MODIFICATION TO RECORDED PARCEL MAP NO. 23202

NORTH

SCALE: 1"=30'-0"

OWNER:
MR. ABRAHAM ABI RAFEH
333 E. GLENOAKS BLVD. #200
GLENDALE, CA 91207
TEL: (818) 844-2277
FAX: (818) 844-2278

PREPARED BY:
HANK JONG, PE
EGL ASSOCIATES, INC.
11819 GOLDRING ROAD, UNIT A
ARCADIA, CALIFORNIA 91006
PH: 626-263-3588
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DEPT OF REGIONAL PLANNING
PM23202 MOD TO RECORDED MAP
20 FEB 2014

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	AREA SF/AC
1	9,812.13 / 0.23
2	9,543.87 / 0.22
3	5,547.58 / 0.13
TOTAL	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-- COUNTY OF LOS ANGELES UNIFIED SCHOOL DISTRICT
FIRE--LOS ANGELES COUNTY FIRE DEPARTMENT
SHERIFF--LOS ANGELES COUNTY SHERIFF

NOTES:

EX. ZONING: A-1-1
PROP. ZONING: A-1-1
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)--EXISTING 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

INDICATES THE BOUNDARY OF THE LAND INCLUDED IN THIS TENTATIVE MAP MODIFICATION.

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

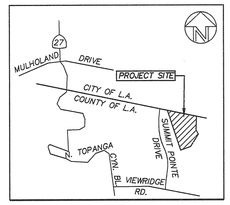
1. 12' WIDE LA COUNTY RIDING AND HIKING TRAIL
2. VARIABLE WIDTH EASEMENT FOR INGRESS / EGRESS, DRAINAGE AND UTILITY PURPOSES PER O.R. REC. 12/22/1993 AS INST. NO. 93-2495009
3. 15' WIDE EASEMENT OF LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 29, FOR WATER PIPELINE AND INGRESS AND EGRESS PURPOSES PER TRACT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



VICINITY MAP
Not To Scale

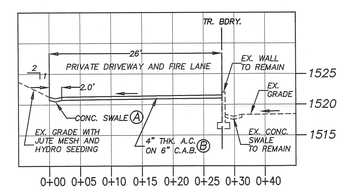
EARTHWORK ESTIMATE

UNDEVELOPED CONDITION TO CURRENT GRADE

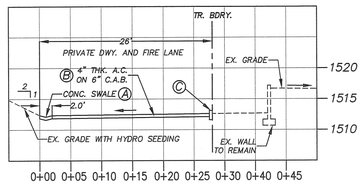
PARCEL MAP NO. 23202
3380, 3386 AND 3390 N. SUMMIT POINTE DR.
TOPANGA, CA 90290

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	4,000	(1532.4)	1538.7		6.3		25,200
		4,500	(1543.2)	1541.2	(-) 2.0		(-) 9,000	
	DWY.	2,300	(1518.3)	1521.8		3.5		8,050
		1,200	(1528.3)	1530.8		2.5		3,000
PARCEL 2	PAD	4,300	(1540.3)	1541.8		1.5		6,450
		4,400	(1544.0)	1543.0	(-) 1.0		(-) 4400	
	DWY.	1,300	(1527.5)	1528.0		0.5		650
		1,700	(1533.3)	1537.3		4.0		6,800
	SLOPE	8,500	(1566.0)	1565.0	(-) 1.0		(-) 8,500	
PARCEL 3	PAD	2,600	(1538.0)	1538.5		0.5		1,300
		2,500	(1540.5)	1539.5	(-) 1.0		(-) 2,500	
	DWY.	1,300	(1528.0)	1529.0		1.0		1,300
		900	(1533.5)	1535.0		1.5		1,350
	SLOPE	5,500	(1559.7)	1555.7	(-) 4.0		(-) 22,000	
DETENTION BASIN		2,300	(1548.2)	1545.2	(-) 3.0		(-) 6,900	
TURN AROUND		1,000	(1529.8)	1522.3	(-) 7.5		(-) 7,500	
BRUSH CLEARING & LOOSE SOIL REMOVAL		80,000	--	--	(-) 1.0		(-)80,000	
SUB TOTAL VOL(FT^3):							(-)140,800	54,100
TOTAL VOL. (C.Y.):							(-) 5,200	2,000

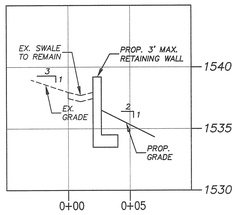
CUT : 5,200 C.Y.
FILL : 2,000 C.Y.
EXPORT : 3,200 C.Y.



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



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



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

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.

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	

RELEASED DATE

PREPARED FOR:
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REGISTERED PROFESSIONAL ENGINEER — HANK JONG No. 45845 — Exp. 12/31/14 — CIVIL — STATE OF CALIFORNIA

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

DRAWING
1 OF 1
SHEETS