

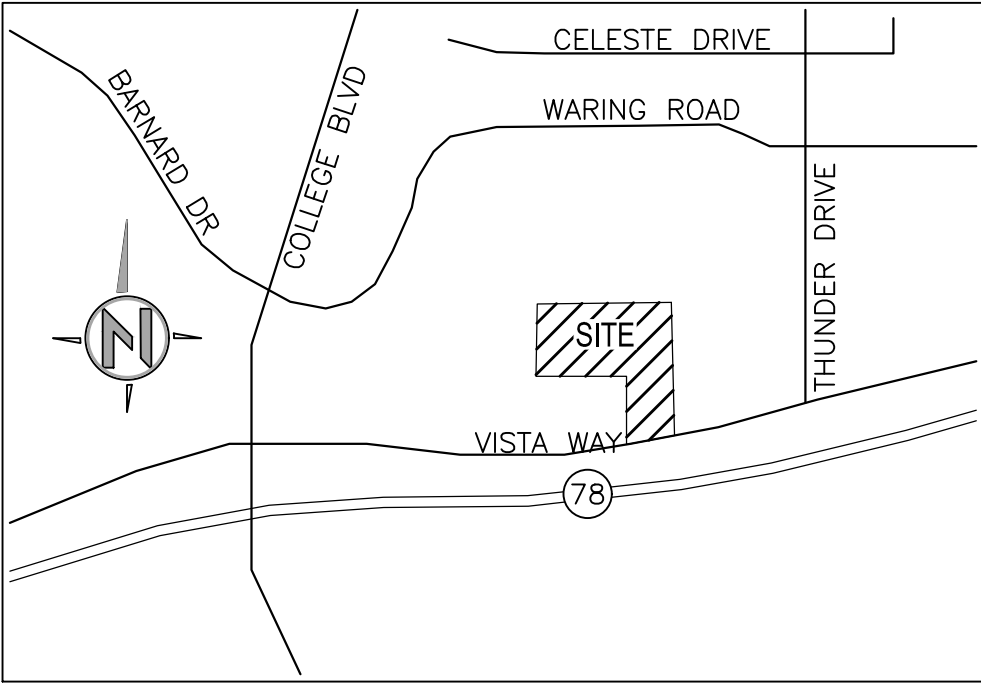
GRADING PLAN DESIGN NOTES

1. 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".
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR LANDSCAPING, FOR SLOPE 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 PERMIT. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE OF SLOPE STABILIZATION LANDSCAPING UNTIL RELEASE OF THE GRADING BOND OR UNTIL INDIVIDUAL LOTS (OR LIVING UNITS) CLOSE ESCROW, WHICHEVER OCCURS LATER.
3. ALL GRADING SHALL BE DONE UNDER THE OBSERVATION OF A QUALIFIED SOILS ENGINEER.
4. CUT AND FILL SLOPES SHALL BE TRIMMED TO THE FINISH GRADE TO PRODUCE A SMOOTH AND UNIFORM SURFACE OF CROSS SECTION. THE SLOPES OF EXCAVATIONS OR EMBANKMENTS SHALL BE SHAPED AND TRIMMED 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, ROOTS OR OTHER WASTE MATERIAL SHALL BE PROPERLY DISPOSED OFFSITE.
5. COMPACTION TESTS SHALL BE SUPPLIED FOR TRENCHES.
6. ALL EXISTING, ABANDONED PIPELINES SHALL BE REMOVED AND REPLACED WITH PROPERLY COMPACTED SOILS UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER.
7. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING UTILITIES.
8. NEITHER THE OWNER NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
9. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF WORK AND THE DEVELOPMENT SERVICES DEPARTMENT ENGINEERING INSPECTOR PRIOR TO PERFORMING ROCK-REMOVAL OPERATIONS.
10. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL A VALID LAND DEVELOPMENT (GRADING) PERMIT HAS BEEN ISSUED, AND ALL AFFECTED PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED.
11. THESE PLANS ARE SUBJECT TO A SIGNED AND APPROVED SET OF IMPROVEMENT PLANS.
12. A RIGHT-OF-WAY PERMIT FROM THE CITY SUPPLEMENTED WITH A TRAFFIC CONTROL PLAN SHALL BE REQUIRED FROM THE CONTRACTOR FOR ANY WORK WITHIN EXISTING CITY RIGHTS-OF-WAY.
13. ALL ROCK-SLOPE PROTECTION SHALL BE RIP RAP UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
14. ALL LOT PADS SHALL BE DESIGNED TO DRAIN TO AN ACCEPTABLE LOCATION AT A MINIMUM GRADIENT OF 1%.
15. ALL MASONRY RETAINING WALLS, EXCEPT THOSE LESS THAN FOUR FEET HIGH AND NOT SUPPORTING A SURCHARGE, REQUIRE A PERMIT FROM THE BUILDING DIVISION. ALL SEGMENTAL RETAINING WALL SYSTEMS, EXCEPT THOSE LESS THAN THREE FEET HIGH AND NOT SUPPORTING A SURCHARGE, REQUIRE A PERMIT FROM THE ENGINEERING DIVISION.
16. MAXIMUM SLOPE RATIO SHALL BE 2:1.
17. A 12-INCH HIGH BY 4-FOOT WIDE BERM (90% COMPACTED) SHALL BE CONSTRUCTED ALONG THE TOP OF THE SLOPE. NO RUNOFF SHALL FLOW OVER THE TOP OF THE SLOPE. DOWNDRAINS SHALL BE USED PER D-75.
18. FOR THIS PLAN TO BECOME EFFECTIVE, AN APPROVED HAUL ROUTE PLAN THAT HAS BEEN APPROVED BY THE CITY ENGINEER SHALL BE INCLUDED [(FOR HAULING OF MATERIAL (DIRT) ON A PUBLIC STREET)].
19.
20. LOT GRADING IS TO BE IN ACCORDANCE WITH CITY SUPPLEMENT DRAWING M-12 ("TYPICAL LOT GRADING").
21. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE, OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT, AND ANY OTHER ASSOCIATED EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 6:00 P.M. EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS OR LEGAL HOLIDAYS, UNLESS WAIVED BY THE CITY ENGINEER.
22. ALL DISTURBED AREAS MUST BE REVEGETATED, SUBSTANTIALLY GERMINATED, AND ESTABLISHED WITHIN 45 DAYS OF COMPLETION OF GRADING AND PRIOR TO REQUESTING FINAL INSPECTION.
23. IMPORT MATERIAL SHALL BE OBTAINED FROM, AND WASTE MATERIAL SHALL BE DEPOSITED AT A SITE APPROVED BY THE CITY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEBRIS OR DAMAGE OCCURRING ALONG THE HAUL ROUTES OR ADJACENT STREETS AS DIRECT RESULT OF THE OPERATION.

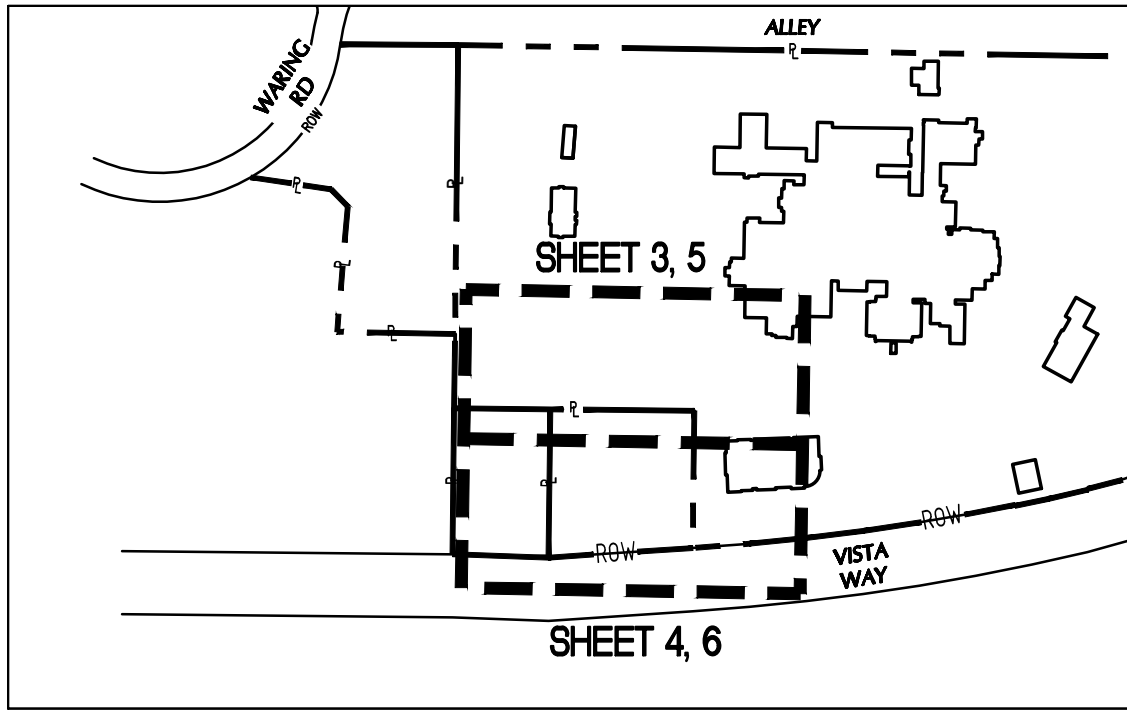
STORM WATER MITIGATION PLAN NOTE

- A. ALL POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS) SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE APPROVED STORM WATER MITIGATION PLAN (SWMP).
- B. PROVIDE STENCILING OR LABELING OF ALL STORM WATER DRAIN INLETS AND CATCH BASINS WITHIN THE PROJECT AREA WITH PROHIBITIVE DUMPING LANGUAGE (E.G. "NO DUMPING – I LIVE DOWNSTREAM") AND/OR GRAPHICAL ICONS TO DISCOURAGE ILLEGAL DUMPING, SATISFACTORY TO THE CITY ENGINEER. STENCILING OR LABELING MAY ALSO BE REQUIRED IN SPANISH.
- C. THE PROJECT GEOTECHNICAL CONSULTANT SHALL PROVIDE A STAMPED AND SIGNED LETTER TO THE CITY OF OCEANSIDE ENGINEERING DIVISION STATING THAT THE SOIL PLACED WITHIN THE BIORETENTION FACILITIES MEETS THE SPECIFICATIONS CITED IN THE APPROVED SWMP.

PRECISE GRADING PLAN FOR  
TRI-CITY MEDICAL CENTER  
PARKING STRUCTURE AND MAIN ENTRY



VICINITY MAP  
NOT TO SCALE



KEY MAP  
SCALE: 1"=200'

SHEET INDEX

TITLE SHEET	1	(CG0.01)
PRECISE GRADING PLAN	2	(CG1.11)
PRECISE GRADING PLAN	3	(CG1.12)
ENLARGEMENTS PLAN	4	(CG1.13)
PRIVATE ROAD PROFILES	5	(CG3.01)
PRIVATE ROAD PROFILES	6	(CG3.02)
DETAILS	7	(CG5.01)
DMA EXHIBIT	8	(CG5.02)
UTILITY PLAN	9	(CU1.21)
UTILITY PLAN	10	(CU1.22)
EXISTING CONDITIONS	11	(V1.11)
EXISTING CONDITIONS	12	(V1.12)

GRADING PLAN DESIGN CERTIFICATES

1. ALL GRADING SHALL BE DONE UNDER THE OBSERVATION OF A QUALIFIED SOILS ENGINEER AND ENGINEERING GEOLOGIST AND IN ACCORDANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE APPROVED SOILS AND GEOLOGICAL REPORT PREPARED BY:  
DATED:
2. 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.

BY:\_\_\_\_\_ R.C.E. NO. \_\_\_\_\_ DATE: \_\_\_\_\_

BY: \_\_\_\_\_ C.E.G. NO. \_\_\_\_\_ DATE: \_\_\_\_\_

'DECLARATION OF ENGINEER OF WORK'

I HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF THE DESIGN OF THESE IMPROVEMENTS, I ASSUME FULL RESPONSIBLE CHARGE FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF OCEANSIDE IS A REVIEW FOR THIS LIMITED PURPOSE OF ENSURING THE PLANS COMPLY WITH CITY PROCEDURES AND 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 OF MY RESPONSIBILITY FOR THE DESIGN OF THESE IMPROVEMENTS.

AS ENGINEER OF WORK, I AGREE TO INDEMNIFY 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 NEGLIGENT ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF WORK, MY EMPLOYEES, AGENTS OR CONSULTANTS.

\_\_\_\_\_  
AMBROSE T. WONG  
C68965  
LICENSE NO. \_\_\_\_\_ DATE \_\_\_\_\_

SOILS ENGINEER CERTIFICATION (AS-BUILT)

WE HEREBY CERTIFY THAT WE HAVE PROVIDED PROFESSIONAL TESTING AND APPROVAL CONCERNING THE PREPARATION OF GROUND TO RECEIVE FILLS, TESTING FOR REQUIRED COMPACTION, STABILITY OF ALL FINISH SLOPES, DESIGN OF BUTTRESS FILLS WHERE REQUIRED, THE ADEQUACY OF THE NATURAL GROUND FOR RECEIVING FILL, THE STABILITY OF CUT SLOPES WITH RESPECT TO GEOLOGICAL MATTERS AND THE NEED FOR SUBDRAINS AND OTHER GROUNDWATER DRAINAGE DEVICES, AND THAT THESE GRADING PLANS ACCURATELY REFLECT ALL CONDITIONS AND CONSTRUCTION RECOMMENDATIONS PREPARED FOR THIS PROJECT AS DATED:

SOILS ENGINEER OF RECORD: \_\_\_\_\_  
NAME LICENSE NO.

ENGINEERING GEOLOGIST OF RECORD: \_\_\_\_\_  
NAME LICENSE NO.

CIVIL ENGINEER CERTIFICATION (AS-BUILT)

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

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

CIVIL ENGINEER OF RECORD: \_\_\_\_\_  
AMBROSE T. WONG  
C68965  
LICENSE NO. \_\_\_\_\_

APPROVED CHANGES:

CITY BENCHMARK:

Description: BASIS OF ELEVATION IS THE CITY OF VISTA POINT STATION NO. "2024"  
2" ALUMINUM CAP ON 5/8" REBAR, STAMPED "GPS CONTROL POINT 2024"  
Location: LOCATED AT THE INTERSECTION OF THUNDER DRIVE AND GENIE DRIVE  
Record From: R.O.S. 14023  
Elev: 306.79  
Datum: NGVD29  
Benchmark Equation (NGVD29 to NAVD88): TO CONVERT ELEVATIONS FROM NGVD29 TO NAVD88 ADD ELEVATION OF 1.59'

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS THE PROJECT SPECIFICATIONS, THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF OCEANSIDE.

CONSTRUCTION OF A NEW PARKING STRUCTURE, PRIVATE ROADS AND SURFACE PARKING.

LEGEND:

ITEM	STD. DWGS	SYMBOL
HYDROMODIFICATION MITIGATION & BIOFILTRATION BMP	A/8	
ASPHALT PAVING	B/7	
CONCRETE WALKWAY	A/7, SDRSD G-09	
6" CURB	SDRSD G-01 OR D/7 PER PLAN	
DEEPEENED CURB	G/7	
6" CURB & GUTTER	SDRSD G-02, TYPE G	
STORM DRAIN	SIZE & TYPE PER PLAN	SD
24"x24" PRECAST CATCH BASIN	F/7	
AREA DRAIN	E/7	
STORM DRAIN MANHOLE	SDRSD D-09	
MASONRY RETAINING WALL	SDRSD C-06	
BUILDING WALL	PER SEPARATE BUILDING PERMIT	

EARTHWORK QUANTITIES

10,305 CU. YD. CUT	EARTHWORK QUANTITIES SHOWN ARE FOR BONDING AND PERMIT PURPOSES ONLY. ACTUAL QUANTITIES MAY VARY WITH SHRINKAGE, LOSSES DUE TO CLEARING OPERATIONS, REMOVAL & RECOMPACTION, SETTLEMENT, ETC. CONTRACTOR SHALL VERIFY EXACT QUANTITIES PRIOR TO BIDDING.
8003 CU. YD. FILL	
2302 CU. YD. EXPORT	
8.87' MAX CUT	QUANTITIES DO NOT INCLUDE TRENCHING, EXISTING IMPROVEMENT DEMOLITION, OVEREXCAVATION REMOVALS OR SLOPE CUTBACKS.
13.20' MAX FILL	

LEGAL DESCRIPTION

PARCEL 1 & 3 OF PARCEL MAP 5632, CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 2, 1977 AS INSTRUMENT NO. 77-077587

SITE ADDRESS

4000 & 4004 VISTA WAY,  
OCEANSIDE, CA 92056

APN.

166-010-43 & 166-010-31

OWNER/PERMITEE

TRI-CITY HOSPITAL DISTRICT  
CHRIS MIECHOWSKI  
TRI-CITY MEDICAL CENTER  
4002 VISTA WAY  
OCEANSIDE, CA 92056

ENGINEER

BWE, INC.  
9449 BALBOA AVE, SUITE 270  
SAN DIEGO, CA 92123

SOILS ENGINEER

SCST ENGINEERING  
6280 RIVERDALE STREET  
SAN DIEGO, CA 92120  
619.280.4321

FEMA PANEL

FLOOD ZONE: ZONE "X". AREAS DETERMINED TO BE OUTSIDE TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN; AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL 0766 OF 2375 MAP NUMBER 06073C0766G, DATED MAY 16, 2012

SOURCE OF TOPOGRAPHY

EXISTING SITE CONDITIONS SHOWN AREA RESULT OF A GROUND SURVEY PERFORMED BY BWE IN MARCH AND APRIL OF 2016, AND JANUARY 10, 2018 AND AN AERIAL SURVEY PERFORMED BY COOPER AERIAL ON MARCH 17, 2016.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS MAP IS NORTH 89°56'08" WEST, BETWEEN FOUND MONUMENTS AS SHOWN ON THAT CERTAIN MAP, PARCEL MAP NO. 19566.

WDID NO. \_\_\_\_\_ FILE NO. G180001

CG0.01

SHEET 1	CITY OF OCEANSIDE ENGINEERING DIVISION	12 SHEETS
TITLE SHEET FOR: <b>TRI-CITY MEDICAL CENTER PARKING STRUCTURE AND MAIN ENTRY</b>		
APPROVED		
CITY ENGINEER-STEVEN E. STRAPAC R.C.E. 57654 Date: _____		
ENGINEER OF WORK Sig: _____ Name: _____	Checked By: _____ Approval Date: _____	PLAN NUMBER G18-00001



CIVIL•STRUCTURAL•SURVEY•PLANNING  
9449 BALBOA AVE, STE 270  
SAN DIEGO, CA 92123 619.299.5550

W:\PROJECTS\1250\1250-24\13.00 TOWN-PARKING-STRUCTURE.DWG(SHEET.DWG) 1250\13.00 GRAD-TITLE-BUILDING (05-25-18 4:01:49PM)

PLANS APPROVED BY: TRAFFIC DIVISION	PLANS APPROVED BY: FIRE DEPARTMENT	PLANS APPROVED BY: PLANNING DEPARTMENT	PLANS APPROVED BY: WATER DEPARTMENT
_____ TRAFFIC ENGINEER	_____ FIRE MARSHALL	_____ ENGINEER	_____ ENGINEER
DATE _____	DATE _____	DATE _____	DATE _____

Underground Service Alert

CALL  
811

TWO WORKING DAYS BEFORE YOU DIG

GEOTECHNICAL CONSULTANT APPROVAL CITY OF OCEANSIDE	NO.	DESCRIPTION	APP'VD	DATE
PLANS ARE CHECKED AND FOUND TO COMPLY WITH THE CITY OF OCEANSIDE REQUIREMENTS:				
APPROVED BY _____				
DATE _____				



CONSTRUCTION KEYNOTES

- 10" ROOF DRAIN, DISCHARGES TO GRADE
- 4" STORM DRAIN POINT OF CONNECTION AT 5' FROM FACE OF BUILDING, SEE PLUMBING DWGS FOR CONTINUATION INTO BUILDING 251.50IE
- CONNECT NEW 24" PVC SD TO EX MANHOLE
- CONSTRUCT NEW 24"x24" CATCH BASIN PER DETAIL F/7
- CONSTRUCT NEW 6" AREA DRAIN PER DETAIL E/7
- CONNECT 6" & 12" PVC SD TO EX 24" RCP SD W/NEW TYPE A CLEANOUT PER SDRSD D-09
- CONNECT NEW 24" PVC SD TO EX 24" RCP SD W/NEW TYPE A CLEANOUT PER SDRSD D-09
- REMOVE EX SD MANHOLE
- REMOVE EXISTING 24" RCP STORM DRAIN
- CONSTRUCT NEW 6" CURB OVER 6" OF CLASS II BASE PER SDRSD G-01
- CONSTRUCT NEW RETAINING WALL PER SDRSD C-06
- CONSTRUCT NEW BIORETENTION BASIN WITH SLOTTED SUB-DRAIN PER DETAIL A/8
- CONSTRUCT NEW ASPHALT PAVEMENT PER DETAIL B/7
- CONSTRUCT NEW 6" CURB AND GUTTER OVER 6" OF CLASS II BASE PER SDRSD G-02, TYPE G
- CONSTRUCT NEW 3" WIDE CONCRETE RIBBON GUTTER PER OSD M-09
- CONSTRUCT STORM DRAIN CATCH BASIN OUTLET STRUCTURE PER B/8
- CONSTRUCT NEW UTILITIES PER SEPARATE UTILITY PLANS
- PAINT 4" WIDE WHITE PARKING LOT STRIPING
- CONSTRUCT NEW BIORETENTION CLEANOUT PER SDRSD SC-01
- CONSTRUCT TYPE A CLEANOUT PER SDRSD D-09
- PAINT 4" WIDE RED STRIPES AT 3' ON CENTER
- CONSTRUCT NEW 0" CURB OVER 6" CLASS II BASE PER DETAIL C/7
- NEW EARTHEN BERM WITH IMPERMEABLE LINER AND ROCK FACING
- CONNECT NEW 30" PVC TO EXISTING STORM DRAIN STRUCTURE
- PAINT ALL CURBS ALONG FIRE ACCESS ROADWAY RED WITH WHITE 3" LETTERING STATING "FIRE LANE - NO PARKING", 30' ON CENTER
- CONSTRUCT DEEPENED 6" CURB PER DETAIL G/7
- BUILDING WALL PER SEPARATE BUILDING PERMIT
- CONSTRUCT DEEPENED 6" CURB AND GUTTER PER H/7
- REMOVE EXISTING 36" RCP STORM DRAIN
- ENTRY GATE FOR CONSTRUCTION TRAFFIC ONLY, NO PUBLIC USE. PER BUILDING PERMIT. PROVIDE REFLECTOR SIGNS, CALIFORNIA TYPE N. SIZE 18" X 18", RED WITH NINE 3-1/4" REFLECTORS. MOUNT SIGNS ON GATE/FENCING 6' ON CENTER.
- PROTECT EX 36" RCP STORM DRAIN PIPE

STORM DRAIN DATA				
NO	BEARING/Delta	RADIUS	LENGTH	SIZE/TYPE (CLASS)
14	N00°37'42"E	--	136.71'	36" RCP
22	N89°48'09"W	--	66.09'	15" PVC
23	N89°21'24"W	--	16.07'	12" PVC
24	N89°20'49"W	--	50.69'	36" RCP
25	N49°02'08"W	--	13.99'	15" PVC
26	N00°36'04"E	--	16.65'	15" PVC
27	N89°23'56"W	--	86.12'	15" PVC
28	N45°36'04"E	--	9.87'	15" PVC
29	N00°36'04"E	--	18.50'	15" PVC
30	N53°33'46"W	--	12.72'	12" PVC
31	N45°36'04"E	--	10.56'	12" PVC
32	N89°23'56"W	--	187.26'	12" PVC
33	N00°36'04"E	--	7.46'	6" PVC
34	N00°36'04"E	--	7.47'	6" PVC
35	N00°36'04"E	--	7.48'	6" PVC
36	N89°22'18"W	--	16.02'	6" PVC
37	N90°00'00"E	--	56.73'	12" PVC
38	N17°16'46"W	--	18.38'	12" PVC
39	N90°00'00"E	--	12.71'	12" PVC
40	N00°28'39"E	--	35.08'	12" PVC
41	N00°36'04"E	--	20.27'	12" PVC
48	N00°37'42"E	--	168.52'	30" RCP

UTILITY NOTES:

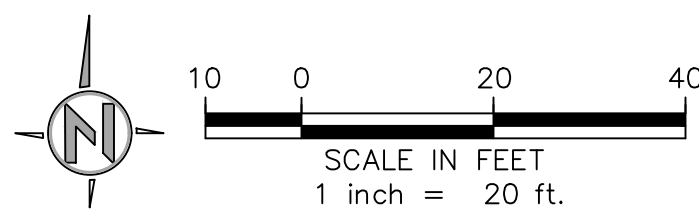
1. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVATION OF VISIBLE ABOVE GROUND STRUCTURES AND REVIEW OF RECORD DRAWINGS PROVIDED TO THE SURVEYOR. THE DEPICTED LOCATIONS, SIZES AND TYPES OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE RECORD DRAWINGS AND/OR ACTUAL AS-BUILT LOCATIONS. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
2. BWE MAKES NO CLAIM AS TO THE ACCURACY OF UNDERGROUND UTILITIES SHOWN HEREON. THE USER OF THIS DRAWING SHALL CONDUCT INDEPENDENT PHYSICAL INSPECTION OF EACH UNDERGROUND UTILITY PRIOR TO EXCAVATION OR CONSTRUCTION.

GRADING NOTES:

1. EARTHWORK QUANTITIES SHOWN ON SHEET 1 ARE FOR BONDING AND PERMIT PURPOSES ONLY. ACTUAL QUANTITIES MAY VARY WITH SHRINKAGE, LOSSES DUE TO CLEARING OPERATIONS, REMOVAL & RECOMPACTION, SETTLEMENT, ETC. CONTRACTOR SHALL VERIFY EXACT QUANTITIES PRIOR TO BIDDING. QUANTITIES DO NOT INCLUDE TRENCHING, EXISTING IMPROVEMENT DEMOLITION, OVEREXCAVATION REMOVALS OR SLOPE CUTBACK
2. ALL ROADWAYS DESIGNATED AS FIRE ACCESS ROADWAYS SHALL CONFORM TO CITY OF OCEANSIDE FIRE DEPARTMENT GUIDELINES
3. ALL FIRE ACCESS ROADWAYS SHALL HAVE NO PARKING SIGNS IN ACCORDANCE WITH ATTACHMENT 12 OF THE OCEANSIDE FIRE DEPARTMENT GUIDELINES, 50' ON CENTER
4. PLANS FOR THE PRIVATE UNDERGROUND FIRE LINE MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW PRIOR TO INSTALLATION. SEE OCEANSIDE FIRE DEPARTMENT REQUIREMENTS FOR PRIVATE UNDERGROUND FIRE LINES.



MATCHLINE SHEET 3



APPROVED CHANGES:

NO.	DESCRIPTION	APP'VD	DATE

CITY BENCHMARK:

Description: BASIS OF ELEVATION IS THE CITY OF VISTA POINT STATION NO. "V2024"  
2" ALUMINUM CAP ON 5/8" REBAR, STAMPED "GPS CONTROL POINT 2024"  
Location: LOCATED AT THE INTERSECTION OF THUNDER DRIVE AND GENIE DRIVE  
Record From: R.O.S. 14023  
Elev: 306.79  
Datum: NGVD29  
Benchmark Equation (NGVD29 to NAVD88): TO CONVERT ELEVATIONS FROM NGVD29 TO NAVD88 ADD ELEVATION OF 1.59'

WDID NO. \_\_\_\_\_ FILE NO. G180001

CG111

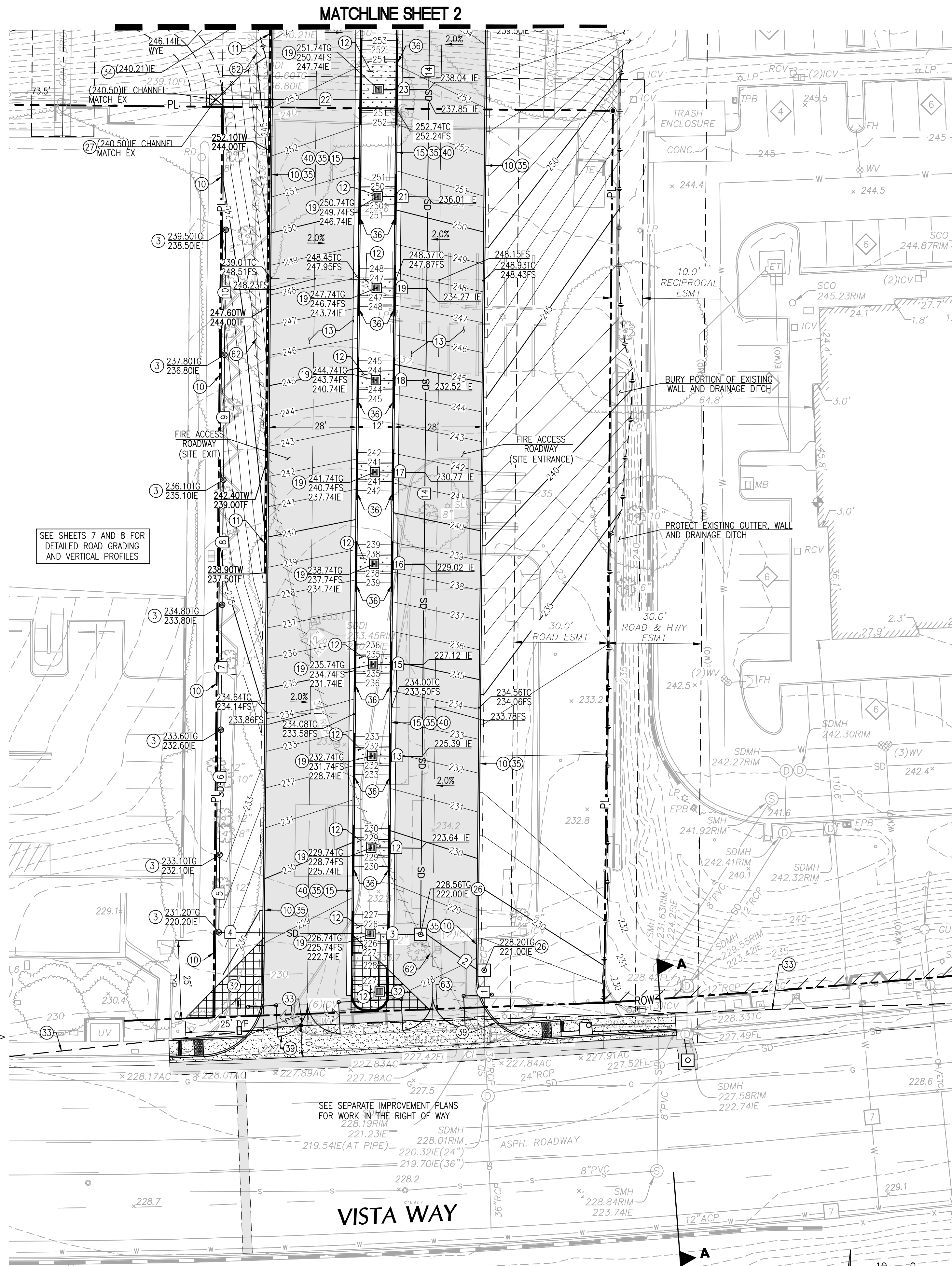
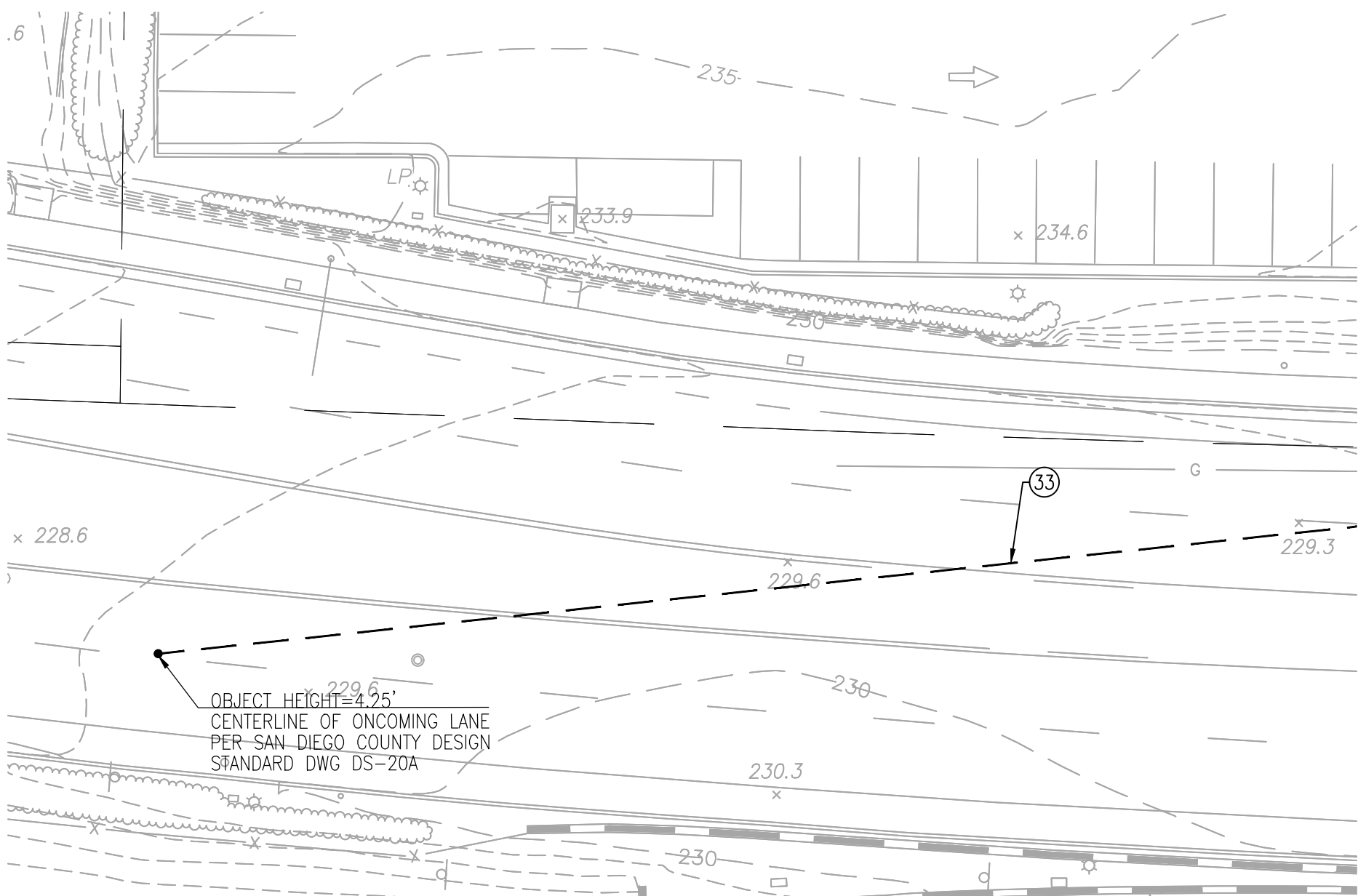
SHEET 2	CITY OF OCEANSIDE ENGINEERING DIVISION	12 SHEETS
PRECISE GRADING PLAN FOR: <b>TRI-CITY MEDICAL CENTER PARKING STRUCTURE AND MAIN ENTRY</b>		
APPROVED _____ CITY ENGINEER-STEVEN E. STRAPAC R.C.E. 57654 Date: _____		
ENGINEER OF WORK _____ Name: _____	Checked By: _____ Date: _____	PLAN NUMBER G18-00001

2018.05.29 BIDSET

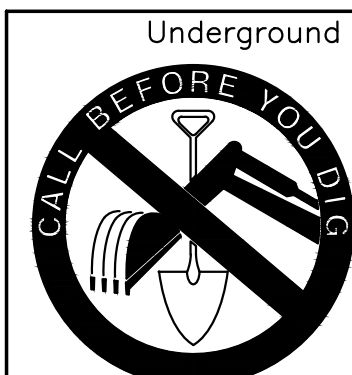





STORM DRAIN DATA				
NO	BEARING/DELTA	RADIUS	LENGTH	SIZE/TYPE (CLASS)
①	N00°13'47"E	--	9.83'	36" RCP
②	N54°51'41"W	--	20.00'	36" RCP
③	N89°16'56"W	--	14.02'	12" PVC
④	N89°21'59"W	--	47.01'	6" PVC
⑤	N00°38°01'E	--	24.87'	6" PVC
⑥	N00°38°01'E	--	40.00'	6" PVC
⑦	N00°38°01'E	--	40.00'	6" PVC
⑧	N00°38°01'E	--	40.00'	6" PVC
⑨	N00°38°01'E	--	40.00'	6" PVC
⑩	N00°38°01'E	--	40.00'	6" PVC
⑪	N89°22'18"W	--	16.02'	12" PVC
⑫	N89°22'18"W	--	16.02'	12" PVC
⑬	N00°37'42"E	--	294.50'	36" RCP
⑭	N89°22'18"W	--	16.02'	12" PVC
⑮	N89°22'18"W	--	16.02'	12" PVC
⑯	N89°22'18"W	--	16.02'	12" PVC
⑰	N89°22'18"W	--	16.02'	12" PVC
⑱	N89°22'18"W	--	16.02'	12" PVC
⑲	N89°22'18"W	--	16.02'	12" PVC
⑳	N89°22'18"W	--	16.02'	12" PVC
㉑	N89°48'09"W	--	66.09'	15" PVC
㉒	N89°21'24"W	--	16.07'	12" PVC



VISTA WAY



Underground Service Alert

 CALI  
811

TWO WORKING DAYS BEFORE YOU DIG

APPROVED CHANGES:

NO.	DESCRIPTION	APPROVED	DATE

SCALE IN FEET  
1 inch = 20 ft.  
CITY BENCHMARK:

Description: BASIS OF ELEVATION IS THE CITY OF VISTA POINT STATION NO. "Y2024"  
2" ALUMINUM CAP ON 5/8" REBAR, STAMPED "GPS CONTROL POINT 2024"  
Location: LOCATED AT THE INTERSECTION OF THUNDER DRIVE AND GENIE DRIVE  
Record From: R.O.S. 14023  
Elev: 306.79 Datum: NVD29  
Benchmark Equation (NGVD29 to NAVD88): TO CONVERT ELEVATIONS FROM NGVD29  
TO NAVD88 ADD ELEVATION OF 1.59'

**BWE**  
CIVIL • STRUCTURAL • SURVEY • PLANNING  
9449 BALBOA AVE, STE 270  
SAN DIEGO, CA 92123 619.299.5550

WDID NO. \_\_\_\_\_ FILE NO. G180001

CG1.12

SHEET 3	CITY OF OCEANSIDE ENGINEERING DIVISION	12 SHEETS
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**PRECISE GRADING PLAN FOR:  
TRI-CITY MEDICAL CENTER  
PARKING STRUCTURE AND MAIN ENTRY**

APPROVED		
CITY ENGINEER-STEVEN E. STRAPAC R.C.E. 57654		Date:
ENGINEER OF WORK	Checked By:	PLAN NUMBER
	Approval Date:	G18-0000
Sign: _____ Name: _____ Date: _____		

### UTILITY NOTES:

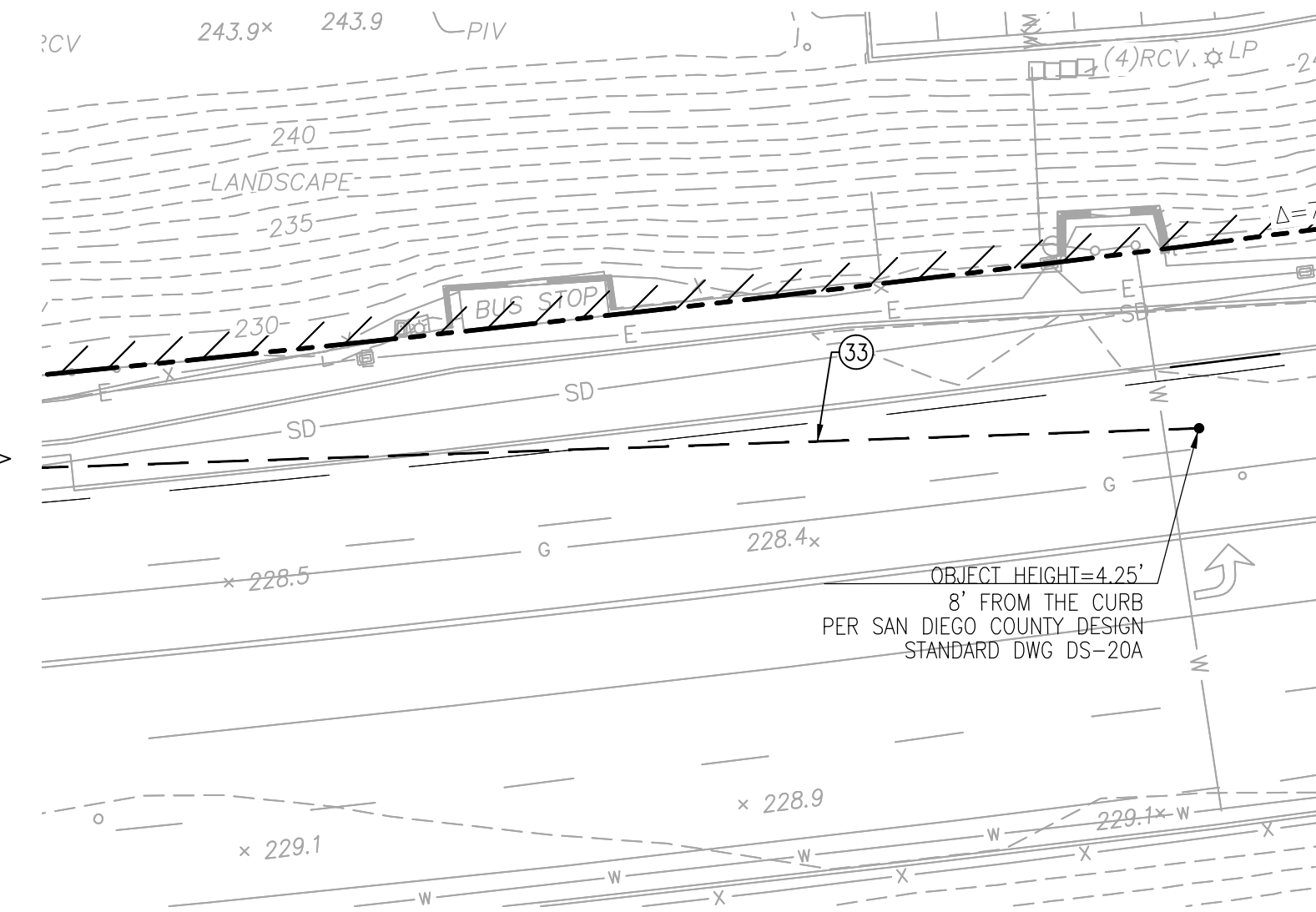
1. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVATION OF VISIBLE ABOVE GROUND STRUCTURES AND REVIEW OF RECORD DRAWINGS PROVIDED TO THE SURVEYOR. THE DEPICTED LOCATIONS, SIZES AND TYPES OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE RECORD DRAWINGS AND/OR ACTUAL AS-BUILT LOCATIONS. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
2. BWE MAKES NO CLAIM AS TO THE ACCURACY OF UNDERGROUND UTILITIES SHOWN HEREON. THE USER OF THIS DRAWING SHALL CONDUCT INDEPENDENT PHYSICAL INSPECTION OF EACH UNDERGROUND UTILITY PRIOR TO EXCAVATION OR CONSTRUCTION.

**GRADING NOTES:**

1. EARTHWORK QUANTITIES SHOWN ON SHEET 1 ARE FOR BONDING AND PERMIT PURPOSES ONLY. ACTUAL QUANTITIES MAY VARY WITH SHRINKAGE, LOSSES DUE TO CLEARING OPERATIONS, REMOVAL & RECOMPACTION, SETTLEMENT, ETC. CONTRACTOR SHALL VERIFY EXACT QUANTITIES PRIOR TO BIDDING. QUANTITIES DO NOT INCLUDE TRENCING, EXISTING IMPROVEMENT DEMOLITION, OVEREXCAVATION REMOVAL OR SLOPE CUTBACK.
2. ALL ROADWAYS DESIGNATED AS FIRE ACCESS ROADWAYS SHALL CONFORM TO CITY OF OCEANSIDE FIRE DEPARTMENT GUIDELINES
3. ALL FIRE ACCESS ROADWAYS SHALL HAVE NO PARKING SIGNS IN ACCORDANCE WITH ATTACHMENT 12 OF THE OCEANSIDE FIRE DEPARTMENT GUIDELINES, 50' ON CENTER
4. ALL FIRE UNDERGROUND FIRE LINE SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW PRIOR TO INSTALLATION. SEE OCEANSIDE FIRE DEPARTMENT REQUIREMENTS FOR PRIVATE UNDERGROUND FIRE LINES.

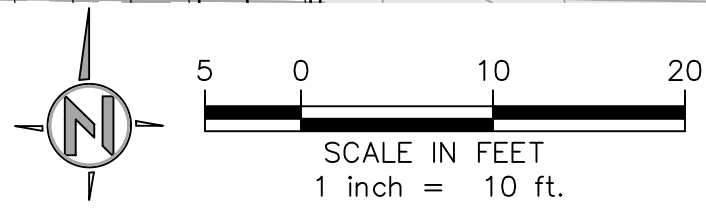
## CONSTRUCTION KEYNOTES

- (3) CONSTRUCT NEW 6" AREA DRAIN PER DETAIL E/7
- (10) CONSTRUCT NEW 6" CURB OVER 6" OF CLASS II BASE PER SDRSD G-01
- (11) CONSTRUCT NEW RETAINING WALL PER SDRSD C-06
- (12) CONSTRUCT NEW BIORETENTION BASIN WITH SLOTTED SUB-DRAIN PER DETAIL A/8
- (13) CONSTRUCT NEW ASPHALT PAVEMENT PER DETAIL B/7
- (15) CONSTRUCT NEW 6" CURB AND GUTTER OVER 6" OF CLASS II BASE PER SDRSD G-02, TYPE G
- (19) CONSTRUCT STORM DRAIN CATCH BASIN OUTLET STRUCTURE PER B/8
- (26) CONSTRUCT TYPE A CLEANOUT PER SDRSD D-09
- (27) CONSTRUCT NEW TYPE F CATCH BASIN PER SDRSD D-07
- (32) 25' X 25' SIGHT TRIANGLE PER CITY OF OCEANSIDE STANDARD DRAWING T-1. NO VERTICAL OBSTRUCTIONS GREATER THAN 30' PERMITTED WITHIN SIGHT TRIANGLE.
- (33) SIGHT LINE PER SAN DIEGO COUNTY DESIGN DWG DS-20A. 400' SIGHT DISTANCE. DESIGN SPEED 40 MPH. HEIGHT OF EYE=3.5', LOCATED 10' FROM THE EDGE OF PAVEMENT OF THE MAJOR ROAD AND 2' RIGHT OF CENTERLINE. NO VERTICAL OBSTRUCTIONS GREATER THAN 30' PERMITTED SOUTH OF SIGHT LINE.
- (34) CONNECT NEW 30" PVC TO EXISTING STORM DRAIN STRUCTURE
- (35) PAINT ALL CURBS ALONG FIRE ACCESS ROADWAY RED WITH WHITE 3" LETTERING STATING "FIRE LANE - NO PARKING". 30' ON CENTER
- (36) CONSTRUCT DEEPENED 6" CURB PER DETAIL G/7
- (39) PROVIDE 6" CURB CUT TO DRAIN INCIDENTAL LANDSCAPE AREA WITH 3"X3"X8" COBBLE RIP-RAP SECTION OVER FILTER FABRIC
- (40) PROVIDE 12" CURB CUT, 20' ON CENTER FULL LENGTH OF DRIVEWAY ENTRANCE
- (62) REMOVE EXISTING 36" RCP STORM DRAIN
- (63) ENTRY GATE FOR CONSTRUCTION TRAFFIC ONLY, NO PUBLIC USE. PER BUILDING PERMIT. PROVIDE REFLECTO SIGNS, CALIFORNIA TYPE N. SIZE 18" X 18", RED WITH NINE 3-1/4" REFLECTORS. MOUNT SIGNS ON GATE/FENCING 6' ON CENTER.



2018.05.29 BIDSET

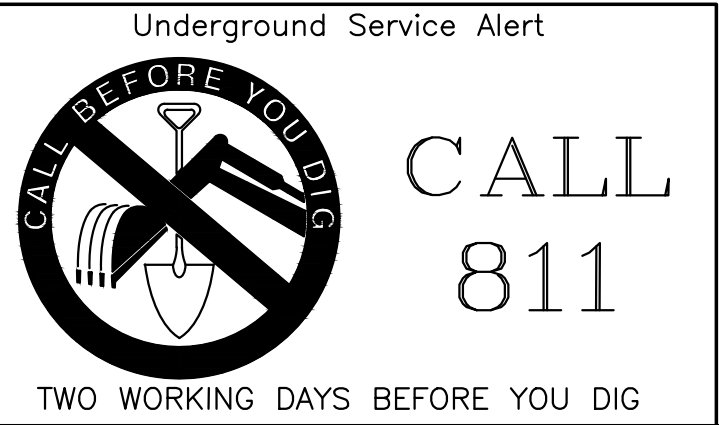




- 2) CONSTRUCT NEW 24"x24" CATCH BASIN PER DETAIL F/7
- 3) CONSTRUCT NEW 6" AREA DRAIN PER DETAIL E/7
- 4) CONSTRUCT NEW TYPE A SD CLEANOUT PER RSD D-09
- 9) CONSTRUCT NEW STAIRS & HANDRAILS PER ARCHITECTURAL PLANS
- 10) CONSTRUCT NEW 6" CURB OVER 6" OF CLASS II BASE PER SDRSD G-01
- 11) CONSTRUCT NEW RETAINING WALL PER SDRSD C-06
- 14) CONSTRUCT NEW CONCRETE WALKWAY PER DETAIL A/7
- 15) CONSTRUCT NEW 6" CURB AND GUTTER OVER 6" OF CLASS II BASE PER SDRSD G-02, TYPE G
- 17) DISCHARGE NEW 10" PVC STORM DRAIN TO NEW BIORETENTION BASIN
- 18) CONSTRUCT NEW 2' LONG COBBLE SPLASH PAD WITH FILTER FABRIC FABRIC BACKING
- 19) CONSTRUCT STORM DRAIN CATCH BASIN OUTLET STRUCTURE PER B/8
- 20) INSTALL NEW 9" BRASS ROUND FLAT AREA DRAIN PER E/7
- 21) CONSTRUCT NEW UTILITIES PER SEPARATE UTILITY PLANS
- 22) INSTALL NEW ADA DETECTABLE WARNINGS PER SDRSD M-24
- 23) NEW CROSSWALK STRIPING
- 4) CONSTRUCT RAMP HANDRAILS ON BOTH SIDES OF BOTH RUNS PER SDRSD M-24

1. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVATION OF VISIBLE ABOVE GROUND STRUCTURES AND REVIEW OF RECORD DRAWINGS PROVIDED TO THE SURVEYOR. THE DEPICTED LOCATIONS, SIZES AND TYPES OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE RECORD DRAWINGS AND/OR ACTUAL AS-BUILT LOCATIONS. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
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1. EARTHWORK QUANTITIES SHOWN ON SHEET 1 ARE FOR BONDING AND PERMIT PURPOSES ONLY. ACTUAL QUANTITIES MAY VARY WITH SHRINKAGE, LOSSES DUE TO CLEARING OPERATIONS, REMOVAL & RECOMPACTION, SETTLEMENT, ETC. CONTRACTOR SHALL VERIFY EXACT QUANTITIES PRIOR TO BIDDING. QUANTITIES DO NOT INCLUDE TRENCHING, EXISTING IMPROVEMENT DEMOLITION, OVEREXCAVATION REMOVALS OR SLOPE CUTBACK



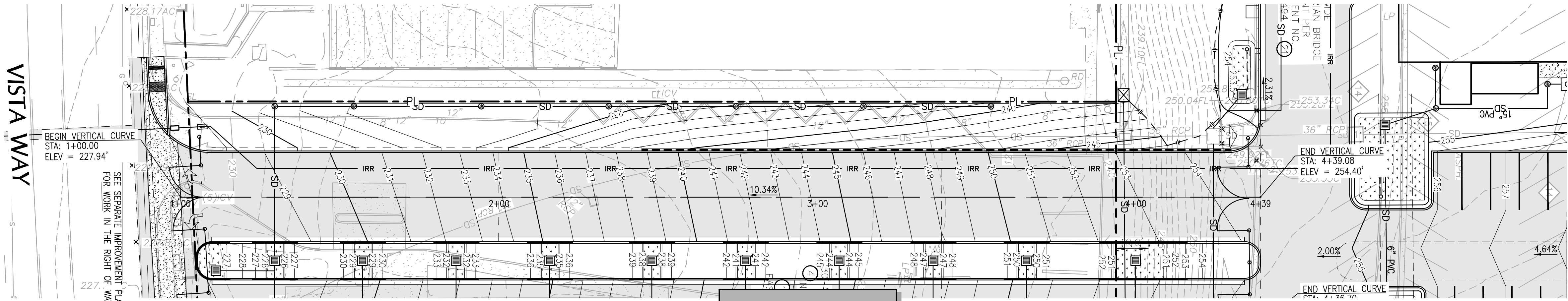
STORM DRAIN DATA				
NO	BEARING/DELTA	RADIUS	LENGTH	SIZE/TYPE (CLASS)
40	N00°36'04"E	--	20.27'	6" PVC
42	N89°23'56"W	--	2.99'	6" PVC
43	N52°48'51"E	--	15.27'	6" PVC
44	N90°00'00"E	--	10.61'	6" PVC
45	N80°54'47"W	--	5.60'	6" PVC
46	N00°00'00"E	--	11.79'	6" PVC
47	N90°00'00"E	--	10.32'	6" PVC
48	N00°37'42"E	--	168.52'	30" RCP
49	N89°22'23"W	--	103.86'	30" RCP
50	N00°37'37"E	--	28.12'	6" PVC
51	N11°15'38"E	--	20.75'	12" PVC
52	N00°37'37"E	--	3.50'	12" PVC

Description: BASIS OF ELEVATION IS THE CITY OF VISTA POINT STATION NO. "V2024"  
 2" ALUMINUM CAP ON 5/8" REBAR, STAMPED "OPS CONTROL POINT 2024"  
 Location: LOCATED AT THE INTERSECTION OF THUNDER DRIVE AND GENIE DRIVE  
 Record From: R.O.S. 14023  
 Elev: 306.79 Datum: NGVD29  
 Benchmark Equation (NGVD29 to NAVD88): TO CONVERT ELEVATIONS FROM NGVD29  
 TO NAVD88 ADD ELEVATION OF 1.59'

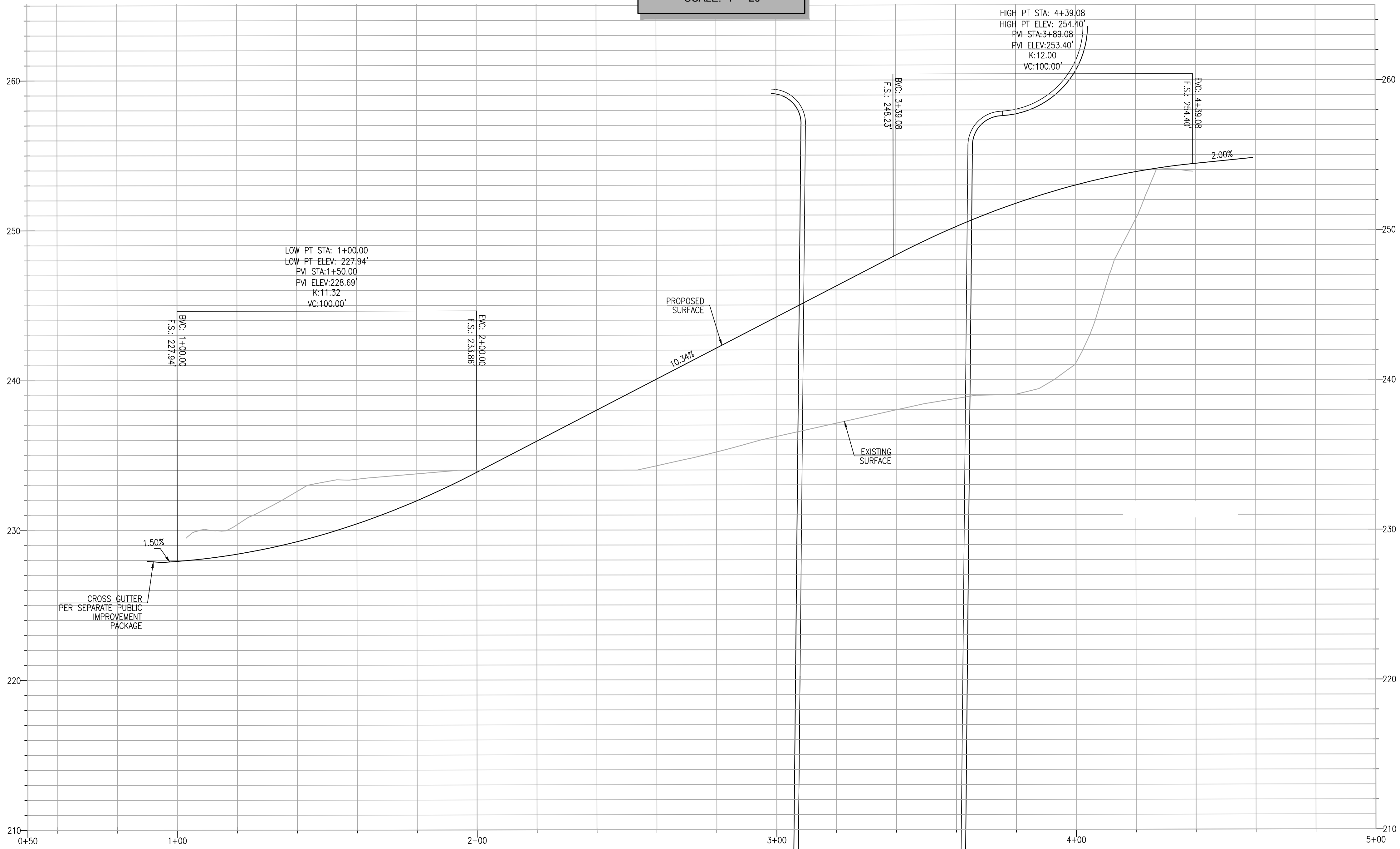
WDID NO. _____	FILE NO. G180001	<b>CG13</b>
<div style="border: 1px solid black; padding: 5px; text-align: center;">SHEET <b>4</b></div>	<div style="border: 1px solid black; padding: 5px; text-align: center;">CITY OF OCEANSIDE ENGINEERING DIVISION</div>	<div style="border: 1px solid black; padding: 5px; text-align: center;">12 SHEETS</div>
<b>ENLARGEMENTS PLAN FOR:</b> <b>TRI-CITY MEDICAL CENTER</b> <b>PARKING STRUCTURE AND MAIN ENTRY</b>		
<div style="border: 1px solid black; padding: 10px; min-height: 100px;"> <div style="text-align: center; padding-bottom: 10px;">APPROVED</div> <div style="border-top: 1px solid black; padding-top: 5px;"> CITY ENGINEER: STEVEN E. STRAPAC R.C.E. 57654 </div> <div style="text-align: right; padding-top: 5px;">Date: _____</div> </div>		
<div style="border: 1px solid black; padding: 5px;">ENGINEER OF WORK</div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">       Sign: _____        Name: _____ Date: _____     </div>	<div style="border: 1px solid black; padding: 5px;">Checked By: _____</div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">Approval Date: _____</div>	<div style="border: 1px solid black; padding: 5px;">PLAN NUMBER</div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px; font-size: 1.5em;">G18-00001</div>

# 2018.05.29 BIDSET



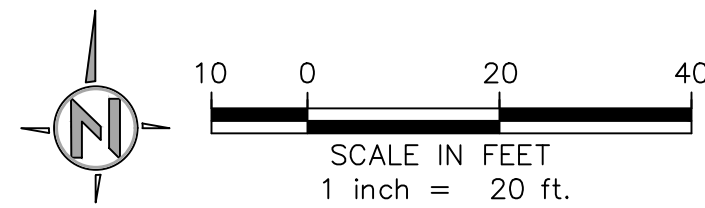


WEST ENTRANCE PLAN VIEW  
SCALE: 1" = 20'



WEST ENTRANCE PROFILE VIEW  
HORZ. SCALE: 1" = 20'  
VERT. SCALE: 1" = 4'

NOTES:  
DESIGN SPEED = 15 MPH



**BWE**  
CIVIL•STRUCTURAL•SURVEY•PLANNING  
9449 BALBOA AVE, STE 270  
SAN DIEGO, CA 92123 619.299.5550

APPROVED CHANGES:

NO.	DESCRIPTION	APPVD	DATE

CITY BENCHMARK:

Description: BASIS OF ELEVATION IS THE CITY OF VISTA POINT STATION NO. "2024"  
2" ALUMINUM CAP ON 5/8" REBAR, STAMPED "GPS CONTROL POINT 2024"  
Location: LOCATED AT THE INTERSECTION OF THUNDER DRIVE AND GENIE DRIVE  
Record From: R.O.S. 14023  
Elev: 306.79 Datum: NGVD29  
Benchmark Equation (NGVD29 to NAVD88): TO CONVERT ELEVATIONS FROM NGVD29 TO NAVD88 ADD ELEVATION OF 1.59'

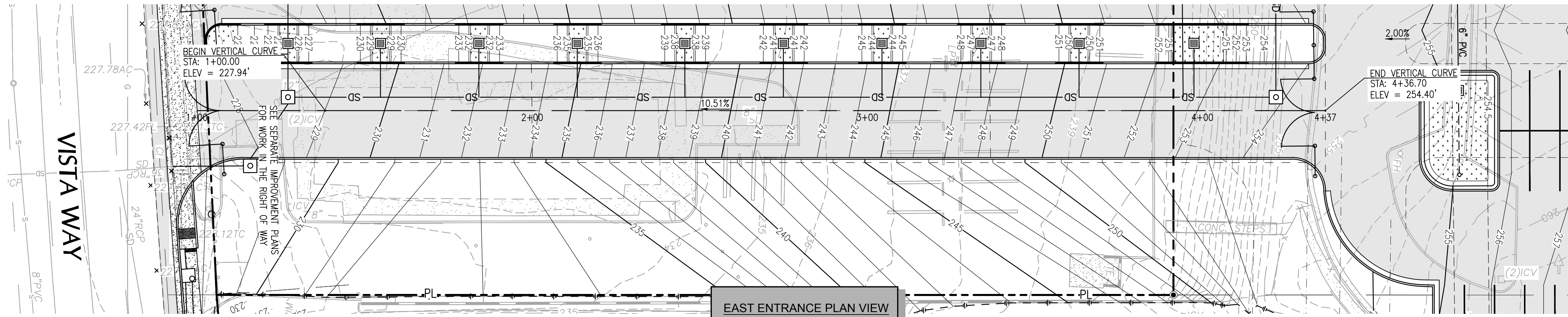
WDID NO. \_\_\_\_\_ FILE NO. G180001

CG3.01

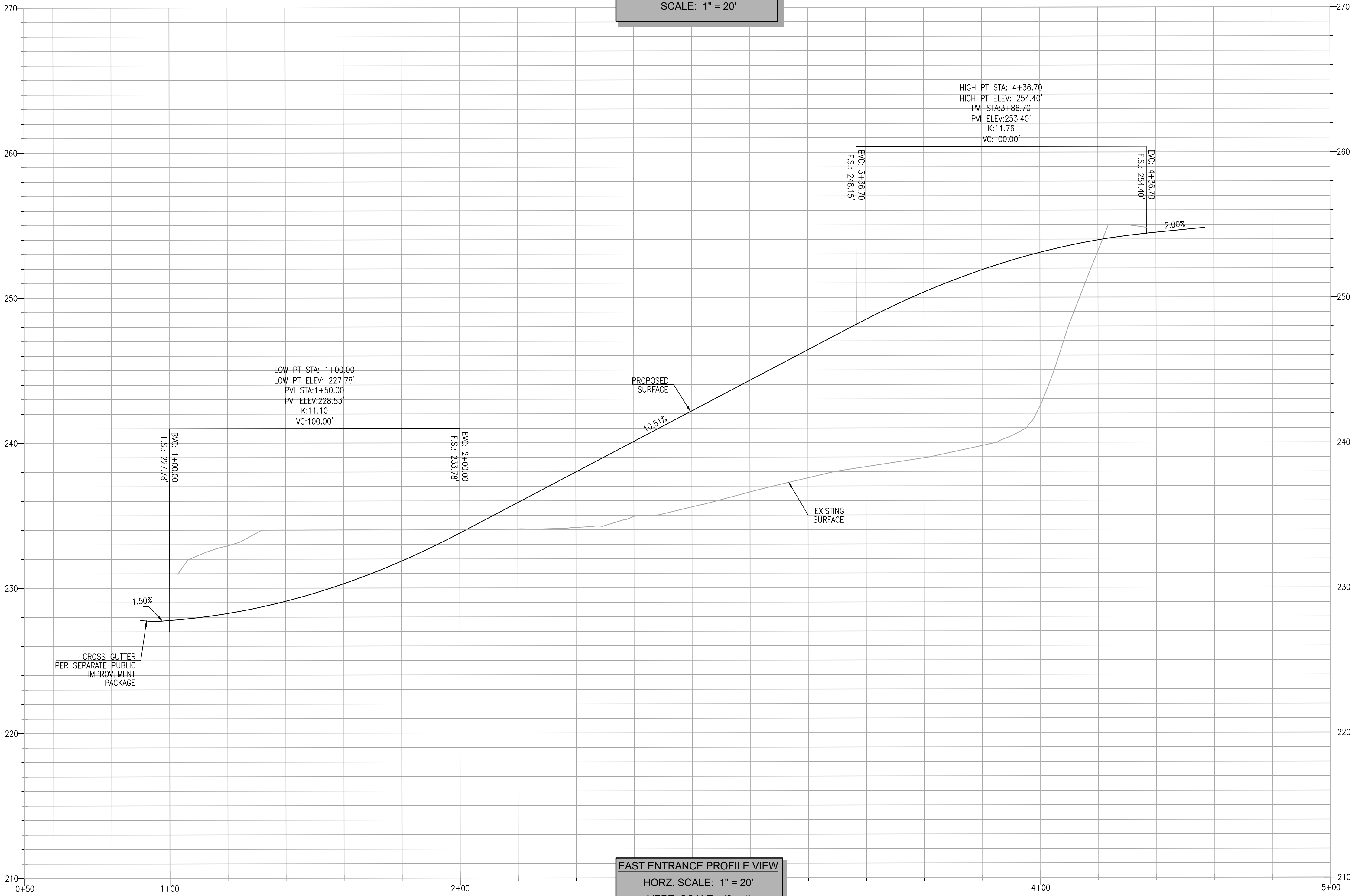
SHEET 5	CITY OF OCEANSIDE ENGINEERING DIVISION	12 SHEETS
PRIVATE ROAD PROFILES TRI-CITY MEDICAL CENTER PARKING STRUCTURE AND MAIN ENTRY		
APPROVED		
CITY ENGINEER STEVEN E. STRAPAC R.C.E. 57654 Date: _____		
ENGINEER OF WORK Sig: _____ Name: _____	Checked By: _____ Approval Date: _____	PLAN NUMBER G18-00001

2018.05.29 BIDSET



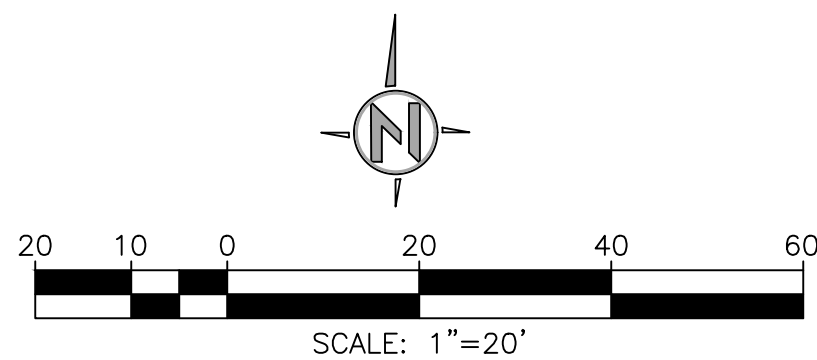


EAST ENTRANCE PLAN VIEW  
SCALE: 1" = 20'



EAST ENTRANCE PROFILE VIEW  
HORZ. SCALE: 1" = 20'  
VERT. SCALE: 1" = 4'

NOTES:  
DESIGN SPEED = 15 MPH



APPROVED CHANGES:

NO.	DESCRIPTION	APP'VD	DATE

CITY BENCHMARK:

Description: BASIS OF ELEVATION IS THE CITY OF VISTA POINT STATION NO. "V2024"  
2" ALUMINUM CAP ON 5/8" REBAR, STAMPED "GPS CONTROL POINT 2024"  
Location: LOCATED AT THE INTERSECTION OF THUNDER DRIVE AND GENIE DRIVE  
Record From: R.O.S. 14023  
Elev: 306.79  
Datum: NGVD29  
Benchmark Equation (NGVD29 to NAVD88): TO CONVERT ELEVATIONS FROM NGVD29 TO NAVD88 ADD ELEVATION OF 1.59'



WDID NO. \_\_\_\_\_ FILE NO. G180001

CG3.02

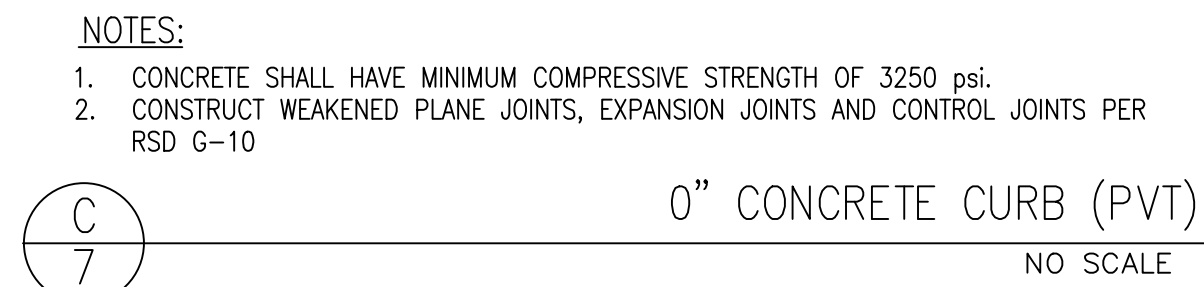
SHEET 6	CITY OF OCEANSIDE ENGINEERING DIVISION	12 SHEETS
PRIVATE ROAD PROFILES TRI-CITY MEDICAL CENTER PARKING STRUCTURE AND MAIN ENTRY		
APPROVED CITY ENGINEER-STEVEN E. STRAPAC R.C.E. 57654 Date: _____		
ENGINEER OF WORK Sign: _____ Name: _____	Checked By: _____ Approval Date: _____	PLAN NUMBER G18-00001



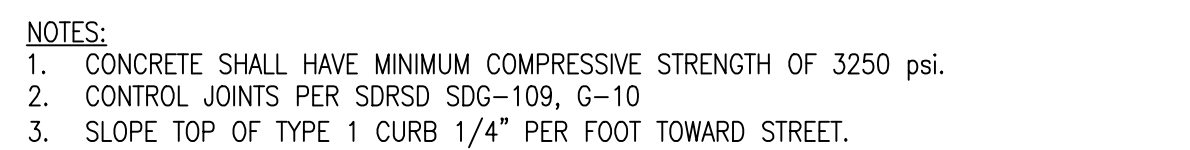
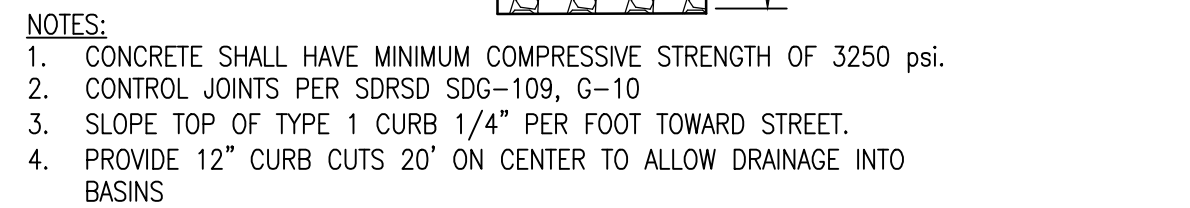
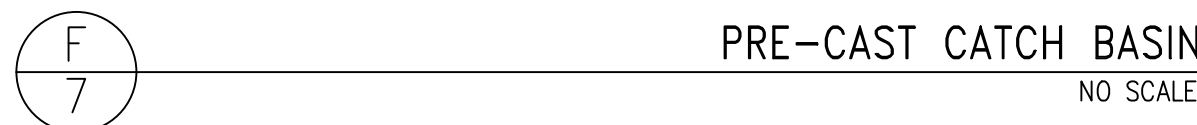
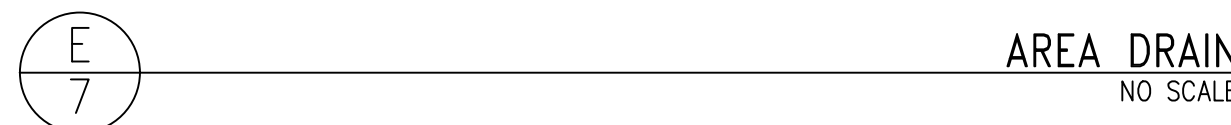


B
7

ASPHALT PAVEMENT SECTION  
 NO SCALE



6" CONCRETE CURB (PVT)  
NO SCALE



APPROVED CHANGES:				CITY BENCHMARK:	
NO.	DESCRIPTION	APP'D	DATE	Description:	BASIS OF ELEVATION IS THE CITY OF VISTA POINT STATION NO. "V2024"
				2" ALUMINUM CAP ON 5/8" REBAR, STAMPED "GPS CONTROL POINT 2024"	
				Location:	LOCATED AT THE INTERSECTION OF THUNDER DRIVE AND GENIE DRIVE
				Record From:	R.O.S. 14023
				Elev:	306.79
					Datum: NGVD29
				Benchmark Equation	(NGVD29 to NAVD88): TO CONVERT ELEVATIONS FROM NGVD29
					TO NAVD88 ADD ELEVATION OF 1.59'

WDDID NO. _____	FILE NO. G180001	<b>CG5.01</b>				
SHEET <div style="border: 1px solid black; width: 40px; height: 40px; margin: 0 auto; text-align: center; line-height: 40px;">7</div>	CITY OF OCEANSIDE ENGINEERING DIVISION	<div style="border: 1px solid black; width: 60px; height: 60px; margin: 0 auto; display: flex; flex-direction: column; align-items: center; justify-content: center;">             12  SHEETS         </div>				
<div style="border: 1px solid black; padding: 10px;"> <b>DETAILS FOR:</b>  <div style="text-align: center; padding: 10px;"> <b>TRI-CITY MEDICAL CENTER</b>  <b>PARKING STRUCTURE AND MAIN ENTRY</b> </div> </div>						
<div style="border: 1px solid black; padding: 10px; text-align: center;">             APPROVED   <div style="border-top: 1px solid black; margin: 10px 0; height: 20px;"></div> <div style="display: flex; justify-content: space-between;"> <span>CITY ENGINEER: STEVEN E. STRAPAC R.C.E. 57654</span> <span>Date: _____</span> </div> </div>						
<div style="border: 1px solid black; padding: 5px;">             ENGINEER OF WORK               Sign: _____              Name: _____ Date: _____           </div>	<div style="border: 1px solid black; padding: 5px;"> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">               Checked By: _____             </td> <td style="width: 50%; padding: 5px;">               PLAN NUMBER             </td> </tr> <tr> <td style="padding: 5px;">               Approval Date: _____             </td> <td style="padding: 5px; text-align: center;"> <div style="font-size: 24px; font-weight: bold;">G18-00001</div> </td> </tr> </table> </div>		Checked By: _____	PLAN NUMBER	Approval Date: _____	<div style="font-size: 24px; font-weight: bold;">G18-00001</div>
Checked By: _____	PLAN NUMBER					
Approval Date: _____	<div style="font-size: 24px; font-weight: bold;">G18-00001</div>					









WORK TO BE DONE:

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS THE PROJECT SPECIFICATIONS, THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF OCEANSIDE.

CONSTRUCTION OF NEW WATER MAINS, FIRE HYDRANTS, BACKFLOW PREVENTER, FIRE DEPARTMENT CONNECTION, & FIRE SERVICES.

UTILITY NOTES:

- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVATION OF VISIBLE ABOVE GROUND STRUCTURES AND REVIEW OF RECORD DRAWINGS PROVIDED TO THE SURVEYOR. THE DEPICTED LOCATIONS, SIZES AND TYPES OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE RECORD DRAWINGS AND/OR ACTUAL AS-BUILT LOCATIONS. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
- BWE MAKES NO CLAIM AS TO THE ACCURACY OF UNDERGROUND UTILITIES SHOWN HEREON. THE USER OF THIS DRAWING SHALL CONDUCT INDEPENDENT PHYSICAL INSPECTION OF EACH UNDERGROUND UTILITY PRIOR TO EXCAVATION OR CONSTRUCTION.
- THE PROPOSED STORM DRAINS SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY. SEE SEPARATE GRADING PLAN FOR CONSTRUCTION OF STORM DRAINS.
- FOR OVERALL SITE MAP INDICATING LOCATIONS OF EXISTING WATER SYSTEM CONNECTIONS TO PUBLIC MAINS SEE A/C1.22.

LEGEND

ITEM	STANDARD DRAWINGS	SYMBOL
NEW FIRE HYDRANT	OSD M-13 & W-01	
NEW TYPE A SDCO	PER GRADING PLAN	
NEW 24"x24" CATCH BASIN	PER GRADING PLAN	
NEW ATRIUM DRAIN	PER GRADING PLAN	
NEW GATE VALVE	OSD W-23	
NEW REDUCED PRESSURE DETECTOR CHECK ASSEMBLY	OSD W-29	
NEW STORM DRAIN	PER GRADING PLAN	
NEW FIRE SERVICE		
NEW DOMESTIC WATER LINE		
DEMO EX UTILITY LINE		

UTILITY KEYNOTES

- (FS) FIRE SERVICE POINT OF CONNECTION AT 5' FROM FACE OF BUILDING. REFER TO PLUMBING AND FIRE PROTECTION DWGS FOR CONTINUATION INTO BUILDING.
- (IRR) CONNECT TO EXISTING STUBOUT FOR SURFACE LOT IRRIGATION SYSTEM PER IRRIGATION PLANS
- (2) CONNECT NEW 18" PVC SD TO EX MANHOLE PER GRADING PLAN
- (3) CONSTRUCT 6" REDUCED PRESSURE DETECTOR CHECK ASSEMBLY WITH FDC PER OSD W-29
- (4) CONNECT NEW 6" PVC FIRE SERVICE TO NEW 8" PVC WATER
- (5) CONNECT NEW 8" PVC WATER TO EX 8" PVC WATER WITH NEW TEE AND VALVES
- (6) CONNECT NEW 8" PVC WATER TO EX 8" PVC WATER WITH NEW TEE AND VALVES
- (7) CONSTRUCT 24"x24" CATCH BASIN PER GRADING PLAN
- (8) CONSTRUCT STORM DRAIN INLET PER GRADING PLANS
- (9) CONSTRUCT FIRE HYDRANT PER OSD M-13 & W-01
- (10) CONSTRUCT NEW TYPE A SD CLEANOUT PER GRADING PLAN
- (11) CONNECT TWO (2) 6" PVC SD TO EX 24" RCP SD W/NEW CLEANOUT PER GRADING PLAN
- (12) CONNECT NEW 24" PVC SD TO EX 24" RCP SD WITH NEW TYPE A CLEANOUT PER GRADING PLAN
- (20) REMOVE EX 24" CMP PER GRADING PLAN
- (21) REMOVE EX SD MANHOLE PER GRADING PLAN
- (23) PROTECT EXISTING STORM DRAIN
- (24) 1" FIRE WATER RISER DRAIN PIPE DISCHARGE LOCATION
- (25) PAINT ALL CURBS ALONG FIRE ACCESS ROADWAY RED WITH WHITE 3" LETTERING STATING "FIRE LANE - NO PARKING", 30" ON CENTER

FIRE WATER DATA				
NO	BEARING/DELTA	RADIUS	LENGTH	SIZE/TYPE (CLASS)
1	N00°37'42"E	--	18.28'	8" PVC C-900
2	N00°37'42"E	--	234.61'	8" PVC C-900
3	N89°23'56"W	--	367.96'	8" PVC C-900
4	N00°36'04"E	--	26.50'	6" PVC C-900
5	N00°36'04"E	--	23.17'	6" PVC C-900
6	N89°23'56"W	--	15.23'	6" PVC C-900
7	N00°48'43"E	--	196.85'	8" PVC C-900
8	N30°45'29"E	--	50.48'	8" PVC C-900
9	N89°22'23"W	--	236.83'	8" PVC C-900
10	N00°00'00"E	--	11.57'	8" PVC C-900
11	N89°22'23"W	--	8.87'	6" PVC C-900
12	N59°14'31"W	--	23.54'	6" PVC C-900
13	N00°36'04"E	--	21.87'	6" PVC C-900
14	N89°22'18"W	--	23.11'	6" PVC C-900
15	N00°00'00"E	--	45.46'	6" PVC C-900
16	N89°24'16"W	--	20.25'	6" PVC C-900

Underground Service Alert

CALL 811

TWO WORKING DAYS BEFORE YOU DIG

APPROVED CHANGES:

NO.	DESCRIPTION	APPVD	DATE

CITY BENCHMARK:

Description: BASIS OF ELEVATION IS THE CITY OF VISTA POINT STATION NO. "2024"

2" ALUMINUM CAP ON 5/8" REBAR, STAMPED "GPS CONTROL POINT 2024"

Location: LOCATED AT THE INTERSECTION OF THUNDER DRIVE AND GENIE DRIVE

Record From: R.O.S. 14023

Elev: 306.79

Datum: NGVD29

Benchmark Equation (NGVD29 to NAVD88): TO CONVERT ELEVATIONS FROM NGVD29 TO NAVD88 ADD ELEVATION OF 1.59'

WDID NO. \_\_\_\_\_ FILE NO. G180001

CUI21

SHEET 9

CITY OF OCEANSIDE  
ENGINEERING DIVISION

12 SHEETS

UTILITY PLAN PLAN FOR  
TRI-CITY MEDICAL CENTER  
PARKING STRUCTURE AND MAIN ENTRY

APPROVED

CITY ENGINEER-STEVEN E. STRAPAC R.C.E. 57654 Date: \_\_\_\_\_

ENGINEER OF WORK \_\_\_\_\_

Checked By: \_\_\_\_\_

Approval Date: \_\_\_\_\_

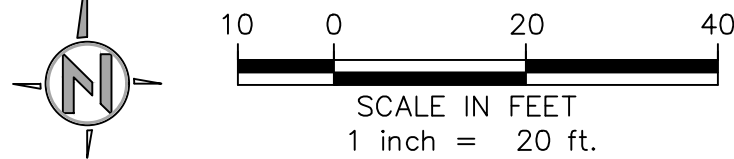
PLAN NUMBER G18-00001

**BWE**

CIVIL•STRUCTURAL•SURVEY•PLANNING

9449 BALBOA AVE, STE 270

SAN DIEGO, CA 92123 619.299.5550



MATCHLINE SHT C122

NEW PARKING STRUCTURE  
255.00FF - 1ST FLOOR  
266.33FF - 2ND FLOOR  
277.66FF - 3RD FLOOR

20' BRIDGE EASEMENT

N89°21'59"W 500.06'  
(N89°46'14"W 500.02' R6)  
(N89°31'32"W 500.02' R3)

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249.35TOP-8" FW

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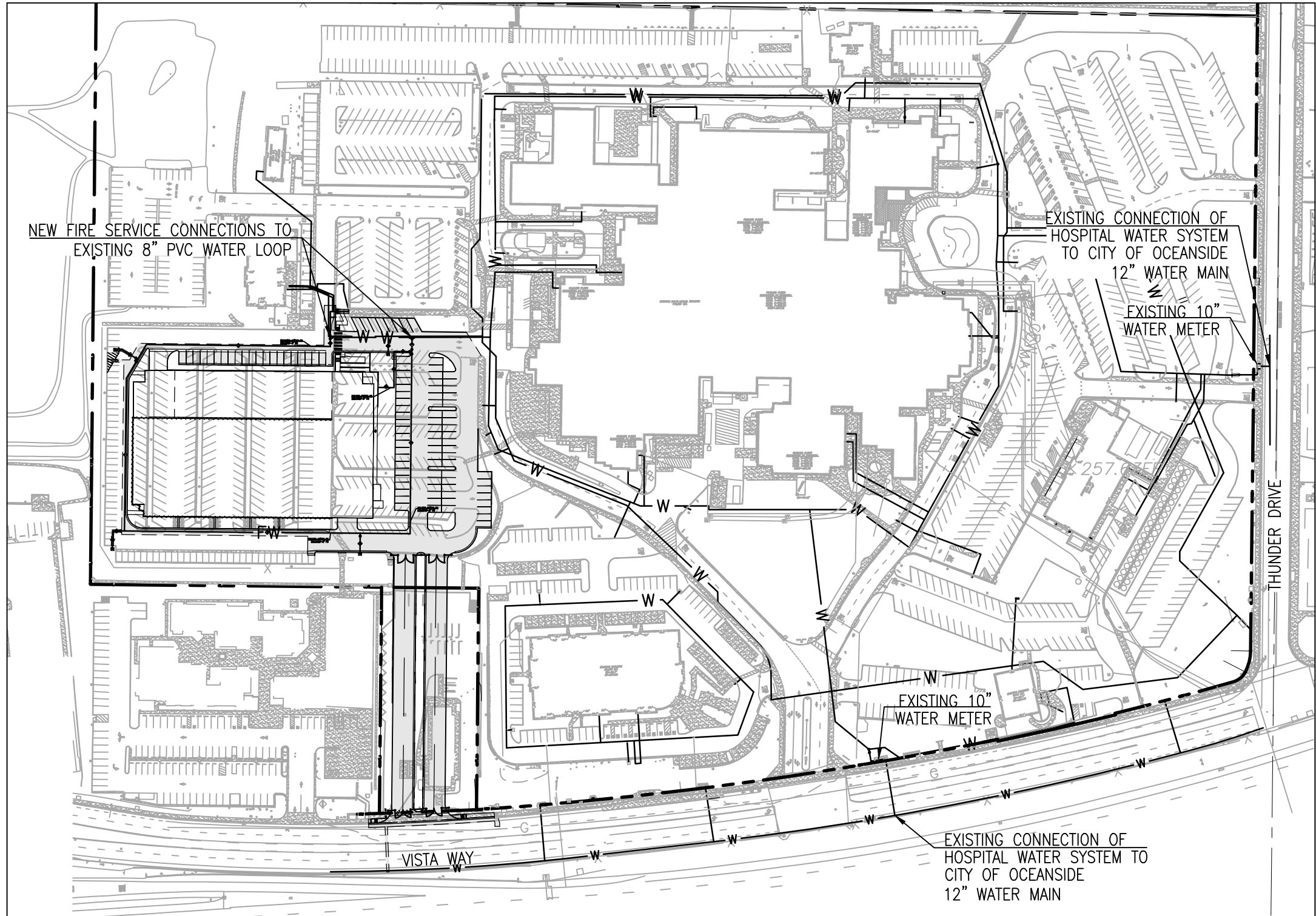
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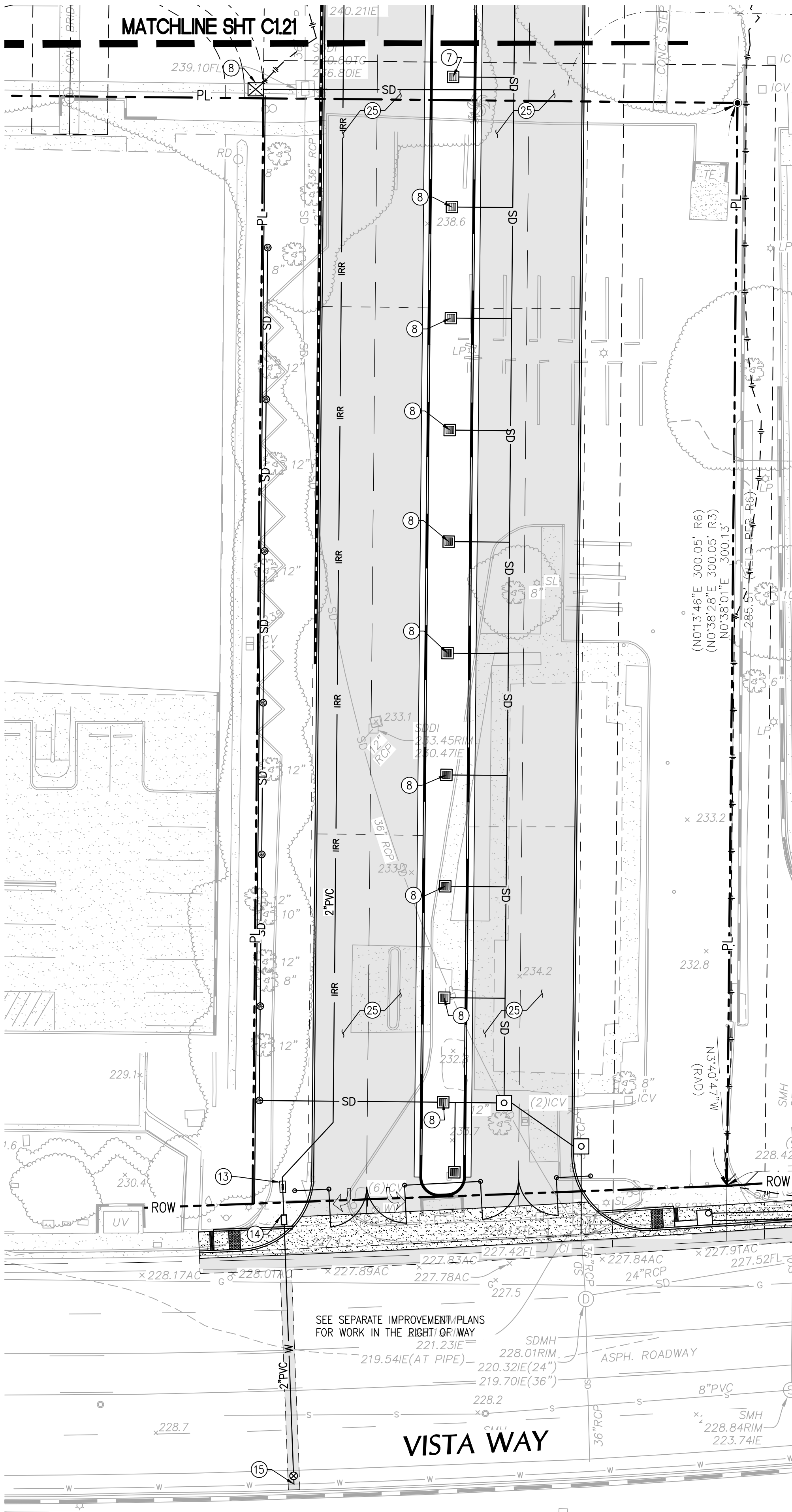
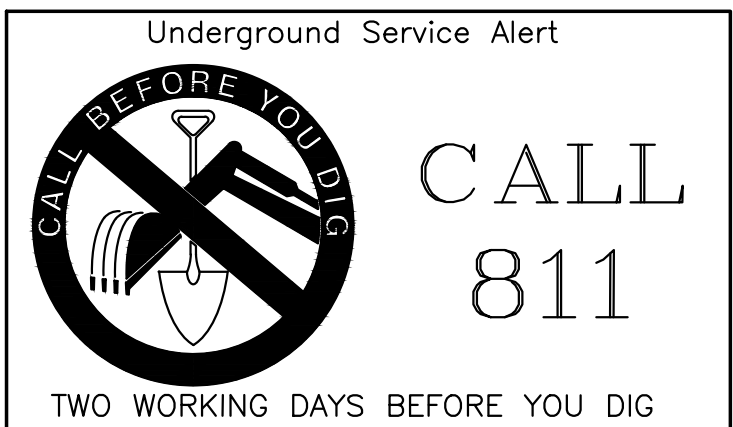
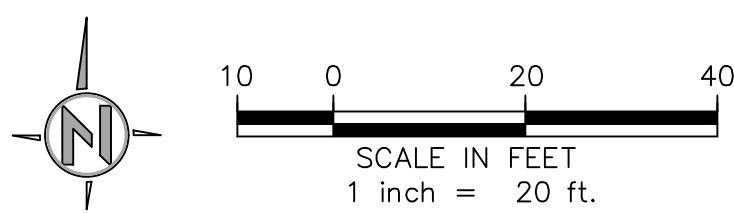




NOTE:  
BOTH THE THUNDER DRIVE AND VISTA WAY 10"  
WATER METERS ARE MAINTAINED BY THE CITY OF  
OCEANSIDE WATER UTILITIES DEPARTMENT

A  
C1.22

EXISTING WATER LINE REFERENCE MAP  
SCALE: 1"=150'



UTILITY NOTES:

1. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVATION OF VISIBLE ABOVE GROUND STRUCTURES AND REVIEW OF RECORD DRAWINGS PROVIDED TO THE SURVEYOR. THE DEPICTED LOCATIONS, SIZES AND TYPES OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE RECORD DRAWINGS AND/OR ACTUAL AS-BUILT LOCATIONS. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
2. BWE MAKES NO CLAIM AS TO THE ACCURACY OF UNDERGROUND UTILITIES SHOWN HEREON. THE USER OF THIS DRAWING SHALL CONDUCT INDEPENDENT PHYSICAL INSPECTION OF EACH UNDERGROUND UTILITY PRIOR TO EXCAVATION OR CONSTRUCTION.
3. THE PROPOSED STORM DRAINS SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY. SEE SEPARATE GRADING PLAN FOR CONSTRUCTION OF STORM DRAINS.

UTILITY KEYNOTES

- 7 CONSTRUCT 24"x24" CATCH BASIN PER GRADING PLAN
- 8 CONSTRUCT STORM DRAIN INLET PER GRADING PLANS
- 13 NEW 2" IRRIGATION TO EXISTING 12" ACP WATER MAIN PER CITY OF OCEANSIDE STANDARD DRAWING RW-5. SEE PUBLIC IMPROVEMENT PLAN SET
- 14 NEW 2" IRRIGATION METER PER CITY OF OCEANSIDE STANDARD DRAWING RW-5. SEE PUBLIC IMPROVEMENT PLAN SET
- 15 NEW 2" REDUCED PRESSURE PRINCIPLE ASSEMBLY PER CITY OF OCEANSIDE STANDARD DETAIL W-12
- 25 PAINT ALL CURBS ALONG FIRE ACCESS ROADWAY RED WITH WHITE 3" LETTERING STATING "FIRE LANE - NO PARKING", 30' ON CENTER

IRRIGATION WATER DATA				
NO	BEARING/DELTA	RADIUS	LENGTH	NOTE
1	N02°05'26"W	--	65.25'	2" PVC
2	N02°05'26"W	--	3.23'	2" PVC
3	N02°22'17"W	--	3.12'	2" PVC
4	N02°05'26"W	--	1.50'	2" PVC
5	N42°54'34"E	--	19.71'	2" PVC
6	N00°37'42"E	--	337.15'	2" PVC



APPROVED CHANGES:

NO.	DESCRIPTION	APPVD	DATE

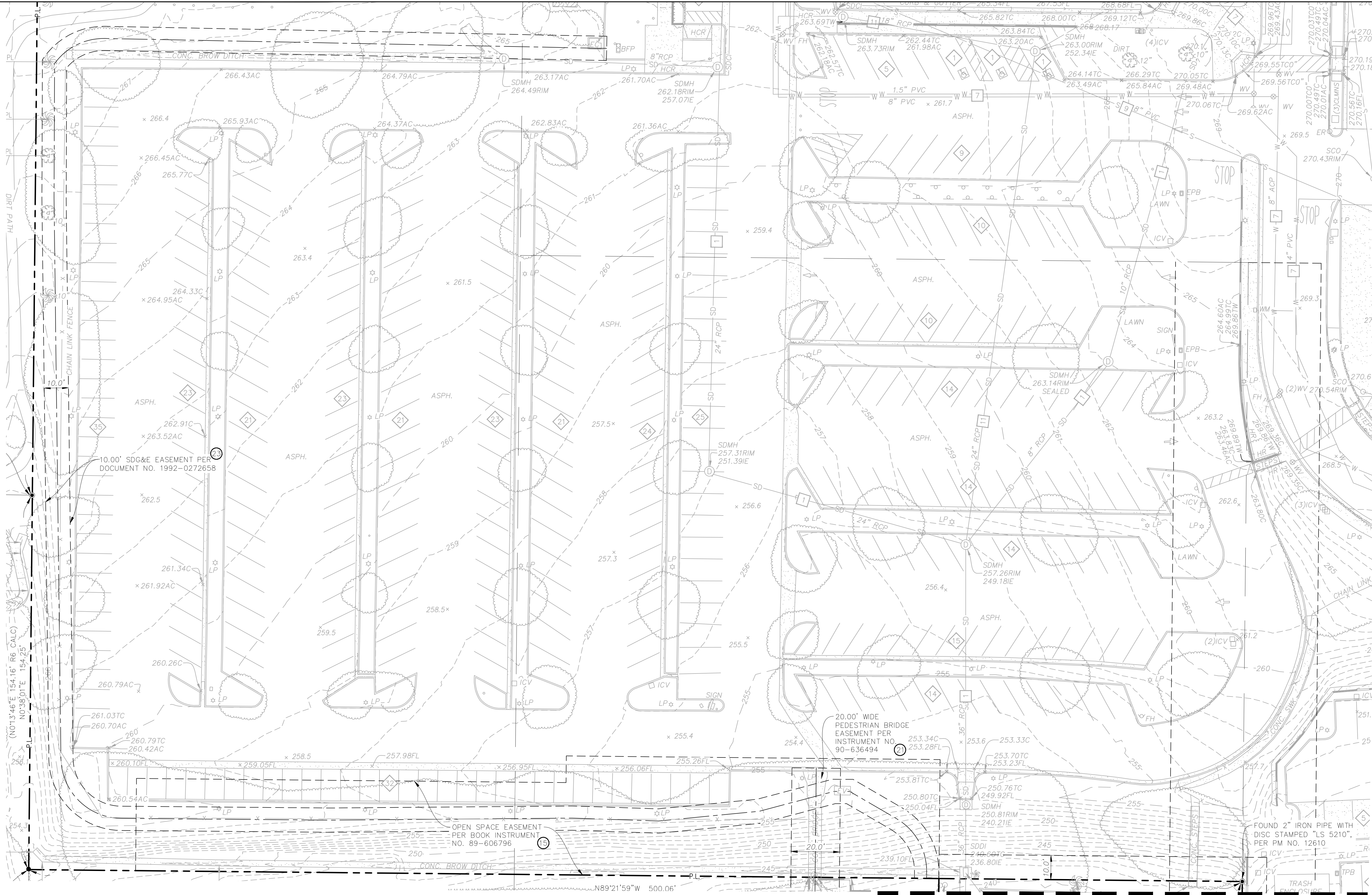
CITY BENCHMARK:

Description: BASIS OF ELEVATION IS THE CITY OF VISTA POINT STATION NO. "2024"  
2" ALUMINUM CAP ON 5/8" REBAR, STAMPED "GPS CONTROL POINT 2024"  
Location: LOCATED AT THE INTERSECTION OF THUNDER DRIVE AND GENIE DRIVE  
Record From: R.O.S. 14023  
Elev: 306.79  
Datum: NGVD29  
Benchmark Equation (NGVD29 to NAVD88): TO CONVERT ELEVATIONS FROM NGVD29 TO NAVD88 ADD ELEVATION OF 1.59'

WDID NO. _____ FILE NO. G180001		C1.22
SHEET 10	CITY OF OCEANSIDE ENGINEERING DIVISION	12 SHEETS
UTILITY PLAN FOR TRI-CITY MEDICAL CENTER PARKING STRUCTURE AND MAIN ENTRY		
APPROVED		
CITY ENGINEER-STEVEN E. STRAPAC R.C.E. 57654 Date: _____		
ENGINEER OF WORK	Checked By: _____	PLAN NUMBER
Sig: _____	Approval Date: _____	G18-00001

2018.05.29 BIDSET





- UTILITY NOTES:**
1. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVATION OF VISIBLE ABOVE GROUND STRUCTURES AND REVIEW OF RECORD DRAWINGS PROVIDED TO THE SURVEYOR. THE DEPICTED LOCATIONS, SIZES AND TYPES OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE RECORD DRAWINGS AND/OR ACTUAL AS-BUILT LOCATIONS. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
  2. BWE MAKES NO CLAIM AS TO THE ACCURACY OF UNDERGROUND UTILITIES SHOWN HEREON. THE USER OF THIS DRAWING SHALL CONDUCT INDEPENDENT PHYSICAL INSPECTION OF EACH UNDERGROUND UTILITY PRIOR TO EXCAVATION OR CONSTRUCTION.

**REFERENCE DRAWINGS**  
SEE SHEET 12 (V1.12)

**SURVEY NOTES**  
SEE SHEET 12 (V1.12)

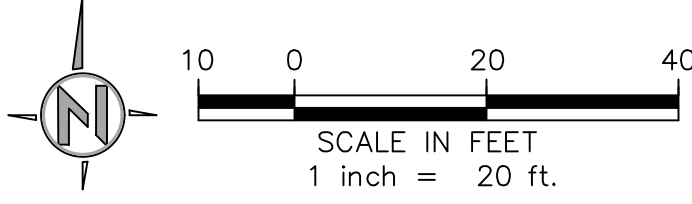
**TITLE NOTES**  
SEE SHEET 12 (V1.12)

MATCHLINE SHEET 12

Underground Service Alert

**CALL 811**

TWO WORKING DAYS BEFORE YOU DIG



**BWE**

CIVIL•STRUCTURAL•SURVEY•PLANNING  
9449 BALBOA AVE, STE 270  
SAN DIEGO, CA 92123 619.299.5550

APPROVED CHANGES:				CITY BENCHMARK:	
NO.	DESCRIPTION	APP'VD	DATE	Description:	BASIS OF ELEVATION IS THE CITY OF VISTA POINT STATION NO. "V2024"
				Location:	LOCATED AT THE INTERSECTION OF THUNDER DRIVE AND GENIE DRIVE
				Record From:	R.O.S. 14023
				Elev:	306.79
				Benchmark Equation (NGVD29 to NAVD88):	TO CONVERT ELEVATIONS FROM NGVD29 TO NAVD88 ADD ELEVATION OF 1.59'

WDID NO. _____	FILE NO. G180001	<b>V1.11</b>
SHEET 11	CITY OF OCEANSIDE ENGINEERING DIVISION	12 SHEETS
<b>EXISTING CONDITIONS PLAN FOR: TRI-CITY MEDICAL CENTER PARKING STRUCTURE AND MAIN ENTRY</b>		
APPROVED _____		
CITY ENGINEER-STEVEN E. STRAPAC R.C.E. 57654 Date: _____		
ENGINEER OF WORK _____	Checked By: _____	PLAN NUMBER
Sig: _____	Approval Date: _____	G18-00001

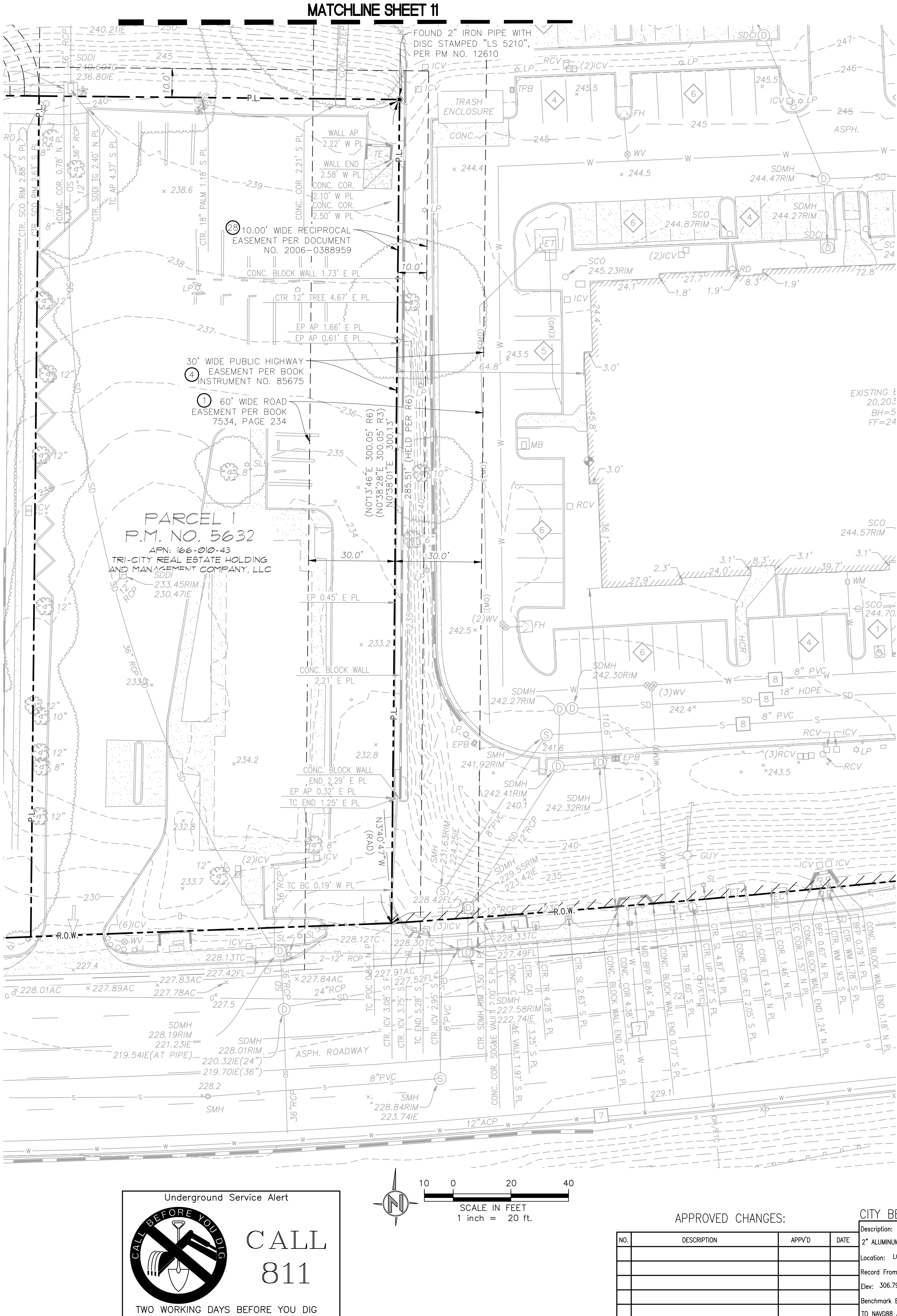
2018.05.29 BIDSET



W:\PROJECTS\12504\12504\13.00 -PARKING STRUCTURE\DWGS\12504\13.00 -EXISTING CONDITIONS.DWG (05-25-18 4:28:17PM)

TITLE NOTES

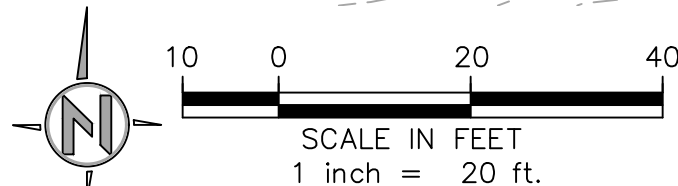
- 1) COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED MARCH 6, 1959, IN BOOK 7534, PAGE 233, OFFICIAL RECORDS, BUT OMITTED ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION; (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE; OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON.
- NOTE: SECTION 12956.1 OF THE GOVERNMENT CODE PROVIDES THE FOLLOWING: IF THIS DOCUMENT CONTAINS ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, NATIONAL ORIGIN, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.1 OF THE GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
- 2) THE EFFECTS OF AN EASEMENT FOR ROAD AND RIGHTS INCIDENTAL THERETO IN FAVOR OF VISTA IRRIGATION DISTRICT AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 20, 1960, AS INSTRUMENT NO. 209061, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON.
- 3) THE EFFECTS OF AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INGRESS, EGRESS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY AS SET FORTH IN A DOCUMENT RECORDED JANUARY 17, 1962, AS INSTRUMENT NO. 9485, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON.
- 4) THE EFFECTS OF AN EASEMENT FOR PUBLIC HIGHWAY AND RIGHTS INCIDENTAL THERETO IN FAVOR OF CITY OF OCEANSIDE, A MUNICIPAL CORPORATION AS SET FORTH IN A DOCUMENT RECORDED MAY 1, 1962, AS INSTRUMENT NO. 85675, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON.
- 5) THE EFFECTS OF THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM A PUBLIC STREET OR HIGHWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN SEVERED FROM SAID LAND BY THE DOCUMENT RECORDED APRIL 28, 1964, AS INSTRUMENT NO. 76266, OF OFFICIAL RECORDS, WHICH AFFECTS HIGHWAY 78. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON.
- 11) AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INGRESS, EGRESS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY AS SET FORTH IN A DOCUMENT RECORDED MAY 2, 1984 AS INSTRUMENT NO. 84-161886, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT IS NON-PLOTTABLE DUE TO ITS LACK OF A RETRACTABLE LEGAL DESCRIPTION AND HAS NOT BEEN SHOWN HEREON.
- 12) THE EFFECTS OF COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED JULY 31, 1989 AS INSTRUMENT NO. 89-405056, OFFICIAL RECORDS, BUT OMITTED ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION; (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE; OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.
- NOTE: SECTION 12956.1 OF THE GOVERNMENT CODE PROVIDES THE FOLLOWING: IF THIS DOCUMENT CONTAINS ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, NATIONAL ORIGIN, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.1 OF THE GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
- 13) THE EFFECTS OF AN IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY RECORDED SEPTEMBER 18, 1989 AS INSTRUMENT NO. 89-502431, OF OFFICIAL RECORDS, WHEREIN A PORTION OF SAID LAND WAS OFFERED FOR DEDICATION TO PUBLIC USE FOR VEHICULAR ACCESS TO VISTA WAY AND THUNDER DRIVE PURPOSES, WHICH AFFECTS SAID LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON.
- 14) THE EFFECTS OF THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM A PUBLIC STREET OR HIGHWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN SEVERED FROM SAID LAND BY THE DOCUMENT RECORDED SEPTEMBER 18, 1989 AS INSTRUMENT NO. 89-502431, WHICH AFFECTS VISTA WAY AND THUNDER DRIVE, EXCEPT AT ACCESS OPENING NOS. 1, 2, 3 AND 4 AS DESCRIBED IN SAID DOCUMENT. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON.
- 15) THE EFFECTS OF AN EASEMENT FOR OPEN SPACE AND RIGHTS INCIDENTAL THERETO IN FAVOR OF TRI-MEDICAL GROUP, A CALIFORNIA GENERAL PARTNERSHIP AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 7, 1989 AS INSTRUMENT NO. 89-606796, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON.
- 16) THE EFFECTS OF AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INGRESS, EGRESS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 17, 1989 AS INSTRUMENT NO. 89-626283, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT IS NON-PLOTTABLE DUE TO ITS LACK OF A RETRACTABLE LEGAL DESCRIPTION AND HAS NOT BEEN SHOWN HEREON.
- 17) THE EFFECTS OF AN EASEMENT FOR WATER LINE AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF OCEANSIDE, A MUNICIPAL CORPORATION AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 27, 1989 AS INSTRUMENT NO. 89-699953, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON.
- 18) THE EFFECT, IF ANY, OF RECORD OF SURVEY MAP NO. 12610 WHICH SETS FORTH, OR PURPORTS TO SET FORTH CERTAIN DIMENSIONS AND BEARINGS OF THE HEREIN DESCRIBED PROPERTY. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.
- 19) THE EFFECTS OF AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INGRESS, EGRESS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY AS SET FORTH IN A DOCUMENT RECORDED JUNE 29, 1990 AS INSTRUMENT NO. 90-355141, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT IS NON-PLOTTABLE DUE TO ITS LACK OF A RETRACTABLE LEGAL DESCRIPTION AND HAS NOT BEEN SHOWN HEREON.
- 21) THE EFFECTS OF THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "EASEMENT FOR PEDESTRIAN BRIDGE AND AGREEMENT FOR USE" DATED MARCH 20, 1990, BY AND BETWEEN TRI-CITY HOSPITAL DISTRICT, A LOCAL HOSPITAL DISTRICT, ORGANIZED AND EXISTING UNDER THE LOCAL HOSPITAL DISTRICT LAW OF THE STATE OF CALIFORNIA AND TRI-CITY MEDICAL GROUP, A CALIFORNIA GENERAL PARTNERSHIP UPON THE TERMS THEREIN PROVIDED RECORDED NOVEMBER 29, 1990 AS INSTRUMENT NO. 90-636494, OF OFFICIAL RECORDS. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON.
- 22) THE EFFECTS OF COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED DECEMBER 10, 1990 AS INSTRUMENT NO. 90-656153, OFFICIAL RECORDS, BUT OMITTED ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION; (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE; OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.
- NOTE: SECTION 12956.1 OF THE GOVERNMENT CODE PROVIDES THE FOLLOWING: IF THIS DOCUMENT CONTAINS ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, NATIONAL ORIGIN, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.1 OF THE GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
- AMONG OTHER THINGS, SAID DOCUMENT PROVIDES FOR DEVELOPMENT PLAN NO. D-49-88 (AMENDMENT) AND CONDITIONAL USE PERMIT C-38-88 (AMENDMENT), APPROVED BY THE CITY OF OCEANSIDE PURSUANT TO VARIANCE NO. V-14-90, ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE ON MAY 29, 1990 (HEREINAFTER REFERRED TO AS THE "RESOLUTION"), FOR THE ADDITION OF A MAGNETIC RESONANCE IMAGING (MRI) FACILITY ON THE PROPERTY.
- 23) THE EFFECTS OF AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INGRESS, EGRESS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY AS SET FORTH IN A DOCUMENT RECORDED MAY 6, 1992 AS INSTRUMENT NO. 1992-0272658, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON.
- 24) THE EFFECTS OF AN EASEMENT FOR CABLE TELEVISION FACILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF TIMES MIRROR CABLE TELEVISION OF SAN DIEGO COUNTY, INC. AS SET FORTH IN A DOCUMENT RECORDED MAY 9, 1994 AS INSTRUMENT NO. 1994-0305815, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT IS NON-PLOTTABLE DUE TO ITS LACK OF A RETRACTABLE LEGAL DESCRIPTION AND HAS NOT BEEN SHOWN HEREON.
- 25) THE EFFECTS OF AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INGRESS, EGRESS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY AS SET FORTH IN A DOCUMENT RECORDED JULY 21, 2000 AS INSTRUMENT NO. 2000-0385366, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT IS NON-PLOTTABLE DUE TO ITS LACK OF A RETRACTABLE LEGAL DESCRIPTION AND HAS NOT BEEN SHOWN HEREON.
- 26) THE EFFECTS OF THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "STORMWATER FACILITIES MAINTENANCE AGREEMENT WITH EASEMENT AND COVENANTS (ADP-3-03, GRADING PERMIT NO. 2333)" DATED AUGUST 26, 2004, BY AND BETWEEN TRI-CITY MEDICAL AND CITY OF OCEANSIDE UPON THE TERMS THEREIN PROVIDED RECORDED OCTOBER 18, 2004 AS INSTRUMENT NO. 2004-0984761, OF OFFICIAL RECORDS. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT IS NON-PLOTTABLE DUE TO ITS LACK OF A RETRACTABLE LEGAL DESCRIPTION AND HAS NOT BEEN SHOWN HEREON.
- 28) THE EFFECTS OF THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT" DATED MAY 12, 2006, BY AND BETWEEN 4000 VISTA WAY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND TRI-CITY HEALTHCARE DISTRICT, A CALIFORNIA PUBLIC AGENCY UPON THE TERMS THEREIN PROVIDED RECORDED JUNE 1, 2006 AS INSTRUMENT NO. 2006-0388959, OF OFFICIAL RECORDS. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON.



Underground Service Alert



CALL  
811  
TWO WORKING DAYS BEFORE YOU DIG



APPROVED CHANGES:

NO.	DESCRIPTION	APP'VD	DATE

CITY BENCHMARK:

Description: BASIS OF ELEVATION IS THE CITY OF VISTA POINT STATION NO. "2024"  
2" ALUMINUM CAP ON 5/8" REBAR, STAMPED "GPS CONTROL POINT 2024"  
Location: LOCATED AT THE INTERSECTION OF THUNDER DRIVE AND GENIE DRIVE  
Record From: R.O.S. 14023  
Elev: 306.79  
Datum: NGVD29  
Benchmark Equation (NGVD29 to NAVD88): TO CONVERT ELEVATIONS FROM NGVD29 TO NAVD88 ADD ELEVATION OF 1.59'

UTILITY NOTES:

1. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVATION OF VISIBLE ABOVE GROUND STRUCTURES AND REVIEW OF RECORD DRAWINGS PROVIDED TO THE SURVEYOR. THE DEPICTED LOCATIONS, SIZES AND TYPES OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE RECORD DRAWINGS AND/OR ACTUAL AS-BUILT LOCATIONS. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
2. BWE MAKES NO CLAIM AS TO THE ACCURACY OF UNDERGROUND UTILITIES SHOWN HEREON. THE USER OF THIS DRAWING SHALL CONDUCT INDEPENDENT PHYSICAL INSPECTION OF EACH UNDERGROUND UTILITY PRIOR TO EXCAVATION OR CONSTRUCTION.

REFERENCE DRAWINGS

THE FOLLOWING IS A LIST OF REFERENCE DRAWINGS USED IN THE PREPARATION OF THIS SURVEY AND ITS DEPICTION OF ANY UNDERGROUND OR SURFACE EVIDENT UTILITY:

1. CITY OF OCEANSIDE IMPROVEMENT PLANS ENTITLED "TRI-CITY MEDICAL CENTER, OCEANSIDE, CALIFORNIA, CENTRAL PLANT INCREMENTAL SUBMITTAL # 1 OF 2" DRAWING NO. 1372, INCREMENT 1. APPROVAL DATE: 10/30/1989.
2. CITY OF OCEANSIDE IMPROVEMENT PLANS ENTITLED "PRECISE GRADING AND PRIVATE IMPROVEMENT PLANS FOR: TRI-CITY HOSPITAL SITE UTILITIES" DRAWING NO. 1390. APPROVAL DATE: 11/17/1989.
3. CITY OF OCEANSIDE IMPROVEMENT PLANS ENTITLED "TRI-CITY MEDICAL CENTER, OCEANSIDE, CALIFORNIA, CENTRAL PLANT INCREMENTAL SUBMITTAL # 2 OF 2", DRAWING NO. 1372, INCREMENT 2. APPROVAL DATE: 1/25/1989.
4. CITY OF OCEANSIDE IMPROVEMENT PLANS ENTITLED "PRECISE GRADING & PRIVATE IMPROVEMENT PLANS FOR TRI-CITY HOSPITAL SITE UTILITIES", DRAWING NO. 1390. APPROVAL DATE: 11/17/1989.
5. CITY OF OCEANSIDE IMPROVEMENT PLANS ENTITLED "PRECISE GRADING & PRIVATE IMPROVEMENT PLANS FOR TRI-CITY HOSPITAL CENTRAL PLANT" DRAWING NO. 1372. APPROVAL DATE: 1/25/1990.
6. CITY OF OCEANSIDE IMPROVEMENT PLANS ENTITLED "TRI-CITY MEDICAL CENTER, OCEANSIDE, CALIFORNIA, CENTRAL PLANT INCREMENTAL SUBMITTAL # 2 OF 2" PROJECT NO. 87-4030, INCREMENT 2. APPROVAL DATE: 6/27/1990.
7. PRIVATE IMPROVEMENT PLANS ENTITLED "TRI-CITY HOSPITAL MASTER WATER MAIN MAP", DATED: 7/27/1992.
8. CITY OF OCEANSIDE IMPROVEMENT PLANS ENTITLED "PRECISE GRADING & PRIVATE IMPROVEMENT PLANS FOR TRI-CITY HOSPITAL MEDICAL CENTER OFFICE BUILDING", DRAWING NO. G11-00029. APPROVAL DATE: 1/5/2012.
9. CITY OF OCEANSIDE IMPROVEMENT PLANS ENTITLED "PRECISE GRADING & PRIVATE IMPROVEMENT PLANS FOR TRI-CITY HOSPITAL WAREHOUSE-OFFICE BUILDING", DRAWING NO. 1344. APPROVAL DATE: 6/22/1989.
10. CITY OF OCEANSIDE IMPROVEMENT PLANS ENTITLED "PRECISE GRADING & PRIVATE IMPROVEMENT PLANS FOR TRI-CITY HOSPITAL SURGICAL ADDITION", DRAWING NO. 1511. APPROVAL DATE: 11/7/1991.
11. CITY OF OCEANSIDE IMPROVEMENT PLANS ENTITLED "PRECISE GRADING & PRIVATE IMPROVEMENT PLANS FOR TRI-CITY HOSPITAL WOMEN'S CENTER", DRAWING NO. 1545. APPROVAL DATE: 5/15/1992.
12. AT&T UTILITY DRAWING NO(s). BIS1943, BIS1944 & BIS1945, PROCESSED DATE: 9/14/2016.
13. SDG&E ELECTRIC ASSET MAP NO. 15502-120460, 15502-120465, 15502-120470, 15510-120460, 15510-120465, 15510-120470, 15517-120460, 15517-120465 & 15517-120470, PRINTED DATE: 10/21/2016.
14. SDG&E GAS ASSET MAP NO. 15510-120460, 15517-120460, 15517-120465 & 15517-120470, PRINTED DATE: 11/7/2016.

ANY USER OF THIS SURVEY IS HEREBY CAUTIONED TO THE FACT THE ABOVE LIST MAY NOT BE A COMPLETE LIST OF ALL AVAILABLE REFERENCE DRAWINGS, RECORD DRAWINGS, UTILITY DRAWINGS OR OTHER SOURCES OF INFORMATION. IN THE EVENT A REFERENCE DRAWINGS, RECORD DRAWINGS, UTILITY DRAWINGS OR OTHER SOURCES OF INFORMATION IS DISCOVERED, PROVIDED OR PRODUCED BY ANY OWNER, ENGINEER, SURVEYOR, CONTRACTOR, OR OTHER USER OF THIS SURVEY PRODUCT, THE UNDERSIGNED SURVEYOR RESERVES THE RIGHT TO PERFORM REVISIONS, CORRECTIONS OR AMENDMENTS TO THIS SURVEY WITHOUT ANY USER OR OWNER LITIGIOUS ACTION.

SURVEY NOTES

1. TITLE DATA SHOWN ON THIS SURVEY CORRESPOND TO THE PRELIMINARY TITLE REPORT PREPARED BY STEWART TITLE , ORDER NO. 01180-239322, EFFECTIVE DATE OF SEPTEMBER 8 2016. ITEMS SUCH AS TAXES, TAX LIENS AND LEASES ARE NOT CONSIDERED SURVEY RELATED. THESE INCLUDE ITEM(S) A, B & C, ALONG WITH ITEM No's 6 THROUGH 10, 27, 29, AND 30.
2. AN A.L.T.A. SURVEY WAS PREPARED AT THE REQUEST OF TRI-CITY HOSPITAL DISTRICT.
3. AREA OF PROPERTY: 1,336,517 SQUARE FEET (30.68 ACRES).
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
5. FLOOD ZONE: ZONE "X"; AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN; AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL 0766 OF 2375 MAP NUMBER 06073C0766G, DATED MAY 16, 2012.
6. INFORMATION REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES IS NOT AVAILABLE FROM THE CONTROLLING JURISDICTION.
7. AT THE TIME OF THE FIELD SURVEY THERE WAS NO OBSERVED EVIDENCE OF THE SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
8. AT THE TIME OF THE FIELD SURVEY THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
9. AT THE TIME OF THE FIELD SURVEY THERE WAS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OF SANITARY LANDFILL.
10. AT THE TIME OF THE FIELD SURVEY THERE WAS NO OBSERVED EVIDENCE OF ANY WETLANDS ON THE SITE.
11. ZONING INFORMATION IN ACCORDANCE WITH TABLE A, ITEM 6b HAS NOT BEEN PROVIDED TO THE UNDERSIGNED SURVEYOR BY THE INSURER AT THE TIME OF THIS SURVEY.
12. PARKING SPACES: TOTAL PARKING = 1141 REGULAR SPACES , 47 HANDICAPPED SPACE  
1188 TOTAL PARKING SPACES
13. SITE CONDITIONS SHOWN ON THIS SURVEY ARE THE RESULT OF A GROUND SURVEY BY: BWE ON MARCH & APRIL, 2016.  
DATE OF LAST SITE INSPECTION: MARCH 30, 2018.
14. BUILDING ADDRESS: 4004 VISTA WAY, OCEANSIDE, CA.

WDID NO. \_\_\_\_\_ FILE NO. G180001

V112

SHEET 12	CITY OF OCEANSIDE ENGINEERING DIVISION	12 SHEETS
EXISTING CONDITIONS PLAN FOR: <b>TRI-CITY MEDICAL CENTER PARKING STRUCTURE AND MAIN ENTRY</b>		
APPROVED		
CITY ENGINEER-STEVEN E. STRAPAC R.C.E. 57654 Date: _____		
ENGINEER OF WORK	Checked By: _____	PLAN NUMBER
Sig: _____ Name: _____	Approval Date: _____	G18-00001



CIVIL•STRUCTURAL•SURVEY•PLANNING  
9449 BALBOA AVE, STE 270  
SAN DIEGO, CA 92123 619.299.5550

2018.05.29 BIDSET