#### PROJECT PROFILE

- 1. THE CURRENT RECORD OWNER OF THE SUBJECT PROPERTY IS ROCKLEDGE BY THE SEA DEVELOPMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS SET FORTH BY A GRANT DEED RECORDED ON MAY 6, 2015 AS DOCUMENT NO. 2015-0225150, OFFICIAL RECORDS OF SAN DIEGO COUNTY.
- 2. THE BOUNDARY LINE SHOWN HEREON ARE DERIVED FROM A FIELD SURVEY
- PERFORMED ON OCTOBER 29, 2015, AREA = 30,965 SQUARE FEET.

  3. NO STREET ADDRESS HAS BEEN ASSIGNED TO THIS PROPERTY, HOWEVER THE PROPERTY IS REPRESENTED AS SAN DIEGO COUNTY ASSESSOR'S PARCEL NUMBER 148-272-19 AND 148-272-37.
- 4. THE PROPERTY LINES IN THE FLOOD ZONE X (UNSHADED) AS SHOWN ON FEMA FIRM (FLOOD INSURANCE RATE MAP) 06073C0753H DATED MAY 16, 2012, ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD PLAIN

### GENERAL NOTES:

- EXISTING ZONING: RS PROPOSED ZONING: RS
- NUMBER OF PROPOSED PARCELS: 3
- ASSESSOR'S PARCEL NUMBER: 148-272-19 and 148-272-37 SEWER SERVICE: CITY OF OCEANSIDE
- S. WATER SERVICE: CITY OF OCEANSIDE
- GAS AND ELECTRIC: SDG&E
   TELEPHONE SERVICE: AT&T
- 9. NO GRADING REQUIRED
- 10. NAD 27 COORDINATE INDEX: N/A
- SITE GROSS ACREAGE = 0.54 ACRES & 0.175 ACRES
   TOPOGRAPHY: TOPOGRAPHY MAP COMPLETED BY BUCCOLA ENGINEERING INC, ON
- OCTOBER 29, 2015.

  13. DIMENSIONS PER CONSTRAINTS MAP COMPLETED BY BUCCOLA ENGINEERING INC.
- ON OCTOBER 29, 2015.
- FRONT:20' REAR:15'
- SIDE: 7.5'
  15. EXISTING EASEMENT ON SITE AS SHOWN
- 16. TOTAL NUMBER OF EXISTING PARCELS ARE: 2
- 17. PARCEL A AREA: 23,466 SF18. PARCEL B AREA: 7,499 SF
- 19. FEMA STORM PANEL #06073C0753H (REVISED MAY 18TH, 2012)
- 20. FLOOD ZONE: X21. BASIS OF BEARINGS: THE BEARINGS FOR THIS PROJECT ITS THE CALIFORNIA
- COORDINATE SYSTEM, NAD 83, ZONE 6, EPOCH 2011.00. BASED LOCALLY ON POINTS 1014 AND 1061 SHOWN ON RECORD OF SURVEY No. 21787. I.E. N 42° 05' 00" E.
- 2. REFERENCE DRAWINGS: TOPOGRAPHY AND CONSTRAINTS MAPS COMPLETED BY BUCCOLA ENGINEERING INC, ON OCTOBER 29, 2015.

#### AREA DATA

SITE AREA: 23,466 SF & 7499 SF EXISTING IMPERVIOUS= 0 SF PROPOSED IMPERVIOUS= 0 SF

### LEGAL DESCRIPTION

### PARCEL A - CONTIGUOUS TO PARCEL B

THAT PORTION OF LOTS 13 AND 14 OF DIXIE HEIGHTS ADDITION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1836, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 19,1925, MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 14; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF THAT PUBLIC STREET KNOWN AS DIXIE STREET AND HAVING A WIDTH OF 30.0 FEET NORTH 89°56'50" EAST 98.70 FEET; THENCE SOUTH 00°29'10" EAST 135.00 FEET; THENCE SOUTH 89°56'50" WEST 173.56 FEET TO THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN DEED RECORDED AUGUST 24, 1959 IN BOOK 7843, PAGE 310 OF OFFICIAL RECORDS, THENCE NORTH 00°42'10" WEST 135.00 FEET TO SAID SOUTHERLY RIGHT OF WAY OF DIXIE STREET; THENCE NORTH 89°56'50" EAST 75.37 FEET TO THE POINT OF BEGINNING.

### PARCEL B - CONTIGUOUS TO PARCEL A

THE EASTERLY 50 FEET OF LOT 13 AND THE WESTERLY 10 FEET OF LOT 12 OF DIXIE HEIGHT ADDITION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1836, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 19, 1925.

EXCEPTING THEREFROM THE SOUTHERLY 145 FEET THEREOF.

### EASEMENT LEGEND

THE FOLLOWING EASEMENT OR ENCUMBRANCE AFFECT THE SUBJECT PROPERTY AS DISCLOSED BY A PRELIMINARY REPORT ISSUED BY CHICAGO TITLE COMPANY AS ORDER NO. 73714009739-RCM DATED AS AUGUST 27, 2014. ITEMS ARE NUMBERED AS THEY APPEAR IN THE PRELIMINARY REPORT AND THE NUMBER IS SHOWN WITHIN A TRIANGLE WHEN PLOTTABLE.

A PRIVATE RIGHT OF WAY FOR WATER AND SEWER PIPELINES, 5.00' WIDE, IN FAVOR OF WILLIAM AND JEAN MAGEE RESERVED IN A GRANT DEED RECORDED ON JUNE 8,1960 AS FILE/PAGE No. 116725, OFFICIAL RECORDS OF SAN DIEGO COUNTRY.

9 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY RECORDED ON JUNE 5, 1961 AS FILE / PAGE No. 95672, OFFICIAL RECORDS OF SAN DIEGO COUNTRY.

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, 4.00' WIDE, IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY RECORDED ON JUNE 5, 1961 AS FILE / PAGE No. 95681, OFFICIAL RECORDS OF SAN DIEGO COUNTRY.

#### WATER UTILITY DEPARTMENT GENERAL CONDITIONS

- W2. DEVELOPER WILL BE RESPONSIBLE FOR DEVELOPING ALL WATER AND SEWER UTILITIES NECESSARY TO DEVELOP THE PROPERTY.

  ANY RELOCATION OF WATER AND/OR SEWER UTILITIES IS THE RESPONSIBILITY OF THE DEVELOPER AND SHALL BE DONE BY AN APPROVED LICENSED CONTRACTOR AT THE DEVELOPERS EXPENSE.
- W3. ALL WATER AND WASTEWATER CONSTRUCTION SHALL CONFORM TO THE MOST RECENT EDITION OF WATER, SEWER, AND RECYCLED WATER DESIGN AND
- CONSTRUCTION MANUAL OR AS APPROVED BY THE UTILITIES DIRECTOR
  W4. THE PROPERTY OWNER SHALL MAINTAIN PRIVATE WATER AND WASTEWATER UTILITIES
  LOCATED ON PRIVATE PROPERTY
- W5. WATER SERVICES AND SEWER LATERALS CONSTRUCTED IN EXISTING RIGHT OF WAY LOCATIONS ARE TO BE INSTALLED BY AN APPROVED AND LICENSED CONTRACTOR AT DEVELOPERS EXPENSE.

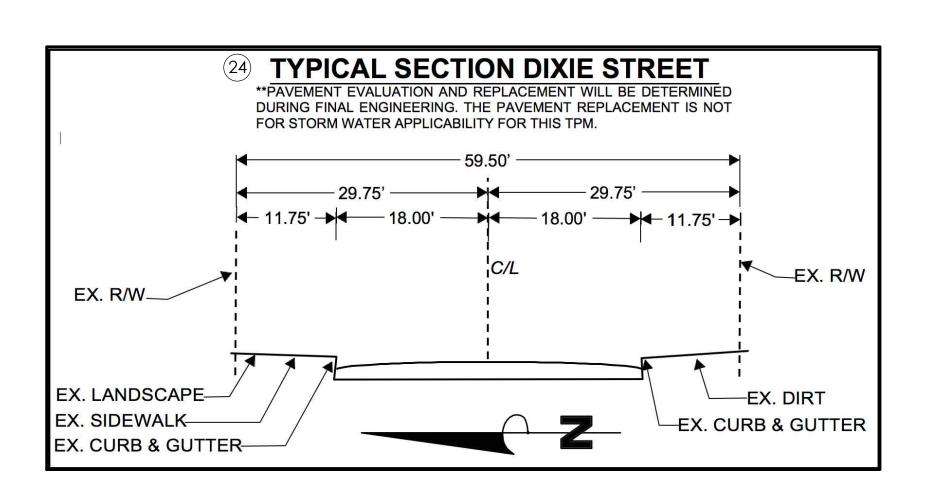
#### CONDITIONS TO BE MET PRIOR TO ENGINEERING PERMIT

- W6. ANY WATER AND/OR SEWER IMPROVEMENTS REQUIRED TO DEVELOP THE PROPOSED PROPERTY WILL NEED TO BE INCLUDED IN THE IMPROVEMENT PLANS AND DESIGNED IN ACCORDANCE WITH WATER, SEWER, AND RECYCLED WATER DESIGN AND CONSTRUCTION MANUAL.
- W7. NO TREES, STRUCTURES, OR BUILDING OVERHANG SHALL BE LOCATED WITHIN AND WATER OR WASTEWATER UTILITY EASEMENT
- W8. ALL LOTS WITH A FINISHED PAD ELEVATION LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER SHALL BE PROTECTED FROM BACKFLOW OF SEWAGE BY INSTALLING AND APPROVED TYPE BACKFLOW VALVE, PER THE LATEST ADOPTED CALIFORNIA PLUMBING CODE.
- W9. CONNECTIONS TO PUBLIC SEWER WITH A 6" OR LARGER SEWER LATERAL WILL REQUIRE A NEW SEWER MANHOLE FOR CONNECTION TO MAIN PER SECTION 3.3 OF WATER,
- SEWER, AND RECYCLED WATER DESIGN AND CONSTRUCTION MANUAL.
  W10. SHOW THE LOCATION AND SIZE OF ALL EXISTING WATER UTILITIES (SERVICE & METER, FIRE HYDRANTS, SEWER LATERALS, ETC.) THAT CURRENTLY SERVE EACH PARCEL(S) ON THE TENTATIVE PARCEL MAP. IDENTIFY WHICH PARCEL OR PARCELS WILL BE ASSOCIATED WITH A PARTICULAR WATER METER OR SEWER LATERAL WHEN PARCELS ARE SOLD OR DEVELOPED. IF THE WATER METER AND SERVICE IS NOT FRONTING THE PROPERTY, THE WATER SERVICE AND METER WILL NEED TO BE RELOCATED IN ACCORDANCE WITH THE WATER UTILITY REQUIREMENTS.
- W11. PROVIDE STATIONING AND OFF SETS FOR EXISTING AND PROPOSED WATER SERVICE CONNECTIONS AND SEWER LATERALS ON PLANS. 6"
- W12. EXISTING FIRE HYDRANT SHALL BE RELOCATED AND INSTALLED PER W•1 IN ACCORDANCE WITH THE WATER, SEWER, AND RECYCLED WATER DESIGN AND
- CONSTRUCTION MANUAL.
  W13. ANY UNUSED WATER SERVICES OR SEWER LATERALS BY PROPOSED DEVELOPMENT
  OR REDEVELOPMENT, SHALL BE ABANDONED IN ACCORDANCE WITH WATER UTILITY
  REQUIREMENTS.

#### CONDITIONS TO BE MET PRIOR TO BUILDING PERMIT

- W14. SHOW LOCATION AND SIZE OF EXISTING AND PROPOSED WATER METERS ON SITE PLAN OF BUILDING PLANS. SHOW WATER LINE FROM PROPOSED WATER METER TO PROPOSED CONNECTION POINT AT BUILDING OR RESIDENCE.
  W15. WATER METERS SHALL NOT BE LOCATED IN DRIVEWAYS.
- W16. SHOW LOCATION AND SIZE OF EXISTING AND PROPOSED SEWER LATERALS FROM PROPERTY LINE OR CONNECTION TO SEWER MAIN TO CONNECTION POINT AT BUILDING OR RESIDENCE.
- W17. PROVIDE TABLE OF FIXTURE COUNT OR FLOW CALCULATIONS PER THE LATEST ADOPTED CALIFORNIA PLUMBING CODE TO SIZE WATER METER AND SERVICE LINES ON SITE PLAN OF BUILDING PLANS.
- W18. IF LARGER WATER METER IS REQUIRED, THEN THE INCREMENTAL INCREASE IN WATER AND SEWER BUY IN FEES BETWEEN THE EXISTING AND PROPOSED SIZE WILL BE CHARGED. IF THE EXISTING WATER SERVICE CONNECTION IS LESS THAN THE PROPOSED SIZE THEN THE OWNER/DEVELOPER WILL BE REQUIRED TO ABANDON THE EXISTING WATER SERVICE AND SHOW ON ENGINEERING AND BUILDING PLANS THE LOCATION AND SIZE OF THE NEW CONNECTION TO PUBLIC
- MAIN.
  W19. PROVIDE DRAINAGE FIXTURE UNIT COUNT PER THE LATEST CALIFORNIA PLUMBING
- CODE TO SIZE SEWER LATERAL FROM PROPERTY.

  W20. WATER AND WASTEWASTER BUY IN FEES AND SAN DIEGO COUNTY WATER AUTHORITY
  FEES ARE TO BE PAID TO THE CITY AT THE TIME OF BUILDING PERMIT ISSUANCE PER CITY



# SOURCE OF TOPOGRAPHY

PHOTOGRAMMETRIC SURVEY PERFORMED BY PHOTO GEODETIC CORPORATION REF. No. 458215, DATE OF PHOTOGRAPHY: OCTOBER 23, 2015.

## BASIS OF BEARINGS

THE BEARINGS FOR THIS PROJECT ITS THE CALIFORNIA COORDINATE SYSTEM, NAD 83, ZONE 6, EPOCH 2011.00. BASED LOCALLY ON POINTS 1014 AND 1061 SHOWN ON RECORD OF SURVEY No. 21787. I.E. N 42° 05' 00" E.

# BENCHMARK

CITY OF OCEANSIDE BENCHMARK No. A-3, 1.0 MILE EAST OF CORNER OF 3rd AND TREMONT ALONG MISSION AVENUE HIGHWAY 76 ABOUT 250 FEET SOUTHEAST OF INTERSECTION OF BARNES AND MISSION AVENUE AT SAN DIEGO COUNTY OCEANSIDE CENTER, 150 FEET EAST OF BARNES STREET CENTERLINE, 9 FEET NORTHWEST OF FLAGPOLE, 4.5 FEET WEST OF WALL WITH INSCRIPTION SAN DIEGO COUNTY OCEANSIDE BRANCH, 1 FOOT EAST OF SIDEWALK IN VICINITY OF MAN QUAD A 4.5 FOOT COPPER ROD AND STANDAR DISK STAMPED OC 160

### ELEVATION DATUM

ELEVATIONS ON CURRENT FEMA FLOOD INSURANCE RATE MAPS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

NAVD'88 ELEVATION = 156.43 FEET

## ESTIMATED EARTHWORK QUANTITIES

CUT: 304 CUBIC YARDS
FILL: 1,170 CUBIC YARDS
NET EXPORT: 0 CUBIC YARDS
REMEDIAL EARTHWORK: 866 CUBIC YARDS

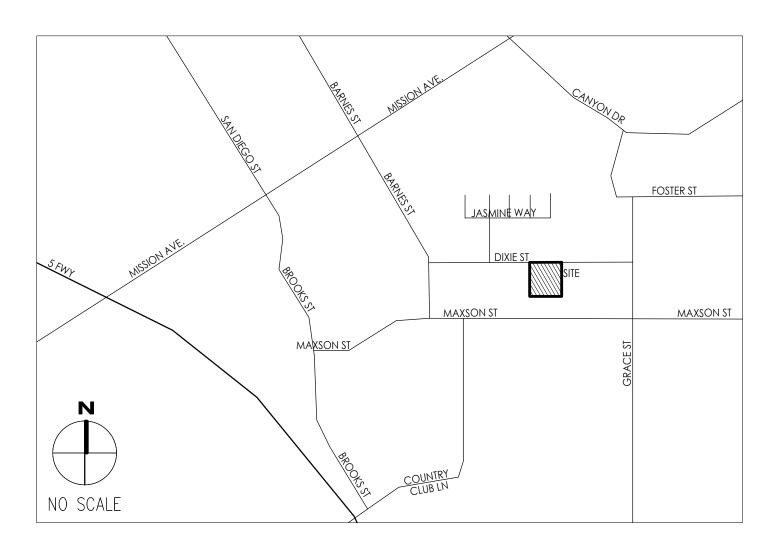
### **EARTHWORK NOTES:**

- A. ALL QUANTITIES ARE BANK MEASURE AND DO NOT INCLUDE BULKING OR
- B. REMEDIAL EARTHWORK ESTIMATE INCLUDES REMOVAL AN RE-COMPACTION OF SITE SOIL TO A DEPTH OF 3 FEET BELOW FINISHED GRADE ELEVATIONS.
- C. EARTHWORK ASSOCIATED WITH STORM WATER CHAMBER SYSTEM INCLUDES EXCAVATION FOR CHAMBERS AND EXCLUDES ROCK BACKFILL AROUND CHAMBERS.

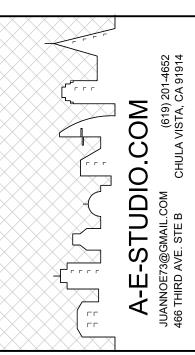
### SHEET INDEX

TM.1 COVER SHEET
TM.2 TENTATIVE PARCEL MAP
TM.3 EXISTING CONDITIONS
TM.4 TOPOGRAPHY MAP
TM.5 CONSTRAINTS MAP

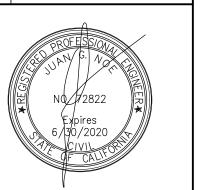
# VICINITY MAP



DECLARATION OF RESPONSIBLE CHARGE
I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.  I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE COUNTY OF SAN DIEGO IS CONFINED TO REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.
BY: JUAN G. NOE DATE: RPE NO: 72822 EXPIRES: 01/15/2020



r: 15 January, 2020
REVISIONS



TENTATIVE PARCEL MAP

JIXIE STREET LOT DIVISION

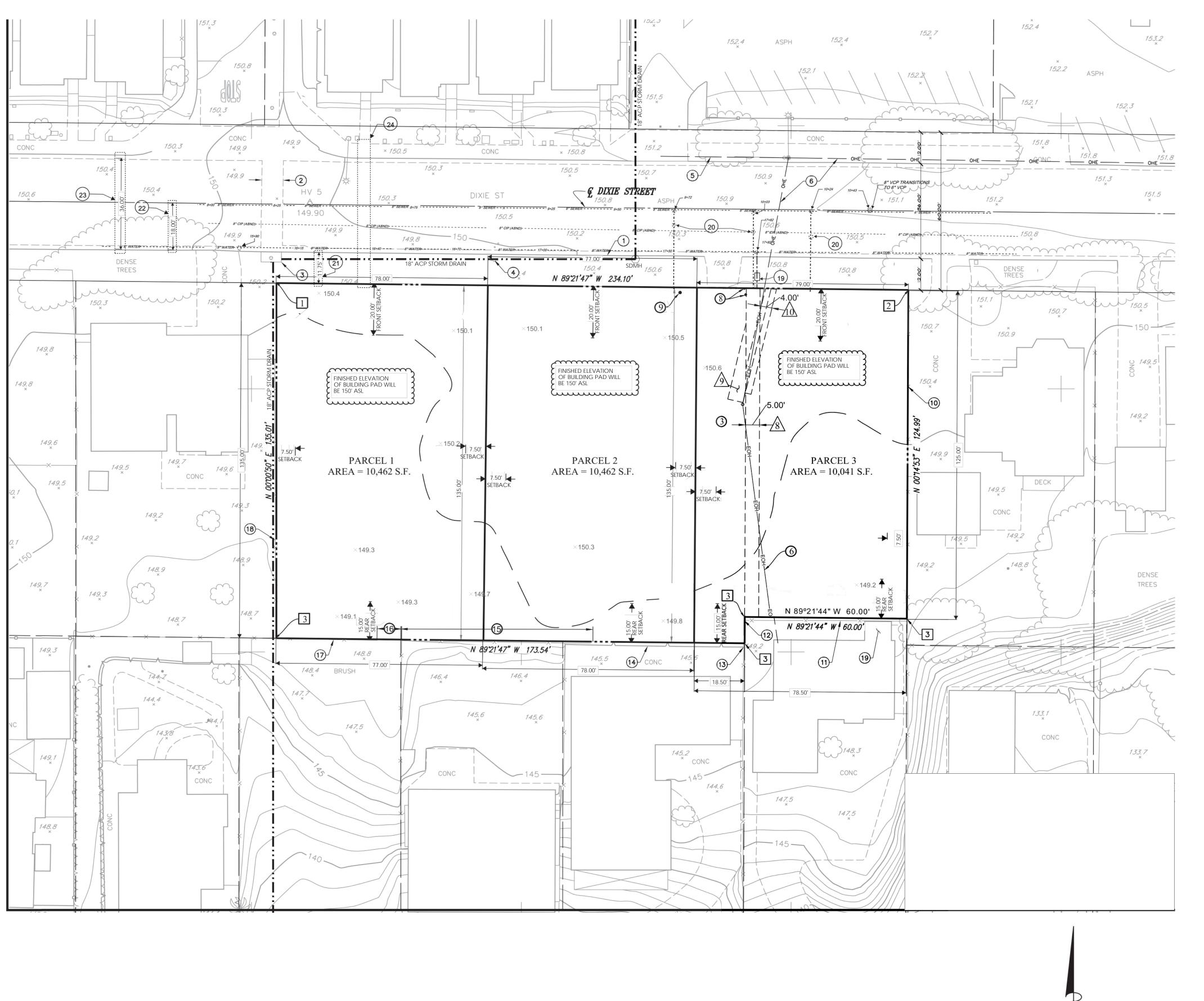
CITY OF OCEANSIDE

01-15-2020

COVER SHEET

TM.1

SHEET 1 OF 5

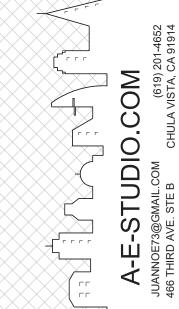


### **MONUMENT NOTES**

- 1 FOUND NAIL CEMENTED IN A 3/4" I.P., 2.0' DEEP. S 00°00'50" W 0.09'
- 2 FOUND AN OPEN 1" I.P., 0.3' DEEP. N 89°21'47" W 0.35' BY N 00°38'13" E 0.7'
- 3 NO PROPERTY MONUMENT FOUND

#### **FOEND**

- (1) G2 CURB & GUTTER, 6" FACE OF CURB
- 2 8' PCC CROSS GUTTER
- (3) 4' X 7.7' CATCH BASIN W/ 18" RCP INLET/OUTLET
- (4) FIRE HYDRANT
- UNDERGROUND UTILITIES
- AERIAL ELECTRIC, TELEPHONE, AND CATV UTILITY LINES
- 7) POWER POLE TAG # P27136
- 8 4" DIAMETER METAL POST
- WOOD POST WILL NOT REMAIN
- WESTERLY FACE OF WOOD FENCE AVERAGES 0.1' WEST OF P.L. ALONG THE COURSE SHOWN AS N 00°14'53" E 124.99' W 60.00'. HEIGHT VARIES FROM 3' TO 5', NORTH TO SOUTH. WILL REMAIN
- (11) NORTHERLY FACE OF 8" RETAINING WALL AVERAGES 0.8' SOUTH ALONG P.L. ALONG THE COURSE SHOWN AS 89°21'44" W 60.00' A 6' CHAIN LINK FENCE CENTERED ON THE TOP OF THE RETAINING WALL WILL REMAIN
- NORTHWEST CORNER 8" WIDE RETAINING WALL, 1.0' SOUTH AND 0.5' SOUTH OF P.L. WILL REMAIN
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- THE EASTERLY 67' OF THE COURSE SHOWN AS 89°21'47" W 173.54'. A 6' CHAIN LINK FENCE IS CENTERED ATOP THE RETAINING WALL WILL REMAIN
- (15) 70.5' LF OF 6' WOOD FENCE. THE NORTHERLY FACE AVERAGE 0.3' SOUTH OF P.L. **WILL NOT REMAIN**
- (16) 8.7' OPENING IN CHAIN LINK FENCE.
- NORTHERN FACE OF 5' CHAIN LINK FENCE, IN POOR CONDITION, AVERAGES 0.2' NORTH OF P.L. ALONG THE WESTERLY 37.6' OF THE COURSE SHOWN AS 89°21'47" W 173.54' WILL NOT REMAIN
- (18) EASTERLY FACE OF 5' CHAIN LINK FENCE AVERAGE 0.3' WEST P.L. ALONG THE SOUTHERLY 106.00' OF THE SHOWN AS N 00°00'50" E 135.01'. WILL REMAIN
- (19) EXISTING 5'8" WATER METER FEEDING SERVICE THROUGH EASEMENT OF MAXSON ST. PROPERTY. **WILL REMAIN**
- 20 EXISTING SEWER LATERAL. WILL REMAIN
- 21) PROPERTY LINE TO FACE OF CURB
- 22 FACE OF CURB TO CENTER LINE OF STREET
- 23) FACE OF CURB TO FACE OF CURB
- 24) TYPICAL SECTION OF DIXIE STREET



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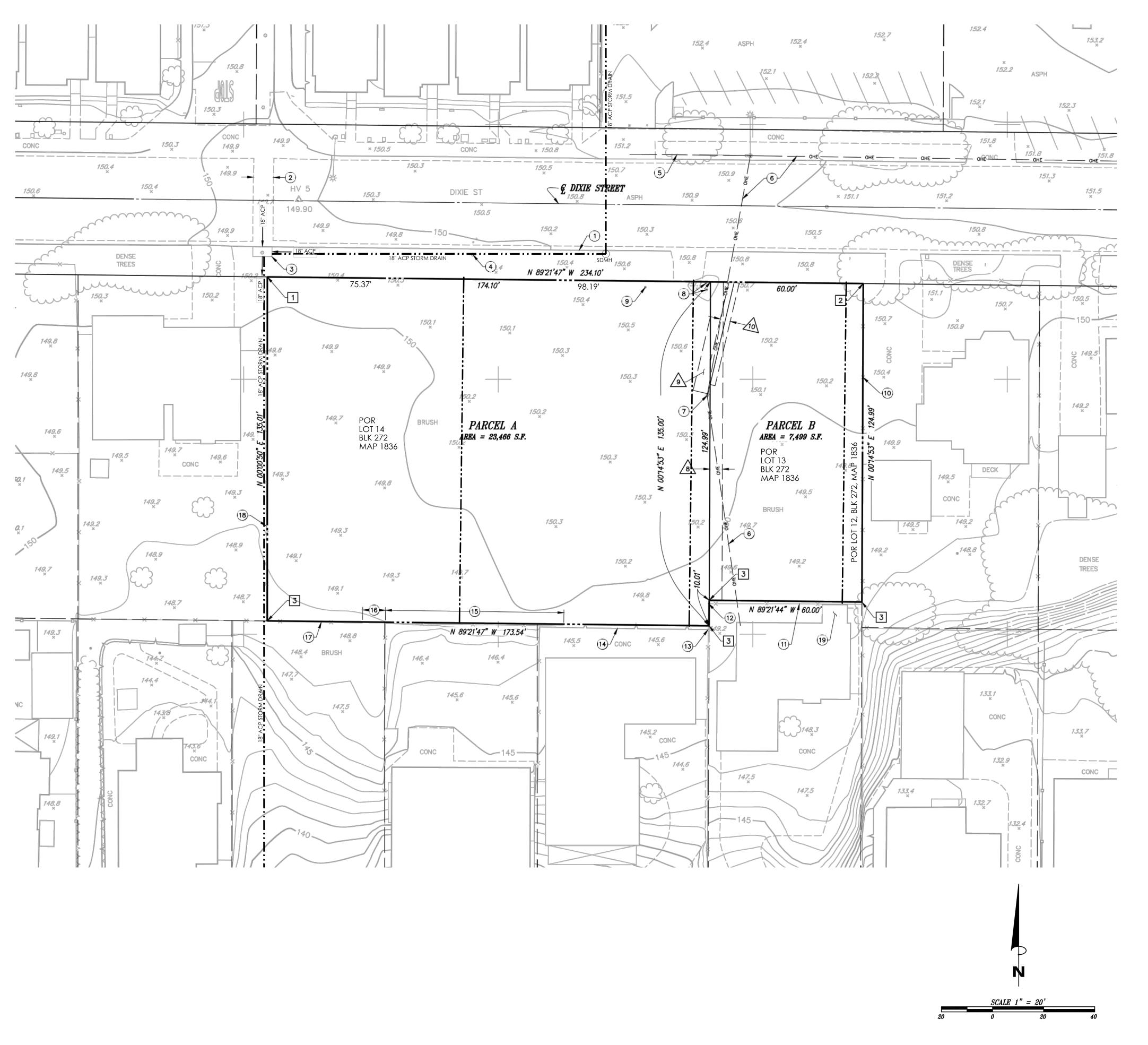
TENTATIVE PARCEL MAP
DIXIE STREET LOT DIVISION
CITY OF OCEANSIDE

01-15-2020

TENTATIVE MAP

TM.2

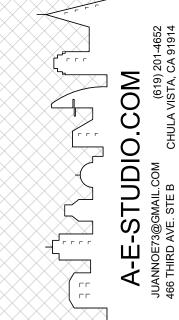
SHEET 2 OF 5



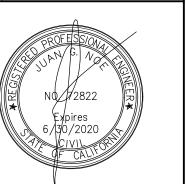
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- (2) 8' PCC CROSS GUTTER
- (3) 4' X 7.7' CATCH BASIN W/ 18" RCP INLET/OUTLET
- FIRE HYDRANT
- UNDERGROUND UTILITIES
- (6) AERIAL ELECTRIC, TELEPHONE, AND CATV UTILITY LINES
- POWER POLE TAG # P27136
- 8) 4" DIAMETER METAL POST
- 9 WOOD POST WILL NOT REMAIN
- (10) WESTERLY FACE OF WOOD FENCE AVERAGES 0.1' WEST OF P.L. ALONG THE COURSE SHOWN AS N 00°14'53" E 124.99' W 60.00'. HEIGHT VARIES FROM 3' TO 5', NORTH TO SOUTH. WILL REMAIN
- NORTHERLY FACE OF 8" RETAINING WALL AVERAGES 0.8' SOUTH ALONG P.L. ALONG THE COURSE SHOWN AS 89°21'44" W 60.00' A 6' CHAIN LINK FENCE CENTERED THE TOP OF THE RETAINING WALL **WILL REMAIN**
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TENTATIVE PARCEL MAP
DIXIE STREET LOT DIVISION
CITY OF OCEANSIDE

01-15-2020

EXISTING CONDITIONS

TM.3

SHEET 3 OF 5



