

4/10/2024 11:24 AM

S:\PROJECTS\4972.000 - 12799 Norris Ave\1816 SURVEY SUBDIVISION\TENTATIVE SHEETS\VP01.dwg

# VESTING TENTATIVE TRACT NO. 84496

## IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA FOR A ONE-LOT, NEW 7-UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION

**PROJECT DESCRIPTION**  
PROPOSED ONE LOT, RESIDENTIAL CONDOMINIUM SUBDIVISION FOR 7 CONDOMINIUM UNITS, 2 ONSITE PARKING SPACES PER UNIT.

**UNIT SIZES:**  
UNIT A ± 2,080 S.F. + 310 S.F. GARAGE = ± 2,390 S.F.  
UNITS B-G ± 1,830 S.F. + 310 S.F. GARAGE = ± 2,140 S.F.

**OWNER / SUBDIVIDER**  
HAVE A PLAN, LLC  
9018 BALBOA BOULEVARD UNIT 233  
NORTHridge, CA 91325  
661-902-2885

**SITE ADDRESS**  
12799 N. NORRIS AVE

**LEGAL DESCRIPTION / ASSESSOR PARCEL**  
THE SOUTHEASTERLY 72.50 FEET OF LOT 96, TRACT NO. 5909, MAPBOOK 77, PAGES 16 AND 17, OF MAPS  
APN: 2506-030-022

**ZONING/COMMUNITY PLAN & DESIGNATION/CD DISTRICT:**  
RD3-1XL-CPIO (NO CHANGE)  
SYLMAR COMMUNITY PLAN IMPLEMENTATION OVERLAY  
SYMAR COMMUNITY PLAN (LOW MEDIUM 1 RESIDENTIAL)  
CD 7

**AREA CALCULATIONS:**  
GROSS AREA:  
SITE BOUNDARY EXTENDED TO STREET CENTERLINE: 23,907 S.F./0.55 ACRES

NET AREA  
(SITE BOUNDARY ONLY): 21,734 S.F./0.50 ACRES

**PROPOSED SITE DRAINAGE:**  
SITE TOPOGRAPHY DRAINS TOWARD THE REAR OF THE SITE. AS A RESULT, THE PROJECT'S PROPOSED LID SYSTEM WILL DRAIN WATER FROM THE FRONT OF THE PROPERTY TO THE REAR, WHERE IT WILL BE PUMPED TO THE STREET VIA 4" PVC DRAIN PIPES (AS SHOWN SCHEMATICALLY HEREON). NOTE: THE CITY BUREAU OF SANITATION HAS APPROVED LID PLANS FOR THIS SYSTEM AND PROJECT.

**FLOOD HAZARD NOTE:**  
PER FEMA MAP 08037C1075G, 8/2/2021, SITE & AREA IS LOCATED IN "ZONE X", AREA OF MINIMAL FLOOD HAZARD. SITE IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**PROPOSED SEWAGE DISPOSAL:**  
CONNECTION TO EXISTING CITY 8" SEWER MAIN (D-17782) AT CENTERLINE OF NORRIS AVENUE PER CITY ENGINEER REQUIREMENTS.

**TREE NOTE:**  
SITE IS VACANT (NO STRUCTURES, NO PROTECTED ONSITE TREES).

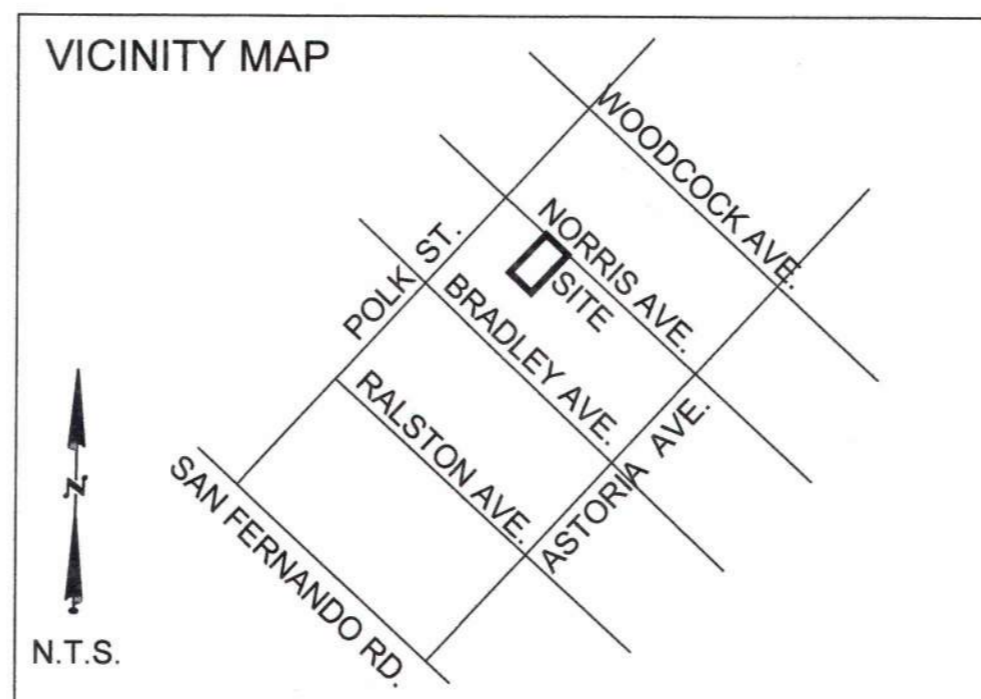
**SPECIAL AREA NOTE:**  
PER ZIMAS AND NAVIGATE L.A., THE SITE IS NOT LOCATED IN A CITY DESIGNATED HILLSIDE AREA, SPECIFIC PLAN, FIRE HAZARD ZONE, FLOOD ZONE, HAZARDOUS WASTE OR METHANE AREA, ALQUIST PRIOLLO ZONE, LIQUEFACTION AREA, LANDSLIDE AREA OR FAULT RUPTURE STUDY AREA.

**DATUM FOR ELEVATIONS/BASIS OF BEARINGS:**  
DATUM ASSUMED AT 100.00 CONTOUR NEAR NELLY CORNER OF SITE  
BASIS OF BEARINGS: S47°08'45"E, CL OF NORRIS AVENUE, TRACT NO. 61502 MB 1325/95-96

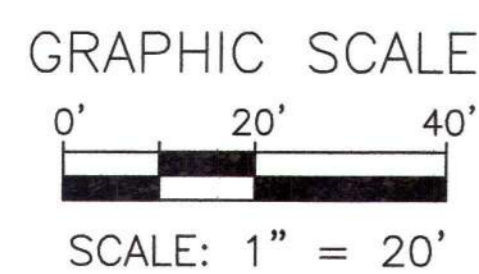
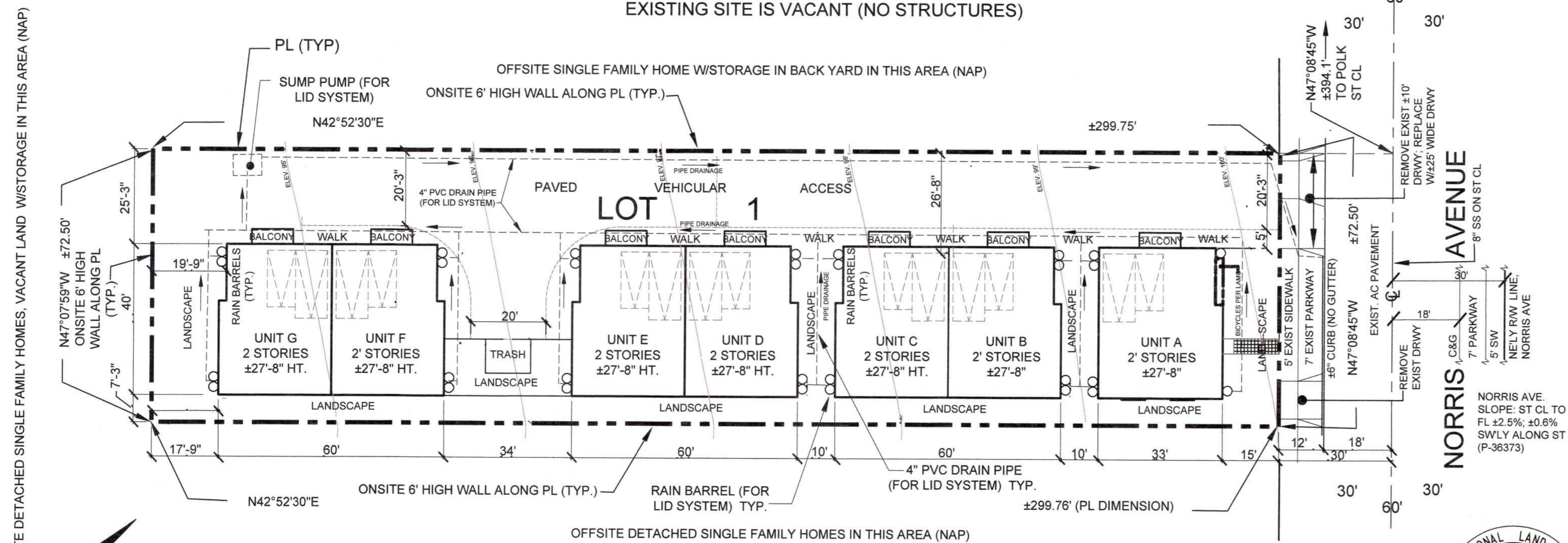
**EXISTING EASEMENT NOTE:**  
1) EASEMENTS, PROVISIONS, RESTRICTIONS, CONDITIONS, AS SET FORTH ON PLAT OF TRACT NO. 5909 MB 771/6&17 (NOT A PART, LOCATED WITHIN EXISTING PUBLIC STREETS)  
2) EASEMENT FOR UTILITIES (ELECTRIC, TELEPHONE, TELEGRAPH, WATER, GAS) AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 20266, PAGE 227, O.R. (BLANKET OVER SITE)

TENTATIVE APPROVAL

NO: UT-2024  
Approved without conditions  
BY: [Signature]  
Department of Building & Safety  
Grading Division



UNLESS OTHERWISE NOTED, EVERYTHING SHOWN HEREON IS PROPOSED  
EXISTING SITE IS VACANT (NO STRUCTURES)



PREPARED UNDER MY DIRECT SUPERVISION

[Signature]  
NAME

3/18/24



NO.	DATE	REVISION

<b>VESTING TENTATIVE TRACT NO. 84496</b>	FOR A 1-LOT, NEW 7-UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION
PLANS PREPARED BY:  DCA GROUP <small>CIVIL ENGINEERING • LAND PLANNING • CONSTRUCTION MANAGEMENT • ALTA SPECIALISTS</small>	
DATE: 3/18/2024	SCALE: 1" = 20'
DESIGNED: DRAWN: KMR	SHEET NO: 1 OF 1
PROJECT NO: 23-2863-4972.000-1816	