MODIFICATION TO RECORDED PARCEL MAP NO. 23202

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

SCALE: 1"=30'-0"

OWNER/SUBDIVIDER:
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333 E. GLENOAKS BLVD. #200
GLENDALE, CA 91207
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PREPARED BY:
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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.
- (H) EX. IMPROVEMENT TO REQUIRE FIELD INSPECTION AND BE SUBJECT TO REMEDIATION.
- (I) CONSTRUCT DRIVEWAY APPROACH PER APPROVED STREET IMPROVEMENT PLAN.

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

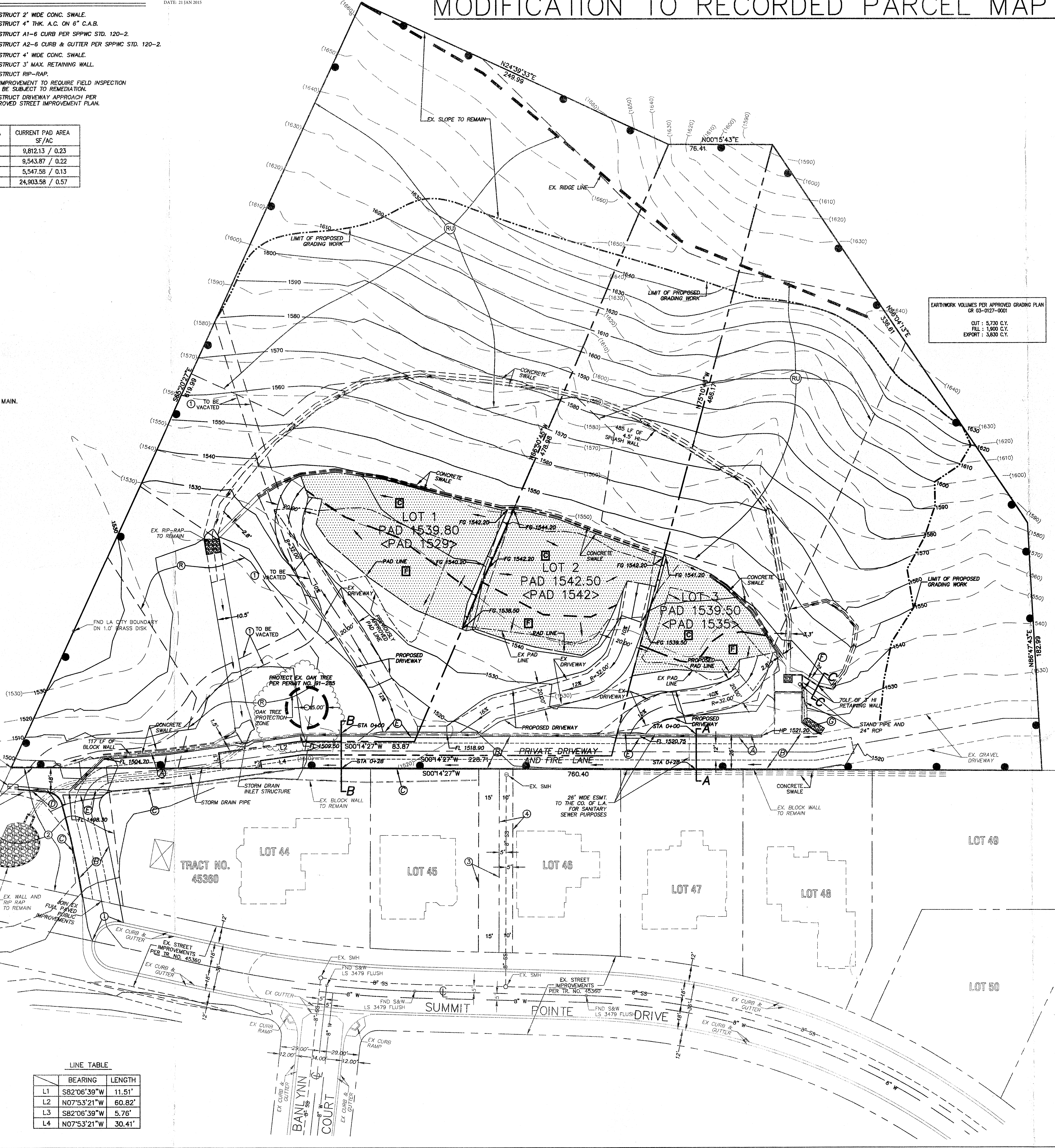
LEGAL DESCRIPTION:

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.

BENCH MARK:

BM C 9025 ELEV = 1423.383 (433.848)
CSBM MON. IN W END CB @BCR 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

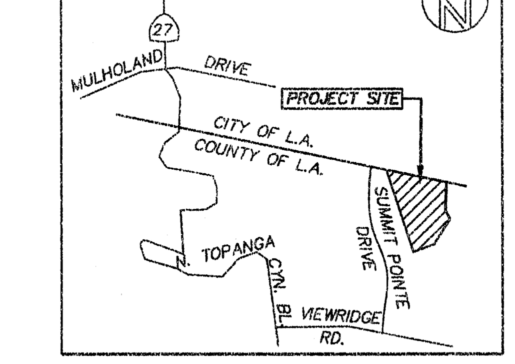
1. 12' WIDE LA COUNTY RIDING AND HIKING TRAIL TO BE VACATED.
2. VARIABLE WIDTH EASEMENT FOR INGRESS / EGRESS, DRAINAGE AND UTILITY PURPOSES PER O.R. REC. 12/22/1993 AS INST. NO. 93-2495009
3. 15' WIDE EASEMENT OF LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 29, FOR WATER PIPELINE AND INGRESS AND EGRESS 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'



VICINITY MAP
Not To Scale

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.

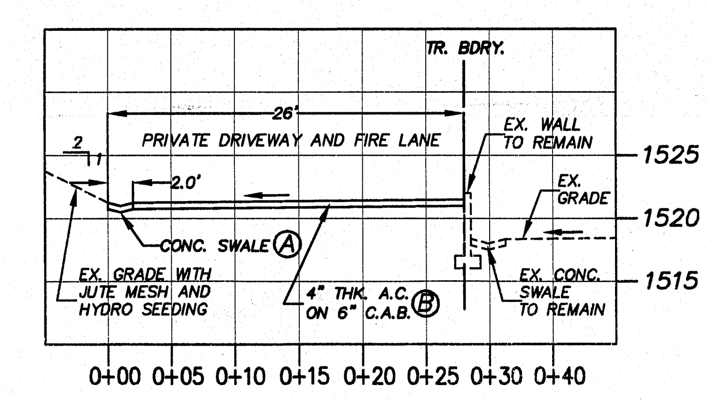
EARTHWORK ESTIMATE

UNDEVELOPED CONDITION TO PROPOSED CONDITION

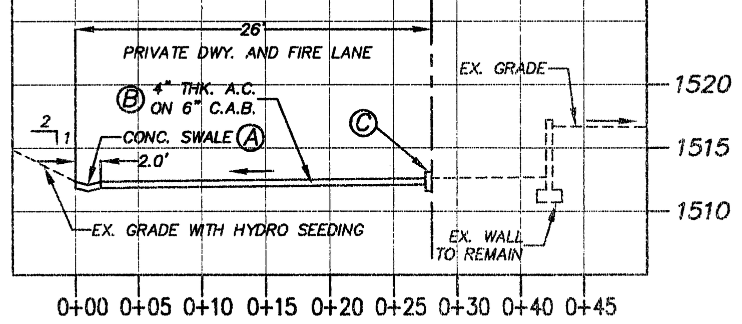
PARCEL MAP NO. 23202
3380, 3386 AND 3390 N. SUMMIT POINTE DR.
TOPANGA, CA 90290

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
		6,667	(1545.0)	1543.0	(-) 2.0		(-) 13,334	
	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

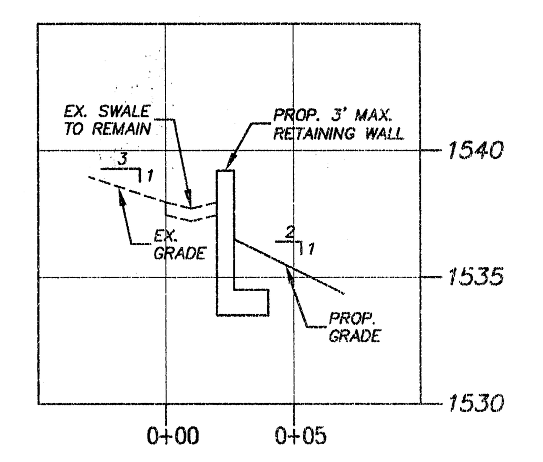
CUT : 6,600 C.Y.
FILL : 1,300 C.Y.
EXPORT : 5,300 C.Y.



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



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



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

MODIFICATIONS FROM PREVIOUSLY APPROVED TENTATIVE MAP

1. ADJUSTED APPROVED PAD LOCATION AND ELEVATIONS FOR ALL THREE PARCELS.
2. LOCATION AND ALIGNMENT OF THE LOT DRIVEWAY ACCESS ADJUSTED TO ACCOMMODATE THE REVISED PAD LOCATION AND ELEVATION.
3. DRIVEWAY WIDTH INCREASED TO 20 FEET PER FIRE DEPARTMENT REQUIREMENT.
4. LIMIT OF PROPOSED GRADING WORK EXTENDED.
5. PROPOSED EARTHWORK VOLUME UPDATED TO MATCH PROPOSED GRADING WORK.

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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REGISTERED PROFESSIONAL ENGINEER HANK HSING-LIAN JONG 45646 CIVIL STATE OF CALIFORNIA

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

DRAWING
1 OF 3 SHEETS