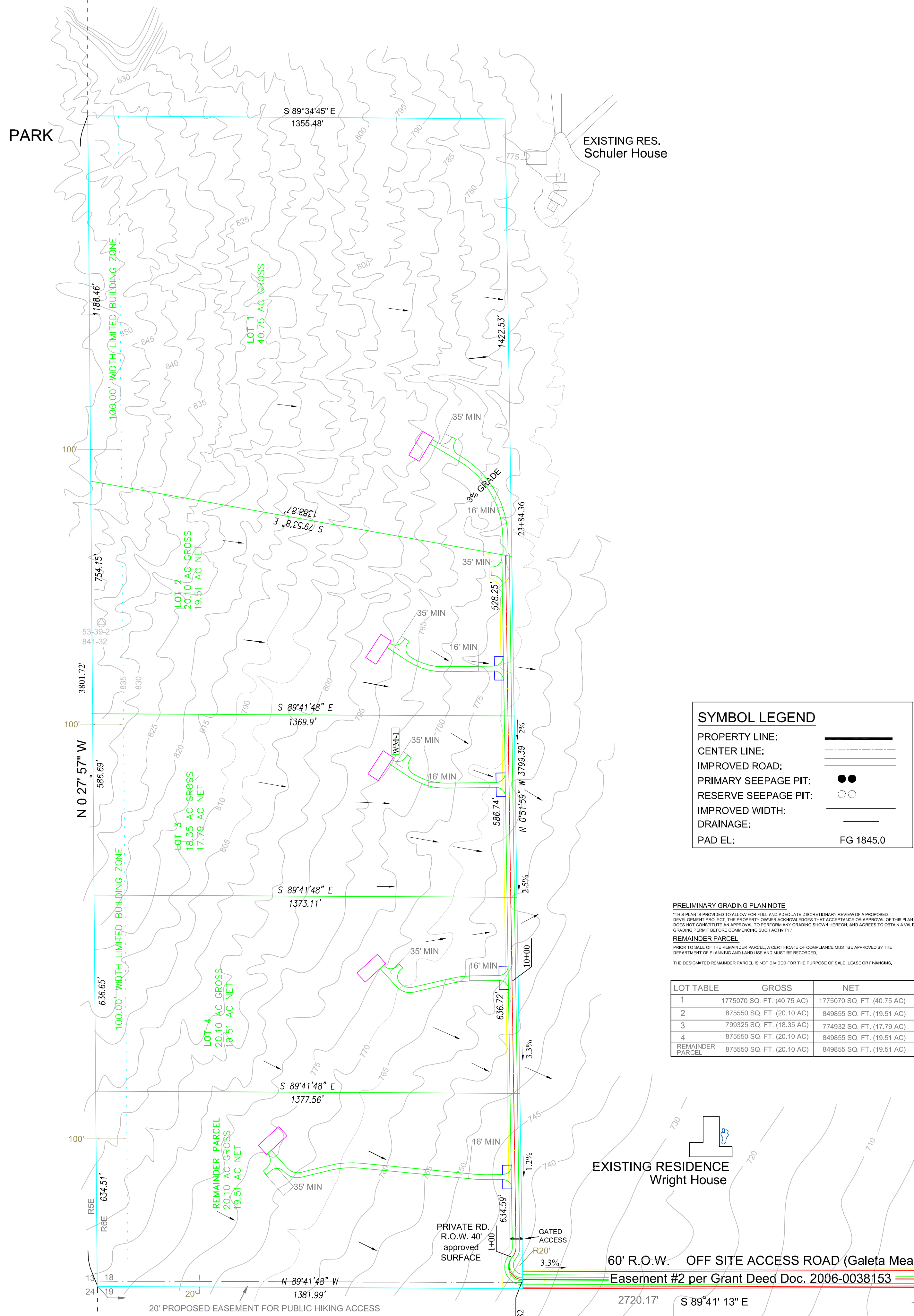


# TENTATIVE PARCEL MAP



**SYMBOL LEGEND**

PROPERTY LINE: ————

CENTER LINE: - - - - -

IMPROVED ROAD: ————

PRIMARY SEEPAGE PIT: ●●

RESERVE SEEPAGE PIT: ○○

IMPROVED WIDTH: ————

DRAINAGE: ————

PAD EL: FG 1845.0

**PRELIMINARY GRADING PLAN NOTE**

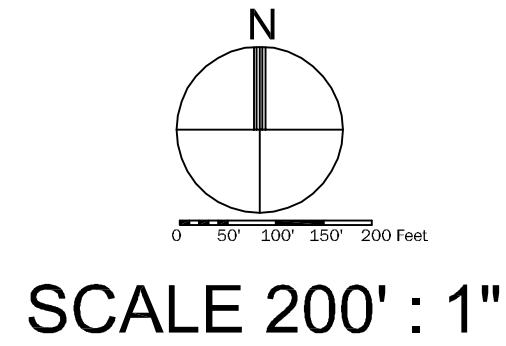
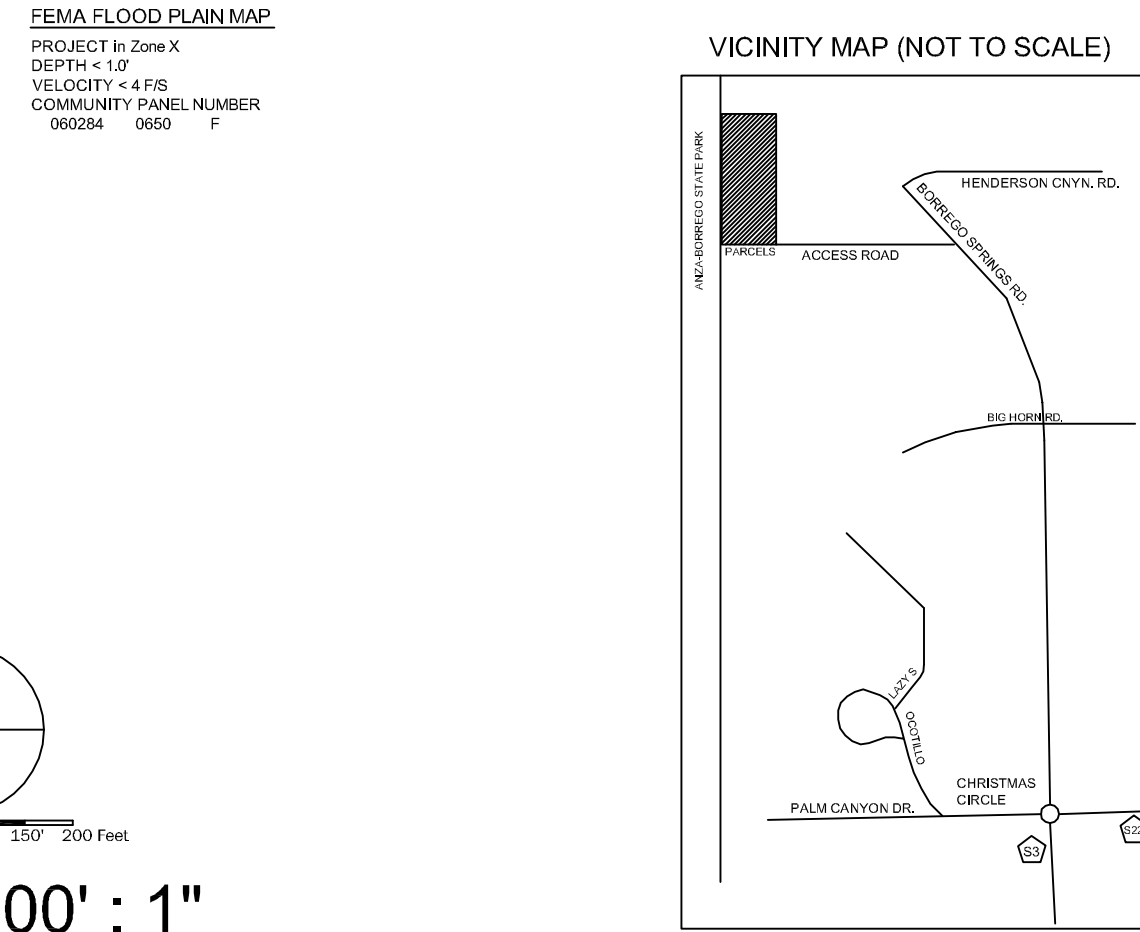
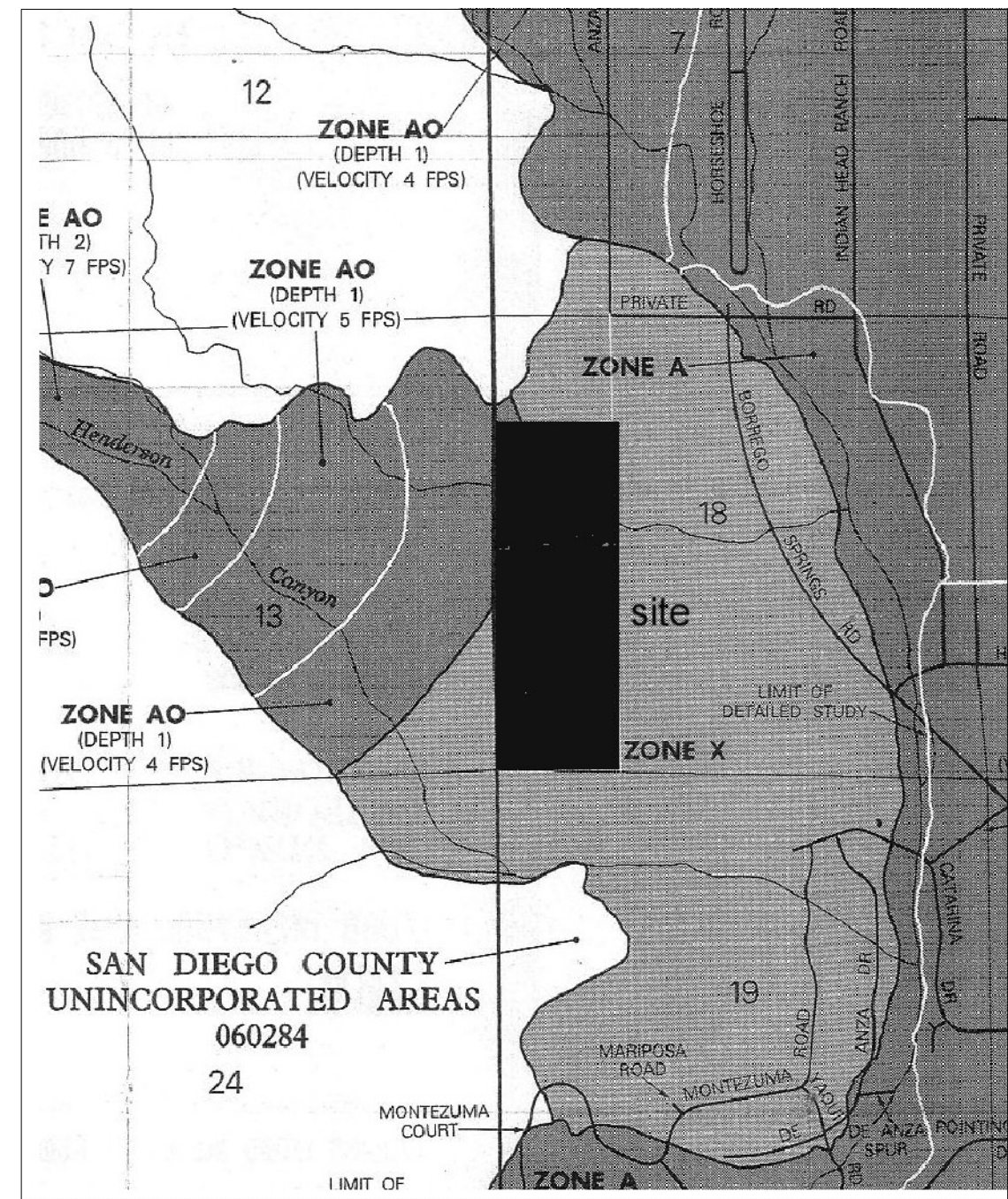
THIS PLAN IS PROVIDED TO ALLOW FOR A FULL AND ACCURATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE A PLAN AND LAND USE AND MUST BE RECORDED.

**REMAINDER PARCEL**

PRIOR TO SALE OF THE REMAINDER PARCEL, A CERTIFICATE OF COMPLIANCE MUST BE APPROVED BY THE DEPARTMENT OF PLANNING AND LAND USE AND MUST BE RECORDED.

THE QUOTED REMAINDER PARCEL IS NOT ZONED FOR THE PURPOSE OF SELLING OR FINANCING.

LOT TABLE	GROSS	NET
1	1775070 SQ. FT. (40.75 AC)	1775070 SQ. FT. (40.75 AC)
2	875550 SQ. FT. (20.10 AC)	849855 SQ. FT. (19.51 AC)
3	799325 SQ. FT. (18.35 AC)	774932 SQ. FT. (17.79 AC)
4	875550 SQ. FT. (20.10 AC)	849855 SQ. FT. (19.51 AC)
REMAINDER PARCEL	875550 SQ. FT. (20.10 AC)	849855 SQ. FT. (19.51 AC)



**SLOPE ANALYSIS (from separate Slope Analysis Map)**

LESS THAN 15%	white (not colored)	5184847 SF (119.02 AC)
15% and greater up to 25%	yellow	11796 sf (0.27 ac)
25% and greater up to 50%	orange	979 sf (0.02 ac)
50% and greater	red	0.00 sf

**AVERAGE SLOPE FORMULA**

$$S = \frac{L \times L \times 100}{A \times 43,560}$$

where S = average existing land slope, in percent.

L = Interval in feet of the topographic contour lines, 5'

L = sum of the length of the contour lines at contour interval of 5'.

A = total area in acres of the parcel.

length of contours:

$$L = L(740') + L(745') + L(750') + L(755') + L(760') + L(765') + L(770') + L(775') + L(780') + L(785') + L(790') + L(795') + L(800') + L(805') + L(810') + L(815') + L(820') + L(825') + L(830') + L(835') + L(840') + L(845') + L(850')$$

$$L = 125' + 597' + 824' + 1262' + 1676' + 2292' + 3155' + 5262' + 5759' + 5846' + 5811' + 5955' + 5268' + 5093' + 4842' + 4427' + 3803' + 3624' + 3873' + 3018' + 2755' + 2452' + 892'$$

L = 78809'

$$S = \frac{5 \times 78809 \times 100}{118,641 \times 43,560}$$

S = 7.62%

VPMO

1. THE TOTAL AREA WITHIN THIS PROJECT IS: 119.32 ac
2. GENERAL PLAN DESIGNATION: MRU (18)
3. COMMUNITY PLAN: DESERT
4. REGIONAL PLAN CATEGORY: RDA
5. THE TOTAL NUMBER OF LOTS IS: 4 + REMAINDER
6. MINIMUM LOT SIZE: 4 ACRE
7. SITE ADDRESS: none
8. CALIFORNIA COORDINATE INDEX:
9. TOPOGRAPHY IS FROM SAN DIEGO DATUM: 410-1953, 414-1953
10. ASSESSOR'S PARCEL NUMBERS: APN 140-110-03
11. WATER SUPPLIED BY: BORREGO WATER DISTRICT
12. SEWAGE PROVIDED BY: SEPTIC
13. GAS AND ELECTRIC PROVIDED BY: SAN DIEGO GAS & ELECTRIC
14. FIRE PROTECTION: BORREGO SPRINGS FIRE DIST.
15. SCHOOL DISTRICTS: BORREGO SPGS. UNIFIED SCHOOL DIST.
16. LEGAL ACCESS: deeded 60' wide access off Borrego Springs Road
17. BOUNDARY INFORMATION HAS BEEN COMPILED FROM RECORD DATA.
18. NO GRADING IS PROPOSED WITH THIS SUBDIVISION.
19. ALL IMPROVEMENTS SHALL BE TO THE COUNTY OF SAN DIEGO STANDARDS.
20. PROPOSED PRIVATE DRIVEWAYS TO BE GRADED TO 16'.
21. THOMAS BROTHER MAP PAGE: 1058 06
22. TAX RATE AREA: 580-20
23. PARK FEES TO BE PAID IN LIEU OF PARKLAND DEDICATION ORDINANCE.
24. OWNER: Kurt Levens

USE REGULATIONS	S-92
NEIGHBORHOOD REGS	W
DENSITY	25
LOT SIZE	4 ACRES
BUILDING TYPE	C
MAX FIRE AREA	—
FIRE AREA RATIO	—
HEIGHT	G
COVERAGE	—
SETBACK	D
OPEN SPACE	—
SPECIAL AREA REGS	—

**SOLAR ACCESS**

ALL PARCELS WITHIN THIS PARCEL MAP HAVE A MINIMUM OF ONE HUNDRED (100) SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS PARCEL MAP AS REQUIRED BY SECTION 81.401(M) OF THE SUBDIVISION ORDINANCE.

**LAND DIVISION STATEMENT - OWNER'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP, ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP IS SHOWN, THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP, E.G., PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/17/21 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 RIGHTS OF WAY. "FREEDOM" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, 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 PARTICIPATE IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY, UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY 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 ANY REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOLLOWING IS TRUE AND CORRECT.

Executed this 11th DAY OF November 2006 in Borrego Springs, California

Kurt Levens

**ENGINEER OF WORK**  
PATRICK ENGINEERING AND SURVEYING  
P.O. BOX 442  
JULIAN, CA 92036  
(760) 765-1343

**OWNER / APPLICANT**  
KURT LEVENS  
P.O. BOX 2109  
BORREGO SPRINGS, CA 92004  
(760) 550-2600

**HEALTH DEPARTMENT**

ALL PARCELS SHALL HAVE A LAYOUT OF THE SEWAGE DISPOSAL SYSTEM, PROPOSED STRUCTURES, CUTS AND FILLS, APPROVED BY THE SAN DIEGO DEPARTMENT OF ENVIRONMENTAL HEALTH PRIOR TO THE APPROVAL OF THE BUILDING PERMIT AND/OR ISSUANCE OF A SEPTIC TANK PERMIT. AN ADDITIONAL EXPANSION AREA OF 100% OF THE INITIAL TILE AREA SHALL BE PROVIDED BY GRAVITY FLOW FOR THE POTENTIAL EXPANSION IN THE EVENT OF FAILURE.

**DEH CONTROL NUMBER VPMO:**

EACH PARCEL IS APPROVED ON A STANDARD SEPTIC TANK CONNECTED TO THE LEACH FIELD LISTED BELOW, TO SERVE A THREE BEDROOM DWELLING; PROVIDED THE ORIGINAL SOIL IS NOT DISTURBED IN ANY WAY, SUCH AS CUTTING, FILLING OR RIPPING. THIS DOES NOT CONSTITUTE APPROVAL FOR COMMERCIAL ESTABLISHMENTS.

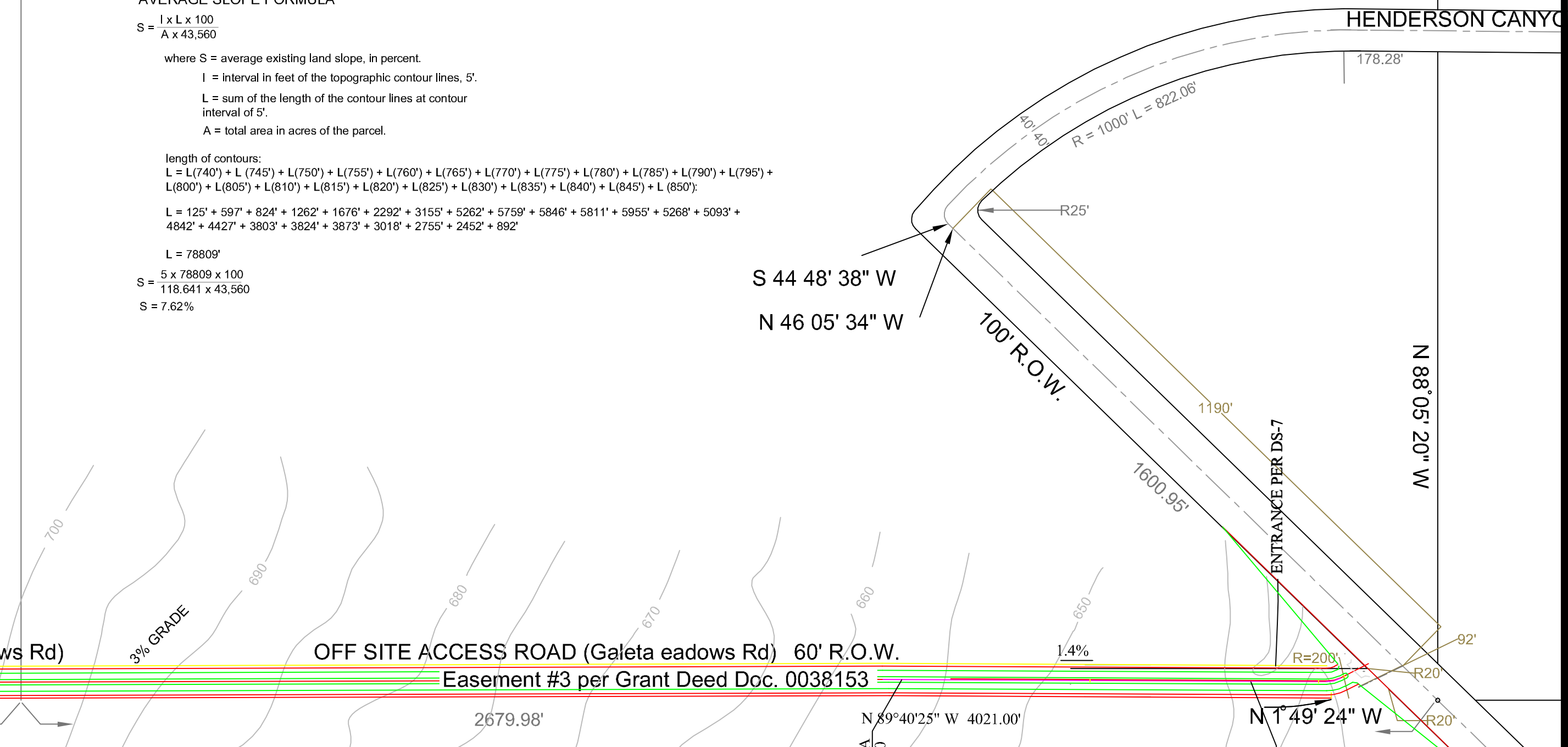
**SLOPE ANALYSIS STATEMENT**

NO SLOPE ON PARCEL GREATER THAN 10%.

NO 80% STEEP SLOPES ON PROPERTY.

**LEGAL DESCRIPTION**

portion of Section 30, Township 10 South, Range 6 East



2ND iteration  
9.16.08

**DESERT ARCHITECTS**  
OFFICE OF DESERT ENVIRONMENTS AND ARCHITECTURE  
po box 2109 borrego springs, ca 92004 760.550.2600

Tentative Parcel Map  
Henderson Canyon Subdivision  
Borrego Springs, CA 92004

SCALE 200' : 1"