

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, January 29, 2020, 10:30 a.m.
City Hall South, 1st Floor, Guajome Room

- | | |
|-----------------------|--|
| 1. 9:30 -10:30 a.m. | No Item |
| 2. 10:30 - 11:30 a.m. | Proposed gas station with 5 dispensers, a 5,000 SF convenience store and car wash with an 85-ft tunnel on a 1.9-acre vacant lot located at the northeast corner of Ranch del Oro Drive and Seagate Way |

Zoning: PD-1 (Rancho Del Oro Industrial Master Development Plan)
Land Use: S-1-84 (Rancho Del Oro)
Neighborhood Area: Ivey Ranch/Rancho Del Oro
Assessor Parcel Number: 162-600-13
Contact Person: Randy Madrid
Email: randy@rmprodev.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.*



Developer's Conference (Pre-Application) Request Form

Development Services Department, Planning Division
300 N. Coast Hwy, Oceanside, CA 92054, (760) 435-4373

General Information

Project/Property Address: SEAGATE WAY

Assessor's Parcel Number: 162-600-13 Lot Area (acres or SF): 1.9 AC

Existing Use: VACANT

Brief Description of Proposal:
GAS (5 MPD'S) W/2,784 S.F. CANOPY • CAR WASH (85' TUNNEL) • CONVENIENCE STORE (5000 S.F.)

Property Owner & Applicant Information

Owner Name: SUNNY GOYAL

Phone Number & E-Mail Address: (650) 799-2949 • SUNNY@LOOPNEIGHBORHOOD.COM

Applicant Name: RANDY MADRID

Phone Number & E-Mail Address: (949) 922-5446 • randy@rmproddev.com

To be completed if the Applicant is not the Property Owner:

I authorize the applicant indicated above to submit the application on my behalf: _____
Signature of Property Owner
(or attach a Letter of Authorization)

Requested Meeting Date/Time (please provide 2 options) - reference the Developer's Conference calendar for dates

1st choice date: Jan 29, 2020 Time preference: 9:30 am 10:30 am either

2nd choice date: Jan 30, 2020 Time preference: 9:30 am 10:30 am either

Requested Divisions to Attend (Planning attends all meetings)

Building Fire Water Engineering Transportation Solid Waste Other _____

Email the following documents in PDF to Tiffany Chen, tchen@oceansideca.org

- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

To be completed by City staff:

Assigned meeting date: _____ Time: _____

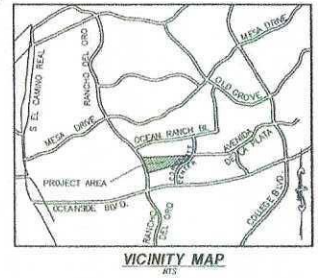
Assigned Project Planner: _____

GRADING PLAN DESIGN NOTES

- ALL GRADING AND DRAINAGE IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY'S CURRENT GRADING ORDINANCE, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WITH SUPPLEMENTS (A.P.W.A. SPECIFICATIONS)) AND THE SAN DIEGO AREA REGIONAL STANDARD DRAWINGS AS AMENDED BY THE CITY SUPPLEMENTS, AND THE EARTHWORK SPECIFICATIONS ATTACHED TO THE "PRELIMINARY SOILS REPORTS".
- THE DEVELOPER SHALL BE RESPONSIBLE FOR LANDSCAPING FOR SOLE STABILIZATION OF ALL EMBANKMENTS OVER 3 FEET IN HEIGHT WITHIN 45 DAYS OF COMPLETION OF PRELIMINARY GRADING. PERMANENT IRRIGATION SYSTEMS SHALL BE INSTALLED FOR ALL EMBANKMENTS OVER 5 FEET IN HEIGHT (AND FOR ALL SLOPES ALONG MAJOR STREETS). LANDSCAPING SPECIFICATIONS AND PLANS AS REQUIRED, SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO ISSUANCE OF THE GRADING PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF SOLE STABILIZATION LANDSCAPING UNTIL RELEASE OF THE GRADING BOND OR UNTIL INDIVIDUAL LOTS (OR LIVING UNITS) BECOME OCCUPIED, WHICHEVER OCCURS LATER.
- ALL GRADING SHALL BE DONE UNDER THE OBSERVATION OF A QUALIFIED SOILS ENGINEER.
- CUT AND FILL SLOPES SHALL BE FINISHED TO THE FINISH GRADE TO PRODUCE A SMOOTH AND UNIFORM SURFACE OF CROSS SECTION. THE SLOPES OF EMBANKMENTS OR EMBANKMENTS SHALL BE SHAPED AND FINISHED AS DIRECTED BY THE ENGINEER OF WORK AND AS APPROVED BY THE CITY ENGINEER. FINISH SLOPES SHALL BE LEFT IN A NEAT AND ORDERLY CONDITION. ALL STONES, ROCKS OR OTHER WASTE MATERIAL SHALL BE PROPERLY DISPOSED OFF SITE.
- COMPACTION TESTS SHALL BE SUPPLIED FOR TRENCHES.
- ALL EXISTING ABANDONED PIPELINES SHALL BE REMOVED AND REPLACED WITH PROPERLY COMPACTED SOILS UNLESS SPECIALLY APPROVED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING UTILITIES.
- NEITHER THE OWNER NOR THE ENGINEER OF WORK WILL ENFORCE SUDTY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES INCLUDING STOPPING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF WORK AND PUBLIC WORKS INSPECTOR PRIOR TO ANY GRADING OR REMOVAL OPERATIONS.
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNIL A VALID GRADING PERMIT HAS BEEN ISSUED, AND ALL AFFECTED PROPERTY OWNERS PERMISSION HAS BEEN OBTAINED.



PRECISE GRADING PLAN AND PRIVATE STORM DRAIN IMPROVEMENTS FOR SEAGATE CORPORATE CENTER LOTS 1-14 OF PARCEL MAP NO. 010 CITY OF OCEANSIDE SAN DIEGO COUNTY, CALIFORNIA



LEGEND W/CONSTRUCTION NOTES & ESTIMATED QUANTITIES

GRADING PLAN NO. 2000	QUANTITY	UNIT	LEGEND
CONC 6" CURB PER SIDE @ 1" (WITH 4" CLASS II AG)	23,659	LF	[Symbol]
CONC 6" CURB & GUTTER PER SIDE @ 2" (WITH 4" CLASS II AG)	1,085	LF	[Symbol]
CONC 3" AC OVER 10" AD (LL 5)	582,700	SF	[Symbol]
CONC 6" CONCRETE DRIVEWAY PER SIDE 4'-10"	2,775	SF	[Symbol]
CONC 3" CONCRETE SIDEWALK (4" TRUCK MAT.)	13,800	SF	[Symbol]
CONC CONCRETE LONGITUDINAL GUTTER PER SIDE 4'-3"	1,145	LF	[Symbol]
FINISH EXISTING CURB, GUTTER, SIDEWALK AND DRIVEWAY 1' OF EX PROXIMITY	290	LF	[Symbol]
EMR SINGLE PER DETAIL SHEET 2	9,432	LF	[Symbol]
STORM DRAIN			
INSTALL 12" HDPE	740	LF	[Symbol]
INSTALL 18" HDPE	3,135	LF	[Symbol]
INSTALL 24" HDPE	540	LF	[Symbol]
INSTALL 30" HDPE	645	LF	[Symbol]
INSTALL 36" HDPE	240	LF	[Symbol]
INSTALL 42" HDPE 30 PER SIDE @ 0-60 (2-LOAD PER PLAN)	570	LF	[Symbol]
INSTALL 48" HDPE 10 PER SIDE @ 0-60 (2-LOAD PER PLAN)	92	LF	[Symbol]
CONSTRUCT STORM DRAIN CLEANOUT @ 9" TYPE A-4	13	EA	[Symbol]
CLEANOUT PER DETAIL SHEET 2	10	EA	[Symbol]
INSTALL 12" GRADE INLET W/FRASER FLOATED PLUS CATCH BASIN FILTER INSERTS*	40	EA	[Symbol]
INSTALL PRECAST INLET PER DETAIL SHEET 2 (NOTE SHOWN ON PLANS) W/FRASER FLOATED PLUS CATCH BASIN FILTER INSERTS**	10	EA	[Symbol]
INSTALL TYPE "B" CURB INLET PER SIDE @ 2" W/FRASER FLOATED PLUS FILTER INSERTS (MODEL NO. FFD-100)	20	EA	[Symbol]
INSTALL TYPE "7" CATCH BASIN PER SIDE @ 7"	2	EA	[Symbol]
INSTALL 18" HDPE PER SIDE @ 0-30 @ 3/4"	1	EA	[Symbol]
INSTALL @-41A CONCRETE ENERGY DISSIPATOR	1	EA	[Symbol]

* - FRASER FLOATED PLUS CATCH BASIN INSERTS ARE TO BE INSTALLED IN ROCK AREAS ONLY. SEE PLANS FOR LOCATIONS. MODEL NO. FFD-12F
** - FOR FRASER FLOATED PLUS CATCH BASIN INSERTS, SEE MANUFACTURER'S SPECS FOR MODEL NOS. BASED ON INLET SIZE.

SOILS ENGINEER:

- ALL GRADING SHALL BE DONE UNDER THE OBSERVATION OF A QUALIFIED SOILS ENGINEER AND ENGINEERING GEOLOGIST AND IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS SET FORTH IN THE APPROVED SOILS AND GEOLOGICAL REPORT PREPARED BY:
 - LEGION & ASSOCIATES
1004 MURPHY CANYON ROAD, SUITE B-205
SAN DIEGO, CA 92121
PHONE: (619) 292-3030 EXL. 205
- THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS OUTLINED IN THE SOILS AND GEOLOGICAL REPORT PREPARED FOR THIS DEVELOPMENT.

DECLARATION OF ENGINEER OF WORK:

I HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLETS WITH PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES AS THE ENGINEER IN RESPONSIBLE CHARGE OF THE DESIGN OF THESE IMPROVEMENTS. I ASSUME FULL RESPONSIBILITY FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF OCEANSIDE IS A REVIEW FOR OTHER APPLICABLE POLICIES AND ORDINANCES. THE PLAN CHECK IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT, THEREFORE, RELIEVE ME OR MY RESPONSIBILITY FOR THE DESIGN OF THESE IMPROVEMENTS.

AS ENGINEER OF WORK, I AGREE TO DEFEND AND SAVE THE CITY OF OCEANSIDE, ITS OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY, CLAIMS, DAMAGES OR INJURIES TO ANY PERSON OR PROPERTY WHICH MIGHT ARISE FROM THE REQUIREMENT ACTS, STATUTES OR ORDINANCES OF THE ENGINEER OF WORK, MY EMPLOYEES, AGENTS OR CONSULTANTS EMPLOYED BY ME.

Tom Little 1-12-06
TUDHURY M. THELLE R.C.C. 60083 DATE

NOTICE TO CONTRACTORS:

THIS CONSTRUCTION SITE IS SUBJECT TO COMPLIANCE WITH THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD STORM WATER PERMIT, PERMITS # 3 37C334863.

AS REQUIRED A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS KEPT UP TO DATE AND ON-SITE DURING CONSTRUCTION. SEE SWPPP PREPARED BY RBF CONSULTING, DATED 11/21/04.

SOILS ENGINEER CERTIFICATION:

WE HEREBY CERTIFY THAT WE PROVIDED PROFESSIONAL TESTING AND APPROVAL CONCERNING THE PREPARATION OF GROUND TO BE GRADED. TESTING FOR VIBRO-CORRECTION, STABILITY OF ALL FINISH SLOPES, DESIGN OF BUTTRESS FILLS WHERE NECESSARY, THE ADEQUACY OF THE NATURAL GROUND FOR BEARING FILL, THE STABILITY OF CUT SLOPES WITH RESPECT TO GEOLOGICAL MATTERS AND THE NEED FOR SUBURRANS AND DRAINAGE GRADIENTS FOR DRAINAGE OBJECTS, AND THAT THESE GRADING PLANS ACCURATELY REFLECT ALL CONDITIONS AND CONSTRUCTION RECOMMENDATIONS PREPARED FOR THIS PROJECT AS DATED: 1-12-06 TO 1-12-06

James F. Knuth 1/12/06
GEOLOGICAL CONSULTANT

DEVELOPER & OWNER

SEAGATE CORPORATE CENTER, L.P.
5600 AVENIDA ENCINAS, SUITE 100
CARLSBAD, CA 92008

REFERENCE PLANS

REGION GRADING PLAN 2435
IMPROVEMENT PLAN R-11231, R-11238
IMPROVEMENT PLAN R-12255-12260

INDEX

- TITLE SHEET
- SECTION 4 & DETAILS
- 1-14 PRECISE GRADING PLAN
- 1-14 PRIVATE STORM DRAIN IMPROVEMENT PLAN
- 19-23 PRIVATE STORM DRAIN PROFILE

WORK TO BE DONE

- GRADING AND DRAINAGE WORK AS SHOWN ON THESE PLANS AND IN CONFORMANCE WITH THE SAN DIEGO AREA REGIONAL STANDARD DRAWINGS AND 1992 CITY ENGINEER DESIGN AND PROTECTIVE MANUAL AND PERM CITY ORDINANCE 81-20 AND 82-43 AND SECTION 70 OF THE UBC.
- ALL FILL MATERIAL SHALL BE COMPACTED TO 90% OR BETTER AND REPORTS SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF WORK.

STANDARD DRAWINGS:

- SAN DIEGO REGIONAL STANDARD DRAWINGS (2000) (SWPPP)
- CITY OF OCEANSIDE STANDARD DRAWINGS ADDED 7/21/04, REVISED 8/26/02 (000)

EARTHWORK QUANTITIES

GRAIN CUT: 15,500 CY
GRAIN FILL: 35,900 CY
MEMORIAL GRADING: 0 CY
DISTURBED AREA = 25 ACRES

This estimate does not include strikeoffs, over-concreting, bulking and subsidence. Contractor to verify all quantities for his submittal.

APPROVED CHANGES

Change	Approved by	Date
BRIDGE ADDITIONS SHITS 8	[Signature]	1-12-06
7, 8, 9, 10, 16 & 17	[Signature]	1-12-06
REVISE EXISTING SHT 74	[Signature]	1-12-06
ADD RETAINMENT WALLS SHTS 5, 6, 7, 8, 9, 10, 11, 12, 13	[Signature]	1-12-06
NO INLET WALLS, RETAINMENT WALLS, SHTS 11, 12, 13	[Signature]	1-12-06

RBF CONSULTING
1004 AVENIDA ENCINAS, SUITE 200
CARLSBAD, CALIFORNIA 92008
760.470.8103 • FAX 760.470.8104 • www.RBF.com

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT AS THE ENGINEER IN RESPONSIBLE CHARGE OF WORK FOR THIS PROJECT, I HAVE SUPERVISED THE ENGINEERING WORK AS SHOWN ON THESE PLANS TO DETERMINE GENERAL COMPLIANCE WITH PLANS AND SPECIFICATIONS, AND THAT THE COMPLETED CONSTRUCTION IS IN CONFORMANCE WITH THESE PLANS.

I ALSO CERTIFY THAT ALL DESIGN CHANGES MADE DURING CONSTRUCTION, ALL INFORMATION AS REQUIRED BY THE CITY OF OCEANSIDE GRADING ORDINANCE, AND ALL RECOMMENDATIONS FROM THE SOILS ENGINEERING AND ENGINEERING GEOLOGIST REPORT PREPARED FOR THIS PROJECT HAVE BEEN INCORPORATED IN THESE PLANS.

CIVIL ENGINEER OF RECORD: *Tom Little* 3-30-10
SEAL

APPROVED CHANGES

Change	Approved by	Date
REPLACEMENT SHEETS	[Signature]	3-30-10
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 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, 96, 97, 98, 99, 100	[Signature]	3-30-10
CONC. CURB PER SIDE @ 1" (WITH 4" CLASS II AG)	[Signature]	3-30-10
CONC. CURB & GUTTER PER SIDE @ 2" (WITH 4" CLASS II AG)	[Signature]	3-30-10
CONC. 3" AC OVER 10" AD (LL 5)	[Signature]	3-30-10
CONC. 6" CONCRETE DRIVEWAY PER SIDE 4'-10"	[Signature]	3-30-10
CONC. 3" CONCRETE SIDEWALK (4" TRUCK MAT.)	[Signature]	3-30-10
CONC. CONCRETE LONGITUDINAL GUTTER PER SIDE 4'-3"	[Signature]	3-30-10
FINISH EXISTING CURB, GUTTER, SIDEWALK AND DRIVEWAY 1' OF EX PROXIMITY	[Signature]	3-30-10
EMR SINGLE PER DETAIL SHEET 2	[Signature]	3-30-10

BENCH MARK

Description	Location	Height
FOUND CHISELLED STAKE ON TOP OF CURB	CITY OF OCEANSIDE (STATIONED 20-10)	1.12
WOODEN BENCH MARK	W.P.O. ON NORTHEAST CORNER INTER. OF MESA DRIVE AND HANDELA WAY	1.12
WOODEN BENCH MARK	CITY OF OCEANSIDE 1/4" DIA. I.P.C. 30	1.12
WOODEN BENCH MARK	151.725 (1984 ADJ. ELEV.)	1.12

Underground Service Alert
Call TOLL FREE 1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

WDID # 9 37C334863 FILE: D-21-04

SHEET 1 OF 23

PRECISE GRADING PLAN FOR SEAGATE CORPORATE CENTER OCEANSIDE, CALIFORNIA TITLE SHEET

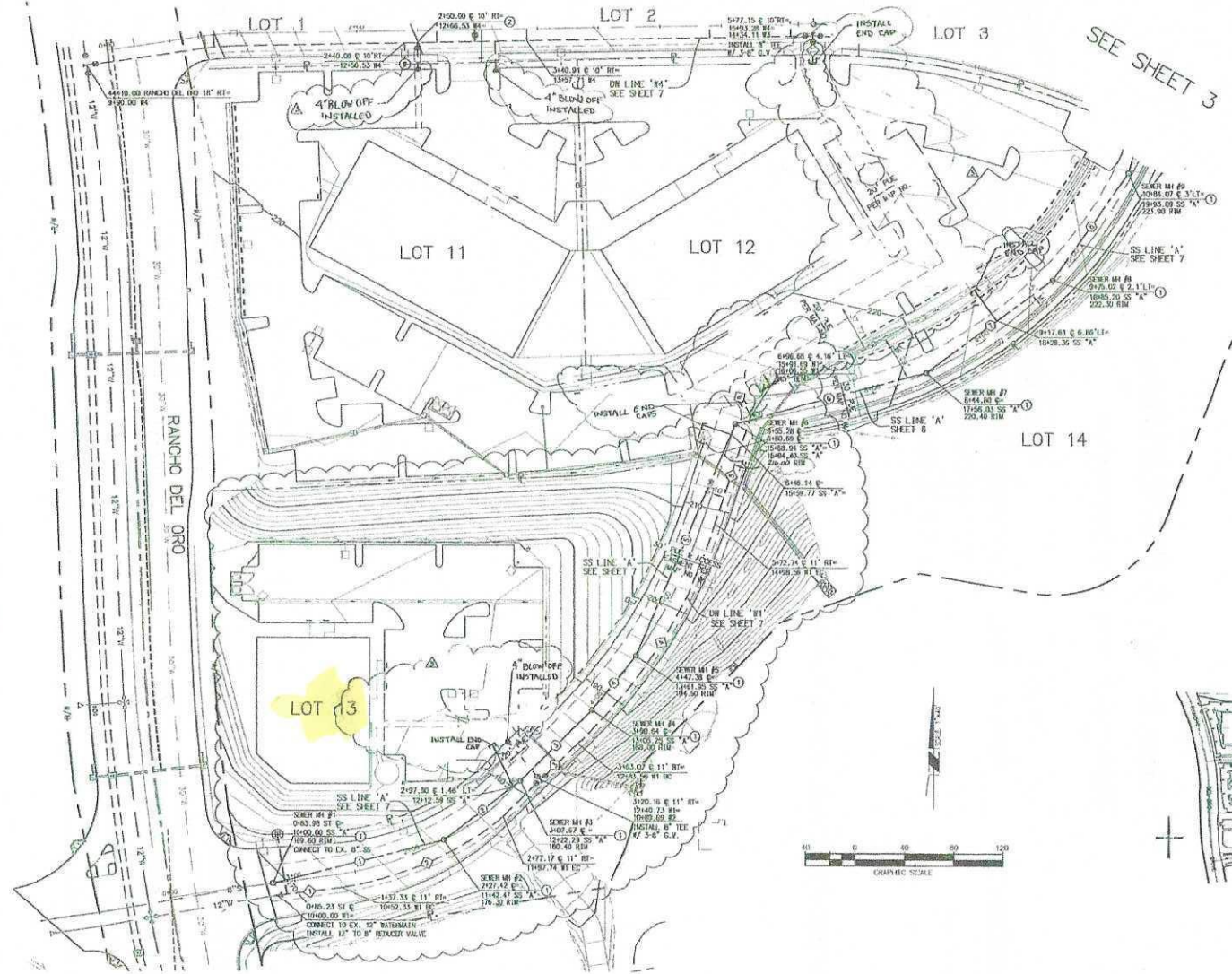
ENGINEER OF WORK: *Tom Little* 1-12-06
SEAL

PLANNING & DESIGN & CONSTRUCTION

G-02608-001 #3

SEE SHEET 2

SEE SHEET 3

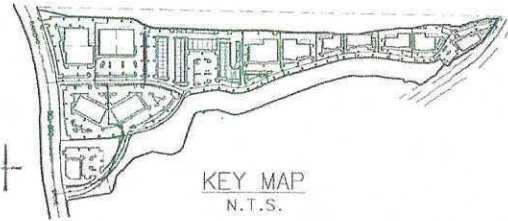


DELTA	RADIUS	LENGTH	REMARK
10' 0" 10' 0"	10' 0"	157.08'	B. P.C.
10' 0" 10' 0"	10' 0"	157.08'	B. P.C.
10' 0" 10' 0"	10' 0"	157.08'	B. P.C.
10' 0" 10' 0"	10' 0"	157.08'	B. P.C.
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10' 0" 10' 0"	10' 0"	157.08'	B. P.C.
10' 0" 10' 0"	10' 0"	157.08'	B. P.C.
10' 0" 10' 0"	10' 0"	157.08'	B. P.C.
10' 0" 10' 0"	10' 0"	157.08'	B. P.C.
10' 0" 10' 0"	10' 0"	157.08'	B. P.C.
10' 0" 10' 0"	10' 0"	157.08'	B. P.C.
10' 0" 10' 0"	10' 0"	157.08'	B. P.C.

LEGEND
 PROPERTY LINE
 WATER PIPE
 SEWER PIPE
 STORM DRAIN PER CP-2608
 CURB PER CP-2608
 EASEMENT

CONSTRUCTION NOTICES
 1) CONSTRUCT SEWER MANHOLE PER OSD S-5
 2) INSTALL FIRE HYDRANT ASSEMBLY PER OSD W-1
 3) INSTALL DOUBLE CHECK-DETECTOR ASSY. PER OSD W-14
 W/ FINE MESH CONSTRUCTION (SPRINKLES)
 4) INSTALL 2 BOLLARDS IN FRONT OF F.H. PER OSD W-16
 SEE REFERENCED SEWER & WATER LINE CALLOUT W/ SHEET
 NUMBER FOR PLOT FILE DATA.
 GRADING AND GRATING PER CP-2608.



NOTE: THE PRIVATE UTILITY SYSTEM SHOWN ON THESE PLANS IS FOR REFERENCE ONLY. REFER TO THE CITY OF OCEANSIDE BUILDINGS DEPARTMENT PERMIT FOR PRIVATE DOMESTIC WASTE AND PRIVATE SEWER CONSTRUCTION AND/OR CITY OF OCEANSIDE FIRE PREVENTION PERMIT FOR PRIVATE FIRE LINE CONSTRUCTION.

RBF CONSULTING
 PLANNING • DESIGN • CONSTRUCTION
 5000 AVENIDA ENCINAS, SUITE 200
 CARLSBAD, CALIFORNIA 92008
 760.470.6100 • FAX 760.470.6101 • www.rbf.com



NO.	DESCRIPTION	APPROVED BY	DATE
1	REVISION SHEET 1 (SEE SHEET 2)	[Signature]	5/28/02
2	ADDITIONS	[Signature]	5/28/02

DESCRIPTION	LOCATION	RECORD FROM	ELEVATION	DATE
FOUND CHISELED SCRAPE ON TOP OF CURB	CITY OF OCEANSIDE BENCHMARK #D-40	DATE: 04/15/02	151.75'	(FROM ADJ. SHEET)
FOUND CHISELED SCRAPE ON TOP OF CURB	CITY OF OCEANSIDE BENCHMARK #D-40	DATE: 04/15/02	151.75'	(FROM ADJ. SHEET)

WDD#9 37C334863 FILE: D-21-04
 SHEET 5 OF 9
 CITY OF OCEANSIDE ENGINEERING DEPARTMENT
 SEWER AND WATER IMPROVEMENT PLANS FOR
 SEAGATE CORPORATE CENTER
 OCEANSIDE, CALIFORNIA
 LOTS 11, 12, AND 13
 [Signature] 5-28-02
 [Signature] 5/28/02
 PLAN NUMBER: R13804

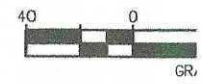
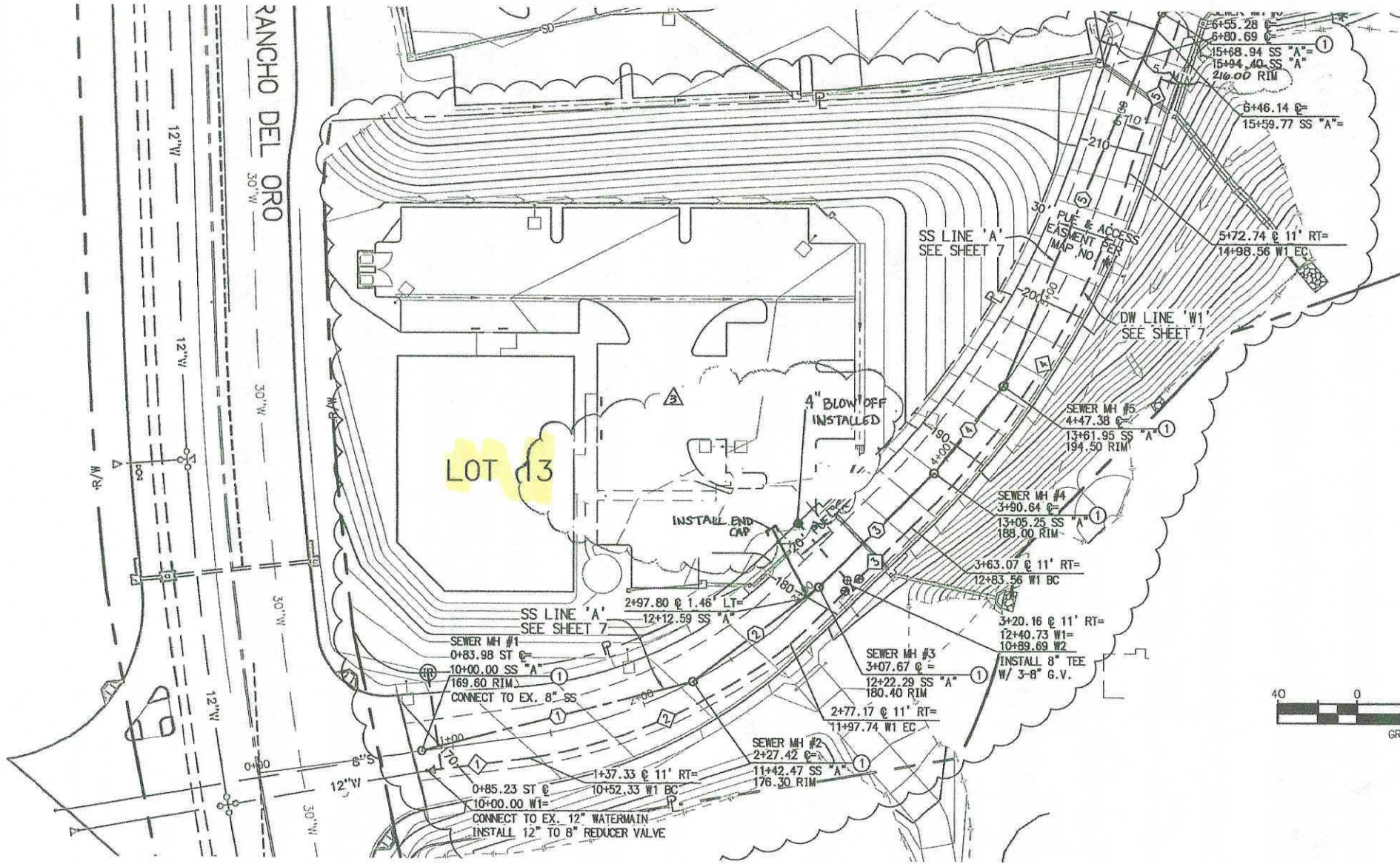
R-13804-005

8

DLV\IMPROVE\REVISION\199105REV2.DWG SEISENHART 3/16/06 2:50 pm

RANCHO DEL ORO
30' W

LOT 13



#9