

**NOTES:**

1. EXISTING USE: MEDIUM DENSITY MULTIPLE FAMILY
2. SITE ADDRESS: 4044 MADISON AVE.
3. ASSESSOR PARCEL NUMBERS: 4207-010-025
4. EXISTING GENERAL PLAN DESIGNATION: MEDIUM DENSITY MULTIPLE FAMILY
5. PROPOSED GENERAL PLAN DESIGNATION: MEDIUM DENSITY MULTIPLE FAMILY
6. EXISTING ZONING: RMD
7. PROPOSED ZONING: RMD
8. PROPOSED DEVELOPMENT: 3 UNIT SMALL LOT SUBDIVISION
9. PROPOSED PARKING: REQUIRED AND PROVIDED PARKING PROVIDED PER CULVER CITY MUNICIPAL CODE.
10. EXISTING DRAINAGE: THE SITE CURRENTLY DRAINS TO ADJACENT EXISTING STREETS.
11. EXISTING LOT AREA = 6,745 SF (0.15 ACRES)  
AREA TO BE DEDICATED = 0 SF (0 ACRES)  
NET LOT AREA: 6,745 SF (0.15 ACRES)  
AREA OF EXCAVATION: 6,745 SF (0.15 ACRES)

**OWNER/DEVELOPER:**  
 NAME: CENTAURUS LP  
 CONTACT: CY KIRSHNER  
 ADDRESS: 409 WASHINGTON BLVD.  
 MARINA DEL REY, CA 90292  
 PHONE: 310-413-9999

**CIVIL ENGINEER:**  
 NAME: FORMA ENGINEERING INC.  
 CONTACT: CY KIRSHNER  
 ADDRESS: 400 SAN FERNANDO MISSION BLVD  
 SUITE 200  
 SAN FERNANDO, CA 91340  
 PHONE: (818) 698-8667  
 FAX: (818) 832-1740

# PRELIMINARY PARCEL MAP 83372

## IN THE CITY OF CULVER CITY

### SUBDIVISION OF 1 LOT FOR 3 LOTS

### FOR CONDOMINIUM PURPOSES

**LEGAL DESCRIPTION:**

LOT 24 IN BLOCK 14 OF TRACT NO. 1775, RECORDED IN BOOK 21, PAGES 190 TO 193 OF MAPS, RECORDS OF LOS ANGELES COUNTY.  
 APN: 4207-010-025

**BENCHMARK:**

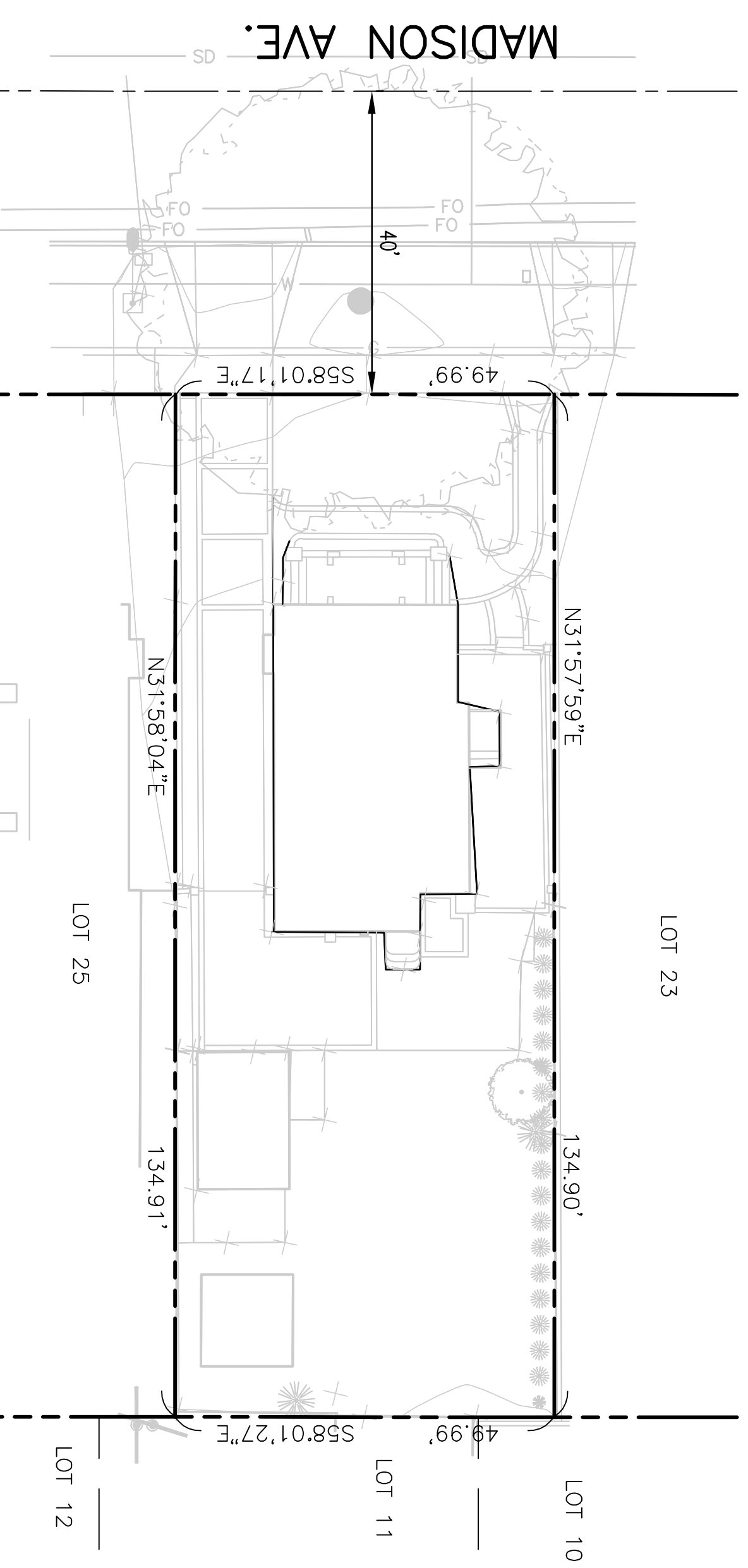
BENCH MARK: 13-02851  
 WIRE SPK IN E CURB CLARINGTON AVE.; 1.8FT N OF BC CURB RET N OF VENICE BL.; OVER CB OPENING.  
 ELEVATION = 95.527 FT. ADJ 2000

**BASIS OF BEARING:**

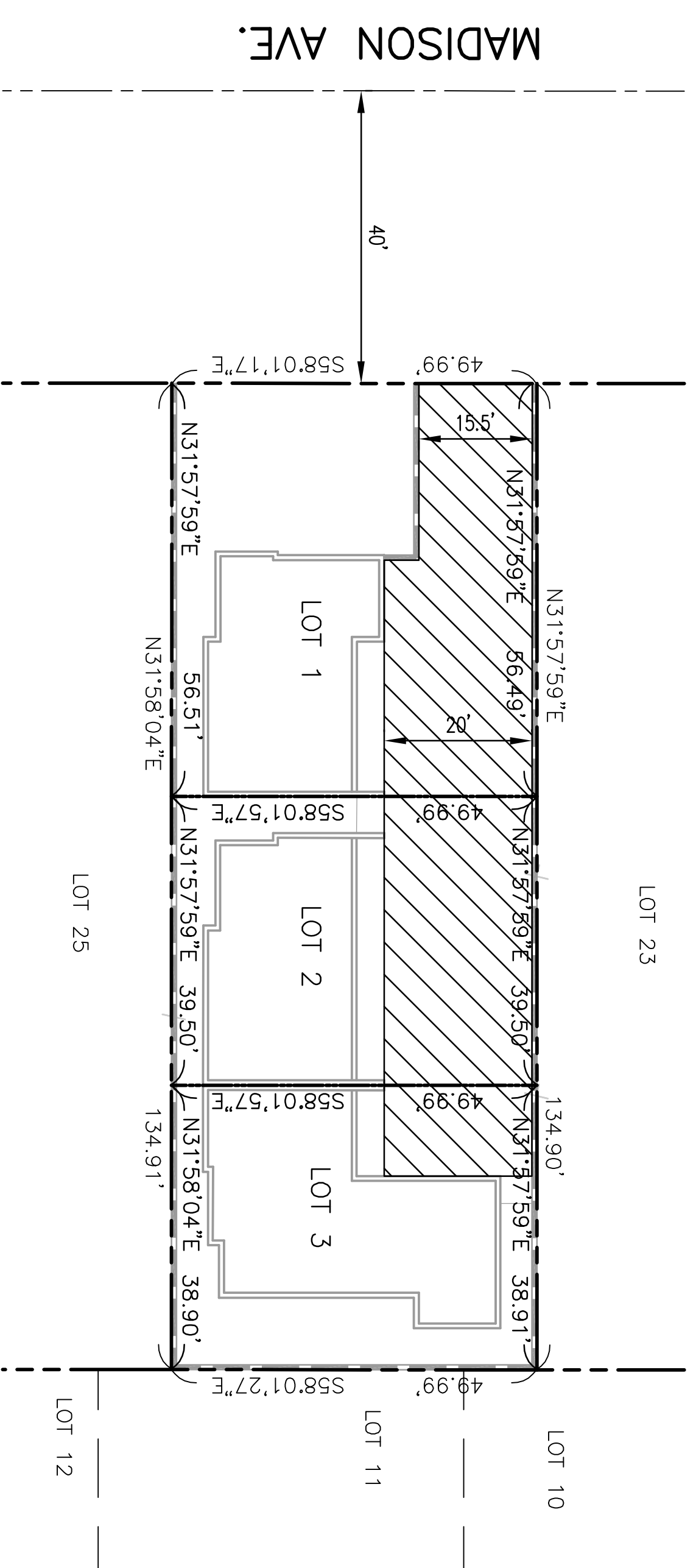
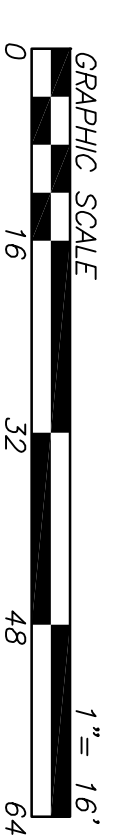
THE BEARING NORTH 88°01'09" EAST ON THE CENTERLINE OF MADISON AVENUE, PER MAP OF TRACT NO. 1775, MB 21-190/193 WAS TAKEN AS THE BASIS OF BEARINGS OF THIS MAP.

**EASEMENT NOTE:**

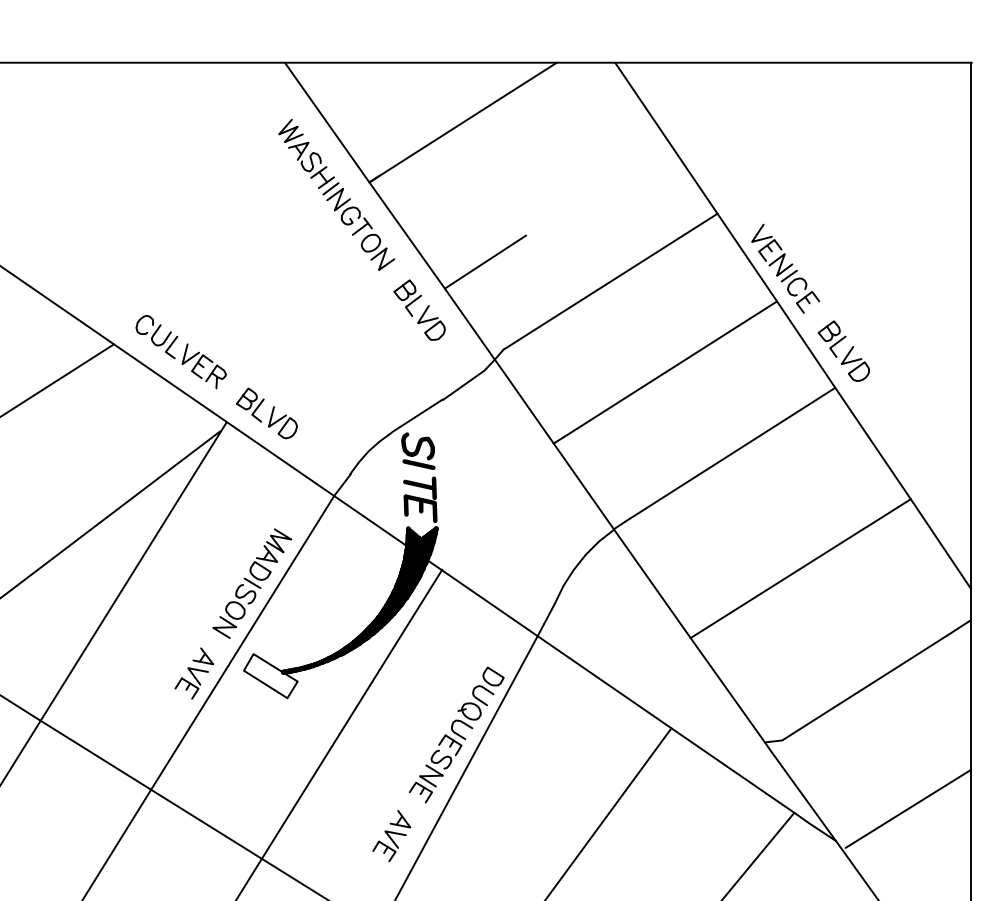
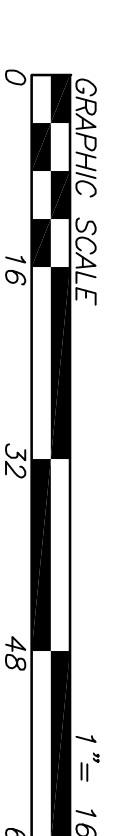
 INDICATES RECIPROCAL EASEMENT AREA FOR INGRESS/EGRESS & UTILITY PURPOSES AND COMMUNITY DRIVEWAY AND FIRE LANE.



**EXISTING CONDITION**



**PROPOSED CONDITION**



**VICINITY MAP**  
 SCALE: 1"=500'

PREPARED FOR:

**CENTAURUS LP**

409 WASHINGTON BLVD., MARINA DEL REY, CA. 90292  
 CONTACT : CY KIRSHNER TEL: 310-413-9999

**PRELIMINARY**

**PARCEL MAP 83372**  
 4044 MADISON AVE.  
 CULVER CITY, CA 90232

DEVELOPER'S ENGINEER:

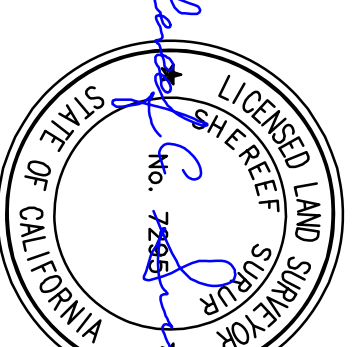
**FORMA ENGINEERING INC.**

400 SAN FERNANDO MISSION BLVD SUITE 200, SAN FERNANDO, CA 91340  
 Phone: (818) 832-1710 • Fax: (818) 832-1740

SHEREEF SURUR

P.L.S. 75862

2/05/2021  
 DATE



No.	DATE	REVISION

DESIGNER: M.W.

CHECKED BY: M.W.

DATE: 02/05/2021

SHEET OF