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:

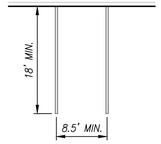
CUT	FILL	IMPORT
15,000 CY	15,000 CY	0 CY

- 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

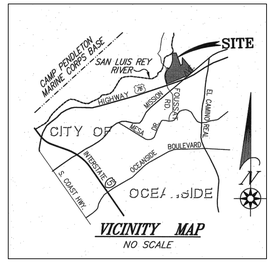


FEMA INFORMATION

- 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

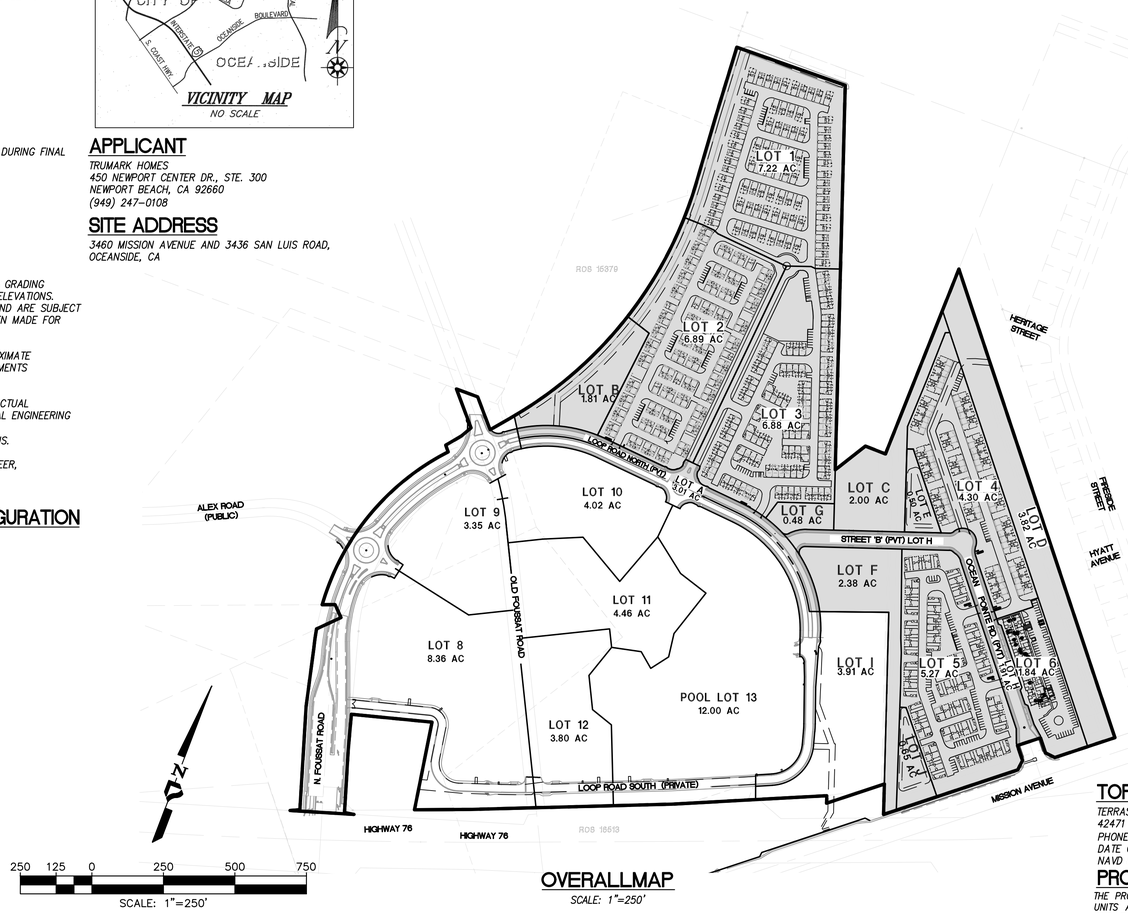


APPLICANT

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



OVERALLMAP

SCALE: 1"=250'

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

LOT COVERAGE CALCULATIONS

NORTH PARCEL

Lot 1	3-Story Detached Condominium (The Crest)				Grd. Flr. Coverage + Garage+Porch	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/3.5BA	1,854	24	44,496	873				
Plan 2	4BR/3.5BA	1,956	26	50,856	852				
Plan 3	4BR/3BA	2,087	36	75,132	1046				
	Subtotal		86	170,484		70,156	314,504	22%	11.9

Lot 2	3-Story Duplex Condominiums (The Shores)				Grd. Flr. Coverage + Garage+Porch	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	914				
Plan 2	3BR/2.5BA	2,047	32	65,504	885				
Plan 3	4BR/3.5BA	2,129	34	72,386	921				
Plan 3Y	4BR/3.5BA	2,129	10	21,290	921				
	Subtotal		108	224,268		92,808	300,129	31%	15.7

Lot 3	3-Story Townhomes (The Break)				Grd. Flr. Coverage + Garage+Porch	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	2BR/2.5BA	1,458	6	8,748	704				
Plan 2	3BR/2.5BA	1,485	6	8,910	655				
Plan 3	3BR/2.5BA	1,801	31	55,831	847				
Plan 4	3BR/3BA	1,954	32	62,528	875				
Plan 5	4BR/3.5BA	2,062	16	32,992	945				
Plan 5X	4BR/3.5BA	2,062	21	43,302	974				
Plan 5Y	4BR/3.5BA	2,062	1	2,062	974				
	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 + Garage+Porch	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	741				
Plan 2	3BR/2.5BA	1,564	20	31,280	1,204				
Plan 2Y	3BR/2.5BA	1,564	4	6,256	1,206				
Plan 3	3BR/3BA	1,657	10	16,570	1,390				
Plan 3X	3BR/3BA	1,657	10	16,570	1,405				
Plan 3Y	3BR/3BA	1,651	4	6,604	1,383				
	Subtotal		72	108,528		75,672	187,308	40%	16.7

Lot 5	3-Story Condominiums (The Current).				Grd. Flr. Coverage + Garage+Porch	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	418				
Plan 2	2BR/2.5BA	1,280	22	28,160	574				
Plan 3	2BR/2.5BA	1,294	8	10,352	1,383				
Plan 4	2BR/2.5BA	1,345	15	20,175	647				
Plan 4Z	2BR/2.5BA	1,337	7	9,359	618				
Plan 4Y	2BR/2.5BA	1,337	8	10,696	625				
Plan 5	3BR/3BA	1,497	6	8,982	647				
Plan 6	3BR/3BA	1,488	6	8,928	834				
Plan 7	3BR/2.5BA	1,594	15	23,910	1,009				
Plan 7X	3BR/2.5BA	1,594	15	23,910	1,009				
	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	352,735	0	174,575	497,021	1	56

TOTAL

RTH TOTAL	574	961,860		427,686	1,411,347	30%	17.7

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 19-00004, 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 5-18
FIRE PLANS 19-20

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

Bowman Consulting Group Ltd
701 B Street, Suite 800
San Diego, CA 92101

Phone: 619.235.6471
Bowman.com

© 2025 Bowman Consulting Group Ltd

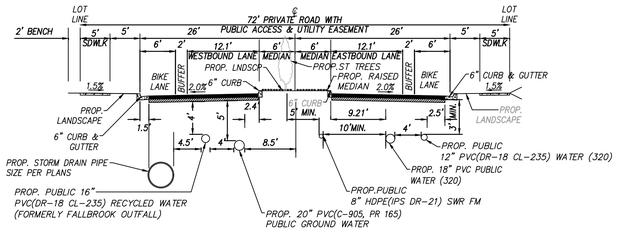
MARINA NATASHA WURST, R.C.E. C67517	DATE REGISTRATION EXPIRES 6-30-27	DESIGNED BY:	PM REVIEW:

SHEET 01 — 20 SHEETS

TITLE SHEET FOR:
OCEAN KAMP

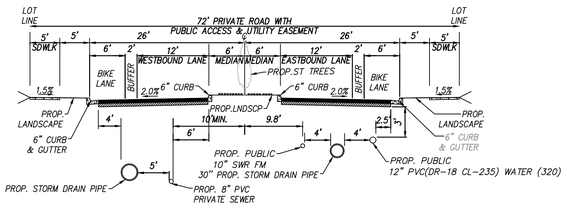
ENGINEER OF WORK
MARINA NATASHA WURST, R.C.E. C67517 DATE

V:\360058 - Trumark Oceankamp\360058-04-040 (ENG) - Final Engr\Engineering\Engr Plans\TM-SDP\360058-TM-SHEET01.dwg, Date Last Saved 6/2/2026 6:13:08 p. m., Date Plotted Last 6/3/2026 5:17:16 p.



LOOP ROAD NORTH (PRIVATE)

NOT TO SCALE
PER PLAN # R24-00034

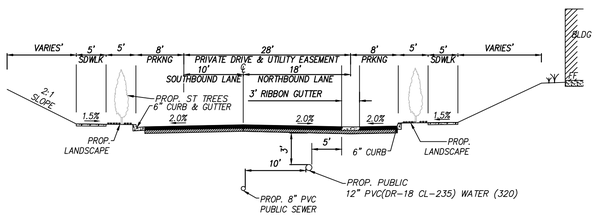


LOOP ROAD NORTH (PRIVATE)

NOT TO SCALE
PER PLAN # R24-00034

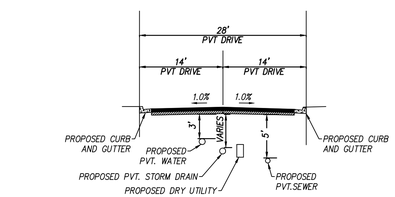
STREET 'B' (PRIVATE)

NOT TO SCALE
PER PLAN # R24-00034



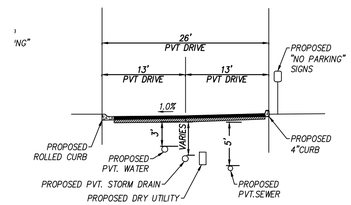
OCEAN POINTE RD. (PRIVATE)

NOT TO SCALE
PER PLAN # R24-00034



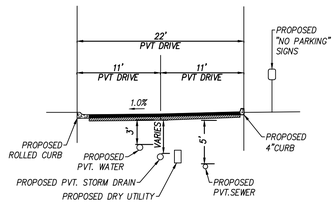
DRIVE NORTH-(PRIVATE)

NOT TO SCALE



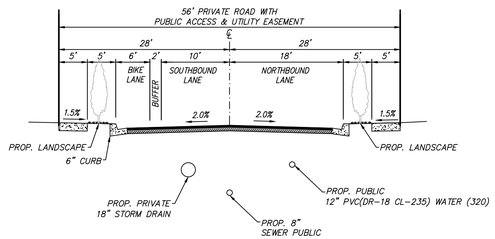
DRIVE (PRIVATE)

NOT TO SCALE



DRIVE (PRIVATE)

NOT TO SCALE



OCEAN POINTE RD. (PRIVATE)

NOT TO SCALE
PER PLAN # R24-00034

TRAFFIC GENERAL NOTES:

NOTE 1-ALL ADA PATHWAYS TO BE CONSTRUCTED 4FT-5FT IN WIDTH WITH NO OBSTRUCTIONS.

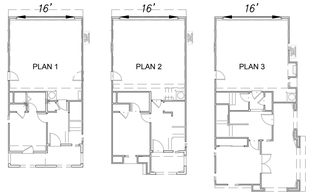
NOTE 2-ADA CURB RAMPS TO BE INSTALLED AT ALL INTERSECTIONS

NOTE 3-COMPACT PARKING STALLS TO BE CONSTRUCTED IN PARKING STALLS 45, 46, 52 AND 53, AS SHOWN ON SHEET 16.

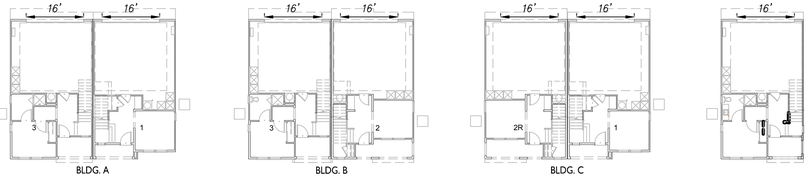
NOTE 4-ONE-WAY PAVEMENT ARROWS AND SIGNAGE TO BE INSTALLED AT THE END OF THE PRIVATE DRIVE IN LOT 6, AS SHOWN ON SHEET 16.

BUILDING UNIT TYPES

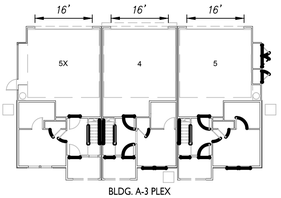
NOT TO SCALE

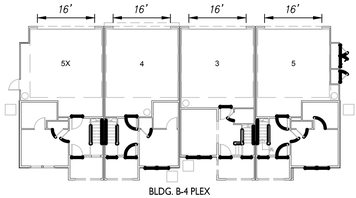


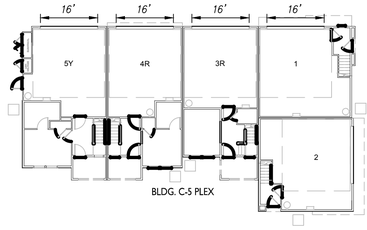
LOT 1

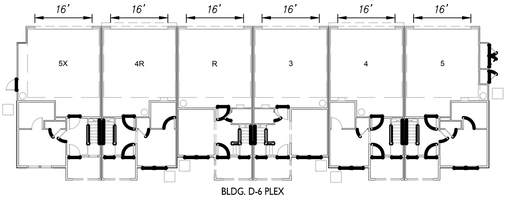


LOT 2

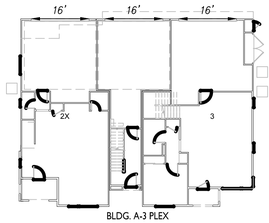


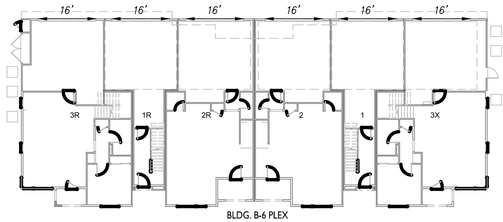




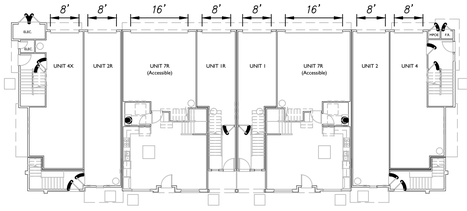


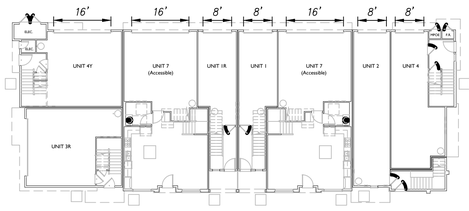
LOT 3

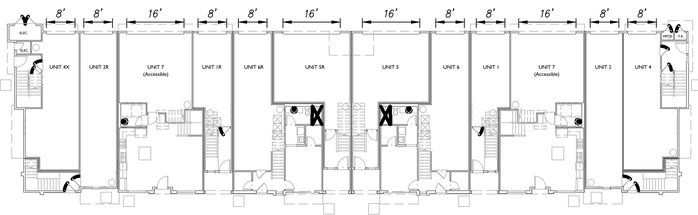




LOT 4







LOT 5

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

Bowman

Bowman Consulting Group Ltd
701 B Street, Suite 800
San Diego, CA 92101

Phone: 619.235.6471
Bowman.com
© 2025 Bowman Consulting Group Ltd

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

FILE NO. TXX-0000X

SHEET 02

20 SHEETS

STREET SECTIONS AND BUILDING UNIT TYPES 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-SHEET02.dwg, Date Last Saved 6/3/2026 10:38:40 a. m., Date Plotted Last 6/3/2026 5:17:53 p.

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 NE		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 GAR	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 GAR	1,345	SF	510	SF	0	SF	0	SF	0	SF	15
PLAN 4Z	2 BD /2.5 BA (2 CAR TANDEM GARA	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 GARA	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			
Bedrooms	Tot. Units	Parking/Plan	Required
Lot 1-3 Story SF (Area E-The Crest)			
1 BR	0	1.5	0
2BR+	86	2	172
Lot 2-3 Story Duplex (The Shores)			
1 BR	0	1.5	0
2BR+	108	2	216
Lot 3-3 Story TH (The Break)			
1 BR	0	1.5	0
2BR+	113	2	226
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			
Bedrooms	Tot. Units	Parking/Plan	Required
Lot 4-2 Story TH (The Tides)		Parking/Plan	Required
1 BR	0	1.5	0
2BR+	72	2	144
Lot 5-3 Story TH (The Current)			
1 BR	30	1.5	45
2BR+	102	2	204
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			
Bedrooms	Tot. Units	Parking	Required
4 Story Apartments			
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 MARKET RATE SITE PLANS

North - Lots 1, 2 & 3				
Dwelling Units	Per Site Plan	Garage Spaces Provided	Total Garrage 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		
Lot 3				
	ADA Van	1		
		9	9	
NORTH TOTAL GUEST OPEN BAY			95	
NORTH TOTAL PARKING STALLS			713	

East - Lots 4 & 5				
Dwelling Units	Per Site 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				
Lot 5				
	ADA Van	1		
Lot 4				
	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

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	See Section 3040	Fence within the front yard setback 3.5ft=6 ft. Fence within other yard setback areas=6 ft. Retaining Wall=6 ft
Fence within front yard setback area abutting street	3.5 ft	Wall abutting a residential district.
Fence within other yard setback areas	6 ft 3.5/6ft – 3.5 feet in front yard/6 ft in other yard areas	Outdoor storage/work area=3.5/6 ft.-3.5 ft. in front yard/ 6 ft. in other yard areas
Retaining wall	8 ft - solid, decorative masonry wall	8 ft.- solid, decorative, masonry wall
Wall abutting a residential district	8 ft	
Outdoor storage/work area screening 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 — 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
© 2025 Bowman Consulting Group Ltd

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

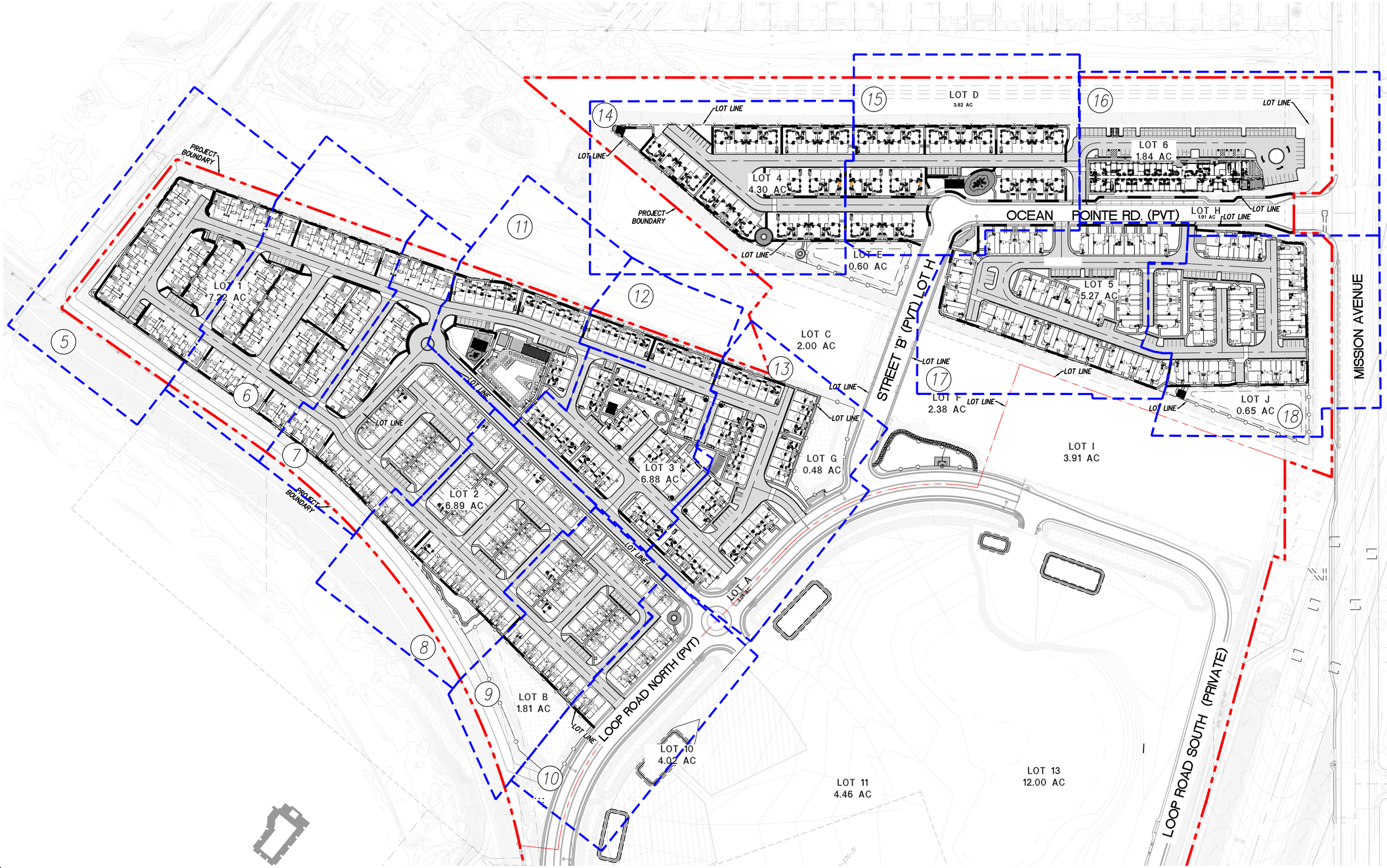
FILE NO. TXX-0000X

SHEET 03 — 20 SHEETS

DATA TABLES 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-SHEET03.dwg, Date Last Saved 6/2/2026 10:20:51 a. m., Date Plotted Last 6/3/2026 5:20:32 p.



100 50 0 100 200 300

SCALE: 1"=100'

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).

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

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
© 2025 Bowman Consulting Group Ltd

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

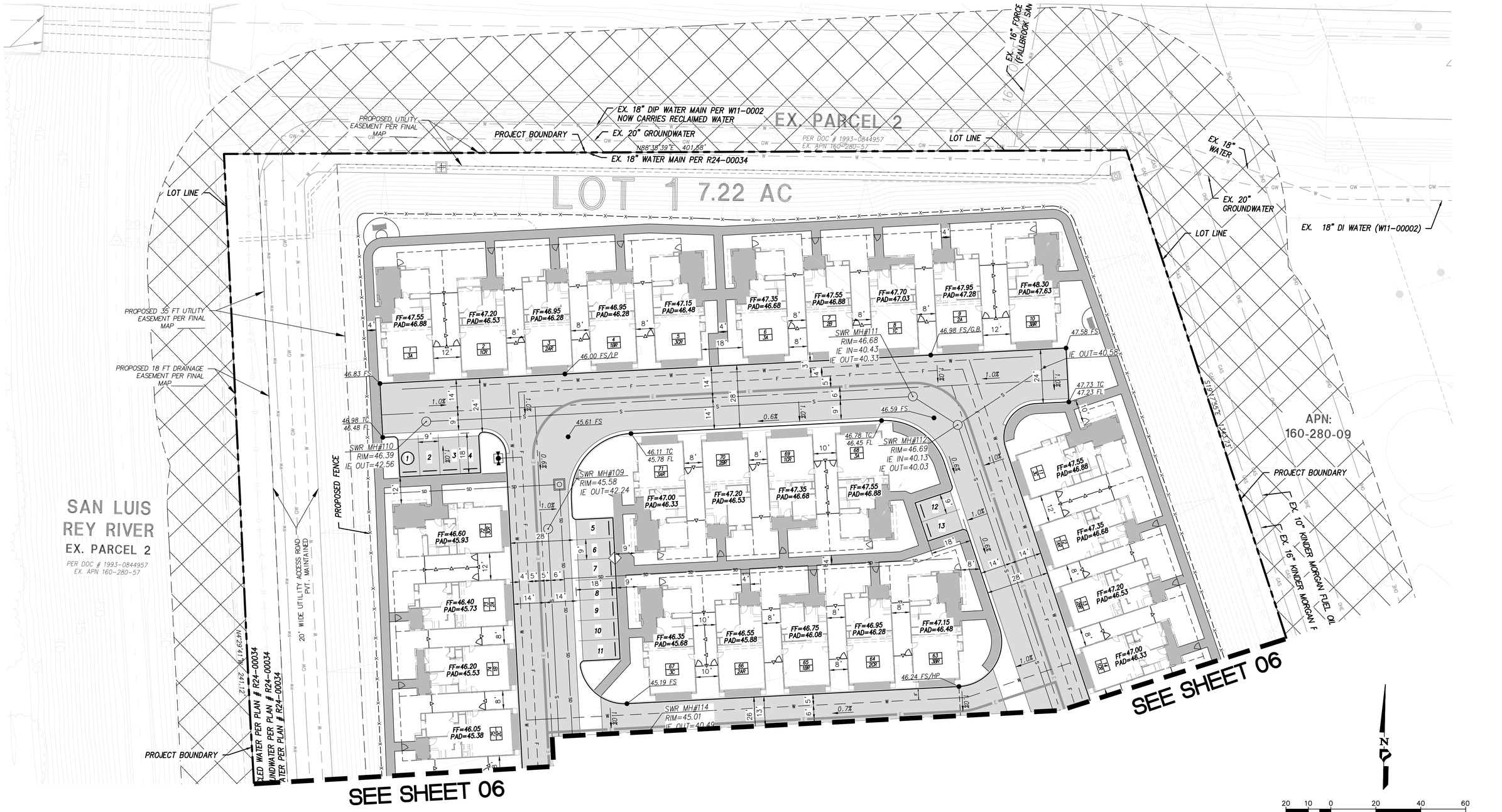
FILE NO. TXX-0000X

SHEET 04 of 20 SHEETS

SITE PLAN 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-SHEET04.dwg, Date Last Saved 6/2/2026 3:12:49 p. m., Date Plotted Last 6/3/2026 5:22:25 p.



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 — SD
- 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

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
© 2025 Bowman Consulting Group Ltd

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

FILE NO. TXX-0000X

SHEET 05 — 20 SHEETS

SITE DEVELOPMENT PLAN 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-SHEET05.dwg, Date Last Saved 6/3/2026 5:15:55 p. m., Date Plotted Last 6/3/2026 5:49:15 p. m.



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

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
© 2025 Bowman Consulting Group Ltd

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

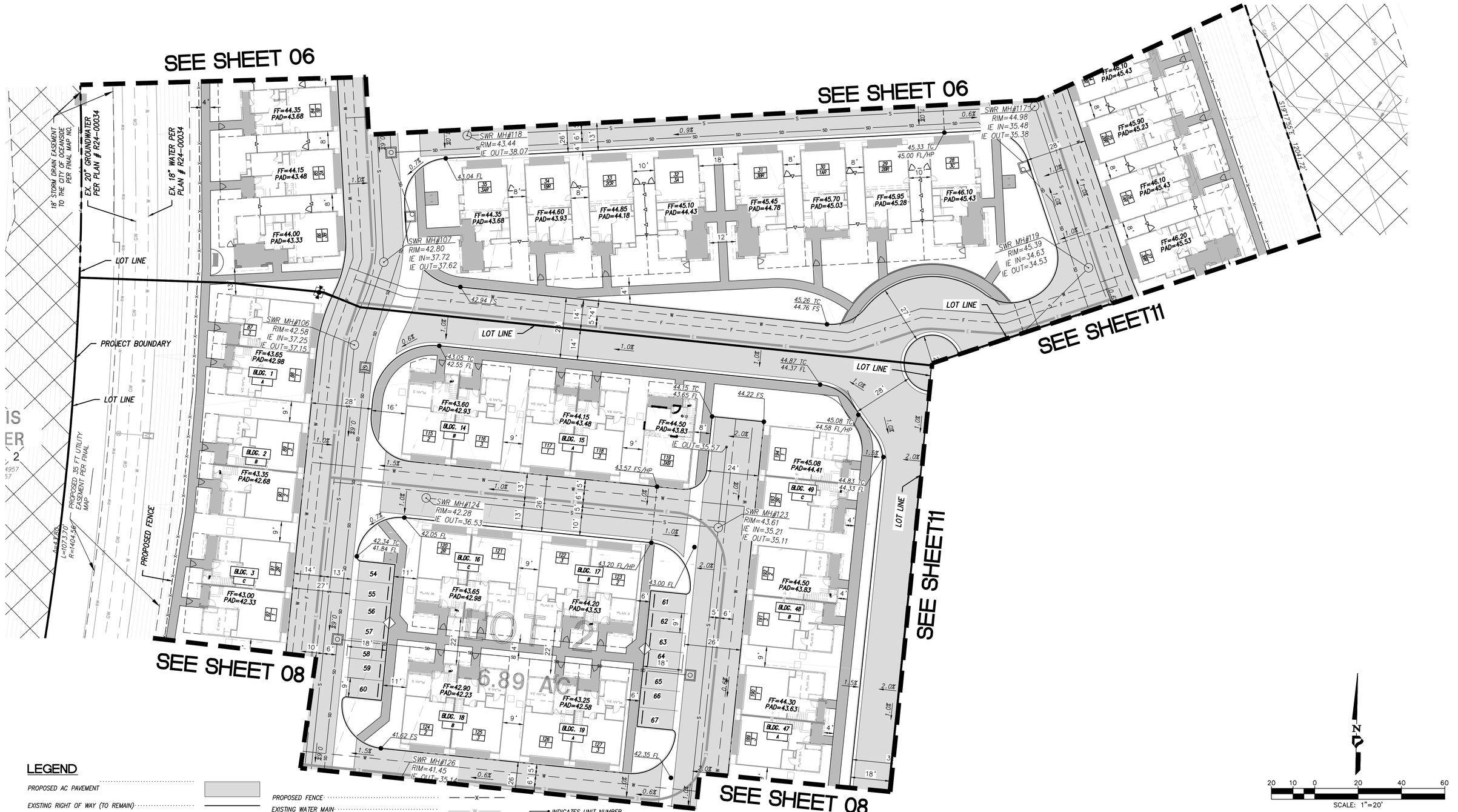
FILE NO. TXX-0000X

SHEET 06 — 20 SHEETS

SITE DEVELOPMENT PLAN 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-SHEET06.dwg, Date Last Saved 6/2/2026 6:00:09 p. m., Date Plotted Last 6/3/2026 5:50:16 p.



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
- 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
- INDICATES UNIT NUMBER
- INDICATES PLAN TYPE
- INDICATES BUILDING NUMBER
- INDICATES BUILDING STYLE
- PROPOSED PVT. TYPE 'B' INLET
- PROPOSED PVT. SEWER MANHOLE
- OFFSITE FMZ EQUIVALENT

SCALE: 1"=20'

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
© 2025 Bowman Consulting Group Ltd

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

SHEET 07 of 20 SHEETS

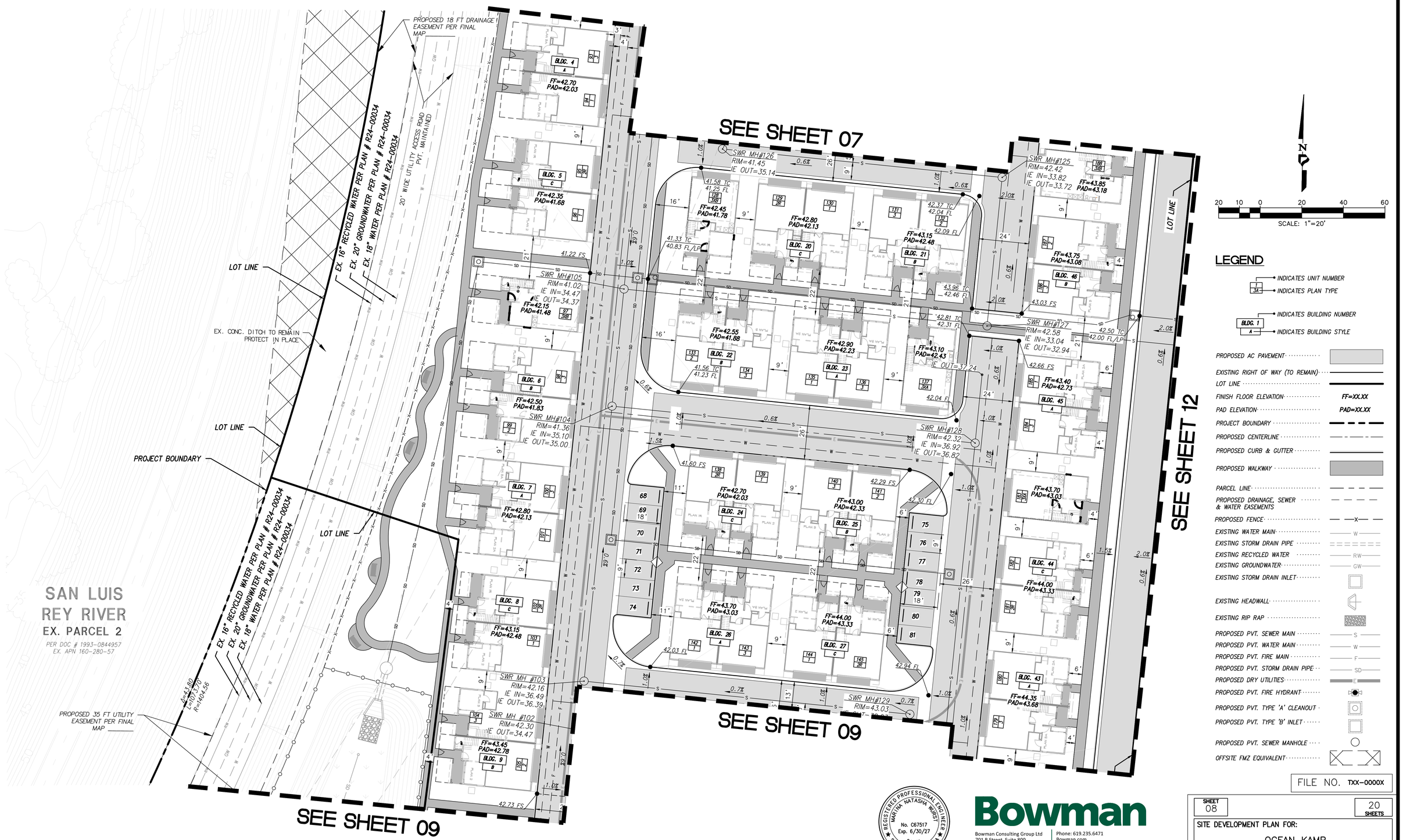
SITE DEVELOPMENT PLAN FOR:

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-SHEET07.dwg, Date Last Saved 6/2/2026 6:01:34 p. m., Date Plotted Last 6/3/2026 5:51:25 p.



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
- 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

Bowman

Bowman Consulting Group Ltd
701 B Street, Suite 800
San Diego, CA 92101

Phone: 619.235.6471
Bowman.com

© 2025 Bowman Consulting Group Ltd

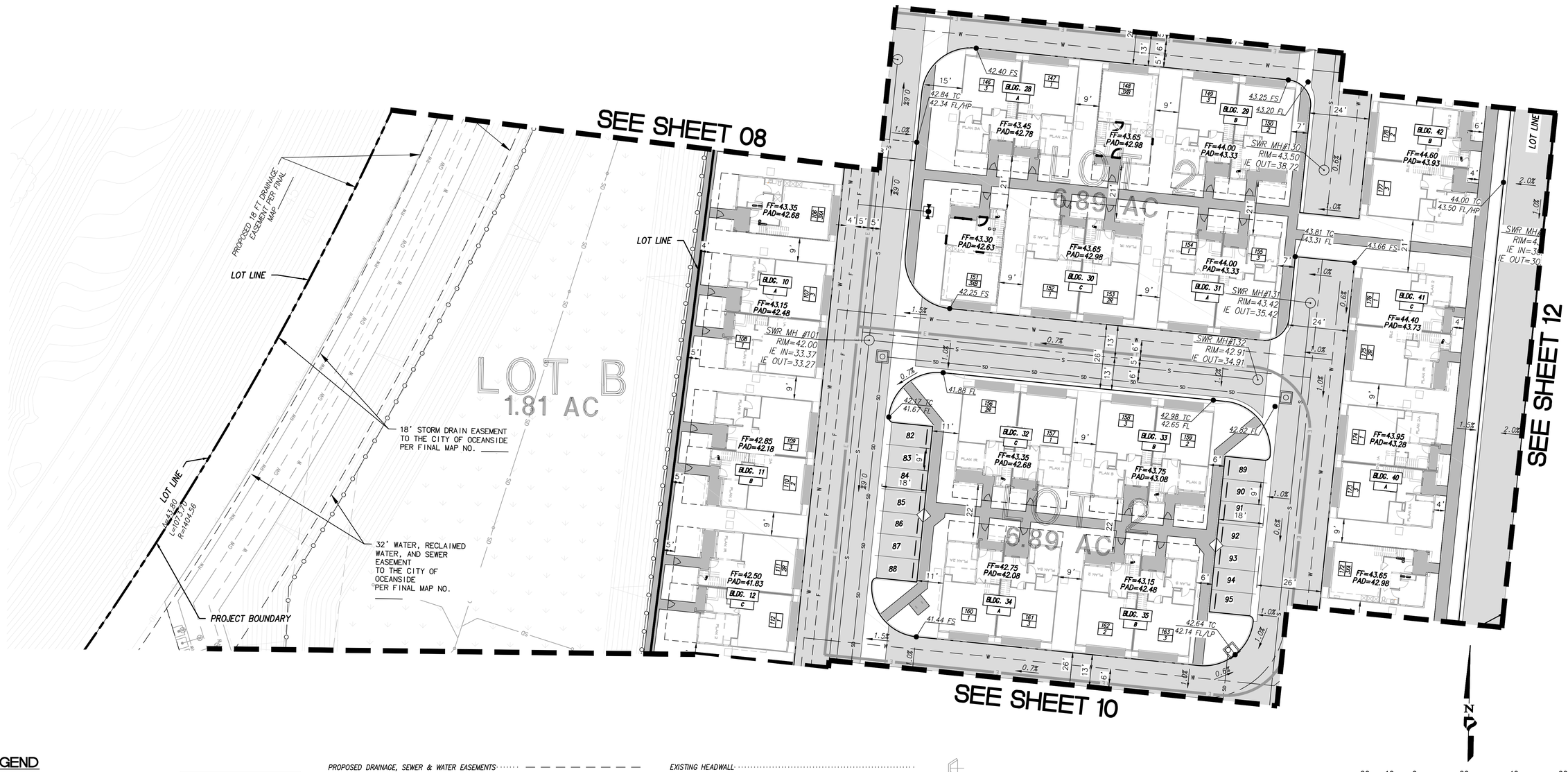
MARINA NATASHA WURST, R.C.E. C67517	DATE	REGISTRATION EXPIRES 6-30-27	DESIGNED BY:	PM REVIEW:

SHEET 08 — 20 SHEETS

SITE DEVELOPMENT PLAN 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-SHEET08.dwg, Date Last Saved 6/2/2026 5:50:44 p. m., Date Plotted Last 6/3/2026 5:55:37 p.



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

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

Bowman

Bowman Consulting Group Ltd
701 B Street, Suite 800
San Diego, CA 92101

Phone: 619.235.6471
Bowman.com
© 2025 Bowman Consulting Group Ltd

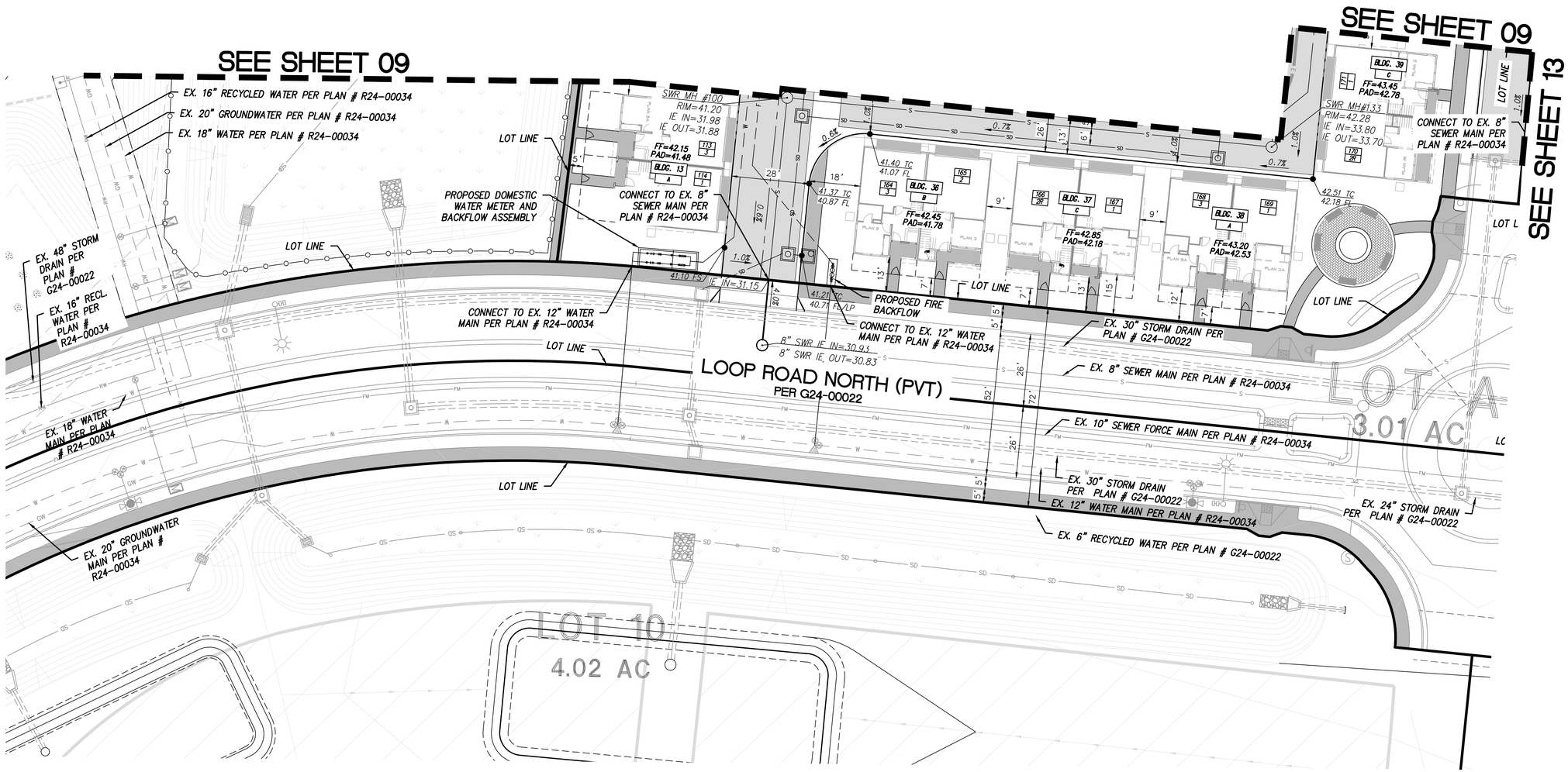
MARINA NATASHA WURST, R.C.E. C67517	DATE	REGISTRATION EXPIRES 6-30-27	DESIGNED BY:	PM REVIEW:

SHEET 09 of 20 SHEETS

SITE DEVELOPMENT PLAN 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-SHEET09.dwg, Date Last Saved 6/1/2026 5:38:11 p. m., Date Plotted Last 6/3/2026 5:28:07 p.



N

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	

1/34 — INDICATES UNIT NUMBER / INDICATES PLAN TYPE

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

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

Bowman

Bowman Consulting Group Ltd
701 B Street, Suite 800
San Diego, CA 92101

Phone: 619.235.6471
Bowman.com

© 2025 Bowman Consulting Group Ltd

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

FILE NO. TXX-0000X

SHEET 10 — 20 SHEETS

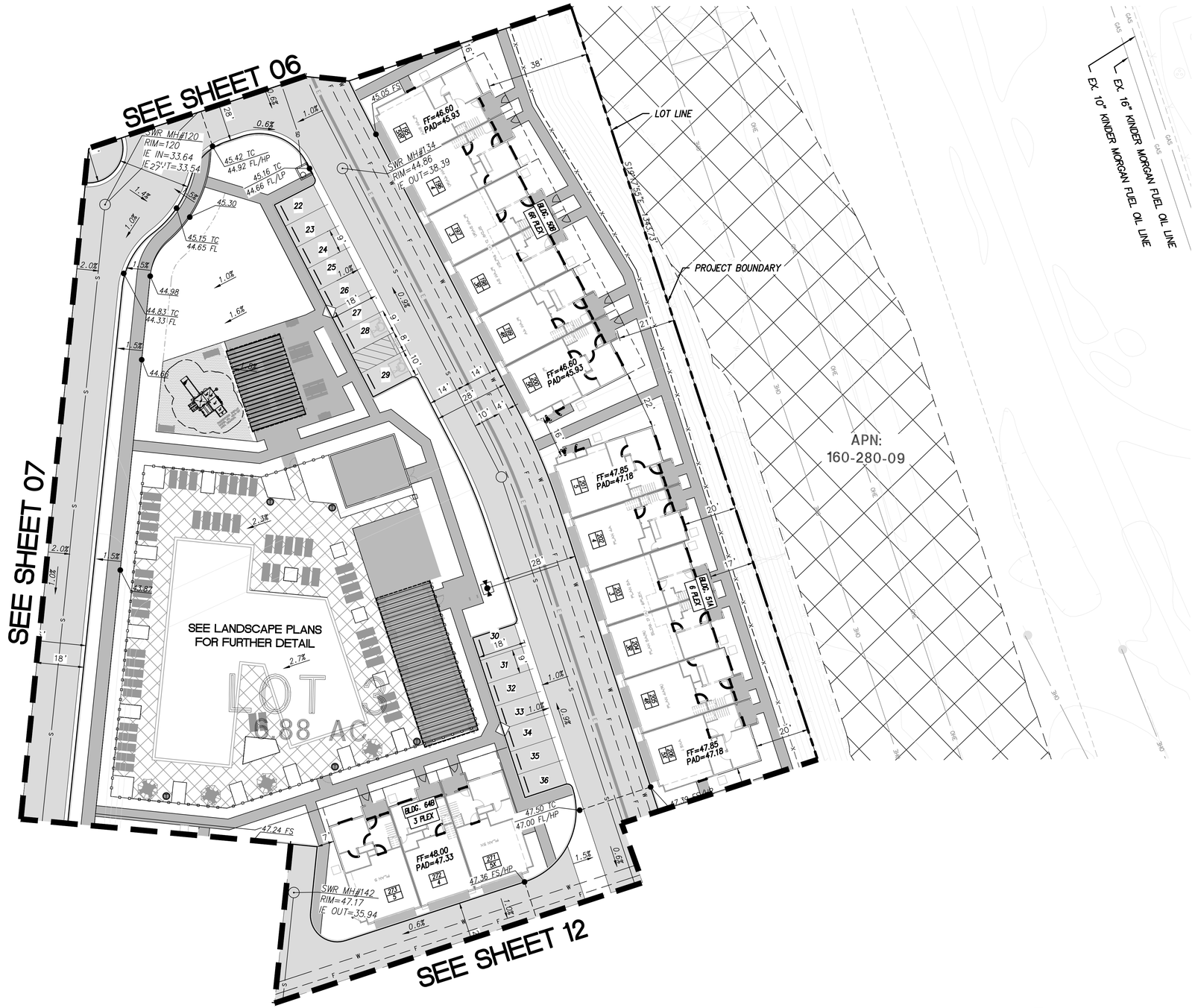
SITE DEVELOPMENT PLAN FOR:

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-SHEET10.dwg, Date Last Saved 6/1/2026 5:38:03 p. m., Date Plotted Last 6/3/2026 5:29:08 p.



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 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
CIVIL
STATE OF CALIFORNIA

Bowman
Bowman Consulting Group Ltd
701 B Street, Suite 800
San Diego, CA 92101
Phone: 619.235.6471
Bowman.com
© 2025 Bowman Consulting Group Ltd

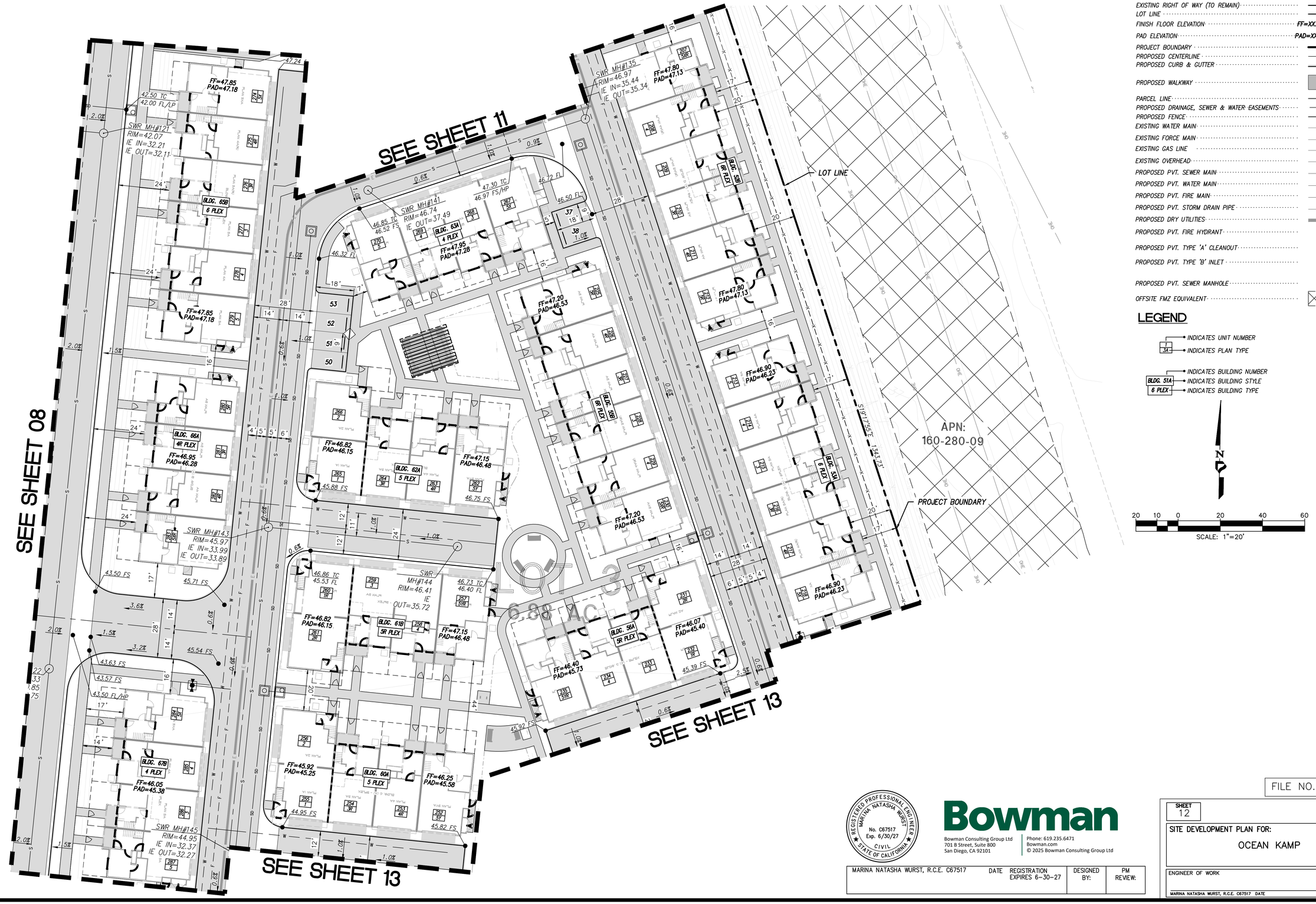
MARINA NATASHA WURST, R.C.E. C67517	DATE REGISTRATION EXPIRES 6-30-27	DESIGNED BY:	PM REVIEW:

SHEET 11 of 20 SHEETS

SITE DEVELOPMENT PLAN 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-SHEET11.dwg, Date Last Saved 6/2/2026 5:50:36 p. m., Date Plotted Last 6/3/2026 5:56:52 p.



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

LEGEND

7 / 34 — INDICATES UNIT NUMBER / INDICATES PLAN TYPE

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

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

FILE NO. TXX-0000X

SHEET 12 of 20 SHEETS

SITE DEVELOPMENT PLAN FOR:
OCEAN KAMP

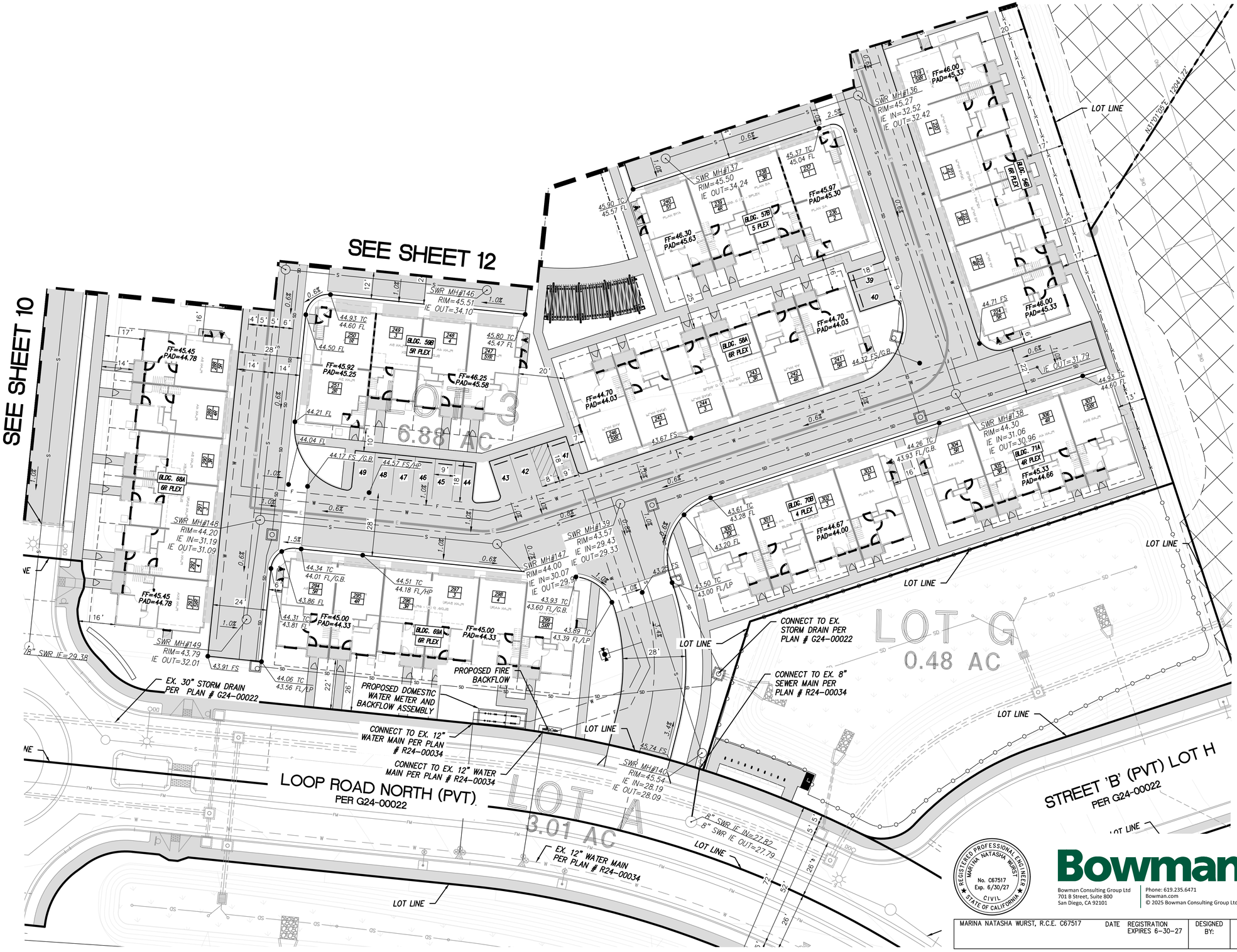
ENGINEER OF WORK
MARINA NATASHA WURST, R.C.E. C67517 DATE

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:

Bowman
Bowman Consulting Group Ltd
701 B Street, Suite 800
San Diego, CA 92101
Phone: 619.235.6471
Bowman.com
© 2025 Bowman Consulting Group Ltd

V:\360058 - Trumark Oceankamp\360058-04-040 (ENG) - Final Engr\Engineering\Engr Plans\TM-SDP\360058-TM-SHEET12.dwg, Date Last Saved 6/2/2026 5:50:28 p. m., Date Plotted Last 6/3/2026 5:31:08 p.



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 — 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 — CIVIL — STATE OF CALIFORNIA

Bowman

Bowman Consulting Group Ltd
701 B Street, Suite 800
San Diego, CA 92101

Phone: 619.235.6471
Bowman.com
© 2025 Bowman Consulting Group Ltd

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

SHEET 13 of 20 SHEETS

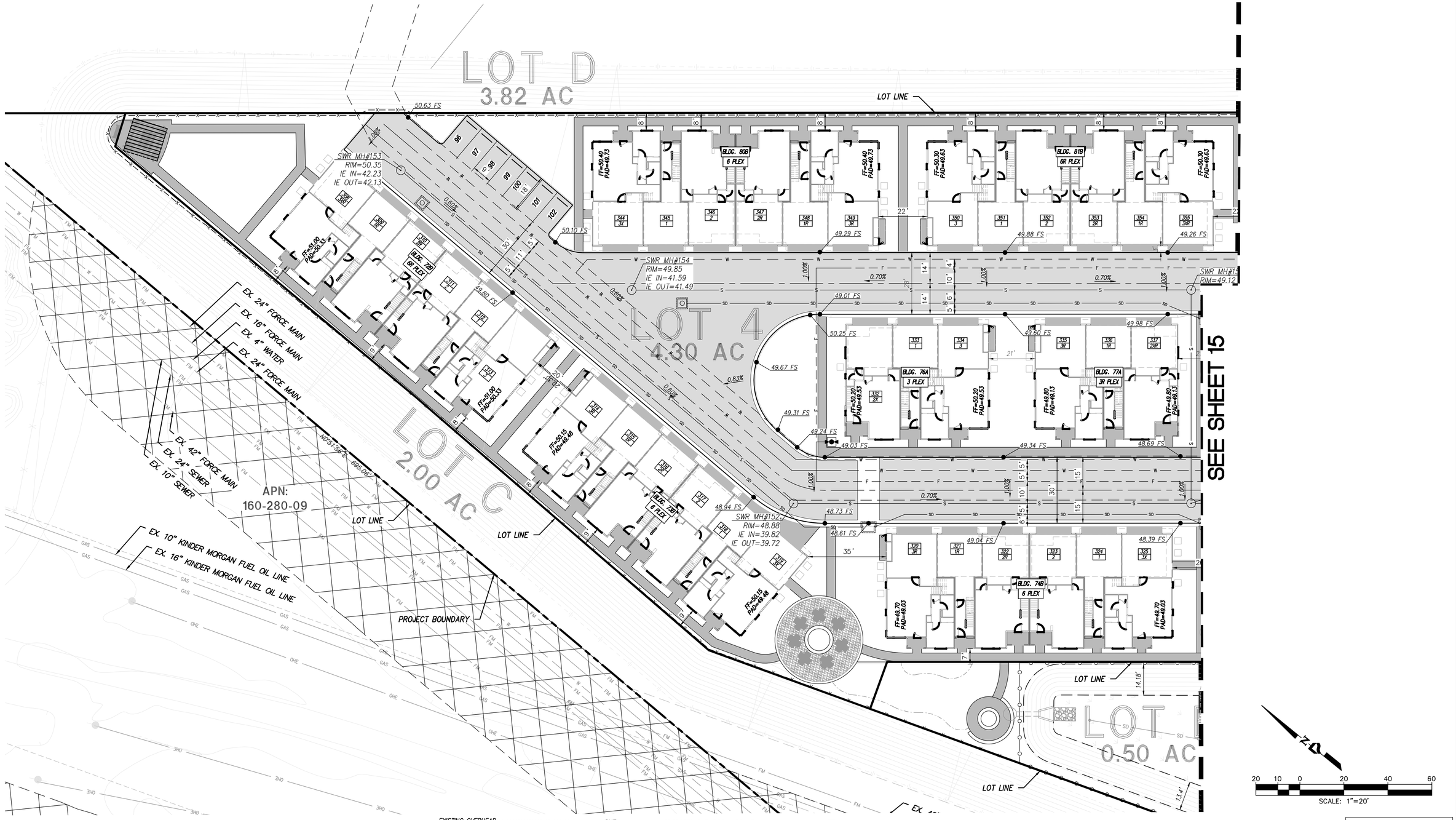
SITE DEVELOPMENT PLAN FOR:

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-SHEET13.dwg, Date Last Saved 6/3/2026 10:54:29 a.m., Date Plotted Last 6/3/2026 5:57:50 p.



LEGEND

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

EXISTING OVERHEAD	OHE	PROPOSED PVT. FIRE HYDRANT	
EXISTING STORM DRAIN INLET		PROPOSED PVT. TYPE 'A' CLEANOUT	
EXISTING HEADWALL		PROPOSED PVT. TYPE 'B' INLET	
EXISTING RIP RAP		PROPOSED PVT. SEWER MANHOLE	
PROPOSED PVT. SEWER MAIN	S	OFFSITE FMZ EQUIVALENT	
PROPOSED PVT. WATER MAIN	W		
PROPOSED PVT. FIRE MAIN	F		
PROPOSED PVT. STORM DRAIN PIPE	SD		

1/3A → 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

Bowman

Bowman Consulting Group Ltd
701 B Street, Suite 800
San Diego, CA 92101

Phone: 619.235.6471
Bowman.com
© 2025 Bowman Consulting Group Ltd

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

FILE NO. TXX-0000X

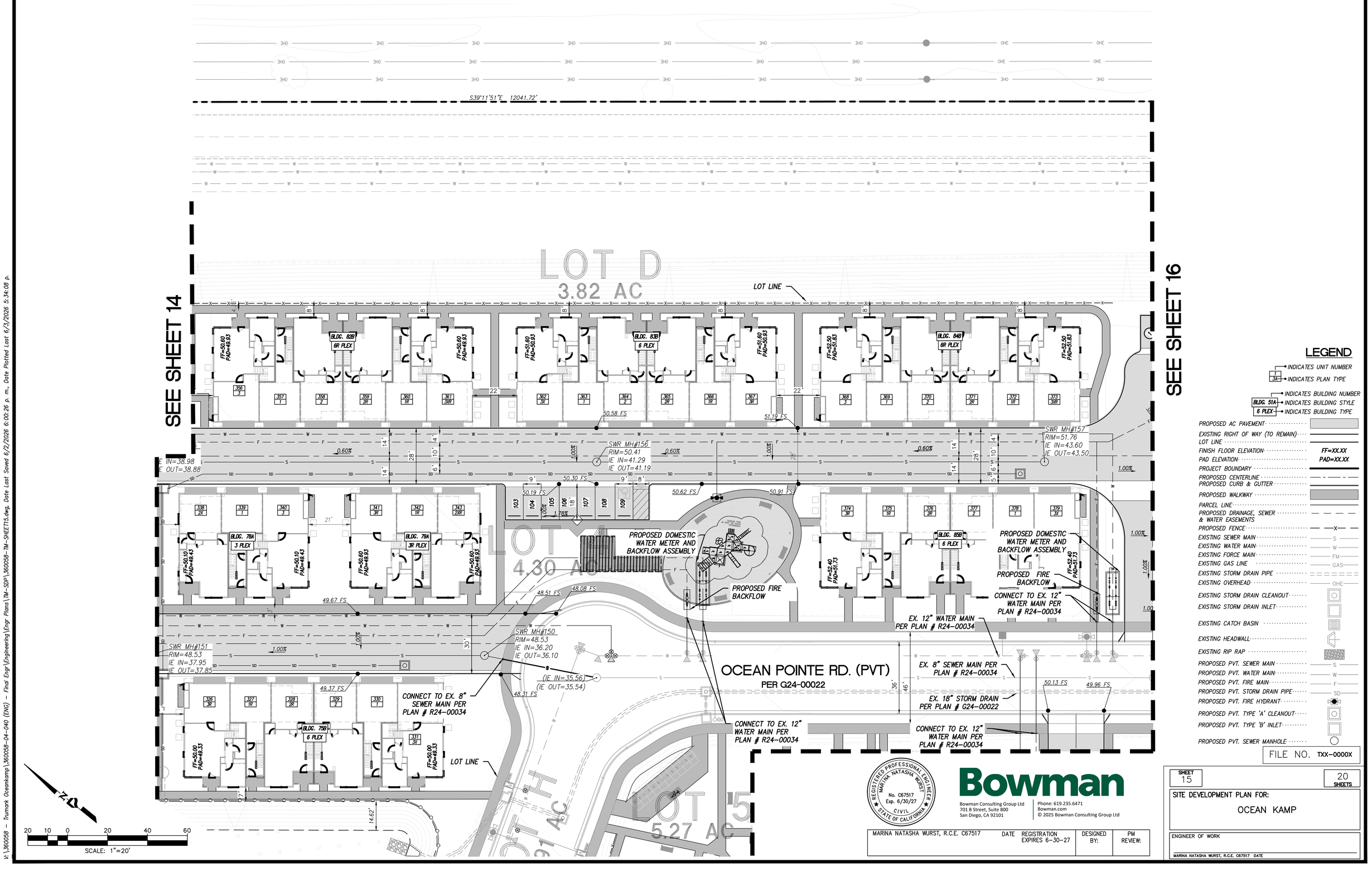
SHEET 14 of 20 SHEETS

SITE DEVELOPMENT PLAN 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-SHEET14.dwg, Date Last Saved 6/2/2026 6:00:35 p. m., Date Plotted Last 6/3/2026 5:59:30 p.

V:\360058 - Trumark Oceankamp\360058-04-040 (ENG) - Final Engr\Engineering\Engr Plans\TM-SDP\360058-TM-SHEET15.dwg, Date Last Saved 6/2/2026 6:00:26 p. m., Date Plotted Last 6/3/2026 5:34:08 p.



LEGEND

- 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	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 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
CIVIL
STATE OF CALIFORNIA

Bowman

Bowman Consulting Group Ltd
701 B Street, Suite 800
San Diego, CA 92101

Phone: 619.235.6471
Bowman.com
© 2025 Bowman Consulting Group Ltd

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

SHEET 15 — 20 SHEETS

SITE DEVELOPMENT PLAN FOR:
OCEAN KAMP

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

SEE SHEET 15

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

PROPOSED ONE WAY TRAFFIC SIGNS

EX. 24" SEWER PER S-283
EX. 12" WATER PER R-596
EX. 6" HP GAS
EX. 18" WATER MAIN
EX. 18" WATER PER W-2074

FF=53.10
PAD=52.43

LOT LINE

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

OCEAN POINTE RD. (PVT)
PER R34-00022

LOT H
1.91 AC

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

48.27 FS

PROJECT BOUNDARY

MISSION AVENUE

SEE SHEET 18

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 GAS LINE — GAS
- 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
1/34 — 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

Bowman
Bowman Consulting Group Ltd
701 B Street, Suite 800
San Diego, CA 92101
Phone: 619.235.6471
Bowman.com
© 2025 Bowman Consulting Group Ltd

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

FILE NO. TXX-0000X

SHEET 16 — 20 SHEETS

SITE DEVELOPMENT PLAN 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-SHEET16.dwg, Date Last Saved 6/3/2026 11:16:17 a.m., Date Plotted Last 6/3/2026 5:35:07 p.

SEE SHEET 15

SEE SHEET 15

SEE SHEET 18

LOT 5
5.27 AC

LOT F
238 AC

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

BLDG. 86A 8R PLEX
BLDG. 87C 12 PLEX
BLDG. 95A 8R PLEX
BLDG. 94C 12 PLEX
BLDG. 93B 8 PLEX
BLDG. 96B 8 PLEX
BLDG. 97A 8R PLEX
BLDG. 98A 8 PLEX

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#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
LOT LINE

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 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

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

SCALE: 1"=20'

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
© 2025 Bowman Consulting Group Ltd

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

FILE NO. TXX-0000X

SHEET 17 of 20 SHEETS

SITE DEVELOPMENT PLAN 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-SHEET17.dwg, Date Last Saved 6/2/2026 5:28:12 p. m., Date Plotted Last 6/3/2026 5:36:07 p.

SEE SHEET 16

SEE SHEET 17

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

EXISTING 24" HDPE STORM DRAIN PER G24-00022

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

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#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

BLDG. 88B 8R PLEX
BLDG. 92B 8R PLEX
BLDG. 91B 8R PLEX
BLDG. 90B 8 PLEX
BLDG. 89C 12 PLEX
BLDG. 99B 8R PLEX
BLDG. 100B 8 PLEX

LOT 5
5.27 AC

LOT J
0.65 AC

LOT LINE

PROJECT BOUNDARY

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

EX. 10" KINDER MORGAN FUEL OIL LINE

EX. 16" KINDER MORGAN FUEL OIL LINE

MAIN

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 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'

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
© 2025 Bowman Consulting Group Ltd

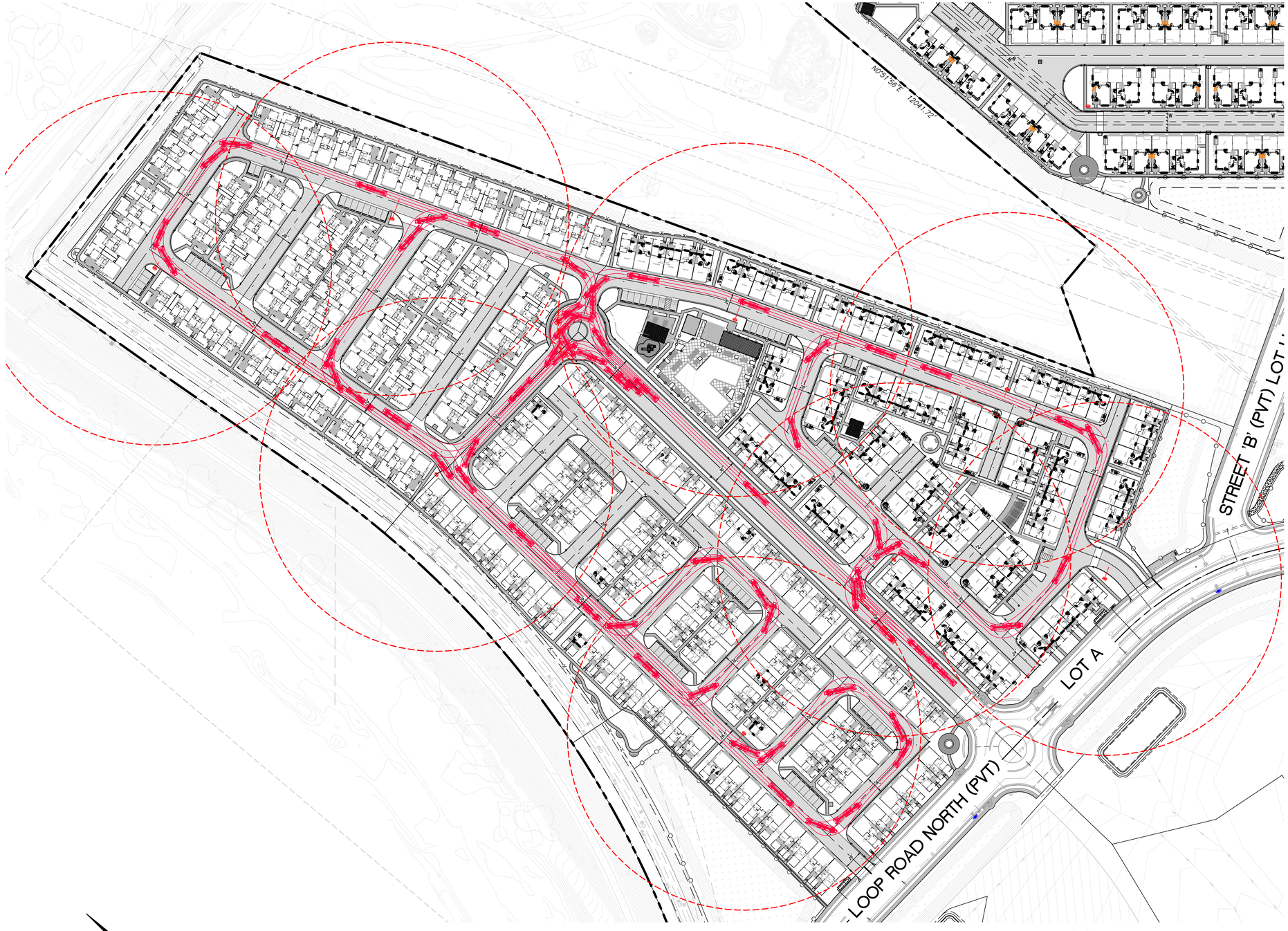
MARINA NATASHA WURST, R.C.E. C67517	DATE	REGISTRATION EXPIRES 6-30-27	DESIGNED BY:	PM REVIEW:

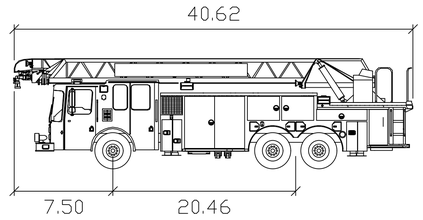
SHEET 18 of 20 SHEETS

SITE DEVELOPMENT PLAN 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-SHEET18.dwg, Date Last Saved 6/2/2026 5:28:03 p. m., Date Plotted Last 6/3/2026 5:37:26 p.





UCFD 107' Aerial Ladder Pierce Arrow XT

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

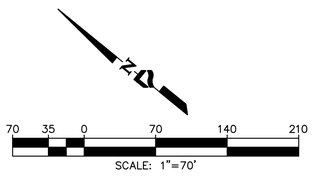
LEGEND

PROP. FIRE HYDRANT FIRE

EXIST. FIRE HYDRANT

250' RADIUS FROM FIRE HYDRANT

TRUCK TURN



REGISTERED PROFESSIONAL ENGINEER
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
© 2025 Bowman Consulting Group Ltd

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

FILE NO. TXX-0000X

SHEET 19 of 20 SHEETS

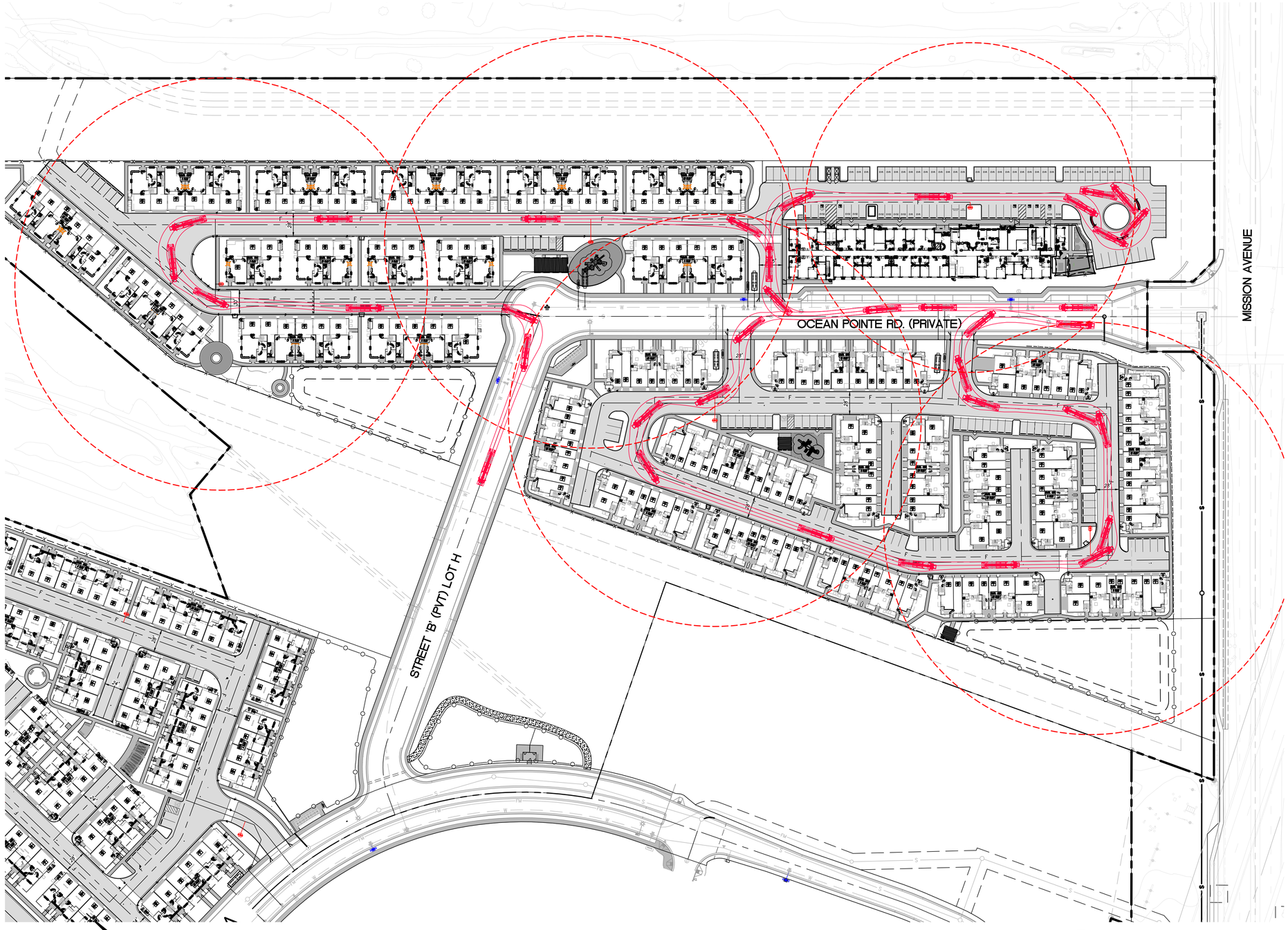
FIRE ACCESS PLAN FOR:

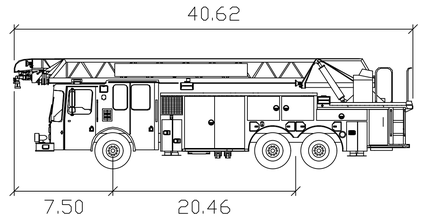
OCEAN KAMP

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-SHEET19.dwg, Date Last Saved 6/1/2026 4:17:06 p. m., Date Plotted Last 6/3/2026 5:38:08 p.





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
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
© 2025 Bowman Consulting Group Ltd

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

FILE NO. TXX-0000X

SHEET 20 | 20 SHEETS

FIRE ACCESS PLAN 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-SHEET20.dwg, Date Last Saved 6/1/2026 4:17:10 p. m., Date Plotted Last 6/3/2026 5:39:09 p.