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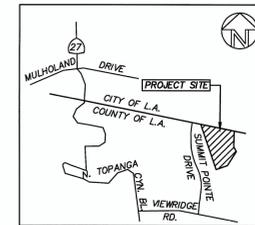
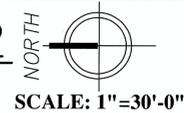
PREPARED BY:  
HANK JONG, PE  
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1819 GOLDRING ROAD, UNIT A  
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**CONSTRUCTION NOTES**

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

RECEIVED  
DEPT OF REGIONAL PLANNING  
PM23202 MOD. TO RECORDED MAP  
20 JAN 2016

**MODIFICATION TO RECORDED PARCEL MAP NO. 23202**



**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
- E.C. ... END OF CONCRETE
- E.P. ... END OF PAVEMENT
- EX ... EXISTING
- TO ... TOP OF GRADE
- INV ... INVERT ELEVATION
- FS ... FINISH SURFACE
- TO ... TOP OF CURB
- PAD 1539.80 ... CURRENT PAD ELEVATION
- <PAD 1539.80> ... PAD ELEVATION PER APPROVED GRADING PLAN GR 03-0127-0001
- TRACT BOUNDARY
- ... CURRENT 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)  
CSM MON. IN W END OF BRGR SE COR TOPANGA CYN. BLVD. & NEWBRIDGE RD. 23M E & 10M S/O C/L INT. (BM 56-15A-1968) MALBU QUAD 1988 NAVD 88 DATUM  
SURVEY WAS CONDUCTED BY AL THELWELL, LS 8999 ON APRIL, 2010.

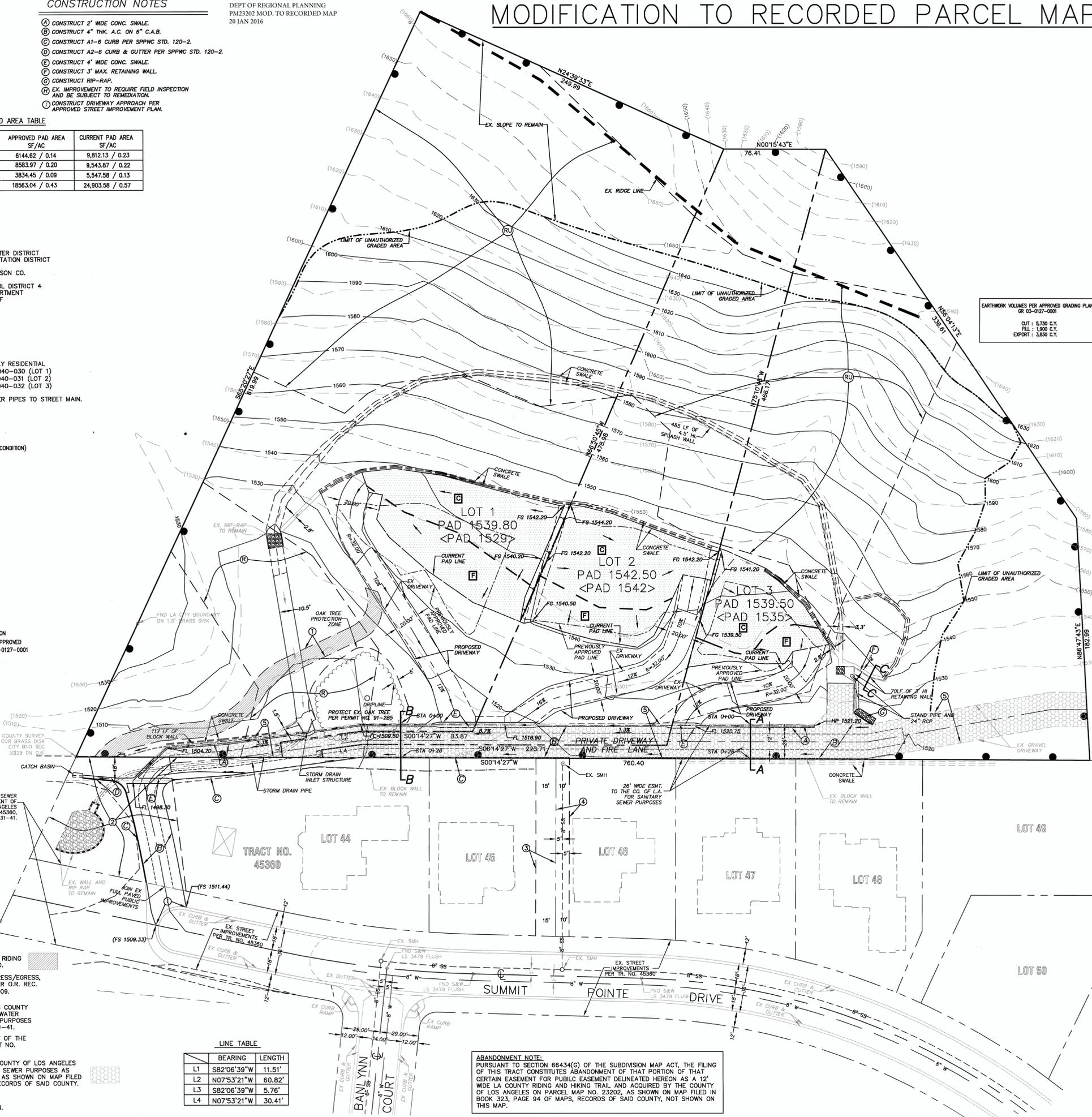
**EASEMENT NOTES**

- ① EX. UNOFFICIAL 12' WIDE LA COUNTY RIDING AND HIKING TRAIL TO BE ABANDONED.
- 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.
- ⑤ EX. VARIABLE WIDTH EASEMENT TO COUNTY OF LOS ANGELES FOR INGRESS/EGRESS AND SANITARY SEWER PURPOSES AS SHOWN ON PARCEL MAP NO. 23202, AS SHOWN ON MAP FILED IN BOOK 323, PAGE 94 OF MAPS, RECORDS OF SAID COUNTY.
- Ⓡ FLOOD HAZARD AREA
- Ⓡ EX RESTRICTED USE AREA TO REMAIN.

**LINE TABLE**

LINE	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'

**ABANDONMENT NOTE:**  
PURSUANT TO SECTION 66434(G) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS TRACT CONSTITUTES ABANDONMENT OF THAT PORTION OF THAT CERTAIN EASEMENT FOR PUBLIC EASEMENT DELINEATED HEREON AS A 12' WIDE LA COUNTY RIDING AND HIKING TRAIL AND ACQUIRED BY THE COUNTY OF LOS ANGELES ON PARCEL MAP NO. 23202, AS SHOWN ON MAP FILED IN BOOK 323, PAGE 94 OF MAPS, RECORDS OF SAID COUNTY, NOT SHOWN ON THIS MAP.



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

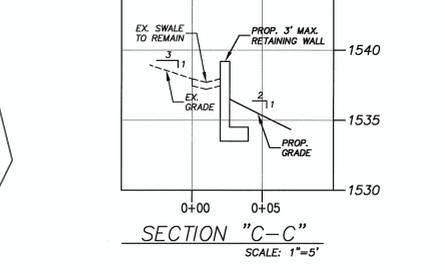
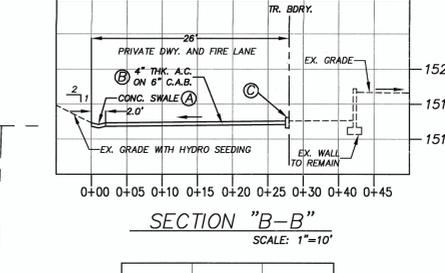
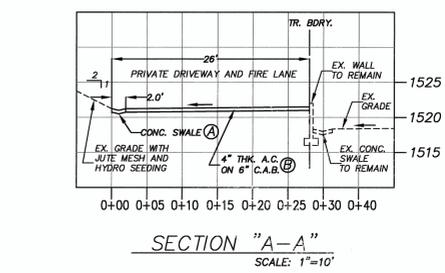
CUT: 5,730 C.Y.  
FILL: 1,900 C.Y.  
EXPORT: 3,830 C.Y.

**EARTHWORK ESTIMATE**  
UNDEVELOPED CONDITION TO CURRENT CONDITION

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

AREA	AVG. AREA (SQ. FT.)	AVG. EX. ELEV. (FT.)	AVG. CURRENT ELEV. (FT.)	AVG. CUT (-) DEPTH (FT.)	AVG. FILL (+) DEPTH (FT.)	AVG. CUT (-) VOLUME (CY)	AVG. FILL (+) VOLUME (CY)	
PARCEL 1 PAD	5,768	(1543.2)	1541.2	(- ) 2.0	(- ) 1.5	11,536	0	
PARCEL 1 DWY.	4,478	(1518.3)	1517.8	(- ) 0.5	(- ) 2.5	2,239	6,899	
PARCEL 2 PAD	2,877	(1545.3)	1541.8	(- ) 2.0	(- ) 1.5	5,754	4,315	
PARCEL 2 DWY.	6,687	(1545.0)	1543.0	(- ) 2.0	(- ) 1.5	13,374	6,800	
PARCEL 3 PAD	3,918	(1544.0)	1539.5	(- ) 4.5	(- ) 1.0	17,622	1,832	
PARCEL 3 DWY.	1,632	(1537.0)	1538.0	(- ) 1.0	(- ) 1.0	1,632	1,300	
DETENTION BASH	2,300	(1548.2)	1545.2	(- ) 3.0	(- ) 1.0	6,900	1,300	
TURN AROUND	1,000	(1529.8)	1522.3	(- ) 7.5	(- ) 1.0	7,500	1,300	
SLOPES & LOSE. SOIL REMOVAL	120,000	-	-	(- ) 1.0	(- ) 1.0	120,000	1,300	
SUB TOTAL VOL.(FT <sup>3</sup> ):							(-) 176,892	34,378
TOTAL VOL. (C.Y.):							(-) 6,600	1,300

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



- MODIFICATIONS FROM PREVIOUSLY APPROVED TENTATIVE MAP**
- ADJUSTED APPROVED PAD LOCATION AND ELEVATIONS FOR ALL THREE PARCELS.
  - LOCATION AND ALIGNMENT OF THE LOT DRIVEWAY ACCESS ADJUSTED TO ACCOMMODATE THE REVISED PAD LOCATION AND ELEVATION.
  - DRIVEWAY WIDTH INCREASED TO 20 FEET PER FIRE DEPARTMENT REQUIREMENT.
  - LIMIT OF PROPOSED GRADING WORK EXTENDED.
  - PROPOSED EARTHWORK VOLUME UPDATED TO MATCH CURRENT CONDITION.

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

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**REVISIONS**

NO.	DATE	BY
JY	02/17/2014	JY
JY	04/21/2014	JY
SY	12/08/2014	SY
SY	06/21/2015	SY
SY	01/18/2016	SY

RELEASED DATE: \_\_\_\_\_

**1 OF 2 SHEETS**