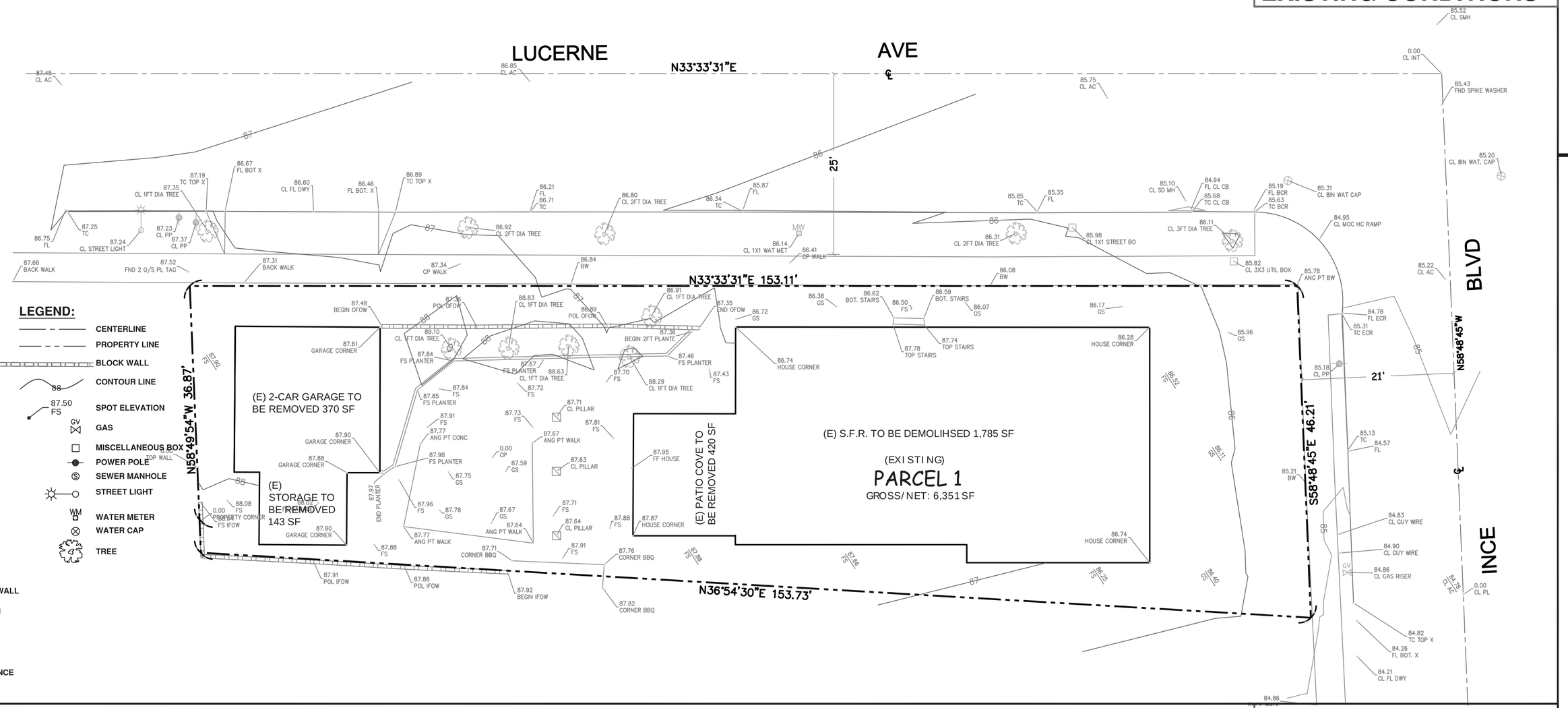
TENTATIVE PARCEL MAP NO. 83431

IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

NOTE: EVERYTHING ON SITE TO BE REMOVED

EXISTING CONDITIONS

SCALE: 1" = 10"

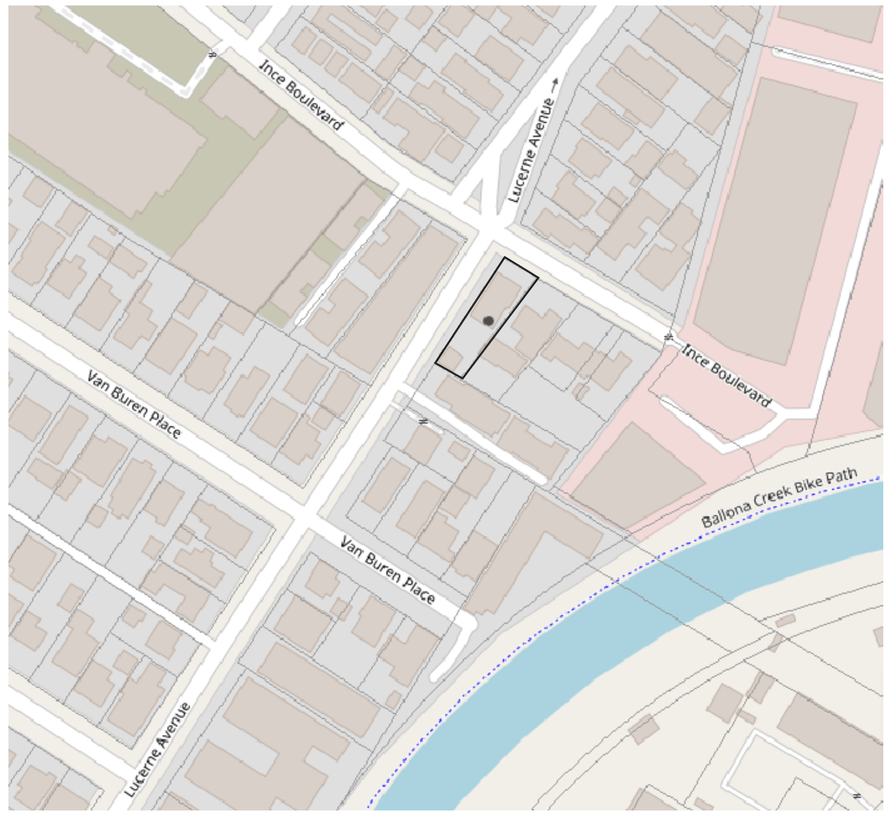


ABBREVIATIONS:

AC	ASPHALT CONCRETE
ANT PT	ANGLE POINT
BCR	BEGIN CURB RETURN
BW	BACK OF SIDEWALK
CL	CENTERLINE
COR	CORNER
CLF	CHAIN LINK FENCE
CP	CONTROL POINT
CONC.	CONCRETE
ECR	END CURB RETURN
EP	EDGE OF PAVEMENT
ER	EDGE OF ROAD
EW	EDGE OF WALK
FH	FIRE HYDRANT
FG	FINISH GRADE
FL	FLOW LINE
FND	FOUND
FS	FINISH SURFACE
GS	GROUND
HC	HANDICAP
IFOW	INSIDE FACE OF WALL
INT	INTERSECTION
LP	LOW POINTS
LT	LIGHT
MOC	MIDDLE OF CURB
OFOW	OITSIDE FACE OF WALL
PL	PROPERTY LINE
PI	POINT OF INTERSECTION
PP	POWER POLE
SMH	SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
TB	TOP OF BERM
TC	TOP OF CURB
P-WI	POST/WROUGH IRON FENCE

LEGEND:

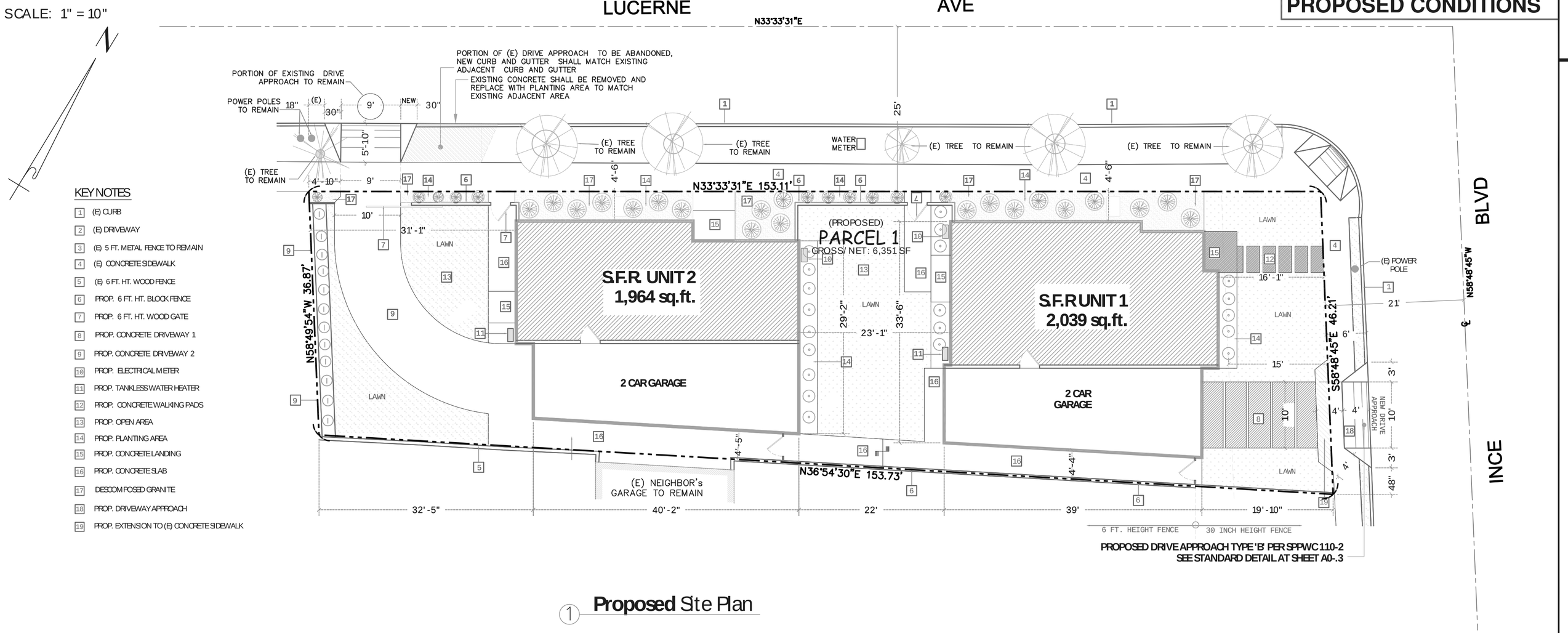
- CENTERLINE
- PROPERTY LINE
- BLOCK WALL
- 88 CONTOUR LINE
- 87.50 FS SPOT ELEVATION
- GV GAS
- MISCELLANEOUS BOX
- POWER POLE
- SEWER MANHOLE
- STREET LIGHT
- WM WATER METER
- WATER CAP
- TREE



VICINITY MAP
NOT TO SCALE

PROPOSED CONDITIONS

SCALE: 1" = 10"



PROPOSED DRIVE APPROACH TYPE 'B' PER SPPWC 110-2
SEE STANDARD DETAIL AT SHEET A0-.3

KEY NOTES

1. (E) CURB
2. (E) DRIVEWAY
3. (E) 5 FT. METAL FENCE TO REMAIN
4. (E) CONCRETE SIDEWALK
5. (E) 6 FT. HT. WOOD FENCE
6. PROP. 6 FT. HT. BLOCK FENCE
7. PROP. 6 FT. HT. WOOD GATE
8. PROP. CONCRETE DRIVEWAY 1
9. PROP. CONCRETE DRIVEWAY 2
10. PROP. ELECTRICAL METER
11. PROP. TANKLESS WATER HEATER
12. PROP. CONCRETE WALKING PADS
13. PROP. OPEN AREA
14. PROP. PLANTING AREA
15. PROP. CONCRETE LANDING
16. PROP. CONCRETE SLAB
17. DESCOMPOSED GRANITE
18. PROP. DRIVEWAY APPROACH
19. PROP. EXTENSION TO (E) CONCRETE SIDEWALK

1 **Proposed** Site Plan

OWNER/DEVELOPER:

NAME: WYNSTAR INVESTMENTS, LLC.
ADDRESS: 9300 LUCERNE AVE., CULVER CITY, CA 90232
CONTACT: MANUEL MANCHA
TEL: (951) 515-8155
EMAIL: mancha25@verizon.net

TENTATIVE MAP PREPARED:

TRITECH ENGINEERING ASSOCIATES INC.
CONTACT: AMY HOONG
TEL: (626) 570-1918
EMAIL: amy@tritechengineer.com

DESIGNER:

NAME: VECO DESIGN-STUDIO
CONTACT: OSCAR VEGA
ADDRESS: 534 LINCOLN AVENUE, ANAHEIM, CA 92805
TEL: (714) 499-1247
EMAIL: Hraztan@Struere.com

BENCH MARK:

BENCH MARK NO. 5Y9331

QUAD YEAR (M)	BASE	ELEVATION (FT)	ELEVATION
2005	B	76.600	24.262

DESCRIPTION:
RDBM TAG IN NE COR C.B. @ JEFFERSON BL & HETZLER RD 12.2M (40FT) S/O & 9.8 (32FT) W/O APPROX C/L INT

BASIS OF BEARINGS:

THE BEARING OF N33°33'31" E OF THE CENTERLINE OF LUCERNE AVENUE AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 152, PAGE 92 OF RECORDS OF SURVEY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

PROJECT NOTES:

AIN: 4204001036

ADDRESS: 9300 LUCERNE AVENUE, CULVER CITY, CA 90232

EXSITNG/PROPOSED ZONE: R2

EXSITNG/PROPOSED LAND USE: LOW DENSITY TWO FAMILY

FLOOD ZONE: NO

LANDSLIDE: NO

LIQUEFACTION: YES

PROPOSED DEVELOPMENT: 2-UNIT DETACHED CONDOMINIUM

PROPOSED PARKING:
REQUIRED AND PROVED PARKING PER CUVER CITY MUNICIPAL CODE.

EXISTING DRAINAGE:
THE SITE CURRENTLY DRAINS TO ADJACENT EXISTING STREETS.

EXISTING LOT AREA = 6351 SF / 0.1454 AC
AREA TO BE DEDICATED = 0 SF / 0 AC
NET LOT AREA = 6351 SF / 0.1454 AC
AREA OF EXCAVATION = 6351 SF / 0.1454 AC

REGISTERED PROFESSIONAL ENGINEER
HANY S. HENEIN
No. 33090
Exp:
CIVIL
STATE OF CALIFORNIA

LEGAL DESCRIPTION:

LOT 3, AND THE NORTHWESTERLY 10 FEET OF THE NORTHEASTERLY 153.97 FEET OF LOT 4 OF TRACT NO. 3244, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37 PAGE 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM THAT PORTION OF LOT 4 WHICH IS CONTAINED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES.
COMMENCING AT THE NORTHERLY CORNER OF SAID LOT AND RUNNING THENCE SOUTH 58 DEGREES 48 MINUTES 45 SECONDS EAST ALONG ITS NORTHEASTERLY LINE 189.67 FEET TO ITS EASTERLY CORNER; THENCE SOUTH 39 DEGREES 36 MINUTES 45 SECONDS WEST ALONG ITS SOUTHEASTERLY LINA 6.07 FEET TO A POINT; THENCE NORTH 58 DEGREES 48 MINUTES 45 SECONDS WEST PARALLEL TO ITS NORTHEASTERLY LINE 189.18 FEET TO A POINT IN ITS NORTHWESTERLY LINE, THENCE NORTH 36 DEGREES 54 MINUTES 30 SECONDS EAST ALONG SAID NORTHWESTERLY LINE 6.03 FEET TO THE POINT OF BEGINNING.
ALSO EXCEPT THEREFROM THAT PORTION OF LOT 3 WHICH IS CONTAINED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES.
COMMANCING AT THE NORTHERLY CORNER OF SAID LOT AND RUNNING THENCE SOUTH 58 DEGREES 48 MINUTES 45 SECONDS EAST ALONG ITS NORTHEASTERLY LINE 64 FEET TO ITS EASTERLY CORNER; THENCE SOUTH 36 DEGREES 54 MINUTES 30 SECONDS WEST ALONG ITS SOUTHEASTERLY LINE 6.03 FEET TO A POINT; THENCE NORTH 58 DEGREES 48 MINUTES 45 SECONDS WEST PARALLEL TO ITS NORTHEASTERLY LINE 64 FEET TO A POINT IN ITS NORTHWESTERLY LINE; THENCE NORTH 36 DEGREES 54 MINUTES 30 SECONDS EAST ALONG SAID NORTHWESTERLY LINE 6.03 FEET TO THE POINT OF BEGINNING.
ALSO EXCEPT THEREFROM THAT PORTION OF LOT 3, DESCRIBED AS FOLLOWS:
BEGINNING AT THA MOST NORTHEASTERLY CORNER OF SAID LOT AND RUNNING THENCE IN A SOUTHERLY DIRECTION 26.1 1 FEET TO A POINT IN THE MOST EASTERLY BOUNDARY THEREOF, THENCE IN A EASTERLY DIRECTION IN A STRAIGHT LINE TO A POINT 154.08 FEET MORE OR LESS, IN THE WESTERLY BOUNDARY LINE OF SAID LOT 3; THENCE IN A NORTHWESTERLY DIRECTION 37 FEEL TO THE NORTHWESTERLY CORNER OF SAID LOT; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 153.97 FEET TO THE POINT OF BEGINNING.
ALSO EXCEPT THEREFROM ALL RIGHTS TO ALL OIL, MINERAL AND OTHER HYDROCARBON SUBSTANCES FOUND IN OR UNDER SAID LAND BELOW A DEPTH OF SOO FEET WITH HOWEVER NO RIGHT OF SURFACA ENTRY, AS RESERVED BY SALLY H. PATRICK, AN UNMARRIED MAN, BY DEED RECORDED JULY 3, 1963 BOOK D2090 PAGE 152, OFFICIAL RECORDS.

TRITECH ENGINEERING ASSOCIATES

SUBDIVISION
LAND SURVEY
CIVIL ENGINEERING
& DESIGN

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EMAIL: info@tritechengineer.com

TENTATIVE PARCEL MAP NO. 83431

SCALE: 1"=10'	APN: 4204-001-036	DRAWN BY: ii
DATE: 05/14/2021		REVISED:

9300 LUCERNE AVENUE, CULVER CITY, CA 90232

Sheet 1 of 1 Sheet — JOB NO. 210311