

# ATTACHMENT NO. 8

# TENTATIVE TRACT MAP 77092

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



VICINITY MAP  
N.T.S.

### UTILITY SURVEYORS:

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

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

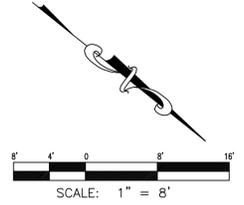
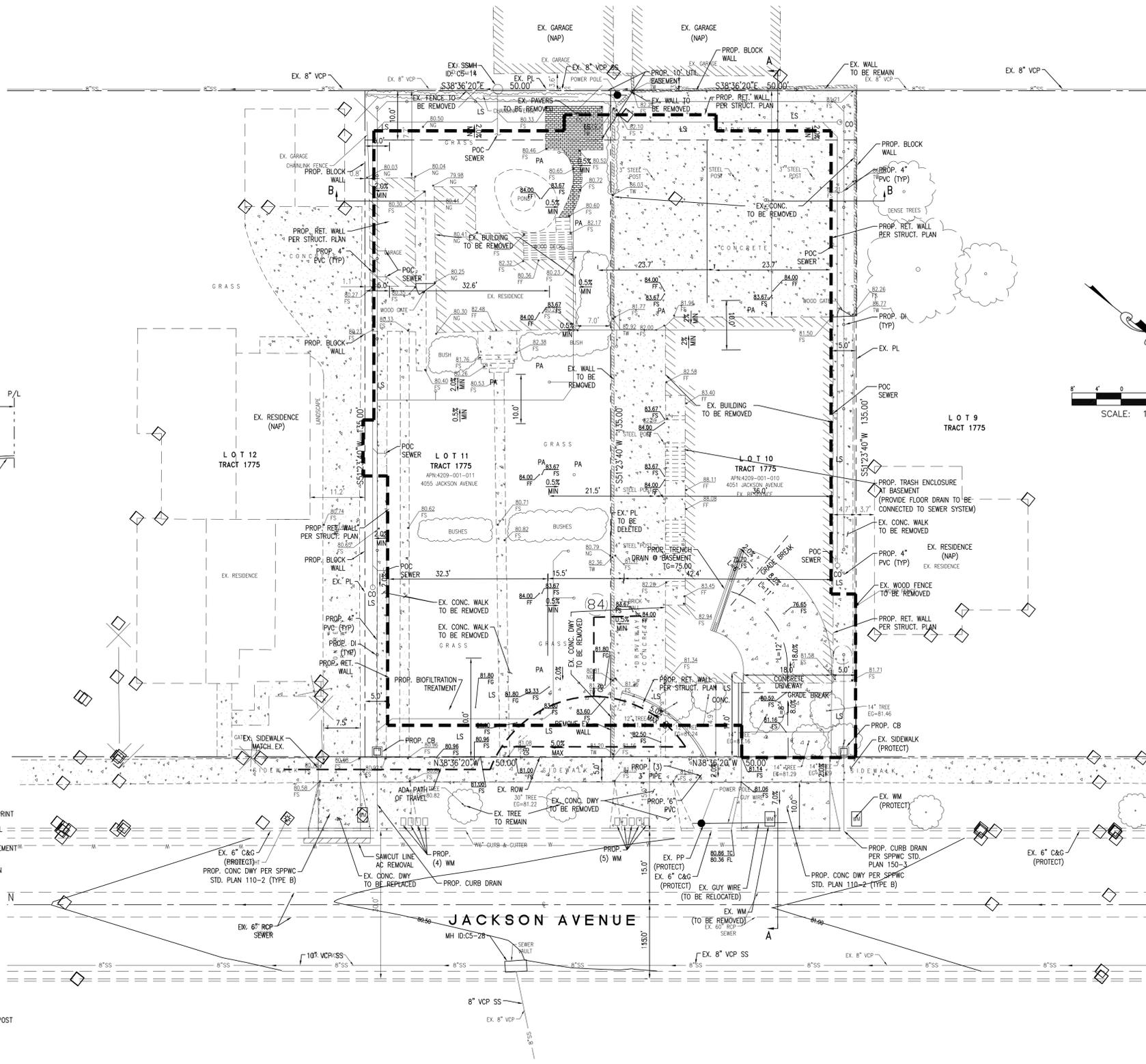
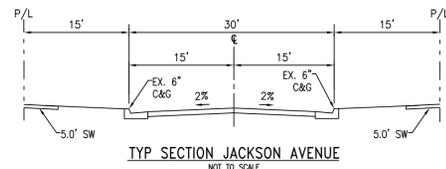
**WATER:**  
GOLDEN STATE WATER COMPANY  
PHONE: (800) 999-4033

**ELECTRICITY:**  
SOUTHERN CALIFORNIA EDISON  
PHONE: (800) 611-1911

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

**REFUSE:**  
CULVER CITY OF SANITATION  
PHONE: (310) 253-6400

**TELEPHONE:**  
VERIZON  
PHONE: (800) VERIZON



### ABBREVIATION

- ACFS - ASPHALT CONCRETE
- CL - CENTERLINE
- CONC - CONCRETE
- CPPK - CONTROL POINT PIKE
- CPPL - CONTROL POINT PL
- CPI - 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
- TWF - TOP OF WOOD FENCE
- TWSTP - TOP OF WALL STEP
- WF - WOODEN FENCE
- WM - WATER METER
- WI - 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

### 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,  
CULVERT CITY, CA 90232

### APN

4209-001-010 & 4209-001-011

### ZONING:

ZONE - RMD

### 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 936, PAGES 80-81 OF MAPS, RECORDS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

### 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.

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	DATE	SCALE	CHECKED BY	DATE
JR		HORIZ:	HONG WANG, P.E.	
DRAWN BY	DATE	VERT:		
JR		N/A		
FIELD BOOK REFERENCE		PROJECT NUMBER		
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

NO. BY APPR. DATE

PLAN NO. XXX-XXX-XXX

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