

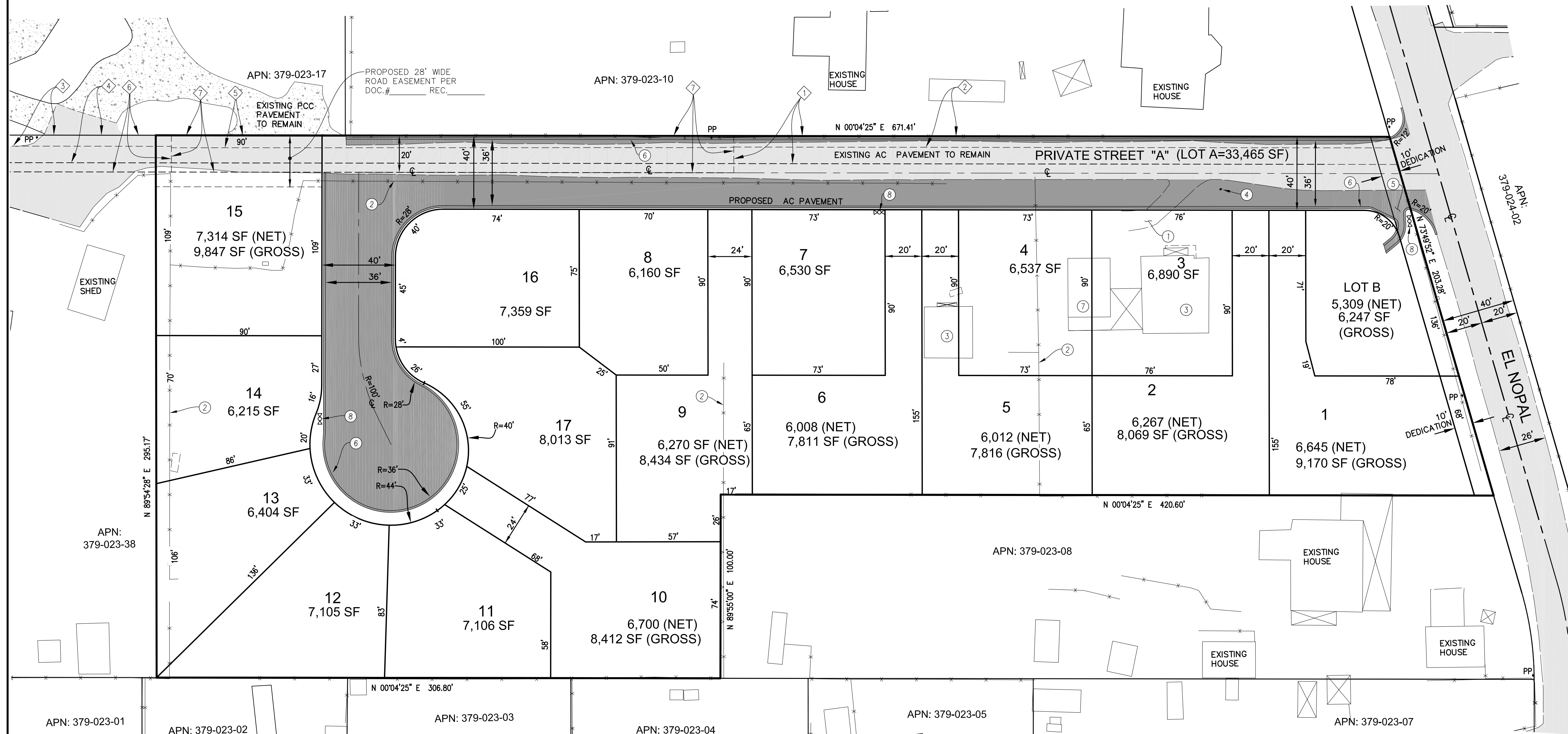
# TENTATIVE MAP (TM 5619)

**LEGAL DESCRIPTION:**  
 PARCEL "B" IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE CERTIFICATE OF COMPLIANCE RECORDED 3-26-15 AS DOC # 2015-0142449.

- TENTATIVE MAP NOTES:**
- TAX ASSESSOR'S PARCEL NUMBER: 379-023-39
  - TAX RATE AREA: 82027
  - ACREAGE: TOTAL GROSS = 3.86 ACRES; NET = 3.51 ACRES
  - MINIMUM LOT SIZE: 6,000 SF
  - TOTAL NUMBER OF LOTS: 17 RESIDENTIAL
  - GENERAL PLAN REGIONAL CATEGORY: VILLAGE
  - GENERAL PLAN LAND USE DESIGNATION: VR-7.3
  - COMMUNITY PLAN: LAKESIDE
  - EXISTING ZONING:

ZONE	
USE REGULATIONS	RS
ANIMAL REGULATIONS	Q
DENSITY	--
LOT SIZE	6,000 SF
BUILDING TYPE	C
MAXIMUM FLOOR AREA	--
FLOOR AREA RATIO	--
HEIGHT	G
LOT COVERAGE	--
SETBACK	H
OPEN SPACE	--
SPECIAL AREA REGULATIONS	C

- DISTRICTS:  
 SEWER: PADRE DAM MUNICIPAL WATER DISTRICT  
 WATER: PADRE DAM MUNICIPAL WATER DISTRICT  
 FIRE: LAKESIDE FIRE PROTECTION DISTRICT  
 SCHOOL DISTRICTS: LAKESIDE UNION ELEMENTARY; GROSSMONT UNION HIGH SCHOOL DISTRICT
- PARK LAND DEDICATION STATEMENT: WILL PAY IN-LIEU FEE
- STREET LIGHTS WILL BE PER COUNTY STANDARDS.
- SOLAR ACCESS STATEMENT: ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION AS REQUIRED BY SECTION 81.401(m) OF THE SUBDIVISION ORDINANCE.
- TOPOGRAPHIC SURVEY: PROVIDED BY PHOTOGEODETIC, INC. FLOWN ON JULY 13, 2013
- GRADING: CUT = FILL = 9,000 CY  
IMPORT/EXPORT = 0 CY
- ASSOCIATED PERMITS: NONE
- PERCENT OF TOTAL SITE GRADED: 90%
- SPECIAL ASSESSMENT ACT PROCEEDINGS STATEMENT: WILL NOT OPPOSE AN ASSESSMENT DISTRICT.
- AT THE TIME OF RECORDATION OF THE FINAL MAP, THE NAME OF THE PERSON AUTHORIZING THE MAP AND WHOSE NAME APPEARS ON THE SURVEYOR'S CERTIFICATION AS THE PERSON WHO REQUESTED THE MAP, SHALL BE THE NAME OF THE OWNER OF THE SUBJECT PROPERTY.
- CERTIFICATION BY THE DEPARTMENT OF ENVIRONMENTAL HEALTH WITH RESPECT TO SEWAGE DISPOSAL SHALL BE SHOWN ON THE FINAL MAP.



**SITE ADDRESS:**

11320 EL NOPAL  
 LAKESIDE, CA 92040  
 (APN 379-023-39)

**OWNERS/SUBDIVIDERS**

*Salim Miro* 5-3-18  
 SALIM MIRO, MANAGING MEMBER DATE  
 SCSS DEVELOPMENT, LLC  
 12905 SEDGE CT.  
 SAN DIEGO, CA 92129

TENTATIVE MAP PREPARED BY:

*Lawrence W. Walsh* 5/3/18  
 LAWRENCE W. WALSH DATE  
**Walsh Engineering & Surveying, Inc.**  
 807 Aldwych Road, El Cajon, CA 92020  
 (619) 588-6747 (619) 792-1232 Fax



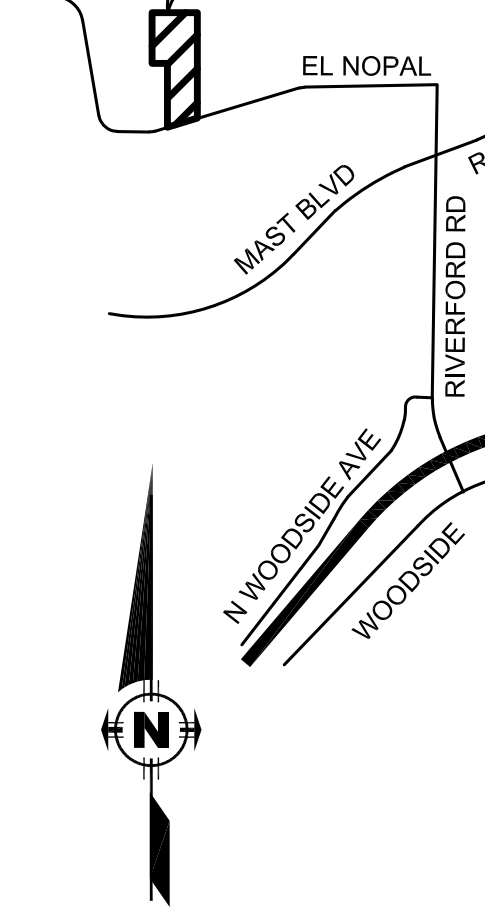
**LEGEND:**

- EXISTING AC DRIVEWAY TO BE REMOVED
- EXISTING FENCE TO BE REMOVED
- EXISTING STRUCTURE/HOME TO BE REMOVED
- EXISTING POWER POLE TO BE REMOVED
- PROPOSED AC SPILLWAY PER RSD D-22
- PROPOSED AC DIKE PER RSD G-5
- EXISTING GARAGE TO BE REMOVED
- PROPOSED FIRE HYDRANT

**EASEMENT NOTES:**

- EASEMENTS PLOTTED PER PRELIMINARY REPORT PREPARED BY CORINTHIAN TITLE COMPANY AS ORDER NO. 67621-PD DATED MAY 6, 2013.
- 15' WIDE EASEMENTS FOR ROAD AND PUBLIC UTILITIES RECORDED 3-11-1949 IN BOOK 3138, PAGE 17, AND RECORDED 4-16-1951 IN BOOK 4056, PAGE 165, O.R.
  - 6' WIDE EASEMENT FOR SDG&E RECORDED 10-25-1956 IN BOOK 6315, PAGE 398, O.R.
  - EASEMENT FOR SDG&E RECORDED 5-11-1949 IN BOOK 2637, PAGE 49, O.R. NOT SHOWN HEREON. THE EXACT LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
  - 6' WIDE EASEMENT FOR SDG&E RECORDED 10-25-1956 IN BOOK 6315, PAGE 350, O.R.
  - 15' WIDE EASEMENT FOR ROAD AND PUBLIC UTILITIES RECORDED 6-22-1953 IN BOOK 4897, O.R.
  - EASEMENT FOR SDG&E RECORDED 10-25-1956 IN BOOK 6315, PAGE 362, O.R. EASEMENT IS NOT PARALLEL TO PROPERTY LINE AND IS THEREFORE NOT OF CONSTANT WIDTH.
  - 20' WIDE EASEMENT FOR ROAD AND PUBLIC UTILITIES RECORDED 4-1-1974 AS INSTRUMENT NO. 74-80223, O.R.
  - 20' WIDE EASEMENT FOR ROAD AND PUBLIC UTILITIES RECORDED 4-1-1974 AS INSTRUMENT NO. 74-80224, O.R.

**VICINITY MAP**



NO SCALE  
 THOMAS BRO. MAP PG. 1231 G3

**PROPOSED STREET "A" (TYPICAL SECTION)**



**EL NOPAL (TYPICAL SECTION)**

