

# COUNTY OF SAN DIEGO TENTATIVE MAP 5576 VISTA DE LAMAR

## LEGEND:

### EXISTING IMPROVEMENT:

SYMBOL	DESCRIPTION
	AC PAVEMENT
	AC / GRAVEL PAVEMENT
	6' CHAINLINK FENCE
	SEWER MAIN
	SEWER MANHOLE
	WATER MAIN
	STREET LIGHT

### PROPOSED IMPROVEMENT:

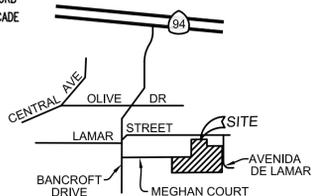
SYMBOL	DESCRIPTION
	PAVEMENT (POROUS CONCRETE)
	PCC DRIVEWAY, SIDEWALK, & PATIO
	PED RAMP PER RSD C-27 & C-31
	CROSS GUTTER PER RSD G-12
	CEDAR FENCE (HEIGHTS VARY IN CERTAIN LOCATIONS)
	2R BUILDING MODEL TYPE
	SEWER MAIN
	SEWER MANHOLE
	WATER MAIN
	FIRE HYDRANT
	BARRICADE

### EXISTING FEATURES:

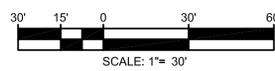
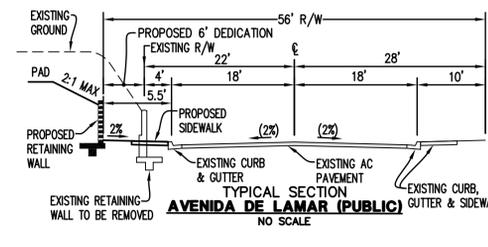
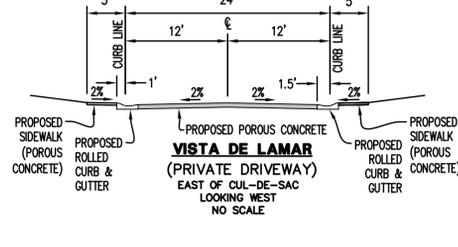
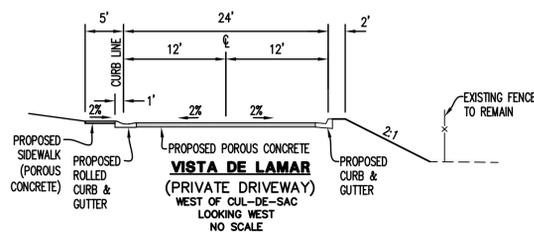
- 1 BUILDING TO REMAIN
- 2 POWER POLE TO BE REMOVED
- 3 RETAINING WALL TO REMAIN
- 4 RETAINING WALL TO BE REMOVED
- 5 SEWER LINE
- 6 CONCRETE BROWDTCH
- 7 DIRT ROAD
- 8 ACCESS EASEMENT PER DOC. RECORDED JULY 10, 1969 AS FILE NO. 124021 & SDG&E EASEMENT PER DOC. RECORDED AUGUST 12, 1982 AS DOC. NO. 1982-249391
- 9 ROAD EASEMENT PER DOC. RECORDED SEPTEMBER 7, 1960 AS FILE NO. 180907
- 10 SPRING VALLEY SANITATION DISTRICT SEWER EASEMENT PER DOC. RECORDED JUNE 2, 1958 AS FILE NO. 87337
- 11 E OF 4' WIDE SDG&E EASEMENT PER DOC. RECORDED FEBRUARY 19, 1929 AS BOOK 1596 PAGE 149, DEEDS
- 12 8' SEWER EASEMENT AS SHOWN ON COUNTY AS-BUILT SV-12-16
- 13 SIDEWALK
- 14 CURB & GUTTER
- 15 STREET LIGHT
- 16 FENCE TO BE REMOVED
- 17 FENCE TO REMAIN
- 18 BUILDING TO BE REMOVED

### PROPOSED FEATURES:

- 1 FIRE TURN AROUND - NO PARKING
- 2 2-CAR GARAGE
- 3 DRIVEWAY (POROUS CONCRETE) (17) (TYP.)
- 4 SINGLE FAMILY RESIDENCE
- 5 6' PUBLIC ROAD DEDICATION
- 6 SEWER MANHOLE
- 7 SEWER LINE
- 8 WATER LINE
- 9 SIDEWALK (POROUS CONCRETE)
- 10 ROLLED CURB & GUTTER
- 11 5' CEDAR FENCE (BETWEEN UNITS)
- 12 CONNECT TO EXISTING SEWER LINE
- 13 6' CEDAR FENCE (ALONG SOUTHERLY SUBDIVISION BOUNDARY)
- 14 WALKWAY (4) (POROUS CONCRETE) (TYP.)
- 15 3' WIDE RIBBON GUTTER
- 16 PARKING SPACE (4 SPACES)
- 17 PCC CURB
- 18 BARRICADE



**VICINITY MAP**  
NO SCALE  
THOMAS BRO. MAP PG. 1271, B6



### ABBREVIATIONS:

AC	= ASPHALT CONCRETE OR ACRES
APN	= ASSESSOR'S PARCEL NUMBER
BO	= BLOW-OFF
C	= CENTERLINE
HP	= HIGH POINT
PP	= UTILITY POWER POLE
R	= REVERSED OR RADIUS
R/W	= RIGHT-OF-WAY
RSD	= REGIONAL STANDARD DRAWINGS
S	= SEWER
SF	= SQUARE FEET
W	= WATER



### NOTES:

TRASH AREAS WILL BE MAINTAINED BY EACH HOMEOWNER WITHIN THEIR OWN PRIVATE YARD AREA.

### OWNER/SUBDIVIDER:

*Salim Miro*  
SALIM MIRO, MANAGING PARTNER  
SCSS DEVELOPMENT, LLC  
2808 WEST CANYON AVENUE  
SAN DIEGO, CA 92123  
(619) 246-8012 (CONTACT PERSON: BRIAN TURNER)

### TENTATIVE MAP PREPARED BY:

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### CONDOMINIUM MAP STATEMENT:

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE STATE OF CALIFORNIA CIVIL CODES, THE MAXIMUM NUMBER OF DWELLING UNITS IS 20 (3 BEDROOM UNITS).

### TENTATIVE MAP NOTES:

1. TAX ASSESSOR'S PARCEL NUMBER: 504-112-36 & 95
2. TAX RATE AREA: 83108
3. LEGAL DESCRIPTION:  
A PORTION OF THE SW ¼ OF THE NE ¼ OF SECTION 32, T 16 S, R 1 W, SBM PER DEED RECORDED 12-31-12 AS DOC. NO. 2012-0825375
4. ACREAGE: TOTAL NET = 2.48 AC  
TOTAL GROSS = 2.80 AC\*
- \*GROSS ACREAGE INCLUDES THE ENTIRE BOUNDARY AS SHOWN PLUS THE ADJACENT HALF WIDTH OF AVENIDA DE LAMAR.
5. MINIMUM LOT SIZE: N/A - SEE CONDOMINIUM MAP STATEMENT
6. GROSS & NET ACREAGE OF EACH LOT: N/A - CONDOMINIUM MAP
7. TOTAL NUMBER OF DWELLING UNITS: 20
8. EXISTING & PROPOSED ZONING:

USE REGULATIONS	RV7
ANIMAL REGULATIONS	Q
DENSITY	7.3
LOT SIZE	6,000
BUILDING TYPE	K
MAXIMUM FLOOR AREA	---
FLOOR AREA RATIO	---
HEIGHT	C
LOT COVERAGE	---
SETBACK	K
OPEN SPACE	I
SPECIAL AREA REGULATIONS	B, C, D

9. GENERAL PLAN REGIONAL CATEGORY: VILLAGE
10. GENERAL PLAN LAND USE DESIGNATION: VR-7.3
11. COMMUNITY PLAN: SPRING VALLEY
12. SPECIAL ASSESSMENT ACT PROCEEDINGS STATEMENT: NONE
13. PARK LAND DEDICATION STATEMENT:  
SUBDIVIDER INTENDS TO PAY IN-LIEU FEE
14. STREET LIGHTS: WILL COMPLY WITH COUNTY STANDARDS.
15. SOLAR ACCESS STATEMENT:  
THIS SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (m) OF THE SUBDIVISION ORDINANCE. ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING / COMMERCIAL / INDUSTRIAL UNIT ALLOWED BY THIS SUBDIVISION.
16. TOPOGRAPHIC SOURCE: PHOTOGEODETIC AERIAL TOPO SURVEY  
JOB. NO. 283801A. FLOWN DATED SEPTEMBER 29, 2001  
BENCHMARK: "SD 0085" CHISELED SQUARE ON HEADWALL  
ELEVATION = 317.497
17. DISTRICTS:  
SEWER: SPRING VALLEY SANITATION DISTRICT  
WATER: HELIX WATER DISTRICT  
FIRE: SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT  
SCHOOLS: LA MESA / SPRING VALLEY UNION SCHOOL DISTRICT  
GROSSMONT UNION HIGH SCHOOL DISTRICT
18. GRADING: REFER TO THE PRELIMINARY GRADING PLAN SUBMITTED CONCURRENTLY WITH THIS MAP
19. ASSOCIATED PERMITS: NONE

PRIVATE OPEN SPACE AREA (SF)	REQUIRED	PROPOSED
1	674	752
2	1058	838
3	1003	1152
4	899	644
5	1003	556
6	991	1075
7	839	659
8	810	1070
9	745	1195
10	696	1990

20. MINIMUM AREA REQUIRED = 350 SF / DWELLING UNIT
21. GROUP OPEN SPACE AREA (SF): REQUIRED = 500 SF  
PROPOSED = 1,960 SF

PDS2013-TM-5576; PDS2013-ER-13-003; VISTA DE LAMAR