

VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 63, PAGE 44 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 2464-001-017

BENCHMARK
CITY OF BURBANK BENCHMARK # 1904-2

2-1/4" BRASS DISC STAMPED BM 1904-2 AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF EMPIRE AVE AND NAOMI ST. SET IN THE NORTH END OF A 1.5'X18' CATCH BASIN 1.0 FT BACK OF THE CURB FACE AND 41 FT N/O THE NORTH PROPERTY LINE OF EMPIRE AVE.

ELEVATION: 652.454 FEET

BASIS OF BEARINGS
THE BEARING OF NORTH 89°45'05" WEST OF THE CENTERLINE OF EMPIRE AVENUE AS SHOWN ON TRACT NO. 9443, M.B. 144/5-6, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

EASEMENTS
EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: THE CITY OF BURBANK
PURPOSE: PUBLIC STORM DRAIN
RECORDING DATE: OCTOBER 3, 1974
RECORDING NO: 2389 OF OFFICIAL RECORDS
AFFECTS: THE SOUTHERLY 11.5 FEET

AREA
GROSS AREA OF PROPERTY = APPROX. 85,924 SQ.FT.

LEGEND:

APN	ASSESSOR'S PARCEL NUMBER	PA	PLANTING AREA
AC	ASPHALT CONCRETE	PB	PULL BOX
BBS	BOTTOM OF BOTTOM STEP	PL	PROPERTY LINE
BM	BENCHMARK	P	POST
BFP	BACKFLOW PREVENTER	P.M.	PARCEL MAP
BW	BACK OF WALK	P.M.B.	PARCEL MAP BOOK
CL	CENTER LINE	RETAIN.	RETAINING
CLF	CHAIN-LINK FENCE	RSR	RISER
CO	CLEAN OUT	R/O	RIGHT-OF-WAY
CONC	CONCRETE	SD	STORM DRAIN
CP	CONTROL POINT	SL	STREET LIGHT
DS	DOWNSPOUT	SPK	SPEAKER
DWY	DRIVEWAY	SS	STREET SIGN
EC	ELECTRICAL	TBD	TO BE DETERMINED
EQUIP.	EDGE OF GUTTER	TBS	TOP OF BOTTOM STEP
FD	FIRE DEPARTMENT CONNECTION	TC	TOP OF CURB
FDC	FIRE DEPARTMENT CONNECTION	TEL	TELEPHONE
FL	FLOWLINE	TSFR	ELECTRICAL TRANSFORMER
GRD	GROUND	TTS	TOP OF TOP STEP
HB	HOSE BIB	TW	TOP OF WALL
ICV	IRRIGATION CONTROL VALVE	VT	VAULT
INV	INVERT	W	WATER
MH	MANHOLE	WM	WATER METER
MSC	METAL STORAGE CONTAINER	WV	WATER VALVE

SYMBOLS:

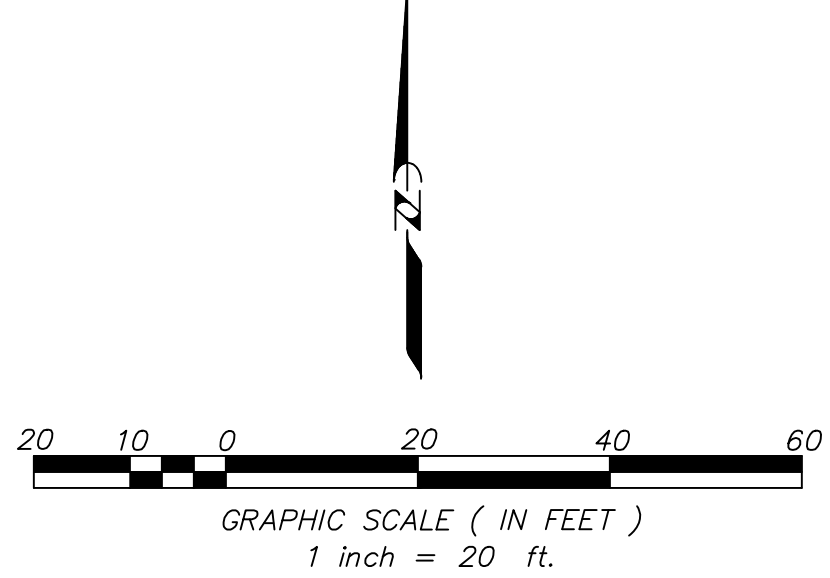
XX	TREE W/ TRUNK DIAMETER	---	BUILDING LINE
○	FIRE HYDRANT	---	WALL LINE
SL	STREET LIGHT / LAMP POST	---	PROPERTY LINE
BFP	BACKFLOW PREVENTER	---	CENTER LINE
△	CONTROL POINT	---	FENCE LINE
		--- <td>FLOW LINE</td>	FLOW LINE
		---	EXISTING CONTOUR

PRELIMINARY EARTHWORK VOLUMES:

CUT 3,690 C.Y.
FILL 2,819 C.Y.
OVEREXCAVATION 25,423 C.Y. (ESTIMATED 12.50' BELOW (E) GRADE)
IMPORT/EXPORT 2,819/3,690 C.Y. (ESTIMATED IMPORT/EXPORT)

GENERAL NOTES:

- NO EXISTING PROTECTED TREE SPECIES ARE ON THE PROPERTY.
- FINAL LOCATION OF PROPOSED PROJECT UTILITY LATERAL SERVICES (WATER, SANITARY SEWER, GAS, ETC.) WILL BE DETERMINED DURING THE PREPARATION OF CONSTRUCTION DOCUMENTS.
- THE APPLICANT IS REQUESTING THE RIGHT TO ADJUST BUILDING FINISH FLOOR (FF) AND SITE IMPROVEMENTS UP TO 24" (PLUS OR MINUS).
- EARTHWORK VOLUMES ARE PRELIMINARY AND SUBJECT TO CHANGE DUE TO FINAL GRADING DESIGN.



DEMOLITION NOTES:

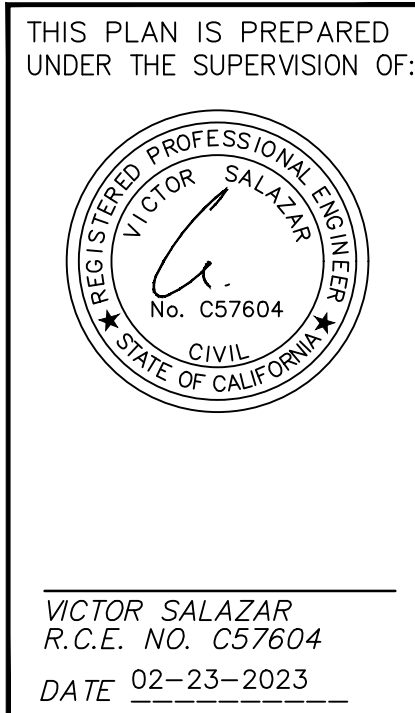
- EXISTING CONCRETE RETAINING WALL TO PROTECT-IN-PLACE
- EXISTING BUILDING TO PROTECT-IN-PLACE
- EXISTING FIRE HYDRANT TO PROTECT-IN-PLACE
- EXISTING WATER METER TO REMOVE
- EXISTING STREET LIGHT AND STREET LIGHT PULL-BOX TO PROTECT-IN-PLACE
- EXISTING CABLE PULL-BOX TO PROTECT-IN-PLACE
- EXISTING CABLE VAULT TO PROTECT-IN-PLACE
- EXISTING ELECTRICAL VAULT TO PROTECT-IN-PLACE
- EXISTING TELECOMMUNICATIONS VAULT TO PROTECT-IN-PLACE
- EXISTING BFP TO REMOVE (FIRE AND IRRIGATION)
- EXISTING ELECTRICAL PULL-BOX TO PROTECT-IN-PLACE
- EXISTING TREE TO BE REMOVED
- EXISTING RAISED PLANTERS TO BE REMOVED
- EXISTING TELECOMMUNICATIONS PULL-BOX TO PROTECT-IN-PLACE
- EXISTING CONCRETE CURB AND GUTTER TO PROTECT-IN-PLACE

- EXISTING CONCRETE SIDEWALK TO PROTECT-IN-PLACE
- EXISTING CONCRETE DRIVEWAY TO BE REMOVED
- EXISTING DRAINAGE CHANNEL (LOCKHEED) PROTECT-IN-PLACE
- EXISTING FIREWATER PIPE TO PROTECT-IN-PLACE

CONSTRUCTION NOTES:

- CONSTRUCT CONCRETE DRIVEWAY
- CONSTRUCT CONCRETE GUTTER
- CONSTRUCT / INSTALL HARDSCAPE AND LANDSCAPE. SEE SHEET L2 FOR DETAIL.
- CONSTRUCT BFP FOR FIRE PURPOSES
- CONSTRUCT BFP FOR DOMESTIC PURPOSES
- CONSTRUCT GAS REGULATOR AND METER
- CONSTRUCT MAIN SANITARY SEWER LATERAL LINE
- CONSTRUCT BFP FOR RECLAIMED IRRIGATION WATER PURPOSES
- CONSTRUCT UNDERGROUND TRANSFORMER VAULT
- CONSTRUCT STRUCTURAL PAVEMENT SECTION (TBD). SEE SHEET L2 FOR DETAILS.
- CONSTRUCT 36" x 36" CATCH BASIN
- CONSTRUCT UNDERGROUND DRYWELL SYSTEM (3-TOTAL)
- CONSTRUCT 12" STORM DRAIN (INFLOW TO DRYWELL)
- CONSTRUCT 12" STORM DRAIN (OVERFLOW TO LOCKHEED CHANNEL)
- CONSTRUCT OVERFLOW STORM DRAIN TO EXISTING LOCKHEED CHANNEL WALL

FIELD SURVEY PREPARED UNDER THE SUPERVISION OF:
VICTOR SALAZAR, P.E.
COMPLETED ON: 07/16/2021



THIS PLAN IS PREPARED UNDER THE SUPERVISION OF:

LAND DESIGN CONSULTANTS INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
800 Royal Oaks Drive, Suite 104, Monrovia, CA 91016
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EMPIRE AVE. AFFORDABLE HOUSING PROJECT
3000 W. EMPIRE AVE.
IN THE CITY OF BURBANK OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SUBDIVIDER
ABS BURBANK, LLC
5500 W. HOLLYWOOD BOULEVARD, 4TH FLOOR, WEST WING
LOS ANGELES, CA 90028, Phone: (323) 464-7853

DESIGNED BY:	DATE:	SCALE:	REVIEWED BY:	Proj. No. 05015-835
FB	02/23/2023	AS SHOWN	VS	SHEET 1 OF 1