

ATTACHMENT NO. 5

TENTATIVE TRACT MAP 77092

IN THE CITY OF CULVER, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

UTILITY SURVEYORS:

CABLE:
CHARTER CABLE
PHONE: (800) 499-8080

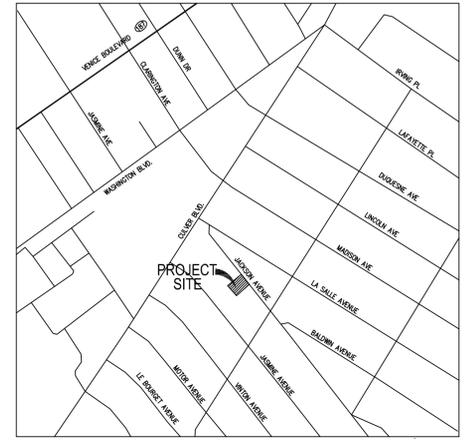
GAS:
SOUTHERN CALIFORNIA GAS COMPANY
PHONE: (800) 427-2200

ELECTRICITY:
SOUTHERN CALIFORNIA EDISON
PHONE: (800) 999-4033

SEWER:
CULVER CITY OF SEWER DISTRICT
PHONE: (310) 253-5600

TELEPHONE:
VERIZON
PHONE: (800) VERIZON

REFUSE:
CULVER CITY OF SANITATION
PHONE: (310) 423-6400



VICINITY MAP
NTS

OWNER:

SALEM PROPERTY HOLDINGS, LP
RIFAAT D. SALEM & LINDA A. SALEM
3720 LOMITA BLVD, SUITE 200
TORRANCE, CA 90505

SITE ADDRESS:

4051-4055 JACKSON AVENUE,
CULVER CITY, CA 90232

ZONING:

ZONE - RMD

APN

4209-001-010 & 4209-001-011

LOT AREA

A= 13,500 SF/ ±0.310 AC

LAND USE:

LOT 10 AND 11:
EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL
5 PROPOSED BUILDINGS,
9 RESIDENTIAL UNITS,
PARKING SPACES

DATE OF SURVEY

AUGUST 2016

BENCH MARK:

DESIGNATION : CITY OF CULVER CITY CONTROL #28
PK NAIL W/WASHER CENTERLINE INTERSECTION OF LA SALLE AND JACKSON AVENUE
ELEVATION: 84.53 (NAVD88)

LEGAL DESCRIPTION

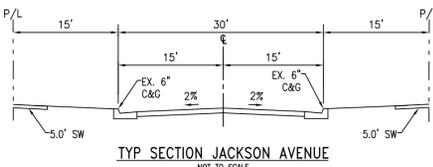
LOT 10 AND 11 BLK 4 OF TRACT NO. 1775, IN THE CITY OF CULVER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21, 190 AND 191 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARINGS:

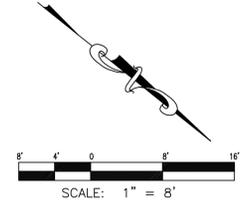
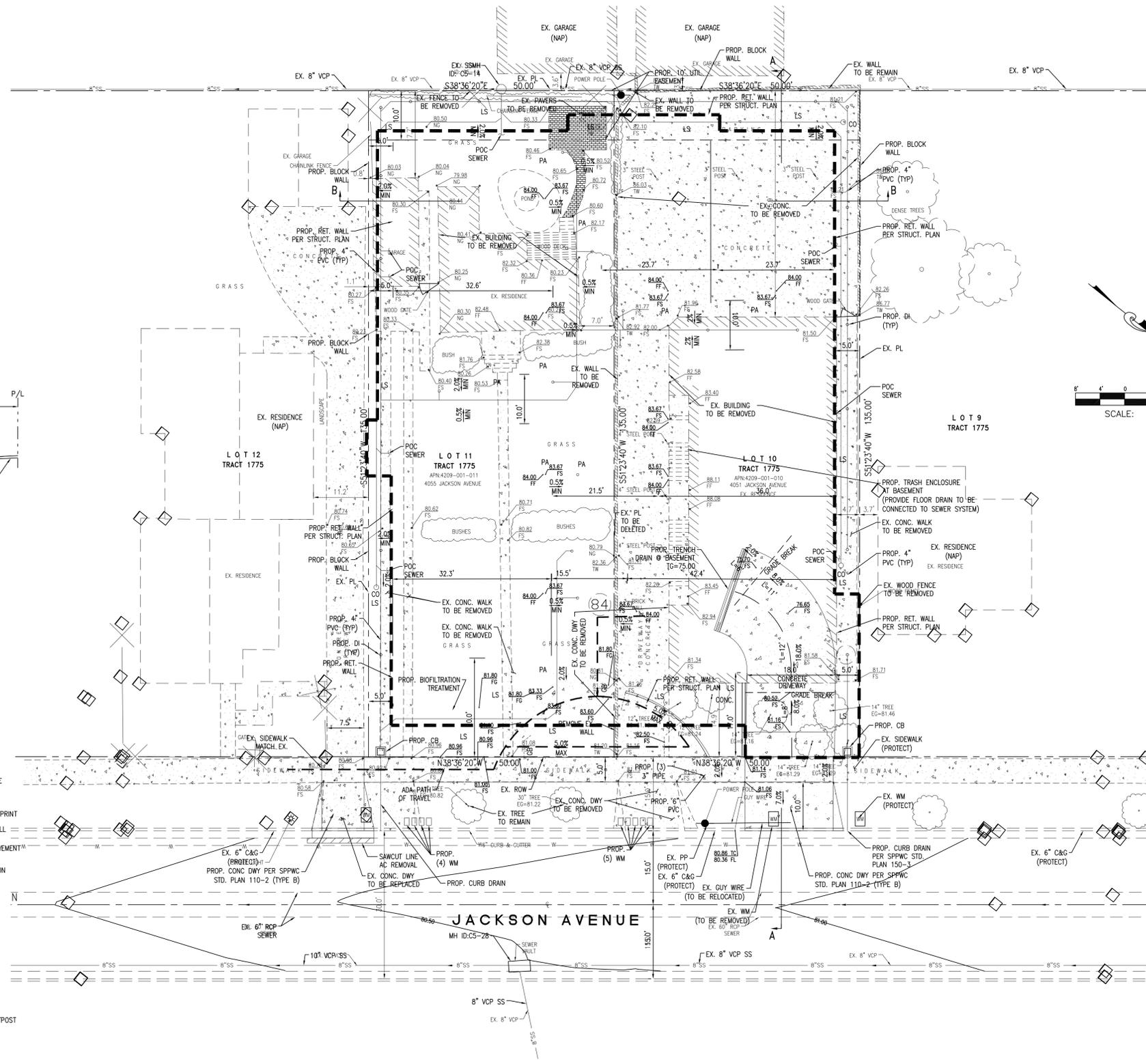
THE BASIS OF BEARINGS FOR THIS SURVEY IS S 31°46'05" E OF THE CENTERLINE OF BRADDOCK DRIVE AS SHOWN ON MAP OF TRACT NO. 36489 AS RECORDED IN BOOK 936, PAGES 80-81 OF MAPS, RECORDS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

FLOOD ZONE:

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP PANEL NUMBER 06037C1595F, BEARING AN EFFECTIVE DATE OF 09/26/2008.



TYP SECTION JACKSON AVENUE
NOT TO SCALE



ABBREVIATION

ACFS - ASPHALT CONCRETE
CL - CENTERLINE
CONC - CONCRETE
CPPK - CONTROL POINT PIKE
CPPL - CONTROL POINT PL
CPX - CONTROL POINT
DI - DRAIN INLET
DWY - DRIVEWAY
EG - EDGE OF GUTTER
FD - FOUND
FF - FINISH FLOOR
FL - FLOWLINE
FS - FINISH SURFACE
GAR - GARAGE
IRR - IRRIGATION
LS - LANDSCAPE
NG - NATURAL GROUND
PL - PROPERTY LINE
PK - PIKE
SMH - SEWER MANHOLE
STP - STEP
SOS - SHOT ON SLOPE
TC - TOP OF CURB
TG - TOP GRATE
TBM - TEMPORARY BENCHMARK
TW - TOP OF WALL
TWSP - TOP OF WALL STEP
WF - WOODEN FENCE
WM - WATER METER
W - WROUGHT IRON
INV - INVERT
PA - PLANTER AREA

LEGEND

PROPERTY LINE
CENTER LINE
BUILDING FOOTPRINT
EX. BLOCK WALL
CONCRETE PAVEMENT
SPOT ELEVATION
TREE/BUSH
WOOD FENCE
FIRE HYDRANT
WATER VALVE
WATER METER
PALM TREE
IRON FENCE
EXISTING LIGHTPOST

CITY OF CULVER CITY
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

RIFFAT SALEM, MD. PHD
9720 LOMITA BLVD, SUITE 203
TORRANCE CA 90505
310-376-7000

DESIGNED BY JR	DATE	SCALE HORIZ: VERT: N/A	CHECKED BY HONG WANG, P.E.	DATE
DRAWN BY JR	DATE	PROJECT NUMBER		
FIELD BOOK REFERENCE				
NO.	BY	APPR.	DATE	Sheet ____ Of ____ Sheets
				Plan No. XXXX-XXX



Plan Prepared By:

Date: 03/28/17
GRAND KNIGHT ENGINEERING INC
24881 ALICIA PARKWAY E-243
LAGUNA HILLS, CALIFORNIA 92653
ph. 9492281570 fx.9492082843

PLAN NO. XXXX-XXX

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