	0	253,111	914,326	28%	14.7

TOTAL

EAST + NORTH TOTAL	576	1,196,146		517,833	1,411,347	37%	17.8

TOPOGRAPHY

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

PROJECT DESCRIPTION

THE PROJECT PROPOSES THE DEVELOPMENT OF 511 MARKET RATE MULTI-FAMILY UNITS AND 63 AFFORDABLE APARTMENT RESIDENTIAL UNITS WITHIN THE NORTH AND EAST RESIDENTIAL PARCELS OF THE OCEAN KAMP PROJECT. THE OCEAN KAMP PROJECT HAS AN APPROVED SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (SEIR) AND ENTITLEMENTS TM 19-0004, D19-00016 AND CUP 19-00021, PER RESOLUTION NO. 2022-R0718-1. THE 25-00009 APPLICATION WILL REFINE THE RESIDENTIAL LOTS WITH AN ARRAY OF HOMES. THE RESIDENTIAL UNITS WILL BE CONSTRUCTED ON LOTS 1-4 AND 5-9 OF T19-00004, WHEREBY THE LOT LINES WILL BE ALIGNED TO MATCH THE SITE PLAN. THE COMPARISON TABLE OF THE MIXED-USE DEVELOPMENT PLAN REGULATIONS AND ILLUSTRATES CONFORMANCE TO THESE REQUIREMENTS WITH THE CURRENT D25-00009 APPLICATION. THE PROJECT HAS A MINIMUM OF 15% LANDSCAPING AND SEVERAL RECREATION AREAS FOR VARIOUS AGES INCLUDING A POOL. THE EXISTING SITE IS VOID OF STRUCTURES AND IS CURRENTLY BEING GRADED. AN UPDATED GRADING PLAN AND PERMIT ARE BEING PROCESSED.

ASSESSOR'S PARCEL NUMBERS

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

SHEET INDEX

COVER SHEET 1
STREET SECTIONS 2
DATA TABLES 3
SITE PLAN 4
DEVELOPMENT PLANS 5-17
FIRE PLANS 18-19

LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP NO. 7726 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AS FILE NO. 78-355631 OF OFFICIAL RECORDS, PARCEL A AND B DESCRIBED IN CERTIFICATE OF COMPLIANCE NO. PLA-21-00002, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AS DOC.NO. 2024-0027758 OF OFFICIAL RECORDS, AND A PORTION OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, ALL IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ALL AS PER GRANT DEED DOCUMENT NO. 2024-0059565 AND A PORTION OF GRANT DEED DOCUMENT NO. 2018-0313851.

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

SITE ADDRESS

3460 MISSION AVENUE AND 3436 SAN LUIS ROAD, OCEANSIDE, CA

FILE NO. TXX-0000X

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

Bowman

Bowman Consulting Group Ltd
701 B Street, Suite 800
San Diego, CA 92101
Phone: 619.235.6471
Bowman.com

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

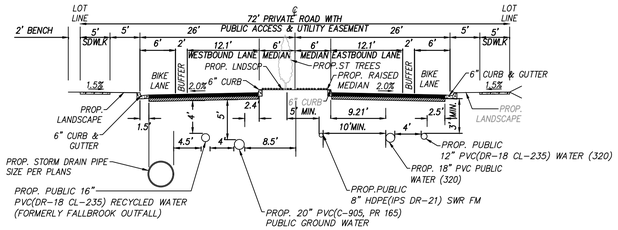
SHEET 01 of 19 SHEETS

TITLE SHEET FOR: OCEAN KAMP

ENGINEER OF WORK

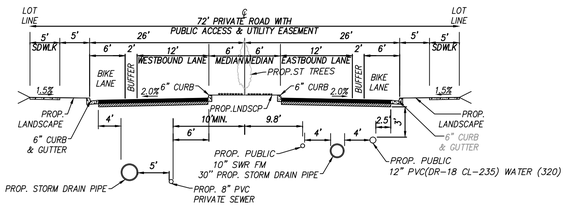
MARINA NATASHA WURST, R.C.E. C67517 DATE

V:\360058 - Trumark Oceankamp\360058-04-040 (ENG) - Final Engr\Engineering\Engr Plans\TM-SDP\360058-TM-SHEET01.dwg, Date Saved 12/4/2025 3:51:59 PM, Date Plotted Last 12/4/2025 5:41:56 PM



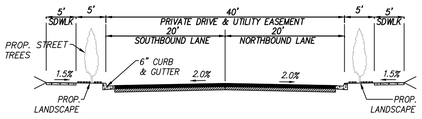
LOOP ROAD NORTH (PRIVATE)

NOT TO SCALE
PER PLAN # R24-00034



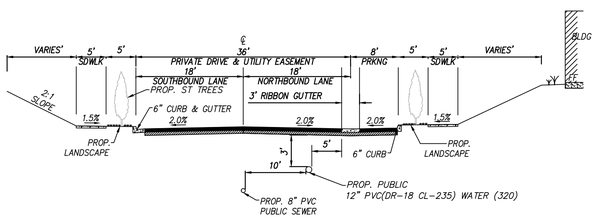
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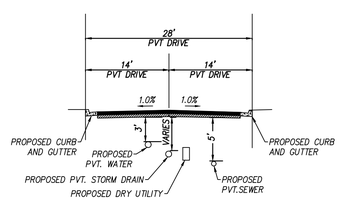
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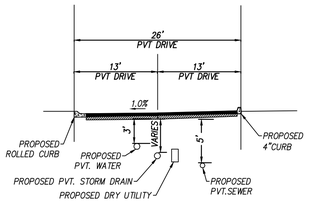
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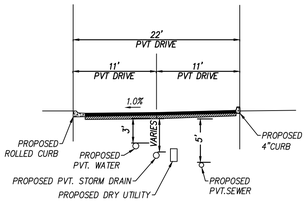
DRIVE NORTH-(PRIVATE)

NOT TO SCALE



DRIVE (PRIVATE)

NOT TO SCALE

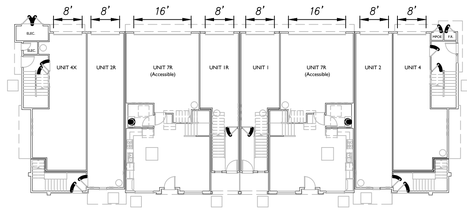


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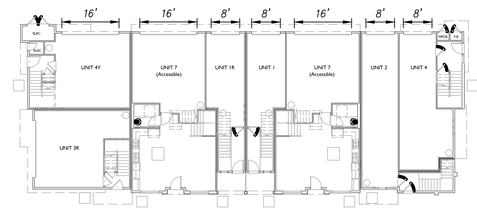
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BUILDING UNIT TYPES

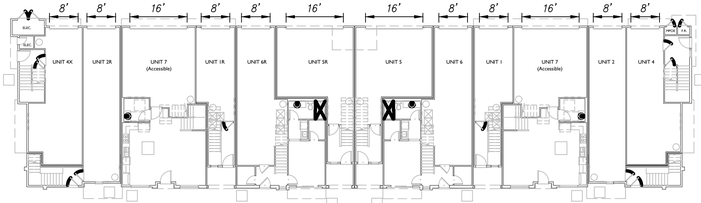
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BLDG. A-8 PLEX

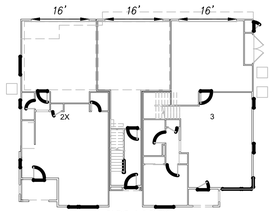


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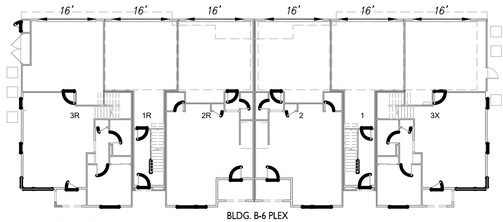


BLDG. C-12 PLEX

AREA A

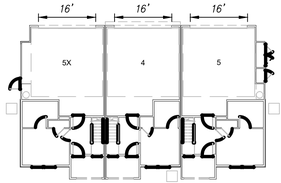


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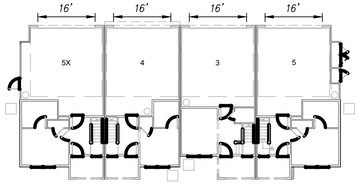


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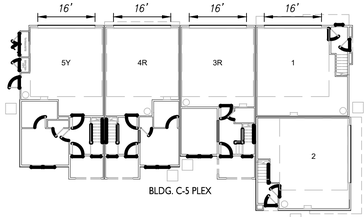
AREA B



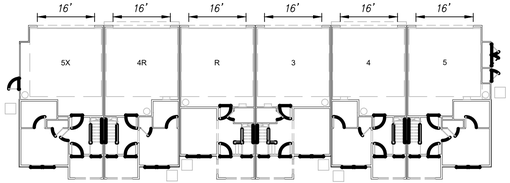
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BLDG. B-4 PLEX

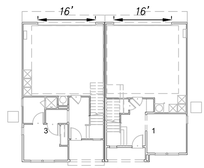


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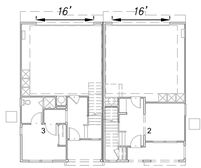


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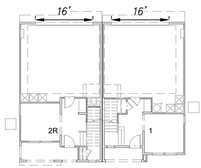
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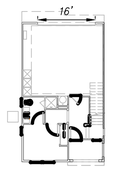
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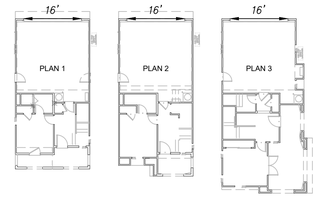
BLDG. B



BLDG. C



AREA D



AREA E

FILE NO. TXX-0000X

SHEET 02 — 19 SHEETS

STREET SECTIONS AND BUILDING UNIT TYPES FOR:

OCEAN KAMP

ENGINEER OF WORK

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

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:

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AREA A - THE CURRENT, 3-STORY CONDOMINIUMS TABLES:

UNIT MIX SUMMARY

PLAN TYPE	DESCRIPTION	CONDITIONED NE		GARAGE/UNIT		2ND FLR DECK		3RD FLR DECK		PORCH		NO. OF UNITS
PLAN 1	1 BD / 1 BA (1 CAR GARAGE)	815	SF	292	SF	53	SF	0	SF	39	SF	30
PLAN 2	2 BD / 2.5 BA (2 CAR TANDEM GAR	1,237	SF	464	SF	40	SF	37	SF	0	SF	22
PLAN 3	2 BD / 2.5 BA (2 CAR GARAGE)	1,249	SF	531	SF	76	SF	51	SF	0	SF	8
PLAN 4	3 BD / 3 BA (2 CAR TANDEM GARA	1,242	SF	507	SF	27	SF	0	SF	18	SF	15
PLAN 4X	3 BD / 3 BA (2 CAR TANDEM GARA	1,225	SF	496	SF	34	SF	0	SF	0	SF	7
PLAN 4Y	3 BD / 3 BA (2 CAR GARAGE)	1,228	SF	481	SF	34	SF	0	SF	0	SF	8
PLAN 5	3 BD / 3 BA (2 CAR GARAGE)	1,410	SF	505	SF	38	SF	0	SF	51	SF	6
PLAN 6	3 BD / 3 BA (2 CAR TANDEM GARA	1,520	SF	464	SF	28	SF	0	SF	0	SF	6
PLAN 7	4 BD / 3.5 BA (2 CAR GARAGE)	1,587	SF	463	SF	0	SF	0	SF	0	SF	30

BUILDING AREA CALCULATIONS

BLDG TYPE	DESCRIPTION	OCCUPANCY TYPE	TYPE OF CONSTRUCTION	FIRE SPRINKLER TYPE	NO. OF BUILDINGS PER TYPE	TOTAL AREA PER BLDG.		TOTAL PROPOSED ON SITE	
A	8-PLEX	3-STORY R-2	VB	NFPA 13	4	14,558	SF	58,232	SF
B	8-PLEX	3-STORY R-2	VB	NFPA 13	8	14,641	SF	117,128	SF
C	12-PLEX	3-STORY R-2	VB	NFPA 13	3	22,929	SF	68,787	SF

OCEAN KAMP AREA B - THE TIDES, 2-STORY CONDOMINIUMS

UNIT MIX SUMMARY

PLAN TYPE	DESCRIPTION	CONDITIONED NET		GARAGE/UNIT		2ND FLR DECK		PORCH		NO. OF UNITS
PLAN 1	2 BD / 2 BA (2 CAR GARAGE)	1,302	SF	503	SF	87	SF	0	SF	24
PLAN 2	3 BD / 2.5 BA (2 CAR GARAGE)	1,564	SF	463	SF	0	SF	56	SF	20
PLAN 2X	3 BD / 2.5 BA (2 CAR GARAGE)	1,564	SF	463	SF	0	SF	56	SF	4
PLAN 3	3 BD / 3 BA (2 CAR GARAGE)	1,636	SF	464	SF	0	SF	38	SF	14
PLAN 3X	3 BD / 3 BA (2 CAR GARAGE)	1,636	SF	500	SF	0	SF	38	SF	10

BUILDING AREA CALCULATIONS

BLDG TYPE	DESCRIPTION	OCCUPANCY TYPE	TYPE OF CONSTRUCTION	FIRE SPRINKLER TYPE	NO. OF BUILDINGS PER TYPE	TOTAL AREA PER BLDG.		TOTAL PROPOSED ON SITE	
A	3-PLEX	2-STORY R-2	VB	NFPA 13R	4	6,485	SF	25,940	SF
B	6-PLEX	2-STORY R-2	VB	NFPA 13R	10	12,971	SF	129,710	SF

OCEAN KAMP AREA C - THE BREAK, 2-STORY CONDOMINIUMS

UNIT MIX SUMMARY

PLAN TYPE	DESCRIPTION	CONDITIONED NET		GARAGE/UNIT		2ND FLR DECK		PORCH		NO. OF UNITS
PLAN 1	2 BD / 2.5 BA (2 CAR GARAGE)	1,422	SF	594	SF	67	SF	4	SF	6
PLAN 2	3 BD / 2.5 BA (2 CAR GARAGE)	1,466	SF	614	SF	85	SF	6	SF	6
PLAN 3	3 BD / 2.5 BA (2 CAR GARAGE)	1,754	SF	479	SF	60	SF	60	SF	31
PLAN 4	3 BD / 3 BA (2 CAR GARAGE)	1,908	SF	496	SF	55	SF	55	SF	32
PLAN 5	4 BD / 3.5 BA (2 CAR GARAGE)	2,008	SF	506	SF	55	SF	55	SF	16
PLAN 5X	4 BD / 3.5 BA (2 CAR GARAGE)	2,008	SF	535	SF	55	SF	55	SF	16
PLAN 5Y	4 BD / 3.5 BA (2 CAR GARAGE)	2,008	SF	513	SF	58	SF	58	SF	6

BUILDING AREA CALCULATIONS

BLDG TYPE	DESCRIPTION	OCCUPANCY TYPE	TYPE OF CONSTRUCTION	FIRE SPRINKLER TYPE	NO. OF BUILDINGS PER TYPE	TOTAL AREA PER BLDG.		TOTAL PROPOSED ON SITE	
A	3-PLEX	TOWNHOUSE R-3	VB	NFPA 13D	1	8,054	SF	8,054	SF
B	4-PLEX	TOWNHOUSE R-3	VB	NFPA 13D	5	10,483	SF	52,415	SF
C	5-PLEX	TOWNHOUSE R-3	VB	NFPA 13D	6	12,185	SF	73,110	SF
D	6-PLEX	TOWNHOUSE R-3	VB	NFPA 13D	10	15,508	SF	155,080	SF

OCEAN KAMP AREA D - THE SHORES, DUPLEXES

UNIT MIX SUMMARY

PLAN TYPE	DESCRIPTION	CONDITIONED NET		GARAGE/UNIT		2ND FLR DECK		PORCH		NO. OF UNITS
PLAN 1	3 BD / 2.5 BA OPT 4 BD / 3 BA (2 CAR GARAGE)	1,985	SF	487	SF	68	SF	33	SF	32
PLAN 2	3 BD / 2.5 BA (2 CAR GARAGE)	2,033	SF	497	SF	71	SF	79	SF	32
PLAN 3	4 BD / 3.5 BA (2 CAR GARAGE)	2,116	SF	487	SF	65	SF	54	SF	34
PLAN 3X	4 BD / 3.5 BA (2 CAR GARAGE)	2,116	SF	487	SF	65	SF	54	SF	10

BUILDING AREA CALCULATIONS

BLDG TYPE	DESCRIPTION	OCCUPANCY TYPE	TYPE OF CONSTRUCTION	FIRE SPRINKLER TYPE	NO. OF BUILDINGS PER TYPE	TOTAL AREA PER BLDG.		TOTAL PROPOSED ON SITE	
A	DUPLEX	TWO DWELLING UNIT-R-3	VB	NFPA 13D	18	5,295	SF	95,310	SF
B	DUPLEX	TWO DWELLING UNIT-R-3	VB	NFPA 13D	17	5,402	SF	91,834	SF
C	DUPLEX	TWO DWELLING UNIT-R-3	VB	NFPA 13D	15	5,253	SF	78,795	SF
A	SINGLE	ONE DWELLING UNIT-R-3	VB	NFPA 13D	4	2,627	SF	10,508	SF
B	SINGLE	ONE DWELLING UNIT-R-4	VB	NFPA 13D	6	2,627	SF	15,762	SF

AREA E - THE CREST, 3-STORY SFD TABLES:

UNIT MIX SUMMARY

PLAN TYPE	DESCRIPTION	CONDITIONED NET		GARAGE/UNIT		2ND FLR DECK		PORCH		NO. OF UNITS
PLAN 1	3 BD / 3 BA (2 CAR GARAGE)	1,839	SF	458	SF	51	SF	86	SF	24
PLAN 2	4 BD / 3 BA (2 CAR GARAGE)	1,957	SF	458	SF	47	SF	52	SF	26
PLAN 3	4 BD / 3 BA (2 CAR GARAGE)	2,092	SF	471	SF	0	SF	183	SF	36

BUILDING AREA CALCULATIONS

BLDG TYPE	DESCRIPTION	OCCUPANCY TYPE	TYPE OF CONSTRUCTION	FIRE SPRINKLER TYPE	NO. OF BUILDINGS PER TYPE	TOTAL AREA PER BLDG.		TOTAL PROPOSED ON SITE	
SFD	SFD	R-3	VB	NFPA 13D	86		SF		SF

PROPOSED PARKING PER AREA:

NORTH AREA'S C,D,E, AND RECREATION

Area C-LOT 3	Total D.U.	Total Stalls
Dwelling Units-2 Car	113	226
Open Bay Stalls Provided		23
ADA Van Provided		1
	113	250

Area D-LOT 2	Total D.U.	Total Stalls
Dwelling Units-2 Car	110	220
Open Bay Stalls Provided		42
	110	262

Area E-LOT 1	Total D.U.	Total Stalls
Dwelling Units-2 Car	86	172
Open Bay Stalls Provided		21
	86	193

Rec. Area-LOT 3	Total D.U.	Total Stalls
Dwelling Units	0	0
Open Bay Stalls Provided		6
ADA Van Provided		2
	0	8

EAST AREA'S A, AND B

Area A-LOT 5	Total D.U.	Total Stalls
Dwelling Units Total		
1 Bedroom -1 Car	30	30
2 Bedroom -2 Car	102	204
Open Bay Stalls Provided		55
ADA Van		1
	132	290

Area B-LOT 4	Total D.U.	Total Stalls
Dwelling Units-2 Car	72	144
Open Bay Stalls Provided		13
ADA Van		1
	72	158

MIXED-USE PLAN DEVELOPMENT STANDARDS (TABLE 1)

STANDARD	MIXED-USE DEVELOPMENT PLAN	SITE PLAN-AS SHOWN-DS25-00009
Minimum Lot Area – Commercial	10,000	N.A.
Minimum Lot Area –Residential	5,000	As shown on Site Development Permit
Minimum Lot Width – Commercial	No minimum	N.A.
Minimum Lot Width – Residential	50 ft	Measured at the mid-point of:Lot 1-488'; Lot 2=376'; Lot 3= 371';Lot 4=249'; Lot 6=329'; Lot 5=160'
Maximum Site Coverage[1]	50%	Site Plan-with Coverage Table
Minimum Building Setbacks-Commercial	15 ft from front- and side-facing bldgs	Setback from Lot Line= 5 ft. Setback between buildings= 6 ft.
Maximum Building Height[2]	50 ft	48'-11" (Affordable Unit Bldg.)
Maximum Vertical Wall Dimension	50 ft	
Maximum Horizontal Wall Dimension	200 ft	
Maximum Base FAR	1.0	FAR=879,676/1,411,344=0.62
Maximum FAR Bonus	0.5	0.5
Minimum Site Landscaping	15%	15%
Maximum Permitted Fence and Wall Heights *Fence within front yard setback area abutting street* *Fence within other yard setback areas Retaining wall* *Wall abutting a residential district Outdoor storage/work area screening wall*	See Section 3040 3.5 ft 6 ft 3.5/6ft – 3.5 feet in front yard/6 ft in other yard areas 8 ft - solid, decorative masonry wall 8 ft	Fence w/l front yard setback 3.5ft=6 ft. Fence w/i othere yard setback areas=6 ft. Retaining Wall=6 ft Wall abutting a residental district. Outdoor storage/work area=3.5/6 ft.-3.5 ft. in front yard/ 6 ft. in other yard areas 8 ft.- solid, decorative, masonry wall
Maximum dwelling units per gross acre	29	20.6
Vehicular Access	See Section 3114	See Section 3114
Signs	See Article 33	See Article 33
Outdoor Facilities	See Section 3020	provided
Views into Buildings Screening of Mechanical Equipment	See Section 3021	Market Rate Units are inside. Affordable Units apparatus is screened.
Refuse Storage Areas	See Section 3022	provided
Underground Utilities	See section 3023	All residential utilities are underground
Performance Standards	See Section 3024	All residential units comply

1 Site coverage to be based on the overall development site area, not individual dwelling unit lot areas.
2 Building height shall be measured from finished grade, exclusive of all architectural and structural features per Section 3018 of the Zoning ordinance "Exceptions to Height Limits."

REQUIRED PARKING PER OCEAN KAMP MIXED USE PLAN

North Areas C,D,& E-Lots 1, 2 & 3			
3 Story TH (The Break)			
Bedrooms	Tot. Units	Parking/Plan	Required
1 BR	0	1.5	0
2BR+	113	2	226
3 Story Duplex (The Shores)			
1 BR	0	1.5	0
2BR+	108	2	216
3 Story SF (Area E-The Crest)			
1 BR	0	1.5	0
2BR+	86	2	172
TOTAL REQUIRED	307		614
20% Open Bay Guest Required			61.4
Northern Area Total Parking			675.4
Northern Area Total Parking (Round up)			675

East Areas A,B- Lots 4, 5			
3 Story TH (The Current)			
Bedrooms	Tot. Units	Parking/Plan	Required
1 BR	30	1.5	45
2BR+	102	2	204
2 Story TH (The Tides)		Parking/Plan	Required
1 BR	0	1.5	0
2BR+	72	2	144
TOTAL REQUIRED	**204**		**393**
20% Open Bay Guest Required			40.8
Eastern Area Total Parking			433.8
Eastern Area Total Parking (Rounded up)			434

Apartments Affordable Area-Lot 6			
4 Story Apartments			
Bedrooms	Tot. Units	Parking	Required
1 BR	13	1	13
2BR+	50	1.5	75
TOTAL REQUIRED	**63**		**88**
Affordable Area Total Parking (Rounded up)			88

TOTAL PARKING REQ'D./ PLAN
1197

PROVIDED PARKING PER 2ND SUBMITTAL SITE PLAN

REVISED IN RESPONSE TO 1ST SUBMITTAL COMMENTS RECEIVED 10/10/2025

PROVIDED PARKING PER MARKET RATE SITE PLANS

North Areas C,D,& E-Lots 1, 2 & 3				
Dwelling Units	Per Ste Plan	Garage Spaces Provided		Total Garrage Spaces
1 Bedroom Garages	0	0		
2 Bedroom Garages	309	2		618
TOTAL GARAGE SPACES PROVIDED				618
Open Bay Guest Provided				86
Additional Parking for ADA+Electric Vehicle				
Recreation Area		Open Bay Guest	6	
		ADA Van + ADA EV	2	
Area C		ADA Van	1	
			9	9
NORTH TOTAL GUEST OPEN BAY				95
NORTH TOTAL PARKING STALLS				713

East Areas A,B- Lots 4, 5			
Dwelling Units	Per Ste Plan	Garage Spaces Provided	Total Garrage Spaces
1 Bedroom Garages	30	1	30
2 Bedroom Garages	174	2	348
TOTAL GARAGE SPACES PROVIDED			378
Open Bay Guest Provided			68
Additional Parking for ADA			
Area A	ADA Van	1	
Area B	ADA Van	1	
		2	2
EAST TOTAL GUEST OPEN BAY			70
EAST TOTAL PARKING STALLS			448

PROVIDED PARKING PER APT. AFFORDABLE SITE

Apartments Affordable Area-Lot 6		
Type	Percentage	# Stalls
Open Bay	44%	39
EVR	41%	36
EVSE	8%	7
ADA	5%	4
ADA+EVSE	2%	2
AFFORDABLE		
TOTAL PARKING	100%	88

TOTAL PARKING PROVIDED./ PLAN
1249

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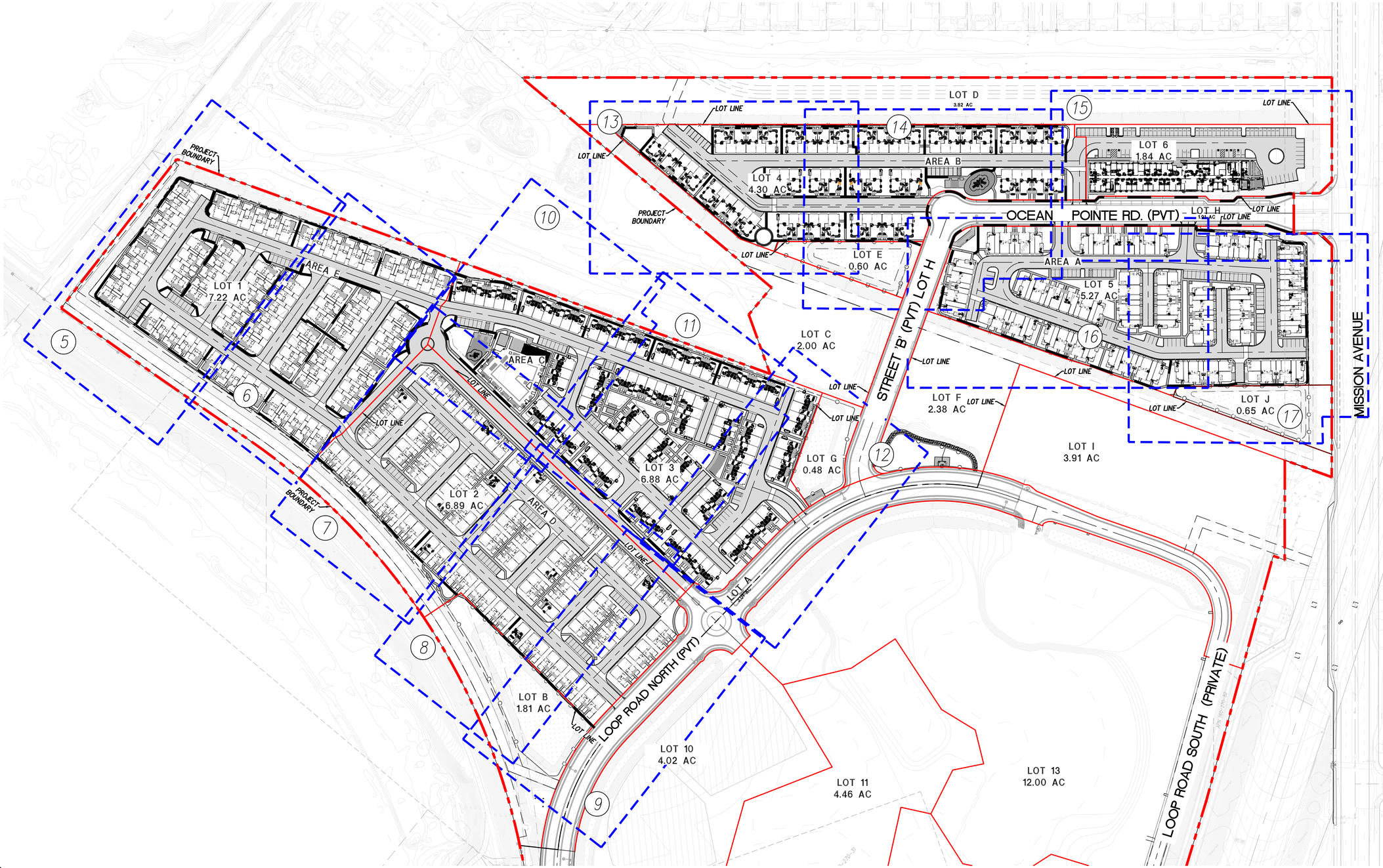
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SHEET 03 of 19 SHEETS

DATA TABLES FOR:
OCEAN KAMP

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

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LEGEND

PROPOSED ADA PATHWAY .....

NOTE:

FIRE HYDRANT AND FIRE FLOW: MINIMUM GPM SHALL BE PER CFC APPENDIX B. RESIDENTIAL FIRE HYDRANT SHALL HAVE ONE 4-INCH PORT AND ONE 2.5-INCH PORT. INSTALLATION SHALL BE AS PER OCEANSIDE WATER DEPARTMENT SPECIFICATIONS. MAXIMUM SPACING FROM ONE HYDRANT TO ANOTHER CANNOT EXCEED 500 FEET. (APARTMENT WILL REQUIRE SPACING AT 400-FOOT INTERVALS WITH COMMERCIAL-STYLE FIRE HYDRANTS).

100 50 0 100 200 300

SCALE: 1"=100'

FIRE LANE NOTE:

THE NUMBER, PLACEMENT AND WORDING FOR ALL FIRE LANE SIGNS AND/OR RED CURBS SHALL BE AS REQUIRED BY CA. VEHICLE CODE, SECTION 22500.L, 22658 AND OCEANSIDE FIRE DEPARTMENT STANDARDS.

1.) 28 FEET ROAD WIDTH – NO PARKING ON EITHER SIDE OF ROAD
2.) 32 FEET ROAD WIDTH – PARKING ON ONE SIDE OF THE ROAD
3.) 36 FEET ROAD WIDTH – PARKING ON BOTH SIDES OF THE ROAD
4.) ALL TURNAROUNDS MEETING MINIMUM DIMENSIONS-NO PARKING PERMITTED IN ANY AREA OF TURNAROUND

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SHEET 04 of 19 SHEETS

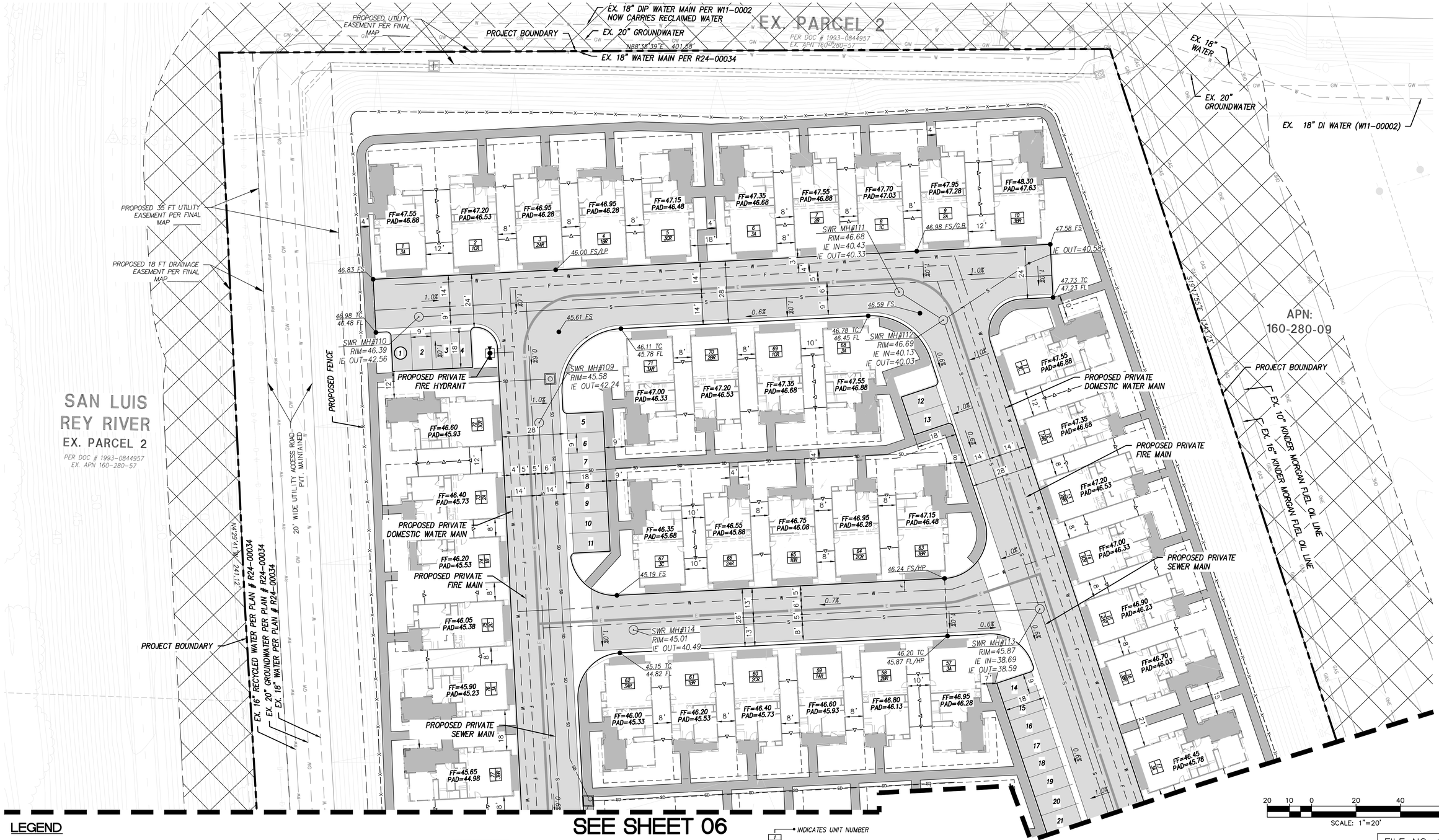
SITE PLAN FOR:

OCEAN KAMP

ENGINEER OF WORK

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

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LEGEND

- PROPOSED AC PAVEMENT
- EXISTING RIGHT OF WAY (TO REMAIN)
- LOT LINE
- FINISH FLOOR ELEVATION — FF=XX.XX
- PAD ELEVATION — PAD=XX.XX
- PROJECT BOUNDARY
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED WALKWAY
- PARCEL LINE
- PROPOSED DRAINAGE, SEWER & WATER EASEMENTS
- EXISTING WATER MAIN — W
- EXISTING FORCE MAIN — FM
- EXISTING GAS LINE — GAS
- EXISTING STORM DRAIN PIPE
- EXISTING RECYCLED WATER — RW
- EXISTING GROUNDWATER — GW
- EXISTING OVERHEAD — OHE
- EXISTING STORM DRAIN CLEANOUT
- PROPOSED SEWER MAIN — S
- PROPOSED WATER MAIN — W
- PROPOSED FIRE MAIN — F
- PROPOSED STORM DRAIN PIPE — SD
- PROPOSED DRY UTILITIES — E
- INDICATES UNIT NUMBER
- INDICATES PLAN TYPE
- PROPOSED FIRE HYDRANT
- PROPOSED TYPE 'A' CLEANOUT
- PROPOSED TYPE 'B' INLET
- PROPOSED SEWER MANHOLE
- OFFSITE FMZ EQUIVALENT
- PROPOSED FENCE — X — X —

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SHEET 05 — 19 SHEETS

SITE DEVELOPMENT PLAN FOR:
OCEAN KAMP

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SEE SHEET 05



LEGEND

- PROPOSED AC PAVEMENT
- EXISTING RIGHT OF WAY (TO REMAIN)
- LOT LINE
- FINISH FLOOR ELEVATION — FF=XX.XX
- PAD ELEVATION — PAD=XX.XX
- PROJECT BOUNDARY
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED WALKWAY
- PARCEL LINE
- PROPOSED DRAINAGE, SEWER & WATER EASEMENTS
- PROPOSED FENCE
- EXISTING WATER MAIN — W
- EXISTING GAS LINE — GAS

- INDICATES UNIT NUMBER
- INDICATES PLAN TYPE

- EXISTING RECYCLED WATER — RW
- EXISTING GROUNDWATER — GW
- EXISTING OVERHEAD — OHE
- PROPOSED SEWER MAIN — S
- PROPOSED WATER MAIN — W
- PROPOSED FIRE MAIN — F
- PROPOSED STORM DRAIN PIPE — SD
- PROPOSED DRY UTILITIES — E

- PROPOSED FIRE HYDRANT
- PROPOSED TYPE 'A' CLEANOUT
- PROPOSED TYPE 'B' INLET
- PROPOSED SEWER MANHOLE
- OFFSITE FMZ EQUIVALENT

SCALE: 1"=20'

FILE NO. TXX-0000X

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SHEET 06 of 19 SHEETS

SITE DEVELOPMENT PLAN FOR:
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SEE SHEET 06

SEE SHEET 10

SEE SHEET08

PROJECT BOUNDARY

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

PROPOSED PRIVATE FIRE HYDRANT

PROPOSED PRIVATE DOMESTIC WATER MAIN

PROPOSED PRIVATE HDPE STORM DRAIN

PROPOSED FENCE

PROPOSED 35 FT UTILITY EASEMENT PER FINAL MAP

PROPOSED PRIVATE FIRE MAIN

PROPOSED 18 FT DRAINAGE EASEMENT PER FINAL MAP

PROPOSED DRY UTILITY TRENCH

PROPOSED PRIVATE SEWER MAIN

EX. 16" RECYCLED WATER PER PLAN # R24-00034

EX. 20" GROUNDWATER PER PLAN # R24-00034

EX. 18" WATER PER PLAN # R24-00034

20' WIDE UTILITY ACCESS ROAD PVT. MAINTAINED

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

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

BLDG. 1 A — FF=43.65 PAD=42.98
BLDG. 2 B — FF=43.35 PAD=42.68
BLDG. 3 C — FF=43.00 PAD=42.33
BLDG. 4 A — FF=42.70 PAD=42.03
BLDG. 5 C — FF=42.35 PAD=41.68
BLDG. 14 B — FF=43.60 PAD=42.93
BLDG. 15 A — FF=44.15 PAD=43.48
BLDG. 16 C — FF=43.65 PAD=42.98
BLDG. 17 B — FF=44.20 PAD=43.53
BLDG. 18 B — FF=42.90 PAD=42.23
BLDG. 19 A — FF=43.25 PAD=42.58
BLDG. 20 C — FF=42.80 PAD=42.13
BLDG. 21 B — FF=43.15 PAD=42.48
BLDG. 22 B — FF=42.55 PAD=41.88
BLDG. 23 A — FF=42.90 PAD=42.23
BLDG. 45 A — FF=43.40 PAD=42.73
BLDG. 46 B — FF=43.75 PAD=43.08
BLDG. 47 A — FF=44.30 PAD=43.63
BLDG. 48 B — FF=44.50 PAD=43.83
BLDG. 49 C — FF=45.08 PAD=44.41

PROPOSED PRIVATE FIRE HYDRANT

PROPOSED PRIVATE SEWER MAIN

SEE LANDSCAPE PLANS FOR FURTHER DETAIL

LEGEND

PROPOSED AC PAVEMENT	
EXISTING RIGHT OF WAY (TO REMAIN)	
LOT LINE	
FINISH FLOOR ELEVATION	FF=XX.XX
PAD ELEVATION	PAD=XX.XX
PROJECT BOUNDARY	
PROPOSED CENTERLINE	
PROPOSED CURB & GUTTER	
PROPOSED WALKWAY	
PARCEL LINE	
PROPOSED DRAINAGE, SEWER & WATER EASEMENTS	
PROPOSED FENCE	
EXISTING WATER MAIN	W
EXISTING RECYCLED WATER	RW
EXISTING GROUNDWATER	GW

1 / 3A — INDICATES UNIT NUMBER / INDICATES PLAN TYPE

BLDG. 1 / A — INDICATES BUILDING NUMBER / INDICATES BUILDING STYLE

PROPOSED SEWER MAIN	S
PROPOSED WATER MAIN	W
PROPOSED FIRE MAIN	F
PROPOSED STORM DRAIN PIPE	SD
PROPOSED DRY UTILITIES	E
PROPOSED FIRE HYDRANT	
PROPOSED TYPE 'A' CLEANOUT	
PROPOSED TYPE 'B' INLET	
PROPOSED SEWER MANHOLE	
OFFSITE FMZ EQUIVALENT	

N

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

FILE NO. TXX-0000X

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

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

SHEET 07 — 19 SHEETS

SITE DEVELOPMENT PLAN FOR:
OCEAN KAMP

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

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SEE SHEET 07

PROJECT BOUNDARY

LOT LINE

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

EX. 16" RECYCLED WATER PER PLAN # R24-00034
EX. 20" GROUNDWATER PER PLAN # R24-00034
EX. 18" WATER PER PLAN # R24-00034

L=43.80
Δ=01°47'30"
R=1404.36

PROPOSED 35 FT UTILITY EASEMENT PER FINAL MAP

PROPOSED 18 FT DRAINAGE EASEMENT PER FINAL MAP

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. ____

PROPOSED PRIVATE DOMESTIC WATER MAIN

PROPOSED PRIVATE FIRE MAIN

PROPOSED PRIVATE SEWER MAIN

PROPOSED DRY UTILITY TRENCH

PROPOSED PRIVATE FIRE HYDRANT

PROPOSED PRIVATE HDPE STORM DRAIN

SWR MH#104 RIM=41.36 IE IN=35.10 IE OUT=35.00
SWR MH#103 RIM=42.16 IE IN=36.49 IE OUT=36.39
SWR MH#102 RIM=42.30 IE OUT=34.47
SWR MH#101 RIM=42.00 IE IN=33.37 IE OUT=33.27
SWR MH#128 RIM=42.32 IE IN=36.92 IE OUT=36.82
SWR MH#129 RIM=43.03 IE OUT=38.03
SWR MH#130 RIM=43.50 IE OUT=38.72
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

BLDG. 7 A FF=42.80 PAD=42.13
BLDG. 8 C FF=43.15 PAD=42.48
BLDG. 9 B FF=43.45 PAD=42.78
BLDG. 10 A FF=43.15 PAD=42.48
BLDG. 11 B FF=42.85 PAD=42.18
BLDG. 12 C FF=42.50 PAD=41.83
BLDG. 24 C FF=42.70 PAD=42.03
BLDG. 25 B FF=43.00 PAD=42.33
BLDG. 26 A FF=43.70 PAD=43.03
BLDG. 27 C FF=44.00 PAD=43.33
BLDG. 28 A FF=43.45 PAD=42.78
BLDG. 29 B FF=43.65 PAD=42.98
BLDG. 30 C FF=44.00 PAD=43.33
BLDG. 31 A FF=43.30 PAD=42.63
BLDG. 32 C FF=43.35 PAD=42.68
BLDG. 33 B FF=43.75 PAD=43.08
BLDG. 34 A FF=42.75 PAD=42.08
BLDG. 35 B FF=43.15 PAD=42.48
BLDG. 40 A FF=43.95 PAD=43.28
BLDG. 41 C FF=44.40 PAD=43.73
BLDG. 42 B FF=44.60 PAD=43.93
BLDG. 43 A FF=44.35 PAD=43.68
BLDG. 44 C FF=44.00 PAD=43.33

41.60 FS
42.29 FS
42.30 FL
42.03 FL
42.94 FL
42.40 FS
43.25 FS
43.20 FL
42.73 FS
42.84 TC
42.34 FL/HP
42.25 FS
43.81 TC
43.31 FL
43.66 FS
44.00 TC
43.50 FL/HP
41.88 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

LOT LINE

PROPOSED DRY UTILITY TRENCH

SEE SHEET 11

SEE SHEET 09

N

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

LEGEND

- INDICATES UNIT NUMBER
- INDICATES PLAN TYPE
- INDICATES BUILDING NUMBER
- INDICATES BUILDING STYLE

PROPOSED AC PAVEMENT	
EXISTING RIGHT OF WAY (TO REMAIN)	
LOT LINE	
FINISH FLOOR ELEVATION	FF=XX.XX
PAD ELEVATION	PAD=XX.XX
PROJECT BOUNDARY	
PROPOSED CENTERLINE	
PROPOSED CURB & GUTTER	
PROPOSED WALKWAY	
PARCEL LINE	
PROPOSED DRAINAGE, SEWER & WATER EASEMENTS	
PROPOSED FENCE	
EXISTING WATER MAIN	W
EXISTING STORM DRAIN PIPE	
EXISTING RECYCLED WATER	RW
EXISTING GROUNDWATER	GW
EXISTING STORM DRAIN INLET	
EXISTING HEADWALL	
EXISTING RIP RAP	
PROPOSED SEWER MAIN	S
PROPOSED WATER MAIN	W
PROPOSED FIRE MAIN	F
PROPOSED STORM DRAIN PIPE	SD
PROPOSED DRY UTILITIES	E
PROPOSED FIRE HYDRANT	
PROPOSED TYPE 'A' CLEANOUT	
PROPOSED TYPE 'B' INLET	
PROPOSED SEWER MANHOLE	
OFFSITE FMZ EQUIVALENT	

FILE NO. TXX-0000X

REGISTERED PROFESSIONAL ENGINEER
MARINA NATASHA WURST
No. C67517
Exp. 6/30/27
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SHEET 08 of 19 SHEETS

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 12

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. _____

N43.56'E L=107.70 R=1404.56

PROJECT BOUNDARY

EX. 16" RECYCLED WATER PER PLAN # R24-00034

EX. 20" GROUNDWATER PER PLAN # R24-00034

EX. 18" WATER PER PLAN # R24-00034

LOT LINE

EX. 48" STORM DRAIN PER PLAN # G24-00022

EX. 16" RECL. WATER PER PLAN # R24-00034

EX. 18" WATER MAIN PER PLAN # R24-00034

EX. 20" GROUNDWATER MAIN PER PLAN # R24-00034

PROPOSED DOMESTIC WATER METER AND BACKFLOW ASSEMBLY

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

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

PROPOSED PRIVATE DOMESTIC WATER MAIN

PROPOSED PRIVATE FIRE MAIN

PROPOSED PRIVATE SEWER MAIN

PROPOSED PRIVATE HDPE STORM DRAIN

PROPOSED FIRE BACKFLOW

PROPOSED DRY UTILITY TRENCH

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

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

SWR MH #100 RIM=41.20 IE IN=31.98 IE OUT=31.88

SWR MH#132 RIM=42.91 IE OUT=34.91

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

8" SWR IE IN=30.93

8" SWR IE OUT=30.83

8" SWR IE=29.38

41.10 FS IE IN=31.15

LOOP ROAD NORTH (PVT) PER G24-00022

EX. 30" STORM DRAIN PER PLAN # G24-00022

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

EX. 10" SEWER FORCE MAIN PER PLAN # R24-00034

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

EX. 6" RECYCLED WATER PER PLAN # G24-00022

EX. 24" STORM DRAIN PER PLAN # G24-00022

LEGEND

- PROPOSED AC PAVEMENT
- EXISTING RIGHT OF WAY (TO REMAIN)
- LOT LINE
- FINISH FLOOR ELEVATION — FF=XX.XX
- PAD ELEVATION — PAD=XX.XX
- PROJECT BOUNDARY
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED WALKWAY
- PARCEL LINE
- PROPOSED DRAINAGE, SEWER & WATER EASEMENTS
- PROPOSED FENCE
- EXISTING SEWER MAIN (S)
- EXISTING WATER MAIN (W)
- EXISTING FORCE MAIN (FM)
- EXISTING STORM DRAIN PIPE
- EXISTING RECYCLED WATER (RW)
- EXISTING GROUNDWATER (GW)
- EXISTING STORM DRAIN CLEANOUT
- EXISTING STORM DRAIN INLET
- EXISTING CATCH BASIN
- EXISTING HEADWALL
- EXISTING RIP RAP
- PROPOSED SEWER MAIN (S)
- PROPOSED WATER MAIN (W)
- PROPOSED FIRE MAIN (F)
- PROPOSED STORM DRAIN PIPE (SD)
- PROPOSED DRY UTILITIES (E)
- PROPOSED FIRE HYDRANT
- PROPOSED TYPE 'A' CLEANOUT
- PROPOSED TYPE 'B' INLET
- PROPOSED SEWER MANHOLE

INDICATES UNIT NUMBER / INDICATES PLAN TYPE

INDICATES BUILDING NUMBER / INDICATES BUILDING STYLE

20 10 0 20 40 60

SCALE: 1"=20'

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 19 SHEETS

SITE DEVELOPMENT PLAN FOR:

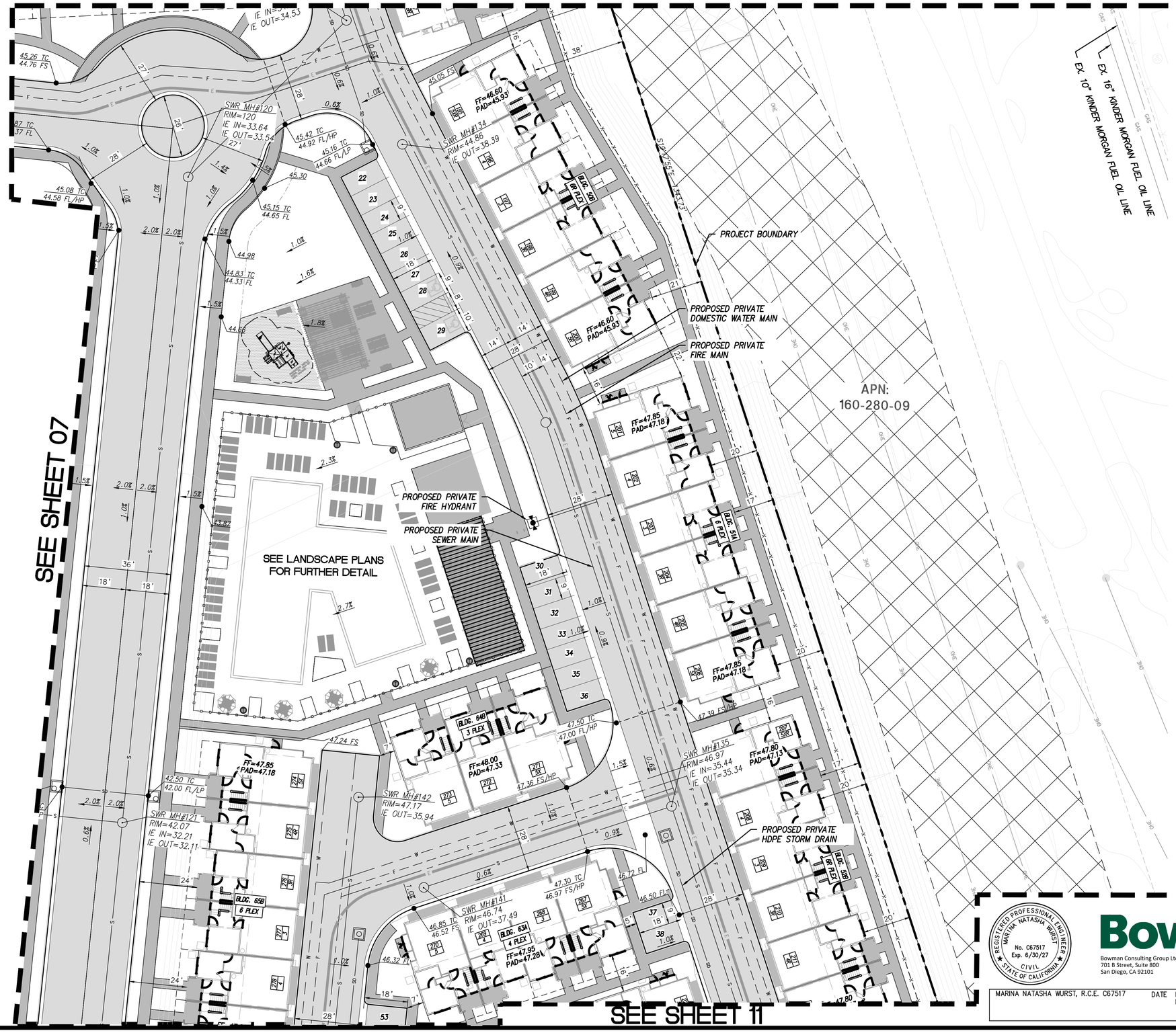
OCEAN KAMP

ENGINEER OF WORK

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

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SEE SHEET 06



LEGEND

- INDICATES UNIT NUMBER
- INDICATES PLAN TYPE
- INDICATES BUILDING NUMBER
- INDICATES BUILDING STYLE
- INDICATES BUILDING TYPE

PROPOSED AC PAVEMENT
EXISTING RIGHT OF WAY (TO REMAIN)
LOT LINE
FINISH FLOOR ELEVATION — FF=XX.XX
PAD ELEVATION — PAD=XX.XX
PROJECT BOUNDARY
PROPOSED CENTERLINE
PROPOSED CURB & GUTTER
PROPOSED WALKWAY
PARCEL LINE
PROPOSED DRAINAGE, SEWER & WATER EASEMENTS
PROPOSED FENCE
EXISTING GAS LINE — GAS
EXISTING OVERHEAD — OHE
PROPOSED SEWER MAIN — S
PROPOSED WATER MAIN — W
PROPOSED FIRE MAIN — F
PROPOSED STORM DRAIN PIPE — SD
PROPOSED DRY UTILITIES — E
PROPOSED FIRE HYDRANT
PROPOSED TYPE 'A' CLEANOUT
PROPOSED TYPE 'B' INLET
PROPOSED SEWER MANHOLE
OFFSITE FMZ EQUIVALENT

N

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

FILE NO. TXX-0000X

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 10

SEE SHEET 12

LEGEND

- INDICATES UNIT NUMBER
- INDICATES PLAN TYPE
- INDICATES BUILDING NUMBER
- INDICATES BUILDING STYLE
- INDICATES BUILDING TYPE

- PROPOSED AC PAVEMENT
- EXISTING RIGHT OF WAY (TO REMAIN)
- LOT LINE
- FINISH FLOOR ELEVATION — FF=XX.XX
- PAD ELEVATION — PAD=XX.XX
- PROJECT BOUNDARY
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED WALKWAY
- PARCEL LINE
- PROPOSED DRAINAGE, SEWER & WATER EASEMENTS
- PROPOSED FENCE
- EXISTING WATER MAIN
- EXISTING FORCE MAIN
- EXISTING GAS LINE
- EXISTING OVERHEAD
- PROPOSED SEWER MAIN
- PROPOSED WATER MAIN
- PROPOSED FIRE MAIN
- PROPOSED STORM DRAIN PIPE
- PROPOSED DRY UTILITIES
- PROPOSED FIRE HYDRANT
- PROPOSED TYPE 'A' CLEANOUT
- PROPOSED TYPE 'B' INLET
- PROPOSED SEWER MANHOLE
- OFFSITE FMZ EQUIVALENT

PROPOSED PRIVATE DOMESTIC WATER MAIN

PROPOSED PRIVATE FIRE MAIN

PROPOSED PRIVATE HDPE STORM DRAIN

PROPOSED PRIVATE SEWER MAIN

PROPOSED PRIVATE FIRE HYDRANT

PROPOSED DRY UTILITY TRENCH

PROPOSED PRIVATE FIRE HYDRANT

PROPOSED PRIVATE FIRE MAIN

PROPOSED PRIVATE DOMESTIC WATER MAIN

PROJECT BOUNDARY

APN: 160-280-09

S19°17'55"E 1343.75'

N31°41'09"E 134.17'

EX. 42" FORCE MAIN

EX. 16" KINDER MORGAN FUEL OIL LINE

EX. 10" KINDER MORGAN FUEL OIL LINE

EX. 24" FORCE MAIN

EX. 16" FORCE MAIN

EX. 4" WATER

EX. 10" SEWER

EX. 24" SEWER

20 10 0 20 40 60

SCALE: 1"=20'

N

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 11 of 19 SHEETS

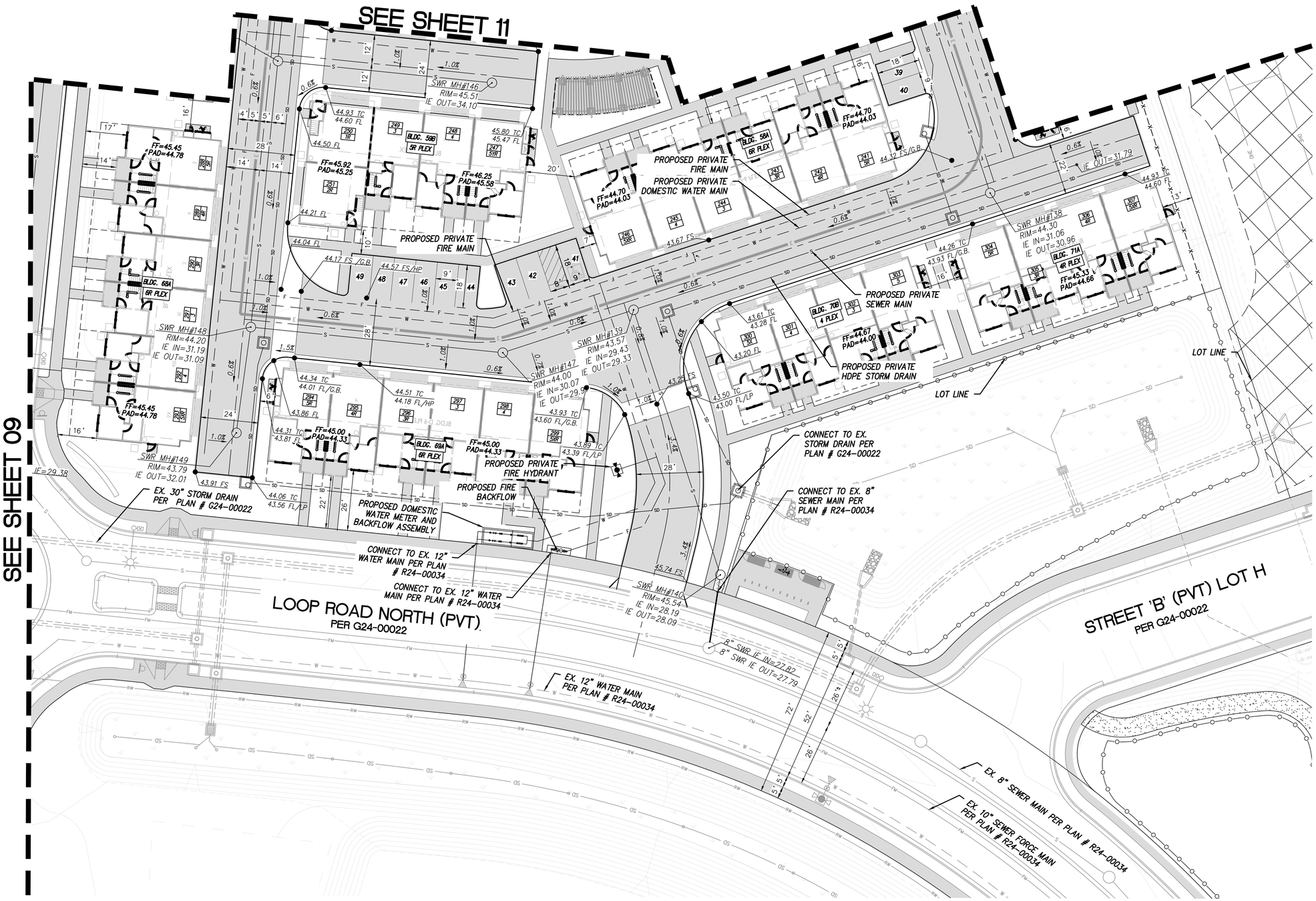
SITE DEVELOPMENT PLAN FOR:

OCEAN KAMP

ENGINEER OF WORK

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

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LEGEND

- INDICATES UNIT NUMBER
- INDICATES PLAN TYPE
- INDICATES BUILDING NUMBER
- INDICATES BUILDING STYLE
- INDICATES BUILDING TYPE

PROPOSED AC PAVEMENT	
EXISTING RIGHT OF WAY (TO REMAIN)	
LOT LINE	
FINISH FLOOR ELEVATION	FF=XX.XX
PAD ELEVATION	PAD=XX.XX
PROJECT BOUNDARY	
PROPOSED CENTERLINE	
PROPOSED CURB & GUTTER	
PROPOSED WALKWAY	
PARCEL LINE	
PROPOSED DRAINAGE, SEWER & WATER EASEMENTS	
PROPOSED FENCE	X
EXISTING SEWER MAIN	S
EXISTING WATER MAIN	W
EXISTING FORCE MAIN	FM
EXISTING STORM DRAIN PIPE	
EXISTING RECYCLED WATER	RW
EXISTING OVERHEAD	OHE
EXISTING STORM DRAIN CLEANOUT	
EXISTING STORM DRAIN INLET	
EXISTING CATCH BASIN	
EXISTING HEADWALL	
EXISTING RIP RAP	
PROPOSED SEWER MAIN	S
PROPOSED WATER MAIN	W
PROPOSED FIRE MAIN	F
PROPOSED STORM DRAIN PIPE	SD
PROPOSED DRY UTILITIES	E
PROPOSED FIRE HYDRANT	
PROPOSED TYPE 'A' CLEANOUT	
PROPOSED TYPE 'B' INLET	
PROPOSED SEWER MANHOLE	
OFFSITE FMZ EQUIVALENT	

N

20 10 0 20 40 60

SCALE: 1"=20'

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 12 of 19 SHEETS

SITE DEVELOPMENT PLAN FOR:

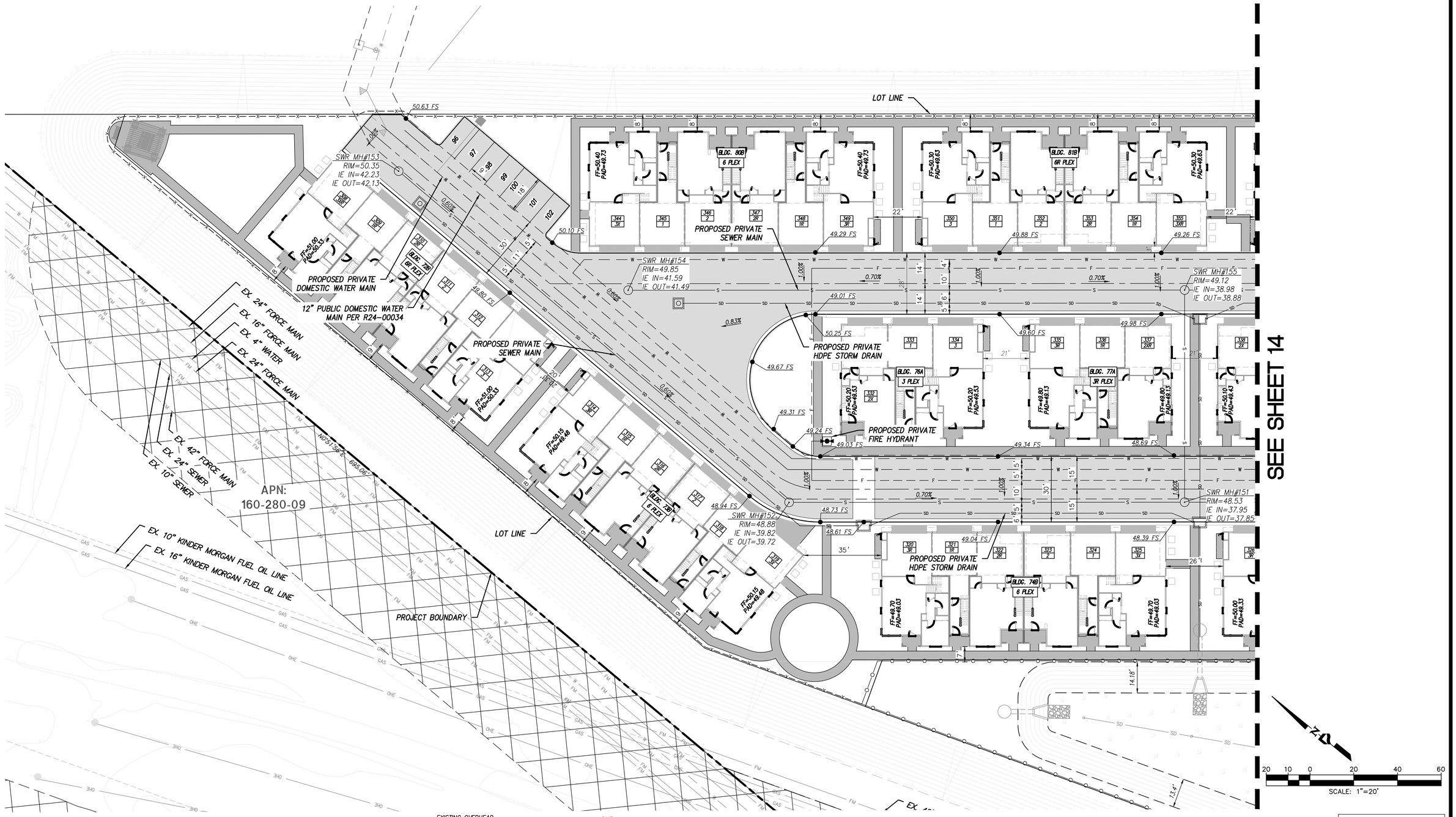
OCEAN KAMP

ENGINEER OF WORK

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

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LEGEND

- PROPOSED AC PAVEMENT
- EXISTING RIGHT OF WAY (TO REMAIN)
- LOT LINE
- FINISH FLOOR ELEVATION — FF=XX.XX
- PAD ELEVATION — PAD=XX.XX
- PROJECT BOUNDARY
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED WALKWAY
- PARCEL LINE
- PROPOSED DRAINAGE, SEWER & WATER EASEMENTS
- PROPOSED FENCE — —X— —
- EXISTING WATER MAIN — W
- EXISTING FORCE MAIN — FM
- EXISTING GAS LINE — GAS
- EXISTING STORM DRAIN PIPE
- EXISTING RECYCLED WATER — RW
- EXISTING OVERHEAD — OHE
- EXISTING STORM DRAIN INLET
- EXISTING HEADWALL
- EXISTING RIP RAP
- PROPOSED SEWER MAIN — S
- PROPOSED WATER MAIN — W
- PROPOSED FIRE MAIN — F
- PROPOSED STORM DRAIN PIPE — SD
- PROPOSED FIRE HYDRANT
- PROPOSED TYPE 'A' CLEANOUT
- PROPOSED TYPE 'B' INLET
- PROPOSED SEWER MANHOLE
- OFFSITE FMZ EQUIVALENT

7 / 3A — INDICATES UNIT NUMBER / INDICATES PLAN TYPE

BLDG. 51A / 6 PLEX — INDICATES BUILDING NUMBER / INDICATES BUILDING STYLE / INDICATES BUILDING TYPE

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

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

FILE NO. TXX-0000X

SHEET 13 of 19 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 15

LOT LINE

PROPOSED PRIVATE DOMESTIC WATER MAIN

PROPOSED PRIVATE FIRE MAIN

PROPOSED PRIVATE FIRE MAIN

PROPOSED PRIVATE HDPE STORM DRAIN

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

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

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

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

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

PROPOSED PRIVATE 8" SEWER MAIN

PROPOSED DOMESTIC WATER METER AND BACKFLOW ASSEMBLY

PROPOSED PRIVATE FIRE HYDRANT

PROPOSED FIRE BACKFLOW

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

OCEAN POINTE RD. (PVT)
PER G24-00022

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

EX. 18" STORM DRAIN PER PLAN # G24-00022

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

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

STREET 'B' (PVT) LOT H
PER G24-00022

PROPOSED PRIVATE FIRE HYDRANT

BLDG. 81B 6R PLEX
BLDG. 82B 6R PLEX
BLDG. 83B 6 PLEX
BLDG. 84B 6R PLEX
BLDG. 77A 3R PLEX
BLDG. 78A 3 PLEX
BLDG. 79A 3R PLEX
BLDG. 85B 6 PLEX
BLDG. 74B 6 PLEX
BLDG. 75B 6 PLEX
BLDG. 86A 8R PLEX
BLDG. 95A 8R PLEX

6,304 SF
0.145 AC

16" KINDER MORGAN FUEL OIL LINE
10" KINDER MORGAN FUEL OIL LINE

SEE SHEET 16

SCALE: 1"=20'

LEGEND

- INDICATES UNIT NUMBER
- INDICATES PLAN TYPE
- INDICATES BUILDING NUMBER
- INDICATES BUILDING STYLE
- INDICATES BUILDING TYPE

PROPOSED AC PAVEMENT
EXISTING RIGHT OF WAY (TO REMAIN)
LOT LINE
FINISH FLOOR ELEVATION — FF=XX.XX
PAD ELEVATION — PAD=XX.XX
PROJECT BOUNDARY
PROPOSED CENTERLINE
PROPOSED CURB & GUTTER
PROPOSED WALKWAY
PARCEL LINE
PROPOSED DRAINAGE, SEWER & WATER EASEMENTS
PROPOSED FENCE — X
EXISTING SEWER MAIN — S
EXISTING WATER MAIN — W
EXISTING FORCE MAIN — FM
EXISTING GAS LINE — GAS
EXISTING STORM DRAIN PIPE — SD
EXISTING OVERHEAD — OHE
EXISTING STORM DRAIN CLEANOUT
EXISTING STORM DRAIN INLET
EXISTING CATCH BASIN
EXISTING HEADWALL
EXISTING RIP RAP
PROPOSED SEWER MAIN — S
PROPOSED WATER MAIN — W
PROPOSED FIRE MAIN — F
PROPOSED STORM DRAIN PIPE — SD
PROPOSED FIRE HYDRANT
PROPOSED TYPE 'A' CLEANOUT
PROPOSED TYPE 'B' INLET
PROPOSED SEWER MANHOLE

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 14 of 19 SHEETS

SITE DEVELOPMENT PLAN FOR:
OCEAN KAMP

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

SEE SHEET 14

EX. 18" WATER
EX. 18" WATER
EX. 30" WATER PER W-2077
PROJECT BOUNDARY
EX. 24" SEWER PER S-283
EX. 12" WATER PER R-596
EX. 6" HP GAS
EX. 18" WATER MAIN
S50°49'59"W 221.15'
PROPOSED PRIVATE HDPE STORM DRAIN
LOT LINE
PROPOSED PRIVATE FIRE HYDRANT
PROPOSED PRIVATE FIRE MAIN
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
OCEAN POINTE RD. (PVT)
PER R34-00022
CONNECT TO EX. 12" WATER MAIN PER PLAN # R24-00034
PROPOSED PRIVATE DOMESTIC WATER MAIN
PROPOSED PRIVATE FIRE MAIN
SWR MH#170
RIM=51.15
IE IN=40.76
IE OUT=40.66
EXISTING 24" HDPE STORM DRAIN PER G24-00022
(IE IN=25.43)
(IE OUT=25.41)
PROJECT BOUNDARY
EX. 24" SEWER TO REMAIN IN SERVICE UNTIL 30"SEWER UPGRADE PER R25-000XX IS CONSTRUCTED
MISSION AVENUE
N39°10'46"W 55.45'
N84°10'46"W 36.71'
S50°50'43"W 85.03'
S39°14'09"E 55.51'
S50°49'59"W 36.13'
S50°49'59"W 464.40'
BLDG. 87C 12 PLEX
BLDG. 88B 8R PLEX
RIDE SHARE PICK UP
USPS PARKING
EV. VAN ACC.

SEE SHEET 16

LEGEND

- PROPOSED AC PAVEMENT
- EXISTING RIGHT OF WAY (TO REMAIN)
- LOT LINE
- FINISH FLOOR ELEVATION — FF=XX.XX
- PAD ELEVATION — PAD=XX.XX
- PROJECT BOUNDARY
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED WALKWAY
- PARCEL LINE
- PROPOSED DRAINAGE, SEWER & WATER EASEMENTS
- PROPOSED FENCE
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING GAS LINE
- EXISTING STORM DRAIN PIPE
- EXISTING STORM DRAIN CLEANOUT
- EXISTING STORM DRAIN INLET
- PROPOSED SEWER MAIN — S
- PROPOSED WATER MAIN — W
- PROPOSED FIRE MAIN — F
- PROPOSED STORM DRAIN PIPE — SD
- PROPOSED DRY UTILITIES — E
- PROPOSED FIRE HYDRANT
- PROPOSED TYPE 'A' CLEANOUT
- PROPOSED TYPE 'B' INLET
- PROPOSED SEWER MANHOLE

BLDG. 51A / 6 PLEX — INDICATES BUILDING NUMBER / INDICATES BUILDING STYLE / INDICATES BUILDING TYPE

1 / 3A — INDICATES UNIT NUMBER / INDICATES PLAN TYPE

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

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FILE NO. TXX-0000X

SHEET 15 of 19 SHEETS

SITE DEVELOPMENT PLAN FOR:
OCEAN KAMP

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

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SEE SHEET 15

SEE SHEET 14

SEE SHEET 17

ER MAIN PER # R24-00034

PER PLAN # G24-00022

PER R34-00022

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

STREET 'B' (PVT) LOT H
PER G24-00022

PROPOSED PRIVATE DOMESTIC WATER MAIN

PROPOSED PRIVATE FIRE MAIN

EXISTING 24" HDPE STORM DRAIN PER G24-00022

SWR MH#170
RIM=51.15
IE IN=40.76
IE OUT=40.66

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

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

PROPOSED PRIVATE FIRE HYDRANT

PROPOSED PRIVATE HDPE STORM DRAIN

SWR MH#169
RIM=49.34
IE OUT=41.29

SWR MH#160
RIM=51.49
IE OUT=43.30

PROPOSED PRIVATE SEWER MAIN

SWR MH#159
RIM=51.95
IE OUT=43.80

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

EX. 42" FORCE MAIN

EX. 10" KINDER MORGAN FUEL OIL LINE

EX. 16" KINDER MORGAN FUEL OIL LINE

LOT LINE

EX. 42" FORCE MAIN

LEGEND

- PROPOSED AC PAVEMENT
- EXISTING RIGHT OF WAY (TO REMAIN)
- LOT LINE
- FINISH FLOOR ELEVATION — FF=XX.XX
- PAD ELEVATION — PAD=XX.XX
- PROJECT BOUNDARY
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED WALKWAY
- PARCEL LINE
- PROPOSED DRAINAGE, SEWER & WATER EASEMENTS
- PROPOSED FENCE
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING FORCE MAIN
- EXISTING GAS LINE
- EXISTING STORM DRAIN PIPE
- EXISTING OVERHEAD
- EXISTING STORM DRAIN CLEANOUT
- EXISTING STORM DRAIN INLET
- PROPOSED SEWER MAIN
- PROPOSED WATER MAIN
- PROPOSED FIRE MAIN
- PROPOSED STORM DRAIN PIPE
- PROPOSED DRY UTILITIES
- PROPOSED FIRE HYDRANT
- PROPOSED TYPE 'A' CLEANOUT
- PROPOSED TYPE 'B' INLET
- PROPOSED SEWER MANHOLE
- OFFSITE FMZ EQUIVALENT

BLDG. 51A
6 PLEX
- INDICATES BUILDING NUMBER
- INDICATES BUILDING STYLE
- INDICATES BUILDING TYPE

1 / 3A
- INDICATES UNIT NUMBER
- INDICATES PLAN TYPE

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

REGISTERED PROFESSIONAL ENGINEER
MARINA NATASHA WURST
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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 15

SEE SHEET 16

EXISTING 24" HDPE STORM DRAIN PER G24-00022

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

CONNECT TO EX. STORM DRAIN PER G24-00022

CONNECT TO EX. STORM DRAIN PER G24-00022

EX. 24" SEWER TO REMAIN IN SERVICE UNTIL 30"SEWER UPGRADE PER R25-000XX IS CONSTRUCTED

PROPOSED PRIVATE DOMESTIC WATER MAIN

PROPOSED PRIVATE SEWER MAIN

PROPOSED PRIVATE" HDPE STORM DRAIN

PROPOSED PRIVATE FIRE MAIN

PROPOSED PRIVATE FIRE HYDRANT

PROJECT BOUNDARY

LOT LINE

EX. 42" FORCE MAIN

EX. 10" KINDER MORGAN FUEL OIL LINE

EX. 16" KINDER MORGAN FUEL OIL LINE

EX. 24" SEWER PER S-283

EX. 12" WATER PER R-596

EX. 6" HP GAS

EX. 18" WATER MAIN

EX. 24" WATER PER W-2074

MISSION AVENUE

LEGEND

- 1 / 3A — INDICATES UNIT NUMBER / INDICATES PLAN TYPE
- BLDG. 51A / 6 PLEX — INDICATES BUILDING NUMBER / INDICATES BUILDING STYLE / INDICATES BUILDING TYPE

PROPOSED AC PAVEMENT	
EXISTING RIGHT OF WAY (TO REMAIN)	
LOT LINE	
FINISH FLOOR ELEVATION	FF=XX.XX
PAD ELEVATION	PAD=XX.XX
PROJECT BOUNDARY	
PROPOSED CENTERLINE	
PROPOSED CURB & GUTTER	
PROPOSED WALKWAY	
PARCEL LINE	
PROPOSED DRAINAGE, SEWER & WATER EASEMENTS	
PROPOSED FENCE	
EXISTING SEWER MAIN	S
EXISTING WATER MAIN	W
EXISTING FORCE MAIN	FM
EXISTING GAS LINE	GAS
EXISTING STORM DRAIN PIPE	
EXISTING OVERHEAD	OHE
EXISTING STORM DRAIN CLEANOUT	
EXISTING STORM DRAIN INLET	
EXISTING CATCH BASIN	
EXISTING HEADWALL	
EXISTING RIP RAP	
PROPOSED SEWER MAIN	S
PROPOSED WATER MAIN	W
PROPOSED FIRE MAIN	F
PROPOSED STORM DRAIN PIPE	SD
PROPOSED DRY UTILITIES	E
PROPOSED FIRE HYDRANT	
PROPOSED TYPE 'A' CLEANOUT	
PROPOSED TYPE 'B' INLET	
PROPOSED SEWER MANHOLE	
OFFSITE FMZ EQUIVALENT	

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

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 17 of 19 SHEETS

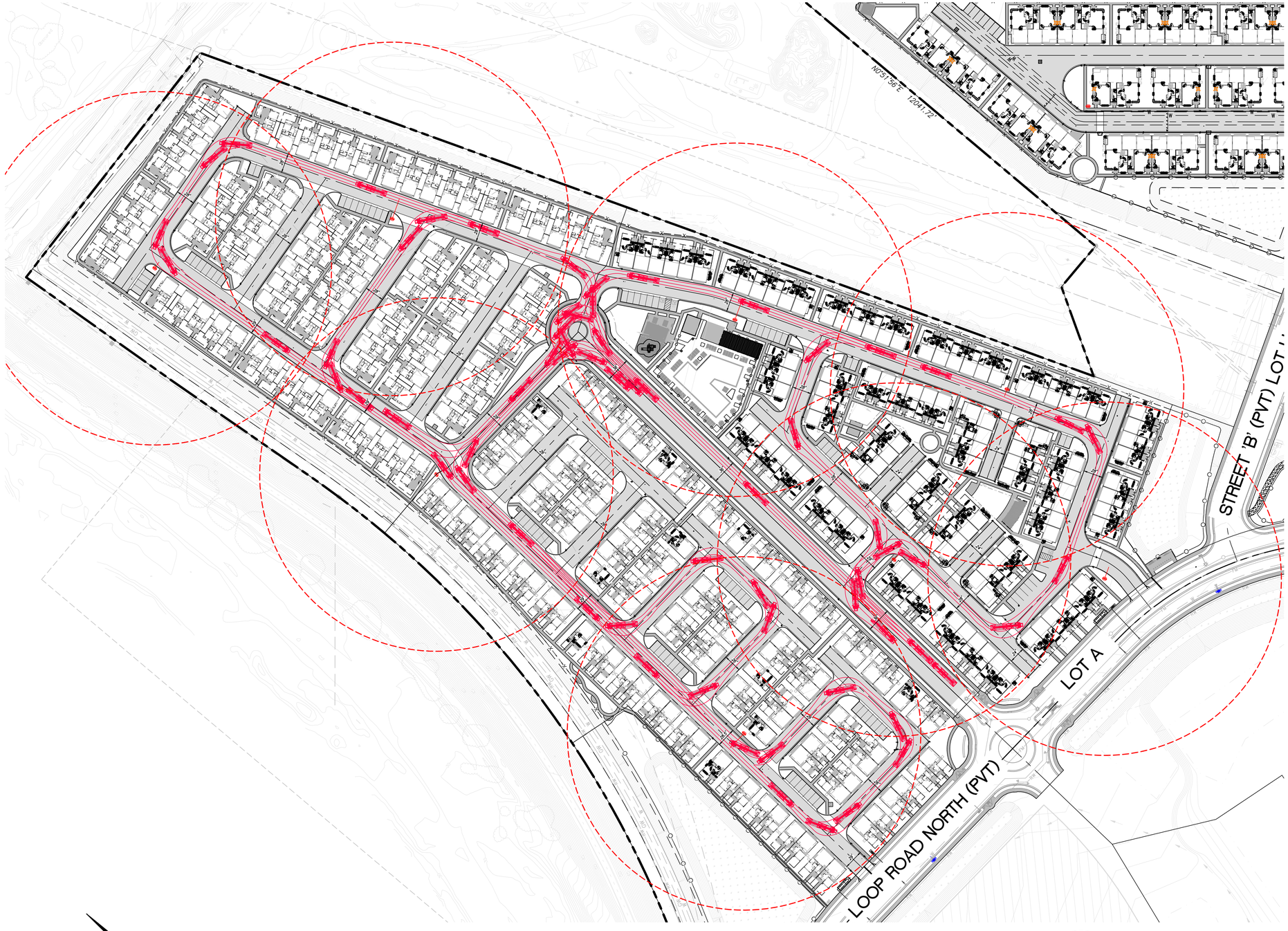
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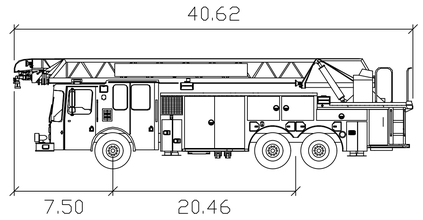
OCEAN KAMP

ENGINEER OF WORK

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

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UCFD 107' Aerial Ladder Pierce Arrow XT

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

LEGEND

PROP. FIRE HYDRANT FIRE

EXIST. FIRE HYDRANT

250' RADIUS FROM FIRE HYDRANT

TRUCK TURN

70 35 0 70 140 210

SCALE: 1"=70'

REGISTERED PROFESSIONAL ENGINEER
MARINA NATASHA WURST
No. C67517
Exp. 6/30/27
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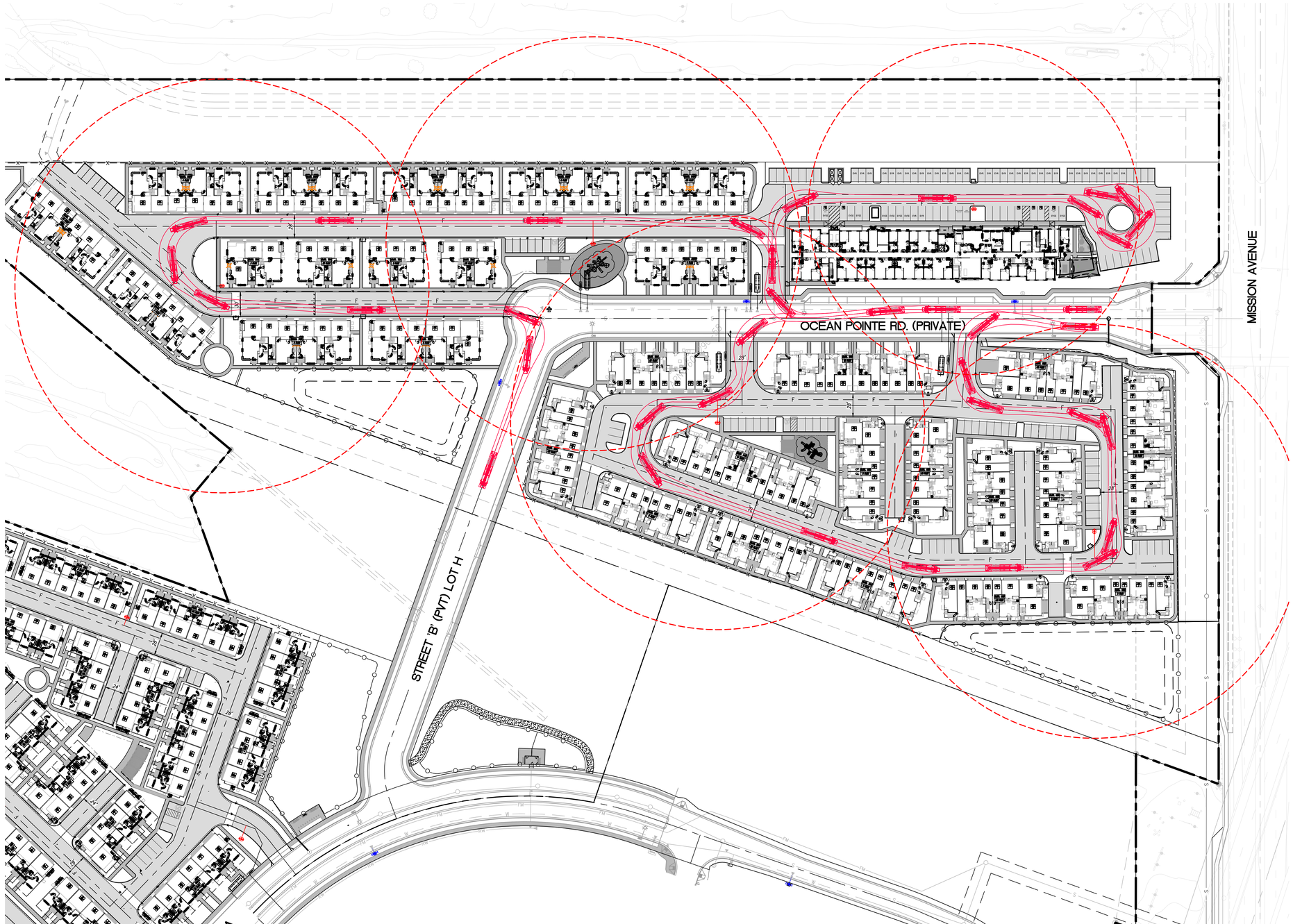
FIRE ACCESS PLAN FOR:

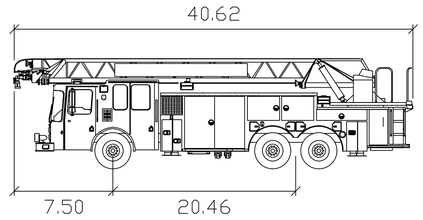
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UCFD 107' Aerial Ladder Pierce Arrow XT

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

LEGEND

PROP. FIRE HYDRANT FIRE

EXIST. FIRE HYDRANT

250' RADIUS FROM FIRE HYDRANT

TRUCK TURN

REGISTERED PROFESSIONAL ENGINEER
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SHEET 19 | 19 SHEETS

FIRE ACCESS PLAN FOR:

OCEAN KAMP

ENGINEER OF WORK

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