

**¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE**

Wednesday, March 10, 2021

Reviewers- Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by end of day Tues, 3/9/2021.

1. 9:30 - 10:30 am SKYPE teleconference

Proposed four (4) unit apartment building on a vacant 6,910 square foot lot, located at 910 Windward Way. [ADM21-00009]

**Zoning: RH
Land Use: HD-R
Neighborhood Area: Townsite
Assessor Parcel Number(s): 147-051-10
Contact Person: Blanca Hernandez
Email: blanca.d.hernandez1@gmail.com**

2. 10:30 – 11:30 am SKYPE teleconference

Proposed three (3) unit apartment building on a vacant approximately 7,000 square foot lot, located at 925 Vine Street. [ADM21-00011]

**Zoning: RH-U
Land Use: UHD-R
Neighborhood Area: Townsite
Assessor Parcel Number(s): 150-334-45
Contact Person: Chris Wells
Email: fargo@cuttingedgehomes.net**

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.*

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.

WM 6-16-69

SAN DIEGO COUNTY ASSESSOR'S MAP BOOK 147 PG 05

Project Site

FREEMAN ST

TROTTERS MAP

ADD 94

NEPTUNE

(EIGHTH ST)

DITMAR

NEVADA

CLEMENTINE

BLK 56

BLK 54

BLK 46

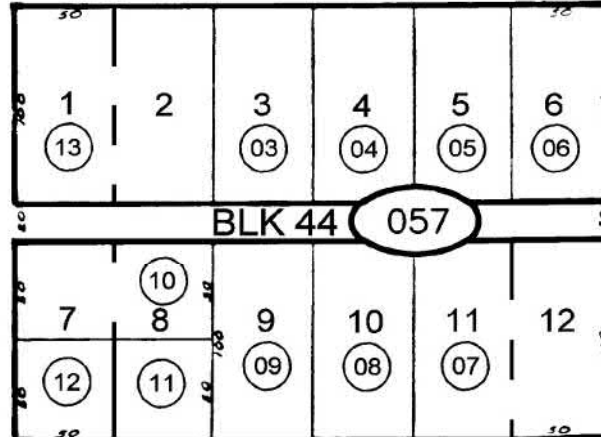
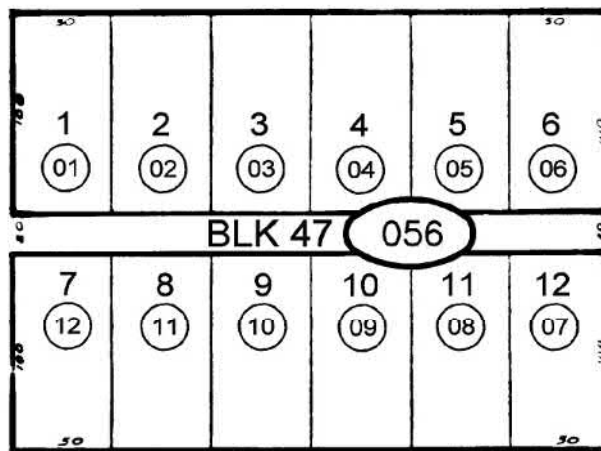
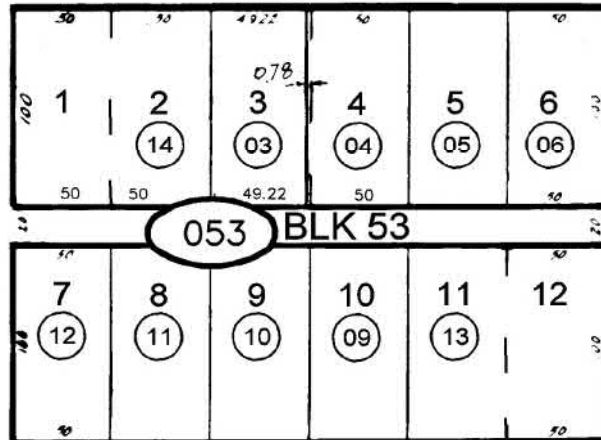
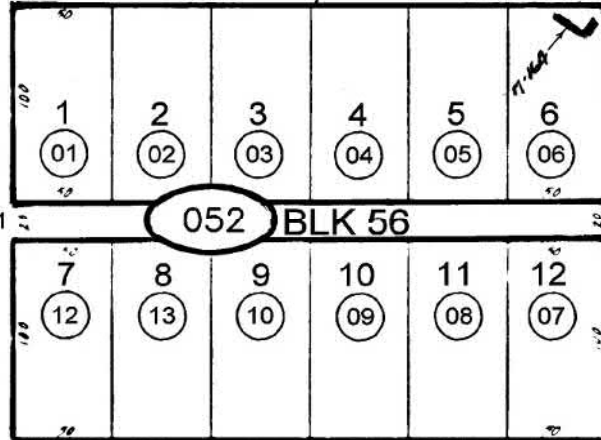
BLK 45

HWY OP RW 34296-1 11-SD-5

(SEVENTH ST)

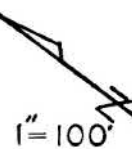
(SEVENTH ST)

WINDWARD



Item #1

147 - 05



1"=100'

01/23/2012 ALL

CHANGES

BLK	OLD	NEW	YR	CUT
052	11	12 & 13	69	3373
051	4	6, 7	69	1160
053	7 & 8	13	63	3781
054	12	HWY OP	63	1537
051	5 & 7	HWY OP	70	2415
054	1	HWY OP	70	2415
057	1 & 2	13	70	4418
051	PICK-UP 6	8	72	4950
051	PICK-UP	9	73	3319
054	PICK-UP	13 & 14	73	4116
055	8 & 14	19 & 20	74	3890
054	13-14	15	74	5439
055	15 & 16	21	76	1244
055	17 & 18	22	76	3480
051	1, 9	10	78	2183
053	1 & 2	14	79	652
051	10	KILL HWY OP	12	1184

SCC

MAP 164 - ANNEX TO MC NEILS ADD POR JONES TCT
MAP 332 - MYERS & MC COMBERS ADD POR SEC 23 - T11S-R5W

143 24

SURFRIDER

(SIXTH ST)

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115 R5W

M-299

M-332

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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: 910 Windward Way

Assessor's Parcel Number: 147-051-10-00 Lot Area (acres or SF): 6,910

Existing Use: Vacant Land

Brief Description of Proposal:
4 Unit apartment building . Two units four bedrooms three bath each and two units 3 bedroom 3 bath

Property Owner & Applicant Information

Owner Name: Blanca & Ricardo Hernandez, Juan Carlos Jimenez

Phone Number & E-Mail Address: (310)844-4944 blanca.d.hernandez1@gmail.com

Applicant Name: Blanca Hernandez

Phone Number & E-Mail Address: (310)844-4944

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: 3/10/2021 Time preference: 9:30 am 10:30 am either

2nd choice date: 3/24/2021 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 Sergio Madera, smadera@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:

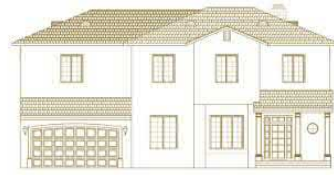
Assigned meeting date: 3/10/2021 Time: 9:30 am

Assigned Project Planner: _____

February 24, 2021

City of Oceanside
Planning Department

Re: 910 Windward Way
Oceanside, CA 92054
APN:147-051-10-00
Developers Conference Project Letter



BRIJBI HOMES LLC
CUSTOM HOME DESIGN

Greetings,

We are submitting for preliminary review a four (4) unit apartment building on a 6910 sq/ft irregular graded lot. The lot was previously owned by Caltrans.

Two (2) dwellings will be four (4) bedrooms three and a half (3.5) bathrooms 1,500sq/ft each with two (2) covered parking spaces.

Two (2) dwellings to be three (3) bedrooms and three and a half (3.5) bathrooms each with two (2) car covered parking.

A shared space for community event room with kitchenette and bathroom.

Parking entrance via adjacent alley.

We have attached a copy of the tentative floor, site, and elevation plans along with a vicinity map. If you have any questions please feel free to call me at (310)844-4944, look forward to hearing from you.

Thank you for your time,

Blanca Hernandez

Property Owner

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Aerial view of the parcel.

EXHIBIT "B"

CITY OF OCEANSIDE

T.11S., R.5W. S.B.M.

76

DD34296-01-01

HARBOR DRIVE

MISSION AVENUE

OCEANSIDE BLVD

CALIFORNIA STREET

CASSIDY STREET

COASTAL RAIL TRAIL

PACIFIC OCEAN

78

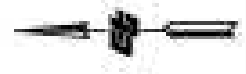
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STATE OF CALIFORNIA	
DEPARTMENT OF TRANSPORTATION	
DISTRICT 1 1	
DIRECTOR'S DEED MAP	
DD34296-01-01	
RIGHT OF WAY MAP NO.	Por. 3796.1
COUNTY	ROUTE
SD	5
POST MILES	SCALE
53.7	NONE
SHEET 1 OF 2	

E.A. 0R0002

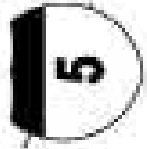
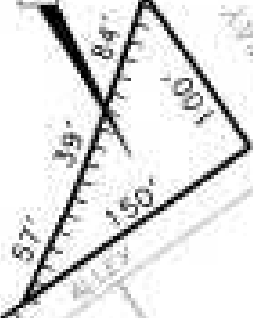
EXHIBIT "B"



CITY OF OCEANSIDE
T.11S. R.5W. S.B.M.
SECTION 23

6,774.50 FT.
0.16 ACRES

DD34296-01-01



NORTH WORME STREET

NW CORNER

NORTH CLEMENTINE STREET

NW 220TH ST

ALLEY

LEGEND

- = ACCESS PROHIBITED
- = BOUNDARY OF DD34296-01-01

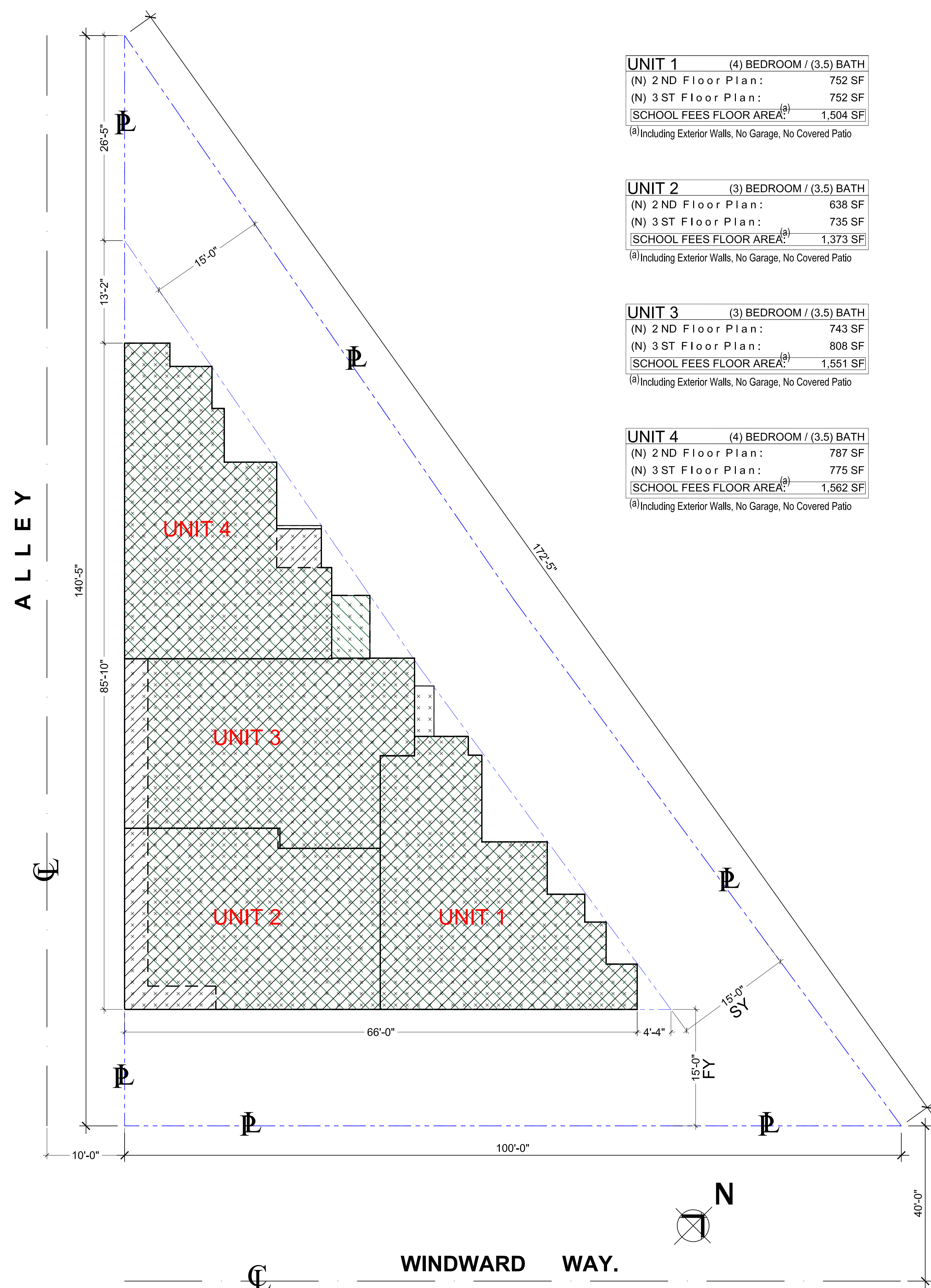
STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
DISTRICT 11

DIRECTOR'S DEED MAP
DD34296-01-01

MAP NO. PGF. 3796.1

COUNTY	FOOT	FEET	MAILES	SCALE
SD	1	1	1	NONE
				THROT 1 OF 2

E.A. ORCOC2



Plot Plan
SCALE: 1/8" = 1'-0"

PL = Property Line
CL = Center Line

UNIT 1 (4) BEDROOM / (3.5) BATH

(N) 2ND Floor Plan:	752 SF
(N) 3ST Floor Plan:	752 SF
SCHOOL FEES FLOOR AREA ^(a) :	1,504 SF

^(a)Including Exterior Walls, No Garage, No Covered Patio

UNIT 2 (3) BEDROOM / (3.5) BATH

(N) 2ND Floor Plan:	638 SF
(N) 3ST Floor Plan:	735 SF
SCHOOL FEES FLOOR AREA ^(a) :	1,373 SF

^(a)Including Exterior Walls, No Garage, No Covered Patio

UNIT 3 (3) BEDROOM / (3.5) BATH

(N) 2ND Floor Plan:	743 SF
(N) 3ST Floor Plan:	808 SF
SCHOOL FEES FLOOR AREA ^(a) :	1,551 SF

^(a)Including Exterior Walls, No Garage, No Covered Patio

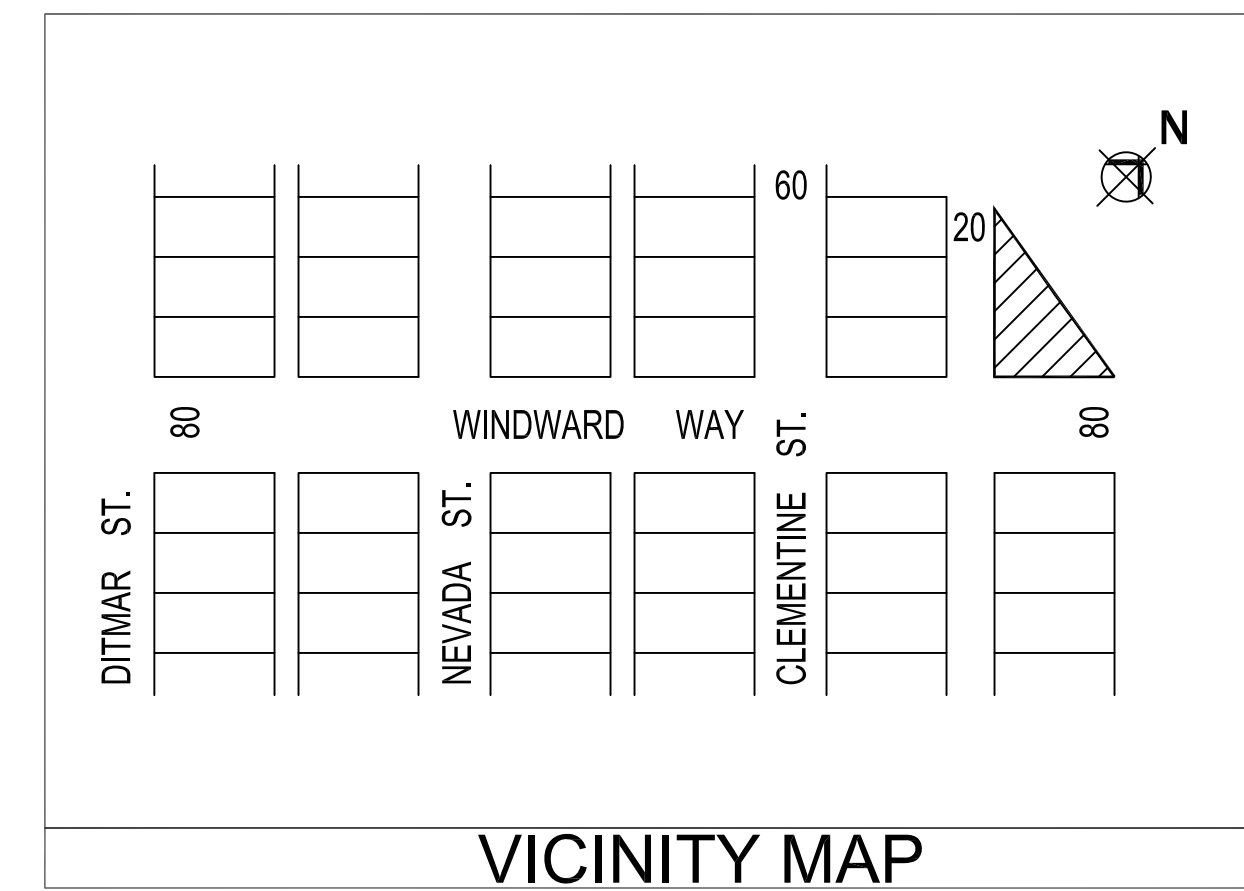
UNIT 4 (4) BEDROOM / (3.5) BATH

(N) 2ND Floor Plan:	787 SF
(N) 3ST Floor Plan:	775 SF
SCHOOL FEES FLOOR AREA ^(a) :	1,562 SF

^(a)Including Exterior Walls, No Garage, No Covered Patio

LEGEND

	1st FLOOR
	2nd FLOOR
	3st FLOOR



ADDRESS: 910 WINDWARD WAY, OCEANSIDE, CA 92054
APN: 147-051-10-00
ZONING: RH
LEGAL DESCRIPTION
DOC77-278799 IN LOTS 4 THRU 6 BLK 55 TR 332

PARCEL LEGAL DESCRIPTION

LOT SIZE	6,910 SF
UNIT 1	1,504 SF
UNIT 2	1,373 SF
UNIT 3	1,551 SF
UNIT 4	1,562 SF

DESIGN CRITERIA

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES

- The 2019 California Building Code (CBC).
- The 2019 California Residential Code (CRC).
- The 2019 California Electrical Code (CEC).
- The 2019 California Mechanical Code (CMC).
- The 2019 California Plumbing Code (CPC).
- The 2019 California Energy Code
- The 2019 California Fire Code (CFC)
- The 2019 California Green Building Standards Code (CALGreen Code)
- Amendments to the City of Oceanside Administrative Code for Building Regulations

LUMBER: USE DOUGLAS FIR, LARCH NO.2 OR BETTER UNLESS NOTED OTHERWISE.

- STUDS, RAFTERS, JOISTS, PLATES: DF- #2
- 4 X, 6 X, 8 X BEAMS, STRINGERS, & HEADERS: DF- #1
- POSTS AND TIMBER: DF- #1

PLYWOOD:

- ALL PLYWOOD SHALL CONFORM TO U.S PRODUCT STANDARDS PS 1-09

CONCRETE: (STRENGTH @ 28 DAYS) USE TYPE II OR V CEMENT.

- FOUNDATIONS $f_c = 2,500$ psi

ANCHOR BOLTS: ASTM / A-307

STEEL REINF: #4 OR SMALLER (GRADE 40, DEFORMED) ASTM A-615 PER CRSI STANDARDS.

SOIL (ALLOWABLE BEARING PRESSURE: 1,500 PSF CLASS OF MATERIAL: Clay, sandy clay, silty clay and clayey silt (CL, ML, MH, and CH)

EPOXY TIE SPECIFIED SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND SHALL BE ONE OF THE FOLLOWING:

- SIMPSON SET-XP: LARR #25744 / ICC-ES ESR-2508
- HILTI HIT-RE 500-SD LARR #25700 / ICC-ES ESR-2322

SPECIAL INSPECTIONS IS REQUIRED BY CBC 1701 FOR SIMPSON EPOXY-SET HOLDOWN BOLTS

*ALL FRAMING CONNECTORS TO BE " SIMPSON STRONG TIE " OR EQUAL.

GM
PLANS
8949 LANGDON AVE.
NORTH HILLS, CA 91343
(818) 602-2334

GENERAL NOTE:
THESE PLANS AND ANY ATTACHED DOCUMENTS ARE WORK AND PROPERTY OF GM PLANS. THE CLIENT AND USER OF THESE DOCUMENTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE USER SHALL NOT USE THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION FROM GM PLANS.

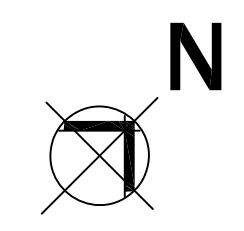
No.	Revision/Issue	Date

PROJECT LOCATION:
910 WINDWARD WAY,
OCEANSIDE,
CA 92054

OWNER:
BLANCA HERNANDEZ;
JIMENEZ JUAN
CARLOS

JOB NO. 202102

DRAWN BY M. Cardenas	Sheet
DATE Feb 09 / 2021	AO
Scale AS NOTED	



WALL LEGEND	
	(N) 2x4 STUD WALL

1st. Floor Plan
SCALE: 1/4" = 1'-0"

GENERAL NOTE:
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No.	Revision/Issue	Date

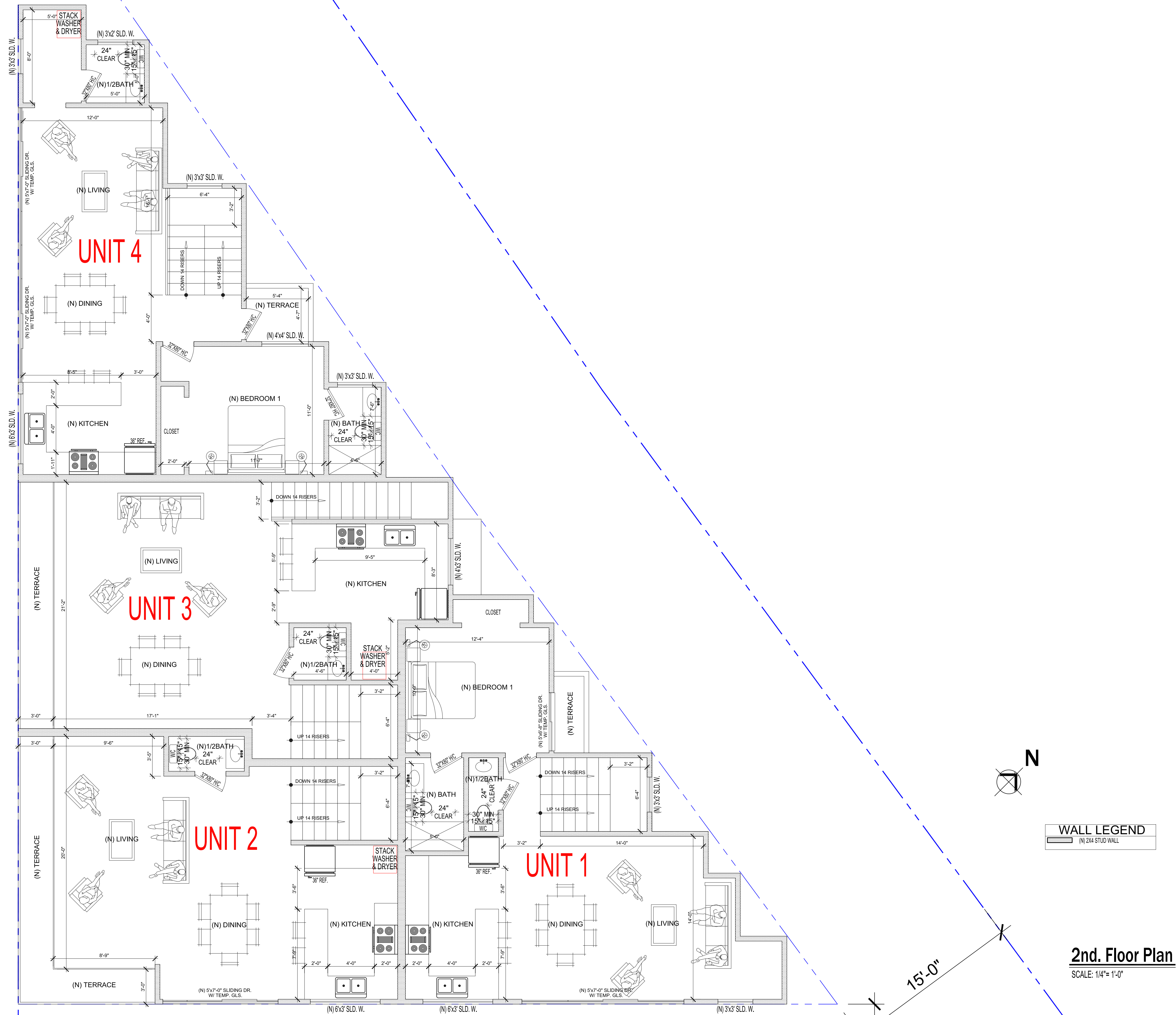
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910 WINDWARD WAY,
OCEANSIDE,
CA 92054

OWNER:
BLANCA HERNANDEZ;
JIMENEZ JUAN
CARLOS

JOB NO. 202102

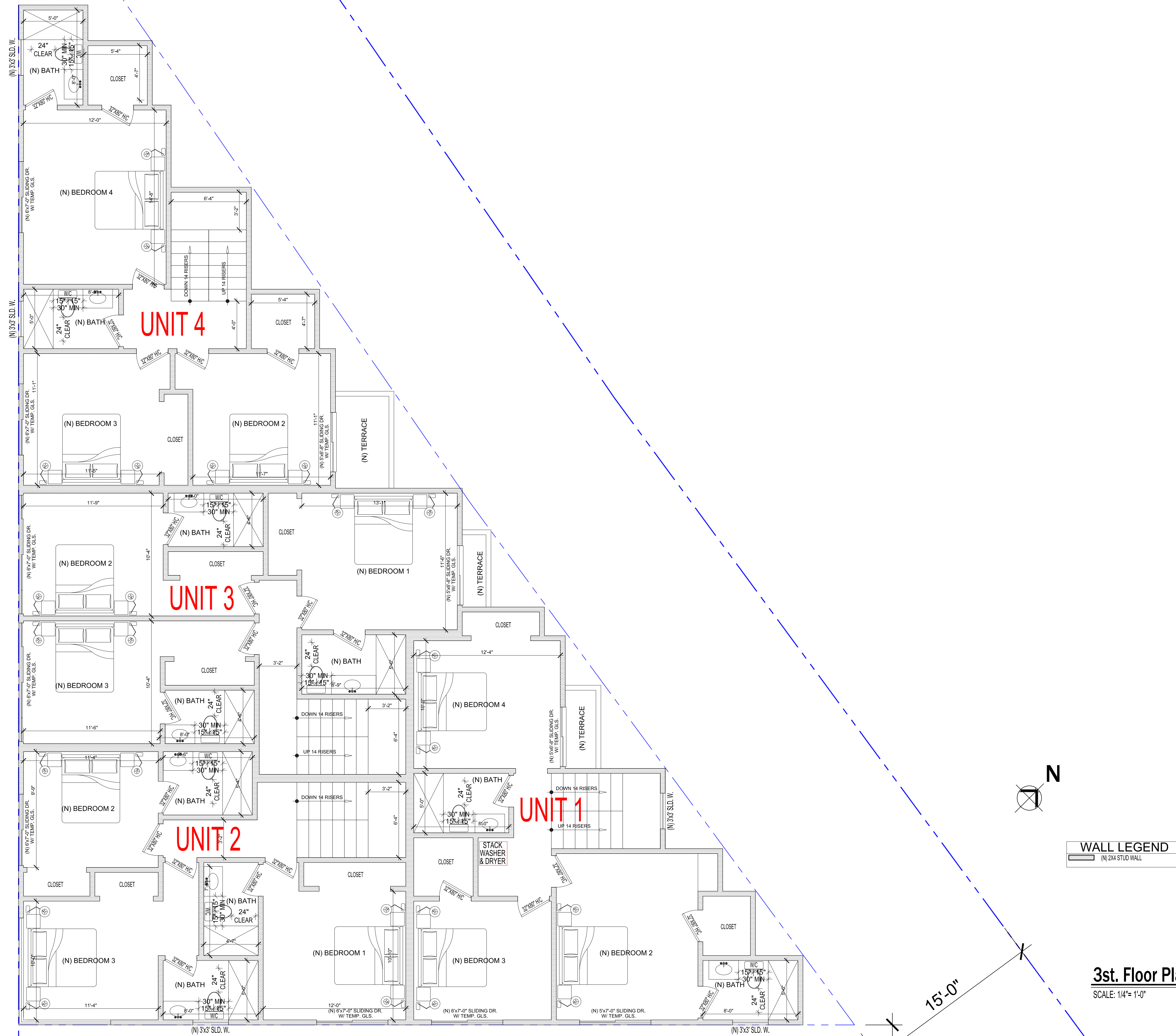
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DATE Feb 09 / 2021	
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GM
PLANS
8949 LANGDON AVE.
NORTH HILLS, CA 91343
(818) 602-2334



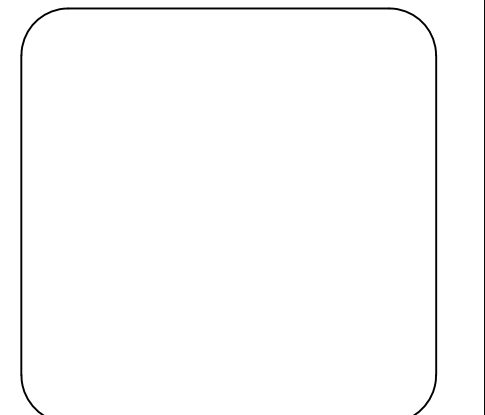
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(818) 602-2334

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PROJECT LOCATION:
910 WINDWARD WAY,
OCEANSIDE,
CA 92054

OWNER:
BLANCA HERNANDEZ;
JIMENEZ JUAN
CARLOS

JOB NO. 202102

DRAWN BY
M. Cardenas

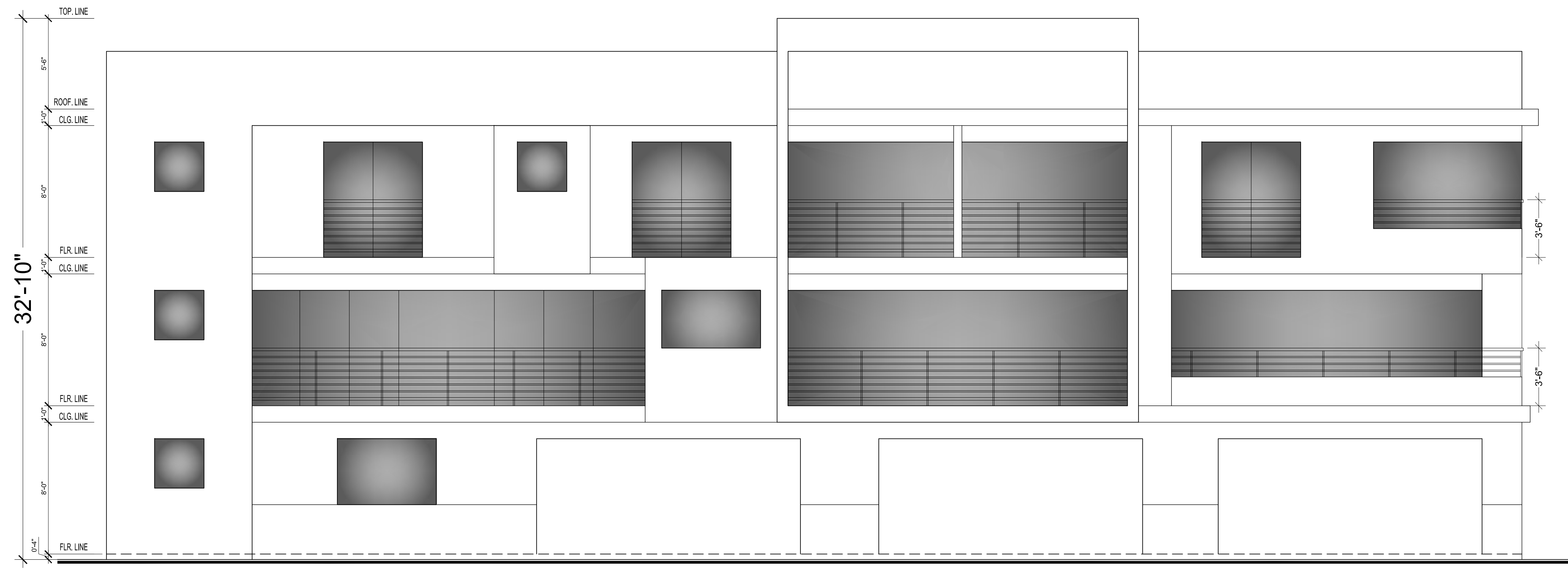
DATE
Feb 09 / 2021

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Front (South East) Elevation
SCALE: 1/4" = 1'-0"



Left (South West) Elevation
SCALE: 1/4" = 1'-0"

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No.	Revision/Issue	Date

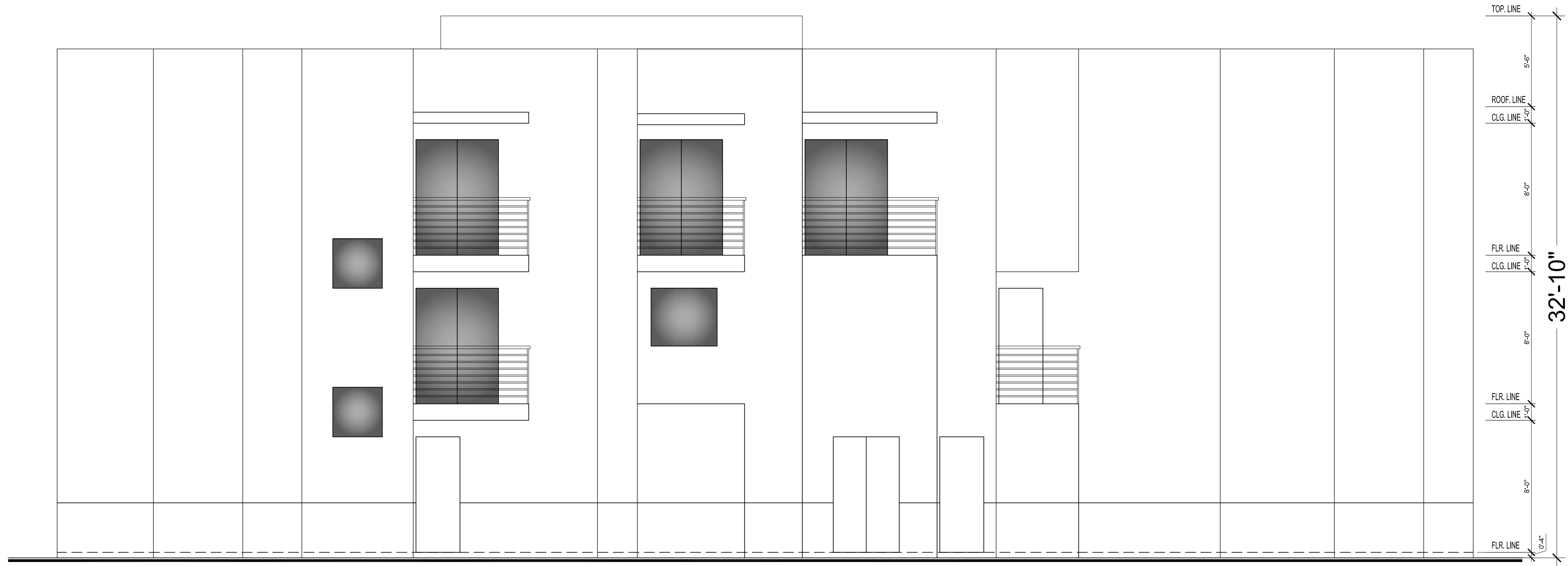
PROJECT LOCATION:
910 WINDWARD WAY,
OCEANSIDE,
CA 92054

OWNER:
BLANCA HERNANDEZ;
JIMENEZ JUAN
CARLOS

JOB NO. 202102

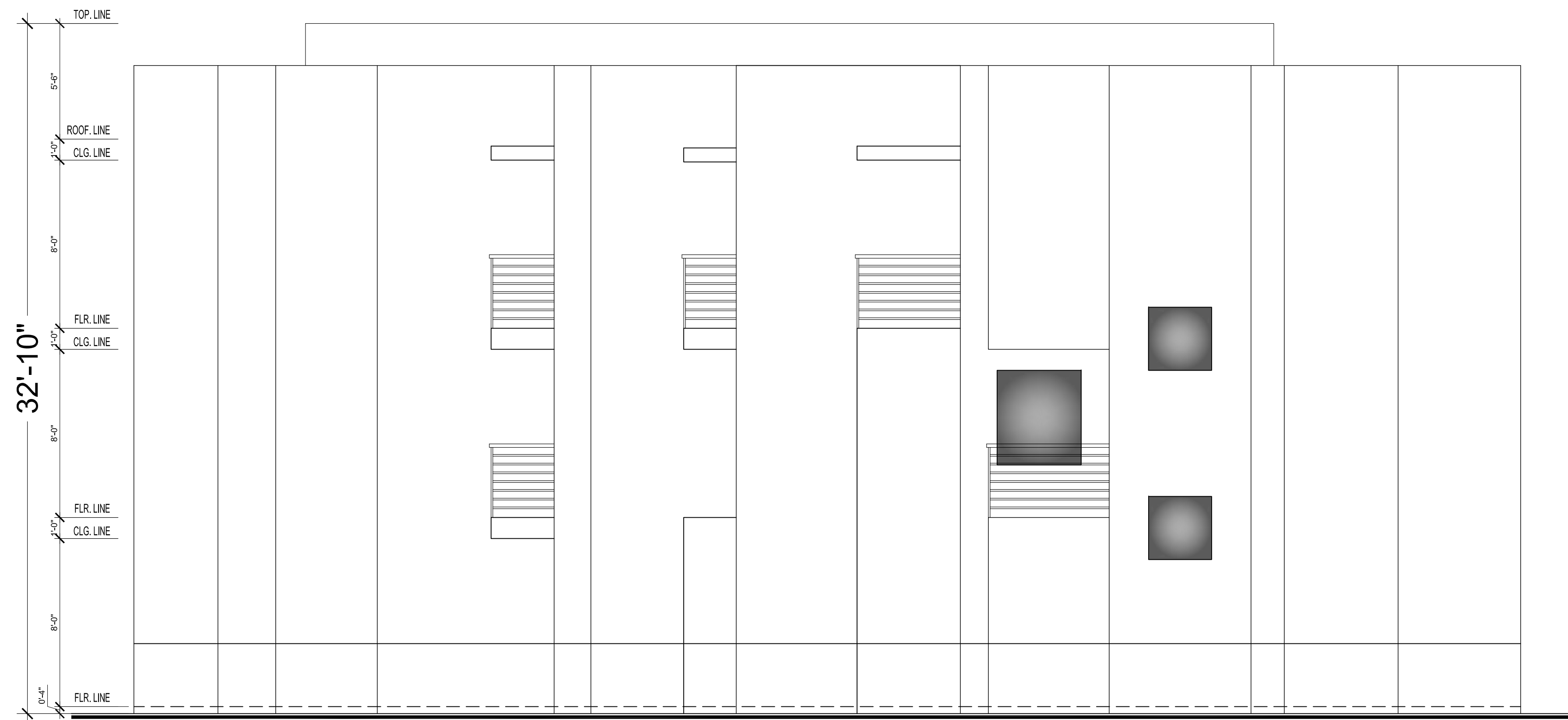
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GM
PLANS
8949 LANGDON AVE.
NORTH HILLS, CA 91343
(818) 602-2334



Right (North East) Elevation

SCALE: 1/4" = 1'-0"



Back (North West) Elevation

SCALE: 1/4" = 1'-0"

GENERAL NOTE:
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No.	Revision/Issue	Date

PROJECT LOCATION:
 910 WINDWARD WAY,
 OCEANSIDE,
 CA 92054

OWNER:
 BLANCA HERNANDEZ;
 JIMENEZ JUAN
 CARLOS

JOB NO. 202102

DRAWN BY
 M. Cardenas

DATE
 Feb 09 / 2,021

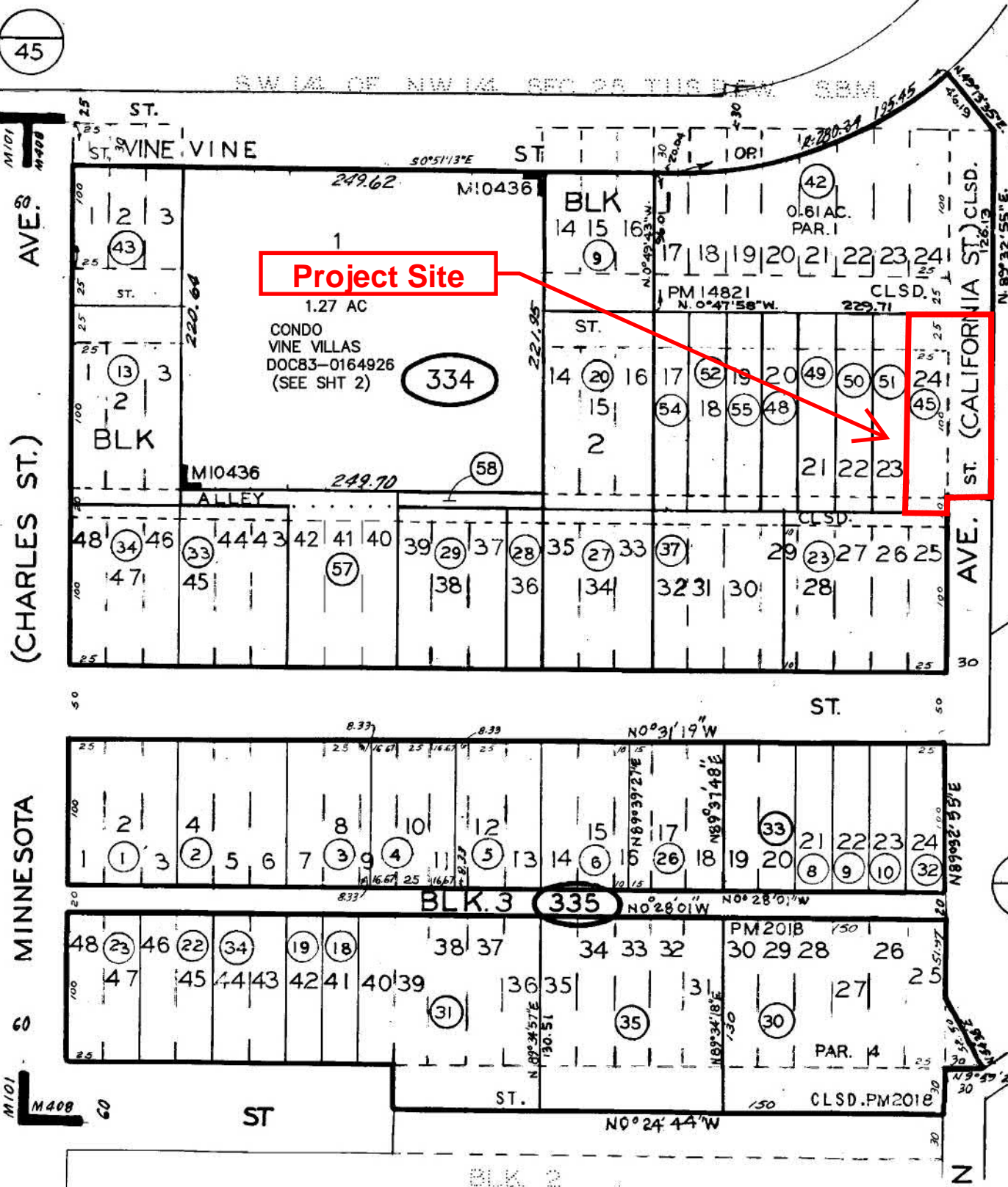
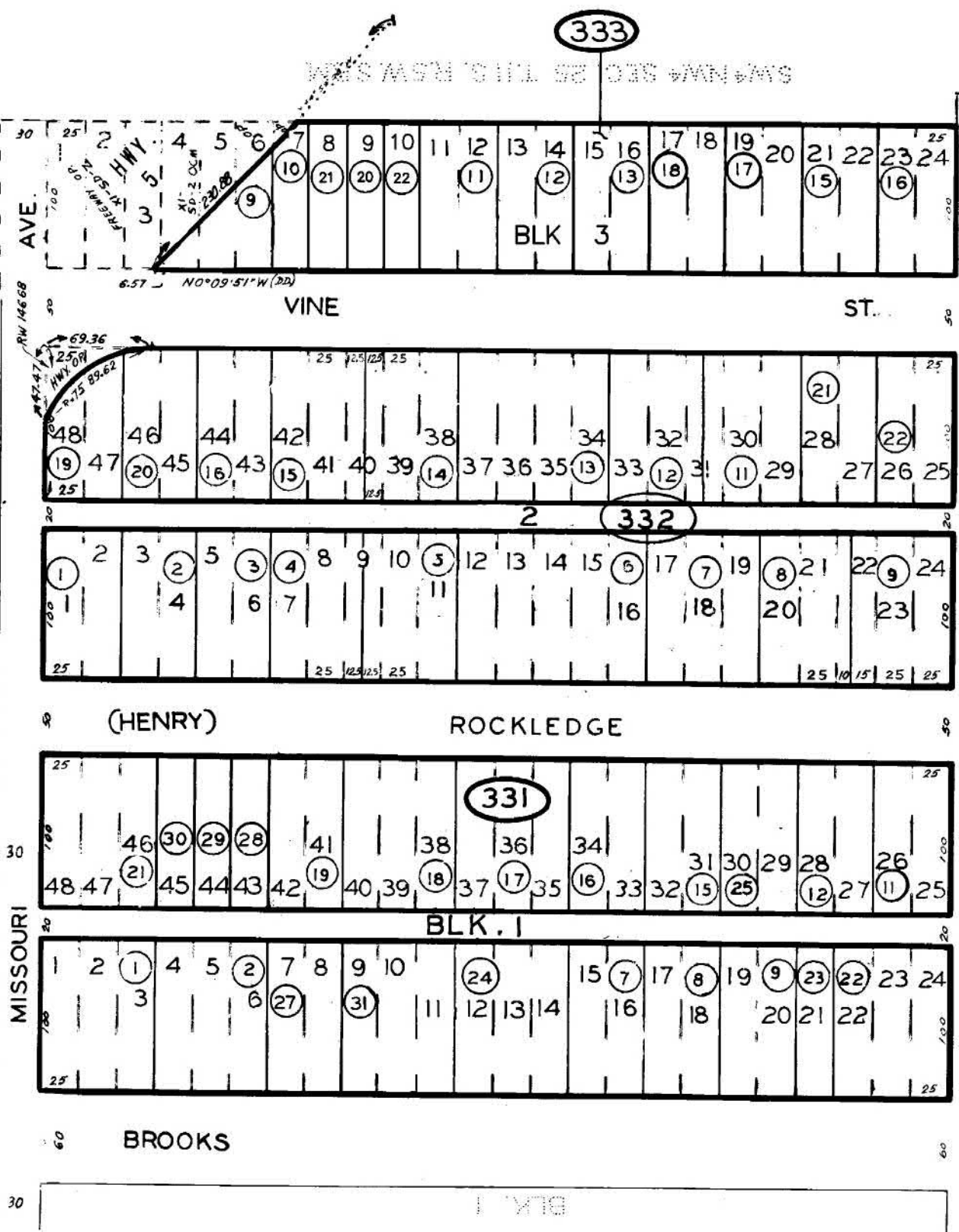
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GM
 PLANS
 8949 LANGDON AVE.
 NORTH HILLS, CA 91343
 (818) 602-2334

02/07/18 TR

BROOKS ADD MAP 272



BLK	OLD	NEW	YR	CUT
332	10	21	75	3656
335	16	31	77	1833
331	5	24	77	1770
334	13	SAME	78	5817
333	6	12-16	79	BOZ CC
334	24-26	37	79	653
334	30-32	38	79	654
333	14	17	79	2489
334	6-9	39	79	2490
335	11	32	79	2385
334	ST. CLSD	SAME	80	5616
331	13	25	81	1233
331	3	25	82	1675
334	39	40	83	81
335	7	33	84	3050
331	20	28-30	85	2236
334	10	42	88	1310
334	1-3	43	90	1628
334	22	44	90	2005
334	21	46-48	91	2348
334	46	49-51	92	1231
334	47	52-53	92	1465
334	53	54	92	2339
335	20	34	93	1171
335	24	35	95	1194
331	4	31	96	1254
334	38	56	00	1562
333	3	19	00	1946
333	19	21	00	1816
334	40	SAME	05	611
334	56	57	18	1412

ES 8-5-69

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.

MAP 10436-VINE VILLAS CONDOMINIUMS
MAP 408 - WILSON'S SUB
MAP 101 - TIMKEN & O'BEAR'S SUB
ROS 14390



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: N/A - Parcel 1503344500 (closest known address is 925 Vine St.)

Assessor's Parcel Number: 1503344500 Lot Area (acres or SF): Approx. 7,000 SF

Existing Use: Vacant

Brief Description of Proposal:

We would like to build 3 attached units on the property

Property Owner & Applicant Information

Owner Name: Grace M. Wurtz

Phone Number & E-Mail Address: (310) 936-3062 gracewurtz@yahoo.com

Applicant Name: Chris Wells

Phone Number & E-Mail Address: (310) 867-3993 fargo@cuttingedgehomes.net

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 Certificate of Authorization)

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

1st choice date: March 10th Time preference: 9:30 am 10:30 am either

2nd choice date: March 24th 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 All Required

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: 3/10/2021 Time: 10:30 am

Assigned Project Planner: _____

Sergio Madera

From: Modular Homes Chris <fargo@cuttingedgehomes.net>
Sent: Tuesday, March 2, 2021 5:12 PM
To: Sergio Madera
Cc: Andrew Yang
Subject: Wurtz Questions - 925 Vine Street - APN 1503344500 - 3 Attached Units
Attachments: 2021_03_02_Wurtz_Quick_Site_MU.pdf

Warning: External Source

Good afternoon, Sergio,

Here is what I was able to put together in a crunch.

Proposed Project:

3 Attached Dwellings, Townhome Style. The units will be staggered up the hill to help minimize some of the grading. We are in the design process and expect each unit to be between 1500-2000 SF, each will be a two story.

Here are our question:

1. What is the floor to area ratio & lot coverage restrictions on this property?
2. There is no particular problem with the zoning on the property for doing three units, right?
3. What are the specific grading requirements for working on a sloped property like this.
4. There is access from Vine Street, through the neighboring townhome development. Is that the access to this property?
5. Will that access comply with fire department requirements since with cars parked there in the driveway it doesn't look like it's as wide as is usually the preferred width for a fire truck.
6. How do I determine what other fire requirements will be in effect for this property. A fire turn around is going to be very hard on this property and since it wasn't imposed on the neighboring townhomes, there may be another way to deal with this to everyone's satisfaction. What do you normally do in a situation like this? We are happy to help mitigate the requirements and work through those but we want to be on the same page as everyone else.
7. How many parking spaces am I required to have for these three units?
8. Can you confirm the setbacks? I understand if the front and rear is 15' but the sides being as 10' seems excessive.
9. We will want to have basic utility information, if you know where utilities will be coming from, any special requirements, etc. We can discuss all of that on the phone as well as the requirements for from the city as to any required utility plan.

We have the topographical survey, boundary survey is in process, and the geotechnical/soils report is also underway.

Thank you,
Chris

Subject Property View



View of existing access in front of neighboring buildings

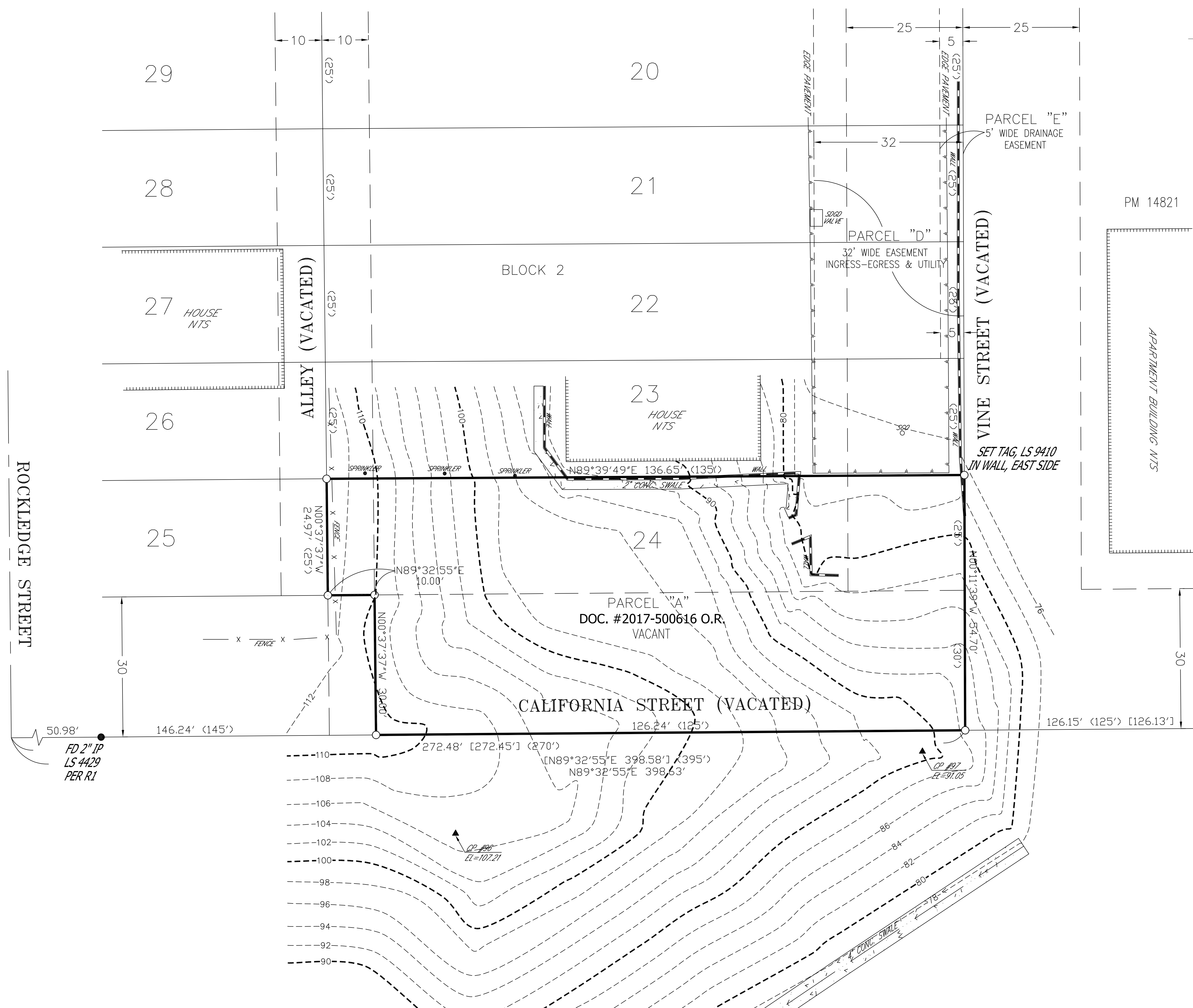
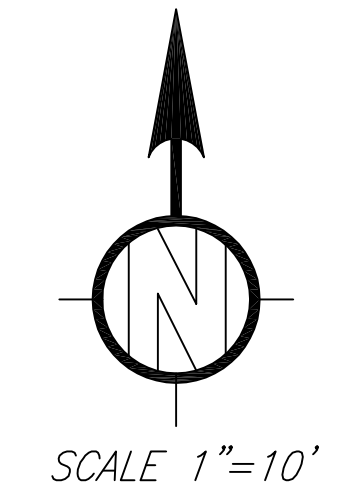


Here is the overview



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Residential Design & Permitting Specialist
Professional Building Designer, AIBD
Member Designer: National Kitchen & Bath Association

TOPOGRAPHIC SURVEY



SURVEYORS NOTES

1. ● DENOTES FOUND MONUMENT AS NOTED
2. ○ DENOTES SET 1" IP WITH PLASTIC PLUG LS 9410. EXCEPTIONS NOTED
3. () DENOTES RECORD DATA PER MAP 408
4. [] DENOTES RECORD DATA PER PM 14821
5. CONTOUR INTERVAL IS 2 FEET
6. BENCHMARK AT CITY OF OCEANSIDE BM #D-4, NOVD EL=127.39 AT INTERSECTION OF MISSOURI AVE. & BROOKS ST.
7. ▲ DENOTES EHE CONTROL POINT
8. NTS-DENOTES NOT TO SCALE
9. R1-DENOTES FOUND MONUMENT AS NOTED ON PM 14821

LEGAL DESCRIPTION

LOT 24, BLOCK 2, WILSONS SUB MAP 408
 APN: 150-334-45
 925 VINE STREET, OCEANSIDE

CLIENT

CUTTING EDGE HOMES
 270 EAST DOUGLAS AVENUE
 EL CAJON, CA 92020
 (310) 867-3993

SURVEYOR'S STATEMENT

THIS TOPOGRAPHIC SURVEY WAS PREPARED UNDER MY DIRECTION IN FEBRUARY 2021.

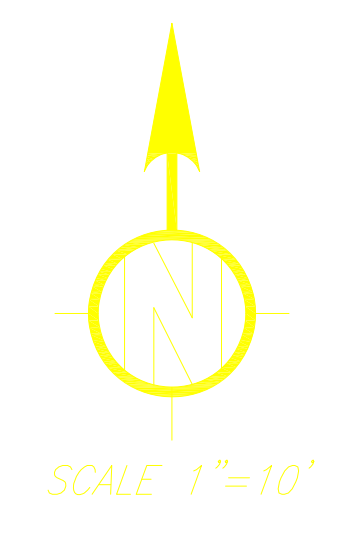
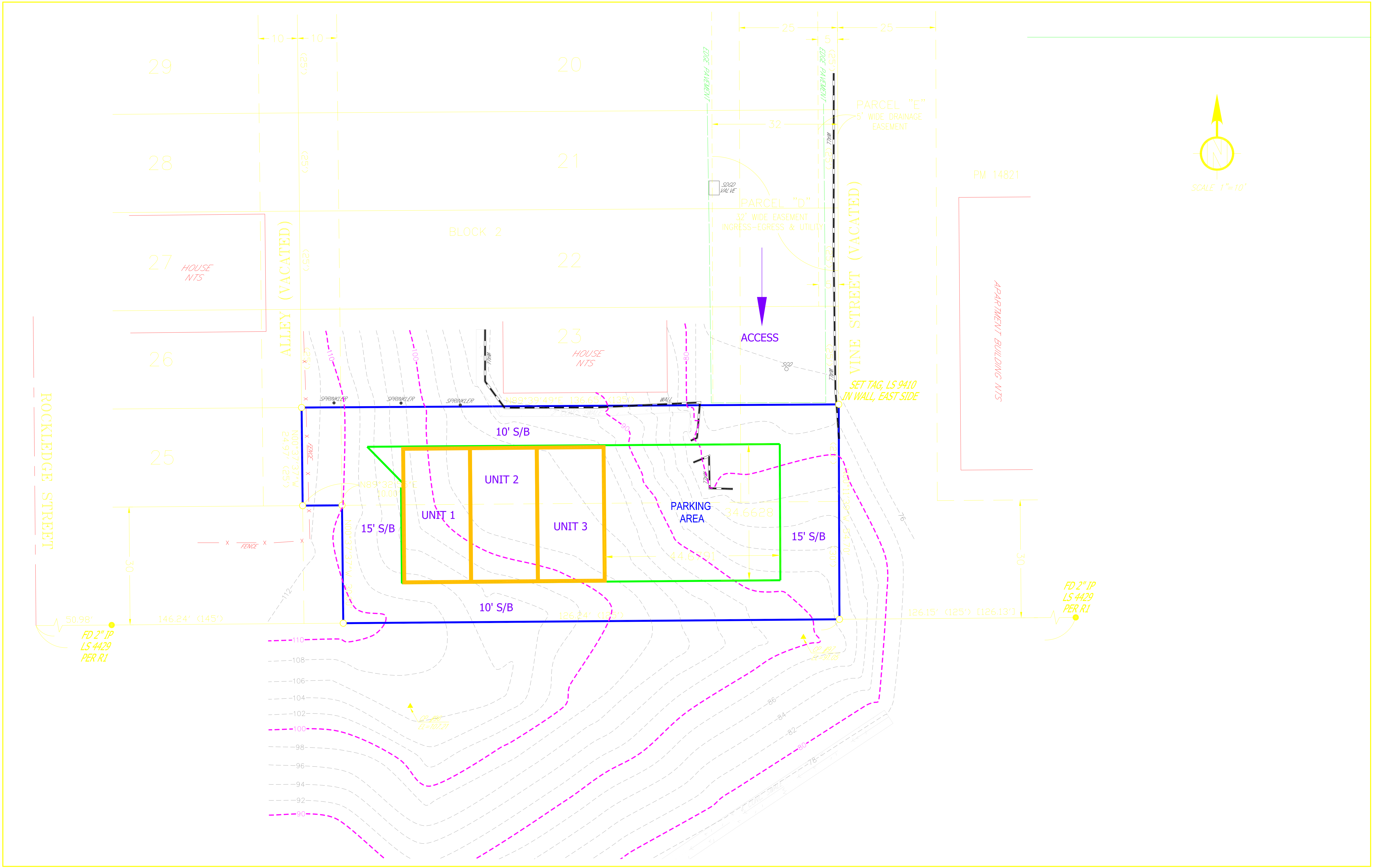
DATE: _____ MATTHEW CHRISTIAN EHE
 LS 9410



ENVIRONMENTAL HIGHTECH ENGINEERING

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

(909) 886-1811 FAX (909) 883-1297
 3272 N. "E" St. #A, San Bernardino, CA 92405
 JOB NO. 21-035 DATE: FEBRUARY OF 2021



ROCKLEDGE STREET

ALLEY (VACATED)

VINE STREET (VACATED)

BLOCK 2

PM 14821

APARTMENT BUILDING NTS

29

20

28

21

27

HOUSE NTS

22

26

23

HOUSE NTS

25

UNIT 2

UNIT 1

UNIT 3

PARKING AREA

ACCESS

SET TAG, LS 9410
IN WALL, EAST SIDE

FD 2" IP
LS 4429
PER R1

FD 2" IP
LS 4429
PER R1

CP #11
EL=107.21

CP #17
EL=91.05

