RECEIVED
DEPT OF REGIONAL PLANNING
PM23202 MOD TO RECORDED EXHIBIT MAP PG 1
DATE: 21 JAN 2015

OWNER/SUBDIVIDER:
MR. ABRAHAM ABI RAFEH
333 E. GLENOAKS BLVD. #200
GLENDALE, CA 91207
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PREPARED BY:
HANK JONG, PE
EGL ASSOCIATES, INC.
11819 GOLDRING ROAD, UNIT A
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CONSTRUCTION NOTES

(A) CONSTRUCT 2' WIDE CONC. SWALE.
(B) CONSTRUCT 4" THK. A.C. ON 6" C.A.B.
(C) CONSTRUCT A1-6 CURB PER SPPWC STD. 120-2.
(D) CONSTRUCT A2-6 CURB & GUTTER PER SPPWC STD. 120-2.
(E) CONSTRUCT 4' WIDE CONC. SWALE.
(F) CONSTRUCT 3' MAX. RETAINING WALL.
(G) CONSTRUCT RIP-RAP.
(N) EX. IMPROVEMENT TO REQUIRE FIELD INSPECTION AND BE SUBJECT TO REMEDIATION.

EXHIBIT "A"

NORTH

SCALE: 1"=30'-0"

LOT AREA TABLE

LOT	AREA SF/AC
1	141,607.61 / 3.25
2	52,554.34 / 1.21
3	92,029.39 / 2.11
TOTAL	286,191.34 / 6.57

PAD AREA TABLE

LOT	APPROVED PAD AREA SF/AC	CURRENT PAD AREA SF/AC
1	6144.62 / 0.14	9,812.13 / 0.23
2	8583.97 / 0.20	9,543.87 / 0.22
3	3834.45 / 0.09	5,547.58 / 0.13
TOTAL	18563.04 / 0.43	24,903.58 / 0.57

ALL DRAINAGE DEVICES SHALL BE MAINTAINED BY PRIVATE OWNER.

UTILITY SERVICES:

WATER-- COUNTY OF LOS ANGELES WATER DISTRICT
SEWER--COUNTY OF LOS ANGELES SANITATION DISTRICT
GAS--SOUTHERN CALIFORNIA GAS CO.
ELECTRICAL--SOUTHERN CALIFORNIA EDISON CO.
TELEPHONE--AT&T
SCHOOL-- LOS ANGELES UNIFIED SCHOOL DISTRICT 4
FIRE--LOS ANGELES COUNTY FIRE DEPARTMENT
SHERIFF--LOS ANGELES COUNTY SHERIFF

NOTES:

EX. ZONING: A-1-10
PROP. ZONING: A-1-10
NO. OF EX. LOTS: 1
NO. OF PROP. LOTS: 3
EX. USE OF THE LOTS: RESIDENTIAL
PROP. USE OF THE LOTS: SINGLE FAMILY RESIDENTIAL
ASSESSOR'S PARCEL NUMBER: 4434-040-030 (LOT 1)
4434-040-031 (LOT 2)
4434-040-032 (LOT 3)

SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.

LEGEND

(527.63).....EXISTING ELEVATION
520.00.....PROPOSED ELEVATION
--(530)--PREVIOUS CONTOUR (UNDEVELOPED CONDITION)
—(530)— PROPOSED CONTOUR
.....DRAINAGE PATTERN
.....PROPOSED PAD
.....CATCH BASIN
.....EX. TREE
.....EX. FIRE HYDRANT
T.C.....TOP OF CURB
F.L.....FLOW LINE
F.G.....FINISH GRADE
F.S.....FINISH SURFACE
F.F.....FINISH FLOOR
H.P.....HIGH POINT
.....RETAINING WALL
B/W.....BACK OF SIDEWALK
EC .....END OF CONCRETE
EP .....END OF PAVEMENT
EX .....EXISTING
TG .....TOP GRATE
INV.....INVERT ELEVATION
FS .....FINISH SURFACE
TC.....TOP OF CURB
PAD 1539.80 .....CURRENT PAD ELEVATION
<PAD 1539.80> .....PAD ELEVATION PER APPROVED GRADING PLAN GR 03-0127-0001
.....TRACT BOUNDARY
.....PROPOSED PAD LOCATION

LEGAL DESCRIPTION:

LOTS 1, 2 AND 3 OF PARCEL MAP NO. 23202, FILED JUNE 17, 2004 IN BOOK 323, PAGES 93 TO 96, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

FND COUNTY SURVEY COR BRASS DISK CITY BND SEC 3029 DN 0.5'

BENCH MARK:

BM C 9025 ELEV = 1423.383 (433.848)
CSBM MON. IN W END CB @SCR SE COR TOPANGA CYN. BLVD. & VIEWRIDGE RD. 23M E & 10M S/O C/L INT. (BM 56-15A-1968)
MALIBU QUAD 1988 NAVD 88 DATUM

SURVEY WAS CONDUCTED BY AL THELWELL, LS 6999 ON APRIL, 2010.

EASEMENT NOTES

(1) 12' WIDE LA COUNTY RIDING AND HIKING TRAIL TO BE VACATED.

(2) VARIABLE WIDTH EASEMENT FOR INGRESS / EGRESS, DRAINAGE AND UTILITY PURPOSES PER O.R. REC. 12/22/1993 AS INST. NO. 93-2495009.

(3) 15' WIDE EASEMENT OF LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 29, FOR WATER PIPELINE AND INGRESS AND EGRESS PURPOSES PER TRACT NO. 45360, M.B. 1178-31-41.

(4) 10' WIDE SANITARY SEWER EASEMENT OF THE COUNTY OF LOS ANGELES PER TRACT NO. 45360, M.B. 1178-31-41.

(R) FLOOD HAZARD AREA

(RU) RESTRICTED USE AREA

LINE TABLE

	BEARING	LENGTH
L1	S82°06'39"W	11.51'
L2	N07°53'21"W	60.82'
L3	S82°06'39"W	5.76'
L4	N07°53'21"W	30.41'

EARTHWORK VOLUMES PER APPROVED GRADING PLAN GR 03-0127-0001

CUT : 5,730 C.Y.
FILL : 1,900 C.Y.
EXPORT : 3,830 C.Y.

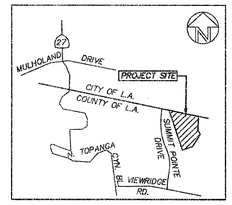
EARTHWORK ESTIMATE

UNDEVELOPED CONDITION TO CURRENT GRADE

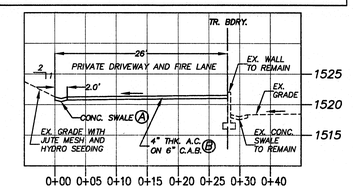
PARCEL MAP NO. 23202
3380, 3386 AND 3390 N. SUMMIT POINTE DR.
TOPANGA, CA 90290

AREA		AVG. AREA (FT2)	AVG. EX. ELEV. (FT)	AVG. PROPOSED ELEV. (FT)	AVG. CUT(-) DEPTH (FT)	AVG. FILL(+) DEPTH (FT)	AVG. CUT (-) VOLUME (FT3)	AVG. FILL(+) VOLUME (FT3)
PARCEL 1	PAD	4,044	(1537.5)	1539.3		1.8		7,279
		5,768	(1543.2)	1541.2	(-) 2.0		(-) 11,536	
	DWY.	4,478	(1518.3)	1521.8		3.5		8,050
		1,200	(1528.3)	1530.8		2.5		3,000
PARCEL 2	PAD	2,877	(1540.3)	1541.8		1.5		4,315
		6,867	(1545.0)	1543.0	(-) 2.0		(-) 13,734	
	DWY.	1,300	(1527.5)	1528.0		0.5		650
		1,700	(1533.3)	1537.3		4.0		6,800
PARCEL 3	PAD	3,916	(1544.0)	1539.5	(-) 4.5		(-) 17,622	
		1,632	(1537.0)	1538.0		1.0		1,632
	DWY.	1,300	(1528.0)	1529.0		1.0		1,300
		900	(1533.5)	1535.0		1.5		1,350
DETENTION BASIN		2,300	(1548.2)	1545.2	(-) 3.0		(-) 6,900	
TURN AROUND		1,000	(1529.8)	1522.3	(-) 7.5		(-) 7,500	
SLOPES & LOOSE SOIL REMOVAL		120,000	-	-	(-) 1.0		(-)120,000	
SUB TOTAL VOL(FT^3):							(-)176,892	34,376
TOTAL VOL. (C.Y.):							(-) 6,600	1,300

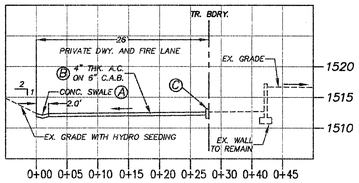
CUT : 6,600 C.Y.
FILL : 1,300 C.Y.
EXPORT : 5,300 C.Y.



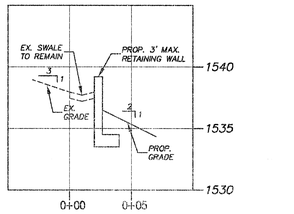
VICINITY MAP
Not To Scale



SECTION "A-A"
SCALE: 1"=10'



SECTION "B-B"
SCALE: 1"=10'



SECTION "C-C"
SCALE: 1"=5'

PROJECT LOCATION:

PARCEL MAP NO. 23202

3380, 3386 AND 3390 N. SUMMIT POINTE DR.
TOPANGA, CA 90290

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REVISIONS	BY
JY 02/17/2014	
JY 04/21/2014	
SY 12/08/2014	

RELEASED DATE

PREPARED FOR:

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DRAWN	GB
CHECKED	HJ
DATE	07/01/11
JOB NO.	10-001-003
SCALE	1"=30'
FILE	

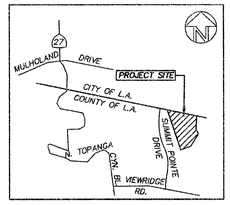
DRAWING 2 OF 3 SHEETS

RECEIVED
DEPT OF REGIONAL PLANNING
PM23202 MOD TO RECORDED EXHIBIT MAP PG 2
DATE: 21 JAN 2015

OPEN SPACE EXHIBIT

NORTH

SCALE: 1"=30'-0"



VICINITY MAP
Not To Scale

OPEN SPACE AREA TABLE

PARCEL	LOT AREA SQ. FT.	OPEN SPACE AREA SQ. FT.	RATIO %
PARCEL 1	141,607.81	120,740.81	85.3
PARCEL 2	52,554.34	34,286.52	65.2
PARCEL 3	92,029.39	68,227.12	74.1
TOTAL	286,191.34	223,234.45	78.0

: OPEN SPACE AREA

LEGEND

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3 OF 3 SHEETS