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(213) 978-1300

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LOS ANGELES, CA 90012-4801
(213) 978-1271

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Decision Date: July 15, 2025

Sean Shahmiri (A)(O)
15161 W Morrison St
Sherman Oaks, CA 91403

RE: Urban Lot Split-Preliminary Parcel Map No.:
ADM-2025-2340-PMUL-HCA
Address: 15159 W Morrison St
Community Plan: Van Nuys – North Sherman
Oaks
Zone: R1-1-RIO
Council District: 4 - Raman

LETTER OF COMPLIANCE – Ministerial Review of SB 9 Urban Lot Split

The Advisory Agency determines based on the administrative record, the project meets the requirements of Government Code Section (GCS) 66411.7 and qualifies as an urban lot split subject to a ministerial review pursuant to GCS 66411.7. In accordance with the provisions of GCS 66411.7 and Los Angeles Municipal Code (LAMC) Section 17.50, the Advisory Agency approves Urban Lot Split Preliminary Parcel Map No. ADM-2025-2340-PMUL-HCA, located at 15159 West Morrison Street, for the subdivision of a single lot to create two (2) separate lots (Parcel 1 and Parcel 2, to be renamed Parcel A and Parcel B) as shown on the map stamp-dated July 10, 2025, in the Van Nuys – North Sherman Oaks Community Plan. The Advisory Agency determines based on the whole of the administrative record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project pursuant to Public Resources Code Section 21080(b)(1). This subdivision is based on the R1-1-RIO Zone and Government Code Section (GCS) 66411.7. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

Note on clearing conditions: When two or more agencies must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Any questions regarding this report should be directed to Julia Li of the Permit Case Management Division, located at 201 N. Figueroa Street, Suite 290, or calling (213) 808-8971.

1. That the proposed parcels be labeled as Parcel A and Parcel B, respectively, on the final map.
2. That the final map be labeled as “Urban Lot Splits per CA Senate Bill 9” satisfactory to the City Engineer.
3. That the subdivider make a request to BOE Valley District to determine the capacity of existing sewers in this area.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor. The approval of this Tract Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.

4. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

5. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division, shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. The Proposed Parcel 1 does not comply with the allowable Residential Floor Area (RFA) for the R1 zone. The existing RFA for the structure per Permit 23014-10000-04319 is 1404 SF. The allowable RFA for the R1 zone is 45% of the lot area. Show compliance with the allowable Residential Floor Area requirement or obtain approval from the Advisory Agency to approve the deviations from the Zoning code.
 - b. For any proposed building with a permit issued prior to obtaining a Zoning clearance for this lot split, show that it complies with the current Building (Residential) and Zoning Code requirements within the new lot prior to obtain the Zoning clearance for this map or obtain City Planning approval to waive such Zoning requirements.
 - c. Provide a copy of the draft final map to LADBS Zoning to obtain the final Zoning clearance.

Notes:

Due to LAMC Section 12.21.C.(e), the original frontage along Morrison Street will be maintained as the front yard for Proposed Parcel 1.

Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

DEPARTMENT OF TRANSPORTATION

Transportation approvals are conducted at 201 N. Figueroa Street Room 550. For an appointment, call (818)374-4699.

6. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, or to the satisfaction of LADOT.
 - b. A two-way driveway width of W=24 feet is required for all two-way driveways, or to the satisfaction of LADOT.
 - c. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
 - d. The report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: The applicant may be required to comply with any other applicable fees per this new ordinance.

FIRE DEPARTMENT

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6543. You should advise any consultant representing you of this requirement as well.

7. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Access for the Fire Department apparatus and personnel to and into all structures shall be required.
 - b. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
 - c. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - d. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - e. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of

a final map or the approval of a building permit. The plot plan shall include the following minimum design features:

- 1) fire lanes, where required, shall be a minimum of 20 feet in width;
 - 2) all structures must be within 300 feet of an approved fire hydrant,
 - 3) and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
- f. Site plans shall include all overhead utility lines adjacent to the site.
- g. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- h. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- i. The Fire Department may require additional vehicular access where buildings exceed 30 feet in height.
- j. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided
- k. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.
- l. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- m. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

DEPARTMENT OF WATER AND POWER

8. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

BUREAU OF SANITATION

9. Wastewater Collection Systems Division of the Bureau of Sanitation shall inspect the sewer/storm drain lines serving the subject tract. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).).

INFORMATION TECHNOLOGY AGENCY

10. To assure that cable television facilities will be installed in the same manner as other required improvements, please email ita.cabletvclearance@lacity.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of 3 people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

Please contact RAP at (213) 202-2682 for any questions regarding the following:

11. The applicant shall record a Covenant & Agreement, the language of which shall be subject to the approval of the Department of Recreation and Parks, stating that the future development of said property for residential purposes shall be subject to the Subdivision Park Fee prior to the issuance of Certificate of Occupancy, at whatever the applicable rate of the fee is at the time of issuance.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

Removal of Protected trees, and removal or planting of any tree in the public right-of-way requires the approval of the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

12. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.

Note: All protected tree removals must be approved by the Board of Public Works. Contact: Urban Forestry Division at: 213-847-3077.

DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS

13. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. A Certificate of Occupancy (temporary or final) for the building(s) in Preliminary Parcel Map No. ADM-2025-2340-PMUL-HCA shall not be issued until after the final map has been recorded.
 - b. The subdivision shall be limited to residential uses.
 - c. Limit the subdivision to two (2) lots.
 - d. Parking shall be provided in conformance with GCS 66411.7(e)(3).
 - e. The Project is located in the River Implementation Overlay and shall comply with the applicable objective development standards.
 - f. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company

regarding feasible energy conservation measures.

- g. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material, unless individual receptacles are provided in each home.
 - h. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
 - i. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.
 - j. All other objective standards of the Los Angeles Municipal Code shall apply.
 - k. The Applicant shall sign an affidavit stating that the applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the urban lot split.
- l. Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all of the following:

- i. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- ii. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court cost and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.
- iii. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- iv. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement. (ii)
- v. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commission, committees, employees and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to the limit the rights of the City or the obligations of the applicant otherwise created by this condition.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

S-1. That the following provisions be accomplished in conformity with the improvements constructed herein:

- a. That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
- b. That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- c. That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- d. That any necessary sewer and drainage easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- e. That drainage matters be taken care of satisfactory to the City Engineer.

- f. That if necessary, satisfactory sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

- a. Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
- b. Any required bonded sewer fees shall be paid prior to recordation of the final map.
- c. Any construction activity within public streets, private streets, alleys and easements shall be constructed under permits in conformity with plans and specifications approved by the Bureau of Engineering.

S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

- a. Construct any necessary mainline and house connection sewers to serve the tract as determined by the City Engineer.
- b. Construct any necessary drainage facilities.
- c. Close any unused driveways satisfactory to the City Engineer.
- d. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
 - i. Construct the necessary house connection sewers to serve each parcel.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the parcel map action. However the existing or proposed zoning may not permit this number of units. This map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

Any removal of the existing street trees shall require Board of Public Works approval.

A haul route hearing before the Board of Building and Safety Commissioners ("BBSC") is required for all applications for the import or export of more than 1,000 cubic yards of soil in the "hillside" area, as designated by the current Bureau of Engineering Basic Grid Map No. A-13372, and as referenced in ZIMAS, as a "Special Grading Area."

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code (LAMC).

The final map must be recorded within 36 months of this approval, unless the subdivider requests a time extension and it is granted before the end of such period, if applicable. Time Extensions may not always be granted.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

SENATE BILL 9 BACKGROUND

On September 16, 2021, Governor Gavin Newsom approved Senate Bill (SB) 9, effective as of January 1, 2022, which requires a ministerial review process for a parcel map application for the creation of an Urban Lot Split if a project meets the State law provided in California Government Code Section (GCS) 66411.7. The purpose of SB 9 is to provide eligible developments a ministerial approval process that is not subject to the California Environmental Quality Act (CEQA). A local agency shall approve an Urban Lot Split only if it conforms to all applicable objective requirements of the Subdivision Map Act (Division 2) (commencing with Section 66410), except as otherwise expressly provided in SB 9.

PROJECT BACKGROUND

Subject Property

The Subject Property is a rectangular shaped, level corner lot totaling approximately 6,551.6 square feet with approximately 50 feet of frontage on the north side of Morrison Street and 110 feet of frontage on the east side of Columbus Avenue. The property was improved with a 782 square foot single family residential structure and detached garage in 1940, a new pool in 1952, and building expansion to 1,404 square feet with attached ADU in 2024. Per the tree disclosure statement dated April 15, 2025, there are no protected trees on site. Per the survey provided by the applicant and confirmed by aerial views, there are 2 existing trees on site as of their purchase date of September 13, 2023.

The site is zoned R1-1-RIO with a Low Residential land use designation in the Van Nuys – North Sherman Oaks Community Plan. The site is located in Council District 4 and the Sherman Oaks Neighborhood Council. The site is subject to ZI-2452: Transit Priority Area in LA, ZI-2427: Freeway Adjacent Advisory Notice for Sensitive Uses, and ZI-2358: River Implementation Overlay District (RIO). The site is also located in an AB 2097 parking area, AB 2334 Low Vehicle Miles Travel area and within ½ mile of a High Quality Transit Corridor. Further, the site is located within a 450 height limit airport hazard area, Urban Agriculture Incentive Zone, 300 foot habitat buff, a liquification zone, and is approximately 6.4 km from the Hollywood Fault. The site is not in a coastal zone, farmland, very high fire severity zone, flood zone, watercourse, high wind velocity area, special grading area, Santa Monica Mountains zone, landslide zone, tsunami hazard area, and is not subject to the Rent Stabilization ordinance. The site's potential for biological resources, mountain lions, and monarch butterflies is none.

Surrounding Uses

The subject site is surrounded by similar uses. Properties abutting to the north and east are zoned R1-1-RIO and developed with single family homes. Properties to the south across Morrison Street

are zoned R1-1-RIO and developed with single family homes. Properties to the west across Columbus Avenue zoned R1-1-RIO and developed with single family homes. The site is approximately 200 feet south of the Los Angeles River and approximately 200 feet north of Highway 101.

Streets

Morrison Street, a Local Street – Standard, has a designated right-of-way width of 60 feet and a designated roadway width of 36 feet. The street is dedicated to the roadway standards. There are no curb, gutters, or sidewalks on either side of the street abutting the subject property.

Columbus Avenue, a Local Street – Standard, has a designated right-of-way width of 60 feet and a designated roadway width of 36 feet. The street is dedicated to the roadway standards. There are no curb, gutters, or sidewalks on either side of the street abutting the subject property.

Project Description

The proposed project is for the subdivision of the existing legal lot into two individual lots pursuant to GCS 66411.7(a), aka SB9. No new construction is proposed as part of the lot split, and no trees either on the site or abutting are proposed to be removed. The existing structures will remain. Per the proposed map stamp dated May 6, 2025, the proposed Lots 1 and 2 will be renamed to Lot A and Lot B respectively, as conditioned in condition number one from the Bureau of Engineering.

On the May 6, 2025, tentative parcel map Lot A was proposed to be 3,116.6 square feet, or 47.6 percent of the existing lot, and Lot B was proposed to be 3,435, or 52.4 percent of the existing lot. As proposed, this meets the requirement of SB9, however per Condition 5.a from the Department of Building and Safety, the existing structure will not meet the .45:1 residential floor area limit of the R1-1 zone. Therefore, the applicant modified the lot line in order to provide 3,121.6 square feet of lot area to meet the residential floor area requirements. This modification would represent 47.6% of the existing lot and still qualify for processing under SB9. The resulting Parcel B is proposed for 3,430 square feet which represents 52.4 percent of the existing lot. This is reflected in the revised parcel map stamp dated July 10, 2025.

SB 9 ELIGIBILITY CRITERIA

Pursuant to GCS 66411.7(a), a local agency shall ministerially approve a parcel map for an urban lot split only if the local agency determines that the parcel map for the urban lot split meets all the following requirements, outlined below. Based on the administrative record, the project meets the requirements of GCS 66411.7 and qualifies as an urban lot split subject to a ministerial review pursuant to GCS 66411.7.

(1),(2) The parcel map subdivides an existing parcel to create no more than two new parcels of approximately equal lot area provided that one parcel shall not be smaller than 40 percent of the lot area of the original parcel proposed for subdivision.	☒ Complies ☐ Does Not Comply
The existing unsubdivided lot has an area of 6,551.6 square feet. The proposed lot split results in Parcel A with a lot area of 3,121.6 square feet (47.6 percent of the existing lot area) and Parcel B with a lot area of 3,430 square feet (52.4 percent of the existing lot area). Both newly created parcels are no smaller than 1,200 square feet.	

PRELIMINARY PARCEL MAP LA NO.
SITE ADDRESS: 15159 MORRISON ST, SHERMAN OAKS, CA 91403



LEGAL DESCRIPTION:

LOT: 2
BLOCK: 2
TRACT: TR 7460
APN: 2263018002
PIN: 1688145 79
ARB (LOT CUT REFERENCE): NONE
MAP REFERENCE: M B 101-76/78
MAP SHEET: 1688145

PROPOSED PROJECT: SB9 LOT SPLIT

ZONING: R1-1

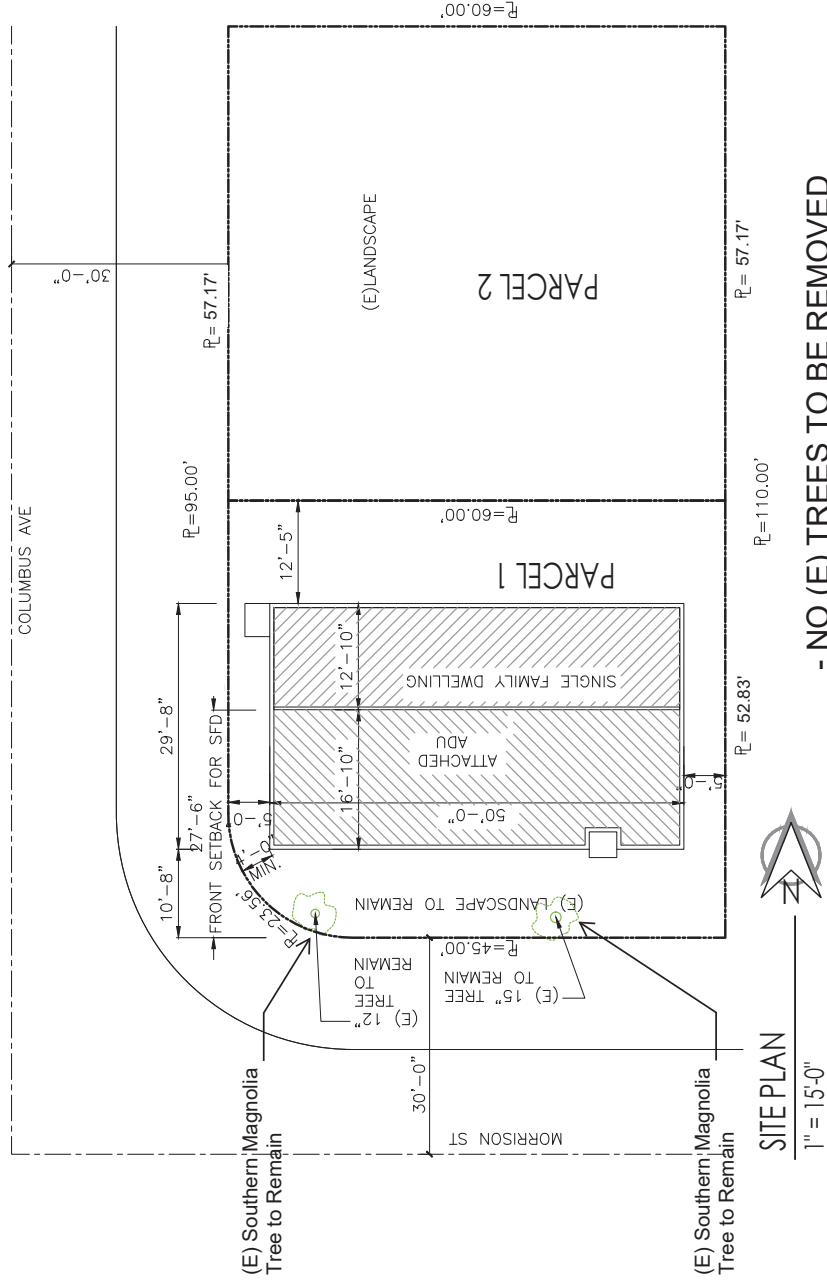
OWNER/SUBDIVIDER: Sean Shahmiri
Sanaz Imani

AREA:
TOTAL AREA: 6,551.6 (sq ft)
PARCEL 1: 3,121.6 SF
PARCEL 2: 3,430 SF

GENERAL NOTES:

- THERE IS NO HAZARDOUS MATERIAL ON THE PROPERTY.
- THERE ARE NO PROTECTED TREES OR VEGETATION ON THE PROPERTY.
- SEWER DISPOSAL BY UNDERGROUND SEWER SYSTEM.

☒ REVISED MAP
☐ FINAL MAP UNIT
☐ EXTENSION OF TIME
☐ MODIFIED
DEPUTY ADVISORY AGENCY



SITE PLAN

1" = 15'-0"

- NO (E) TREES TO BE REMOVED