

TENTATIVE PARCEL MAP NO. 21331

LEGEND & ABBREVIATIONS

SINGLE FAMILY DWELLING	---	SFD
PRIMARY DWELLING UNIT	---	PDU
SECONDARY DWELLING UNIT	---	SOU
PROPERTY LINE	---	
CENTER LINE	---	
FLOW DIRECTION 1% MIN.	---	
EXIST. CURB AND GUTTER	---	

HAHA EXIST. FINAL APPROVED AREA OF FLOOD ZONE "A" PER FEMA MAP PANEL 06073C1660G EFFECTIVE AS OF 5/16/2012 AND LOMA 20-09-0290A DATED 2/20/2020

OWNER'S CERTIFICATE

I CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE PARCEL MAP IS SHOWN. THE BASIS OF CREATION OF LOTS IN MY OWNERSHIP (e.g. PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2-1-1972) IS INDICATED ON THE TENTATIVE PARCEL MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAY. "FREEWAY": AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAY CODES, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY A MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATING, OR DECISION-MAKING CAPACITY IN ANY FORMAL, OR INFORMAL ASSOCIATION, OR PARTNERSHIP, FOR THE PURPOSE OF DIVIDING REAL PROPERTY. I CERTIFY UNDER PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Daniel Fitch
 W. DANIEL FITCH, MANAGING MEMBER
 MOREHEAD WEST, LLC
 P.O. BOX 1550
 LAKESIDE, CA 92040

06-16-26

DATE

SOLAR ACCESS STATEMENT

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION

GENERAL PLAN REGIONAL CATEGORY

VILLAGE

GENERAL PLAN LAND USE DESIGNATION

VILLAGE RESIDENTIAL (VR-4.3) 4.3 DU/AC

COMMUNITY PLAN AREA

LAKESIDE

WATER

LAKESIDE WATER DISTRICT

SEWER

SAN DIEGO COUNTY SANITATION DISTRICT

FIRE

LAKESIDE FIRE PROTECTION DISTRICT

POWER

SDG&E

TELEPHONE

AT&T

A.P.N.

397-060-79-00

AVERAGE SLOPE

APPROX. 10%

LEGAL DESCRIPTION

PORTION LOT 139 MAP 289

TOPOGRAPHY

SAN LO AREAL

ADDITIONAL REQUIREMENTS

STREET LIGHTING STANDARDS TO BE COMPLIED WITH COUNTY OF SAN DIEGO

SPECIAL ASSESSMENT ACT STATEMENT

THIS PROJECT DOES NOT REQUIRE A SPECIAL ASSESSMENT ACT.

TOTAL AREA (GROSS)

115,361 sq/ft 2.65 AC ALL RESIDENTIAL

OPEN SPACE EASEMENT

1.01 AC

PUBLICLY MAINTAINED ACCESS ROAD

LOS COCHES ROAD

GRADING

SEE PRELIMINARY GRADING PLAN

SCHOOL DISTRICTS

GEN. ELEMENTARY LAKESIDE UNION

HIGH GROSSMOUNT UNION

SITE ADDRESS

9009 LOS COCHES ROAD LAKESIDE, CA 92040

TOTAL PROPOSED PARCELS

3 PROPOSED PARCELS

TOTAL PARCELS = 3

IMPERVIOUS AREA (PROPOSED)

3,500 SQ/FT

SOLID WASTE DISPOSAL

EDCO WASTE DISPOSAL

TAX RATE AREA

82184

MINIMUM PROPOSED LOT AREA

GROSS=19,894 SF
 NET=18,761 SF

MAP PREPARED

DATE: 5-30-24

EXISTING/PROPOSED ZONING:

USE REGULATIONS	ANIMAL REGULATIONS	DENSITY	MIN LOT SIZE	BUILDING TYPE	MAXIMUM FLOOR AREA	FLOOR AREA RATIO	HEIGHT	LOT COVERAGE	SETBACK	OPEN SPACE	SPECIAL AREA REGULATIONS
			10,000 SF								

EASEMENT NOTES

- SDG&E ELECTRIC EASEMENT PER DOCUMENT RECORDED FEBRUARY 2, 1954 IN BOOK 5128, PAGE 544 (NO WIDTH GIVEN)
- COUNTY OF SAN DIEGO EASEMENT FOR DRAINAGE STRUCTURES AND EMBANKMENT SLOPE PURPOSES PER DOCUMENT RECORDED FEBRUARY 25, 1971 AS DOC# 1971-35767
- COUNTY OF SAN DIEGO FLOOD CONTROL DISTRICT EASEMENT FOR FLOWAGE OF WATER PURPOSES PER DOCUMENT RECORDED DECEMBER 7, 1981 AS DOC# 1981-38357
- COUNTY OF SAN DIEGO EASEMENT FOR DRAINAGE STRUCTURES AND EMBANKMENT SLOPE PURPOSES PER DOCUMENT RECORDED AUGUST 15, 1984 AS DOC# 1984-309685
- PROPOSED PRIVATE ACCESS AND UTILITY EASEMENT OVER PARCEL 2 FOR THE BENEFIT OF PARCEL 1 FOR PORTION OF SHARED DRIVEWAY
- PROPOSED PRIVATE ACCESS AND UTILITY EASEMENT OVER PARCEL 3 FOR THE BENEFIT OF PARCEL 2 FOR PORTION OF SHARED DRIVEWAY

EASEMENT FOR WATER LINE PURPOSES GRANTED TO SAN DIEGO FLUME COMPANY, THE INTEREST HAS SINCE PASSED TO HELIX WATER DISTRICT. PER DOCUMENT RECORDED JUNE 9, 1869 IN BOOK 7, PAGE 124 (NOT PLOTTABLE-NO LOCATION GIVEN)

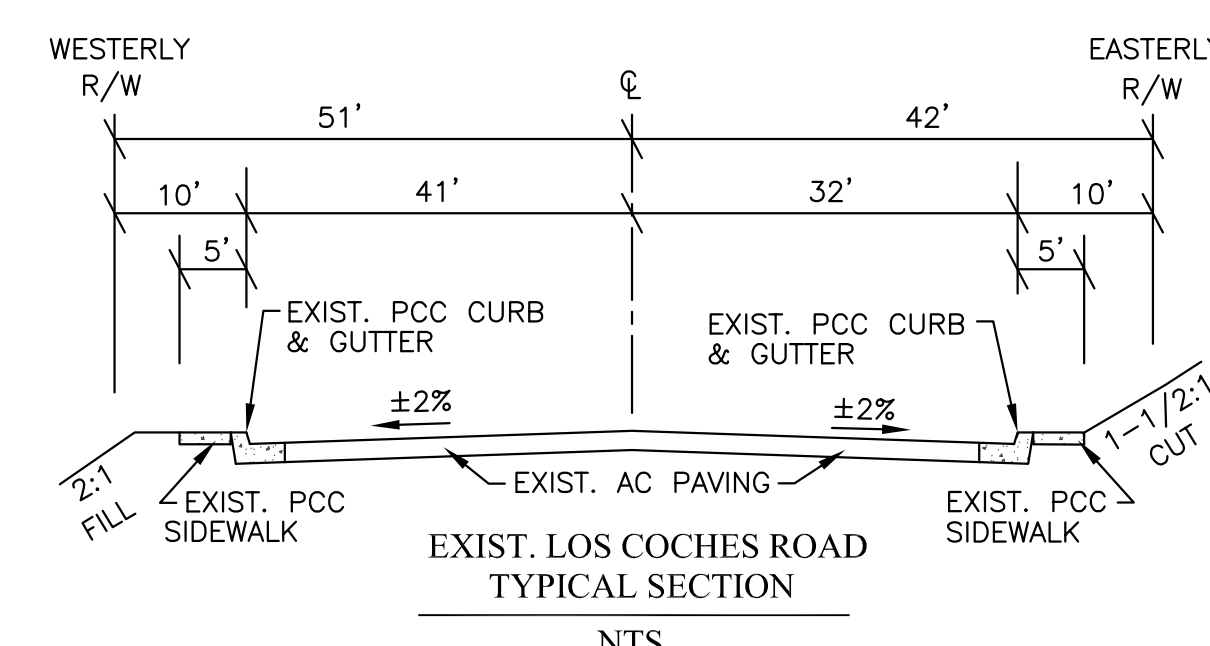
SDG&E ELECTRIC EASEMENT PER DOCUMENT RECORDED JANUARY 7, 1924 IN BOOK 976, PAGE 415 OF DEEDS (NOT PLOTTABLE-NO LOCATION GIVEN)

SDG&E ELECTRIC EASEMENT PER DOCUMENT RECORDED OCTOBER 20, 1995 AS DOC# 1995-0473823 (NOT PLOTTABLE-NO LOCATION GIVEN)

PARK LAND DEDICATION STATEMENT:

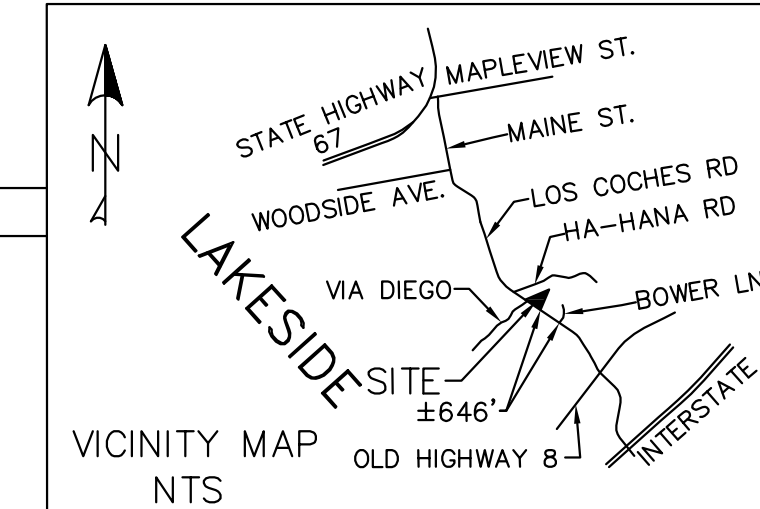
PER COUNTY CODE SECTION 810.103 (B) FOR SUBDIVISIONS CONTAINING FIFTY (50) OR FEWER PARCELS, ONLY THE PAYMENT OF PARK IN-LIEU FEES SHALL BE REQUIRED, UNLESS THE APPLICANT OFFERS TO DEDICATE LAND IN LIEU OF PAYING FEES, IN WHICH EVENT THE APPROVING BODY MAY ELECT TO ACCEPT THE LAND OR REQUIRE THE PAYMENT OF FEES OR A COMBINATION OF BOTH PURSUANT TO SECTION 810.105.

NUM	BEARING	DISTANCE
L1	S79°43'20"E	27.38'
L2	N69°49'12"E	45.85'
L3	N61°01'39"E	27.07'
L4	S80°49'50"W	69.18'
L5	N57°51'46"E	5.13'



SCALE 1" = 30'

BENCH MARK
 DESCRIPTION FOUND STANDARD STREET MONUMENT
 STATION ROS11252 PT 1040 PER MAP 9524
 LOCATION ON CENTERLINE OF WELLINGTON HILL DRIVE 5' SWLY OF CENTERLINE OF LOS COCHES ROAD
 RECORD FROM COUNTY OF SAN DIEGO CONTROL DATA SHEET
 ELEVATION 516.95 DATUM MSL



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ENGINEER OF WORK
Elliott M. May
 06-16-2026
 DATE