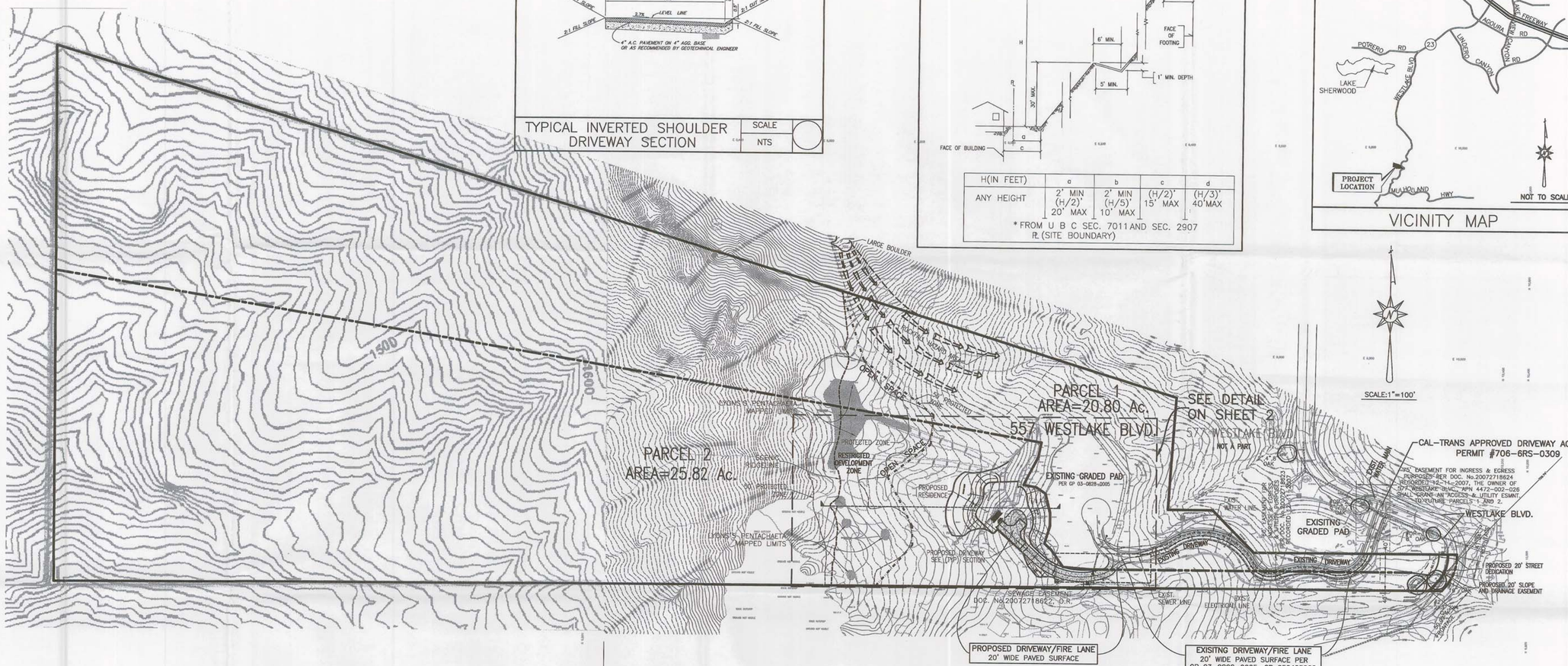
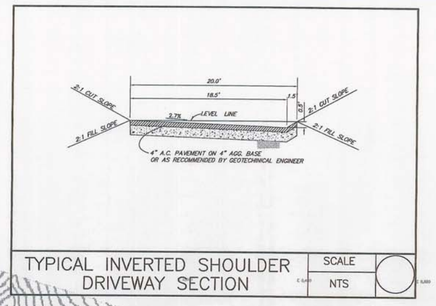
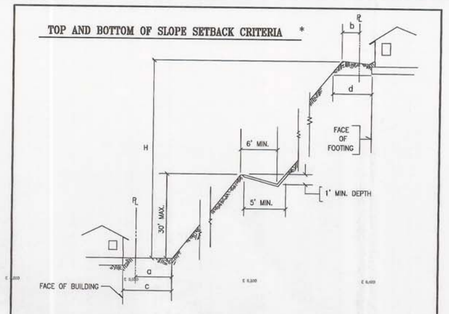




TYPICAL INVERTED SHOULDER DRIVEWAY SECTION

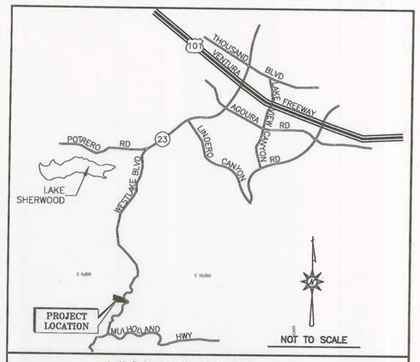
SCALE NTS



H(IN FEET)	a	b	c	d
ANY HEIGHT	2' MIN (H/2)' 20' MAX	2' MIN (H/5)' 10' MAX	(H/2)' 15' MAX	(H/3)' 40' MAX

* FROM U B C SEC. 7011 AND SEC. 2907

℄ (SITE BOUNDARY)



VICINITY MAP

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

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

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.

LEGAL DESCRIPTION

PARCEL 1:
BEING A PORTION OF LOTS 2 AND 3 OF SECTION 3 TOWNSHIP 1 SOUTH, RANGE 19 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND FILED IN THE DISTRICT LAND OFFICE APRIL 10, 1900, ALSO BEING A PORTION OF PARCEL 1 AS DESCRIBED IN DOCUMENT NO. 83-51610 AND RECORDED JANUARY 14, 1983, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 1, SAID CORNER BEING THE INTERSECTION OF THE SOUTH LINE OF LOT 2 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 19 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND FILED IN THE DISTRICT LAND OFFICE APRIL 10, 1990, AND THE CENTERLINE OF WESTLAKE BOULEVARD, SOMETIMES KNOWN AS "DECKER ROAD", AS DESCRIBED IN VARIOUS DEEDS OF RECORD, AMONG THEM BEING THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED APRIL 29,1918 IN BOOK 6682 PAGE 1 OF DEEDS, RECORDS OF LOS ANGELES COUNTY;
THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID CENTERLINE TO A POINT WHICH IS DISTANT NORTHERLY 80.00 FEET, MEASURED AT RIGHT ANGLES FROM THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID PARCEL 1; THENCE WESTERLY ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID PARCEL 1 A DISTANCE OF 450.00 FEET; THENCE NORTHWESTERLY A DISTANCE OF 130.00 FEET TO A POINT WHICH IS DISTANT NORTHERLY 171.92 FEET, MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF SAID PARCEL 1;
THENCE WESTERLY ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID PARCEL 1 A DISTANCE OF 100.00 FEET; THENCE NORTHERLY IN A DIRECT LINE TO A POINT NORTHEAST LINE OF SAID PARCEL 1, DISTANT NORTHWESTERLY THEREON 300.00 FEET FROM THE INTERSECTION OF SAID NORTHEAST LINE AND THE CENTERLINE OF SAID WESTLAKE BOULEVARD; THENCE NORTHWESTERLY, SOUTHERLY, AND EASTERLY ALONG THE NORTHEAST, WEST, AND SOUTH LINES, RESPECTIVELY OF SAID PARCEL 1 TO THE POINT OF BEGINNING.
ALSO, LOT 4 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 19 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND FILED IN THE DISTRICT LAND OFFICE APRIL 10,1900.
SAID LAND IS SHOWN AS PARCEL 1 ON THE CERTIFICATE OF COMPLIANCE RECORDED MAY 23,1983 AS INSTRUMENT NO. 83-576596.

EXISTING EASEMENTS "ALL EASEMENTS AS TO REMAIN"

AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES TO BE KNOWN AS DECKER ROAD, AS DESCRIBED IN VARIOUS DEEDS OF RECORD, AMONG THEM BEING THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED APRIL 29, 1918 IN BOOK 6682 PAGE 1 OF DEEDS.

AN EASEMENT FOR THE RIGHT TO CONSTRUCT, USE, MAINTAIN, ALTER, ADD TO, REPAIR, REPLACE AND/OR REMOVE ELECTRIC LINES, CONSISTING OF POLES, NECESSARY GUYS AND ANCHORS, CROSS-ARMS, WIRES AND OTHER FIXTURES AND APPLIANCES FOR CONVEYING ELECTRIC ENERGY, GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JUNE 17, 1965, INSTRUMENT NO. 1089, IN BOOK D2943 PAGE 665, O.R.

AN EASEMENT TO CONSTRUCT, USE MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS, CONSISTING OF WIRES, UNDERGROUND CONDUITS, CABLES, VAULTS, MANHOLES, HANDHOLES, AND INCLUDING ABOVE-GROUND ENCLOSURES, MARKERS AND CONCRETE PADS AND OTHER APPURTENANT FIXTURES AND EQUIPMENT, GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JULY 27, 2006 AS INSTRUMENT NO. 06-1666185, O.R.

AN EASEMENT TO CONSTRUCT, USE MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS, CONSISTING OF WIRES, UNDERGROUND CONDUITS, CABLES, VAULTS, MANHOLES, HANDHOLES, AND INCLUDING ABOVE-GROUND ENCLOSURES, MARKERS AND CONCRETE PADS AND OTHER APPURTENANT FIXTURES AND EQUIPMENT, GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JULY 27, 2006 SD INSTRUMENT NO. 06-1666186, O.R.

AN EASEMENT FOR SEWER PIPELINE AND SEEPAGE PIT FACILITIES INSTALLATION, REPAIR, REPLACEMENT AND MAINTENANCE, GRANTED TO SUELYN HETH, RECORDED DECEMBER 11, 2007 AS INSTRUMENT NO. 20072718622, O.R.

AN EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES, GRANTED TO SUELYN HETH, RECORDED DECEMBER 12, 2007 AS INSTRUMENT NO. 20072718623, O.R.

AN EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES, GRANTED TO KASCO, RECORDED DECEMBER 12, 2007 AS INSTRUMENT NO. 20072718624, O.R.

A PROPOSED RESTRICTED DEVELOPMENT AREA.

PROPOSED EASEMENTS

PROPOSED 20 FEET STREET DEDICATION.

PROPOSED 20 FEET SLOPE AND DRAINAGE EASEMENT

INGRESS AND EGRESS EASEMENTS ARE TO BE RESERVED.

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.

MAINTENANCE RESPONSIBILITIES

- INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF ALL SLOPES, LANDSCAPING AND DRAINAGE DEVICES WITHIN THEIR LOT.

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

BENCH MARK

BM# Y 11466
DPW BM TAG IN N END DRWY TO HSE #570 WESTLAKE BLVD 5.5M E/O C/L & 2.4K S/O CARLISLE RD.
ELEV.=1674.947

LEGEND

CAB	CABLE TV
C.B.	CATCH BASIN
EDS.	EDISON
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
F.H.	FIRE HYDRANT
F.L.	FLOW LINE
F.S.	FINISH SURFACE
H.P.	HIGH POINT
INV.	INVERT
P.P.	POWER POLE
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
T.C.	TOP CURB
TEL.	TELEPHONE
T.G.	TOP GRATE
T.W.	TOP WALL
W.M.	WATER METER
W.V.	WATER VALVE
(00.0)	SPOT ELEVATION
00.0	DESIGN ELEVATION
	BOUNDARY LINE
	CENTER LINE
	FLOW LINE
	CUT/FILL LINE
	STORM DRAIN PIPE
	RETAINING WALL
	SITE WALL
	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
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 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.

PARCEL 1= 20.80 AC. GROSS (20.29 AC. NET)
NET AREA = GROSS AREA LESS 20 FOOT STREET DEDICATION AND 10 FOOT SLOPE EASEMENT (0.03 AC.) AND PORTION OF 60 FOOT DRIVEWAY EASEMENT AND COMMON DRIVEWAY (0.48 AC.)

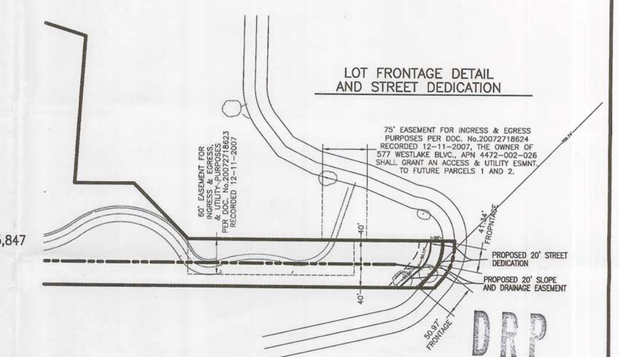
PARCEL 2= 25.82 AC. GROSS (25.65 AC. NET)
NET AREA = GROSS AREA LESS 20 FOOT STREET DEDICATION AND 10 FOOT SLOPE EASEMENT (0.04 AC.) AND PORTION OF 60 FOOT DRIVEWAY EASEMENT AND COMMON DRIVEWAY (0.13 AC.)

TOTAL = 46.62 AC. GROSS (45.94 AC. NET)

OPEN SPACE

PARCEL 1= 15.35 AC. = 74% GROSS
PARCEL 1 PAD AREA = 5.45 AC. = 26%

PARCEL 2= 22.63 AC. = 86% GROSS
PARCEL 2 PAD AREA = 3.19 AC. = 14%



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 DEVLOPMENT STANDARDS.

DRP
FILE COPY
DEPT OF REGIONAL PLANNING
AUG 28 2012 REV. (REV REQD)
RECEIVED CS INDEX NO.

PREPARED BY
PEAK SURVEYS INC.
CIVIL ENGINEERING & LAND SURVEYING
2488 TOWNSGATE RD Suite D
WESTLAKE VILLAGE CA 91361
(805) 497-0102 Fax:(805) 495-7014
www.peakinc.com

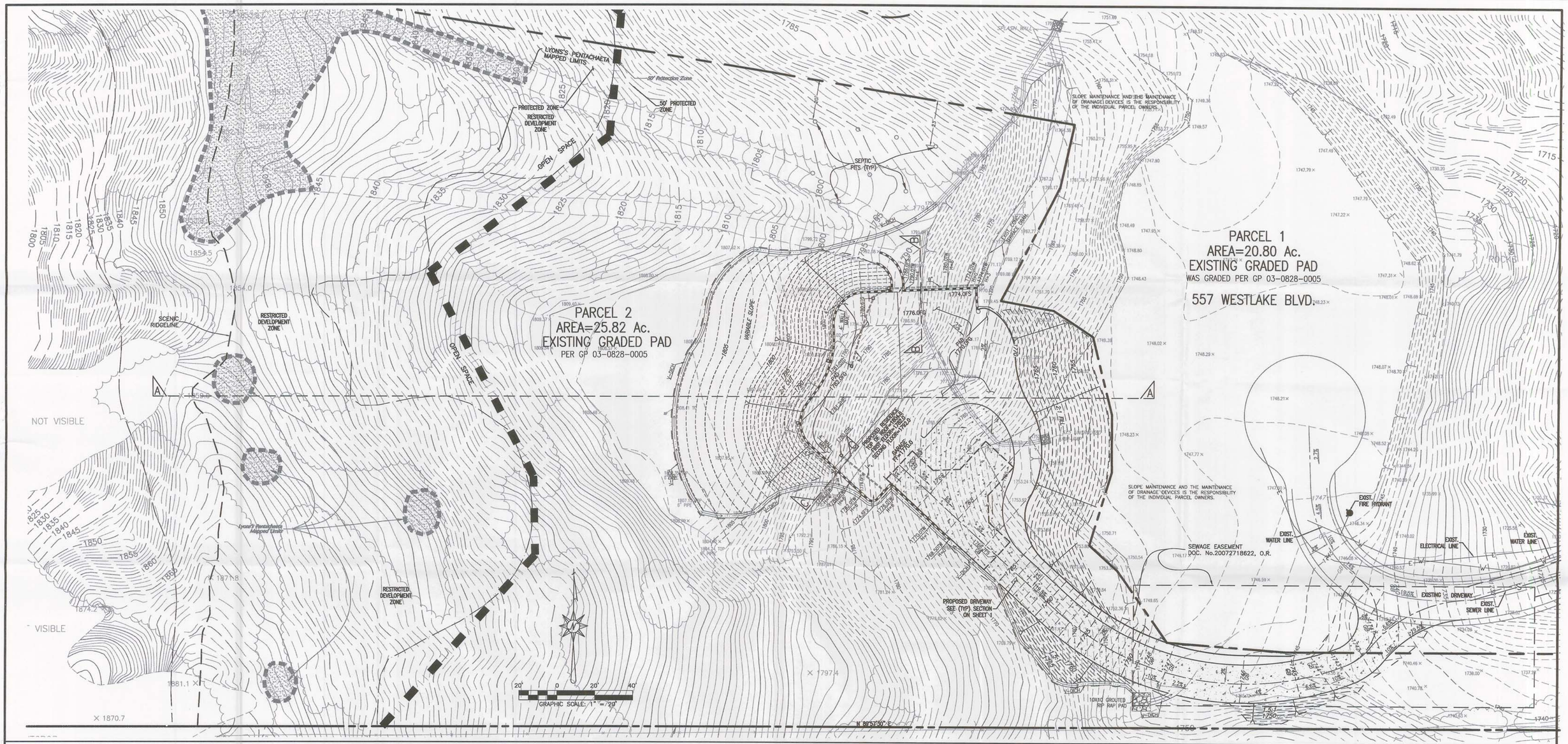
COUNTY OF LOS ANGELES

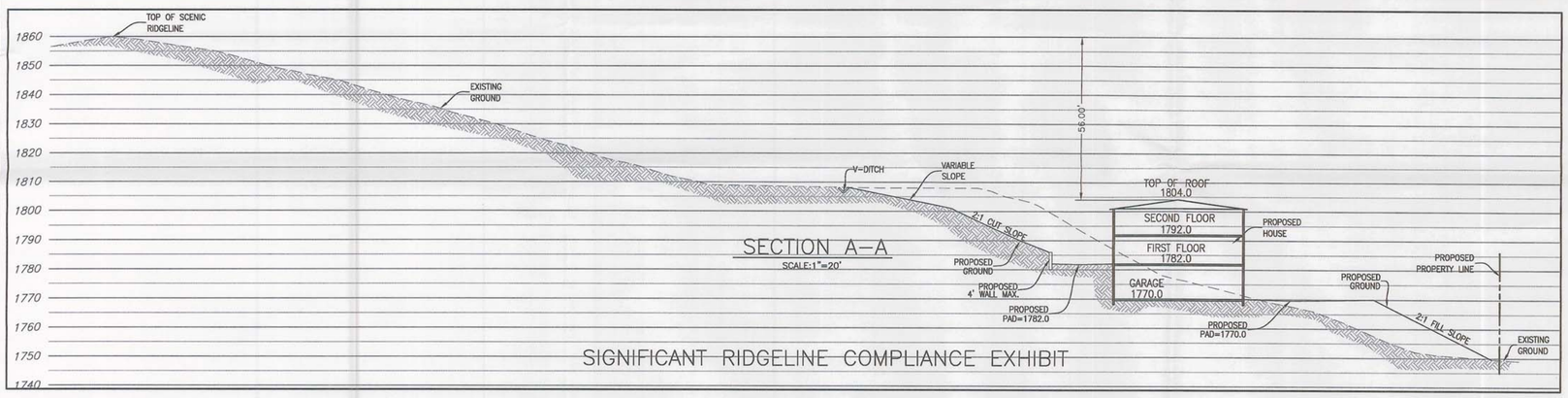
MINOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 69051
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"

557 WESTLAKE BOULEVARD

DRAWN BY / DATE	CHECKED BY / DATE	
GC 10/25/10		SHEET 1 OF 2

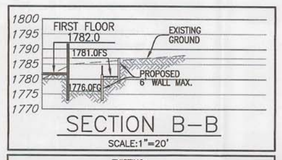
G:\projects\05-4389\PEAK GRADING PLAN\TENTATIVE PARCEL MAP-5.DWG 08/02/2012



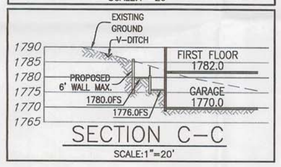


SECTION A–A
SCALE:1"=20'

SIGNIFICANT RIDGELINE COMPLIANCE EXHIBIT



SECTION B–B
SCALE:1"=20'



SECTION C–C
SCALE:1"=20'

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
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DRP
FILE COPY

A.P.N. 4472-002-027
PARCEL 1= 20.80 AC.
PARCEL 2= 25.82 AC.
TOTAL = 46.62 AC.

DEPT OF REGIONAL PLANNING

PROPOSED LOW IMPACT DEVELOPMENT (L.I.D.) MEASEURES

1. CISTERN/RAIN BARRELS, 200 GALLONS MINIMUM STARAGE 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.
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COUNTY OF LOS ANGELES

AUG 28 2012 REV. (REV RECD)

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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

PAD GRADING DETAIL

DRAWN BY / DATE	CHECKED BY / DATE	SHEET 2 OF 2
GC 10/25/10		

G:\projects\05-4389\PEAK GRADING PLAN\TENTATIVE PARCEL MAP-5.DWG 07/24/2012