

ATTACHMENT NO. 5

TENTATIVE TRACT MAP 77092
IN THE CITY OF CULVER, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

UTILITY SURVEYORS:

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

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

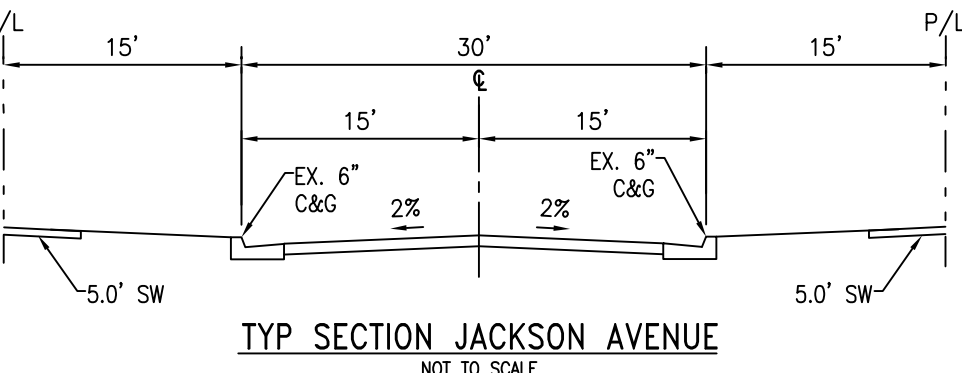
SEWER:
CULVER CITY OF SEWER DISTRICT
PHONE: (310) 253-5600

TELEPHONE:
VERIZON
PHONE: (800) VERIZON

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

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

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



ABBREVIATION

ACFS - ASPHALT CONCRETE
CL - CENTERLINE
CONC - CONCRETE
OPPK - CONTROL POINT PIKE
CPPL - CONTROL POINT PL
CPX - 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



Plan Prepared By:

03/28/17
Date

GRAND KNIGHT ENGINEERING INC

24881 ALICIA PARKWAY E-243
LAGUNA HILLS, CALIFORNIA 92653
ph. 9492281570 fx.9492082843



VICINITY MAP
NTS

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,
CULVER CITY, CA 90232

ZONING:

ZONE - RMD

APN

4209-001-010 & 4209-001-011

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 JR	DATE	SCALE HORIZ: VERT: N/A	CHECKED BY HONG WANG, P.E.	DATE
DRAWN BY JR	DATE	PROJECT NUMBER		
FIELD BOOK REFERENCE				
Sheet ____ Of ____ Sheets	Plan No. XXXX-XXX			

PLAN NO. XXX-XXX