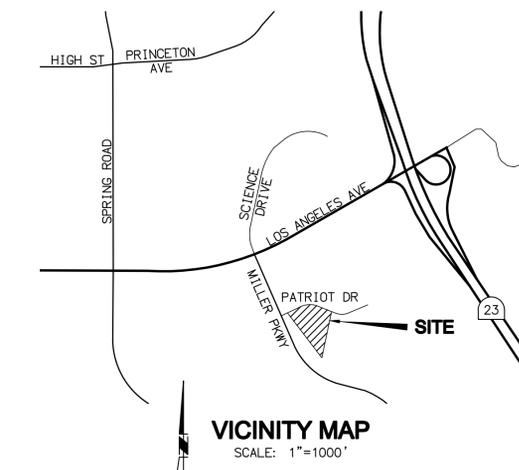
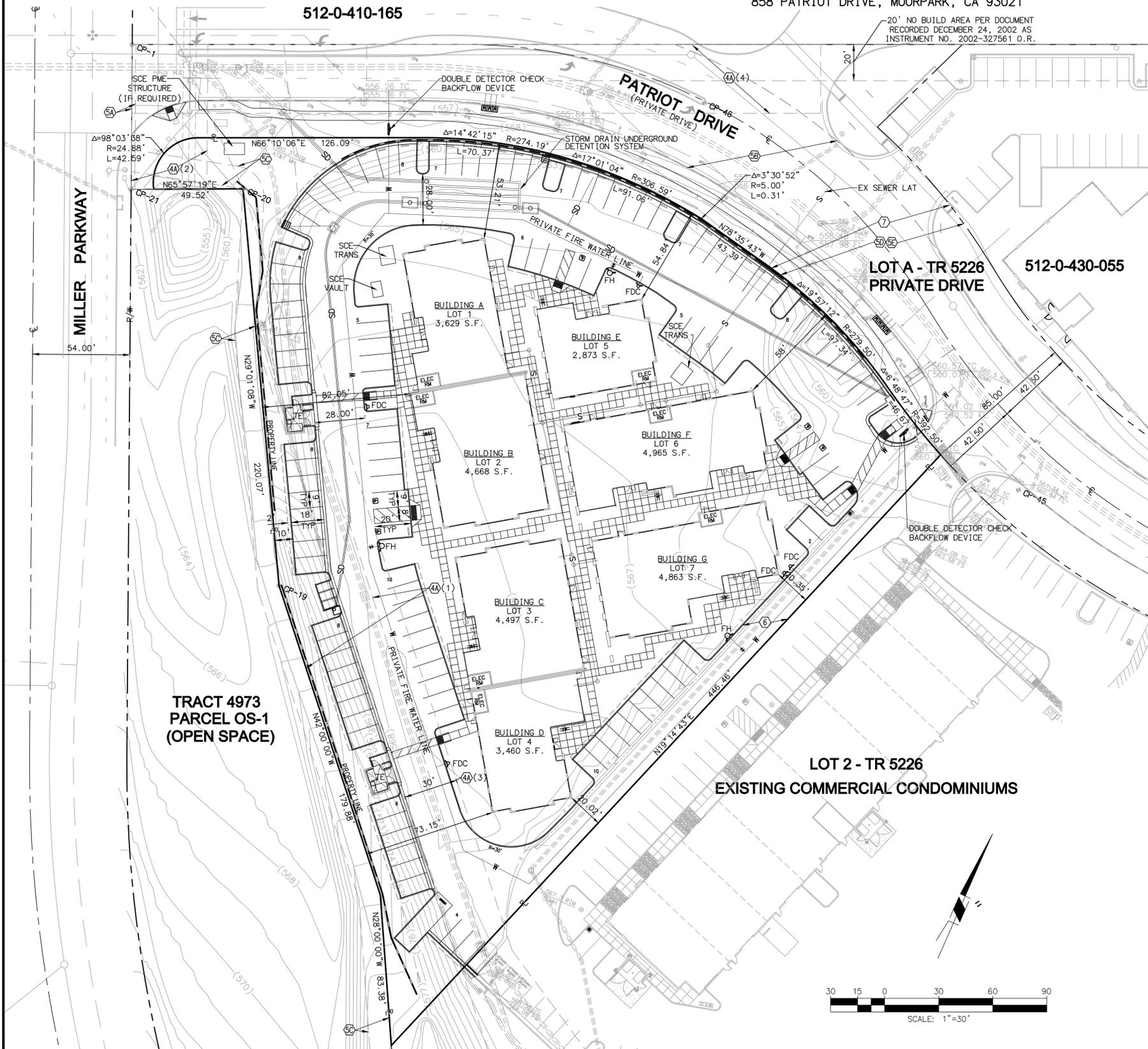


# TENTATIVE TRACT MAP NO. 6068

PATRIOT PROFESSIONAL CENTER  
858 PATRIOT DRIVE, MOORPARK, CA 93021



### EXISTING EASEMENTS (E)

- (A) EASEMENTS TO CARLSBURG RANCH OWNER'S ASSOCIATION FOR (1) LANDSCAPE MAINTENANCE, (2) STORM DRAIN PURPOSES, (3) 30' STORM DRAIN ACCESS AND FLOWAGE, AND (4) ROADWAY AS PER DOCUMENT RECORDED MARCH 31, 1999 AS INSTRUMENT NO 99-062726 OF OFFICIAL RECORDS OF VENTURA COUNTY. ALSO PER DOCUMENT RECORDED JUNE 20, 2003 AS INSTRUMENT NO. 2003-0238830 OF OFFICIAL RECORDS OF VENTURA COUNTY.
- (B) EASEMENT TO CARLSBURG RANCH OWNER'S ASSOCIATION FOR FIRE ACCESS PER DOCUMENT RECORDED DECEMBER 24, 2002AS INSTRUMENT 2002-0327556 OF OFFICIAL RECORDS OF VENTURA COUNTY. DOES NOT AFFECT PROPERTY.
- (C) 2' WIDE SIDEWALK EASEMENT TO THE CITY OF MOORPARK AS PER R1 ON TRACT MAP NO. 5226 AS RECORDED IN BOOK 159, PAGES 4 THROUGH 8, INCLUSIVE TO MAPS IN RECORDERS OFFICE IN THE COUNTY OF VENTURA.
- (D) EASEMENT TO THE VENTURA COUNTY WATERWORKS DISTRICT #1 FOR WATERLINE AND SANITARY SEWER PURPOSES PER TRACT MAP NO. 5226 AS RECORDED IN BOOK 159, PAGES 4 THROUGH 8, INCLUSIVE TO MAPS IN RECORDERS OFFICE IN THE COUNTY OF VENTURA.
- (E) 12' WIDE TRAIL EASEMENT TO THE CITY OF MOORPARK PER TRACT MAP NO. 5226 AS RECORDED IN BOOK 159, PAGES 4 THROUGH 8, INCLUSIVE TO MAPS IN RECORDERS OFFICE IN THE COUNTY OF VENTURA.
- (F) LANDSCAPE MAINTENANCE AND ACCESS EASEMENT TO THE CITY OF MOORPARK PER TRACT MAP NO. 5226 AS RECORDED IN BOOK 159, PAGES 4 THROUGH 8, INCLUSIVE TO MAPS IN RECORDERS OFFICE IN THE COUNTY OF VENTURA.
- (G) EASEMENT FOR PUBLIC SERVICE, PUBLIC UTILITY, PUBLIC ACCESS AND EMERGENCY ACCESS PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE TO THE CITY OF MOORPARK PER TRACT MAP NO. 5226 AS RECORDED IN BOOK 159, PAGES 4 THROUGH 8, INCLUSIVE TO MAPS IN RECORDERS OFFICE IN THE COUNTY OF VENTURA.
- (H) RECIPROCAL DRIVEWAY EASEMENT AND MAINTENANCE AGREEMENT BETWEEN UST-PATRIOT AND PATRIOT COMMERCE CENTER OWNERS ASSOCIATION PER DOCUMENT RECORDED ON APRIL 10, 2009 AS INSTRUMENT NO. 20090410-00056472-0 OF OFFICIAL RECORDS OF VENTURA COUNTY.
- (I) PATRIOT DRIVE EASEMENT AND COST CONTRIBUTION AGREEMENT BETWEEN UST-PATRIOT AND PATRIOT COMMERCE CENTER OWNERS ASSOCIATION PER DOCUMENT RECORDED ON APRIL 10, 2009 AS INSTRUMENT NO. 20090410-00056474-0 OF OFFICIAL RECORDS OF VENTURA COUNTY.

PROJECT INFORMATION	
PROJECT NAME	PATRIOT PROFESSIONAL CENTER
OWNER/SUBDIVIDER	MTC 569 CONSTITUTION AVE STE H CAMARILLO, CA 93012  MARTIN TEITELBAUM PH (805) 383-2221
ARCHITECT	PKARCHITECTURE INC 5126 CLARETON DR #110 AGOURA HILLS, CA 91301  ALAN GROFSKY PH (818) 584-0057
LEGAL DESCRIPTION	LOT 1 OF TRACT NO. 5226, AS RECORDED IN BOOK 159 PAGE 4 OF MISCELLANEOUS RECORDS.
BENCHMARK	VENTURA CO. BM 37-2 RM 1 (VOPID NO. 1231) A BRASS DISK STAMPEDE "37-2 RM-1 1988" AT THE SOUTHWEST CORNER OR THE INTERSECTION OF ROBERTS AVENUE AND SPRING ROAD, 45.0' SOUTHERLY FROM THE CENTER OF THE ENTRANCE TO WOODCREEK APTS., 32.0' EASTERLY FROM THE CENTER OF SPRING ROAD, 3.0' SOUTHERLY FROM THE B.C. OF A CONCRETE CURB.  ELEV. 528.240 (NAVD, 1988 ADJUSTED)
THOMAS GUIDE	MAP PG 496 F2
FLOOD ZONE	ZONE X, MAP NUMBER 06111C0838E
APN	512-0-430-015

PARKING SUMMARY	
DESCRIPTION	UNITS
STANDARD PARKING STALLS	116
ACCESSIBLE PARKING STALLS	4
TOTAL PARKING STALLS	120

UTILITIES	
WATER/SEWER:	VENTURA CO. WATERWORKS DISTRICT NO. 1 6767 SPRING ROAD MOORPARK, CA 93021 (805) 378-3000
ELECTRICAL:	SOUTHERN CALIFORNIA EDISON 3589 FOOTHILL DRIVE THOUSAND OAKS, CA 91361 (800) 611-1911
GAS:	SOUTHERN CALIFORNIA GAS 9400 OAKDALE AVENUE CHATSWORTH, CA 91311 (818) 701-3360

LAND USE DATA	
GROSS AREA	112,962 SF (2.593 AC)
NET AREA	112,962 SF (2.593 AC)
EXISTING ZONING	CARLSBERG SPECIFIC PLAN
PROPOSED ZONING	CARLSBERG SPECIFIC PLAN
EXISTING LAND USE	COMMERCIAL
PROPOSED LAND USE	COMMERCIAL
BUILDING FOOTPRINT	28,955 SF
BUILDING A	3,629 SF
BUILDING B	4,668 SF
BUILDING C	4,497 SF
BUILDING D	3,460 SF
BUILDING E	2,873 SF
BUILDING F	4,965 SF
BUILDING G	4,863 SF
HARDSCAPE AREA	58,784 SF
LANDSCAPE AREA	25,223 SF

PROPOSED LOTTING			
LOT	AREA (AC)	AREA (SF)	LAND USE
LOT A	1.9285	84,007	COMMON
LOT 1	0.0835	3,639	COMMERCIAL
LOT 2	0.1072	4,668	COMMERCIAL
LOT 3	0.1032	4,497	COMMERCIAL
LOT 4	0.0794	3,460	COMMERCIAL
LOT 5	0.0660	2,873	COMMERCIAL
LOT 6	0.1140	4,965	COMMERCIAL
LOT 7	0.1116	4,863	COMMERCIAL

FOR CONDOMINIUM PURPOSES

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY:  
**DELANE ENGINEERING**  
3015 SANTA ANITA BLVD., SUITE 206  
SANTA ANITA, CA 95051  
PHONE: 310.546.5171 WWW.DELANEENGINEERING.COM

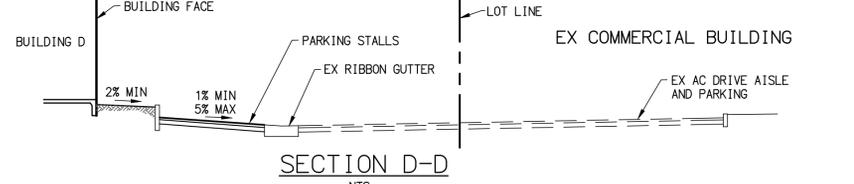
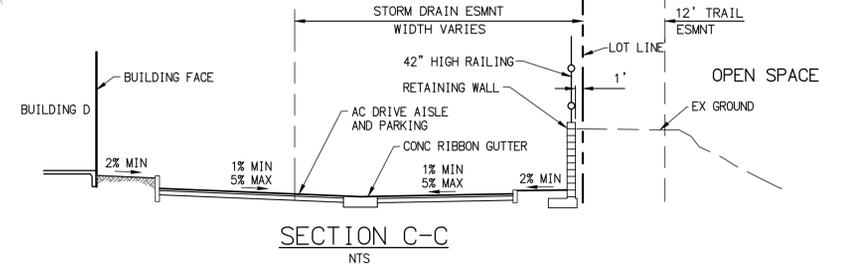
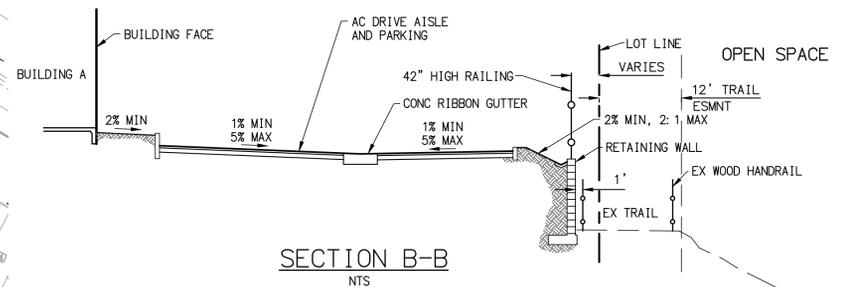
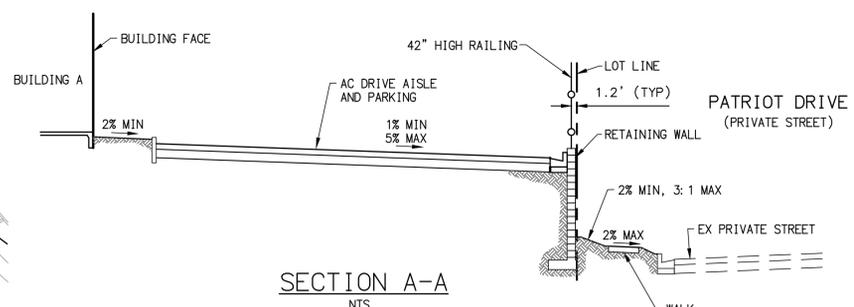
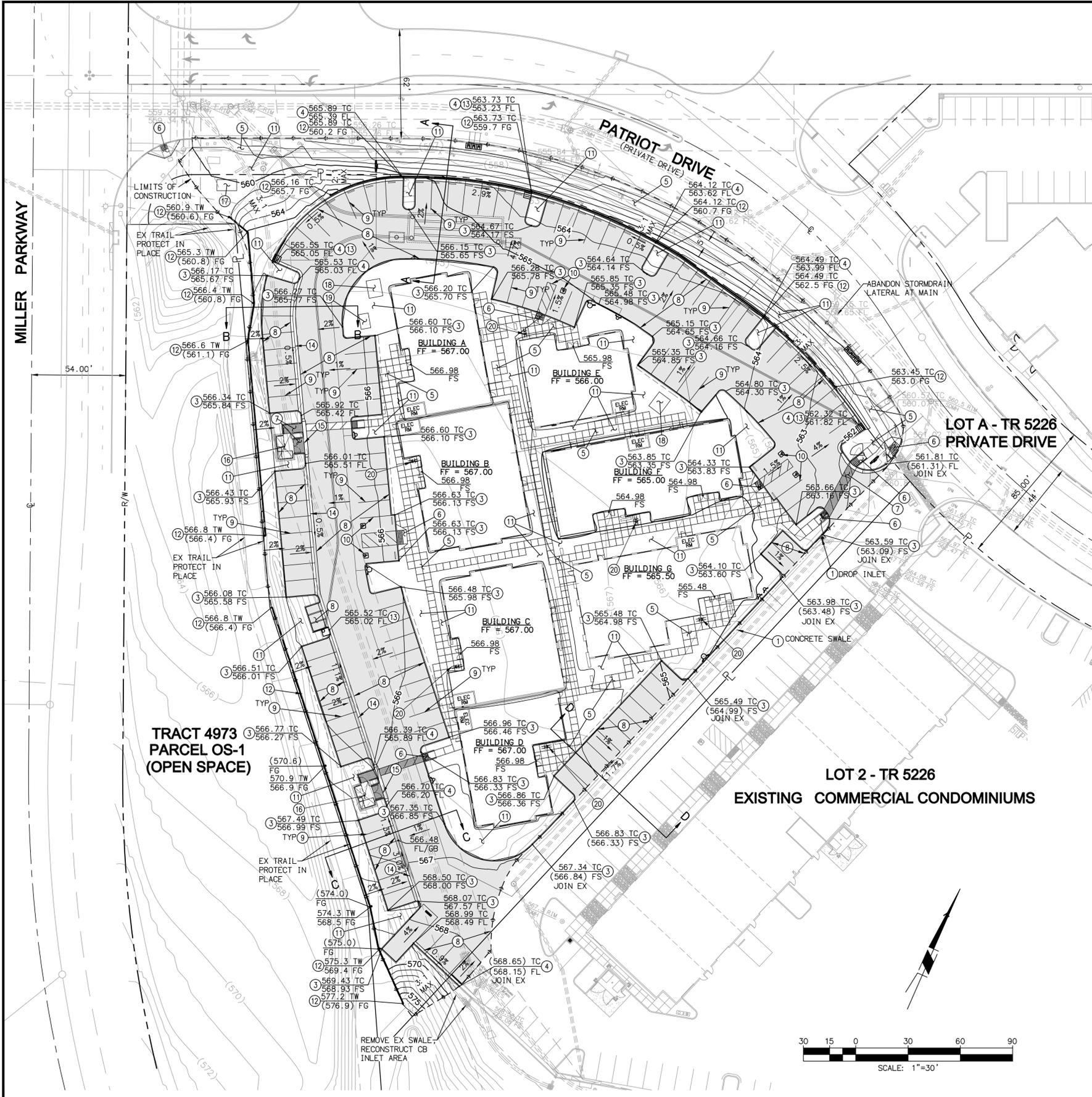
CITY OF MOORPARK APPROVAL	
REVIEWED BY	DATE
DANIEL KIM, PE CITY ENGINEER	
RCE NO.	EXP DATE



**TENTATIVE TRACT MAP FOR PATRIOT PROFESSIONAL CENTER**  
SHEET 1 OF 2

**CONSTRUCTION NOTES**

- ① PROTECT IN PLACE
- ③ CONCRETE CURB
- ④ CONCRETE CURB AND GUTTER
- ⑤ CONCRETE SIDEWALK
- ⑥ CURB RAMP
- ⑦ CONCRETE PAVEMENT
- ⑧ AC PAVEMENT
- ⑨ STANDARD PARKING STALL STRIPING
- ⑩ ACCESSIBLE PARKING STALL STRIPING
- ⑪ LANDSCAPING
- ⑫ RETAINING WALL
- ⑬ CURB OPENING CATCH BASIN
- ⑭ RIBBON GUTTER
- ⑮ RIBBON GUTTER TRANSITION FOR ADA
- ⑯ TRASH ENCLOSURE
- ⑰ SCE PME STRUCTURE (IF REQUIRED)
- ⑱ SCE TRANSFORMER
- ⑲ SCE VAULT
- ⑳ BIKE RACK



REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY:  
**DELANE ENGINEERING**  
 2015 SANTA ANITA BLVD., SUITE 206  
 SANTA ANITA, CA 95051  
 PHONE: 310.546.5171 WWW.DELANEENGINEERING.COM

SCOTT D. UHLES DATE

CITY OF MOORPARK APPROVAL

REVIEWED BY: DANIEL KIM, PE CITY ENGINEER DATE RCE NO. EXP DATE

**ENGINEERED SITE PLAN FOR PATRIOT PROFESSIONAL CENTER**

SHEET 2 OF 2