THE CITY OF SAN DIEGO
Development Services Department
7650 Mission Valley Road, San Diego, CA 92108

Project Address 9160 Gramercy Dr
San Diego, CA

Project Type Discretionary Project

Primary Contact gramercy@bowman.com

Instructions

The following issues require corrections to the documents submitted.

Tentative Map PRJ-1136506.pdf

DSD-Map Check

Saturnino Ocampo
SOcampo@sandiego.gov
(619) 446-5310

[Comment 00071 | Sheet Page 1 | Open]

TENTATIVE MAP EXEMPTION – CONDOMINIUMS

Condominium projects that comprise part of a tract of land zoned for industrial or commercial development may be eligible for a tentative map exemption.

NOTE: If multiple discretionary permits are required for a project, they will be decided together by the highest-level decision-maker, and the project may no longer qualify for Tentative Map Exemption.

NOTE: DSD-Planning reviewer to determine if the project qualifies for TME.

[Comment 00074 | Sheet Page 1 | Open]

LAND SURVEYOR SEAL, SIGNATURE, AND DATE

Please indicate the licensed land surveyor that shall sign, stamp, and date the Tentative Map Exemption Exhibit. Plans must be stamped by a Licensed Land Surveyor by a Civil Engineer authorized to practice land surveying (Section 8726 of the Business and Professions Code)".

[Comment 00094 | Sheet Page 1 | Open]

[GENERAL INFO] - REQUIRED DOCUMENTS (NEXT SUBMITTAL)

Please supply the following documents for the next review cycle:

Tentative Map: A copy of the Tentative Map Exemption Exhibit, having addressed all comments from this review.

DSD - Map Check Reference Material: A copy of the concurrent PRJ for the consolidation Parcel Map.

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[Comment 00133 | Sheet P3 | Open]

The land surveyor is to sign and date the TM exhibit.

[Comment 00134 | Sheet P1 | Open]

See comment #71:

LDR-Map Check will add mapping conditions once the DSD-Planning reviewer determines if the project qualifies for the TME.

[Comment 00160 | Sheet P1 | Open]

Please replace "Parcel Map" with "FINAL MAP". See redlines.

[Comment 00161 | Sheet P1 | Open]

[CONDITION] – CONSOLIDATION AND SUBDIVISION

Prior to the expiration of the Tentative Map Exemption, a Final Map to subdivide the 9.056-acre properties into 191 residential condominium units and 8 commercial condominium units shall be recorded in the San Diego County Recorder's Office.

[CONDITION] –TAX CERTIFICATE

Prior to the recordation of the Final Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

Please note that if a tax bond is required, as indicated in the tax certificate, please make sure that it is paid or posted, and submit evidence (e.g., filed bond letter or receipt from Clerk of the Board) indicating the required tax bond amount has been paid or bonded.

[CONDITION] – FIELD SURVEY AND MONUMENTS

The Final Map shall be based on a field survey, and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.

All survey monuments shall be set prior to the recordation of the Final Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.

[CONDITION] – CCS '83 TIES

All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6, pursuant to sections 8801 through 8819 of the California Public Resources Code.

The Final Map shall:

a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

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b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for the grid-to-ground conversion shall be shown on the map.

[CONDITION] – GRANTING EASEMENTS OR DEDICATION ON MAP

All proposed easements and right-of-way dedications within the boundary of the Tentative Map Exemption shall be granted on the proposed Final Map, with the exception of any required Covenant of Easements, which shall be granted by deed.

[CONDITION] - Private Streets/ Driveways

Prior to the recordation of the Final Map, all private streets and drives shall be shown with bearings and distances along the centerline and the width of the streets shown on a non-title sheet on the Final Map. The street names shall be submitted to DSD-Addressing for approval and published on the Final Map.