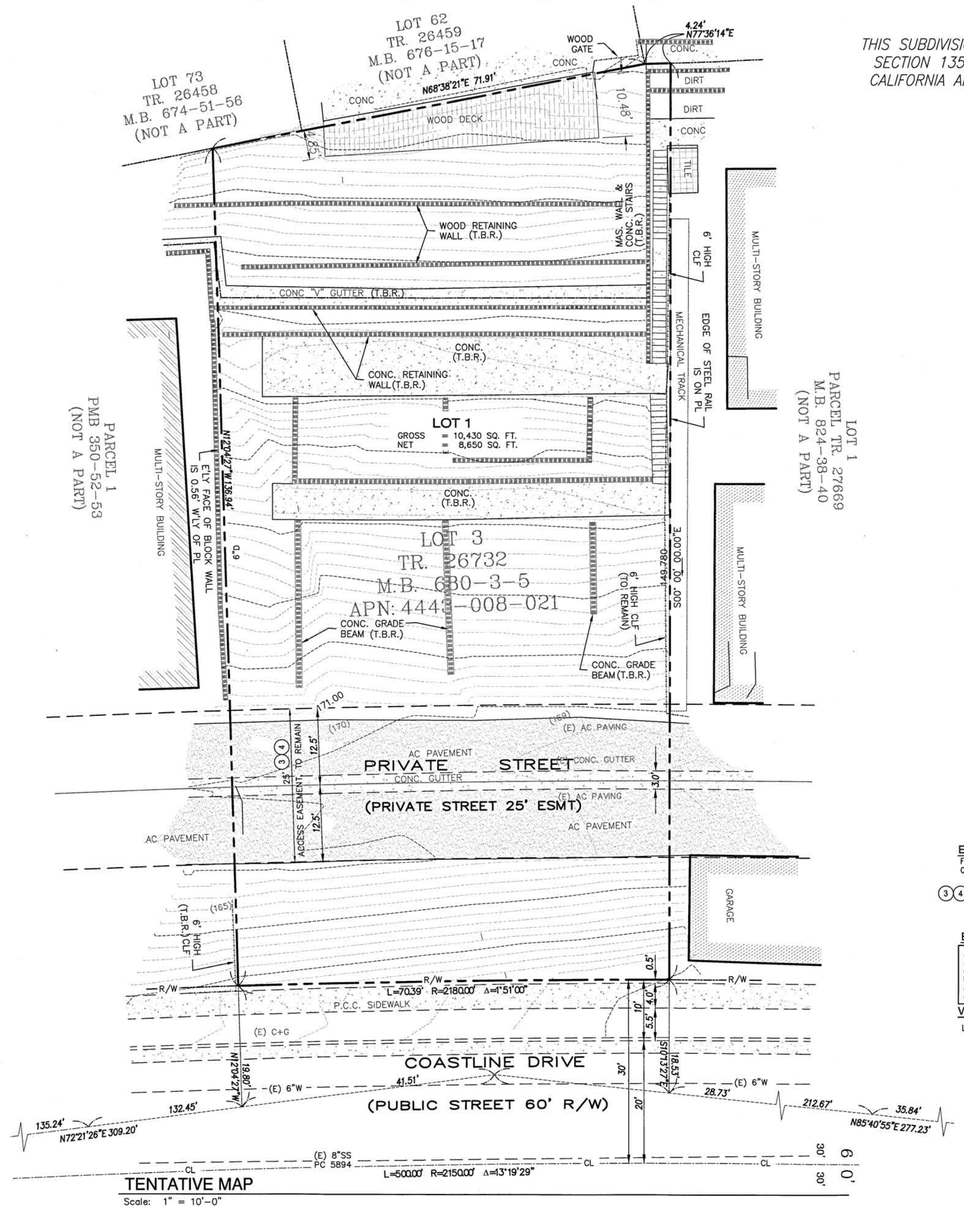
MINOR LAND DIVISION
Vesting Tentative Parcel Map #073804
For Condominium Purposes

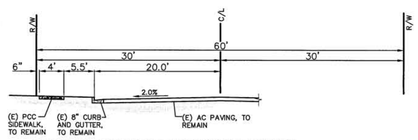
Located in the Unincorporated Territory of the County of Los Angeles, State of California

March 16, 2016



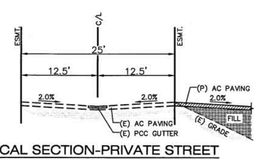
TENTATIVE MAP

Scale: 1" = 10'-0"



TYPICAL SECTION-COASTLINE DRIVE

SCALE: 1"=10'



TYPICAL SECTION-PRIVATE STREET

SCALE: 1"=10'

THIS SUBDIVISION IS FOR CONDOMINIUM PURPOSES AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT.

APPLICANT/DEVELOPER:

L+V ARCHITECTS
2332 COTNER AVENUE #303
WEST LOS ANGELES, CA 90064
310-914-5577
CONTACT: LUBA TOMALEVSKA

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SOILS ENGINEER:

Bay City Geology
2800 NEILSON WAY
SANTA MONICA, CA 90405
310-429-6681
CONTACT: JONATHON MILLER

PROPERTY ADDRESS:

18225 COASTLINE DRIVE
MALIBU, CALIFORNIA 90265

EXISTING USE:

THE TOTAL AREA OF LAND CONSISTS OF:
GROSS = 10,430 SQ. FT.
NET = 8,650 SQ. FT.

THE SITE IS CURRENTLY VACANT WITH REMNANT FOUNDATIONS.

ZONING: R-3 (LIMITED MULTIPLE RESIDENCE), CURRENT AND PROPOSED.
LAND USE: U20 (RESIDENTIAL 20du/ac)

LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:

LOT 3 OF TRACT NO. 26732 AS PER MAP RECORDED IN BOOK 680 PAGES 3 THROUGH 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FLOOD ZONE:

THE SUBJECT PROPERTY IS MAPPED AS ZONE "X"

SUBDIVISION SUMMARY:

THE SUBDIVISION PROPOSES CREATION OF ONE (1) LOT FOR CONDOMINIUM PURPOSES, WITH THREE (3) CONDOMINIUM AIRSPACES:

1-3 – TOWNHOUSE UNITS

THE PORTION OF LOT 1 OUTSIDE THE CONDOMINIUM AIRSPACES IS FOR COMMON AREA INCLUDING PRIVATE DRIVEWAY, LANDSCAPE AREA AND GUEST PARKING, AND TO PROVIDE REQUIRED UTILITY EASEMENTS. IT IS PART OF COMMON AREA WHICH WILL BE HELD IN FEE BY AN ASSOCIATION MADE UP OF THE OWNERS OF INDIVIDUAL LOTS.

NOTES:

1. ALL EXISTING IMPROVEMENTS ON SITE TO BE REMOVED, UNLESS SPECIFICALLY NOTED OTHERWISE. EXISTING UTILITIES IN THE PRIVATE STREET EASEMENT CROSSING THE LOT AND ADJACENT PUBLIC RIGHT OF WAY TO BE PROTECTED IN PLACE, UNLESS OTHERWISE NOTED.
2. DRAINAGE TO BE BY UNDERGROUND DRAINAGE SYSTEM, DISCHARGING TO COASTLINE DRIVE THROUGH A CURB CULVERT. THE PROJECT PROPOSES TREE PLANTING AND DOWNSPOUT ROUTING TO ADDRESS LOS ANGELES COUNTY LOW IMPACT DEVELOPMENT REQUIREMENTS FOR NON-PRIORITY PROJECTS.
3. SANITARY SEWER IS AVAILABLE IN THE ADJACENT STREET. SEWAGE DISPOSAL TO BE BY PUBLIC SANITARY SEWER SYSTEM, OWNED AND MAINTAINED BY LOS ANGELES COUNTY SANITATION DISTRICT.
4. WATER IS AVAILABLE IN THE PUBLIC RIGHT OF WAY. WATER PURVEYOR IS LOS ANGELES COUNTY WATERWORKS DISTRICT 29.
5. ALL SQUARE FOOTAGES SHOWN ARE APPROXIMATE AND SUBJECT TO REVISION DURING DESIGN PROCESS.

EARTHWORK QUANTITIES:

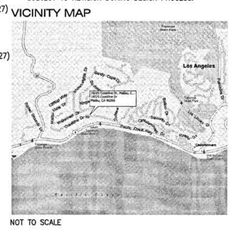
BY METHOD OF TYPICAL SECTION:

CUT: 1066 CY (V=(429.6sf X 67')/27)
OVERCX: 80 CY
TOTAL CUT: 1146 CY

RECOMPACT: 80
FILL: 164 CY (V=(66.2.6sf X 67')/27)
TOTAL FILL 244 CY (RAW)
FILL: 305 CY (20% SHRINKAGE)

NET: 841 CY EXPORT
EXPORT SITE: Calabasa Landfill
5300 Lost Hills Road
Agoura, CA 91301

VICINITY MAP



NOT TO SCALE

EASEMENTS:

FROM A TITLE REPORT BY LAWYERS TITLE COMPANY DATED APRIL 6, 2015:

(3)(4) AN EASEMENT FOR A PRIVATE DRIVE AS SHOWN ON TRACT MAP 26732, BOOK 680, PAGES 3 THROUGH 5, AND AN EASEMENT TO GENERAL TELEPHONE FOR UNDERGROUND CONDUITS, OVER SAME. TO REMAIN.

BENCHMARK:

BM NUMBER: 11313 (NAVD 1988)
FOUND CAL-TRANS BRASS DISC IN CONCRETE CURB RETURN 2.5M(8.2') WEST OF BCR @ NORTH WEST, CORNER TOPANGA CANYON BLVD. AND PACIFIC COAST HIGHWAY.
ELEV. = 44.664 FT.

WATER PURVEYOR:

LA COUNTY WATERWORKS DISTRICT 29

NORTH

Bolton Engineering Corp.
Civil Engineering & Surveying
25834 Narbonne Avenue Ste. 210
Lomita, CA 90717