

LAFAYETTE PLACE

LAFAYETTE PLACE

BENCH MARK

PROPOSED CONDITION

BENCH MARK

EXISTING CONDITION

BRADDOCK DRIVE

BRADDOCK DRIVE

ALLEY

ALLEY

TENTATIVE TRACT MAP 83049

FOR CONDOMINIUM PURPOSES
IN THE CITY OF CULVER CITY

NOTES:

- EXISTING USE: MEDIUM DENSITY MULTIPLE FAMILY
- SITE ADDRESS: 4080 LAFAYETTE PLACE.
- ASSESSOR PARCEL NUMBERS: 4207-007-026
- EXISTING & ZONING: RMD
- PROPOSED DEVELOPMENT: SUBDIVISION FOR RESIDENTIAL CONDOMINIUM PURPOSES, 5 CONDOMINIUM UNITS.
- PROPOSED PARKING: REQUIRED AND PROVIDED PARKING PROVIDED PER CULVER CITY MUNICIPAL CODE.
- EXISTING DRAINAGE:
THE SITE CURRENTLY DRAINS TO ADJACENT EXISTING STREETS.
- EXISTING LOT AREA = 7,708 SF (0.177 ACRES)
AREA TO BE DEDICATED = 203 SF (0.005 ACRES)
NET LOT AREA = 7,505 SF (0.172 ACRES)
AREA OF EXCAVATION: 7,708 SF (0.177 ACRES)

OWNER/DEVELOPER:

NAME: JEFF BOWERS AND BRYAN MURPHY
ADDRESS: 1300 HIGHLAND AVE, SUITE 202
MANHATTAN BEACH, CA 90266
PHONE:

ENGINEER/SURVEYOR:

NAME: FORMA ENGINEERING INC.
CONTACT: MIKE WHITE
ADDRESS: 400 SAN FERNANDO MISSION BLVD
Suite 200
SAN FERNANDO, CA 91340
PHONE: (818) 698-8667
FAX: (818) 832-1740

LEGAL DESCRIPTION:

LOT 37, NOLAN PARK TRACT, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 32, PAGE 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK:

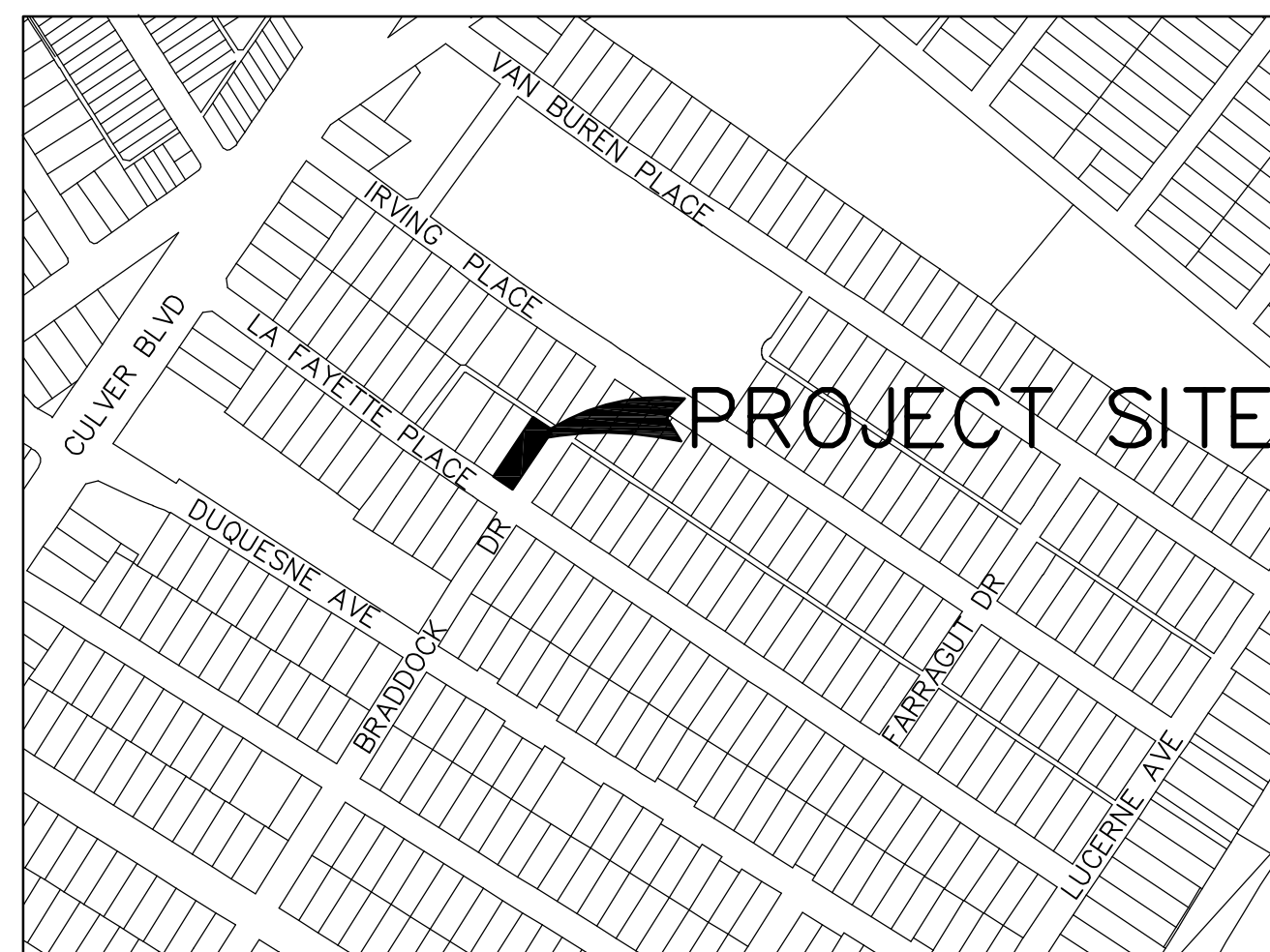
ASSUMED ELEV.: 100.00 ON SPIKE AT C/L INT. JACOBS & HELMS.

BASIS OF BEARING:

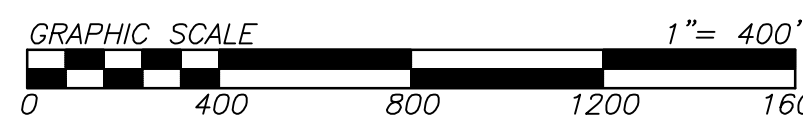
BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF LAFAYETTE PLACE AVE AS SHOWN ON NOLAN PARK TRACT AS RECORDED IN MAP BOOK 32, PAGE 45.

EASEMENTS

- (A) EASEMENT FOR UTILITIES, FILED IN BOOK 7156, PAGE 158 OF DEEDS AT THE OFFICE OF THE RECORDER OF SAID COUNTY.
AFFECTS REAR 3 FEET OF LAND
- (B) DEDICATION TO THE CITY OF CULVER CITY FOR STREET PURPOSES. TO COMPLETE A 10' WIDE HALF ALLEY RIGHT-OF-WAY.



VICINITY MAP



PREPARED FOR:

JEFF BOWERS AND BRYAN MURPHY
1300 HIGHLAND AVE, SUITE 202
MANHATTAN BEACH, CA 90266

TENTATIVE MAP
TRACT 83049
4080 LAFAYETTE PLACE
CULVER CITY, CA 90232

DEVELOPER'S ENGINEER:

FORMA ENGINEERING INC.

400 San Fernando Mission Blvd, San Fernando, CA 91340
Phone: (818) 832-1710 • Fax: (818) 832-1740

LARRY WILSON
P.L.S. 62111
5/21/2020
DATE



No.	DATE	REVISION

DESIGNER:

M.W.

CHECKED BY:

M.W.

DATE:

5/21/2020

SHEET

OF

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