

PROPOSED LOT 'A'

PARCEL AREA TABLE	
	ACRES
GROSS	7.6 AC.
NET	6.85 AC.

NET AREA EXCLUDES PRIVATE ACCESS EASEMENT AND SLOPES GREATER THAN 1:1

SETBACK REQUIREMENTS

FRONT 20% X DEPTH = (MAX. 65 FT.)	65 FT.
REAR 15% X DEPTH =	123 FT.
SIDE 10% X WIDTH =	41 FT.
SIDE 15% X WIDTH =	61 FT.
LOT DEPTH =	818 FT.
LOT WIDTH =	406 FT.

PROPOSED LOT 'B'

PARCEL AREA TABLE	
	ACRES
GROSS	1.3 AC.
NET	1.09 AC.

NET AREA EXCLUDES PRIVATE ACCESS EASEMENT AND SLOPES GREATER THAN 1:1

SETBACK REQUIREMENTS

FRONT 20% X DEPTH = (MAX. 65 FT.)	42 FT.
REAR 15% X DEPTH =	31 FT.
SIDE 10% X WIDTH =	23 FT.
SIDE 15% X WIDTH =	34 FT.
LOT DEPTH =	209 FT.
LOT WIDTH =	227 FT.

PROPOSED LOT 'C'

PARCEL AREA TABLE	
	ACRES
GROSS	20.64 AC.
NET	18.38 AC.

NET AREA EXCLUDES PRIVATE ACCESS EASEMENT AND SLOPES GREATER THAN 1:1

SETBACK REQUIREMENTS

FRONT 20% X DEPTH = (MAX. 65 FT.)	65 FT.
REAR 15% X DEPTH =	223 FT.
SIDE 10% X WIDTH =	33 FT.
SIDE 15% X WIDTH =	50 FT.
LOT DEPTH =	1486 FT.
LOT WIDTH =	332 FT.

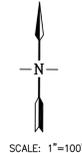
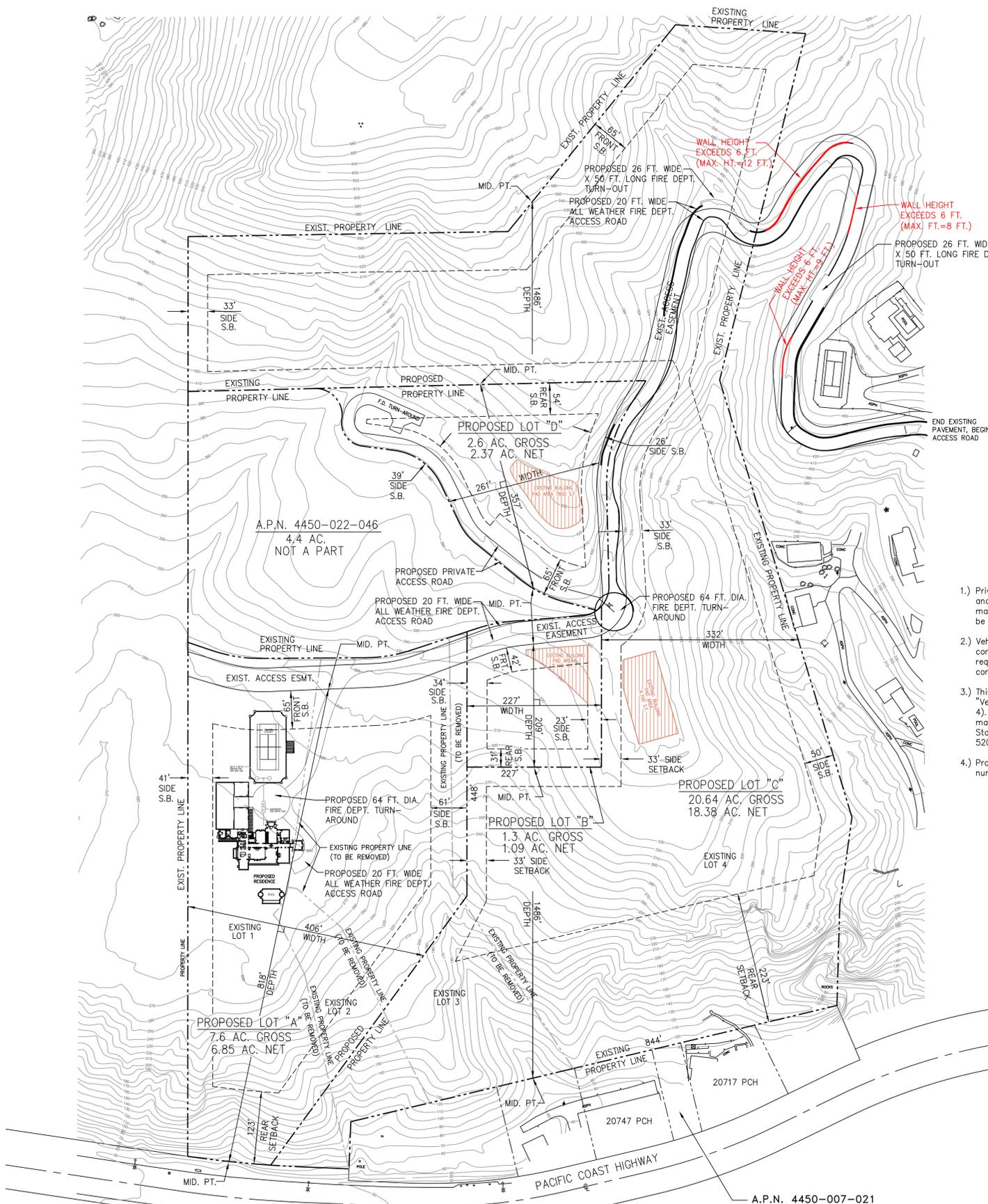
PROPOSED LOT 'D'

PARCEL AREA TABLE	
	ACRES
GROSS	2.6 AC.
NET	2.37 AC.

NET AREA EXCLUDES PRIVATE ACCESS EASEMENT AND SLOPES GREATER THAN 1:1

SETBACK REQUIREMENTS

FRONT 20% X DEPTH = (MAX. 65 FT.)	65 FT.
REAR 15% X DEPTH =	54 FT.
SIDE 10% X WIDTH =	26 FT.
SIDE 15% X WIDTH =	39 FT.
LOT DEPTH =	357 FT.
LOT WIDTH =	261 FT.



FIRE DEPT. NOTES

- Private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted and shall be maintained in accordance with the Fire Code. All required fire hydrants shall be installed, tested and accepted prior to construction.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact the Fuel Modification Unit, Fire Station #32,605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205, for details).
- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.

7	8/31/10	MW	REVISED SETBACKS AND ADDED NET LOT AREAS
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REV. NO.	DATE	BY	REVISION
6	11/13/07	MW	MOVED TENNIS COURT
5	3/20/06	MW	ADDED ESHA BOUNDARY LINE
4	12/22/05	MW	REVISED LOT LINES AND TABLES
3	4/2/05	MW	REVISED TABLES
2	12/16/04	MW	REVISED PROPOSED PROPERTY LINES AND ADDED TABLES
1	12/01/04	MW	ADDED PROPOSED PADS AND REVISED PROPOSED PROPERTY LINES

THE LAND & WATER CO. (714) 766-6525	
BEDROCK ENGINEERING (714) 375-0877	
DESIGNED: M.T.W.	SCALE: 1" = 100'
DRAWN: M.T.W.	DATE: 8/10/04
CHECKED: M.T.W.	JOB NO. 04-468
PREPARED UNDER THE DIRECTION OF: MARK T. WILSON R.C.E. 47989 DATE	

**CONCEPTUAL LOT LINE
ADJUSTMENT MAP FOR
21000 AND 21100 SEABOARD DRIVE**

MALIBU CALIFORNIA

DWG. NO. **LLA-1**