

TENTATIVE TRACT MAP NO. 82562

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

BEING A PROPOSED SUBDIVISION OF A PORTION OF LOT 7 OF ROBERT F. JONES' WALNUT GROVE TRACT, AS PER
MAP RECORDED IN BOOK 7, PAGE 185 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

SCALE 1"=20'

PROPOSED PROJECT:

5 UNIT CONDOMINIUM DEVELOPMENT
SUBTERRANEAN GARAGE WITH
2 SPACES PER UNIT & 1 GUEST SPACE
11 TOTAL PARKING SPACES

NOTES:

PROJECT ADDRESS:
3906 TILDEN AVE.
CULVER CITY, CA 90232

ASSESSOR PARCEL NUMBER:
4213-003-019

EXISTING ZONE:
RMD

EXISTING USE:
3 RESIDENTIAL BUILDINGS WITH
1 UNIT PER BUILDING

EXISTING STREET TREES TO REMAIN.

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

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

SANITARY SEWER AND ALL UTILITIES ARE
EXISTING AND AVAILABLE.

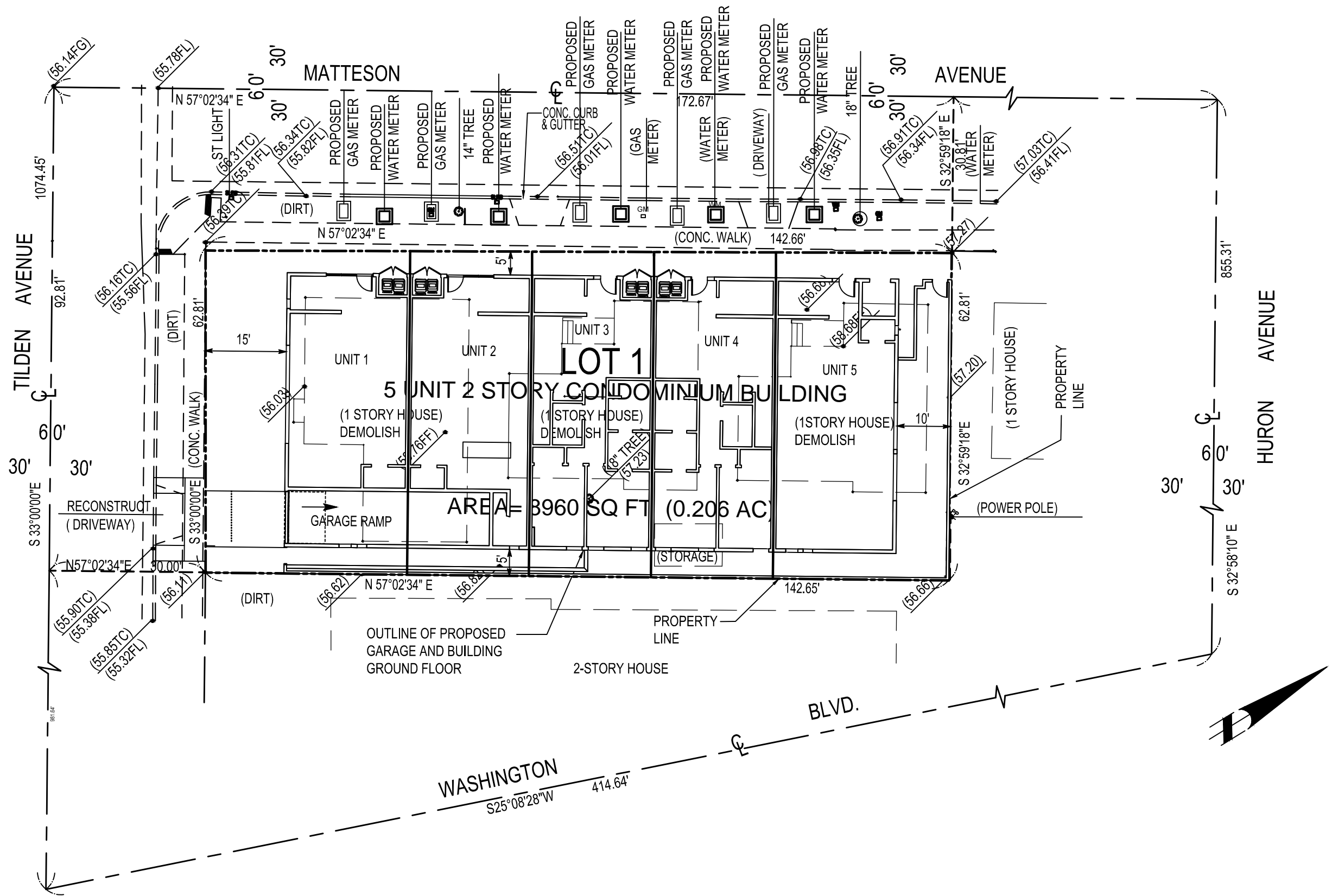
OWNER/SUBDIVIDER SHALL COMPLY
WITH ALL REQUIREMENTS FROM THE
CITY OF CULVER CITY DEPARTMENT
OF ENVIRONMENTAL AND PUBLIC
WORKS MANAGEMENT.

NO RESIZING OF EXISTING PUBLIC UTILITIES
PROPOSED

FEMA FLOOD ZONE "X" - 12/21/18
AREA OF MINIMAL FLOOD HAZARD

ELEVATIONS SHOWN ARE BASED ON A
TOPOGRAPHIC SURVEY PERFORMED
BY: M&G CIVIL ENGINEERING AND LAND SURVEYING
CYNTHIA A. DELEON RCE C-31604

EXISTING UTILITIES EASEMENT PER DEED REC. IN
BOOK 5182, PAGE 225, RECORDS OF LOS ANGELES
COUNTY. EASEMENT IS NOT LOCATABLE.



MAP MODIFIED MARCH 14, 2020
MAP MODIFIED APRIL 30, 2019
MAP PREPARED JANUARY 26, 2019

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

THIS MAP WAS PREPARED BY ME,
OR UNDER MY DIRECT SUPERVISION,
AND SHOW ALL EASEMENTS OF RECORD
AS REPORTED IN THE TITLE REPORT
PREPARED BY FIDELITY NATIONAL TITLE
COMPANY DATED MARCH 19, 2018.

OWNER/SUBDIVIDER:

1485 PH LLC, A NEW YORK
LIMITED LIABILITY COMPANY
380 LENOX AVENUE 6J
NEW YORK, NY 10027

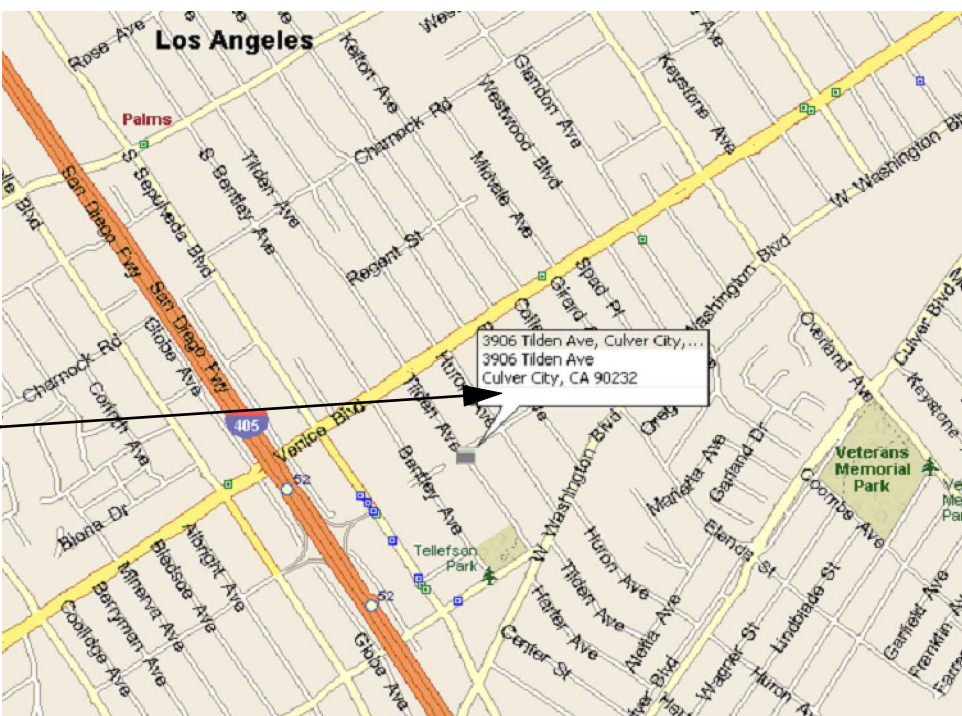
ATTN: MR. LEWIS FUTTERMAN
(917) 566-6477
LEWFUTT@AOL.COM

GEOTECHNICAL ENGINEER:

HILLSIDE INSPECTIONS, INC.
7622 GODDARD AVE.
LOS ANGELES, CA 90045
(424) 781-7152

BENCHMARK:

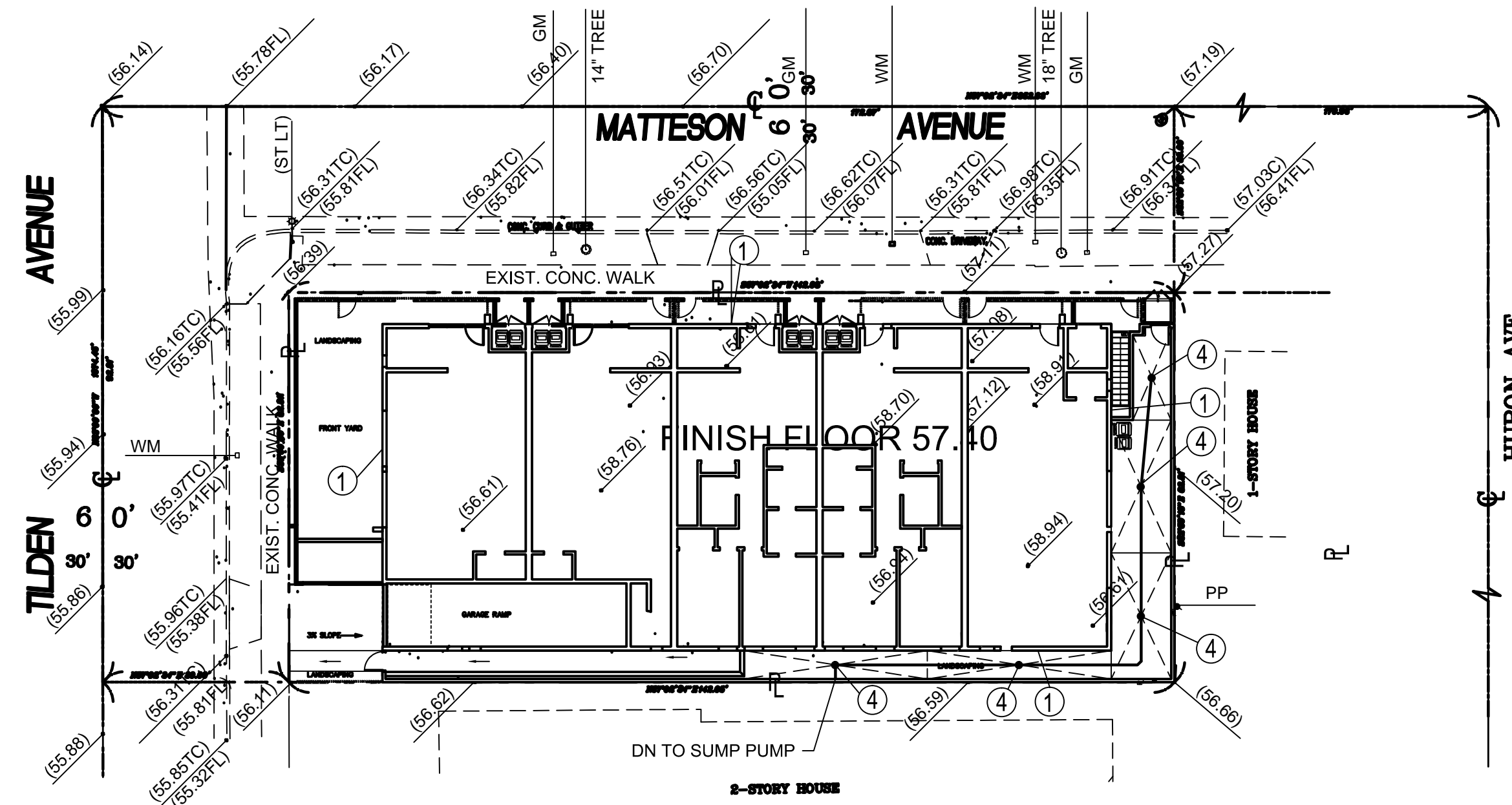
BM ID 125 (NAVD 1988)
S & W AT INTERSECTION OF MATTESON AVE
AND PROSPECT AVE
ELEV. 61.06 PER RSB 164/42-45



VICINITY MAP
NOT TO SCALE

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

W. J. Zook



- ① OUTLINE OF PROPOSED STRUCTURE
- ② GARAGE OUTLINE
- ③ TRENCH DRAIN
- ④ YARD OR AREA DRAIN
- ⑤ SUMP PUMP AND PIT
- PL PROPERTY LINE

CONCEPTUAL GRADING PLAN

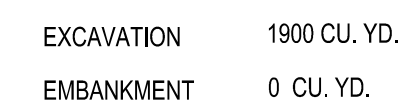
MAP REVISED MARCH 13, 2020
MAP PREPARED FEBRUARY 20, 2019

1

OF 2 SHEETS

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

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



- ## CONCEPTUAL GARAGE GRADING PLAN

SHEET
2
OF 2 SHEETS