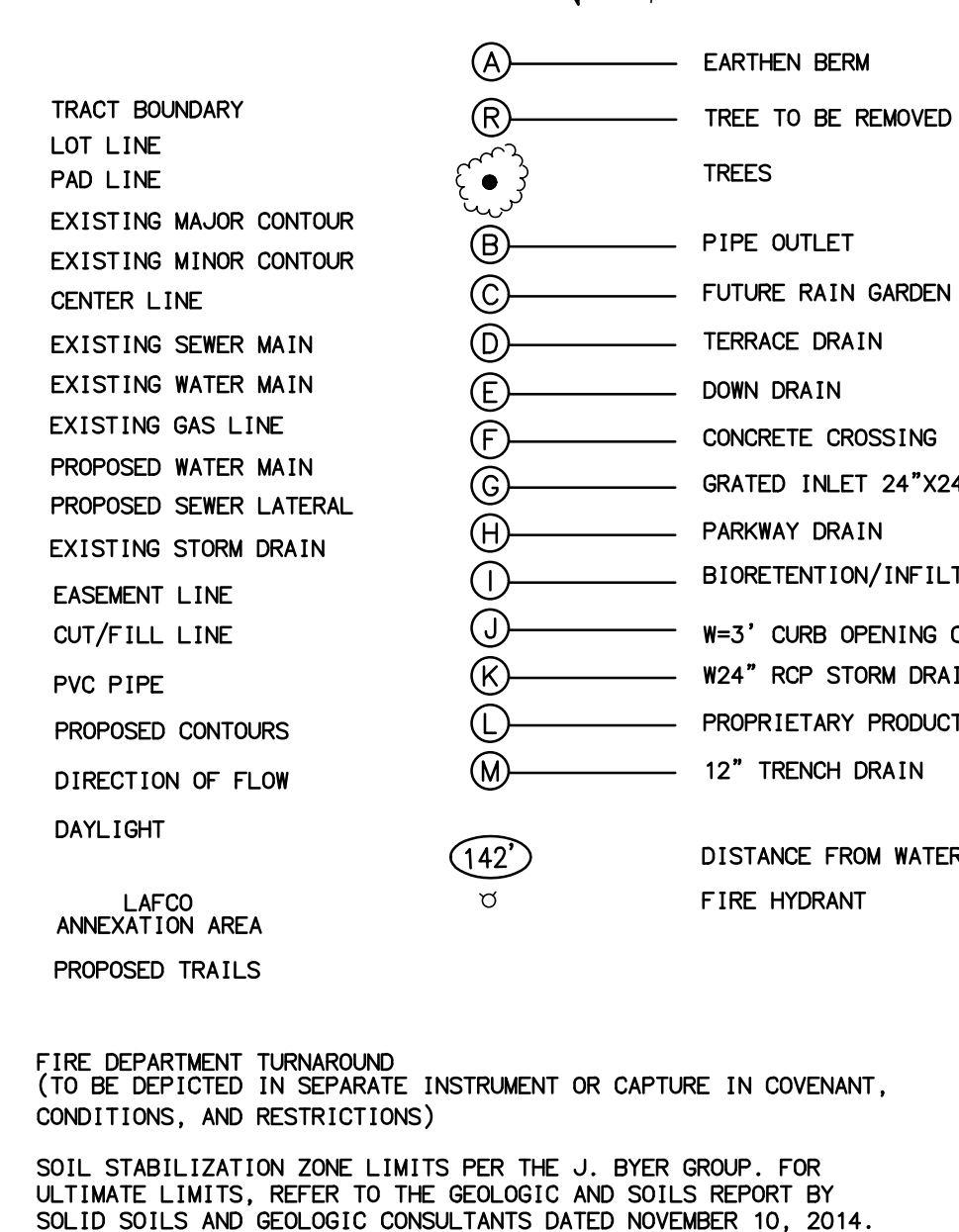
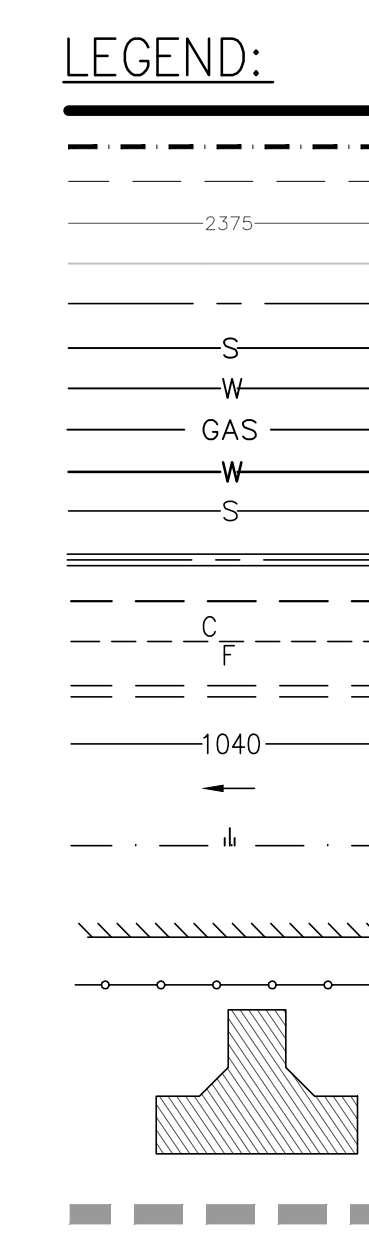


EASEMENT DETAIL:		
A 10' BRIDLE TRAIL EASEMENT WILL BE DEDICATED ALONG ALL PROPOSED LOT LINES, WITH THE EXCEPTION OF S/LY LOT LINE OF LOT 7 WHERE A 20' EASEMENT WILL BE DEDICATED TO THE CITY OF HIDDEN HILLS HOA BY SEPARATE INSTRUMENT		
SYMBOL	STATUS	DISPOSITION
(B)	PROPOSED	EASEMENT FOR BRIDLE TRAIL TO BE DEDICATED TO THE CITY OF HIDDEN HILLS HOA
(C)	PROPOSED	VARIABLE WIDTH EASEMENT FOR ACCESS, SANITARY SEWER, WATER AND PUBLIC UTILITIES
(D)	PROPOSED	10' WIDE EASEMENT FOR BRIDLE TRAIL TO THE CITY OF HIDDEN HILLS HOA
(E)	EXISTING	10' BRIDLE TRAIL EASEMENT
(F)	EXISTING	ACCESS AND UTILITY EASEMENT PER TRACT 30263, PER M.B. 916 PG 73
(G)	EXISTING	LIMITS OF WETLANDS - US ARMY CORP ENGINEERS JURISDICTION
(H)	PROPOSED	VARIABLE WIDTH EASEMENT FOR CROSS LOT DRAINAGE
(I)	PROPOSED	20' WIDE EASEMENT FOR SANITARY SEWER TO BE DEDICATED TO CITY OF HIDDEN HILLS
(J)	EXISTING	VARIABLE WIDTH EASEMENT FOR RECREATIONAL ACCESS FOR LOT 12, 13, & 14
(K)	EXISTING	VARIABLE WIDTH SLOPE EASEMENT TO CITY OF HIDDEN HILLS
(L)	EXISTING	20' WIDE EASEMENT FOR SANITARY SEWER TO CITY OF HIDDEN HILLS

LINE DATA TABLE		
LINE #	LENGTH (FT)	BEARING (DMS)
L1	67.69'	N 35°46'06" E
L2	112.72'	N 0°01'47" W
L3	30.00'	N 45°25'56" W
L4	49.02'	S 0°01'47" E
L5	74.76'	S 35°46'06" W
L6	8.72'	S 11°32'51" W
L7	59.23'	S 2°55'08" W
L8	33.60'	S 11°05'56" E
L9	35.90'	S 33°03'41" E
L10	22.52'	N 88°30'47" E
L11	59.98'	S 73°35'57" E
L12	52.74'	S 81°35'54" E
L13	34.65'	N 78°32'17" E
L14	54.81'	N 51°29'49" E
L15	17.26'	N 31°6'50" E
L16	25.15'	S 31°6'50" W
L17	25.15'	S 31°6'50" W
L18	66.83'	S 0°01'49" E
L19	26.04'	N 81°7'22" E
L20	101.71'	N 54°13'54" W
L21	30.00'	N 35°46'06" E
L22	16.09'	S 0°01'47" W
L23	175.12'	N 89°51'33" W
L24	70.92'	S 17°28'35" E
L25	78.78'	S 11°37'20" W
L26	97.04'	S 36°57'30" W
L27	106.18'	S 39°55'10" W
L28	20.00'	S 3°28'45" E
L29	30.16'	S 45°45'05" W
L30	34.58'	N 51°00'10" W
L31	20.00'	S 86°43'10" E
L32	2.79'	S 35°20'50" E

CURVE DATA TABLE			
CURVE #	LENGTH (FT)	RADIUS (FT)	DELTA (DMS)
C1	23.56'	15.00'	90°00'01"
C2	106.84'	171.00'	35°47'53"
C3	108.87'	229.00'	27°14'20"
C4	115.72'	229.00'	28°57'13"
C5	212.02'	229.00'	53°02'47"
C6	55.54'	229.00'	13°53'46"
C7	59.37'	44.00'	77°16'58"
C8	26.30'	44.00'	341°4'49"
C9	21.82'	44.00'	28°25'06"
C10	39.53'	44.00'	51°28'52"
C11	82.25'	88.00'	53°33'06"
C12	241.88'	171.00'	81°02'45"
C13	143.08'	229.00'	35°47'53"
C14	16.14'	15.00'	61°39'46"
C15	4.31'	44.00'	5°36'38"
C16	28.80'	44.00'	37°29'57"
C17	171.07'	255.00'	38°26'13"
C18	141.68'	276.50'	29°21'31"
C19	147.52'	300.00'	28°10'27"
C20	66.05'	100.00'	37°59'36"
C21	101.13'	150.00'	38°37'40"
C22	86.30'	140.00'	35°19'01"
C23	49.81'	70.00'	40°46'10"
C24	101.70'	70.00'	83°14'45"
C25	28.69'	100.00'	16°26'24"



TREE TABLE			
TREE NO.	SIZE	TYPE OF TREE	REMOVAL
1	47"	CALIFORNIA PEPPER	TO BE REMOVED
2	36"	CALIFORNIA PEPPER	TO BE REMOVED
3	30"	CALIFORNIA PEPPER	TO REMAIN
4	17", 16"	COAST LIVE OAK	TO REMAIN
5	5"	COAST LIVE OAK	TO REMAIN
6	4", 3", 2"	COAST LIVE OAK	TO REMAIN
7	9"	COAST LIVE OAK	TO REMAIN
8	9", 8"	COAST LIVE OAK	TO REMAIN
9	15", 9"	COAST LIVE OAK	TO REMAIN
10	14"	COAST LIVE OAK	TO REMAIN
11	5"	COAST LIVE OAK	TO REMAIN
12	6"	VALLEY OAK	TO REMAIN
13	5"	VALLEY OAK	TO REMAIN
14	25"	COAST LIVE OAK	TO BE REMOVED
15	10", 8"	COAST LIVE OAK	TO BE REMOVED
16	12"	COAST LIVE OAK	TO BE REMOVED
17	8"	COAST LIVE OAK	TO BE REMOVED
18	10", 8"	COAST LIVE OAK	TO BE REMOVED
19	9", 9"	COAST LIVE OAK	TO BE REMOVED
20	4"	VALLEY OAK	TO BE REMOVED
21	10", 9"	COAST LIVE OAK	TO BE REMOVED
22	29"	CALIFORNIA PEPPER	TO BE REMOVED
23	9", 7"	CALIFORNIA PEPPER	TO REMAIN
24	28"	CALIFORNIA PEPPER	TO BE REMOVED
25	10"	VALLEY OAK	TO BE REMOVED
26	24"	CALIFORNIA PEPPER	TO BE REMOVED
27	15"	CALIFORNIA PEPPER	TO BE REMOVED
28	11.5"	CALIFORNIA PEPPER	TO BE REMOVED
29	36"	VALLEY OAK	TO BE REMOVED
30	11"	COAST LIVE OAK	TO REMAIN
31	30"	RED OAK	TO BE REMOVED
32	10"	SHAMU, ASH	TO BE REMOVED
33	12", 10", 6"	CALIFORNIA PEPPER	TO REMAIN
19 TREES TOTAL WILL BE REMOVED			

**BENCH MARK:** B.M. NO. 9042  
FROM TAG NO. MC 0 DROP INLET 30FT N & 27FT E C/L INT  
MAUREAU RD & ROUND MEADOW RD.  
E.L. = 1097.054 (NAD83, 1990)

**BENCH MARK:** B.M. NO. 10  
BRASS DISK IN CONC. AT THE SE CORNER OF BRIDLE TRAIL  
TRAIL ROAD AND ROLLING VIEW ROAD, SOUTH OF CURB RET.  
E.L. = 1039.725 (NAD83, 1990)

- GENERAL NOTES:**
- GROSS AREA: 16.92 ACRES
  - EXISTING ZONING: RAS
  - PROPOSED ZONING: RAS
  - PROPOSED DEVELOPMENT: 7 SINGLE FAMILY LOTS & LOT "A" FOR PRIVATE STREET & UTILITIES
  - PROPOSED SEWAGE SYSTEM: CITY OF HIDDEN HILLS
  - PROPOSED WATER SYSTEMS: LAS VIRGENES MUNICIPAL WATER DISTRICT
  - GRADING QUANTITIES: CITY OF HIDDEN HILLS
  - TOTAL FILL: 167179 C.Y.
  - THE CHALDEASAC IS DESIGNED USING LOS ANGELES COUNTY ROAD STANDARD PLATE 12-01.
  - REFER TO THE TREE REPORT FOR TREES THAT ARE TO BE REMOVED. NEW TREE REPORT TO BE INCLUDED WITH EIR REVIEW.
  - STORM DRAINAGE SHALL CONFORM TO LACSD STANDARDS AND CITY APPROVED STORM WATER POLLUTION CONTROL PLAN AND BMP'S.
  - HEAVY EQUIPMENT ROUTE: ROUND MEADOW - HEAVY GLEN - SCOTT ROBERTSON - ROLLING VIEW ROAD - BRIDLE TRAIL ROAD OR LONG VALLEY ROAD - LASER ROAD.
  - OWNER/APPLICANT AGREES TO LIMIT CLEARING AND GRADING TO THE MINIMUM NECESSARY.
  - HYDRAULICS ARE SHOWN CONCEPTUALLY. ULTIMATE LOCATION TO BE PER LACSD.
  - EXISTING GROUND COVER CONSISTS OF NATIVE AND NON-NATIVE GRASSES AND HERBACEOUS SHRUBS.
  - ROOF AND SURFACE RUNOFF TO BE DIVERTED TO VEGETATED AREAS BEFORE DISCHARGE.
  - PROVIDE STORM DRAIN SYSTEM STENCILING AND SIGNAGE.
  - STORM DRAIN SYSTEM SHALL COMPLY WITH THE COUNTY OF LOS ANGELES STANDARDS FOR CONSTRUCTION.
  - PAD ELEVATIONS FOR LOTS 2, 3 & 7 MAY VARY IN ELEVATION BY AS MUCH AS 45' IN ORDER TO BALANCE THE GRADING QUANTITIES WITHOUT IMPORT OR EXPORT. FINAL ADJUSTMENT SHALL BE APPROVED BY THE CITY ENGINEER.
  - PROPOSED GRADING TO ADDRESS AND SATISFY GEOLOGICAL CONDITIONS PER GEOLOGICAL REPORT.

**SECTION 5-3C-3.A COMPLIANCE**

LOT NO.	AREA WITH < 2% SLOPE	REMARKS	% OF LOT > 4% SLOPE
1	38,315 SF	WALVER NOT REQUIRED.	11%
2	< 20000 SF	WALVER REQUIRED.	21%
3	< 20000 SF	WALVER REQUIRED.	21%
4	< 20000 SF	WALVER REQUIRED.	26%
5	40,239 SF	WALVER NOT REQUIRED.	26%
6	< 20000 SF	WALVER REQUIRED.	45%
7	100,835 SF	WALVER NOT REQUIRED.	3%

AREA BREAKDOWN			
LOT NO.	GROSS AREA (AC)	NET AREA (AC)	PAD AREA (SF)
1	1.249	1.074	38,915
2	2.096	1.752	20,276
3	1.999	1.715	28,016
4	1.356	1.101	32,065
5	5.146	2.666	33,736
6	1.641	1.281	36,449
7	4.281	3.314	29,975
"A"	1.167	1.167	N/A
TOTALS	16.925	14.070	219,434

\*AVERAGE LOT SIZE: 2.25 AC

**PARCEL 1:**  
LOTS 11, 12, 13, PORTION OF LOT 14 AND PORTION OF LOT 15, OF TRACT NO. 30263, IN THE CITY OF HIDDEN HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 916 (PAGES 70 TO 74) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 2:**  
AN EASEMENT FOR ROAD AND UTILITY PURPOSES, TO BE USED IN COMMON WITH OTHERS OVER THOSE CERTAIN STRIPS OF LAND SHOWN AS LONG VALLEY ROAD, ROUND MEADOW ROAD, HEAVY GLEN ROAD, SCOTT ROBERTSON ROAD AND REALTY HEATON ROAD, (NOW KNOWN AS ROLLING VIEW ROAD), BRIDLE TRAIL ROAD (PRIVATE STREETS), ON RECORD OF SURVEY FILED IN BOOK 65 PAGE 20 OF RECORD OF SURVEYS, ON L.A.C.D. NO. 60, RECORDED IN BOOK 1 PAGES 19 & 20, OF ASSASSOR'S MAPS, TRACT NO. 31715, RECORDED IN BOOK 876 PAGE 35 OF MAPS, AND ON TRACT NO. 30263 RECORDED IN BOOK 916 PAGES 70 TO 74 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES.

**PARCEL 3:**  
PORTION OF PARCEL 28, IN THE CITY OF HIDDEN HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 65, PAGES 20 AND 21 OF RECORD OF SURVEYS.

**PARCEL 4:**  
THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER 22, TOWNSHIP 1 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF HIDDEN HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND SEPTEMBER 25, 1959 IN THE DISTRICT LAND OFFICE.

APR: 2049-028-104, 105, 106, 107 & 108, 2049-014-012, 2049-014-029, 2049-022-030 AND 2049-022-029

**MAJOR LAND DIVISION  
VESTING TENTATIVE TRACT MAP  
NO. 063567 AND GRADING PLAN**

LOCATED IN THE CITY OF HIDDEN HILLS AND  
WITHIN A PORTION OF THE UNINCORPORATED  
PART OF THE COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA  
OCTOBER 25, 2016

**PREPARED FOR:**  
ASHLEY CONSTRUCTION INC.  
MICHAEL ASHLEY  
5300 WHITMAN ROAD HIDDEN HILLS, CALIFORNIA 91302.  
PH: (818) 888-6469

**PREPARED BY:**

**DELANE ENGINEERING**  
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SANTA MONICA, CA 90404  
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