

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, March 21st, 2018, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed 4,862 car wash facility on a 1.91-acre vacant parcel located to the southeast of Oceanside Blvd and El Camino Real

Zoning: IG (General Industrial)
Land Use: General Industrial
Neighborhood Area: Ivey Ranch/Rancho del Oro
Assessor Parcel Number: 162-050-42
Contact Person: Paul Devers
Email: pauld@cawleyarchitects.com

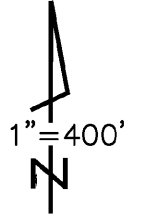
2. 10:30 - 11:30 a.m. Proposed master-planned development with 795 residential units (including garden-style apartments, for-sale townhomes and attached homes, single-family detached homes and affordable housing) with about 25 acres of commercial land at the Oceanside Swap Meet site located at SR-76 and Foussat Street

Zoning: CC (Community Commercial)
Land Use: Community Commercial
Neighborhood Area: Airport & San Luis Rey
Assessor Parcel Number: 160-270-31, -82, -77, -79
160-280-14, -48-51, -53-55
160-290-58, -60-, -63...
Contact Person: Jim McMenamin
Email: jim@zephyrpartners.com

Attachments:

1. Parcel Map
2. Project Description Letter
3. Conceptual Site Plans
4. Vicinity/Regional Maps

¹ *The Developer's Conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference attendance by the public is at the discretion of the prospective applicant. Interested parties may contact the prospective applicant, whose contact information is included on the conference agenda. Questions and comments can also be addressed to Planning Division staff.*

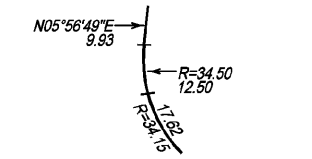
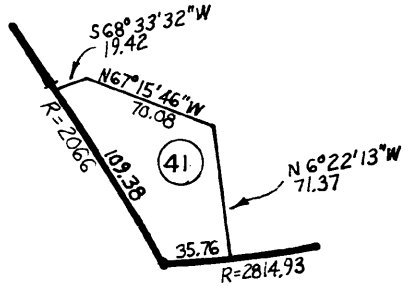
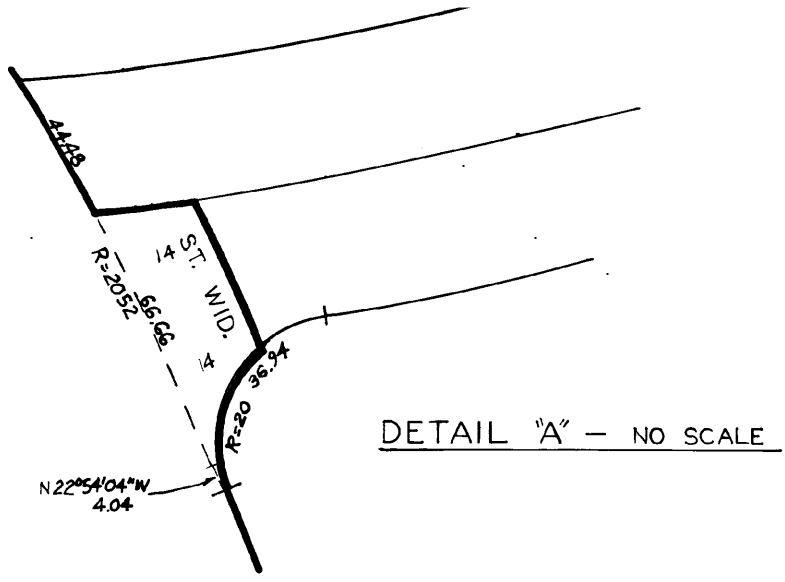


162-04, 05, 06, 07

02/24/10 DEP

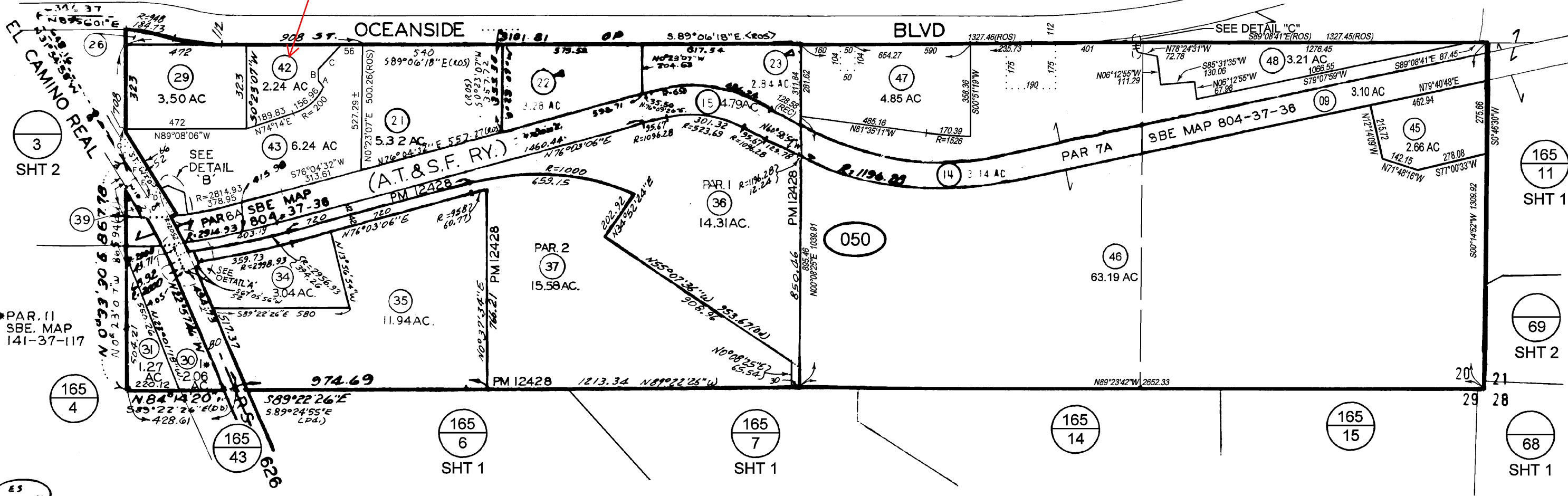
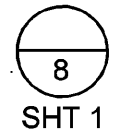
CHANGES

BLK	OLD	NEW	YR	CUT	
20	27	71	2151		3998
27	28	79	3998		CANC
19	30	85	1526		
16	SAME AC. CHG.	85	5530		
17	32	85	2187		RC
18	34	86	1700		
16	33	86	1055		
45	68	86	241		
21	SAME AC. CHG.	88	5666		
32	37	91	1413		CANC
28	38	91	1606		CANC
38	40	96	1013		CANC
40	42	05	2018		CANC
08	44	10	1058		CANC
7, 10-13	46-48	10	1519		



- A N35°42'W 33.95
- B N02°52'W 44.31
- C N45°41'E 141.64
- D S58°06'13\"/>
- E R=2000 1.29
- F N31°56'W 156.60
- G N0°23'07\"/>

Project Site



ES
11-18-69
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 162 PAGE 05

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SEC 20 - T11S-R4W - S 1/2
ROS 6590, 6526, 11299, 11685, 13691

To: Planning Division
City of Oceanside
300 North Coast Highway
Oceanside, California 92054

From: Paul Devers

Subject: Design Review Narrative
Super Star Express Carwash
Oceanside Boulevard
East of El Camino Real
APN 162-050-42

Date: February 16, 2018

NARRATIVE

This submittal to the Developer's Conference is made to receive feedback regarding the development requirements for a new 4,862 square foot 'Super Star Express Car Wash' being proposed for APN 162-050-42 (a parcel located along Oceanside Boulevard east of El Camino Real). An express wash is basically a self service operation with automated pay stations and where the customer rides in the vehicle during the wash process. Exterior drying and interior vacuuming is typically done by the customer. During peak times the facility can be operated with 2-3 people.

Site Description:

The subject site has an area of 83,400 square feet (1.91 acres). This is a vacant parcel with several SDG&E power transmission poles and lines passing through the northeast corner of the site. The remainder of the site consists of a level graded pad with a few areas of existing asphalt pavement. The project as proposed will provide complete site and building improvements.

Zoning, Use, and Conformance:

This site is zoned IG (General Industrial), and the General Plan designation is GI (General Industrial). Surrounding land uses include a sand and gravel operation and compost facility to the north, vacant land and a concrete plant to the east, Loma Alta Creek, the AT&SF Railroad, Grace Community Church, and single-family homes to the south, and Ocean Shores High School and Fire Station 3 to the west.

Vehicular Access and Parking:

The project will utilize an existing shared access drive with Ocean Shores High School from Oceanside Boulevard for vehicular traffic to and from the site. A new driveway with direct access to Oceanside Boulevard will be constructed in the eastern portion of the site.

Stacking for five (5) vehicles is provided at each of the three (3) pay stations.

Twenty-nine (29) vacuum bays are provided to meet both ordinance and operational requirements for this use. Fire Truck and Refuse maneuvering and access are provided per City of Oceanside development standards.

Eight (8) standard parking spaces are provided to serve ancillary uses.

Architecture and Building Design:

The design intent with this project is to elevate the level of design for this client, creating a project which in many ways goes beyond what you might "expect" of car washes.

The design of the project is contemporary, rich in materials and colors, adding visual interest. The exterior elevations will be composed of concrete masonry units with perforated metal panels to accentuate the entrance and exit of the wash tunnel. The perforated metal panels will provide visual variety with a relative transparency created during the day by shade and shadow and at night with backlighting.

The building is intentionally articulated both in plan and at the parapet to form rectangular wall planes of varied colors, with painted steel accents on the building and metal panel frames.

The main portion of the building will have a flat roof, while the wash tunnel will be covered with a shade material spanning between tunnel walls. The vacuum bays and pay stations will be covered with pre-engineered steel canopy frames with a fabric sun shade.

We look forward to a successful development that will bring another valued project to both the City of Oceanside and the surrounding neighborhood as a whole.

Sincerely,
Paul Devers
Cawley Architects, Inc.



CAWLEY ARCHITECTS

730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060

CawleyArchitects.com



SITE DATA

PROJECT:	SUPERSTAR CAR WASH
ADDRESS:	OCEANSIDE BLVD. EAST OF EL CAMINO REAL OCEANSIDE, CALIFORNIA
DEVELOPER:	-
SCOPE:	A NEW COMMERCIAL BUILDING
LEGAL DESCRIPTION:	SEE CIVIL
ASSESSOR PARCEL NO.:	162-050-42
ZONING:	IG - GENERAL INDUSTRIAL
SITE AREA:	+/- 83,400 S.F. +/- 1.91 ACRES
BUILDING AREA:	4,862 S.F. GROSS
STORIES:	SINGLE STORY
LOT COVERAGE:	5.8 %
LANDSCAPE AREA:	-
LANDSCAPE COVERAGE:	-
OCCUPANCY:	B - BUSINESS
CONSTRUCTION TYPE:	V-B w/ A.F.E.S.
ALLOWABLE AREA:	36,000 S.F. (SINGLE STORY)
CLEAR HEIGHT:	-
STRUCTURAL DEPTH:	-
SLOPE DEPTH:	1/4" PER 1'-0" MIN.
SCREENING HEIGHT:	50" MAX.
BUILDING HEIGHT:	24'-2" (30" MAX. ALLOWED)

PARKING CALCULATIONS

BUILDING AREA CALCULATIONS		
OCCUPANCY	1ST FLOOR	TOTALS
OFFICE		133 S.F.
EQUIPMENT		1,015 S.F.
RESTROOM		117 S.F.
WASH BAY		3,289 S.F.
VACUUM		242 S.F.
VENDING		66 S.F.
TOTAL:		4,862 S.F.

REQUIRED PARKING CALCULATIONS			
OCCUPANCY	S.F.	FACTOR	TOTAL
B-CAR WASH	4,862 S.F.	1/200	25

PARKING PROVIDED	
TOTAL EMPLOYEE SPACES	8
TOTAL ACCESSIBLE VACUUM BAYS	2
TOTAL REGULAR VACUUM BAYS	27
TOTAL SPACES ON SITE	37

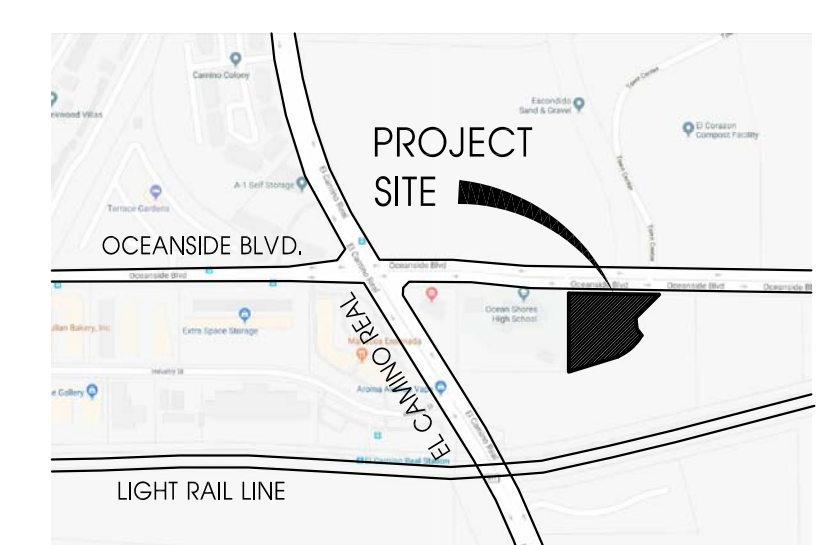
LEGEND

- PROPERTY LINE
- EASEMENT / SETBACK LINE
- CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- 6" CURB
- SITE WALL
- SALT FINISH CONCRETE SIDEWALK
- PAINT STRIPING ON PAVEMENT
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- ACCESSIBLE ROUT / PATH OF TRAVEL
- FIRE RISER

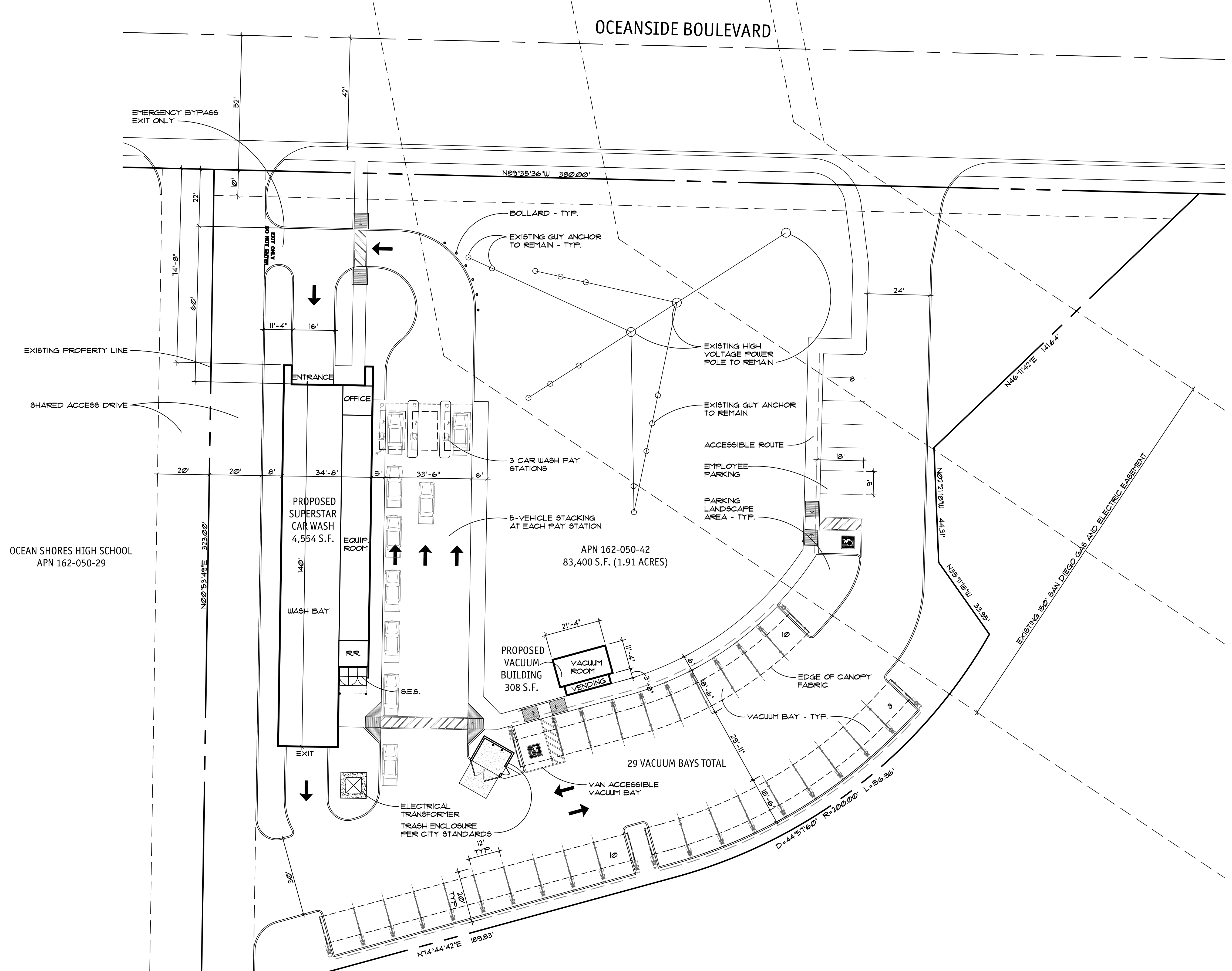
REGIONAL MAP



VICINITY MAP



SITE PLAN



SUPERSTAR CAR WASH OCEANSIDE ALTA LOMA

OCEANSIDE BLVD EAST OF EL CAMINO REAL OCEANSIDE CALIFORNIA

DATE

DESIGN REVIEW
02-15-2018

NOTICE OF ALTERNATE BILLING CYCLE:

This contract allows the owner to require submission of billings or estimates in billing cycles other than thirty days. A written description of such other billing cycle applicable to this project is available from the owner or the owner's designated agent (see owner's telephone number and address on cover sheet) and the owner or its designated agent shall provide this written description upon request.

The architectural design and data presented in these documents is an instrument of service provided by Cawley Architects.

All discrepancies found in these documents or conflicts between these documents and actual field conditions shall be reported to Cawley Architects for resolution prior to commencement of the work.

Discrepancies between bid amounts and these documents shall be reported to the General Contractor prior to commencement of work.

Project: -

A1.1

OCEAN SHORES HIGH SCHOOL
APN 162-050-29

OCEANSIDE BOULEVARD

APN 162-050-42
83,400 S.F. (1.91 ACRES)

PROPOSED SUPERSTAR CAR WASH
4,554 S.F.

PROPOSED VACUUM BUILDING
308 S.F.

29 VACUUM BAYS TOTAL

ELECTRICAL TRANSFORMER
TRASH ENCLOSURE
PER CITY STANDARDS

EMERGENCY BYPASS
EXIT ONLY

ENTRANCE

EXIT

EXISTING PROPERTY LINE

SHARED ACCESS DRIVE

BOLLARD - TYP.

EXISTING GUY ANCHOR TO REMAIN - TYP.

EXISTING HIGH VOLTAGE POWER POLE TO REMAIN

EXISTING GUY ANCHOR TO REMAIN

ACCESSIBLE ROUTE

EMPLOYEE PARKING

PARKING LANDSCAPE AREA - TYP.

3 CAR WASH PAY STATIONS

5-VEHICLE STACKING AT EACH PAY STATION

VACUUM ROOM

VENDING

EDGE OF CANOPY FABRIC

VACUUM BAY - TYP.

VAN ACCESSIBLE VACUUM BAY

EQUIP. ROOM

RR

G.E.S.

N02°53'48"E 323.00'

N02°53'36"W 380.00'

N02°53'18"W 443.11'

N02°53'00"W 323.95'

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N02°01'36"E 141.6



CAWLEY ARCHITECTS

730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060

CawleyArchitects.com



SUPERSTAR CAR WASH OCEANSIDE ALTA LOMA

OCEANSIDE BLVD
EAST OF EL CAMINO REAL
OCEANSIDE CALIFORNIA

DATE
DESIGN REVIEW
02-15-2018

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Project: - **A7.1**

GENERAL NOTES

1. SEE STRUCTURAL FOR LINTEL INFORMATION.
2. SEE DOOR SCHEDULE FOR DOOR HEIGHTS.
3. SEE STRUCTURAL FOR CONTROL JOINTS.

MATERIAL SAMPLE APPROVAL

1. PRIOR TO ORDERING, G.C. TO PROVIDE INDIVIDUAL SAMPLES OF ALL BUILDING COLORS AND MATERIALS FOR REVIEW AND APPROVAL BY THE ARCHITECT AND OWNER (i.e. PAINTED CMU, ETC.)
2. ALL INDIVIDUAL SAMPLES TO BE PRESENTED AT ONE TIME, ONSITE IN SIZES OF NO LESS THAN 12" X 12".

MATERIAL KEY

MATERIAL	DESCRIPTION
RG	SMOOTH FACE REGULAR STRUCK 8 X 8 X 16 CMU
SS	SINGLE-SCORE 8 X 8 X 16 CMU
BM	BREAK METAL OVER METAL FRAME
PC	1/2-3/4" DIAMETER PAINTED STEEL PIPE COLUMN
M6	METAL WALL PANELS - MONCHOLS - PERFORATED 3/4" HOLE 1/16" STAGGER PANELS, THICKNESS - 0.0356-INCH (20 GA), 1/2" PANEL HEIGHT

STOREFRONT / GLAZING KEY

MATERIAL	COLOR
FRAMES	MEDIUM BRONZE AB-4 ANODIZED ALUMINUM
GLAZING	1" INSULATED CLEAR REFLECTIVE

INSULATED GLAZING SYSTEM SPECIFICATION
 OLDCASTLE - 1" INSULATED GLAZING SYSTEM
 U-FACTOR: 0.29
 SOLAR HEAT GAIN COEFFICIENT (SHGC): 0.23
 OUTBOARD: 1/4" PPG SOLARBAN 100VT CLEAR (5RF #2)
 AIRSPACE: 1/2" (AIR FILL)
 INBOARD: 1/4" CLEAR

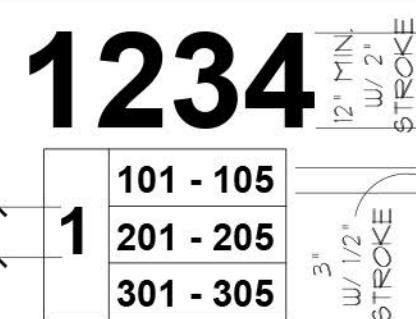
1. 'S' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS.
2. SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

COLOR KEY

KEY	MANUF. - DUNN EDWARDS COLOR NAME:
1	'COCOA' DEC155
2	'RINCON COVE' DEC151
3	'SUNFLOWER' DE5391
4	'HOT JAZZ' DE4101
5	'JET' DE6378

1. SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
2. PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
3. G.C. TO OBTAIN APPROVAL FROM UTILITY COMPANY BEFORE PAINTING TRANSFORMER.

OCEANSIDE TYPICAL ADDRESS MARKER



SUITE #S PER C.O.M. DESIGNATION. #S SHOWN ARE FOR REFERENCE ONLY. THE ADDRESS NUMBER SHALL BE A MIN. 12" HIGH WITH 2" STROKE. REFER TO CITY OF MESA STD. DTL. PFD 505.1 FOR MORE INFORMATION.

EXTERIOR ELEVATIONS

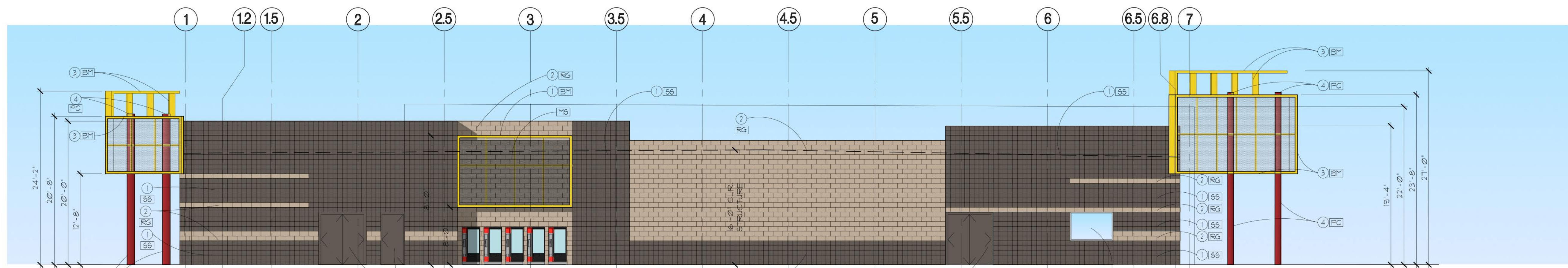
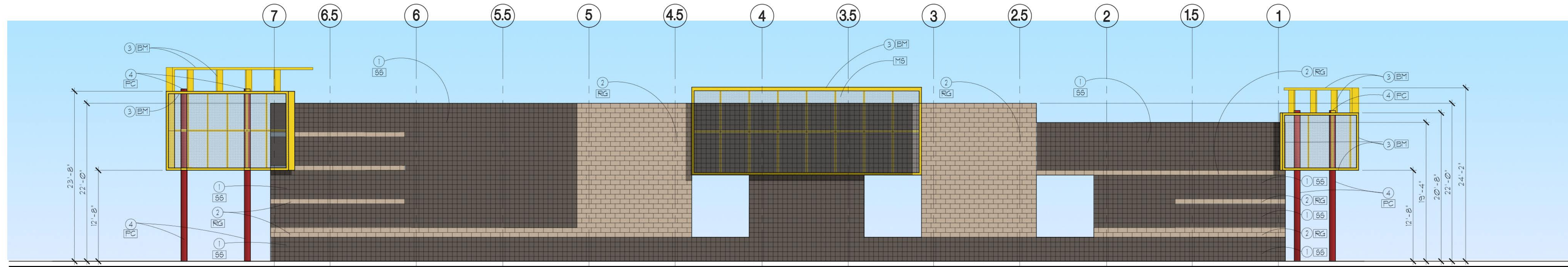
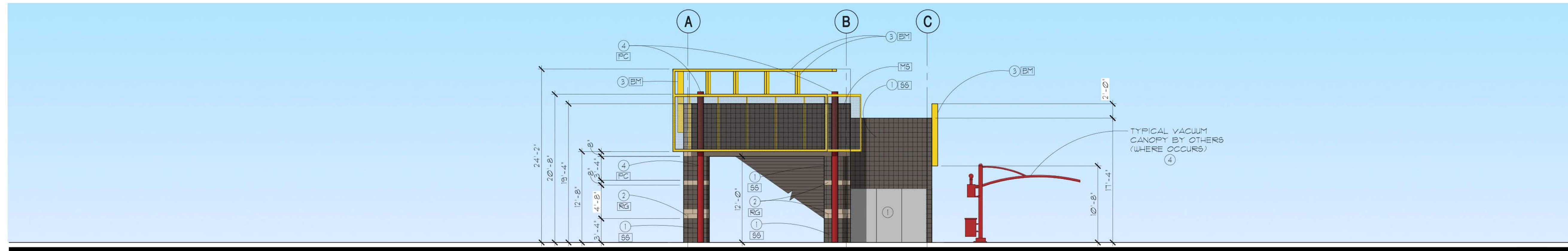
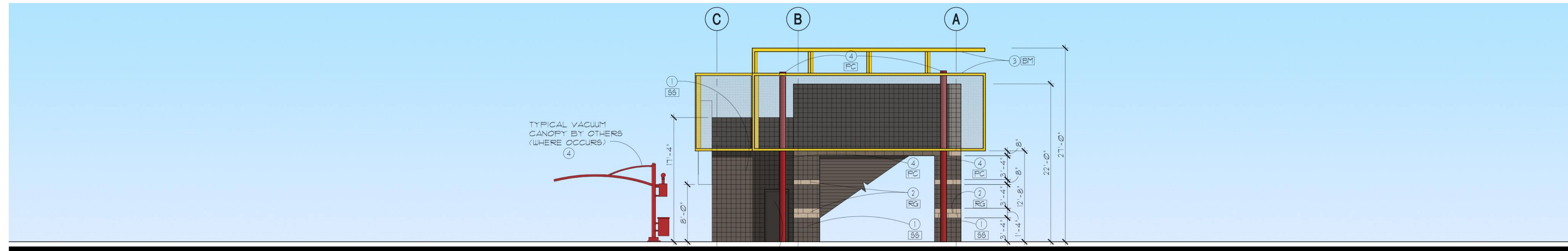


PROTOTYPICAL NORTH ELEVATION

PROTOTYPICAL SOUTH ELEVATION

PROTOTYPICAL WEST ELEVATION

PROTOTYPICAL EAST ELEVATION

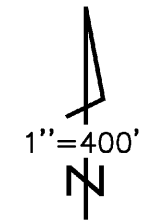


STEEL MAN DOOR - SEE DOOR SCHEDULE - PAINT TO MATCH ADJACENT WALL FINISH

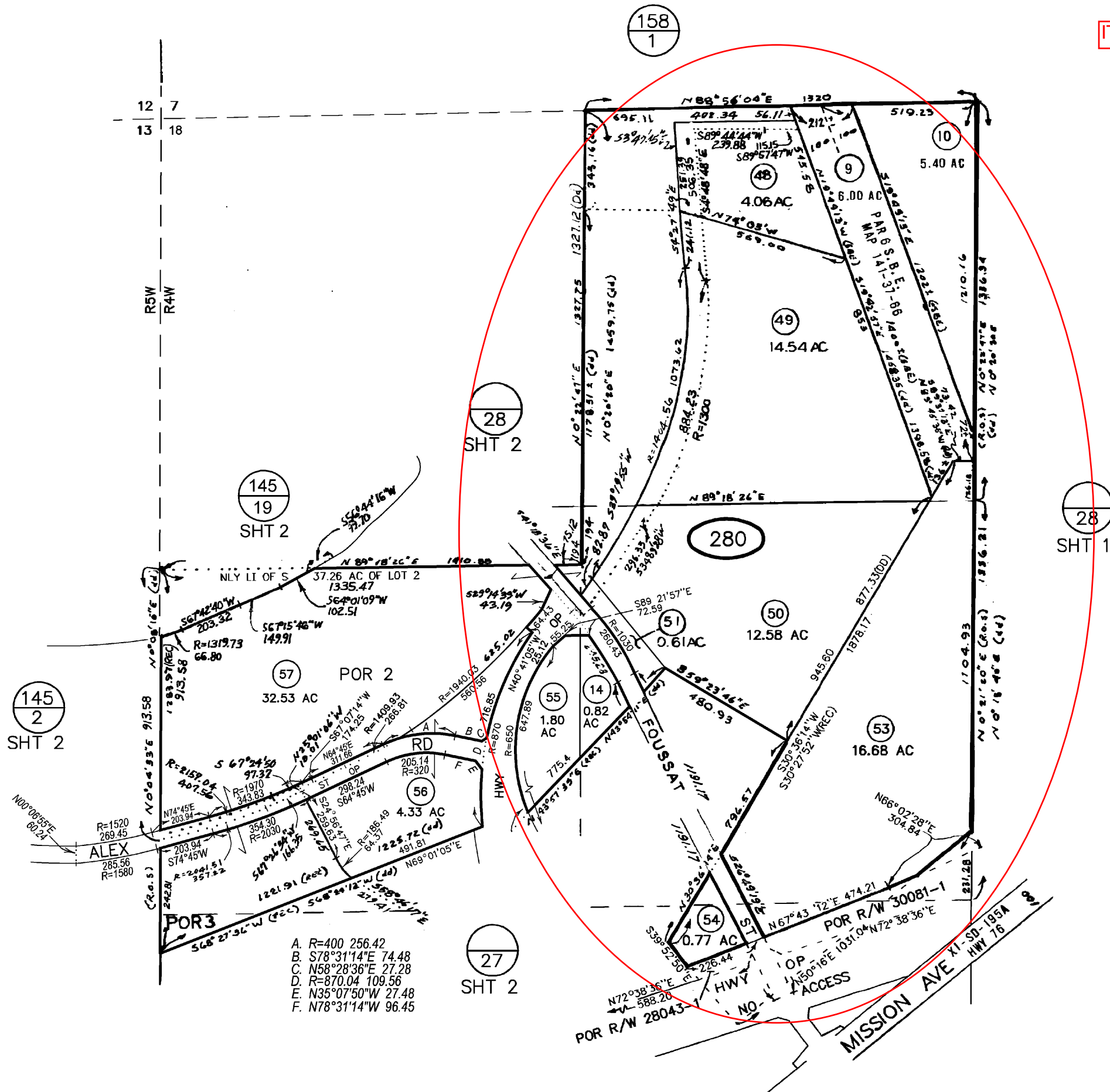
STEEL MAN DOOR - SEE DOOR SCHEDULE - PAINT TO MATCH ADJACENT WALL FINISH

STOREFRONT SYSTEM, SEE GLAZING KEY ON THIS SHEET

ITEM #2



160-28



04/15/08 JAM

BLK	OLD	NEW	YR	CUT
REDRAFT		67	713	
280	4	DES/OP	67	5391
	3-5	11-16	74	4872
	1	140P	75	3039
	1	OK 158-27	78	133
	17	SAME ST OP	84	4759
	17	PG. 53	85	24
	19	204-21	86	1141
	12-13	1/2 CHG	86	1156
	14-18	SAME AC. CHG	86	5586
	2	23-24	92	1115
	67-11	25-34	92	1552
	15-16	35-36	93	1120
	23	37-4	95	1336
	18, 20, 24	281-01	95	10024
	4-13	HWY OP	95	1703
	21-26	38-40	95	
		Hru-09		
	25, 28, 30, 32			
	34, 38	39-47	95	1911
	27, 29, 31, 33, 40-46	48-52	96	1202
	35	53 & HWY OP		
	36	54 & HWY OP	97	1271
	14&52	SAME & HWY OP	99	4748
	52	55&56	99	1710
	39, 44&47	57	99	1889
	56&57	SAME & ST OP	03	4731

- A. R=400 256.42
- B. S78°31'14"E 74.48
- C. N58°28'36"E 27.28
- D. R=870.04 109.56
- E. N35°07'50"W 27.48
- F. N78°31'14"W 96.45

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SEC 18-T11S-4W-POR W 1/2
ROS 3211,15379,16513,17920

Project Description

In October 2008, the property received City Council approval for a certified Environmental Impact Report (EIR), Tentative Map, Development Plan and Conditional Use Permits for 950,000 square feet of community shopping center, retail and commercial uses. Current plans envision 795 master planned residential units distributed amongst seven product types with roughly 25 acres of commercial land. The residential products will consist of garden-style apartments, for-sale townhomes and attached homes, single-family detached homes, and an affordable housing component.

V. SITE AERIALS



V. SITE AERIALS



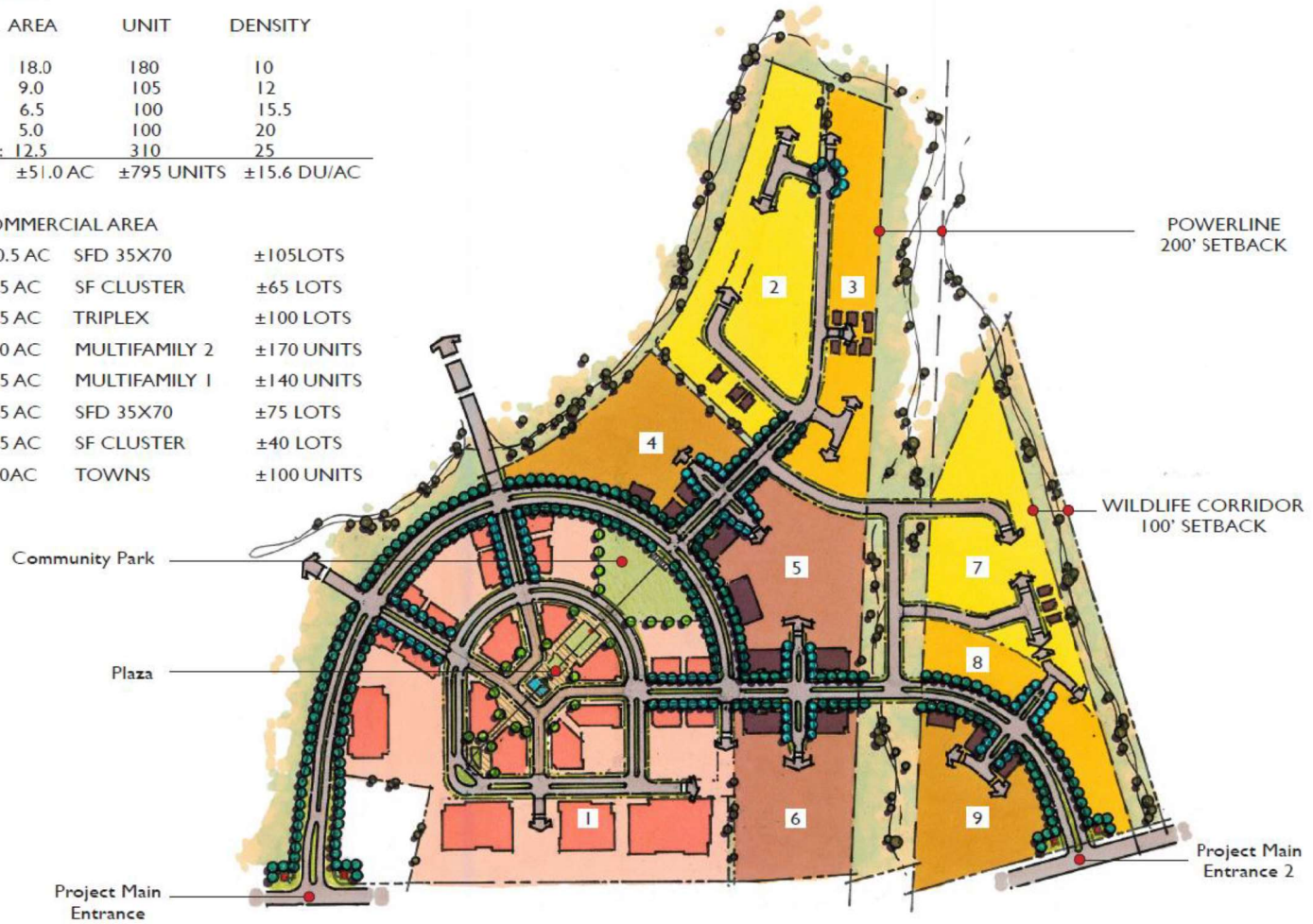
VI. PROPOSED SITE PLAN

PROJECT SUMMARY

	AREA	UNIT	DENSITY
SFD 35X70 :	18.0	180	10
SF CLUSTER :	9.0	105	12
TRIPLEX :	6.5	100	15.5
TOWNS :	5.0	100	20
MULTI-FAMILY:	12.5	310	25
	±51.0 AC	±795 UNITS	±15.6 DU/AC

PARCEL 1 : COMMERCIAL AREA

PARCEL 2 : ±10.5 AC	SFD 35X70	±105 LOTS
PARCEL 3 : ±5.5 AC	SF CLUSTER	±65 LOTS
PARCEL 4 : ±6.5 AC	TRIPLEX	±100 LOTS
PARCEL 5 : ±7.0 AC	MULTIFAMILY 2	±170 UNITS
PARCEL 6 : ±5.5 AC	MULTIFAMILY 1	±140 UNITS
PARCEL 7 : ±7.5 AC	SFD 35X70	±75 LOTS
PARCEL 8 : ±3.5 AC	SF CLUSTER	±40 LOTS
PARCEL 9 : ±5.0 AC	TOWNS	±100 UNITS

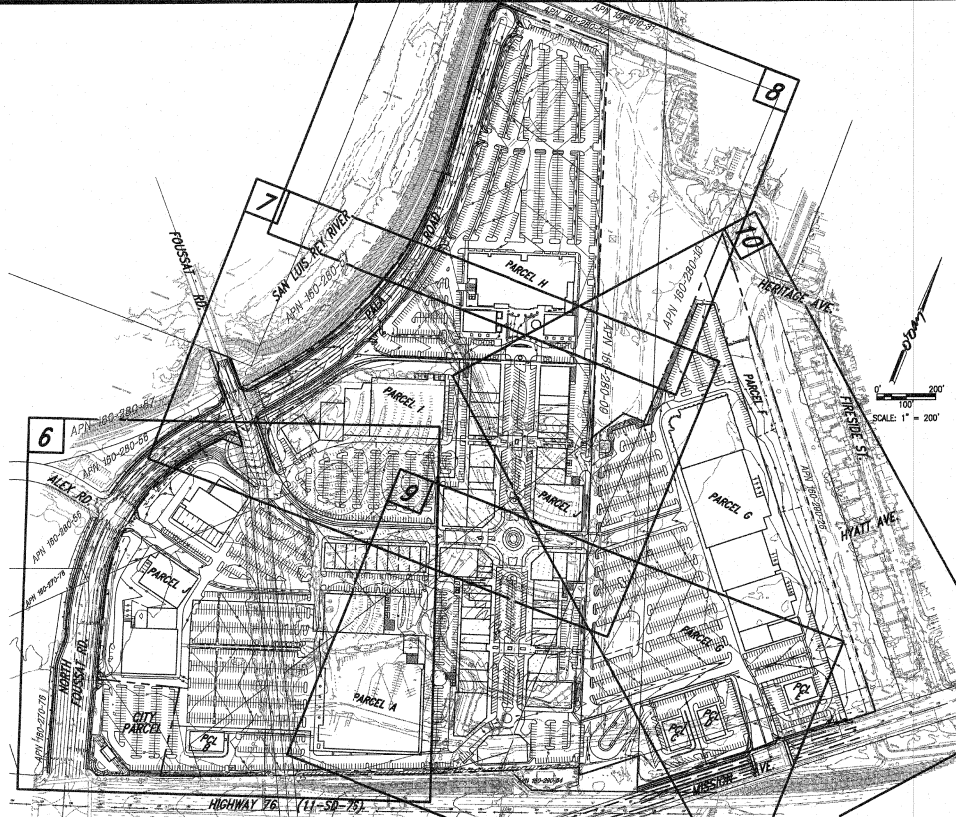


GENERAL NOTES

1. SITE AREA:
 - GROSS AREA: 91.97 ACRES (INCLUDES 1.85 ACRE CITY PARCEL PROPOSED FOR LEASE, WHICH IS SUBJECT TO CITY COUNCIL APPROVAL)
 - NET DEVELOPMENT AREA: 88.25 ACRES (EXCLUDES 3.74 ACRE PALM ROAD RIGHT OF WAY)
- BUILDING AREA:
 - GROSS FLOOR AREA: 838,971 SF
 - BUILDING COVERAGE: 24.17% (50% MAX PERMITTED) (BASED ON NET DEVELOPMENT AREA FAR)
- PARKING:
 - PARKING REQUIRED:
 - RETAIL AND HEALTH CLUB: 4,100 SF ... 3,396 SPACES
 - RESTAURANTS: 10,100 SF ... 298 SPACES
 - THEATER: 1/4 SEATS ... 750 SPACES
 - TOTAL: 4,444 SPACES
 - PARKING PROVIDED: 4,488 SPACES
 - LOADING SPACES REQUIRED: 24 SPACES
 - LOADING SPACES PROVIDED: 24 SPACES
 - BICYCLE SPACES (BX): 232 SPACES
- LANDSCAPING:
 - ON-SITE LANDSCAPE REQUIRED: 15% (BASED ON NET DEVELOPMENT AREA)
 - ON-SITE LANDSCAPE PROVIDED: 18% (BASED ON NET DEVELOPMENT AREA)
2. THIS TENTATIVE PARCEL MAP CONSISTS OF 10 LOTS.
3. EXISTING/PROPOSED ZONING IS COMMUNITY COMMERCIAL.
4. EXISTING/PROPOSED GENERAL PLAN DESIGNATION, COMMUNITY COMMERCIAL.
5. CUT AND FILL SLOPES ARE DESIGNATED AT 2:1 MAXIMUM RATIO.
6. ELEVATIONS HEREON ARE APPROXIMATE AND SUBJECT TO REVISION DURING FINAL DESIGN.
7. ALL LOT DIMENSIONS AND CURVE RADI ARE APPROXIMATE AND SUBJECT TO REVISION DURING FINAL DESIGN.
8. EARTHWORK QUANTITIES:

CUT	FILL	IMPORT	REMOVAL
25,000 CY	484,000 CY	458,000 CY	445,000 CY

 EARTHWORK QUANTITIES AS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO REVISIONS DURING FINAL DESIGN. ADJUSTMENTS HAVE NOT BEEN MADE FOR SWIRLAGE AND SHEL.
9. EXISTING EASEMENTS AND IMPROVEMENTS AS PLOTTED ARE APPROXIMATE AND BASED ON AVAILABLE RECORD INFORMATION.
10. ALL STORM DRAIN FACILITIES SHOWN ARE TENTATIVE IN NATURE. ACTUAL STORM DRAIN SIZES AND ALIGNMENTS SHALL BE APPROVED FOLLOWING SUBMITTAL AND APPROVAL OF FINAL HYDROLOGICAL/HYDRAULIC CALCULATIONS.
11. EASEMENTS SHALL BE PROVIDED AS REQUIRED BY THE CITY ENGINEER, PUBLIC UTILITIES AND DISTRICTS.
12. ALL BOUNDARY INFORMATION SHOWN HEREON IS BASED ON RECORD DATA.
13. THE PRELIMINARY STORM WATER MANAGEMENT PLAN WAS DONE BY O'DAY CONSULTANTS DATED MAY 18, 2006, REVISION AUGUST 6, 2006.
14. THE PRELIMINARY DRAINAGE STUDY WAS DONE BY TERRY R. WALKER ENGINEERING DATED JUNE 6, 2006, REVISION DECEMBER 14, 2007.
15. SETBACK REQUIREMENTS:
 - FRONT SETBACK = 15 FEET
 - SIDE YARD SETBACK = 15 FEET
 - REAR YARD SETBACK = 15 FEET
 - CORNER SIDE YARD SETBACK = 15 FEET
16. PAVEMENT AREA IS 321,1 ACRES



TENTATIVE PARCEL MAP FOR THE PAVILION AT OCEANSIDE

LEGEND

SUBDIVISION BOUNDARY	---
EXISTING PROPERTY LINE	---
PROPOSED PARCEL LINE	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
EXISTING WATERLINE	W
EXISTING SEWER LINE	S
PROPOSED DAYLIGHT LINE	---
PROPOSED 2:1 SLOPE	2:1
WATER SERVICE	W-4
SEWER LATERAL	S-3
6" WATER METER & APPH.	W-5 & W-13
IRRIGATION SERVICE (PRIVATE)	IRW-4
STORM DRAIN PIPE	SD
WATER LINE (8" UNLESS OTHERWISE NOTED) (ALL LINES ARE PRIVATE UNLESS OTHERWISE NOTED)	W
SEWER LINE w/ MANHOLE (ALL LINES ARE PRIVATE UNLESS OTHERWISE NOTED) (8" UNLESS OTHERWISE NOTED)	S-5
SEWER FORCE MAIN (FALLBROOK OUTFALL)	SFM
EXISTING FIRE HYDRANT	---
FIRE HYDRANT	W-1
PIV w/ FDC	W-21
WATER VALVE	W-22
THURST BLOCK	W-27
DESIGN ELEVATION	EL (XX.XX)
EXISTING ELEVATION	EL (XX.XX)
EXISTING CONTOUR	---
EXISTING CONTOR	---
EXISTING POWER POLE	---
EXISTING GUY ANCHOR	---
PUBLIC STREET PAVING	---
VEGETATED SWALE (BMP)	---
SEWERK IN ROW	---
SEWERK	---
PARKING LOT LIGHT	---

* STORM DRAIN IS TO BE MODIFIED TO ACCOMMODATE LANDSCAPING

ASSESSOR'S PARCEL NUMBERS:

ASSESSOR'S PARCEL NO.	160-270-31, 62, 79 & 160-280-14, 40-51, 53-55
160-200-52, 60, 63	

NOTE: 1.85 AC CITY PARCEL IS PROPOSED TO BE LEASED, AND WILL BE SUBJECT TO CITY COUNCIL APPROVAL.

PUBLIC UTILITIES:

SEWER	CITY OF OCEANSIDE
WATER	CITY OF OCEANSIDE
STORM DRAIN	CITY OF OCEANSIDE
GAS & ELECTRIC	SD&G
FIRE PROTECTION	CITY OF OCEANSIDE
TELEPHONE	SBC
CABLE TELEVISION	COX CABLE
SCHOOLS	OCEANSIDE UNIFIED SCHOOL DISTRICT

LEGAL DESCRIPTION:

PORTIONS OF SECTION 16, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA DESCRIBED AS PARCELS 1-8 AS DESCRIBED IN THE PRELIMINARY TITLE REPORT BY NORTH AMERICAN TITLE COMPANY ORDER NO. 7003185-27.

FLOOD ZONE DESIGNATION:

THE FLOOD INSURANCE RATE MAP (FIRM) FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) DATED JANUARY 18, 2001 SHOWS ALL OF THE SUBJECT PROPERTY WITHIN ZONE A99. THIS ZONE IS DEFINED AS AN "AREA TO BE PROTECTED FROM THE 100-YEAR FLOOD BY A FEDERAL FLOOD PROTECTION SYSTEM CURRENTLY UNDER CONSTRUCTION". IT HAS BEEN DETERMINED THAT THE PROTECTION SYSTEM IS A LEVEE THAT WAS CONSTRUCTED BY THE ARMY CORP OF ENGINEERS. THE SYSTEM HAS NOT BEEN CERTIFIED BY THE CORP DUE TO ENVIRONMENTAL ISSUES WITH THE MAINTENANCE AND OPERATION PLAN. UNTIL THE MAINTENANCE AND OPERATIONS PLAN IS CERTIFIED FEMA WILL NOT REUSE THE FIRM MAP TO SHOW THE SITE TO BE FULLY PROTECTED FROM THE 100-YEAR FLOOD.

KEY MAP

SCALE: 1" = 200'

OWNER:

JOHN M. AND ROBERT C. SEIBEL
903 BETA BELLA
OCEANSIDE, CA 92054
(760) 722-7638

Robert Seibel
ROBERT C. SEIBEL

DEVELOPER:

MEL KHADEL
THOMAS ENTERPRISES, INC.
2305 SHELTER ISLAND DRIVE, SUITE 202
SAN DIEGO, CA 92108
(619) 222-9603

SOILS ENGINEER:

CEBRARY/UNITED CONSULTANTS
1031 SECHON CIRCLE
PLACENTIA, CA 92870
(714) 632-5555

TOPOGRAPHIC MAPPING:

1. SAN-LO AERIAL TOPOGRAPHY DATED 05/03/05

SHEET INDEX:

1. TITLE SHEET
2. SITE LAYOUT
3. SECTIONS/ TYPICAL DETAILS
4. BOUNDARY AND PARCEL INFO
5. EASEMENT AND BOUNDARY TABLES
- 6-10. PLAN SHEETS

ABBREVIATIONS

FF	= FINISHED FLOOR
TO	= TOP OF GRADE
HP	= HIGH POINT
LP	= LOW POINT
CS	= FINISHED SURFACE
FL	= FLOWLINE
FS	= FINISHED GRADE
SFM	= SEWER FORCE MAIN
F	= FUEL LINE

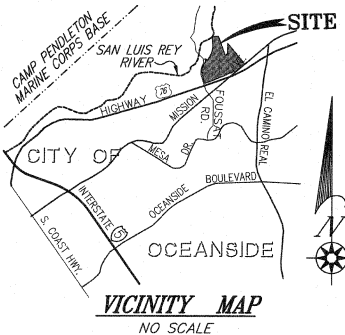
EASEMENTS:

EASEMENTS SHOWN ARE PER PRELIMINARY TITLE REPORT BY NORTH AMERICAN TITLE INSURANCE COMPANY DATED OCTOBER 4, 2007 ORDER NO. 7004529-27.

BENCHMARK:

DESCRIPTION: CITY OF OCEANSIDE B.M. A-9
LOCATION: FD BRASS SCREW AND WILSON STAMPED CGS BM AS AT SE CORNER OF C.B. OF SE RETURN OF MISSION AND COPPERHORN
ELEVATION: 33.909

NOTE!
ELECTRONIC DATA FILES ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED FOR HORIZONTAL OR VERTICAL SURVEY CONTROL.



VICINITY MAP
NO SCALE



 2710 Laker Avenue, West Carlsbad, California 92008 Phone: 760-931-7700 Fax: 760-931-8880	DATE: SEPT. 2008 SCALE: AS SHOWN JOB NO: 051115
	DESIGNED BY: B.R.L. DRAWN BY: J.D.D. PROJECT MGR.: J.P.S.