

CULVER CITY
TENTATIVE

PARCEL MAP NO. 83986

SITETECH, INC.

JANUARY 2023

SITE ADDRESS: 4460 SEPULVEDA BOULEVARD, CULVER CITY, CA 90230
PROPOSED PROJECT: PARCEL MAP COMPRISED OF TWO PARCELS

OWNER:

CULVER-PALMS UNITED METHODIST CHURCH
4464 SEPULVEDA BOULEVARD
CULVER CITY, CA 90230
(310) 390-7717
FLOYD.R.MCKEITHEN@GMAIL.COM

APPLICANT:

COMMUNITY CORPORATION OF SANTA MONICA
C/O MARIO WASHINGTON
1423 2ND STREET, SUITE B
SANTA MONICA CA 90401
(310) 394-8487 X 136
MWASHINGTON@COMMUNITYCORP.ORG

ENGINEER/MAP PREPARER:

SITETECH, INC.
8061 CHURCH STREET
P.O. BOX 592
HIGHLAND, CA 92346
CONTACT: JASON MAYER
PH: (909) 864-3180
EMAIL: jmayer@sitetechinc.com

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTER LINE OF SEPULVEDA BOULEVARD AS SHOWN ON PARCEL MAP NO. 2018; RECORDED IN BOOK 34, PAGE 56 OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY BEARING BEING NORTH 55° 53' 30" WEST

BENCHMARK:

LACO FC DISK STAMPED 16-20300;1971 2FT WEST OF WEST CURB CULVER BLVD; 9.5FT NORTH OF NORTH ABUT OF FLOOD CONTROL CHANNEL; NORTH END GUARD RAIL; APPROX 150FT SOUTH OF SLAUSON AVE EAST
ELEVATION (NAVD88) = 41.718

ZONING:

EXISTING ZONING: CN - CG
EXISTING LAND USE: GENERAL CORRIDOR

HAZARDOUS CONDITIONS:

NO HAZARDOUS CONDITIONS EXIST ONSITE ACCORDING TO CULVER CITY PARCEL REPORT.

LEGAL DESCRIPTION:

PARCEL 1 AS SHOWN ON PARCEL MAP NO. 2018, IN THE CITY OF CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA; FILED IN BOOK 34 PAGE 56 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AREA

PARCEL "A" (MASTER PARCEL): 61,727.91 SQ. FT. / 1.41 ACRES
PARCEL AREAS AT STREET LEVEL
PARCEL "B": 43,433.80 SQ. FT. / 0.99 ACRES
PARCEL "C": 18,294.11 SQ. FT. / 0.42 ACRES

LEGEND:

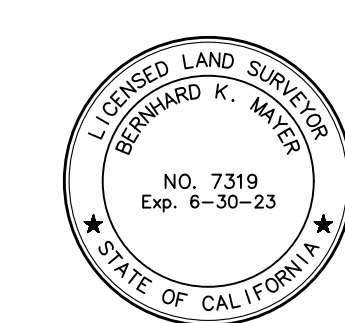
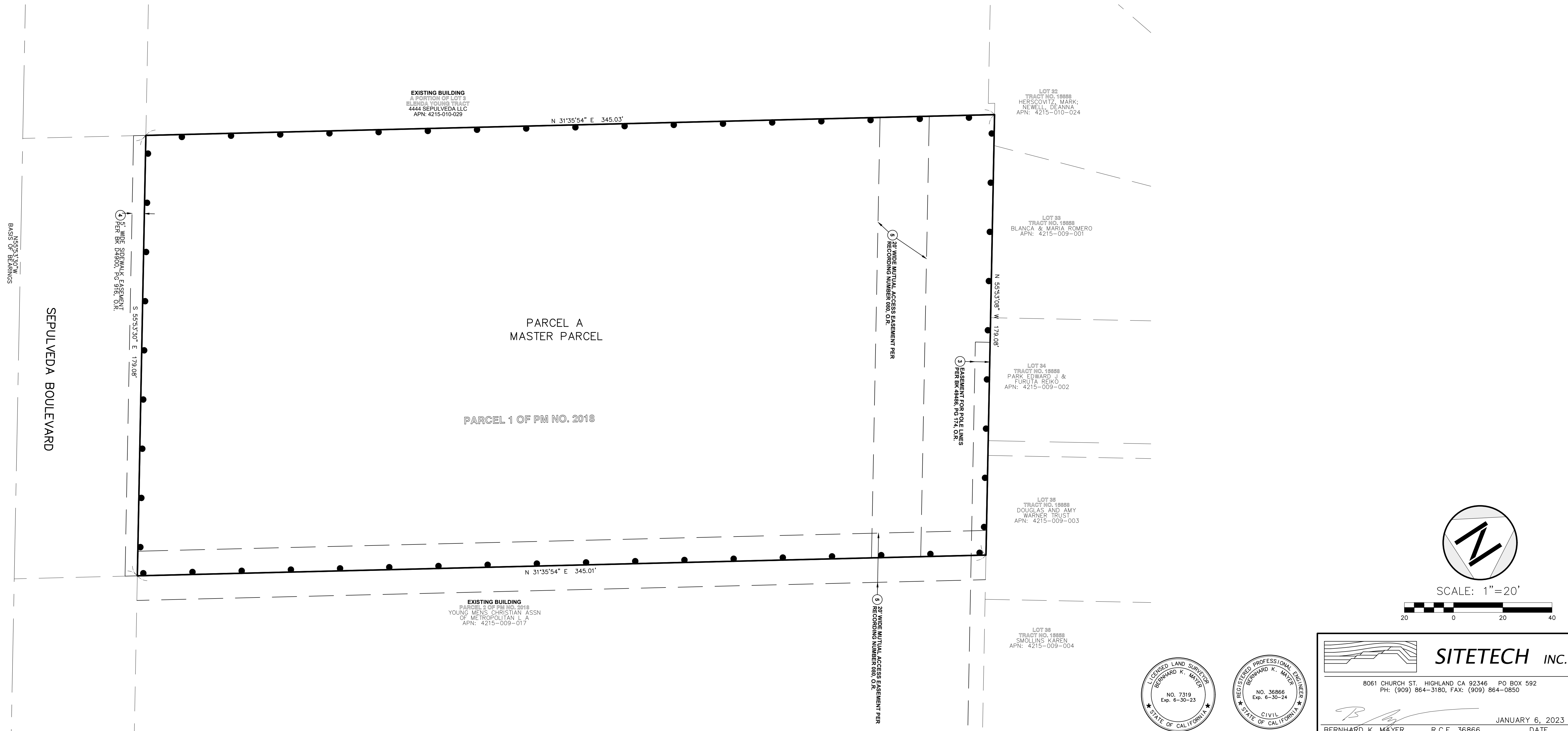
	BORDER OF LAND BEING SUBDIVIDED
	CONTOUR LINES
	PROPOSED LOT LINE
	EXISTING LOT LINES
	CENTERLINE

PROJECT INFORMATION

1. PROJECT IS A TENTATIVE PARCEL MAP COMPRISED OF THREE PARCELS

NOTES:

- SITE SLOPES FROM NORTH TO SOUTH AT APPROXIMATELY 0.4%
- ASSESSOR'S PARCEL NUMBER: 4215-009-016
- THERE ARE NO EASEMENTS ON THE SUBJECT PROPERTY EXCEPT AS SHOWN.
- NO SOUTHERN CALIFORNIA NATIVE TREE SPECIES - THAT MEASURED FOUR INCHES OR MORE IN CUMULATIVE DIAMETER, FOUR AND ONE-HALF FEET ABOVE THE GROUND LEVEL AT THE BASE OF THE TREE, WERE IDENTIFIED WITHIN OR ADJACENT TO THE PROJECT SITE. FURTHERMORE, NO OAK TREES - INCLUDING VALLEY OAK (QUERCUS LOBATA) AND CALIFORNIA LIVE OAK (QUERCUS AGRIFOLIA), OR ANY OTHER TREE OF THE OAK GENUS INDIGENOUS TO CALIFORNIA WERE DETECTED WITHIN OR ADJACENT TO THE PROJECT SITE. ADDITIONALLY, NO SOUTHERN CALIFORNIA BLACK WALNUT (JUGLANS CALIFORNICA VAR. CALIFORNICA), WESTERN SYCAMORE (PLATANUS RACEMOSA), OR CALIFORNIA BAY (UMBELLULARIA CALIFORNICA) WERE IDENTIFIED WITHIN OR ADJACENT TO THE PROJECT SITE.
- SURFACE AND TRIBUTARY DRAINAGE TO BE CONVEYED TO ADJACENT STREETS.
- SEWER DISPOSAL TO BE BY UNDERGROUND SEWER SYSTEM.
- THERE IS EXISTING CHURCH LOCATED ON THE SUBJECT PROPERTY. A NEW CHURCH FACILITY WILL BE CONSTRUCTED ON PARCEL "B" AND A PROPOSED SIX STORY APARTMENT COMPLEX WITH SUBTERRANEAN PARKING WILL BE CONSTRUCTED ON PARCEL "C"
- TOPOGRAPHIC MAPPING WAS OBTAINED FROM A FIELD SURVEY PERFORMED BY ATLAS GEOSPATIAL IN JULY 2020
- ONSITE TRASH WILL BE COLLECTED WEEKLY BY WASTE MANAGEMENT COMPANY.



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BERNHARD K. MAYER R.C.E. 36866 DATE JANUARY 6, 2023
L.S. 7319

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TENTATIVE

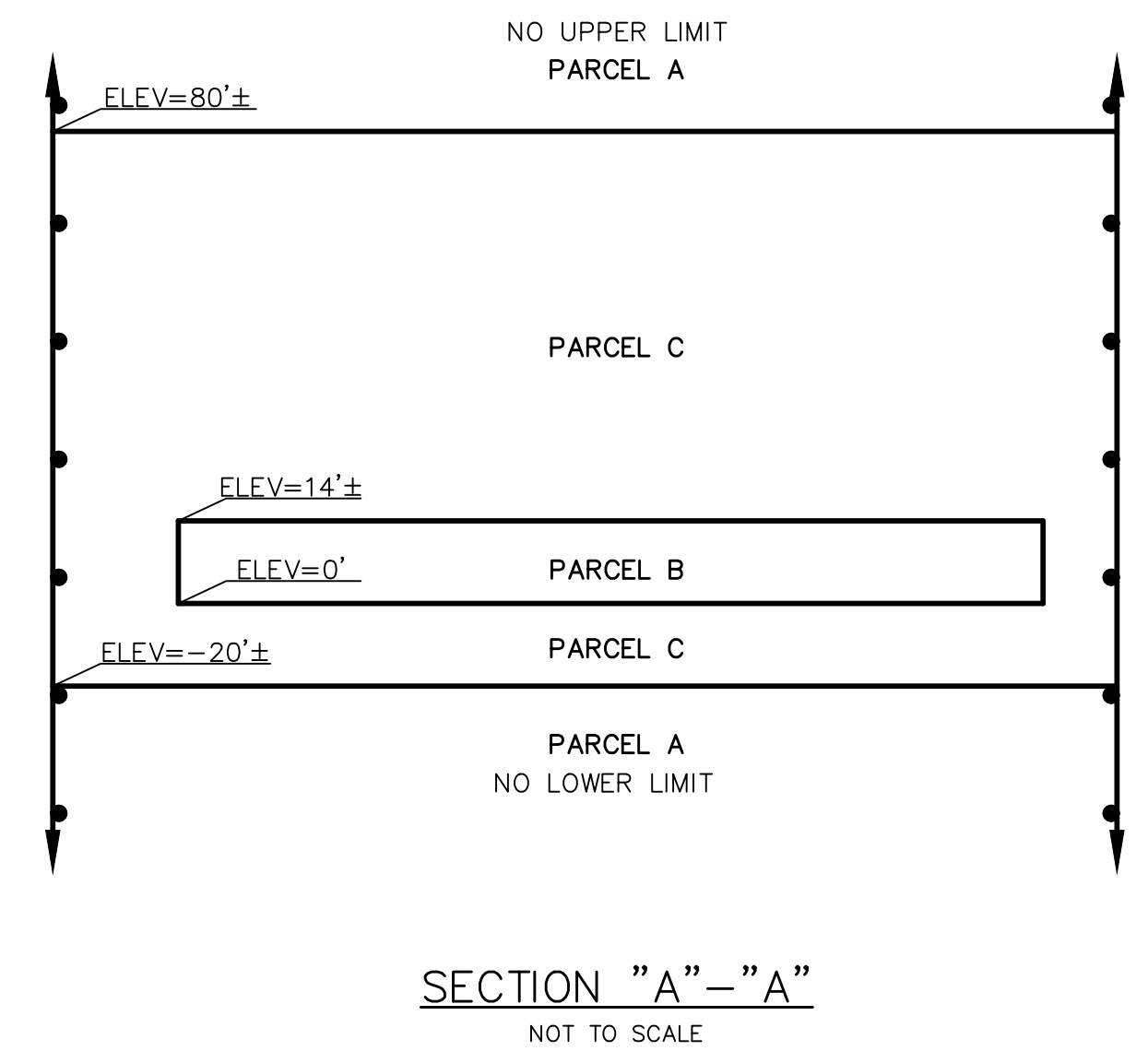
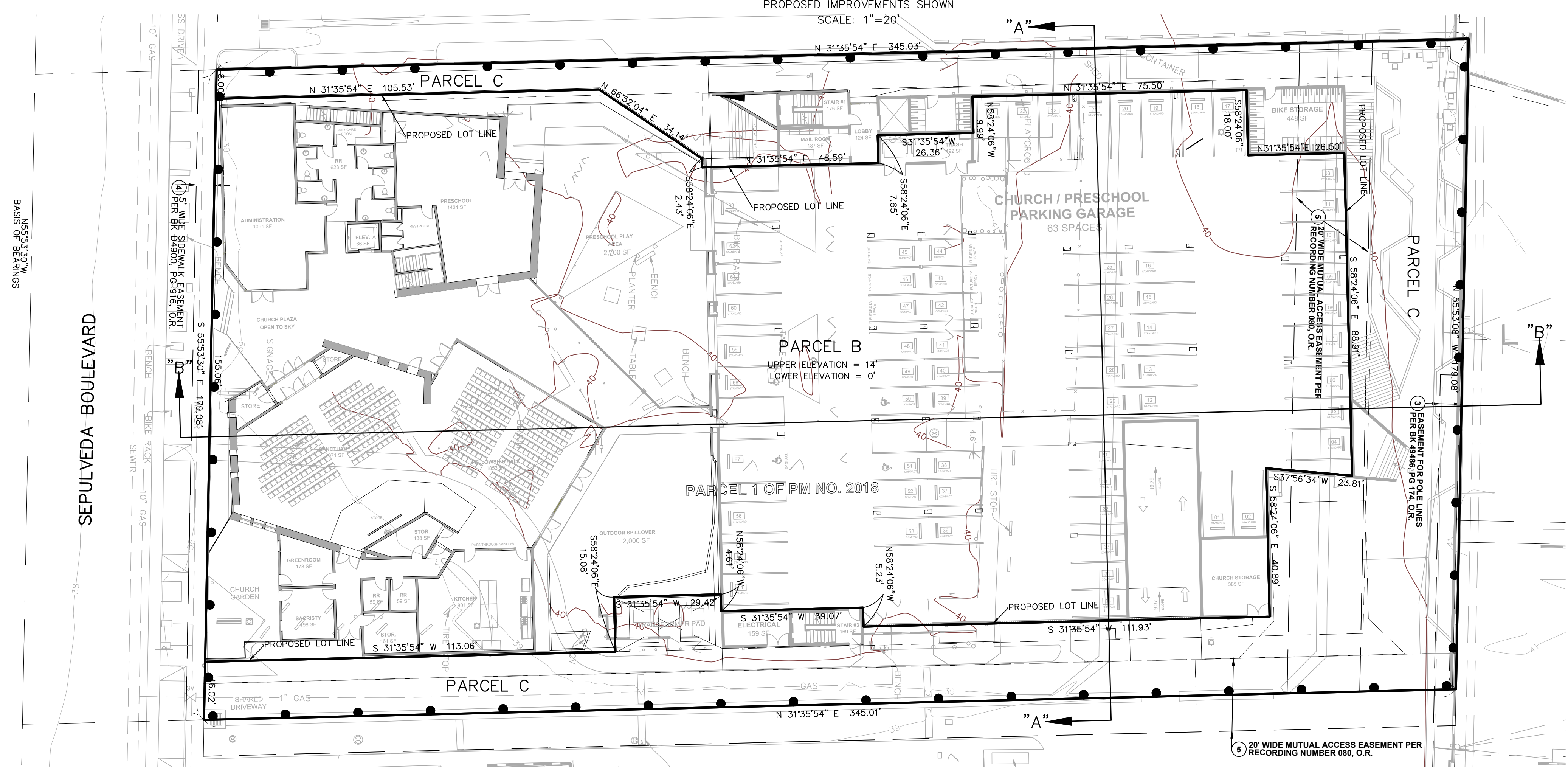
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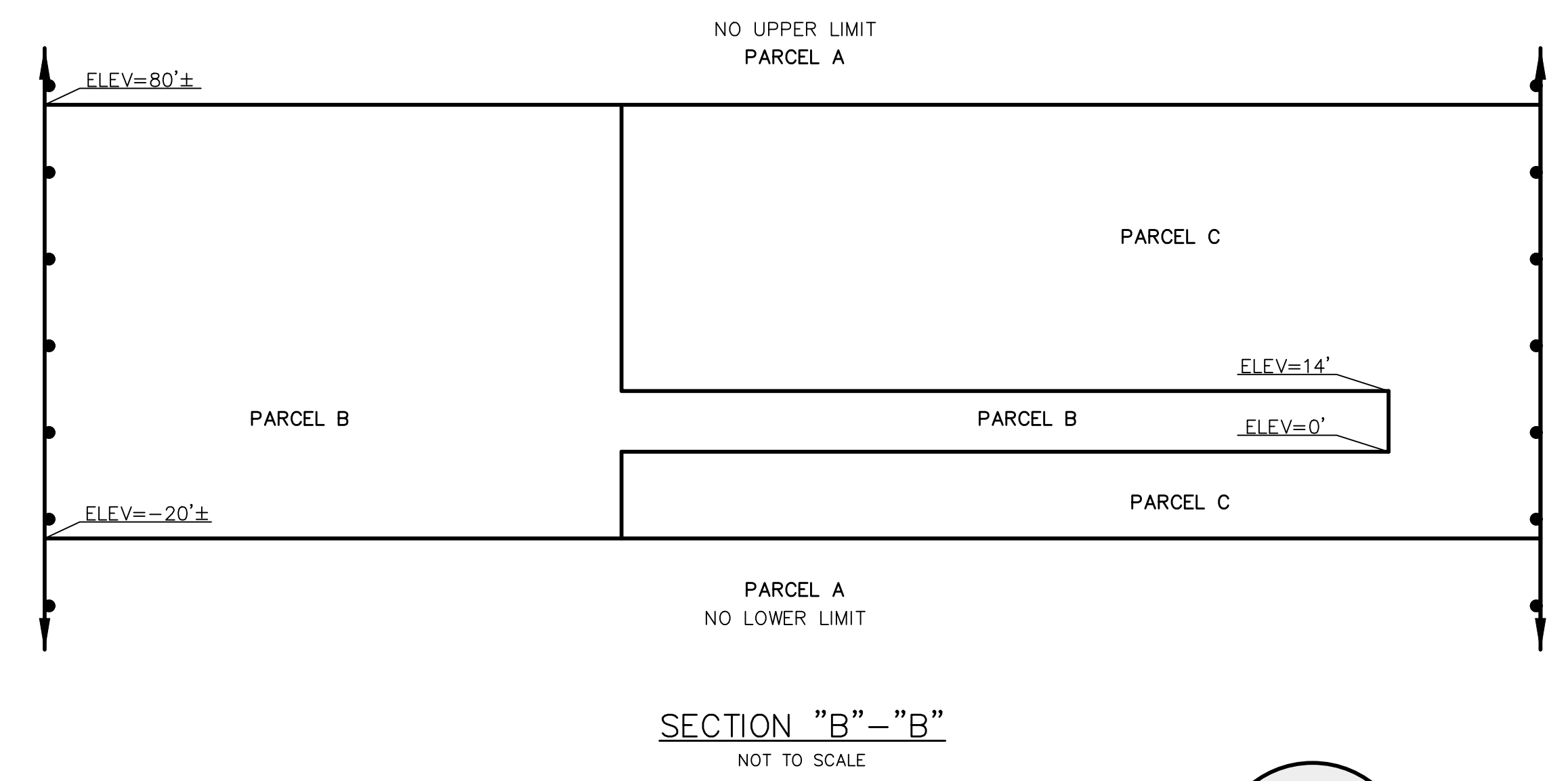
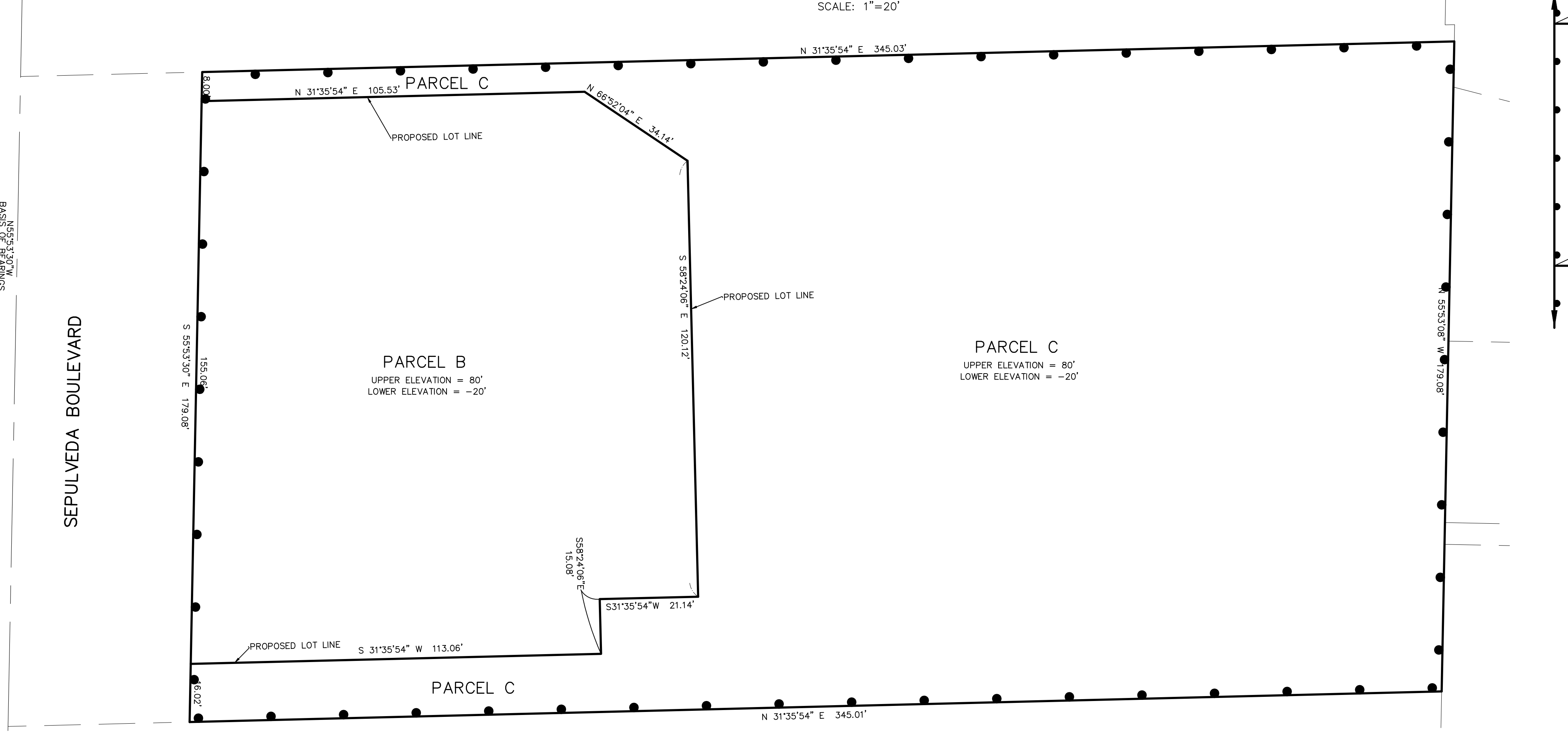
AIRSPACE LOTS

LOT LAYOUT AT STREET LEVEL
PROPOSED IMPROVEMENTS SHOWN
SCALE: 1"=20'



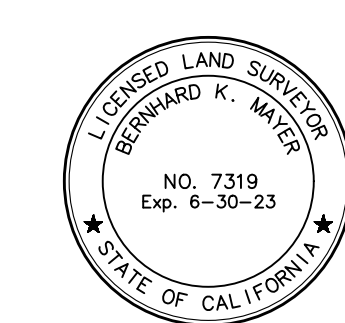
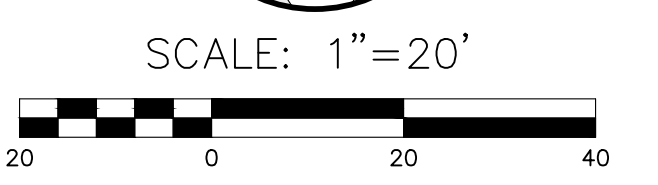
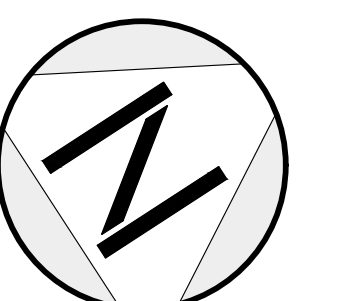
AIRSPACE LOTS

LOT LAYOUT BELOW STREET LEVEL AND 14'± ABOVE STREET LEVEL
SCALE: 1"=20'



ELEVATION NOTE

THE ELEVATIONS SHOWN HEREON ARE RELATIVE AND NOT TIED TO BENCHMARK. A 0' ELEVATION CORRESPONDS TO THE APPROXIMATE ELEVATION OF STREET.
THE ELEVATIONS SHOWN HEREON ARE APPROXIMATE. THE FINAL ELEVATIONS WILL BE DETERMINED AT TIME OF FINAL PARCEL MAP PREPARATION. AT SUCH TIMES ELEVATIONS WILL BE BASED ON AN ESTABLISHED BENCHMARK.



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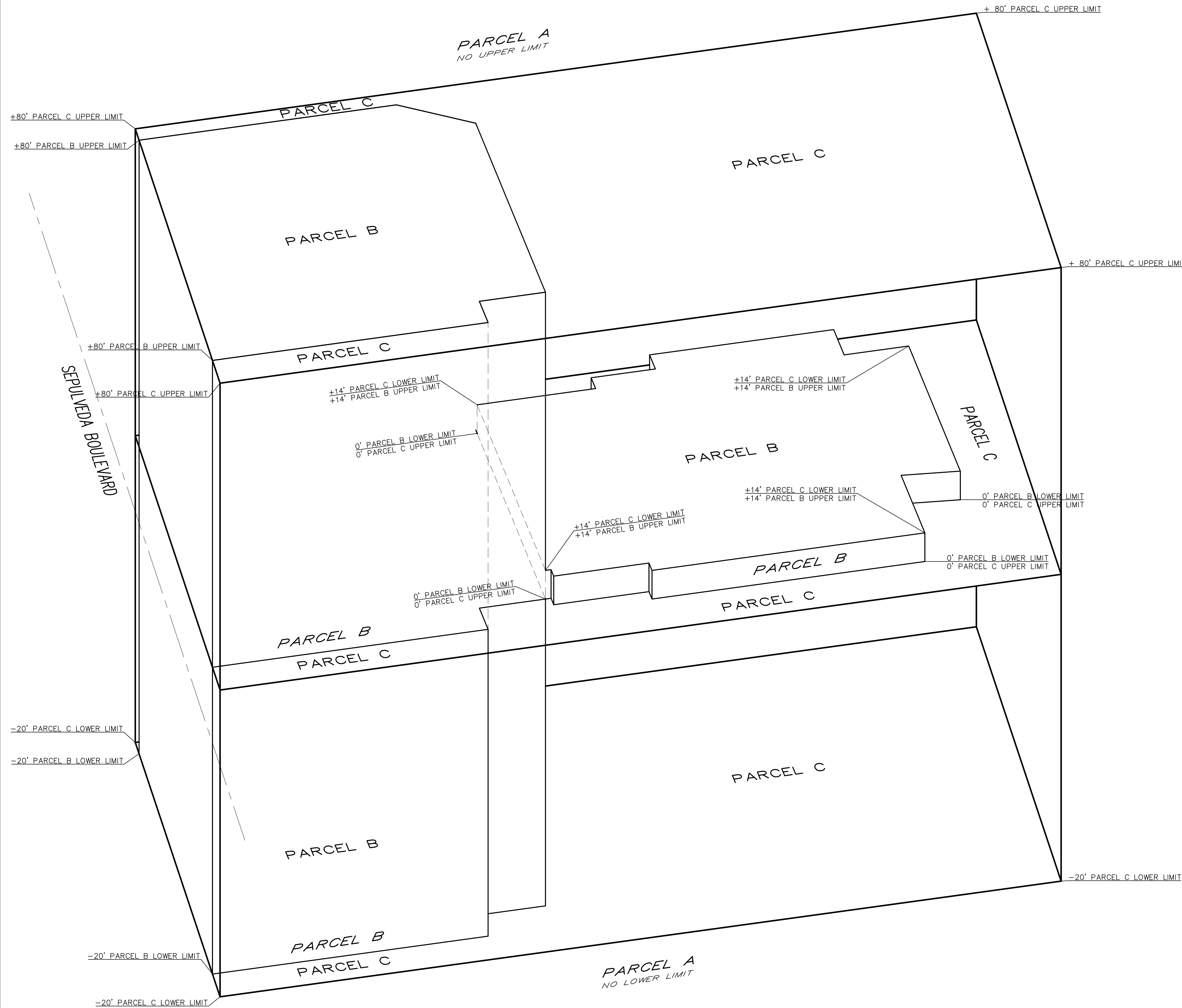
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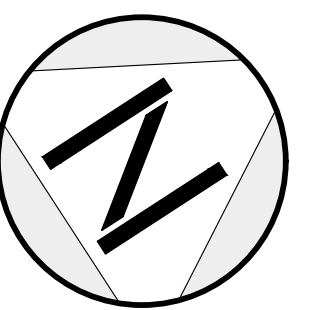
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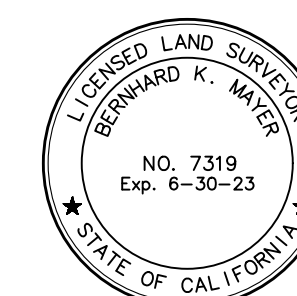
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SCALE: 1"=20'



ISOMETRIC VIEWS
SCALE: 1"=20'



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