

NOTES:

1. EXISTING USE: MEDIUM DENSITY MULTIPLE FAMILY
2. SITE ADDRESS: 4044 MADISON AVE.
3. ASSESSOR PARCEL NUMBERS: 4207-010-025
4. EXISTING GENERAL PLAN DESIGNATION: MEDIUM DENSITY MULTIPLE FAMILY
5. PROPOSED GENERAL PLAN DESIGNATION: MEDIUM DENSITY MULTIPLE FAMILY
6. EXISTING ZONING: RMD
7. PROPOSED ZONING: RMD
8. PROPOSED DEVELOPMENT: 3 UNIT SMALL LOT SUBDIVISION
9. PROPOSED PARKING: REQUIRED AND PROVIDED PARKING PROVIDED PER CULVER CITY MUNICIPAL CODE.
10. EXISTING DRAINAGE: THE SITE CURRENTLY DRAINS TO ADJACENT EXISTING STREETS.
11. EXISTING LOT AREA = 6,745 SF (0.15 ACRES)
AREA TO BE DEDICATED: 0 SF (0 ACRES)
NET LOT AREA = 6,745 SF (0.15 ACRES)
AREA OF EXCAVATION: 6,745 SF (0.15 ACRES)

OWNER/DEVELOPER:
NAME: CENTAURUS LP
CONTACT: CY KIRSHNER
ADDRESS: 409 WASHINGTON BLVD.
MARINA DEL REY, CA 90292
PHONE: 310-413-9999

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

PRELIMINARY PARCEL MAP 83372

IN THE CITY OF CULVER CITY

SUBDIVISION OF 1 LOT FOR 3 LOTS FOR CONDOMINIUM PURPOSES

LEGAL DESCRIPTION:

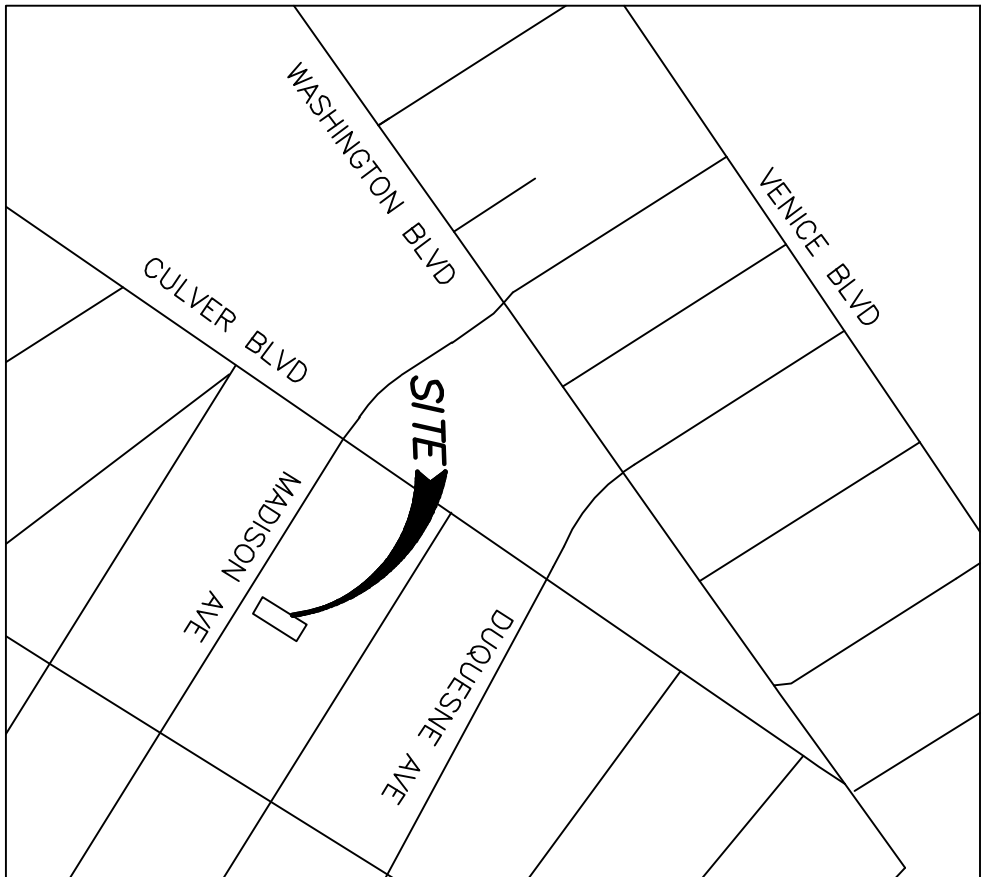
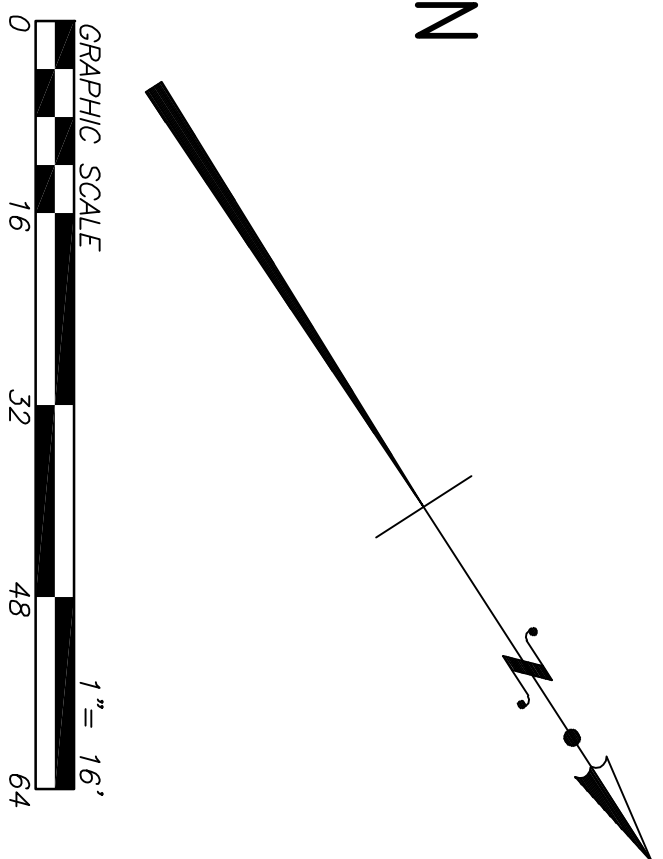
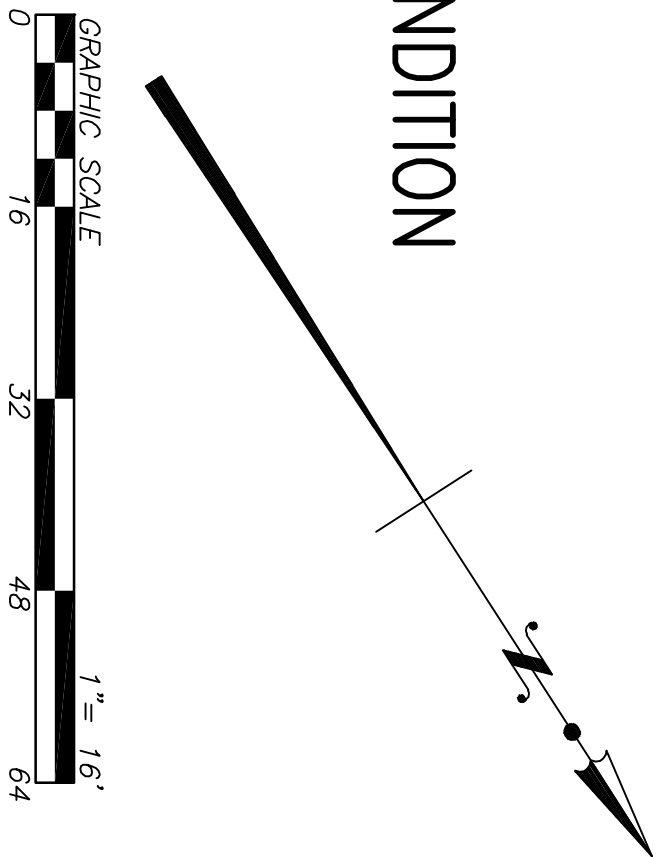
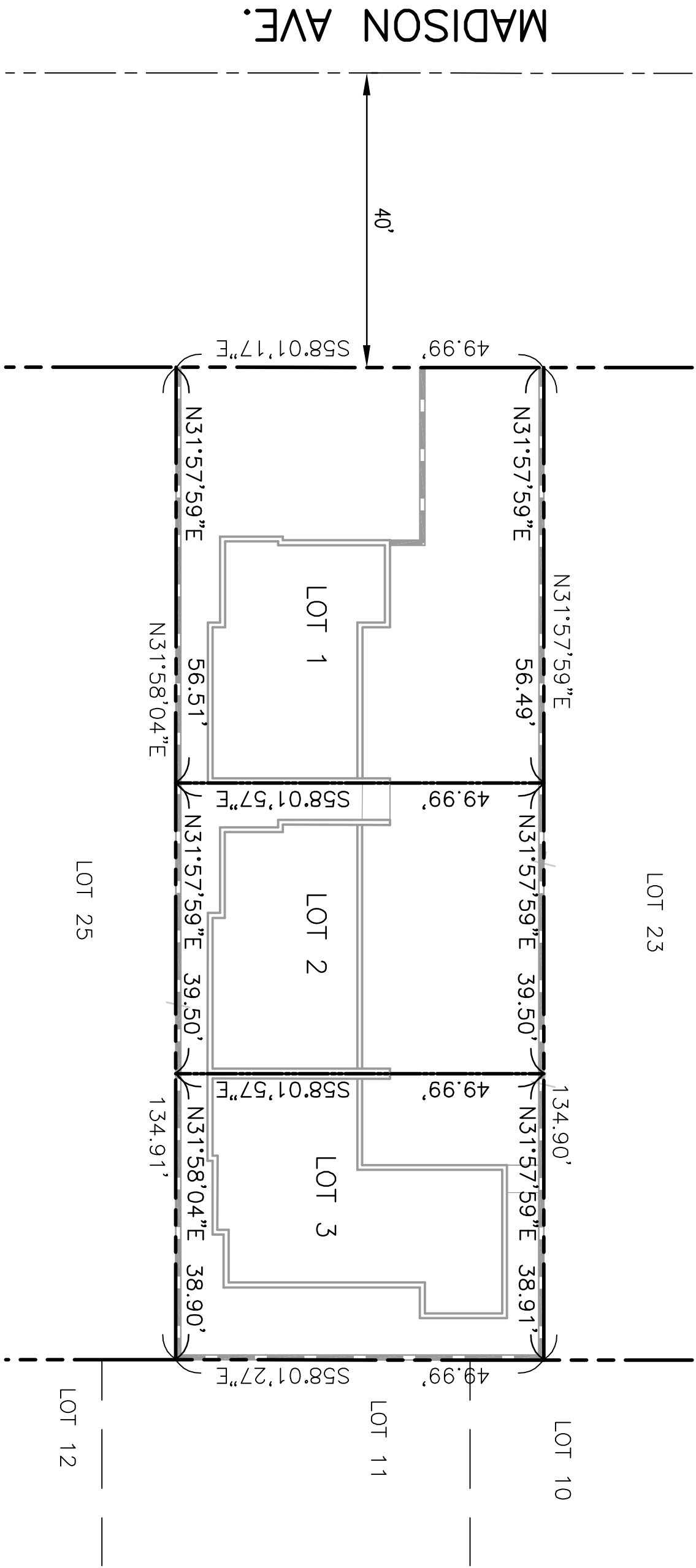
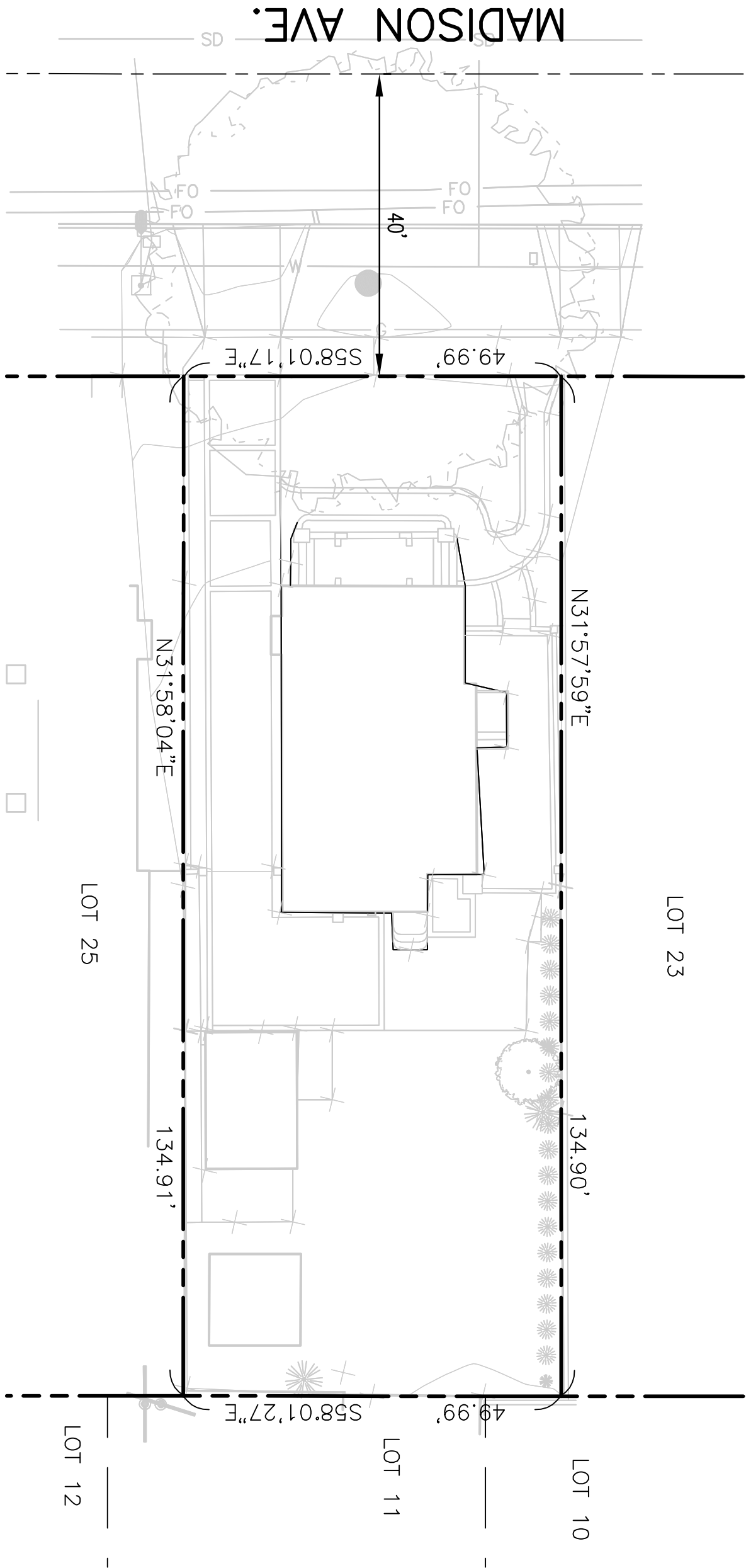
LOT 24 IN BLOCK 14 OF TRACT NO. 1775, RECORDED IN BOOK 21, PAGES 190 TO 193
OF MAPS, RECORDS OF LOS ANGELES COUNTY.
APN: 4207-010-025

BENCHMARK:

BENCH MARK: 13-02851
WIRE SPK IN E CURB CLARINGTON AVE.; 1.8 FT N OF BC CURB RET N OF VENICE BL.; OVER CB OPENING.
ELEVATION = 95.527 FT. ADJ 2000

BASIS OF BEARING:

THE BEARING NORTH 88°01'09" EAST ON THE CENTERLINE OF MADISON AVENUE, PER MAP OF TRACT NO. 1775, MB 21-190/193 WAS TAKEN AS THE BASIS OF BEARINGS OF THIS MAP.



VICINITY MAP
SCALE: 1"=500'

PREPARED FOR:

CENTAURUS LP

409 WASHINGTON BLVD., MARINA DEL REY, CA. 90292
CONTACT : CY KIRSHNER TEL: 310-413-9999

DEVELOPER'S ENGINEER:

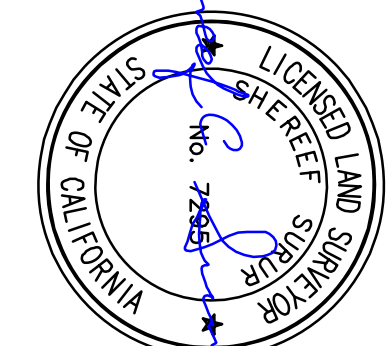
FORMA ENGINEERING INC.

400 SAN FERNANDO MISSION BLVD SUITE 200, SAN FERNANDO, CA 91340
Phone: (818) 832-1710 • Fax: (818) 832-1740

SHEREEF SURUR

P.L.S. 75862

1/18/2021



No.	DATE	REVISION

DESIGNER: M.W.

CHECKED BY: M.W.

DATE: 01/18/2021

SHEET OF