

OFFER OF DEDICATION STATEMENT FOR PRIVATE AND FUTURE STREETS (TO BE ADDED TO ON THE FINAL MAP)

WE HEREBY OFFER TO THE PUBLIC USE THE PRIVATE AND FUTURE STREETS SHOWN ON SAID MAP, RESERVING TO OURSELVES ALL ORDINARY USES OF SAID LAND EXCEPT THE ERECTION OR CONSTRUCTION OF ANY STRUCTURE NOT ORDINARILY PLACED IN PUBLIC STREETS, UNTIL SUCH TIME AS SAID STREET IS ACCEPTED AND OPENED FOR PUBLIC USE. WE DO HEREBY, AND FOR OUR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY AGREE THAT ALL PRIVATE AND FUTURE STREETS SHOWN ON THIS MAP WILL ACCEPT DRAINAGE WATER DISCHARGED FROM ANY ADJOINING STREET, WHETHER IT BE A PUBLIC STREET, OR A PRIVATE AND FUTURE STREET, AND FURTHER AGREE THAT THE COUNTY OF LOS ANGELES IS HEREBY HELD FREE AND CLEAR OF ANY CLAIMS OR DAMAGES ARISING FROM SAID DRAINAGE.

NOTE: TOPOGRAPHY MAPPING OBTAINED FROM LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING, GIS MAPPING

NOTE: TOPOGRAPHY MAPPING COMPILED FROM AERIAL PHOTOGRAPHIC MAPPING AND AS-BUILT FIELD SURVEYS

**SLOPE SETBACK REQUIREMENTS**

ASCENDING SLOPES	$D = \frac{H}{2}$	D=3' MIN. D=15' MAX.
DESCENDING SLOPES	$Q = \frac{H}{3}$	Q=5' MIN. Q=40' MAX.
POOLS	$D = \frac{H}{4}$	D=1.5' MIN. D=7.5' MAX.

**OWNER/DEVELOPER**

KASCO, L.P.  
29397 LAKE VISTA DRIVE  
AGOURA, CA 91301  
AGENT: DAVID SATTERLEE  
805-222-5363

**LEGAL DESCRIPTION**

A.P.N. 4472-002-027

PARCEL 1 = 20.80 AC.  
PARCEL 2 = 25.82 AC.  
TOTAL = 46.62 AC.

**OPEN SPACE**

PARCEL 1 = 15.35 AC.  
PARCEL 2 = 22.63 AC.  
TOTAL = 37.98 AC. (81% OF TOTAL AREA)

**BENCH MARK**

BM# Y 11466  
DHW BENTAG IN N END DRY TO HSE  
4570 WESTLAKE BLVD 5.5M E/O C/L  
& 2.4K S/O CARLISLE RD.  
ELEV.=1674.947

**LEGEND**

- CABLE TV
- C.B.
- EDS.
- F.F.
- F.G.
- F.H.
- F.L.
- F.S.
- H.P.
- INV.
- P.P.
- SDMH
- SMH
- T.C.
- TEL.
- T.G.
- TOP GRATE
- TOP WALL
- W.M.
- W.V.
- (00.0)
- 00.0
- CONCRETE = IMPERVIOUS

**UTILITY PROVIDER**

ELECTRIC - SOUTHERN CALIFORNIA EDISON  
P.O. BOX 600  
ROSEMEAD, CA 91771  
800-611-1911

SEWER - ON-SITE PRIVATE

WATER - LAS VIRGENES MUNICIPAL WATER DISTRICT  
4232 LAS VIRGENES ROAD  
CALADABAS, CA 91302  
818-251-2200

TELEPHONE - VERIZON  
800-483-4000

**PRELIMINARY EARTHWORKS FOR PARCEL 2 PAD**

CUT = 3,415 CU.YDS FILL = 3,415 CU.YDS  
(INCLUDES EXCAVATION FOR GARAGE, GAME ROOM AND BONUS ROOM)

TOTAL IMPACTED AREA : 33,250 SQ. FT. (0.76 ACRES)  
TOTAL COMBINED CUT AND FILL = 6,830 C.Y.  
YARDAGE FOR FIRE DEPARTMENT TURN-AROUND = 983 C.Y.

PROJECT CUBIC YARDAGE FOR PLANNING (NORTH AREA PLAN)=5,847

NO OAK TREES TO BE IMPACTED WITHIN 200' OF THE PROPOSED GRADING.

NOTE: SLOPE MAINTENANCE AND THE MAINTENANCE OF DRAINAGE DEVICES IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNERS.

FURTHER DIVISION OF THIS PROPERTY TO LOT/PARCEL SIZES BELOW FIVE ACRES WILL REQUIRE STANDARD IMPROVEMENTS BE COMPLETED AS CONDITION OF APPROVAL. THE IMPROVEMENTS WILL INCLUDE BUT NOT LIMITED TO PROVIDING ACCESS, INSTALLATION OF WATER MAINS, APPURTENANCES AND FIRE HYDRANTS, AND CONFORMANCE TO LOS ANGELES COUNTY DEVELOPMENT STANDARDS.

PREPARED BY  
**PEAK SURVEYS INC.**  
CIVIL ENGINEERING & LAND SURVEYING  
2488 TOWNSCATZ RD Suite D  
WESTLAKE VILLAGES CA 91361  
(805) 497-0102 Fax: (805) 486-7014  
www.peakinc.com

COUNTY OF LOS ANGELES

EXHIBIT "A"

MINOR LAND DIVISION

VESTING TENTATIVE PARCEL MAP NO. 69051

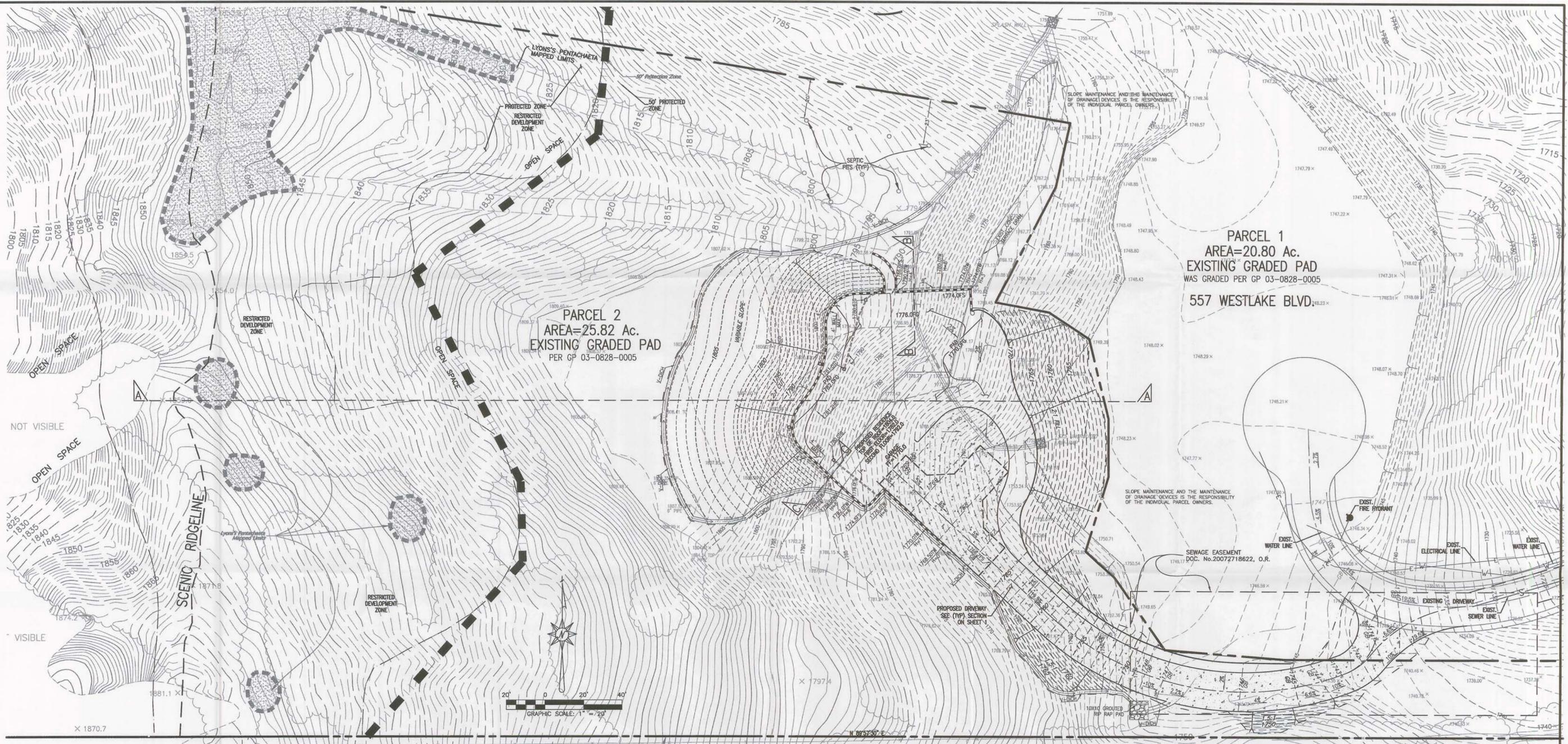
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

557 WESTLAKE BOULEVARD

SHEET 1 OF 2

DRAWN BY / DATE: CC 10/25/10

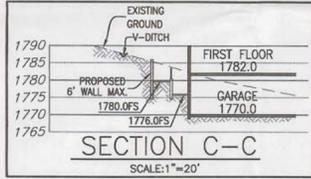
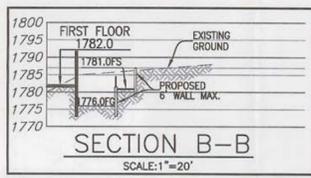
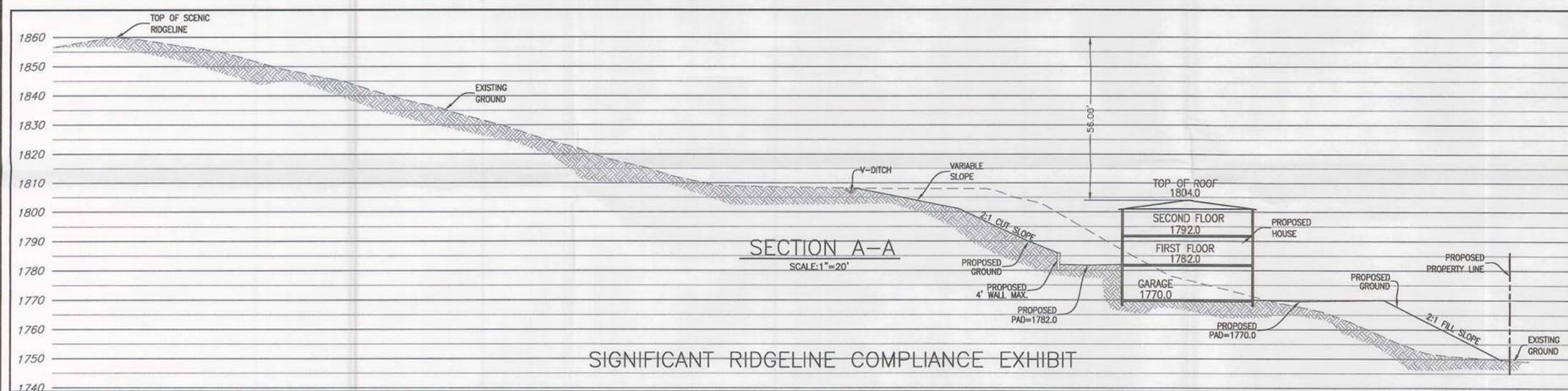
CHECKED BY / DATE:



**PARCEL 1**  
**AREA=20.80 Ac.**  
**EXISTING GRADED PAD**  
 WAS GRADED PER GP 03-0828-0005  
**557 WESTLAKE BLVD.**

**PARCEL 2**  
**AREA=25.82 Ac.**  
**EXISTING GRADED PAD**  
 PER GP 03-0828-0005

SCENIC RIDGELINE



**UTILITY PROVIDER**  
 ELECTRIC - SOUTHERN CALIFORNIA EDISON  
 P.O. BOX 600  
 ROSEMEAD, CA 91771  
 800-611-1911  
 ON-SITE PRIVATE  
 SEWER - LAS VIRGENES MUNICIPAL  
 WATER DISTRICT  
 4232 LAS VIRGENES ROAD  
 CALABASAS, CA 91302  
 818-251-2200  
 TELEPHONE - VERIZON  
 800-483-4000

**PRELIMINARY EARTHWORKS FOR PARCEL 2 PAD**  
 CUT = 3,415 CU.YDS FILL = 3,415 CU.YDS  
 (INCLUDES EXCAVATION FOR GARAGE, GAME ROOM AND BOULDER ROOM)  
 TOTAL IMPACTED AREA = 33,250 SQ. FT. (0.76 ACRES)  
 TOTAL COMBINED CUT AND FILL = 6,830 C.Y.  
 YARDAGE FOR FIRE DEPARTMENT TURN-AROUND = 983 C.Y.  
**PROJECT CUBIC YARDAGE FOR PLANNING (NORTH AREA PLAN)=5,847**  
**OWNER/DEVELOPER** RASCO, L.P.  
 28307 LAKE VISTA DRIVE  
 AGOURA, CA 91301  
 AGENT: DAVID SATTERLEE  
 805-222-5363  
**A.P.N. 4472-002-027**  
**PARCEL 1 = 20.80 AC.**  
**PARCEL 2 = 25.82 AC.**  
**TOTAL = 46.62 AC.**

- PROPOSED LOW IMPACT DEVELOPMENT (L.I.D.) MEASURES**
1. CISTERN/RAIN BARRELS, 200 GALLONS MINIMUM STORAGE FOR EACH PARRCEL.
  2. LANDSCAPING AND LANDSCAPE IRRIGATION: A MINIMUM OF TWO 15 GALLON TREES TO BE PLANTED AND THE INSTALLATION OF SMART IRRIGATION CONTROLLERS TO BE MAINTAINED ON EACH PARCEL.

NO OAK TREES TO BE IMPACTED WITHIN 200' OF THE PROPOSED GRADING.

PREPARED BY  
**PEAK SURVEYS INC.**  
 CIVIL ENGINEERING & LAND SURVEYING  
 2408 TOWNSGATE RD. SUITE D  
 WESTLAKE VILLAGE CA 91361  
 (805) 497-0102 Fax: (805) 495-7014  
 www.peakinc.com

COUNTY OF LOS ANGELES DEPT OF REGIONAL PLANNING  
**EXHIBIT "A"** AUG 28 2012 EXHIBIT  
 MINOR LAND DIVISION RECEIVED CS INDEX NO.  
**VESTING TENTATIVE PARCEL MAP NO. 69051**  
**LOCATED IN THE UNINCORPORATED TERRITORY OF**  
**THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"**  
**557 WESTLAKE BOULEVARD**  
**PAD GRADING DETAIL**  
 DRAWN BY / DATE GC 10/25/10 CHECKED BY / DATE  
**SHEET 2 OF 2**