

APPLICANT: ADDRESS + APN:

ATTN: ROBERT GARMO 12407-13 WOODSIDE AVE LAKESIDE, CA 92040

21ST CENTURY LAKESIDE HOLDINGS, LLC. 4360 LA JOLLA VILLAGE DRIVE, SUITE 110 SAN DIEGO, CA 92122

SOURCE OF TOPOGRAPHY:

TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRIC MAPPING CONDUCTED BY PRECISION UAV, AS PHOTOGRAPHED ON NOVEMBER 22, 2022.

BASIS OF BEARINGS: TITLE INFORMATION:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF WOODSIDE AVE AS SHOWN ON ROS 23996, SAID BEARING BEING N 81°08'42" E

VERTICAL BENCHMARK:

DESCRIPTION: SAN DIEGO COUNTY REAL TIME NETWORK (SDCRTN) CONTINUOUSLY OPERATING REFERENCE STATION (CORS) "P473", (NSRS2007) 2011.00 EPOCH.

SITE SUMMARY:

TOTAL NUMBER OF LOTS: 1 GROSS AREA OF SITE: 244,719 sf (5.62 ac) NET AREA OF SITE: 212,787 sf (4.88 ac)

SERVICE PROVIDERS:

SEWER DISTRICT: SAN DIEGO COUNTY SANITATION DISTRICT WATER DISTRICT: LAKESIDE WATER DISTRICT FIRE DEPT: LAKESIDE FIRE PROTECTION DISTRICT

LEGAL DESCRIPTION:

PARCEL 1: THAT PORTION OF LOT 150 AND THAT PORTION OF THE EAST HALF OF BENEDICT AVENUE, NOW VACANT AND CLOSED TO PUBLIC USE, IN EL CAJON VALLEY COMPANY'S LAND, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 289, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 30, 1886, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 150;

RETAINING WALL STATEMENT:

THIS PROJECT DOES NOT PROPOSE ANY NEW RETAINING WALLS.

STORM DRAIN STATEMENT

THIS PROJECT DOES NOT PROPOSE ANY CHANGES TO EXISTING DRAINAGE PATTERNS.

PARK LAND DEDICATION STATEMENT

SUBDIVIDER SHALL PROVIDE PAYMENT OF PARK IN-LIEU FEES PER SEC. 819.103 (B) OF THE PARK LAND DEDICATION ORDINANCE

COUNTY OF SAN DIEGO TRACT 12407-13 WOODSIDE AVE

HILLSIDE STATEMENT:

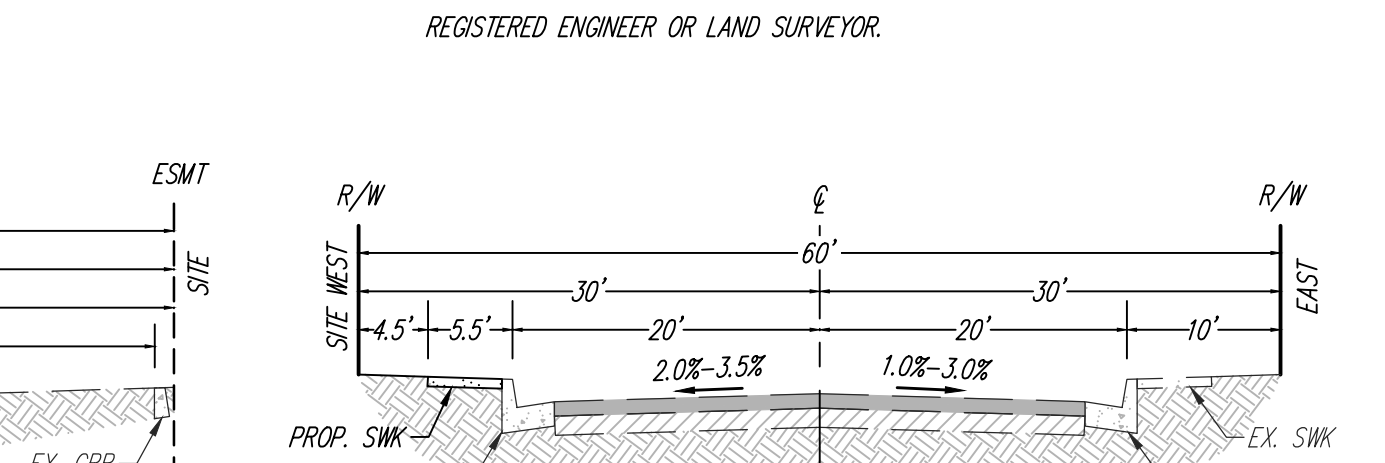
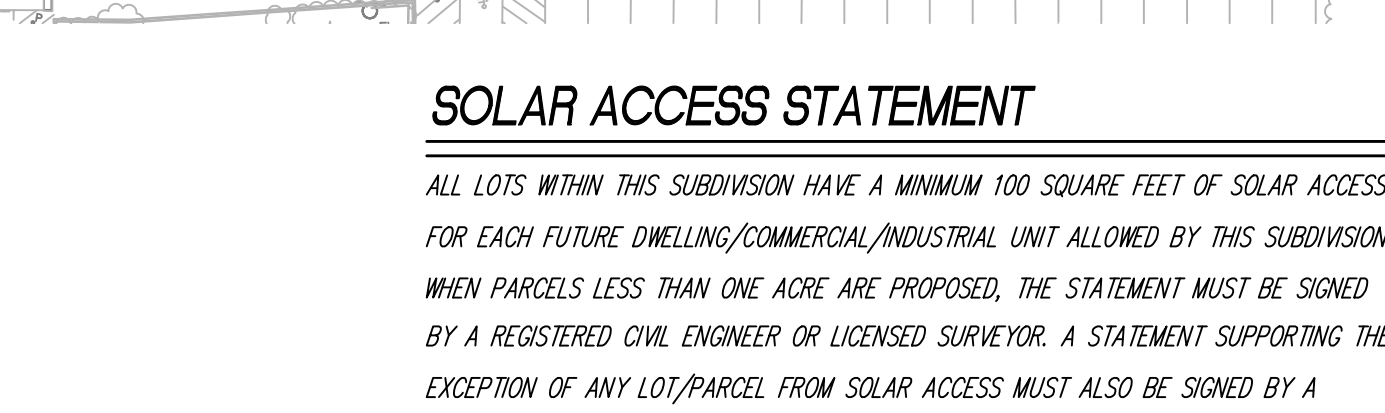
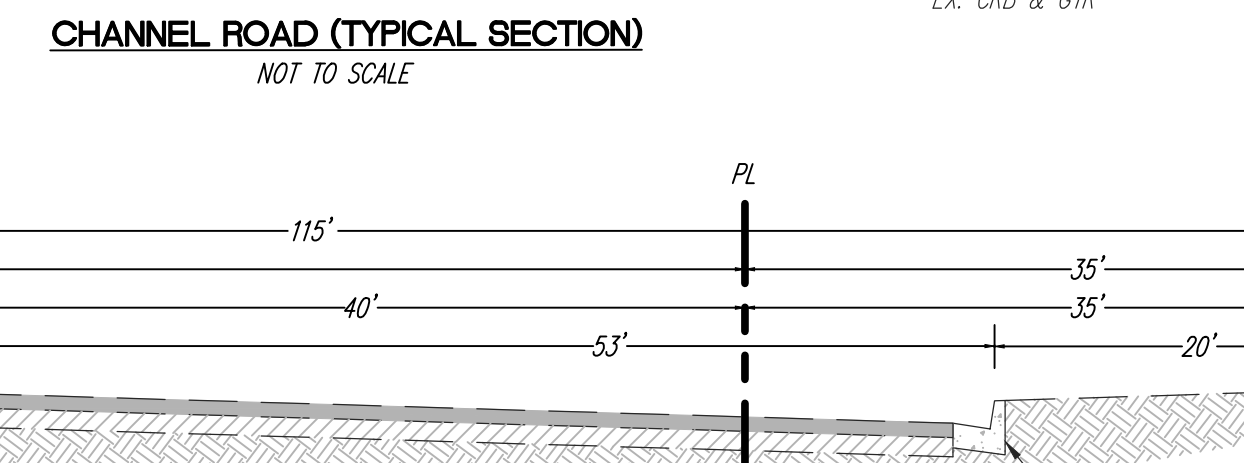
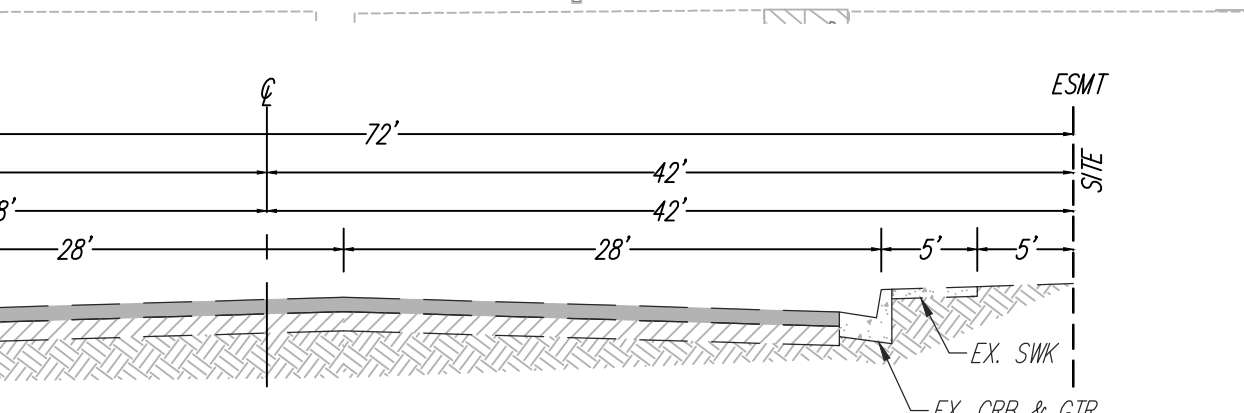
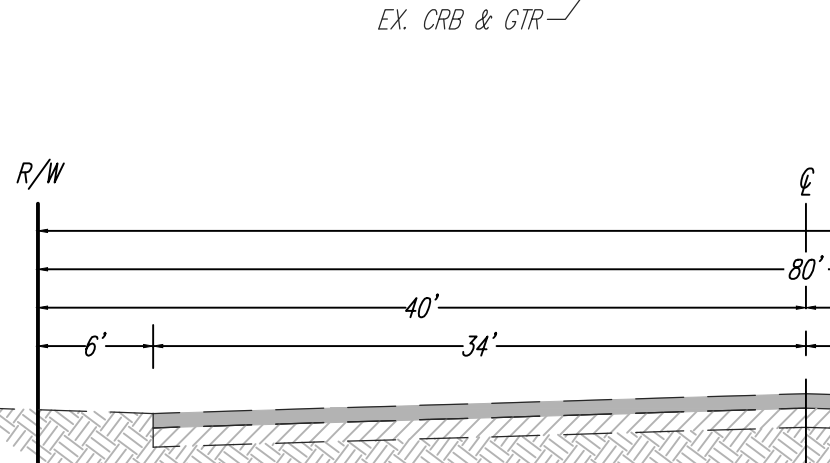
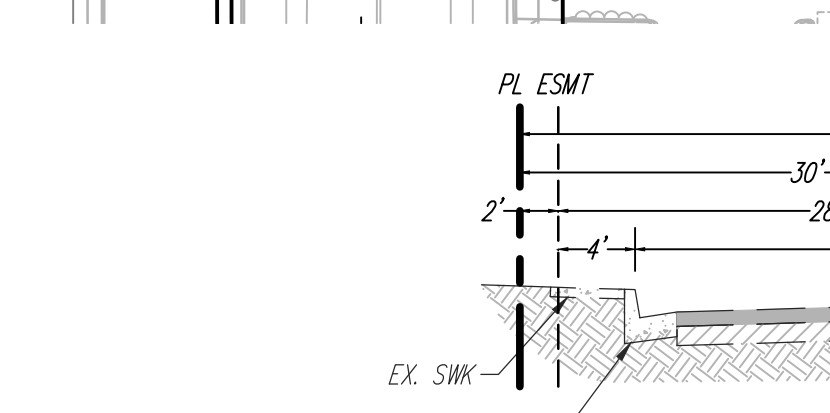
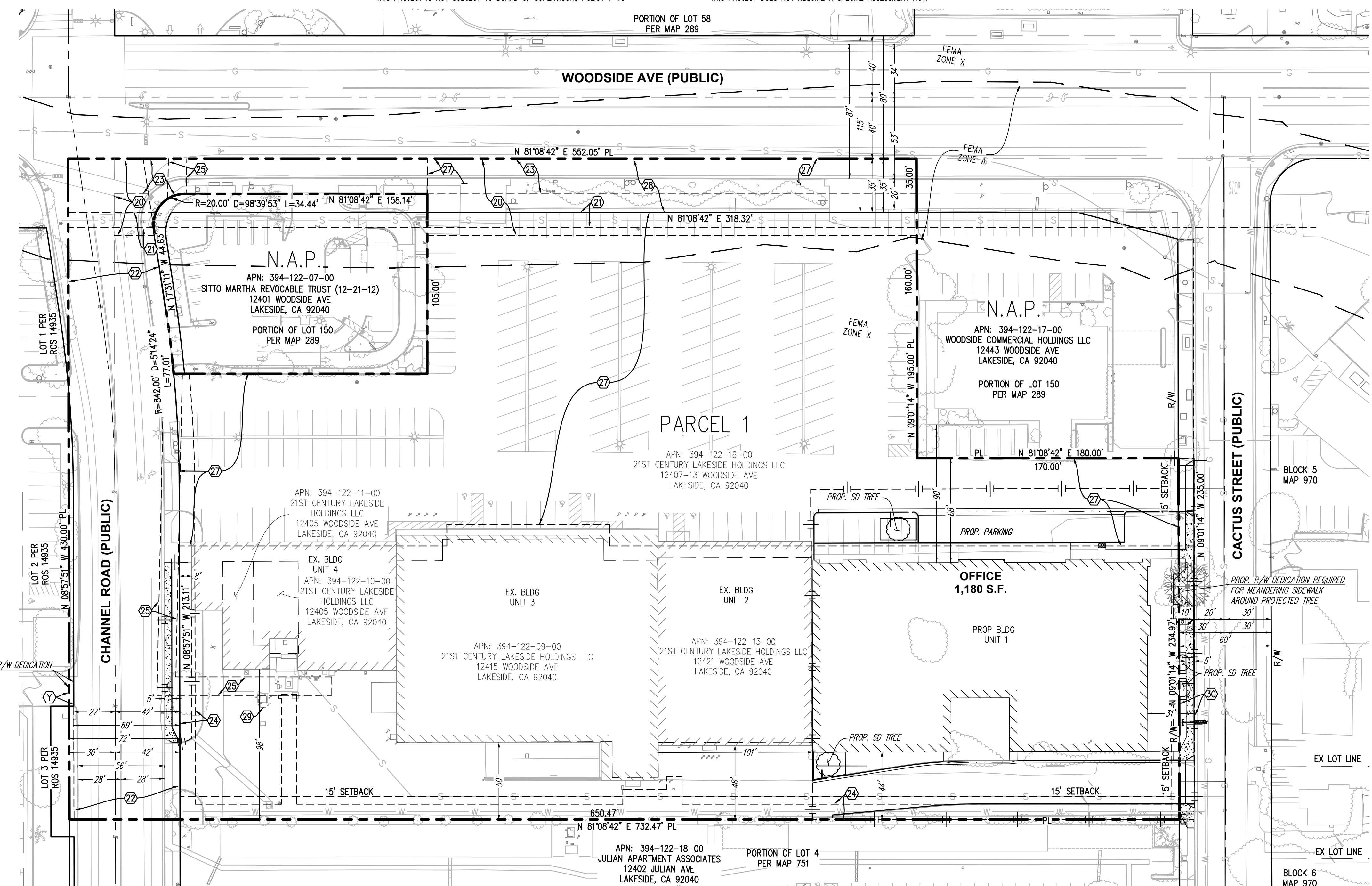
THIS PROJECT IS NOT SUBJECT TO BOARD OF SUPERVISORS POLICY 1-73

SPECIAL ASSESSMENT ACT STATEMENT:

THIS PROJECT DOES NOT REQUIRE A SPECIAL ASSESSMENT ACT.

GENERAL NOTES:

- 1. NO EXISTING TREES TO BE REMOVED
2. NO CHANGES ARE PROPOSED TO THE OUTSIDE OF THE EXISTING BUILDING
3. PARKING, ACCESS, DRAINAGE AND COMMON AREAS WILL BE MAINTAINED BY CCR&R'S



SOLAR ACCESS STATEMENT

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

CONDOMINIUM NOTE:

THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1351 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT.

LAND DIVISION STATEMENT OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THIS TENTATIVE PARCEL MAP AND THAT SAID MAP SHOWS OUR CONTIGUOUS OWNERSHIP (EXCLUDING SUBDIVISION LOTS).

EXISTING LEGEND:

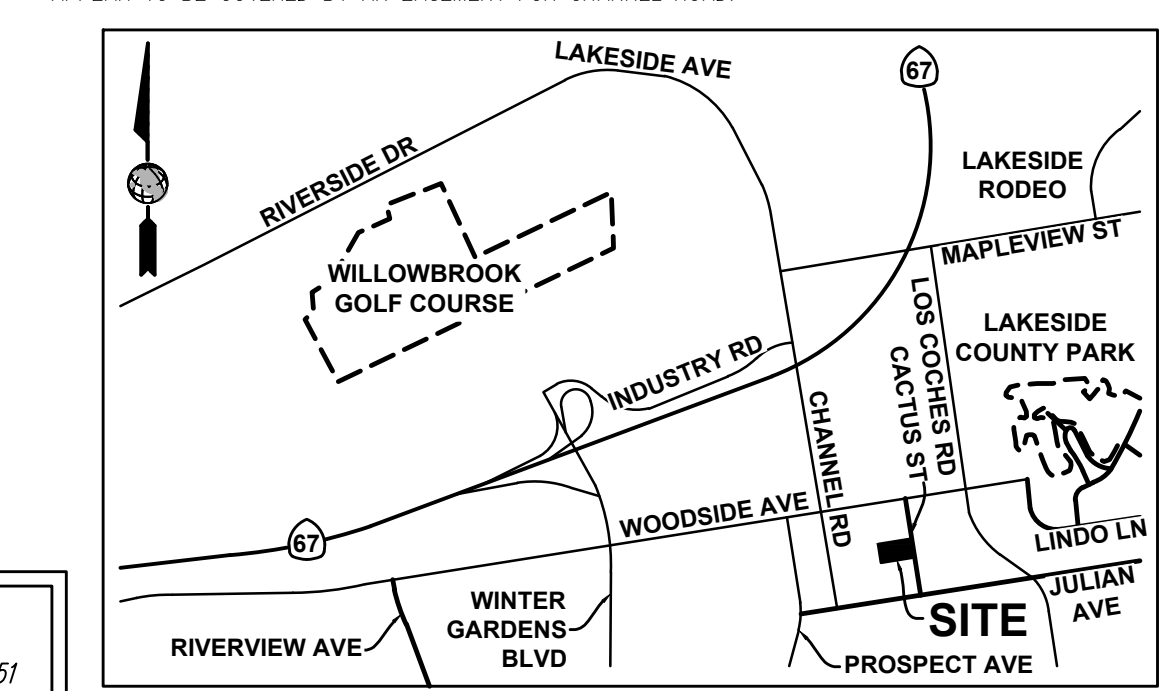
Table with columns for ITEM and SYMBOL, listing existing features like centerline, right-of-way, property line, etc.

PROPOSED LEGEND:

Table with columns for ITEM and SYMBOL, listing proposed features like curb, gutter, driveway, etc.

EASEMENTS:

- 20. EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF LAKESIDE IRRIGATION DISTRICT
21. EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF LAKESIDE SANITATION DISTRICT
22. EASEMENT FOR HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF SAN DIEGO



VICINITY MAP: NO SCALE SHEET 1 OF 1 SHEETS

ENGINEER OF WORK:

Professional Engineer seal for Sean M. Savage, R.C.E. 75677, and Omega Engineering Consultants logo and contact information.

FILENAME: P:\VING\OMEGA\0888 LAKESIDE SELF-STORAGE\ACAD\TENTATIVE PARCEL MAP\0888-TPM-DWG.DWG DATE: 12/21/2023 9:18:18 AM BY: MCK SBRADISA