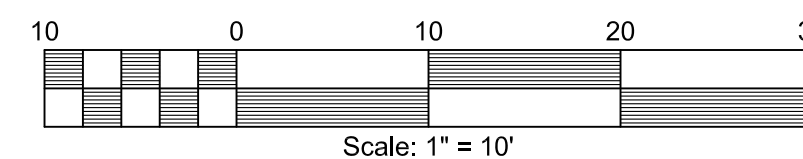
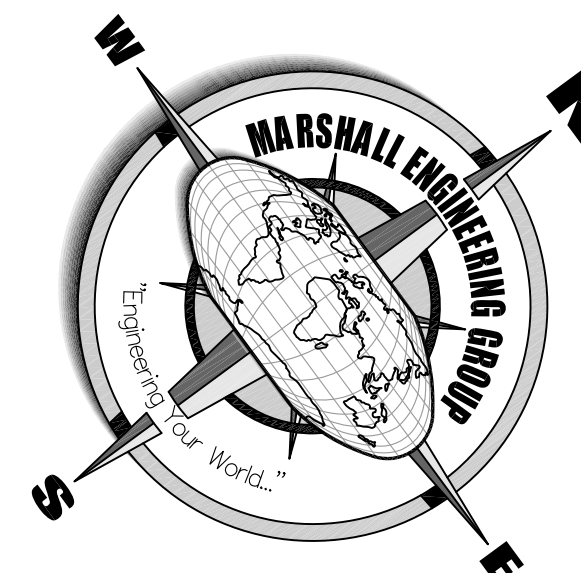


TENTATIVE PARCEL MAP NO. 74145

BEING A ONE LOT SUBDIVISION OF LOT 56 OF TRACT 7026, PER BOOK 79, PAGE 42 OF MAPS,
CREATING THREE RESIDENTIAL AIR SPACE UNITS



PROPERTY OWNER

CHIH-YIN CHEN
5917 SATURN STREET
LOS ANGELES, CA 90035
808-371-1059
gene.c.chen@gmail.com

OWNER'S REPRESENTATIVE

CHIH-YIN CHEN
5917 SATURN STREET
LOS ANGELES, CA 90035
808-371-1059
gene.c.chen@gmail.com

ZONING

ZONE - RMD
LAND USE - MEDIUM DENSITY MULTIPLE FAMILY

LEGAL DESCRIPTION

LOT 56 OF TRACT NO. 7026, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 79 PAGE 42 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

ASSESSOR'S PARCEL NUMBER

4217-011-027

PARCEL AREA

5,180 SQ. FT GROSS (0.119 AC)

SYMBOL	DESCRIPTION
1000	PROPOSED CONTOUR
(1426.00)	EXISTING CONTOUR
10.00	PROPOSED ELEVATION
(10.00)	EXISTING ELEVATION
---	CENTER LINE
---	PROPERTY LINE
---	FLOWLINE
---	FLOW DIRECTION
---	SHEET FLOW

NOTE:

- SEWAGE DISPOSAL BY UNDERGROUND SEWER SYSTEM.
- SURFACE AND CONTRIBUTORY DRAINAGE TO BE CONVEYED TO THE STREET.
- THERE ARE NO EASEMENTS ON THE SUBJECT PROPERTY.
- NEW 3-UNIT CONDOMINIUM WITH 6 PARKING RESIDENTS
- EXISTING TREES ON SITE TO BE REMOVED
- "NO OAKS, WESTERN SYCAMORE, CALIFORNIA BAY OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON PROPERTY"
- ALL EXISTING STRUCTURES ON SITE TO BE REMOVED.
- THERE ARE NO OTHER HAZARDS OR HAZARDOUS MATERIALS ON THE PROPERTY.

Benchmark: 5Y9336

BENCHMARK:
RDBM TAG IN SLY CB OVERLAND AVE 1FT
E/O BCR @ SE COR JEFFERSON BLVD.
ELEV= 51.048

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST SIDELINE OF SAWTELLE BLVD. SHOWN AS N 52° 50' 32" W PER TRACT NO. 7029, RECORDED IN BOOK 79 PAGE 42 OF LOS ANGELES COUNTY OFFICIAL RECORDS.

FLOOD ZONE

ZONE 'X'
PANEL 1595F
MAP NUMBER 06037C1595F
EFFECTIVE SEPTEMBER 26, 2008

TABULATED NOTES

- REMOVE EX. DRIVEWAY APPROACH AND REPLACE WITH NEW DRIVEWAY APPROACH
- CONSTRUCT STORM DRAIN LIFT STATION PER DETAIL ON C2
- CONSTRUCT 2"Ø PRESSURE DISCHARGE LINE. OUTLET THROUGH CURB
- CONSTRUCT 12X12 PRECAST DROP INLET WITH TRAFFIC RATED GRATE (BROOKS PRODUCTS OR EQUAL)
- CONSTRUCT 6" DEEP RAIN GARDEN FOR STORMWATER PERCOLATION



VICINITY MAP

N.T.S.
THOMAS BROS. 672- E4

WILLIAM M. RAYMOND JR., P.L.S. 7279 EXP. 12/31/2016

MEG
LAND PLANNING
CIVIL ENGINEERING
GPS & ROBOTIC SURVEYING
LEED® CERTIFICATION
STORMWATER QUALITY
DESIGN & INSPECTION

MARSHALL ENGINEERING GROUP, INC.
625 E. ARROW HWY., STE. 7, GLEN DORA, CA 91740
PHONE: (626) 914-3788 FAX: (626) 914-5757 WEB: www.megll.com

CITY OF CULVER CITY

TENTATIVE PARCEL MAP NO. 74145
BEING A ONE LOT SUBDIVISION OF LOT 56 OF TRACT 7025, PER BOOK 79, PAGE 42 OF MAPS, CREATING THREE RESIDENTIAL AIR SPACE UNITS
4234 SAWTELLE BLVD.
CULVER CITY, CA

Plan No.: 15-036	Scale: 1"=10'
Date: 9/22/2016	Drawn by: wmrj
Sheet 1 of 1 Sheets	File No.:

