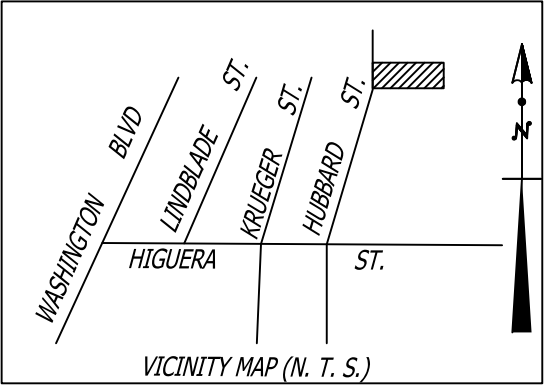


TENTATIVE PARCEL MAP NO. 83798

FOR TOWNHOME SUBDIVISION

BEING A SUBDIVISION OF LOT 87 OF TRACT NO. 4161, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 46 PAGE 32 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY
APN # 4206-011-001



EXISTING ZONING: R2
PROPOSED ZONING: R2

FEMA FLOOD ZONE DESIGNATION: "X"
FIRM MAP NO. 06037C1595G
EFFECTIVE 12/21/2008

UTILITY COMPANIES:
LADWP
SOUTHERN CALIFORNIA EDISON CO.
SOUTHERN CALIFORNIA GAS COMPANY

ANTICIPATED GARDING:
APPROXIMATLY 185 CUBIC YARD

OWNER & SUBDIVIDER
HUBBARD HABITAT, LLC
SUMIT DUA
5911 SATURN STREET
LOS ANGELES, CA 90035

SITE ADDRESS
8902 HUBBARD STREET
CULVER CITY, CA 900232

LEGAL DESCRIPTION
LOT 87 OF TRACT NO. 4164 AS PER MAP RECORDED IN BOOK 46 PAGE 32 OF MAPS, RECORDS OF LOS ANGELES COUNTY

- NOTES:**
1. TOTAL AREA: 6,630 SQ. FT.
PROPOSED PARCEL "A" AREA = 3,851
PROPOSED PARCEL "B" AREA = 2,779
 2. EXISTING ZONING: R2
 3. EXISTING USE: RESIDENTIAL
 4. PROPOSED PARKING SPACES : 4 SPACES.
 5. SEWER DISPOSAL IS AVAILABLE ON SITE.
 6. ALL UTILITIES ARE AVAILABLE ON SITE.
 7. NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY, OR SOUTHERN CALIFORNIA BLACK WALNUT ON PROPERTY.
 8. EASEMENTS ON SUBJECT PROPERTY IS SHOWN HEREON.
 9. ON S. F. D. AND ONE GARAGE STRUCTURES TO BE DEMOLISHED.

PLANS PREPARED BY:
CALSURVEYORS, INC
MAGDI SOLIMAN, PLS 8822
19246 BENSON DRIVE
SANTA CLARITA, CA 91350
PHONE: (818)497-7006
DATE: SEPTEMBER 30th, 2021

