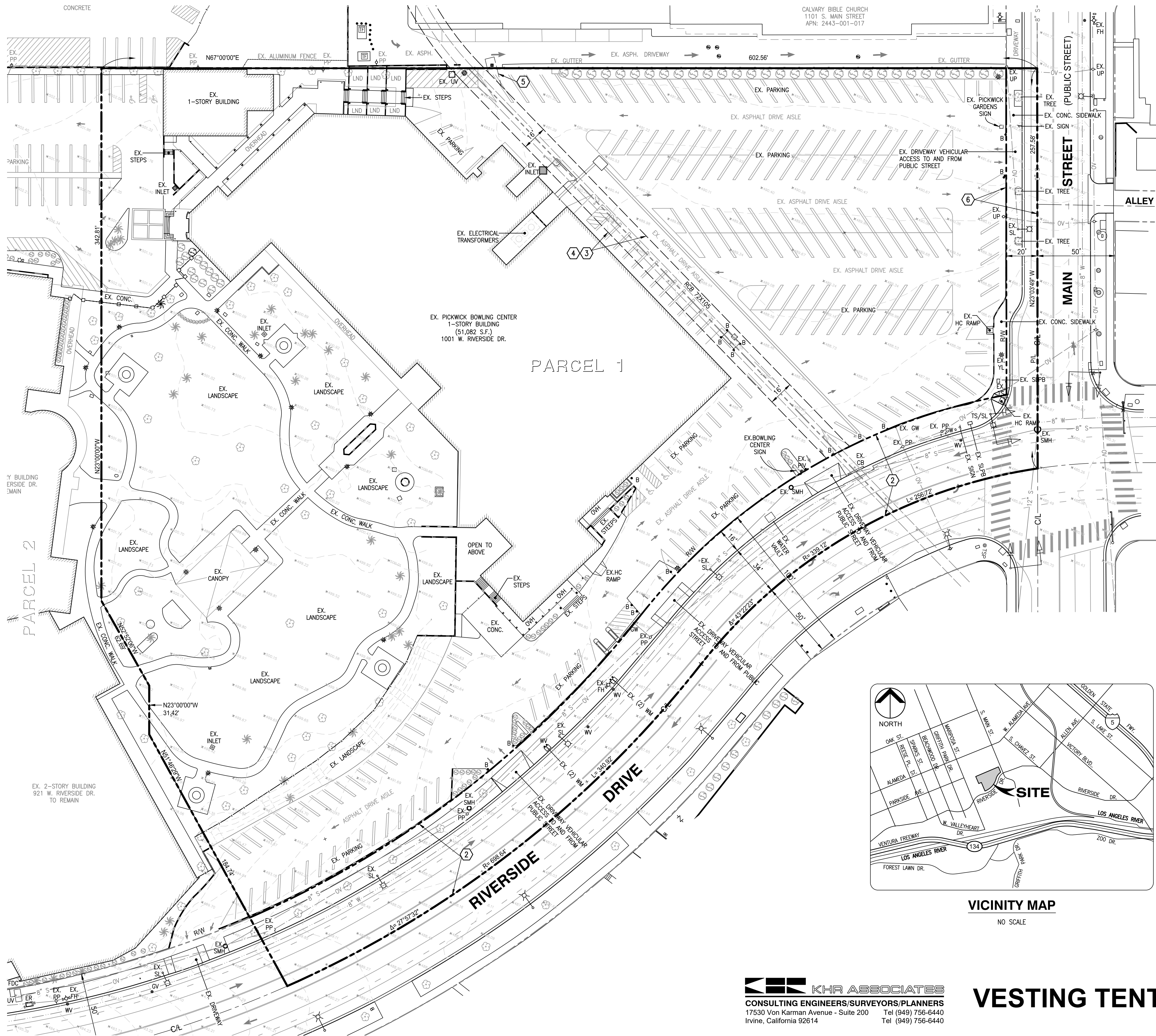


SCALE: 1"=30' DATE: 9/22/2021

OWNER

MW INVESTMENT GROUP, LLC
27702 CROWN VALLEY PARKWAY, SUITE D-4-197
LADERA RANCH, CALIFORNIA 92694
ATTN: MATT WAKEN
PHONE NO. (626) 710-6377

SUBDIVIDER

MW INVESTMENT GROUP, LLC
27702 CROWN VALLEY PARKWAY, SUITE D-4-197
LADERA RANCH, CALIFORNIA 92694
ATTN: MATT WAKEN
PHONE NO. (626) 710-6377

CIVIL ENGINEER

KHR ASSOCIATES
17530 VON KARMAN AVENUE, SUITE 200
IRVINE, CALIFORNIA 92614
ATTN: JAMES H. KAWAMURA
R.C.E. NO. 30560
PHONE NO. (949) 756-6440

LEGAL DESCRIPTION

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

PARCEL 1 OF LOT LINE ADJUSTMENT RECORDED _____ AND FILED AS INSTRUMENT NO. _____ OF OFFICIAL RECORDS.

AREA

AREA OF THE SUBJECT PROPERTY CONSISTS OF: ± 256,582 S.F. (9.661 ACRES) GROSS
± 221,901 S.F. (8.519 ACRES) NET

NOTE:
NET AREA EXCLUDES AREA WITHIN RIVERSIDE DRIVE AND MAIN STREET, PUBLIC STREETS.

FLOOD ZONE

A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED), CONSIDERED TO BE AN AREA OF MINIMAL FLOOD HAZARD AND AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP NOS. 06037C1345F AND 06037C1337F WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE AO, CONSIDERED TO BE AN AREA SUBJECT TO INUNDATION BY 1% ANNUAL-CHANCE SHALLOW FLOODING (USUALLY SHEET FLOW ON SLOPING TERRAIN) WHERE AVERAGE DEPTHS ARE BETWEEN ONE AND THREE FEET, AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 06037C1345F WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

BENCHMARK

BM #1307-2 ELEVATION: 512.187 FEET (SUPERSEDED BM# 1307-1)

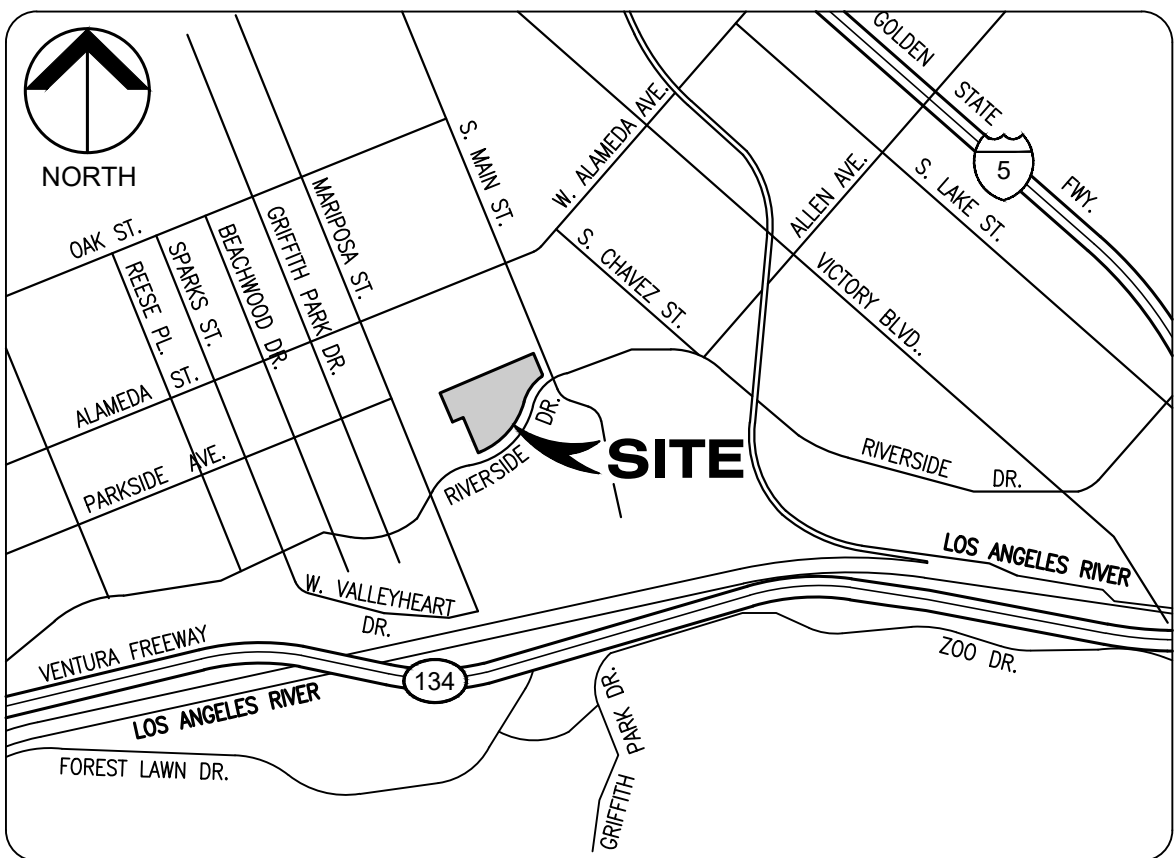
2" BRASS CAP STAMPED 1307-2 AT NORTHEAST QUADRANT ALAMEDA AVENUE AND SHELTON STREET, 4.7 FEET EAST OF THE EAST CURB OF SHELTON STREET AND 50.5 FEET NORTH OF THE NORTH CURB OF ALAMEDA AVENUE SET IN THE TOP NORTHEAST CORNER OF A 5 FOOT BY 15 FOOT CATCH BASIN.

NOTES

- 1. ALL EXISTING FACILITIES WITHIN THE PROPERTY BOUNDARY ARE TO BE REMOVED.
- 2. EXISTING COUNTY STORM DRAIN TO BE PROTECTED.

EXCEPTIONS

- 1. EASEMENT(S) FOR IRRIGATION PURPOSE(S) RECORDED IN BOOK 783 PAGE 120, OF DEEDS. SAID EASEMENT IS UNDETERMINED IN NATURE.
- 2. EASEMENT(S) FOR THE STREET PURPOSE(S) RECORDED IN BOOK 3791 PAGE 10, OFFICIAL RECORDS.
- 3. EASEMENT(S) FOR STORM DRAIN PURPOSE(S) RECORDED DECEMBER 5, 1956 IN BOOK 53043, PAGE 168, OFFICIAL RECORDS.
- 4. EASEMENT(S) FOR STORM DRAIN PURPOSE(S) RECORDED DECEMBER 28, 1956 IN BOOK 53234 PAGE 254, OFFICIAL RECORDS.
- 5. EASEMENT(S) FOR DRAINAGE PURPOSE(S) RECORDED JUNE 9, 1958 IN BOOK D122 PAGE 59, OFFICIAL RECORDS.
- 6. EASEMENT(S) FOR THE PUBLIC ROAD AND UTILITY PURPOSES AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT NO. 9634 RECORDED IN BOOK 133 PAGE 89, OF OFFICIAL RECORDS.



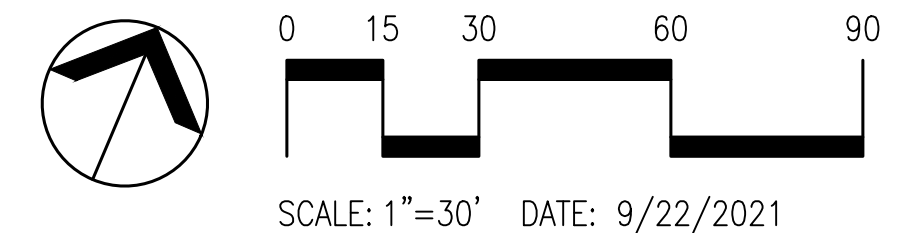
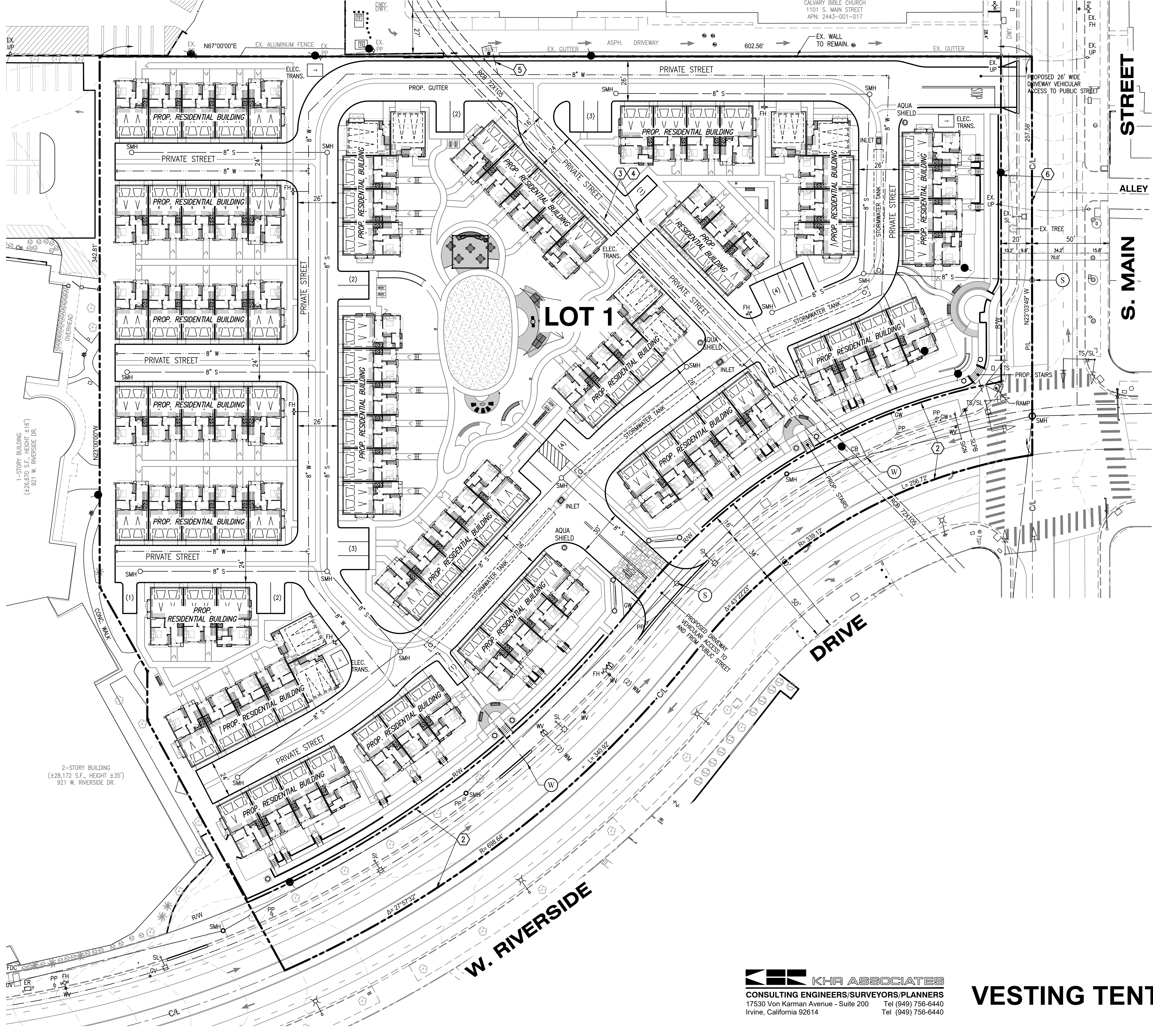
VICINITY MAP

NO SCALE

KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
17530 Von Karman Avenue - Suite 200
Irvine, California 92614
Tel (949) 756-6440
Tel (949) 756-6440

VESTING TENTATIVE TRACT MAP NO. 83627
FOR CONDOMINIUM PURPOSES

(EXISTING SITE CONDITIONS) SHEET 1 OF 2
SEPTEMBER 22, 2021



SITE INFORMATION

ADDRESS: 1001 W. RIVERSIDE DRIVE
APNS: 2443-001-018 & 2243-001-019
ZONING/LAND USE: CR ZONE - COMMERCIAL RECREATION
OCCUPANCY TYPE: R3

DEVELOPMENT STANDARDS

FRONT YARD SETBACK: 25' MIN.
INTERIOR SIDE YARD SETBACK: 5' MIN.
STREET-FACING SIDE YARD SETBACK: 10' MIN.
REAR YARD SETBACK: 5' MIN.

BUILDING HEIGHT: 35'
BUILDING SEPARATION: 10'
MAXIMUM RESIDENTIAL DENSITY: 20 DU/AC
REQUIRED RESIDENT PARKING: 2 SPACES/UNIT
REQUIRED MIN. GUEST PARKING: 0.25/UNIT (1:4 UNITS)
REQUIRED OPEN COMMON SPACE: 150 SF/UNIT
REQUIRED PRIVATE OPEN SPACE: 50 SF/UNIT

SITE PLAN SUMMARY

SITE AREA: ± 5.09 AC.

UNITS:

4 UNITS - PLAN 1 - 1333 SF - 2BA/2.5 BA - 68 SF DECK -2 CAR/SIDE BY SIDE GARAGE
4 UNITS - PLAN 1X -1325 SF - 2BD/2.5 BA - 68 SF DECK -2 CAR/SIDE BY SIDE GARAGE
50 UNITS - PLAN 2 - 1816 SF - 3BD/3.5BA - 2 CAR/SIDE BY SIDE GARAGE
26 UNITS - PLAN 3 - 1912 SF - 4BD/3.5BA - 72 SF DECK -2 CAR/SIDE BY SIDE GARAGE
12 UNITS - PLAN 3X - CORNER (ALT) CONDITION
96 UNITS - TOTAL

SITE DENSITY: ±18.86 DU/AC

PARKING PROVIDED:

GARAGE 192 SPACES
GUEST OPEN SPACES 25 SPACES
TOTAL 217 SPACES (2.26 SPACES/DU)

ABBREVIATIONS

ASPH. ASPHALT
C/L CENTERLINE
CB CATCH BASIN
CONC. CONCRETE PAVEMENT
ER ELECTRICAL RISER
ELEC. ELECTRICAL
FH FIRE HYDRANT
GW GAS VALVE
GV GUY WIRE
HC HANDICAP
P/L PROPERTY LINE
PP POWER POLE
R/W RIGHT OF WAY
S SEWER
SD STORM DRAIN
SDMH STORM DRAIN MANHOLE
SL STREET LIGHT
SLPB STREET LIGHT PULLBOX
SMH SEWER MANHOLE
TS TRAFFIC SIGNAL
UP UTILITY POLE
UTIL. UTILITY
UV UTILITY VAULT
W WATER
WM WATER METER
WV WATER VALVE

LEGEND

--- BOUNDARY LINE
--- CENTERLINE
--- RIGHT OF WAY
--- W --- WATER
--- S --- SEWER
--- SD --- STORM DRAIN
--- ELECTRICAL
--- STREET LIGHT
--- FIRE HYDRANT
--- SIGN
--- VALVE
--- TREE

NOTES

- PROPOSED WATER POINT OF CONNECTION. (W)
- PROPOSED SEWER OR STORM DRAIN POINT OF CONNECTION. (S)

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VESTING TENTATIVE TRACT MAP NO. 83627
FOR CONDOMINIUM PURPOSES

(PROPOSED SITE PLAN) SEPTEMBER 22, 2021

SHEET 2 OF 2

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