

COUNTY OF SAN DIEGO TENTATIVE PARCEL MAP NO. 21265

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LEGAL DESCRIPTION

ALL IN SECTION 5 TOWNSHIP 17 SOUTH, RANGE 1 WEST, SAN BERNADINO MERIDIAN AS DESCRIBED IN DEEDS 2010-0438561 AND 2014-0112404.

SAN DIEGO COUNTY ASSESSORS PARCEL NUMBERS 578-102-14 AND 578-102-15.

RECORD BOUNDARY NOTE

THE PROPERTY LINES SHOWN HEREON ARE RECORD PER DEEDS 2010-0438561 AND 2014-0112404 AND CALTRANS RIGHT-OF-WAY MAP NO. 53526 AND THEIR LOCATION IS APPROXIMATE.

BENCH MARK

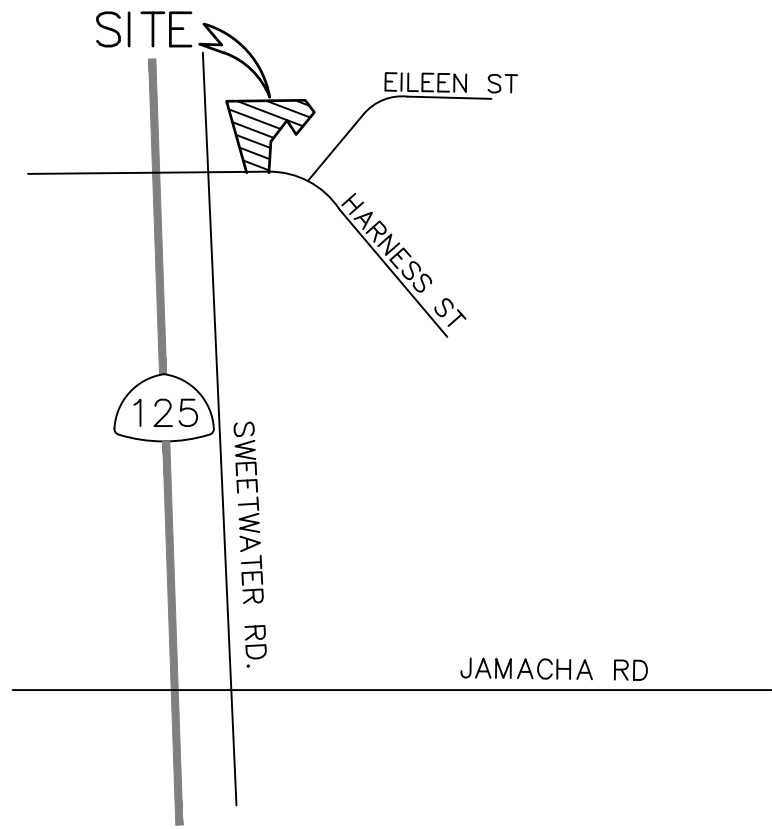
POINT 29 PER ROS 16575. A BRASS DISK IN TOPO OF CURB INLET ON THE NORTHWEST SIDE OF LEMON GROVE AVENUE AT VIEW CREST DRIVE. ELEVATION=291.32 NAVD88 DATUM

PUBLIC UTILITIES/DISTRICTS:

SEWER	SPRING VALLEY SANITATION DISTRICT
WATER	HELIX WATER DISTRICT
FIRE	SPRING VALLEY FIRE DEPARTMENT
TELEPHONE	PACIFIC BELL
GAS AND ELECTRIC	SDGE
STREET LIGHTING	COUNTY OF SAN DIEGO
ELEMENTARY SCHOOL	AVONDALE ELEMENTARY SCHOOL
HIGH SCHOOL	GROSSMONT UNION HIGH SCHOOL DISTRICT

SOLAR ACCESS STATEMENT

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



VICINITY MAP
N.T.S.
THOMAS GUIDE 1291A2

LEGEND

	EX CONTOURS
	PROPERTY LINES
	RIGHT OF WAY LINES
	EXISTING LOT LINES
	EX FIRE HYDRANT
	EX POWER POLE
	EX MAIN SEWER
	EX MAIN WATER
	PROP GRADE
	PROP SURFACE FLOW
	EX STORM DRAIN
	DAYLIGHT

WORK TO BE DONE

	PROPOSED PARCEL LINE
	BROW DITCH PER RSD D-75
	CURB & GUTTER PER RSD G-2
	PROP MAIN SEWER
	PROP SEWER LATERAL
	PROP MAIN WATER
	PROP WATER LATERAL
	ROAD CENTERLINE
	CATCH BASIN
	PROP VEGETATED SWALE (PRIVATE)
	PROP DRIVEWAY PER RSD G-14B

GENERAL NOTES

1. USE REGULATIONS
ANIMAL REGULATIONS Q
DENSITY -
LOT SIZE 6000
BUILDING TYPE C
MAX. FLOOR AREA -
FLOOR AREA RATIO -
HEIGHT G
LOT COVERAGE -
SETBACK J
OPEN SPACE -
SPECIAL AREA REGULATIONS -
2. PROJECT ADDRESS: HARNESS STREET, SPRING VALLEY, CA. 91977
3. APN: 578-102-14 AND 578-102-15
4. COMMUNITY PLAN AREA: SPRING VALLEY
5. REGIONAL CATEGORY: VILLAGE
6. GENERAL PLAN DESIGNATION: PUBLIC/SEMI-PUBLIC FACILITIES
7. TAX RATE AREA: 83072
8. PROPOSED USE: RESIDENTIAL-SINGLE FAMILY
9. STATUS OF LEGAL ACCESS: HARNESS ROAD
10. CALIFORNIA COORDINATE: 202-1761
11. WATER AND SEWER SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH STANDARDS AND THE REQUIREMENTS OF THE HELIX WATER DISTRICT.
12. UTILITY LAYOUTS SHOWN ARE PRELIMINARY AND MAY BE MODIFIED DURING FINAL DESIGN.
13. PROPOSED GRADING QUANTITIES
EXCAVATION: CUT-608 CY
FILL-698 CY
IMPORT-90 CY
14. GROSS PROJECT AREA: APPROX. 0.878 ACRES
15. TOTAL NUMBER OF LOTS: 3
16. MINIMUM LOT SIZE: 6,000 SF
17. PRESENT LAND USE: VACANT
18. SOURCE OF TOPOGRAPHY: PREPARED BY AGUIRRE AND ASSOCIATES ON 2-13-15 AND SUPPLEMENTED WITH ADDITIONAL TOPO BY MOUNTAIN VIEW CONSULTING OCTOBER 2017.
19. NO EXISTING FLOOD HAZARDS
20. PROPOSED STORM DRAINS: CONNECTION TO EX STORM DRAIN
21. NO EXISTING RAILROADS ON SITE
22. CUT AND FILL SLOPES NOT TO EXCEED 2:1 SLOPES, UNLESS OTHERWISE NOTED. ALL CUT AND FILL SLOPES WILL BE PROPERLY LANDSCAPED, IRRIGATED AND MAINTAINED IN ACCORDANCE WITH COUNTY STANDARDS.
23. STREET LIGHTS: THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS.
24. A PERMIT SHALL BE OBTAINED FROM THE COUNTY DEPARTMENT OF PUBLIC WORKS FOR ANY WORK WITHIN THE STREET RIGHT-OF-WAY.
25. THE STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH SAN DIEGO COUNTY STANDARDS AND AS APPROVED BY THE MATERIALS LABORATORY.
26. POWER SOURCES AND RUNS SERVING STREET LIGHTS SHALL BE SHOWN ON THE "AS-BUILT" IMPROVEMENT DRAWINGS. ALL SOURCES SHALL BE LOCATED WITHIN THE DEDICATED RIGHT-OF-WAY, OR WITHIN EASEMENTS DEDICATED TO THE COUNTY OF SAN DIEGO.

OWNER'S CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. ALL OF OUR CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL IS SHOWN. THE BASIS OF CREATION OF THE LOTS IN OUR OWNERSHIP IS INDICATED ON THE TENTATIVE PARCEL MAP. WE UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENT, OR RAILROAD RIGHTS-OF-WAY.

WE FURTHER CERTIFY THAT WE WILL NOT, BY THIS APPLICATION, CREATE OF 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 MAJOR SUBDIVISION. FOR PURPOSES OF THE 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.

WE CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

ABED ELGHRAOUI
6521 OAKRIDGE ROAD
SAN DIEGO, CA 92120

DATE

SUBDIVIDER:

SAME AS OWNERS

APPLICANT:

SAME AS OWNERS

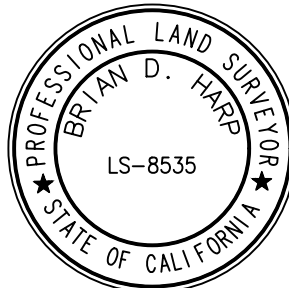
ENGINEER'S STATEMENT:

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.

BRIAN D. HARP, RCE 71794, LS 8535

9/9/22

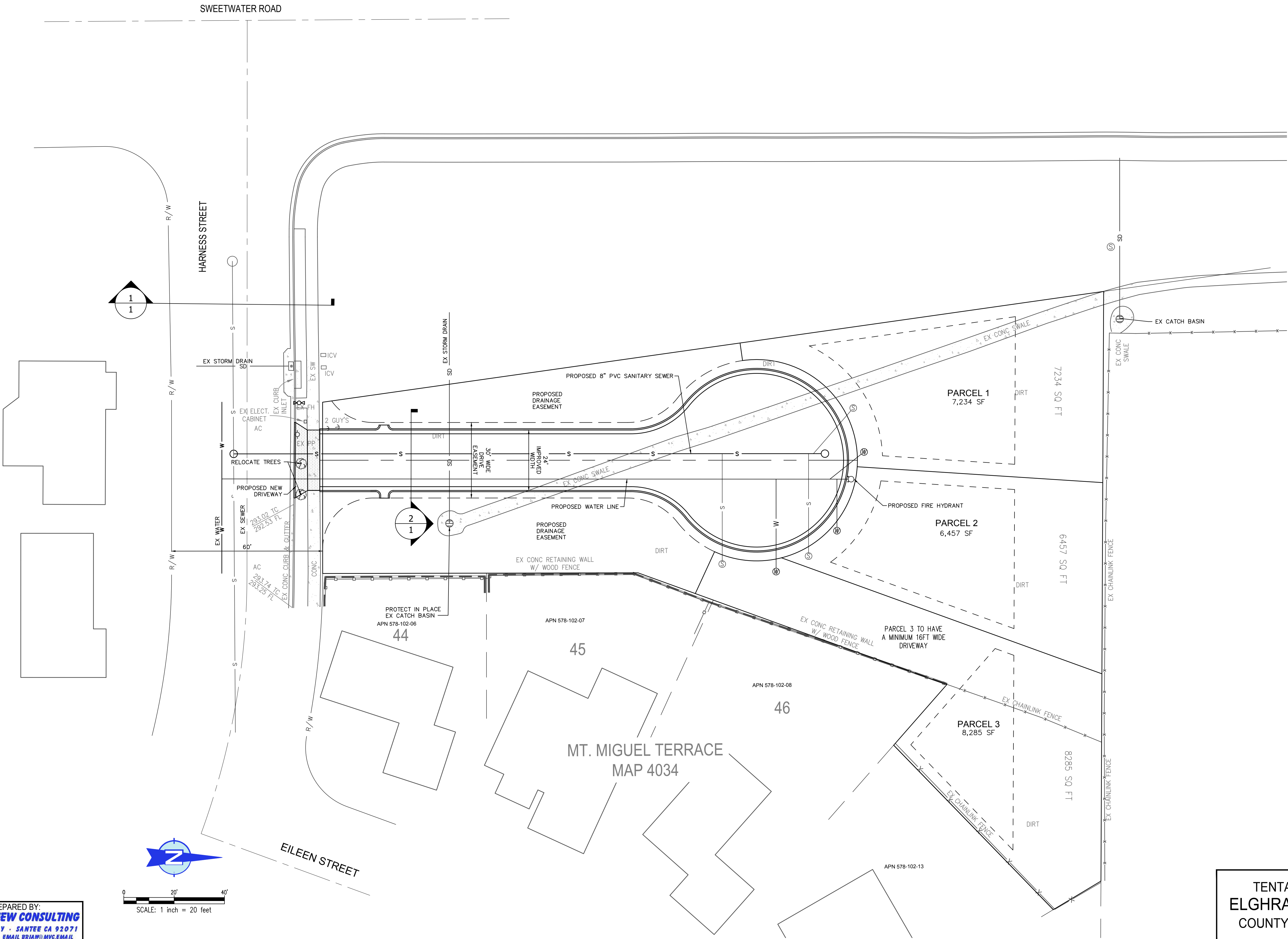
DATE



TENTATIVE MAP 21265
ELGHRAOUI PROPERTY
COUNTY OF SAN DIEGO CA

NO.	REVISION	DATE	BY
SHEET 1 OF 4			

COUNTY OF SAN DIEGO TENTATIVE PARCEL MAP NO. 21265



PREPARED BY:
MOUNTAIN VIEW CONSULTING
10146 LAUREN WAY - SANTEE CA 92071
CELL 816.517.4178 - EMAIL BRIAN@MVC.EMAIL

TENTATIVE MAP 21265
ELGHRAOUI PROPERTY
COUNTY OF SAN DIEGO CA

NO.	REVISION	DATE	BY
SHEET 2 OF 4			

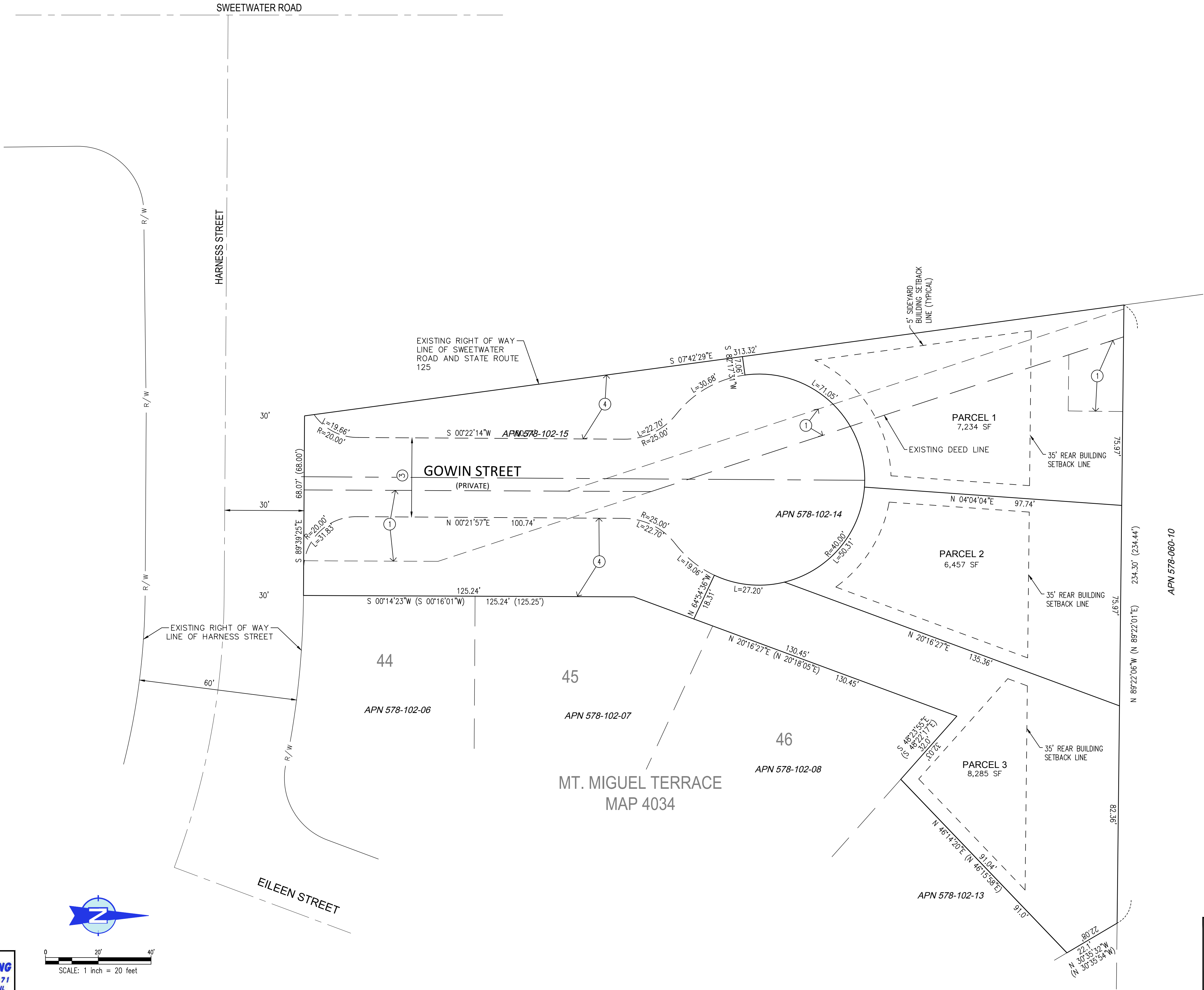


9/9/22

COUNTY OF SAN DIEGO TENTATIVE PARCEL MAP NO. 21265
DIMENSION PLAN

EASEMENT NOTES

- 1 EXISTING DRAINAGE AND ACCESS EASEMENT PER DEED RECORDED AS DOCUMENT 2010-0438561 TO BE VACATED
- 2 EXISTING DRAINAGE AND ACCESS EASEMENT PER DEED RECORDED AS DOCUMENT 2010-0112404 TO BE VACATED
- 3 NEW 30' (MINIMUM WIDTH) PRIVATE ROADWAY AND UTILITY EASEMENT
- 4 NEW DRAINAGE EASEMENT



PREPARED BY:
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SCALE: 1 inch = 20 feet

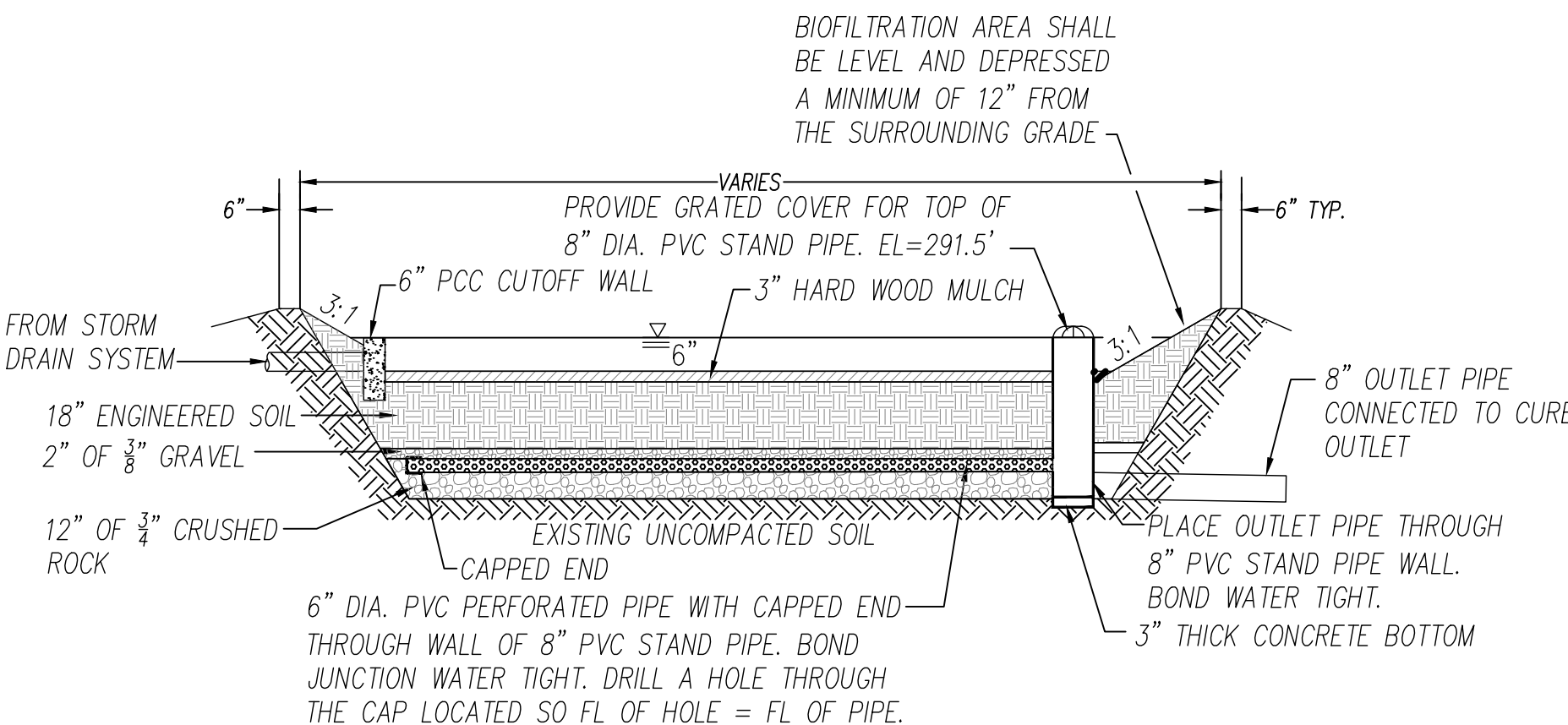
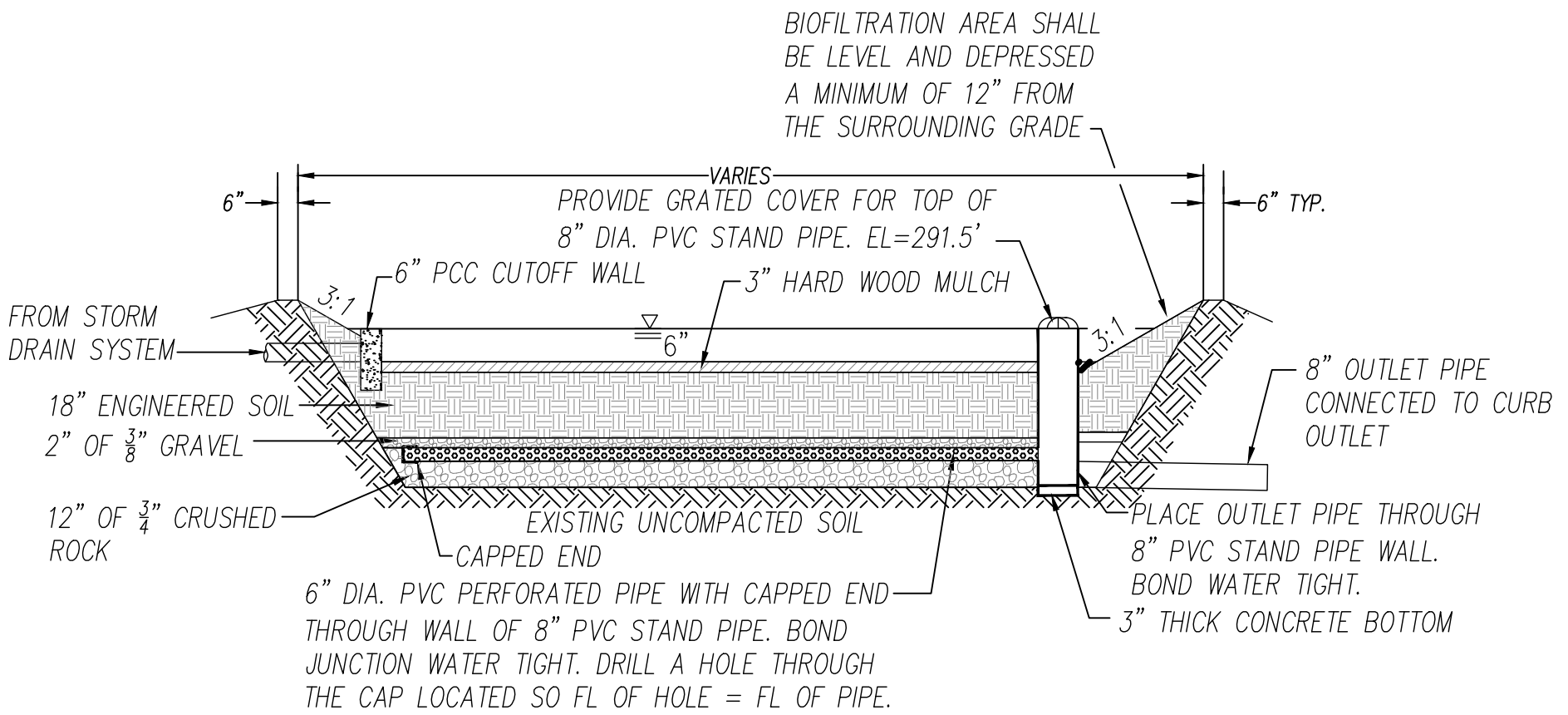
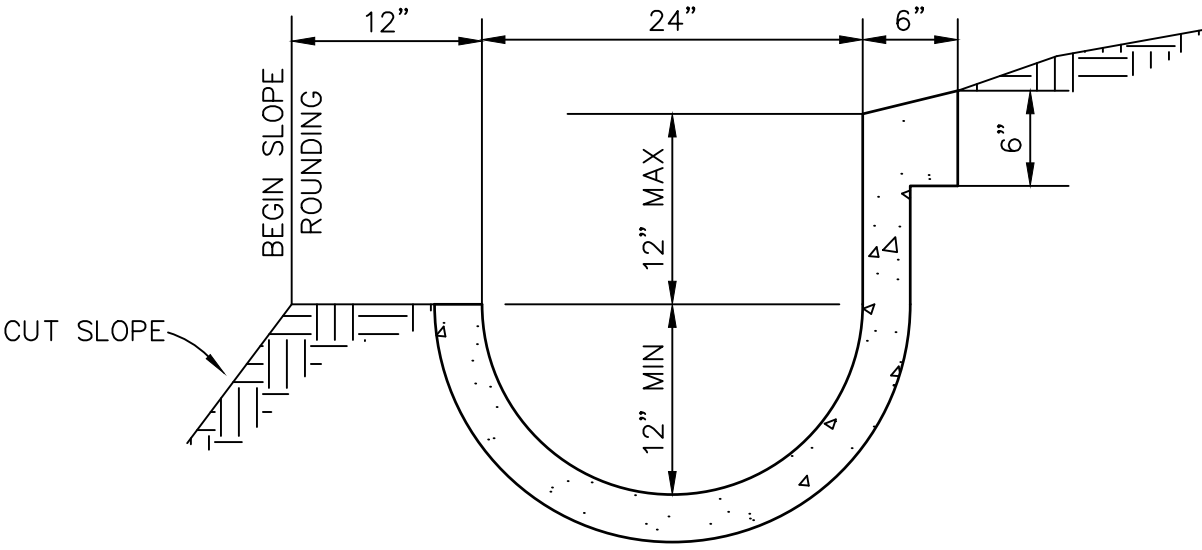
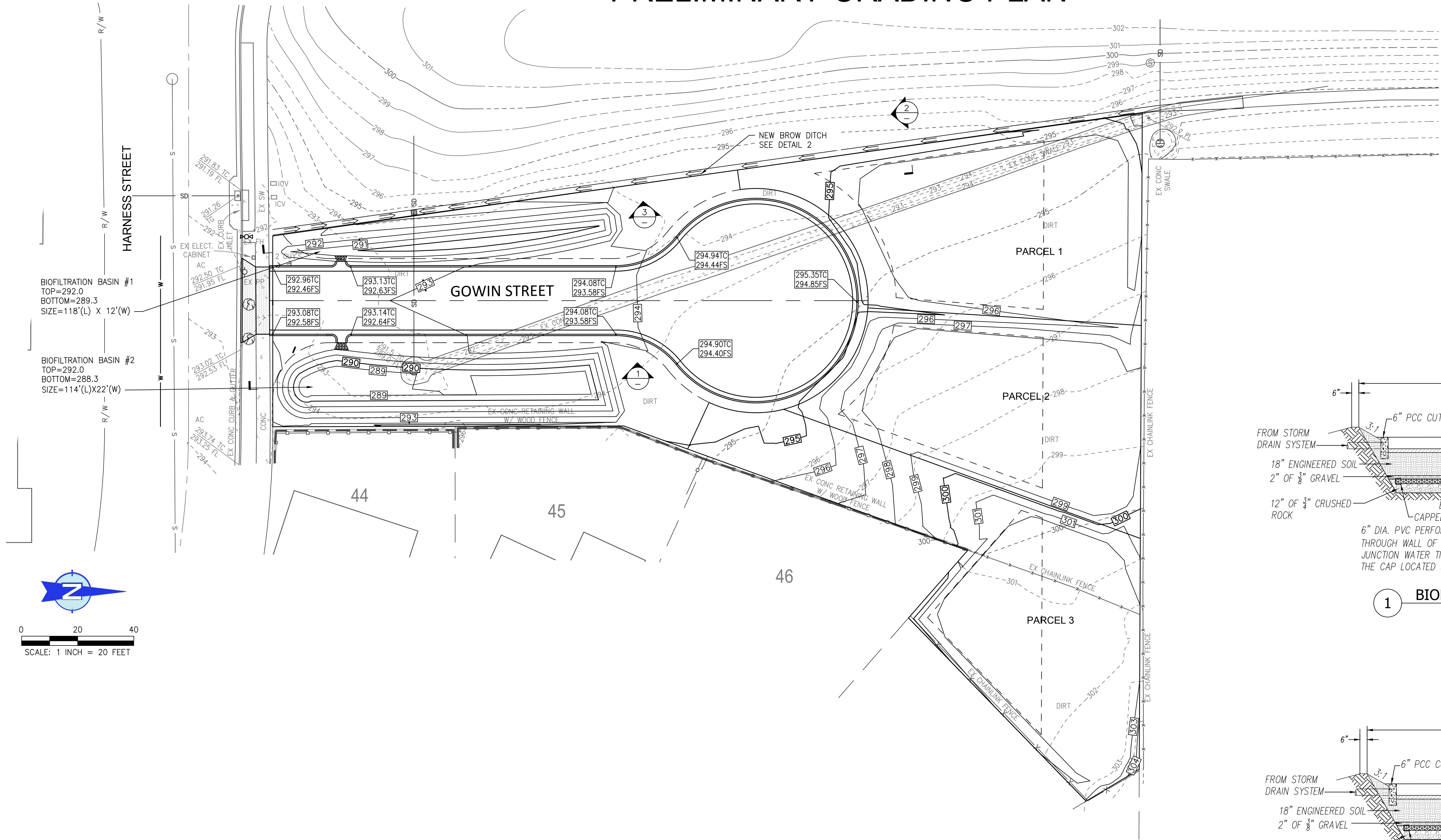


9/9/22

TENTATIVE MAP 21265
ELGHRAOUI PROPERTY
COUNTY OF SAN DIEGO CA

NO.	REVISION	DATE	BY
SHEET 3 OF 4			

COUNTY OF SAN DIEGO TENTATIVE PARCEL MAP NO. 21265
PRELIMINARY GRADING PLAN



9/9/22

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TENTATIVE MAP 21265
ELGHRAOUI PROPERTY
COUNTY OF SAN DIEGO CA

NO.	REVISION	DATE	BY
SHEET 4 OF 4			