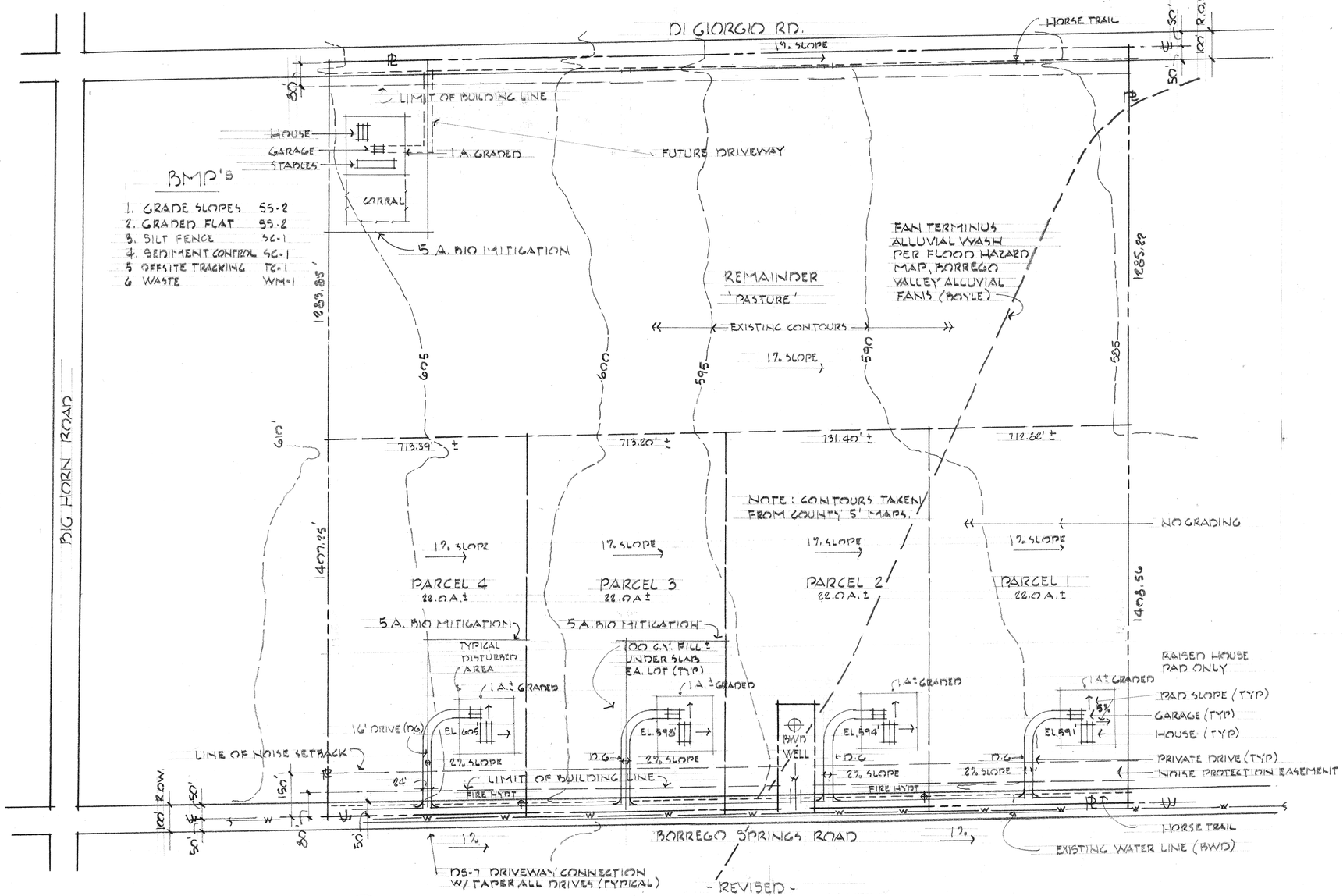
BREEDING SEASON NOTE

RESTRICT ALL BRUSHING, CLEARING AND/OR GRADING SUCH THAT NONE WILL BE ALLOWED WITHIN 300' OF SONORAN CREOSOTE BRUSH SCRUB DURING THE BREEDING SEASON OF MIGRATORY BIRDS, BETWEEN FEB. 15 AND AUG. 15.

TPM 21017
ER 06-05-001



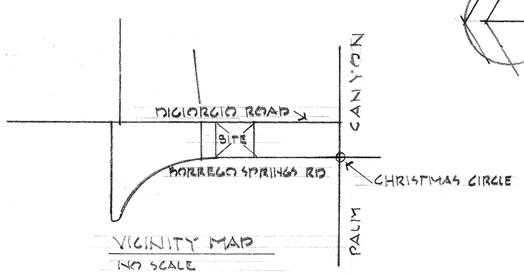
- REVISED -

GRADING PLAN

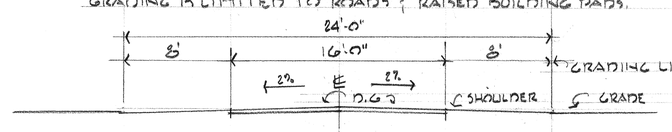
1" = 200' FEB. 2006

100 0' 100 200 400 800

NOTE: GRADES PER FLOOD HAZARD MAP, BORREGO VALLEY ALLUVAL FANS. GRADING IS LIMITED TO ROADS & RAISED BUILDING PADS.



VICINITY MAP
NO SCALE



PROPOSE DRIVEWAY
NO SCALE

SITE DATA

OWNER(S)	Charles White & Marcella O'Neill
OWNER ADDRESS	1296 Diamond Mtn. Rd., Calistoga, CA 94515
TELEPHONE	707-942-0719
SITE ADDRESS	Borrego Springs Road, Borrego Springs, CA
ASSESSORS PARCEL	141-030-40
MAP	Bk 141 P 03
LEGAL	N ½ of SE Quarter & S. 100 A. Of the NE Quarter of Section 29, T10S, R6E, San Bernadino Base Merid.
LOT AREA	169.84 A
COMMUNITY PLAN	Desert Subregional Plan, Borrego
GENERAL PLAN UPDATE	Rural Lands, 1 DU per 20 A per 2020
GENERAL PLAN DESIG.	18, Residential
REGIONAL CATEGORY	RDA, Duplex/Two Family Residential
USE REGULATIONS	S92, General Rural
ANIMAL REGULATIONS	W, Stables allowed
DENSITY	.25 existing
LOT SIZE	4 A. (see general plan update)
BUILDING TYPE	C, Single Family detached
BUILDING HEIGHT	2 Stories, 35'
SETBACKS	D, 60' front, 15' interior side, 25' rear
GEO-TECHNICAL/SOILS	Light topsoil over Sand and Gravel
ELEVATION	600' +/-
SLOPE	0 - 5% NW to SE
FLOOD/FEMA	Alluvial Fan Zone, 1' Raised Floor Elevation
EXISTING USE	Vacant Hay Meadow
VEGETATION	Tamarisk rows / native grasses
PROPOSED USE	20+ A. Subdivision
SCHOOL DISTRICT	Borrego Springs Unified
WATER DISTRICT	Borrego Water District
FIRE DISTRICT	Borrego Fire Department

PRELIM. GRADING PLAN NOTES.

THIS PLAN IS TO PROVIDE FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTUE AN APPROVAL TO PERFORM ANY GRADING THEREON AND AGREES TO OBTAIN A GRADING PERMIT.

FLOOD CONTROL NOTE

COMPLY W/ FLOOD DAMAGE PREVENTION ORD. SEC. 811.303. "NO STRUCTURE OR LAND HEREAFTER BE CONSTRUCTED, LOCATED, EXTENDED, CONVERTED OR ALTERED WITHOUT FULL COMPLIANCE W/ THE TERMS OF THE ORDINANCE OR OTHER APPLICABLE REGULATIONS & SEC. 811.501 " NEW CONSTRUCTION & SUBSTANTIAL IMPROVEMENT OF ANY STRUCTURE SHALL HAVE THE LOWEST FLOOR - INCL. BSMT - ELEVATED TO OR ABOVE THE BASE FLOOD ELEVATION LEVEL

SLOPE RATIOS

NOT GREATER THAN 1½:1 CUTS, 2:1 FILL

CONTOURS

BASIS FOR ELEVATIONS SAN DIEGO COUNTY 1"=200' 5' INTERVAL MAP SHT # 402-1959

LICENSED ARCHITECT JAMES ENGELKE No. C20597 REN. STATE OF CALIFORNIA

JAMES ENGELKE
Architect

587 Palm Canyon Drive
P.O. Box 507
Borrego Springs, CA
92004

T. 760-767-1283
C. 619-602-4841

jengelke@juno.com

Diamond
20 ACRE ± PARCELS

2.23.06
4.25.07 REV.
9.25.07 REV.
12.25.07 REV.
6.26.08 REV.