

VESTING TENTATIVE PARCEL MAP NO. 74065

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



SCALE 1"=20'

PROPOSED PROJECT:
 4 UNIT CONDOMINIUM DEVELOPMENT
 SUBTERRANEAN GARAGE WITH
 9 TOTAL PARKING SPACES
 8 RESIDENTIAL PARKING SPACE
 1 GUEST PARKING

NOTES:

PROJECT ADDRESS:
 4180 DUQUESNE AVE.
 CULVER CITY, CA 90232

ASSESSOR PARCEL NUMBER:
 4207-021-016

EXISTING ZONE:
 RMD
 NO PROPOSED ZONE CHANGE

EXISTING USE:
 SINGLE FAMILY RESIDENCE

EXISTING STREET TREES TO REMAIN.

ALL ON-SITE TREES INTERFERING WITH
 CONSTRUCTION TO BE REMOVED.

THE ENTIRE SITE SHALL DRAIN TO
 DUQUESNE AVENUE WITHOUT FLOWING
 OVER THE SIDEWALK, TO THE SATISFACTION
 OF THE CITY ENGINEER.

SANITARY SEWER AND ALL UTILITIES ARE
 EXISTING AND AVAILABLE.

OWNER/SUBDIVIDER SHALL COMPLY WITH
 ALL REQUIREMENTS FROM THE CITY OF
 CULVER CITY DEPARTMENT OF
 ENVIRONMENTAL AND PUBLIC WORKS
 MANAGEMENT.

NO RESIZING OF EXISTING PUBLIC UTILITIES
 PROPOSED

ELEVATIONS SHOWN ARE BASED ON A
 TOPOGRAPHIC SURVEY PERFORMED
 BY HARVEY A. GOODMAN, R.C.E. 15900
 JANUARY 2016

- ① OUTLINE OF PROPOSED STRUCTURE
- ② GARAGE OUTLINE
- Ⓟ PROPERTY LINE

BEING A PROPOSED SUBDIVISION OF LOT 43, BLOCK 20, OF TRACT 1775, AS PER MAP RECORDED IN BOOK 21, PAGES
 190 AND 191 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

MAP PREPARED BY:
 DIRECT ALL CORRESPONDENCE TO:

HARVEY A. GOODMAN CIVIL ENGINEER
 834 17TH STREET UNIT 5
 SANTA MONICA, CA 90403
 PHONE: (310) 829-1037
 FAX: (310) 828-5062



Harvey A. Goodman

OWNER

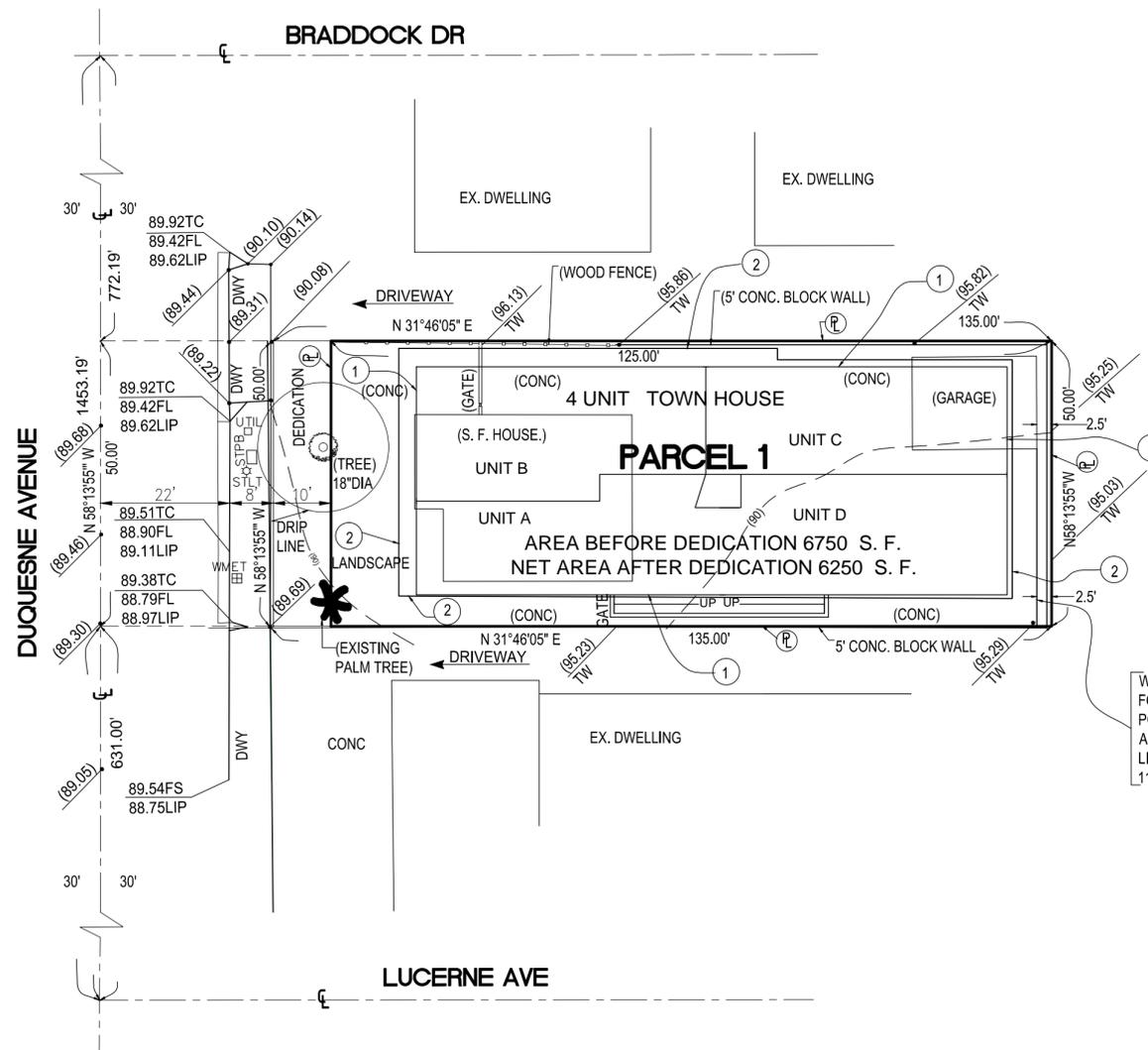
MIA LAMAR LLC
 301 N. CANON DRIVE STE. E
 BEVERLY HILLS, CA 90210
 ATTN: MR. MAS AFSHAR
 (310) 738-1800

**SUBDIVIDER:
 GEOTECHNICAL ENGINEER:**

HAMILTON & ASSOCIATES INC.
 1641 BORDER AVENUE
 TORRANCE, CA 90501
 ATTN: TONY ZAVALA
 (310) 618-2190

BENCHMARK:

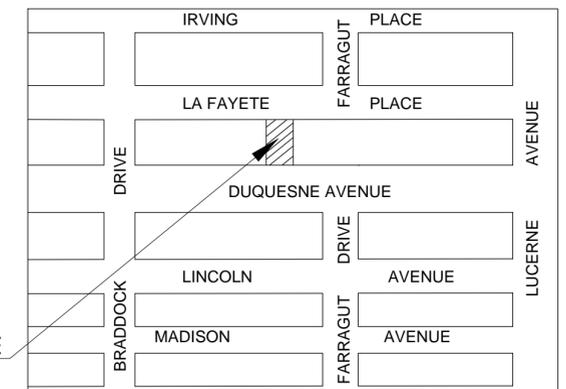
LOS ANGELES COUNTY PUBLIC WORKS FIELD BOOK
 L & SPK IN NW COR C. B. 9.4M (30.8FT) S/O BCR @
 SW COR JEFFERSON BLVD & DUQUESNE AVENUE
 ELEVATION: 81.196 ID NUMBER: 5Y10986



W'LY LINE OF A 2.5' WIDE EASEMENT
 FOR POLE LINES REC. IN BOOK 6284,
 PG. 201, O.R. AND THE W'LY LINE OF
 A 2.5' WIDE EASEMENT FOR POWER
 LINES AND PIPELINES REC. IN BOOK
 111, PG 34, O.R.



PROJECT SITE



VICINITY MAP
 NOT TO SCALE