RECEIVED
DEPT OF REGIONAL PLANNING
TR073203 EXHIBIT PG 1
DATE: 09 JUNE 2015

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NUMBER 073203
(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

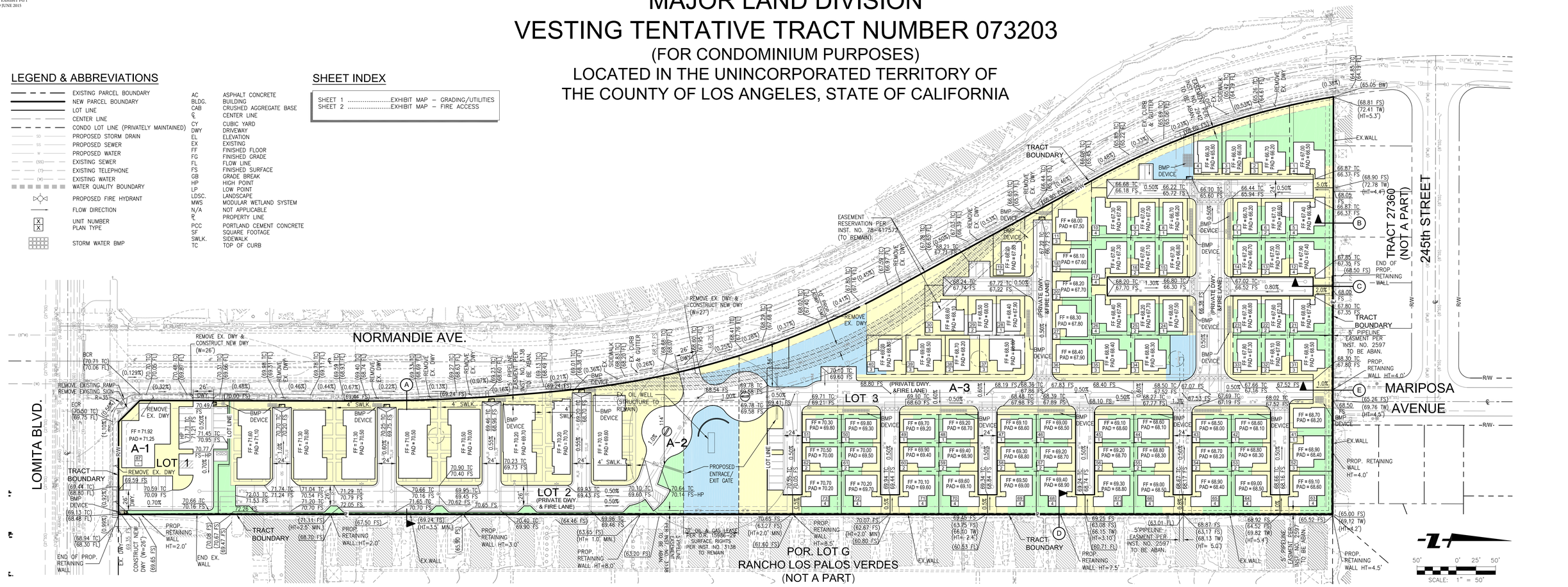
LEGEND & ABBREVIATIONS

- EXISTING PARCEL BOUNDARY
- NEW PARCEL BOUNDARY
- LOT LINE
- CENTER LINE
- CONDO LOT LINE (PRIVATELY MAINTAINED)
- PROPOSED STORM DRAIN
- PROPOSED SEWER
- PROPOSED WATER
- EXISTING SEWER
- EXISTING TELEPHONE
- EXISTING WATER
- WATER QUALITY BOUNDARY
- PROPOSED FIRE HYDRANT
- FLOW DIRECTION
- UNIT NUMBER / PLAN TYPE
- STORM WATER BMP

AC	ASPHALT CONCRETE
BLDG.	BUILDING
CAB	CRUSHED AGGREGATE BASE
℄	CENTER LINE
CY	CUBIC YARD
DWY	DRIVEWAY
EL	ELEVATION
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
LDSC.	LANDSCAPE
MWS	MODULAR WETLAND SYSTEM
N/A	NOT APPLICABLE
R/W	PROPERTY LINE
PCC	PORTLAND CEMENT CONCRETE
SF	SQUARE FOOTAGE
SWLK.	SIDEWALK
TC	TOP OF CURB

SHEET INDEX

SHEET 1 .....EXHIBIT MAP – GRADING/UTILITIES
SHEET 2 .....EXHIBIT MAP – FIRE ACCESS



"OPEN SPACE" CATEGORIES

LOT NUMBER	PARKWAY, FRONT YARD & PASEO	SIDE & REAR YARD	AMENITY
1	3,815 sq. ft. (3.66%)	1,163 sq. ft. (2.22%)	0 sq. ft. (0.00 %)
2	26,193 sq. ft. (25.10%)	9,383 sq. ft. (17.93%)	9,404 sq. ft. (44.39%)
3	74,344 sq.ft. (71.24%)	41,777 sq. ft. (79.85%)	11,780 sq. ft. (55.61%)

OPEN SPACE

LOT NUMBER	TOTAL SQ. FT.	PERCENT OPEN SPACE AREA
2	44,980 sq. ft.	43.82%
3	127,901 sq. ft.	47.49%

ZONING REQUIREMENT = 8.94 X 30%
= 2.68 Ac

PROJECT PROVIDED = 38.3% (3.97 Ac)

GENERAL NOTES

1. DEVELOPER TO REPAIR ANY DAMAGED IMPROVEMENTS ALONG THE PROPERTY FRONTAGE DURING CONSTRUCTION TO THE SATISFACTION OF THE PUBLIC WORKS.
2. COUNTY WILL BE RESPONSIBLE FOR SEWER MAINTENANCE. UTILITY PURVEYOR WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DOMESTIC & FIRE WATER LINES. PRIVATE ASSOCIATIONS WILL BE RESPONSIBLE FOR THE MAINTENANCE FOR ALL BMP DEVICES.
3. DROUGHT TOLERANT LANDSCAPING SHALL BE USED.
4. PRIVATE DEVELOPMENT SHALL BE A GATED COMMUNITY.
5. DETAILED EXHIBITS FOR STREET TREES, STREET LIGHTING, TRASH & LANDSCAPE WILL BE ORDINANCE COMPLIANT & FORTH COMING UNDER SEPARATE SUBMITTAL.

PHASING

OWNER TO PHASE WITH SEQUENCING FOR FINAL MAPPING/DEVELOPMENT OCCUPATION MUTUALLY AGREEABLE TO BOTH OWNER AND LOS ANGELES COUNTY.

ZONING

EXISTING ZONING = M-1

PROPOSED ZONING : LOT 1 = M-1
: LOT 2 = RPD-DP
: LOT 3 = RPD-DP (WITH RESIDENTIAL CONDOMINIUMS)

PRELIMINARY EARTHWORK

RAW CUT	3,700 C.Y.	RAW FILL	27,000 C.Y.
"O/X" (5" ACROSS BLDG. AREA)	20,800 C.Y.	REPLACE "O/X" (5")	20,800 C.Y.
CLEAR & GRUB	7,600 C.Y.	SHRINKAGE ON "O/X" (7.5%)	1,560 C.Y.
UTILITY & LOT TRIMMINGS	5,000 C.Y.	UTILITY & LOT TRIMMINGS	5,000 C.Y.
NET AVAILABLE CUT	37,100 C.Y.	TOTAL FILL REQUIRED	54,360 C.Y.
		NET IMPORT (RAW)	17,260 C.Y.

NOTE: EARTHWORK VALUES SHOWN ABOVE ARE PRELIMINARY AND FOR PERMITTING PURPOSES ONLY.

PARKING COUNT

LOT NUMBER	REQUIRED NUMBER * OF PARKING SPACE	PROVIDED NUMBER OF PARKING SPACE	NUMBER OF UNIT ** PARKING SPACE	NUMBER OF GUEST PARKING SPACE
1	16	21		
2	88	98	78	20
3	146	201	157	44

* REQUIREMENT NOTE

LOT 1: 1 PARKING SPACE FOR EACH 250 SQ.FT. OF FLOOR SPACE. THE PROPOSED BUILDING SIZE IS 4,000 SQ.FT.

LOT 2: 1 ½ COVERED + ½ UNCOVERED PARKING SPACES FOR EACH UNIT. 1 GUEST PARKING SPACE FOR EACH 4 UNITS.

LOT 3: 2 COVERED PARKING SPACES PER EACH SINGLE FAMILY RESIDENCE.

** RESIDENTIAL UNIT PARKING

ALL RESIDENTIAL UNITS WILL HAVE 2 COVERED PARKING SPACES.

SETBACKS SUMMARY

REQUIRED FOR M-1 STANDARDS

NO BUILDING SETBACK REQUIRED.

REQUIRED FOR RPD-PD STANDARDS

ALL YARDS SAME AS R-1 WHICH IS:

FRONT: 20 FEET, EXCEPT AS PROVIDED IN SPECIAL STANDARDS DISTRICT.
REAR: 15 FEET OR 20% OF AVERAGE DEPTH OF SHALLOW LOT, BUT NOT LESS THAN 10 FEET.
SIDE YARDS: 5 FEET OR 10% OF AVERAGE WIDTH OF NARROW LOT, BUT NOT LESS THAN 6 FEET.
CORNER YARDS: 5 FEET, EXCEPT ON REVERSED CORNER LOT, WHICH IS 10 FEET.

OR ALTERNATE SETBACKS ESTABLISHED PURSUANT TO LOS ANGELES COUNTY CODE SECTION 22.20.460.B

PROJECT SITE SETBACKS

LOT 1

NO BUILDING SETBACK REQUIRED.

LOTS 2 & 3

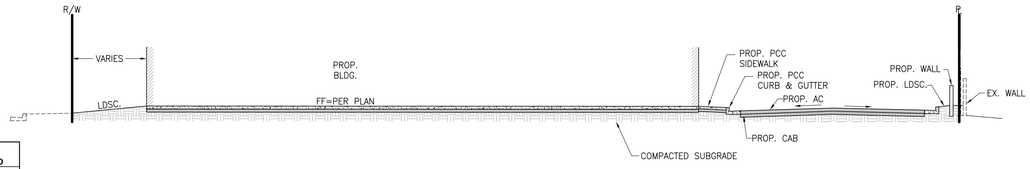
AS SPECIFIED PER CUP IN ACCORDANCE WITH LOS ANGELES COUNTY CODE SECTION 22.20.460.B

BUILDING COVERAGE

LOT NUMBER	BUILDING AREA (SF)	NET LOT AREA (SF)	PERCENT COVERAGE
1	3,900	19,140	20.4%
2	27,547	110,938	24.8%
3	80,813	278,319	29.0%
TOTAL	112,260	408,397	27.5%

MS4/LID REQUIREMENT TABLE

SUB AREA	TOTAL AREA (AC)	Q_{85} (cfs)	Q_{25Y} (cfs)	SWQD, (cf)	BMP DEVICE	VOLUME PROVIDED
A-1	0.32	1.02	0.09	897	CUDO STORAGE GALLERY	1,280 CU FT
A-2	2.46	5.59	0.31	5,216	CUDO STORAGE GALLERY	6,080 CU FT
A-3	6.60	12.58	0.71	13,995	CUDO STORAGE GALLERY	22,160 CU FT



SECTION "A"
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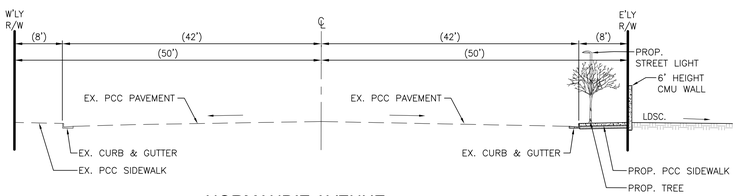
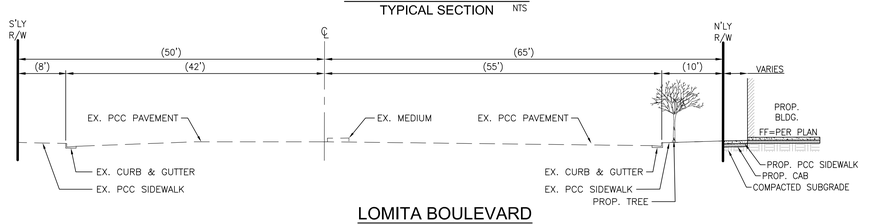
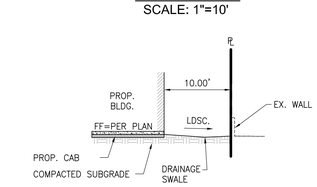


NORMANDIE AVENUE
TYPICAL SECTION NTS



LOMITA BOULEVARD
TYPICAL SECTION NTS



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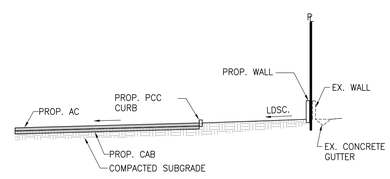

SECTION "C"
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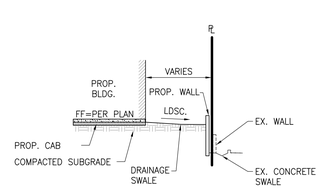

SECTION "D"
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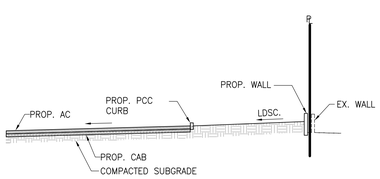

SECTION "E"
SCALE: 1"=10'

NO.	REVISIONS	APP'D.	DATE

PREPARED BY:

FUSCOE ENGINEERING
600 Wilshire, Suite 1470, Los Angeles, California 90017
tel 213.988.8802 ▫ fax 213.988.8803 ▫ www.fuscoe.com

REGISTERED PROFESSIONAL ENGINEER ANDREW JEFFERSON WILLIAMS No.C49881 Exp. 09/30/16 CIVIL STATE OF CALIFORNIA

Name Date

DEVELOPER:

NORMANDIE HARBOR CITY INVESTORS, LLC
1880 CENTURY PARK EAST, SUITE 600
LOS ANGELES, CA 90067

VESTING TENTATIVE TRACT MAP 073203
HARBOR CITY MIXED-USE
24906 & 24500 NORMANDIE AVENUE
& 1133 LOMITA BOULEVARD
HARBOR CITY, CA 90710
EXHIBIT MAP - GRADING/UTILITIES

DRAWN:	F.E.I.L.A
DESIGN:	F.E.I.L.A
CHECKED:	AW
SCALE:	AS SHOWN
JOB NO.:	1318-003
DATE:	06/08/15

SHEET 1 OF 2

F:\PROJECTS\1318\003\PLANS\ENTITLEMENTS\TENTATIVE TRACT MAP\1318-003-VTM03EXHIBITMAP.DWG (06-08-15 5:22:53PM) Plotted by: Samson Kneplone

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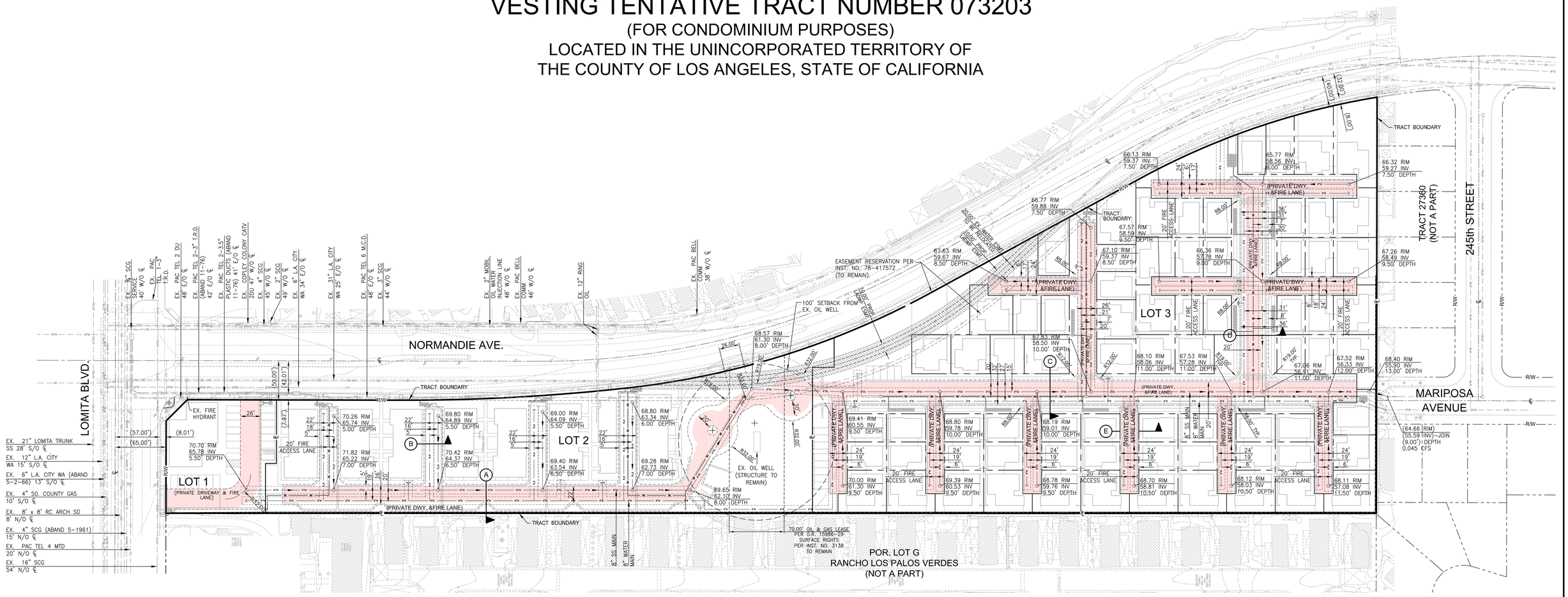
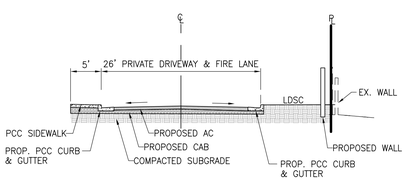
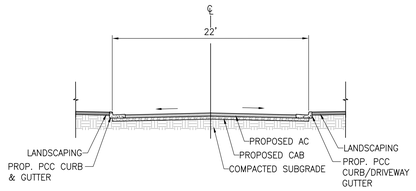




TYPICAL PRIVATE DRIVE SECTION "A"
SCALE: 1"=10'



TYPICAL PRIVATE DRIVE SECTION "B"
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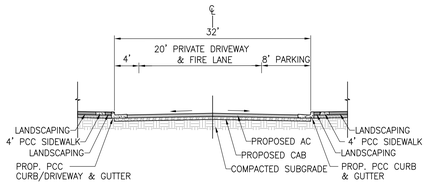

TYPICAL PRIVATE DRIVE SECTION "C"
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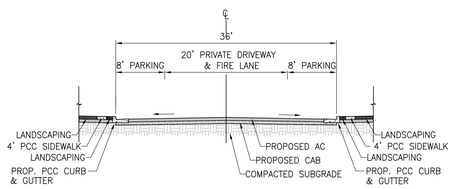

TYPICAL PRIVATE DRIVE SECTION "D"
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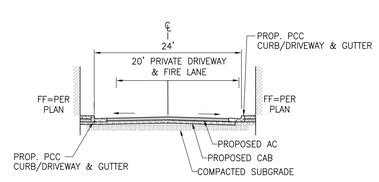
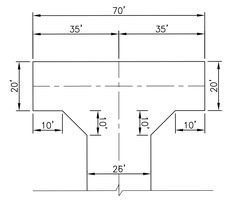


TYPICAL PRIVATE DRIVE SECTION "E"
SCALE: 1"=10'

HYDRANT AND ACCESS NOTES

1. ALL HYDRANTS SHALL BE INSTALLED IN CONFORMANCE WITH TITLE 20, COUNTY OF LOS ANGELES GOVERNMENT CODE AND COUNTY OF LOS ANGELES FIRE CODE, OR APPROPRIATE CITY REGULATIONS.
2. ALL HYDRANTS SHALL BE MEASURED 6"x4"x2-1/2" BRASS OR BRONZE, CONFORMING TO THE CURRENT AWWA STANDARD C503 OR APPROVED EQUAL.
3. ALL ONSITE HYDRANTS SHALL BE INSTALLED A MINIMUM 25 FEET FROM A STRUCTURE OR PROTECTED BY A TWO (2) HOUR FIRE RATED FIREWALL.
4. ALL HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED OR BONDED PRIOR TO FINAL MAP APPROVAL. VEHICULAR ACCESS SHALL BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.



TYPICAL FIRE APPARATUS TURNAROUND
STANDARD PUMPER
INTERMEDIATE TURN-AROUND NTS

LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- CONDO LINE
- NEW PARCEL BOUNDARY
- STREET CENTER LINE
- EASEMENT LINE
- PROPOSED SEWER
- PROPOSED WATER
- EXISTING TELEPHONE
- EXISTING WATER
- EXISTING SEWER
- SEWER EASEMENT LINE
- WATER EASEMENT LINE
- PROPOSED FIRE HYDRANT
- FIRE ACCESS LANE

ALL CURB RADII ARE 8' RADIUS UNLESS OTHERWISE NOTED

NOTES

1. ALL RESIDENTIAL UNITS INCLUDE BUILDING EAVE HEIGHTS OF LESS THAN 29'-10".

ABBREVIATIONS

ABAND	ABANDONED
℄	CENTERLINE
CATV	CABLE TELEVISION
COMM	DATA COMMUNICATION
E/O	EAST OF
EX	EXISTING
FS	FINISHED SURFACE
G	GAS
INV	INVERT
LADWP	LOS ANGELES DEPARTMENT OF WATER & POWER
N/O	NORTH OF
POC	POINT OF CONNECTION
P.L	PROPERTY LINE
REC	RECORD
R/W	RIGHT OF WAY
SCG	SOUTHERN CALIFORNIA GAS
SD	STORM DRAIN
SS	SANITARY SEWER
STA	STATION
S/O	SOUTH OF
TEL	TELEPHONE
TG	TOP OF GRATE
VCP	VITRIFIED CLAY PIPE
VIF	VERIFY IN FIELD
WA	WATER
W/O	WEST OF

50' 0' 25' 50'
SCALE: 1" = 50'

NO.	REVISIONS	APP'D.	DATE

PREPARED BY:
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SHEET 2 OF 2

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