DEVELOPMENT MAP (D25-00009)
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:

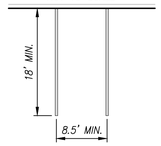
CUT	FILL	IMPORT
15,000 CY	15,000 CY	0 CY

- 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

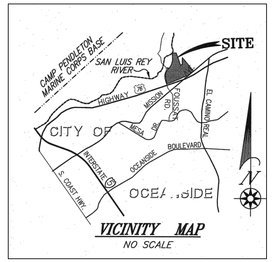


FEMA INFORMATION

- 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. 0607O3C0751F, AND 06073C0752F, EFFECTIVE DATE JUNE 19, 1997 AND WERE CONVERTED FROM NAGVD29 TO NAVD88.
- APPROVED CLOMR-F CASE NO. 19-09-1148C

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

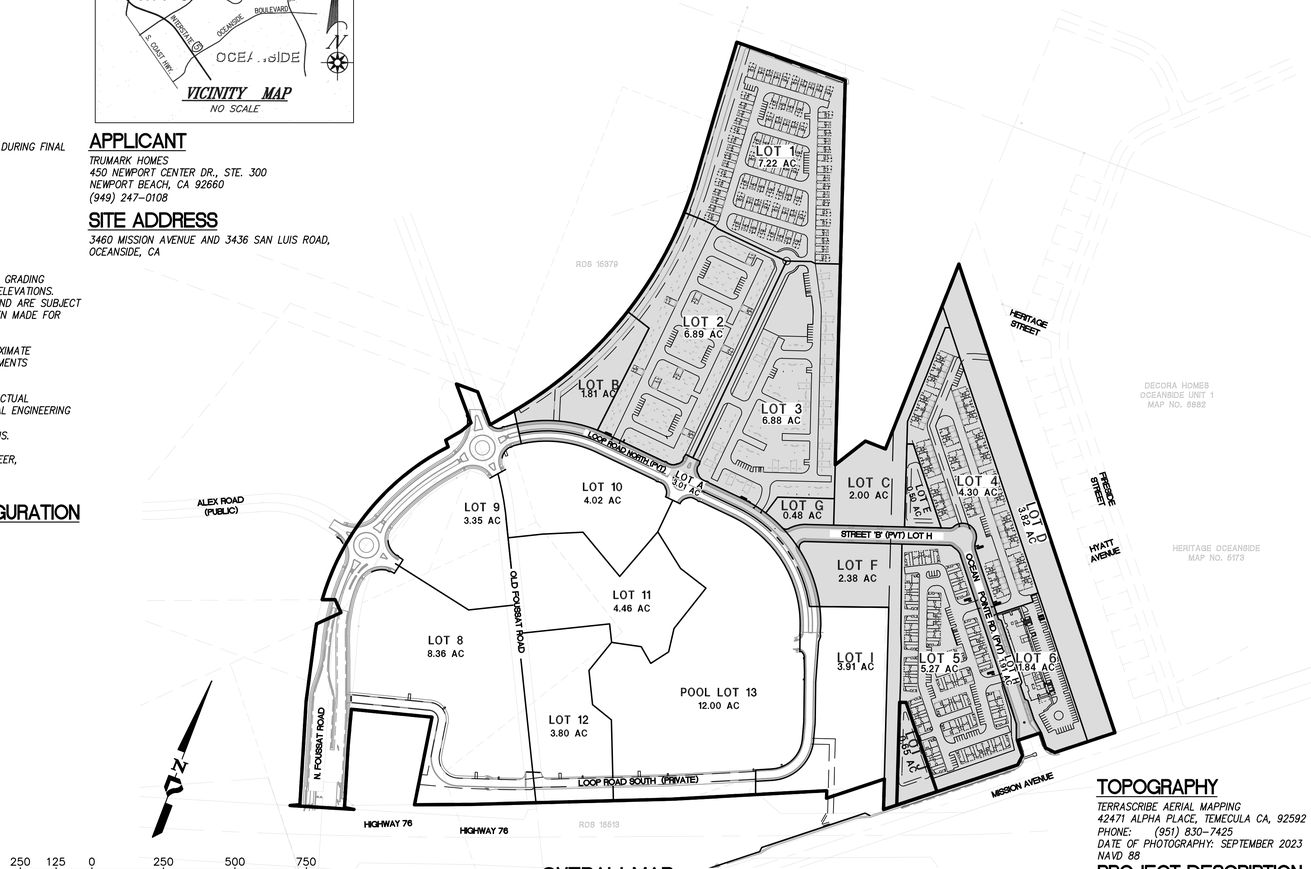


APPLICANT

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

SITE ADDRESS

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



OVERALL MAP

SCALE: 1"=250'

LOT COVERAGE CALCULATIONS

NORTH PARCEL

Lot 1	3-Story Detached Condominium (The Crest)				Grd. Flr. Coverage + Garage	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/3.5B	1,854	24	44,496	771				
Plan 2	4BR/3.5BA	1,956	26	50,856	800				
Plan 3	4BR/3BA	2,087	36	75,132	857				
		Subtotal	86	170,484		70,156	314,504	22%	11.9

Lot 2	3-Story Duplex Condominiums (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	2,034	32	65,088	849				
Plan 2	3BR/2.5BA	2,047	32	65,504	828				
Plan 3	4BR/3.5BA	2,129	34	72,386	851				
Plan 3Y	4BR/3.5BA	2,129	10	21,290	851				
		Subtotal	108	224,268		92,808	300,129	31%	15.7

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	1,458	6	8,748	663				
Plan 2	3BR/2.5BA	1,485	6	8,910	680				
Plan 3	3BR/2.5BA	1,801	31	55,831	767				
Plan 4	3BR/3BA	1,954	32	62,528	801				
Plan 5	4BR/3.5BA	2,052	16	32,952	860				
Plan 5X	4BR/3.5BA	2,062	21	43,302	860				
Plan 5Y	4BR/3.5BA	2,062	1	2,062	860				
		Subtotal	113	214,373		90,147	299,693	30%	16.4
NORTH PARCEL TOTAL			307	609,125	0	253,111	914,326	28%	14.6

EAST PARCEL

Lot 4	2-Story Condominiums (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				
Plan 2	3BR/2.5BA	1,564	20	31,280	1,148				
Plan 2Y	3BR/2.5BA	1,564	4	6,256	1,148				
Plan 3	3BR/3BA	1,657	10	16,570	1,350				
Plan 3X	3BR/3BA	1,657	10	16,570	1,350				
Plan 3Y	3BR/3BA	1,651	4	6,604	1,350				
		Subtotal	72	108,528		75,672	187,308	40%	16.7

Lot 5	3-Story Condominiums (The Current).				Grd. Flr. Coverage including	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	822	30	24,660	337				
Plan 2	2BR/2.5BA	1,280	22	28,160	570				
Plan 3	2BR/2.5BA	1,294	8	10,352	637				
Plan 4	2BR/2.5BA	1,345	15	20,175	620				
Plan 4Z	2BR/2.5BA	1,337	7	9,359	620				
Plan 4Y	2BR/2.5BA	1,337	8	10,696	620				
Plan 5	3BR/3BA	1,497	6	8,982	598				
Plan 6	3BR/3BA	1,488	6	8,928	834				
Plan 7	3BR/2.5BA	1,594	15	23,910	834				
Plan 7X	3BR/2.5BA	1,594	15	23,910	834				
		Subtotal	132	169,132		79,958	229,562	35%	25.0
LOTS 4 + 5 TOTAL			204	277,660		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	474,047		174,575	497,021	35%	23.4

TOTAL

EAST + NORTH TOTAL	574	1,083,172		517,833	1,411,347	37%	17.7

LEGEND

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

LOT 2
- 1 / 3A — INDICATES UNIT NUMBER / INDICATES PLAN TYPE
- BLDG. 1 / A — INDICATES BUILDING NUMBER / INDICATES BUILDING STYLE

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

LOT 4
- 1 / 3A — INDICATES UNIT NUMBER / INDICATES PLAN TYPE
- BLDG. 51A / 6 PLEX — INDICATES BUILDING NUMBER / INDICATES BUILDING STYLE / INDICATES BUILDING TYPE

LOT 5
- 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 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
- PROPOSED WHEELSTOP
- OFFSITE FMZ EQUIVALENT

SOILS ENGINEER

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

TOPOGRAPHY

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

ENGINEER

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

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 D25-00009 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.

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
San Diego, CA 92101

Phone: 619.235.6471
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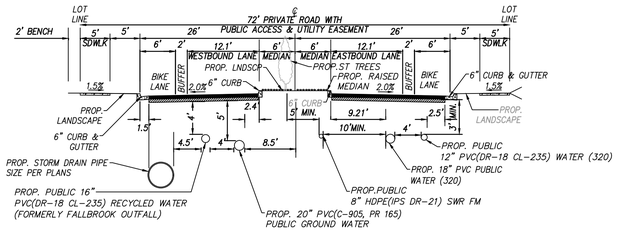
MARINA NATASHA WURST, R.C.E. C67517	DATE REGISTRATION EXPIRES 6-30-27	DESIGNED BY:	PM REVIEW:

SHEET 01 of 19 SHEETS

TITLE SHEET FOR: OCEAN KAMP

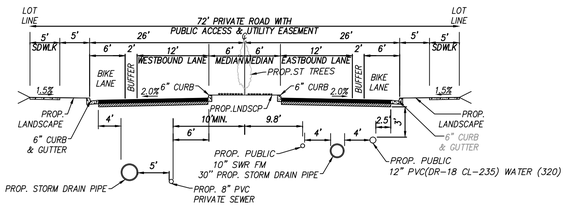
ENGINEER OF WORK
MARINA NATASHA WURST, R.C.E. C67517 DATE

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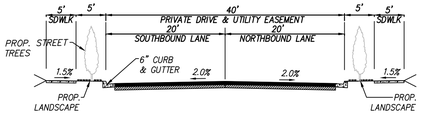
LOOP ROAD NORTH (PRIVATE)

NOT TO SCALE
PER PLAN # R24-00034



LOOP ROAD NORTH (PRIVATE)

NOT TO SCALE
PER PLAN # R24-00034

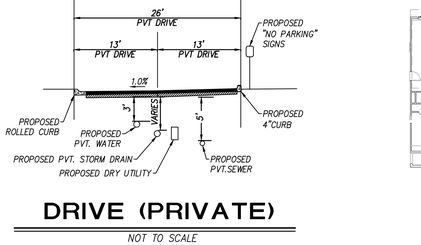


STREET 'B' (PRIVATE)

NOT TO SCALE
PER PLAN # R24-00034

OCEAN POINTE RD. (PRIVATE)

NOT TO SCALE
PER PLAN # R24-00034

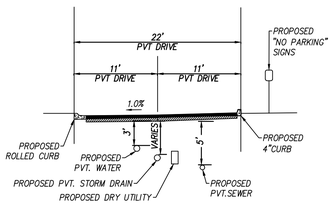


DRIVE NORTH-(PRIVATE)

NOT TO SCALE

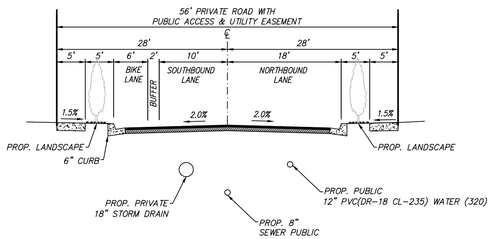
DRIVE (PRIVATE)

NOT TO SCALE



DRIVE (PRIVATE)

NOT TO SCALE

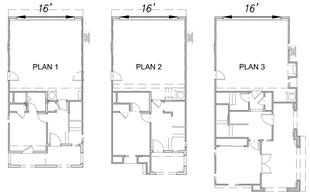


OCEAN POINTE RD. (PRIVATE)

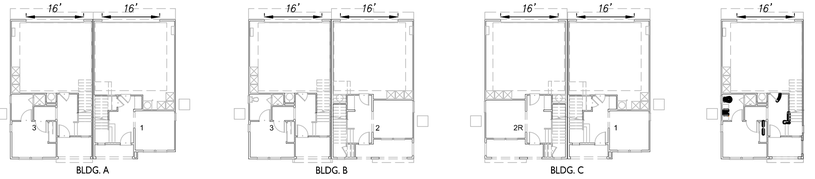
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PER PLAN # R24-00034

BUILDING UNIT TYPES

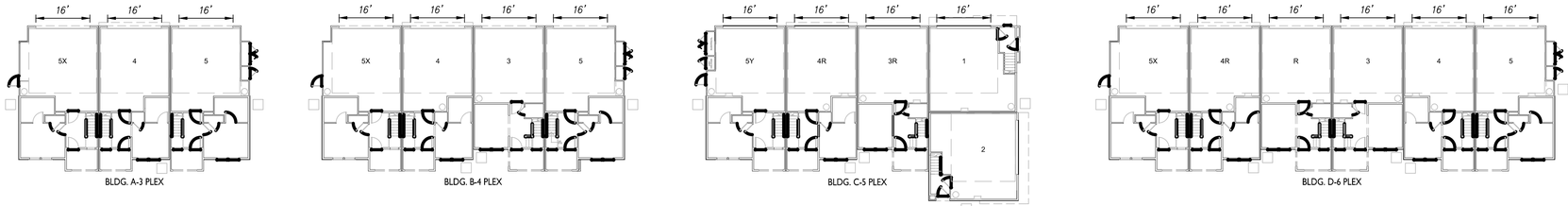
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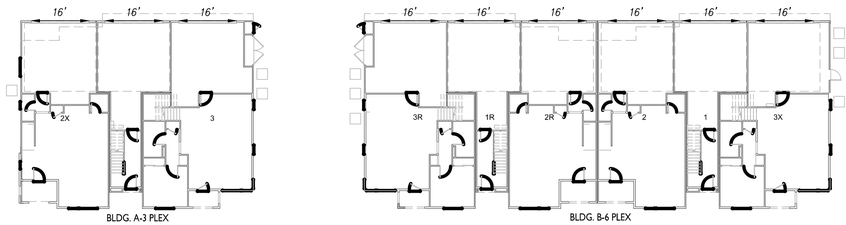
LOT 1



LOT 2

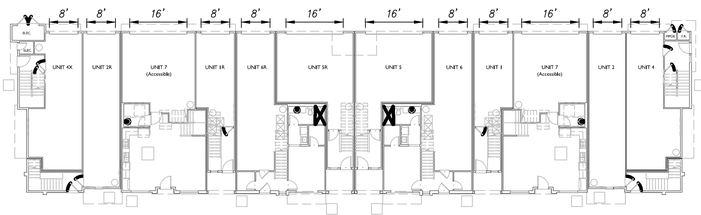


LOT 3



LOT 4





LOT 5

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

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Bowman.com
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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 02 | 19 SHEETS

STREET SECTIONS AND BUILDING UNIT TYPES FOR:
OCEAN KAMP

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

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LOT 1- THE CREST, 3-STORY SFD

UNIT MIX SUMMARY

PLAN TYPE	DESCRIPTION	CONDITIONED NET		GARAGE/UNIT		2ND FLR DECK		PORCH		NO. OF UNITS
PLAN 1	3 BD / 3.5 BA (2 CAR GARAGE)	1,854	SF	458	SF	51	SF	86(1)	SF	24
PLAN 2	4 BD / 3.5 BA (2 CAR GARAGE)	1,956	SF	458	SF	47(2)	SF	51(3)	SF	26
PLAN 3	4 BD / 3 BA (2 CAR GARAGE)	2,087	SF	472	SF	0	SF	176(4)	SF	36

TOTAL NO. UNITS 86

(1)VARIES PER ELEVATION A=86, B= 50, AND C=80, (2) VARIES PER ELEVATION A=47, B=64 AND C=87,
(3)VARIES PER ELEVATION A-51, B=66 AND C=97, (4) VARIES PER ELEVATION A AND B=176 AND C=185.

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

LOT 2 - 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 FLEX (2 CAR GARAGE)	2,034	SF	505	SF	71	SF	78	SF	32
PLAN 2	3 BD / 2.5 BA FLEX OPT. 4 BD (2 CAR GARAGE)	2,047	SF	486	SF	49	SF	33	SF	32
PLAN 3	4 BD / 3.5 BA (2 CAR GARAGE)	2,129	SF	501	SF	65	SF	49	SF	34
PLAN 3Y	4 BD / 3.5 BA (2 CAR GARAGE)	2,129	SF	501	SF	63	SF	47	SF	10

TOTAL NO. UNITS 108

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	17	5,528	SF	93,976	SF
B	DUPLEX	TWO DWELLING UNIT-R-3	VB	NFPA 13D	17	5,590	SF	95,030	SF
C	DUPLEX	TWO DWELLING UNIT-R-3	VB	NFPA 13D	15	5,492	SF	82,380	SF
SFD	SFD	ONE DWELLING UNIT-R-3	VB	NFPA 13D	10	2,740	SF	27,400	SF

LOT 3 - 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)	1,458	SF	594	SF	67	SF	4	SF	6
PLAN 2	3 BD / 2.5 BA (2 CAR GARAGE)	1,485	SF	564	SF	74	SF	0	SF	6
PLAN 3	3 BD / 2.5 BA (2 CAR GARAGE)	1,801	SF	500	SF	50	SF	50	SF	31
PLAN 4	3 BD / 3.5 BA (2 CAR GARAGE)	1,954	SF	497	SF	46	SF	46	SF	32
PLAN 5	4 BD / 3.5 BA (2 CAR GARAGE)	2,062	SF	497	SF	46	SF	46	SF	16
PLAN 5X	4 BD / 3.5 BA (2 CAR GARAGE)	2,062	SF	526	SF	46	SF	46	SF	21
PLAN 5Y	4 BD / 3.5 BA (2 CAR GARAGE)	2,062	SF	526	SF	46	SF	46	SF	1

TOTAL NO. UNITS 113

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	8,076	SF	8,076	SF
B	4-PLEX	TOWNHOUSE R-3	VB	NFPA 13D	5	10,545	SF	52,725	SF
C	5-PLEX	TOWNHOUSE R-3	VB	NFPA 13D	6	12,233	SF	73,398	SF
D	6-PLEX	TOWNHOUSE R-3	VB	NFPA 13D	10	15,618	SF	156,180	SF

LOT 4 - 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	494	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 2Y	3 BD / 2.5 BA (2 CAR GARAGE)	1,564	SF	463	SF	0	SF	58	SF	4
PLAN 3	3 BD / 3 BA (2 CAR GARAGE)	1,657	SF	444	SF	0	SF	37	SF	10
PLAN 3X	3 BD / 3 BA (2 CAR GARAGE)	1,657	SF	459	SF	0	SF	37	SF	10
PLAN 3Y	3 BD / 3 BA (2 CAR GARAGE)	1,651	SF	443	SF	0	SF	37	SF	4

TOTAL NO. UNITS 72

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

LOT 5 - THE CURRENT, 3-STORY CONDOMINIUMS:

UNIT MIX SUMMARY

PLAN TYPE	DESCRIPTION	CONDITIONED NET		GARAGE/UNIT		2ND FLR DECK		3RD FLR DECK		PORCH		NO. OF UNITS
PLAN 1	1 BD / 1 BA (1 CAR GARAGE)	822	SF	293	SF	48	SF	0	SF	33	SF	30
PLAN 2	2 BD / 2.5 BA (2 CAR TANDEM GARAGE)	1,280	SF	464	SF	0	SF	52	SF	0	SF	22
PLAN 3	2 BD / 2.5 BA (2 CAR GARAGE)	1,294	SF	522	SF	59	SF	0	SF	0	SF	8
PLAN 4	2 BD / 2.5 BA (2 CAR TANDEM GARAGE)	1,345	SF	510	SF	0	SF	0	SF	0	SF	15
PLAN 4Z	2 BD /2.5 BA (2 CAR TANDEM GARAGE)	1,337	SF	489	SF	0	H	0	SF	0	SF	7
PLAN 4Y	2 BD / 2.5 BA (2 CAR GARAGE)	1,337	SF	496	SF	0	SF	0	SF	0	SF	8
PLAN 5	3 BD / 3 BA (2 CAR GARAGE)	1,497	SF	506	SF	0	SF	0	SF	46	SF	6
PLAN 6	3 BD / 3 BA (2 CAR TANDEM GARAGE)	1,488	SF	464	SF	50	SF	0	SF	0	SF	6
PLAN 7	3 BD / 2.5 BA (2 CAR GARAGE)	1,594	SF	466	SF	0	SF	0	SF	0	SF	15
PLAN 7X	3 BD / 2.5 BA (2 CAR GARAGE)	1,594	SF	466	SF	0	SF	0	SF	0	SF	15

TOTAL NO. UNITS 132

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	14,726	SF	58,904	SF
B	8-PLEX	3-STORY R-2	VB	NFPA 13	8	14,780	SF	118,240	SF
C	12-PLEX	3-STORY R-2	VB	NFPA 13	3	23,252	SF	69,756	SF

APARTMENTS (AFFORDABLE SITE)

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

PROPOSED PARKING PER AREA:

NORTH LOTS 1, 2, 3 AND RECREATION

LOT1

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

LOT2

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

LOT3

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

Rec. Area-LOT3

	Total D.U.	Total Stalls
Dwelling Units	0	0
Open Bay Stalls Provided		6
ADA Van Provided		2
	0	8

EAST LOTS 4 AND 5

LOT4

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

LOT5

	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

REQUIRED PARKING PER OCEAN KAMP MIXED USE PLAN

North 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)			676

East 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-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

1198

PROVIDED PARKING PER APT. AFFORDABLE SITE

North Lots 1, 2 & 3

Dwelling Units	Per Ste Plan	Garage Spaces Provided	Total Carrage Spaces
1 Bedroom Garages	0	0	
2 Bedroom Garages	307	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		
LOTS 1-3			
ADA Van	1		
	9		9
NORTH TOTAL GUEST OPEN BAY			95
NORTH TOTAL PARKING STALLS			713

East Lots 4 & 5

Dwelling Units	Per Ste Plan	Garage Spaces Provided	Total Carrage 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			
LOT 5	ADA Van	1	
LOT 4	ADA Van	1	
		2	2
EAST TOTAL GUEST OPEN BAY			70
EAST TOTAL PARKING STALLS			448

Apartments Affordable-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

MIXED-USE PLAN DEVELOPMENT STANDARDS (TABLE 1)

Standard	Mixed-Use Development Plan	Site Plan-As Shown-D 25-00009
Minimum Lot Area –Residential	5,000	As shown on Site Development Permit
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' The units proposed are all condominiums for single family detached, duplexes, townhomes and apartments and will not have their own lots.
Maximum Site Coverage[1]	50%	**Neighborhood Lot Coverage** -Lot 1=70.156 s.f. -Lot 2=92,808 s.f. -Lot 3=90,147 s.f. -Lot 4=75,672 s.f. -Lot 5=79,958 s.f. -Lot 6=18,945 s.f.
Minimum Building Setbacks	15 ft from front- and side-facing bldgs.	Min. setback from Lot Line= 5 ft. Min. setback between buildings/side= 6 ft.
Maximum Building Height[2]	50 ft	48'-11" (Apartments-Affordable Unit Bldg.)
Maximum Base FAR	1.0	**Floor Area Ratio (FAR)** -Lot 1=70.156 s.f./314,503 s.f.= 0.22 -Lot 2=92,808 s.f./300,128=0.31 -Lot 3=90,147 s.f./299,693=0.30 -Lot 4=75,672 s.f./187,308=0.40 -Lot 5=79,958 s.f./ 299,561=0.35 -Lot 6=18,945 s.f./80,150=0.24
Maximum FAR Bonus	0.5	0.5
Minimum Site Landscaping	15%	30%
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 within the front yard setback 3.5ft=6 ft. Fence within other yard setback areas=6 ft. Retaining Wall=6 ft Wall abutting a residential 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 d.u./ac.	20.6 d.u./ac.

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."

REGISTERED PROFESSIONAL ENGINEER
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Exp. 6/30/27
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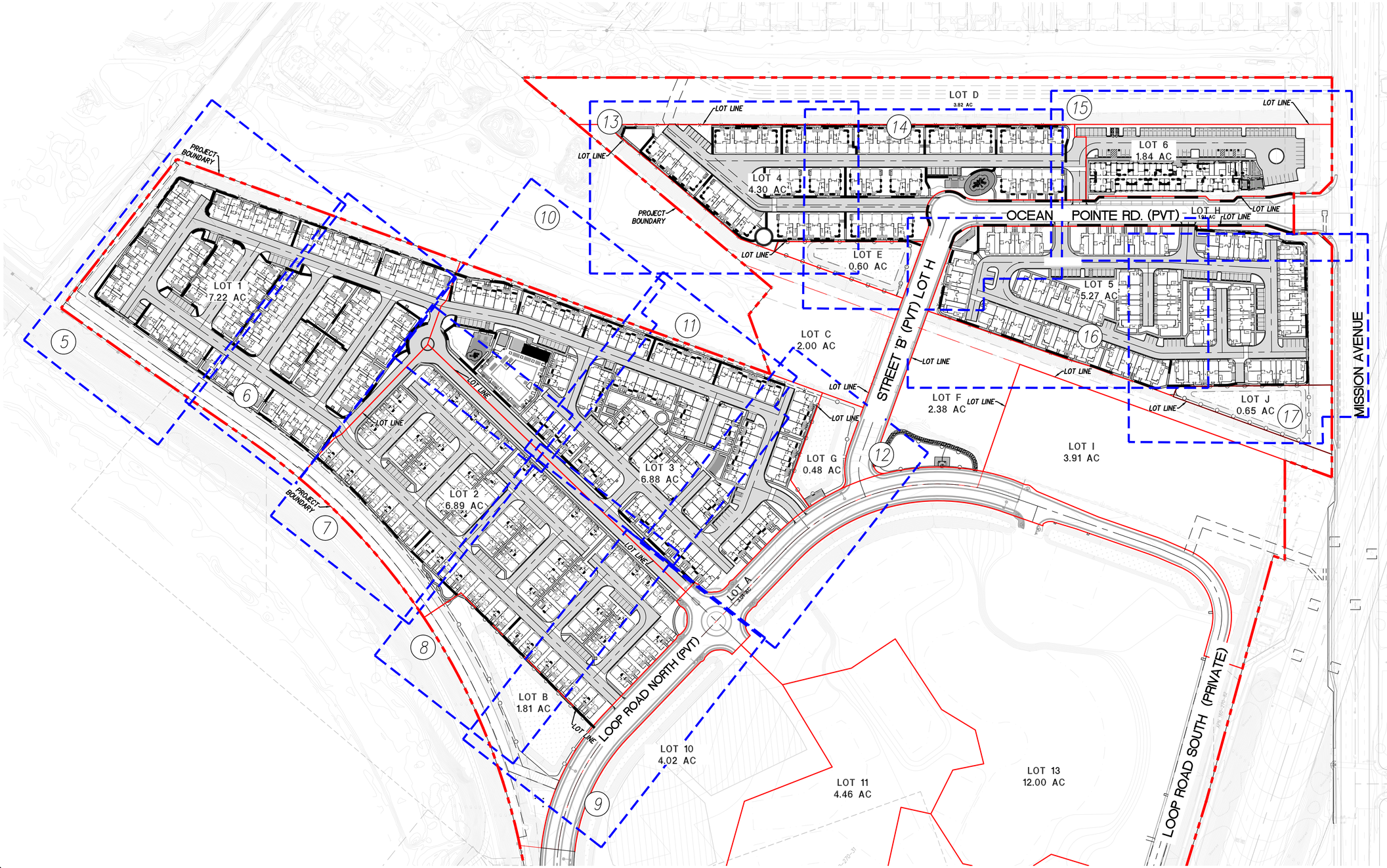
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SHEET 03 of 19 SHEETS

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 PVT. SEWER MAIN — S
- PROPOSED PVT. WATER MAIN — W
- PROPOSED PVT. FIRE MAIN — F
- PROPOSED PVT. STORM DRAIN PIPE — SD
- PROPOSED DRY UTILITIES — E
- INDICATES UNIT NUMBER
- INDICATES PLAN TYPE
- PROPOSED PVT. FIRE HYDRANT
- PROPOSED PVT. TYPE 'A' CLEANOUT
- PROPOSED PVT. TYPE 'B' INLET
- PROPOSED PVT. SEWER MANHOLE
- OFFSITE FMZ EQUIVALENT
- PROPOSED FENCE

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SHEET 05 — 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	
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 PVT. SEWER MAIN	S
PROPOSED PVT. WATER MAIN	W
PROPOSED PVT. FIRE MAIN	F
PROPOSED PVT. STORM DRAIN PIPE	SD
PROPOSED DRY UTILITIES	E

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

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SHEET 06 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

SEE SHEET 10

SEE SHEET08

PROJECT BOUNDARY

LOT LINE

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

PROPOSED FENCE

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

L=107.10'
R=1404.56

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

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#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

LOT 2
6.89 AC

LOT 3
6.88 AC

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
- EXISTING RECYCLED WATER
- EXISTING GROUNDWATER

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

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

N

20 10 0 20 40 60

SCALE: 1"=20'

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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 07

SEE SHEET 07

SEE SHEET 11

SEE SHEET 09

LOT LINE

PROJECT BOUNDARY

LOT LINE

LOT LINE

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=43.89
Δ=07.37.0
R=1404.56

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.

LOT B
1.81 AC

LOT 2
0.89 AC

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=43.30 PAD=42.63
BLDG. 31 A — FF=44.00 PAD=43.33
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
42.84 TC
42.34 FL/HP
42.73 FS
43.35 FS
43.31 FL
43.66 FS
42.25 FS
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
44.00 TC
43.50 FL/HP
43.81 TC
43.31 FL

68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95

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

LEGEND

- INDICATES UNIT NUMBER / INDICATES PLAN TYPE
- BLDG. 1 / A — 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
- EXISTING STORM DRAIN PIPE
- EXISTING RECYCLED WATER
- EXISTING GROUNDWATER
- EXISTING STORM DRAIN INLET
- EXISTING HEADWALL
- EXISTING RIP RAP
- PROPOSED PVT. SEWER MAIN
- PROPOSED PVT. WATER MAIN
- PROPOSED PVT. FIRE MAIN
- PROPOSED PVT. STORM DRAIN PIPE
- PROPOSED DRY UTILITIES
- PROPOSED PVT. FIRE HYDRANT
- PROPOSED PVT. TYPE 'A' CLEANOUT
- PROPOSED PVT. TYPE 'B' INLET
- PROPOSED PVT. SEWER MANHOLE
- OFFSITE FMZ EQUIVALENT

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 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

LOT B
1.81 AC

LOT 2
6.89 AC

LOT A
3.01 AC

LOT 10
4.03 AC

LOOP ROAD NORTH (PVT)
PER G24-00022

LOT LINE
N43.56'E
L=107.70'
R=1404.56'

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. ____

PROJECT BOUNDARY

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

EX. 20" GROUNDWATER PER PLAN # R24-00034

EX. 18" WATER PER PLAN # R24-00034

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 FIRE BACKFLOW

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

8" SWR IE IN=30.93
8" SWR IE OUT=30.83

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. 30" STORM DRAIN PER PLAN # G24-00022

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

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

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

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

8" SWR IE=29.38

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

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
41.40 TC
41.07 FL
41.37 TC
40.87 FL
41.10 FS IE IN=31.15
41.21 TC
40.71 FL/LP
42.51 TC
42.18 FL

BLDG. 11 B — FF=42.85 PAD=42.18
BLDG. 12 C — FF=42.50 PAD=41.83
BLDG. 13 A — FF=42.15 PAD=41.48
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. 36 B — FF=42.45 PAD=41.78
BLDG. 37 C — FF=42.85 PAD=42.18
BLDG. 38 A — FF=43.20 PAD=42.53
BLDG. 39 C — FF=43.45 PAD=42.78
BLDG. 40 A — FF=43.95 PAD=43.28
FF=44.40 PAD=43.73
FF=43.65 PAD=42.98

82 83 84 85 86 87 88 89 90 91 92 93 94 95

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

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

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

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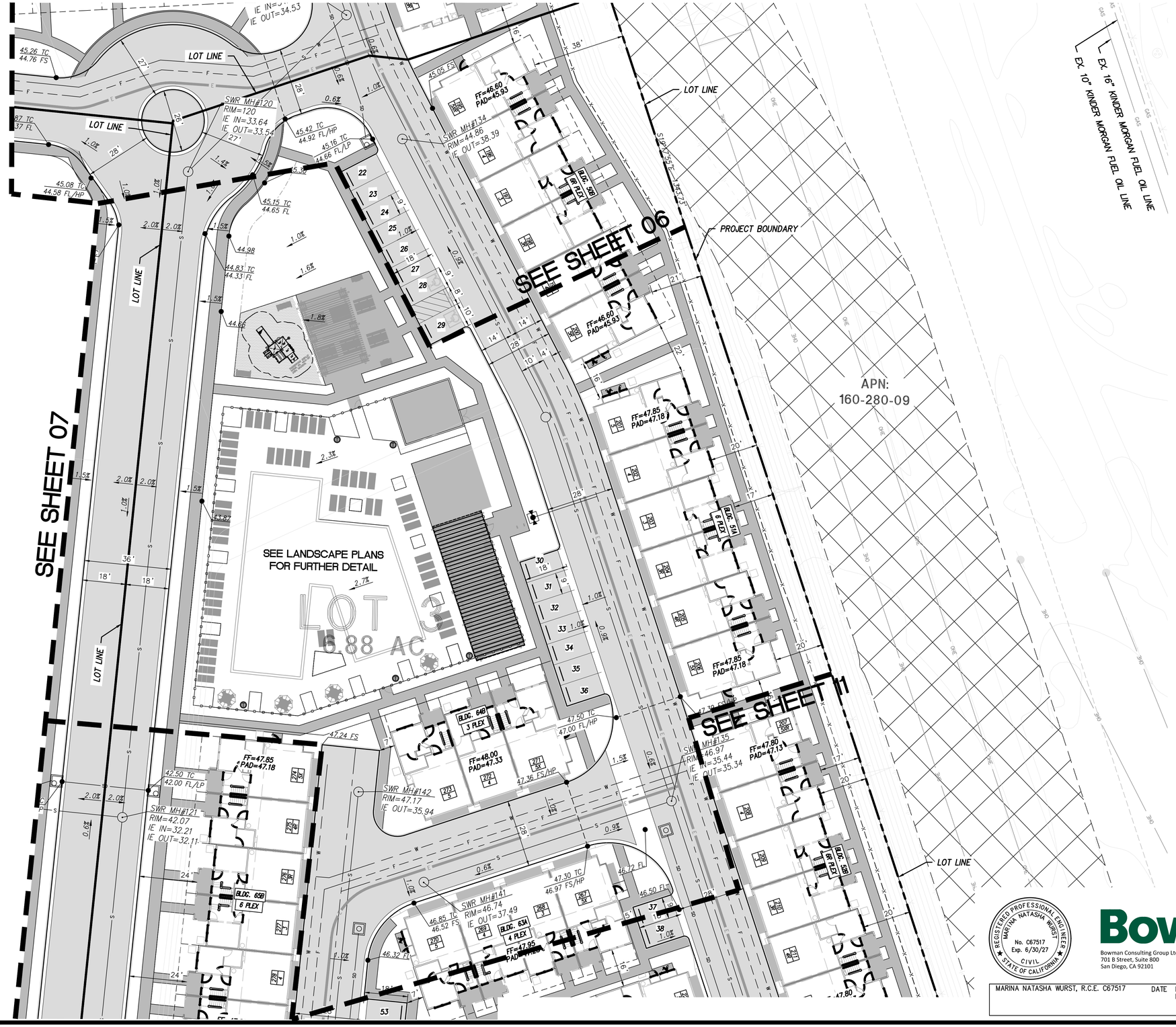
MARINA NATASHA WURST, R.C.E. C67517	DATE REGISTRATION EXPIRES 6-30-27	DESIGNED BY:	PM REVIEW:

SHEET 09 — 19 SHEETS

SITE DEVELOPMENT PLAN FOR:
OCEAN KAMP

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

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LEGEND

- 1 — INDICATES UNIT NUMBER
- 3A — INDICATES PLAN TYPE
- BLDG. 51A — INDICATES BUILDING NUMBER
- 6 PLEX — 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 PVT. SEWER MAIN	S
PROPOSED PVT. WATER MAIN	W
PROPOSED PVT. FIRE MAIN	F
PROPOSED PVT. STORM DRAIN PIPE	SD
PROPOSED DRY UTILITIES	E
PROPOSED PVT. FIRE HYDRANT	
PROPOSED PVT. TYPE 'A' CLEANOUT	
PROPOSED PVT. TYPE 'B' INLET	
PROPOSED PVT. 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
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MARINA NATASHA WURST, R.C.E. C67517	DATE REGISTRATION EXPIRES 6-30-27	DESIGNED BY:	PM REVIEW:

SHEET 10 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 10

SEE SHEET 08

SEE SHEET 12

LOT LINE

PROJECT BOUNDARY

APN: 160-280-09

S16°17'55"E 1343.75'

N31°41'09"E 134.17'

LOT C
2.00 AC

6.88 AC

LOT 03
6.93 AC

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

BLDG. 65B 6 PLEX
BLDG. 66A 4R PLEX
BLDG. 67B 4 PLEX
BLDG. 61B 5R PLEX
BLDG. 60A 5 PLEX
BLDG. 62A 5 PLEX
BLDG. 63A 6R PLEX
BLDG. 56A 5R PLEX
BLDG. 57B 5 PLEX
BLDG. 58A 6R PLEX
BLDG. 59B 5R PLEX
BLDG. 63B 6R PLEX
BLDG. 63C 6 PLEX
BLDG. 56B 5R PLEX
BLDG. 63D 6 PLEX
BLDG. 63634 4 PLEX

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

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 — W
EXISTING FORCE MAIN — FM
EXISTING GAS LINE — GAS
EXISTING OVERHEAD — OHE
PROPOSED PVT. SEWER MAIN — S
PROPOSED PVT. WATER MAIN — W
PROPOSED PVT. FIRE MAIN — F
PROPOSED PVT. STORM DRAIN PIPE — SD
PROPOSED DRY UTILITIES — E
PROPOSED PVT. FIRE HYDRANT
PROPOSED PVT. TYPE 'A' CLEANOUT
PROPOSED PVT. TYPE 'B' INLET
PROPOSED PVT. SEWER MANHOLE
OFFSITE FMZ EQUIVALENT

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

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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SEE SHEET 11

SEE SHEET 09

LOT 3
6.88 AC

LOT G
0.48 AC

LOT A
3.01 AC

POOL LOT 13
12.00 AC

LOOP ROAD NORTH (PVT)
PER G24-00022

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

LOT LINE

SWR MH#146
RIM=45.51
IE OUT=34.10

SWR MH#147
RIM=44.00
IE IN=30.07
IE OUT=29.94

SWR MH#148
RIM=44.20
IE IN=31.19
IE OUT=31.09

SWR MH#149
RIM=43.79
IE OUT=32.01

SWR MH#138
RIM=44.30
IE IN=31.06
IE OUT=30.96

SWR MH#139
RIM=43.57
IE IN=29.43
IE OUT=29.33

SWR MH#140
RIM=45.54
IE IN=28.19
IE OUT=28.09

BLDG. 59B 5R FLEX
BLDG. 58A 6R FLEX
BLDG. 58B 5R FLEX
BLDG. 68A 6R FLEX
BLDG. 68B 6R FLEX
BLDG. 70B 4 FLEX
BLDG. 71A 4R FLEX

FF=45.45 PAD=44.78
FF=45.92 PAD=45.25
FF=46.25 PAD=45.58
FF=44.70 PAD=44.03
FF=45.00 PAD=44.33
FF=44.67 PAD=44.00
FF=45.33 PAD=44.66

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

PROPOSED FIRE BACKFLOW

PROPOSED DOMESTIC WATER METER AND BACKFLOW ASSEMBLY

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

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

CONNECT TO EX. STORM DRAIN PER PLAN # G24-00022

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

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

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

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

8" SWR IE IN=27.82
8" SWR IE OUT=27.79

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 PVT. SEWER MAIN	S
PROPOSED PVT. WATER MAIN	W
PROPOSED PVT. FIRE MAIN	F
PROPOSED PVT. STORM DRAIN PIPE	SD
PROPOSED DRY UTILITIES	E
PROPOSED PVT. FIRE HYDRANT	
PROPOSED PVT. TYPE 'A' CLEANOUT	
PROPOSED PVT. TYPE 'B' INLET	
PROPOSED PVT. 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
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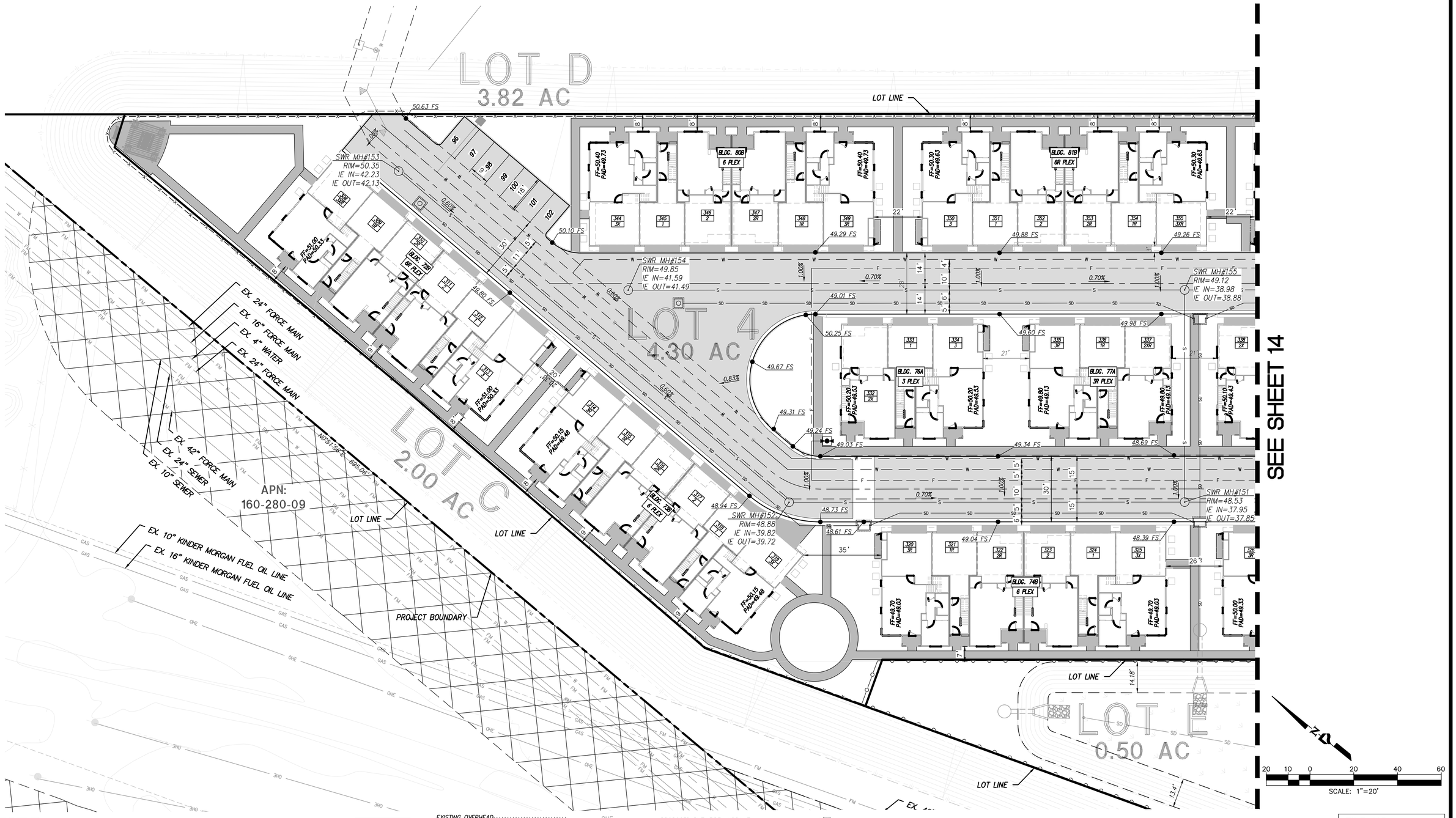
MARINA NATASHA WURST, R.C.E. C67517	DATE	REGISTRATION EXPIRES 6-30-27	DESIGNED BY:	PM REVIEW:

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
- 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 PVT. SEWER MAIN — S
- PROPOSED PVT. WATER MAIN — W
- PROPOSED PVT. FIRE MAIN — F
- PROPOSED PVT. STORM DRAIN PIPE — SD
- PROPOSED PVT. FIRE HYDRANT
- PROPOSED PVT. TYPE 'A' CLEANOUT
- PROPOSED PVT. TYPE 'B' INLET
- PROPOSED PVT. SEWER MANHOLE
- OFFSITE FMZ EQUIVALENT

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

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

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

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SHEET 13 — 19 SHEETS

SITE DEVELOPMENT PLAN FOR:

OCEAN KAMP

ENGINEER OF WORK

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

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LOT D
3.82 AC

LOT LINE

SEE SHEET 13

SEE SHEET 15

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

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

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

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

PROPOSED DOMESTIC WATER METER AND BACKFLOW ASSEMBLY

PROPOSED FIRE BACKFLOW

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

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

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

OCEAN POINTE RD. (PVT)
PER G24-00022

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

LOT E
0.50 AC

LOT C
2.00 AC

LOT H
1.91 AC

LOT 4
4.30 AC

LOT 5
5.27 AC

6,304 SF
0.145 AC

STREET 'B' (PVT)
PER G24-00022

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

Z-0

SEE SHEET 16

20 10 0 20 40 60
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
- 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
- EXISTING CATCH BASIN
- EXISTING HEADWALL
- EXISTING RIP RAP
- PROPOSED PVT. SEWER MAIN
- PROPOSED PVT. WATER MAIN
- PROPOSED PVT. FIRE MAIN
- PROPOSED PVT. STORM DRAIN PIPE
- PROPOSED PVT. FIRE HYDRANT
- PROPOSED PVT. TYPE 'A' CLEANOUT
- PROPOSED PVT. TYPE 'B' INLET
- PROPOSED PVT. SEWER MANHOLE

FILE NO. TXX-0000X

REGISTERED PROFESSIONAL ENGINEER
MARINA NATASHA WURST
No. C67517
Exp. 6/30/27
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SHEET 14 | 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 14

EX. 18" WATER
EX. 18" WATER
EX. 30" WATER PER W-2077

PROJECT BOUNDARY

LOT D
3.82 AC

LOT LINE

LOT 6
1.84 AC

EX. 24" SEWER PER S-283
EX. 12" WATER PER R-596
EX. 6" HP GAS
EX. 18" WATER MAIN

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

FF=52.50
PAD=51.83

FF=52.40
PAD=51.73

PROPOSED DOMESTIC WATER METER AND BACKFLOW ASSEMBLY

PROPOSED FIRE BACKFLOW

FF=53.10
PAD=52.43

RIDE SHARE PICK UP
USPS PARKING
EV. VAN ACC.

S50°49'59"W 221.15'

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 494.15'

MISSION AVENUE

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

LOT H
1.91 AC

LOT 5
5.27 AC

BLDG. 87C
12 PLEX

BLDG. 88B
8R PLEX

50.13 FS
49.96 FS
51.81 FS
51.58 FS
48.55 FS
48.27 FS
49.89 FS
49.61 FS

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)

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

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 PVT. SEWER MAIN — S
- PROPOSED PVT. WATER MAIN — W
- PROPOSED PVT. FIRE MAIN — F
- PROPOSED PVT. STORM DRAIN PIPE — SD
- PROPOSED DRY UTILITIES — E
- PROPOSED PVT. FIRE HYDRANT
- PROPOSED PVT. TYPE 'A' CLEANOUT
- PROPOSED PVT. TYPE 'B' INLET
- PROPOSED PVT. SEWER MANHOLE

BLDG. 51A — INDICATES BUILDING NUMBER
6 PLEX — 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 — No. C67517 Exp. 6/30/27 — CIVIL — STATE OF CALIFORNIA

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SHEET 15 of 19 SHEETS

SITE DEVELOPMENT PLAN FOR:
OCEAN KAMP

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

SEE SHEET 15

SEE SHEET 14

SEE SHEET 17

ER MAIN PER # R24-00034

PER PLAN # G24-00022

CONNECT TO EX. 12" 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

LOT LINE

LOT H 1.91 AC

LOT 5 5.27 AC

LOT F 2.38 AC

STREET 'B' (PVT) PER G24-00022

EXISTING 24" HDPE STORM DRAIN PER G24-00022

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

SWR MH#169 RIM=49.34 IE OUT=41.29

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

EX. 42" FORCE MAIN

EX. 10" KINDER MORGAN FUEL OIL LINE

EX. 16" KINDER MORGAN FUEL OIL LINE

BLDG. 86A 8R PLEX

BLDG. 87C 12 PLEX

BLDG. 95A 8R PLEX

BLDG. 94C 12 PLEX

BLDG. 93B 8 PLEX

BLDG. 92B 8R PLEX

BLDG. 91B 8R PLEX

BLDG. 96B 8 PLEX

BLDG. 97A 9R PLEX

BLDG. 98A 8 PLEX

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

BLDG. 51A — INDICATES BUILDING NUMBER

6 PLEX — 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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SHEET 16 | 19 SHEETS

SITE DEVELOPMENT PLAN FOR:

OCEAN KAMP

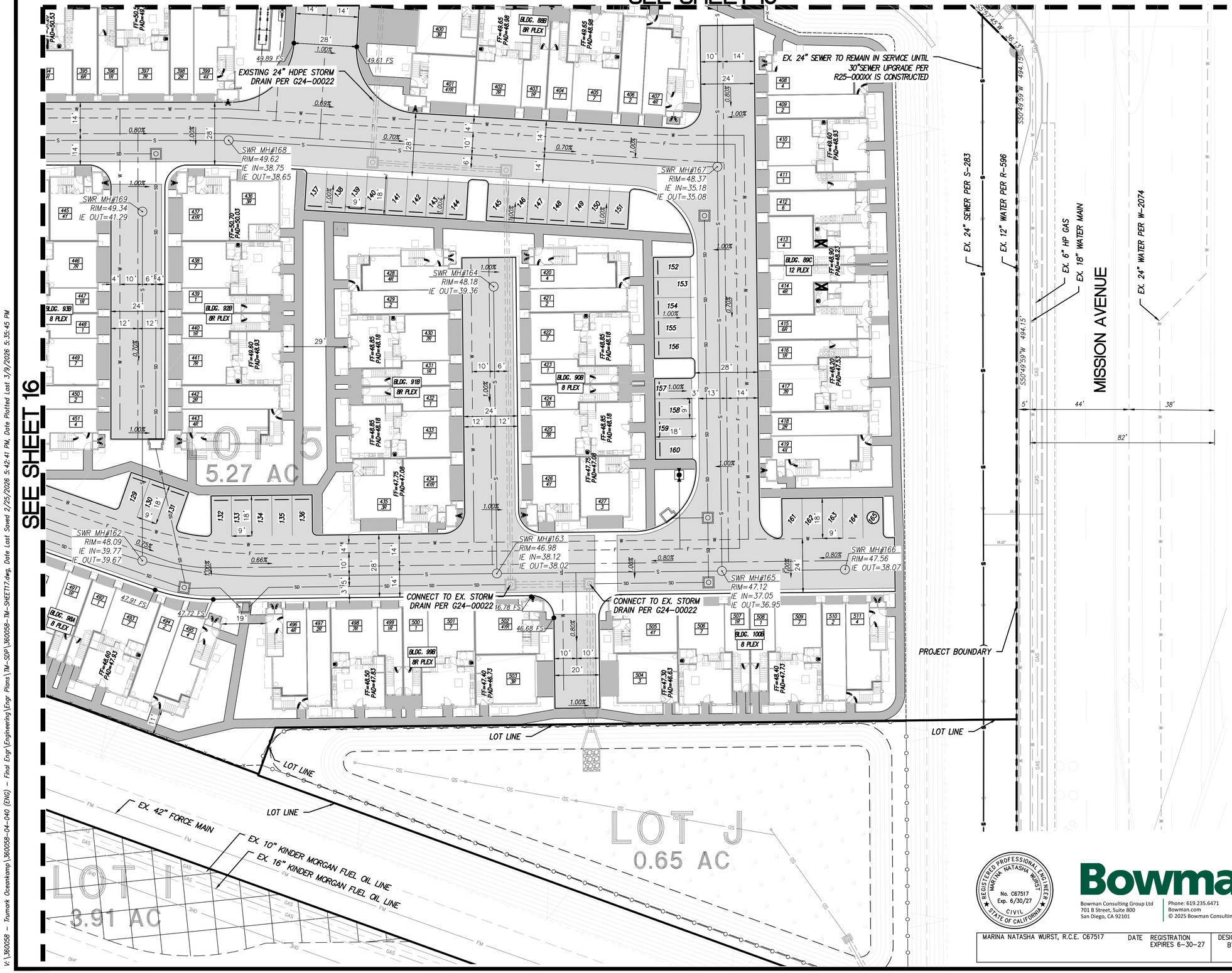
ENGINEER OF WORK

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

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SEE SHEET 15

SEE SHEET 16



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

N

20 10 0 20 40 60

SCALE: 1"=20'

FILE NO. TXX-0000X

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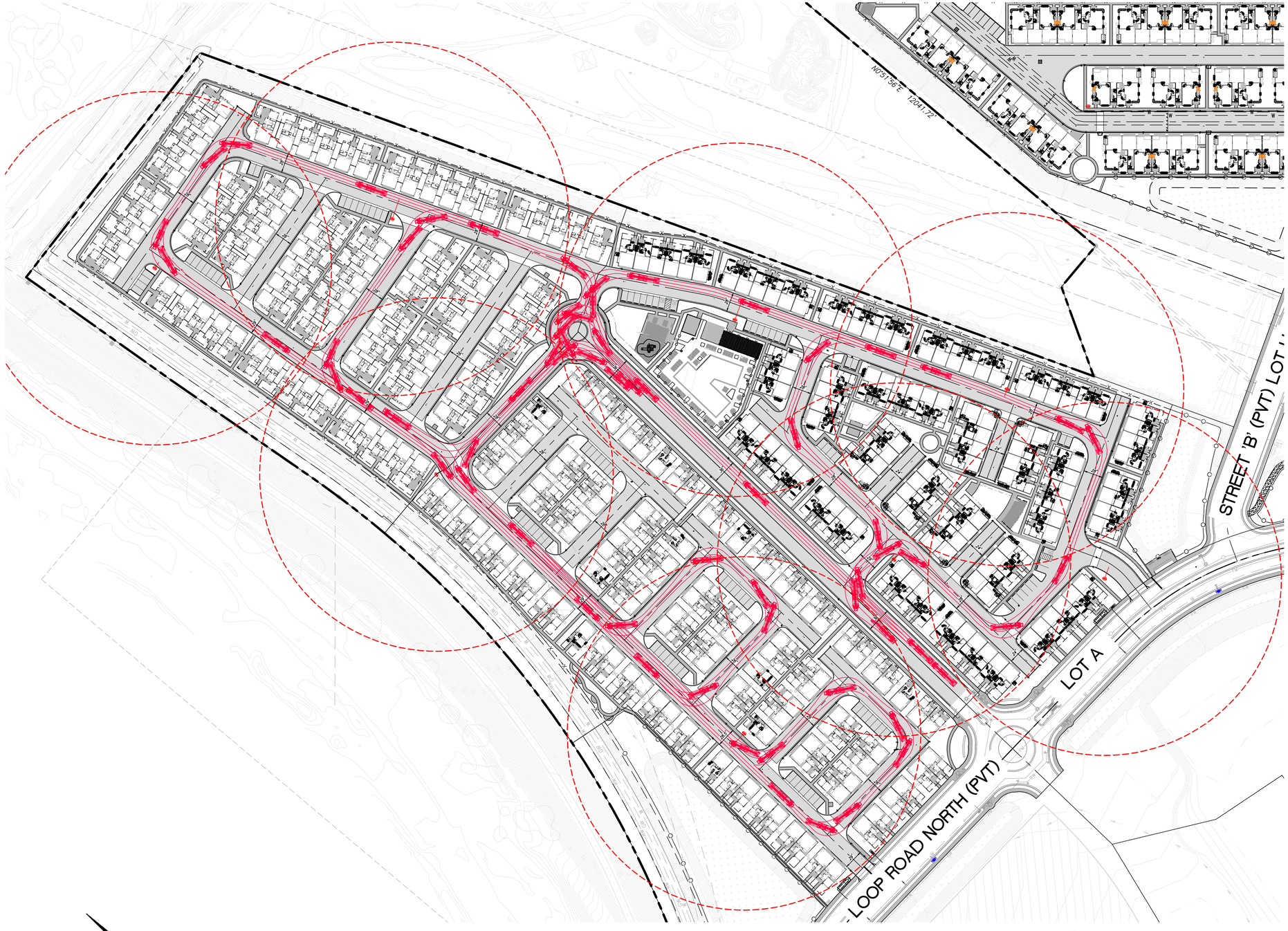
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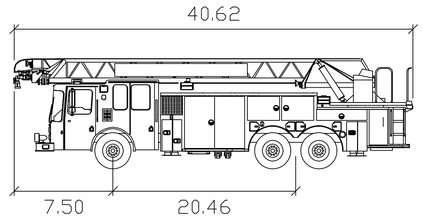
OCEAN KAMP

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

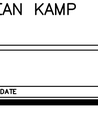
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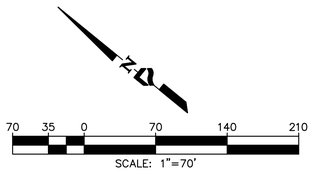
PROP. FIRE HYDRANT FIRE

EXIST. FIRE HYDRANT

250' RADIUS FROM FIRE HYDRANT

TRUCK TURN





REGISTERED PROFESSIONAL ENGINEER
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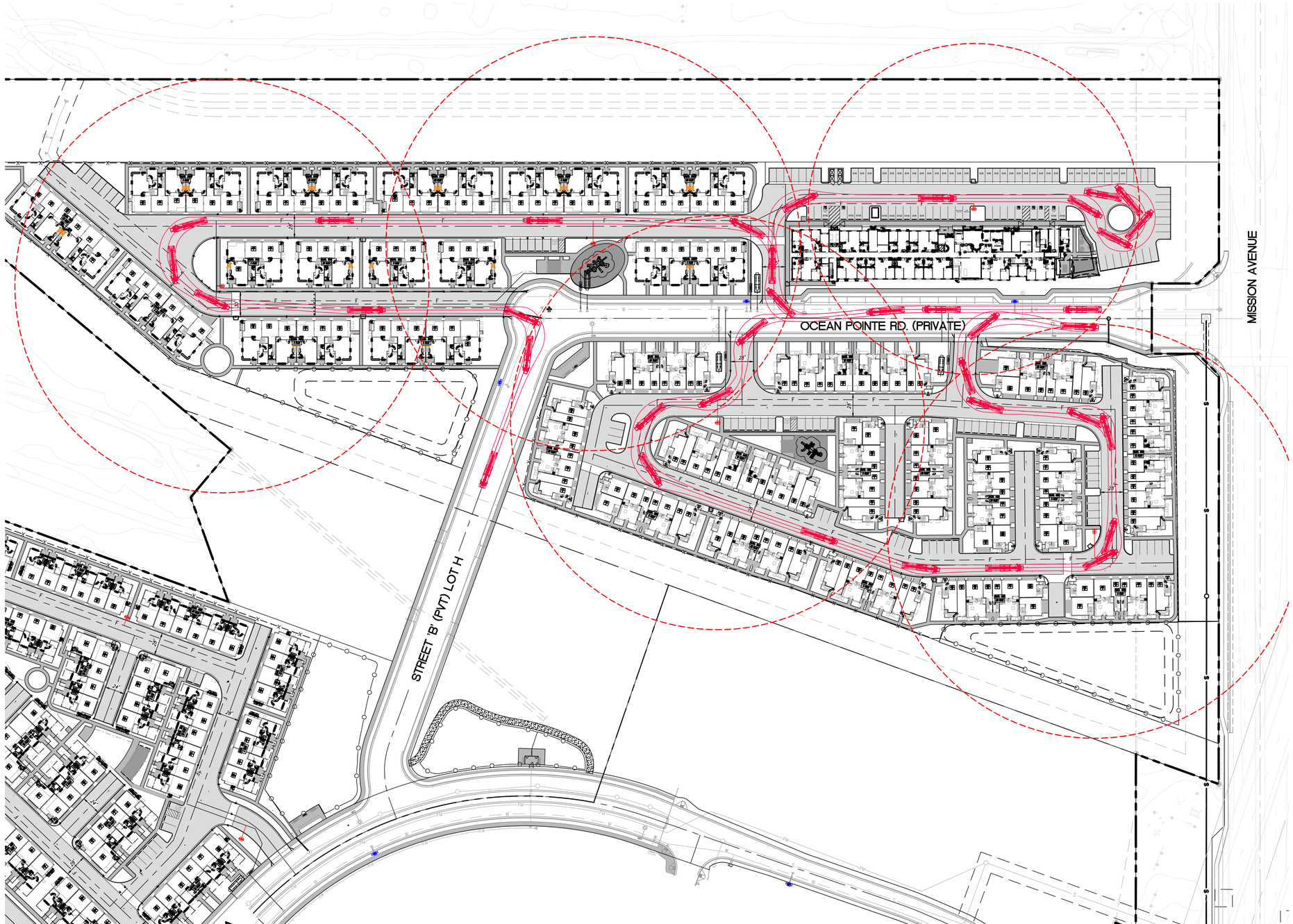
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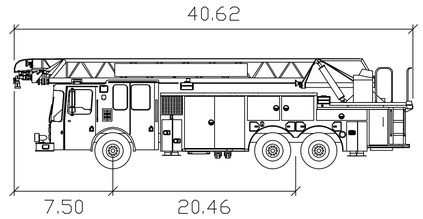
OCEAN KAMP

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

REGISTERED PROFESSIONAL ENGINEER
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SHEET 19 | 19 SHEETS

FIRE ACCESS PLAN FOR:

OCEAN KAMP

ENGINEER OF WORK

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

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