



11.1F Hydrology Study

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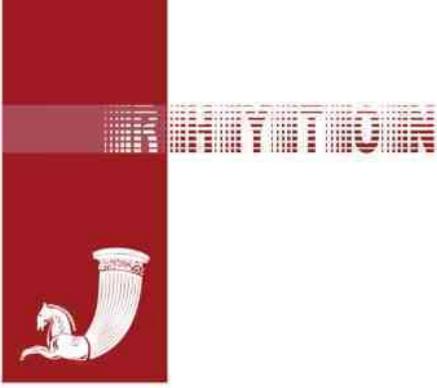
CUP and DR Approval
FINAL HYDROLOGY REPORT
MIXED-USE DEVELOPMENT
3700 W. RIVERSIDE DRIVE, BURBANK

*Civil Engineering Findings
Related to Hydrology and Hydraulics*

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RHYTON JOB No.: 1BAL1004.00
PREPARED ON: APRIL 22, 2020
REVISED ON: _____



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MIXED-USE DEVELOPMENT

3700 W. Riverside Dr, Burbank

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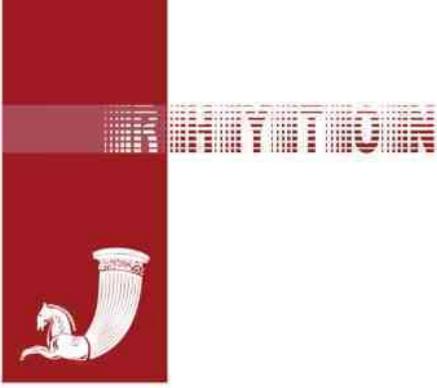
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HYDROLOGY ANALYSIS

for

“3700 W. RIVERSIDE MIXED-USE DEVELOPMENT”

Located at:
3700 W. Riverside Drive
Burbank, CA 91505



FOR: RHYTON ENGINEERING

John Alajov
John J. Alajov, PE C 56393 Exp. Date 06-30-2021

PREPARED UNDER THE SUPERVISION OF:

04/22/2020

Date



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- Appendix B: 3700 W. Riverside Existing Hydrology Map
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Section 1 - PROJECT SUMMARY

The 3700 W. RIVERSIDE mixed-use development consist of a new 49-unit, six-story, apartment building of 82,700 gsf, with open space deck at the roof level, 6,000 gsf retail and 90-car two-level garage – one at grade level and one subterranean level The entire site was previously fully developed. The overall property size is 0.606ac and after highway dedications the final property size is 0.584 ac. The average existing imperviousness is 100%.

Maximum summer temperatures in that part of Los Angeles average between 67 and 84 degrees F° and there are approximately 37 days of precipitation. Average precipitation amounts for the winter months tend to be the highest (1.0 - 6.5 in)

The hydrological analysis will be performed in accordance with the methodology and the standard requirements outlined in the LA County Hydrology and Sedimentation Manual.

1.1 PROJECT PURPOSE AND SCOPE

The project scope consists of demolition and removal of the existing site improvements, consisting of two single story commercial buildings, surface parking lot, and various car-wash elements, and the construction of a new six-story building, with large landscaped area at the grade level The existing project site is pretty much level, dropping less than 2 feet from west to east. The site work will consist of perimeter shoring and excavation of the underground garage level and construction of walkways, raised planters and overall landscaping of the plaza at the main entrance and the portions facing Riverside Drive and Hollywood Way. The added landscaped planters and at grade landscaping will significantly reduce the imperviousness of the site. In existing conditions, the site surface is 100% impervious. The new development will decrease the site imperviousness to 88%.

The purpose of this design report is to compare the storm water runoff in pre and post development conditions and to outline the preliminary design concept for storm drains necessary to bring the subject project site to compliance. The hydrologic analysis portion of this report will serve to size the proposed storm water conveyance and retention systems.



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1.3 DRAINAGE FACILITIES

In the existing condition the project site, comprised of several existing lots is 98% impervious. Presently the site drains via uncontrolled sheet flow, from west to east and mostly drains over the existing curb cuts (driveways) into the gutters in Screenland Drive, Riverside Drive, and Hollywood Way.

There are no existing public storm drains in the vicinity of the project. The nearest LA County public storm drain is located about 2.5 blocks to the southwest in W. Olive Avenue. The site runoff of this area is conveyed to the existing public storm drain inlets via the street gutters.

In the proposed condition, the site imperviousness will be reduced, through introduction of LID raised planter boxes, and regular landscaping of the main entrance plaza and the areas facing Riverside Dr and Hollywood Way. Due to the proposed increased imperviousness the cumulative impact over the existing Los Angeles County MS4s bordering the site will be actually reduced.

In the proposed condition, the stormwater runoff from the new building's roof and deck will be collected in a system of drain inlets and pipes, and conveyed to the proposed raised flow-thru LID planter boxes around the project perimeter. The LID planters are sized to collect and filter the volume of runoff generated by the 85th percentile design storm. Once the capacity of the planter free board storage is exceeded, the rest of the stormwater runoff will be spilled in the street gutters in Screenland Drive, Riverside Drive, and Hollywood Way, so to mimic the site existing drainage mode. The regular landscaping drains will also be directed to the street gutters.

The site storm drain system will be designed to carry runoff generated by up to 25-year storm, except in sump conditions, where it will be designed to carry runoff generated by the 50-year storm. Should the 50 or 100-year storm event overwhelm the storm drain system, the runoff will continue to flow on the surface and drain into Screenland Drive and Hollywood Way gutters.

1.4 PREVIOUS HYDROLOGY

Previous Hydrology Studies for the project site have not been found. For that reason, we have studied both the existing and the proposed post-development conditions, as indicated in the attached Appendices.

1.5 HYDROLOGIC DATA

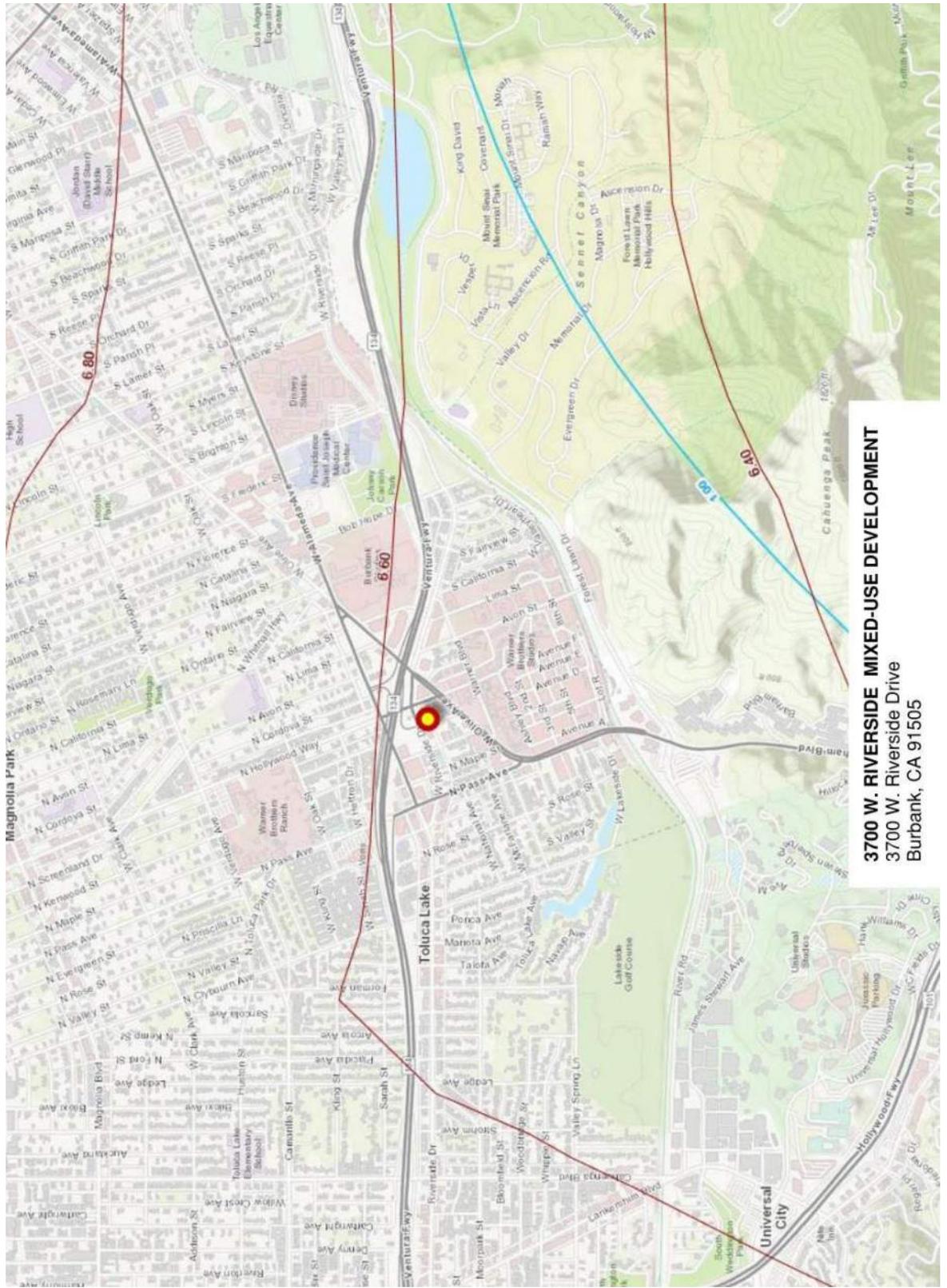
In order to determine the appropriate design flows to be utilized to size necessary drainage facilities, the tributary project area was divided into appropriate sub-areas according to existing grading, on-site roads, differences in elevation and other implied boundaries such as paved or landscaped areas.

The methodology described in the Los Angeles County Hydrology Manual was used to compute stormwater run-off discharge and volume rates from the project site and from any off-site areas tributary to the existing storm drain system. Rainfall data pertaining to the 50-year storm event, as obtained thru Los Angeles County GIS Data portal, and runoff and Time of Concentration calculations were performed with LA County Department of Public Works HydroCalc software.



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1.6 RAINFALL ISOHYET AND SOIL MAP





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ASSUMPTIONS AND RESULTS

Assumptions

The following assumptions are made in performing the hydrologic calculations:

1. The Final 50-year, 24-hour Rainfall is equal to 6.50"
2. The area pertaining to the proposed development was divided into several sub-areas "1A", "1B" and "1C". The sub-area "1A" ultimately drains into the gutter of Screenland Drive and sub-areas "1B" and "1C" drain into the gutter of Hollywood Way.
3. Total of the proposed drainage sub-areas is 0.59 acres.
4. Soil Runoff Coefficient: Soil Type = 015
5. Average percentage of proposed site imperviousness is 86% where the existing site is 98%.
6. Runoff from the various roof drains and exposed to the sky site subareas will be collected by a system of storm drain pipes that will convey the flows to proposed raised flow-thru planters around the site, where the amount of the SWQDv runoff will be detained.
7. The regular planters and planter boxes onsite will drain thru under-sidewalk drain pipes to the gutters of the surrounding streets.
8. The runoff volume and flow impact to Screenland Dr, Riverside Dr, and Hollywood Way and ultimately to County of Los Angeles MS4s is reduced by the amount of stormwater detained into the raised LID planter boxes and in the proposed planted areas onsite.



Results

The following table summarizes the variables used to find the times of concentration and the 50-year peak discharges for each sub-area in post development condition. The 25-year storm discharges were calculated using a conversion ratio of 0.878 ($Q_{25}=0.878 \times Q_{50}$). Detailed calculations are provided in Appendices "A-1" and "A-2" of the report.

Summary – Existing Conditions (50-year storm event)

Sub-Area No.	NODE No.	Area (acres)	Tc (Min)	Q (50-yr) (CFS)	V (50-yr) (CF)
1A	2A	0.09	5	0.32	1,895
1B	2B	0.338	5	1.21	6,996
1C	2C	0.156	5	0.56	3,172
Total A=	8A	0.584	5	2.09	12,063
TOTAL SITE=		0.584		2.090	12,063

Summary – Proposed Conditions (50-year storm event)

Sub-Area No.	NODE No.	Area (acres)	Tc (Min)	Q (50-yr) (CFS)	V (50-yr) (CF)
1A	2A	0.09	5	0.28	1,192
1B	2B	0.306	5	1.06	5,777
1C	2C	0.188	5	0.67	3,822
Total A=	8A	0.584	5	2.01	10,791
TOTAL SITE=		0.584		2.010	10,791

Summary – Proposed Conditions (25-yr storm event)

Sub-Area No.	NODE No.	Area (acres)	Tc (Min)	Q (50-yr) (CFS)	Q (25-yr) (CFS)
1A	2A	0.09	5	0.28	0.25
3A	4A	0.306	5	1.06	0.93
5A	6A	0.188	5	0.67	0.59
Total A=	8A	0.584	5	2.01	1.76
TOTAL SITE=		0.584		2.01	1.76

Outlet Point Totals

Discharge tributary to LA County MS4 (Total Q_{25} = 1.76 cfs)

Input Variables

- Soil Type = 015
- Impervious Factor = 86%
- Charter School Site
- 50-year 24Hr Isohyet = 6.50"



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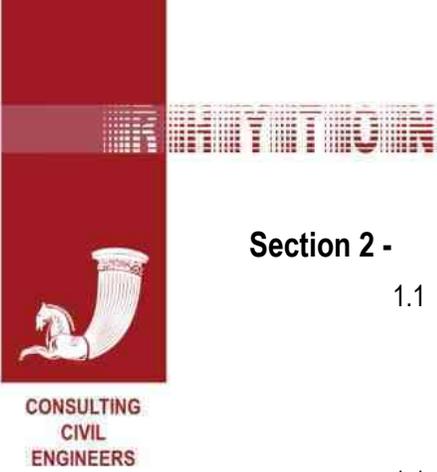
Conclusions

The tributary areas sizes and their discharge direction in the proposed condition are matching exactly the existing conditions, while the project introduces increased amounts of site landscaping and raised LID flow-thru planters, which will retain some of the runoff thus clearly decrease the impact over the MS4.

With the proposed construction, the existing site imperviousness will be decreased from 98% to 86%. The stormwater runoff generated onsite by the 85th percentile rain event will be diverted to several raised LID planter boxes with maximum storage capacity of over 1,000 CF. As a result, the 85-percentile storm impact will be reduced by nearly 80%, while the ultimate 50-year storm impact to the municipal storm drain by the post-construction runoff generated on site will be reduced by nearly 20%.

There is no proposed diversion of flows between the surrounding streets, as compared to the existing conditions, therefore the reduced amount of stormwater impact will generate less depth of flow in the gutters of Screenland Dr, Riverside Dr and Hollywood Way.

The results of this hydrologic study calculations show that there will be no adverse impact to the existing public MS4 in W. Olive Avenue, or further downstream, caused by the ultimate condition of the proposed development.



Section 2 - HYDROLOGY CALCULATIONS

- 1.1 Time of Concentration Calculations (Existing Conditions) using LA County Department of Public Works **HydroCalc** software: See Appendix A-1

Peak Flow Rate per acre = 2.09 cfs/0.59 ==> $Q_{50} = 3.54$ cfs/acre

- 1.1 Time of Concentration Calculations (Post-Construction Conditions) using LA County Department of Public Works **HydroCalc** software: See Appendix A-2

Peak Flow Rate per acre = 2.01 cfs/0.59 ==> $Q_{50} = 3.41$ cfs/acre

Section 3 - STORM DRAIN SEWER SIZING



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Section 4 - APPENDICES

Runoff Coefficient Curve for Soil Type 015

Appendix A-1: 3700 W. Riverside Q50 Existing Hydrology Calculations Report

Appendix A-2: 3700 W. Riverside Q50 Proposed Hydrology Calculations Report

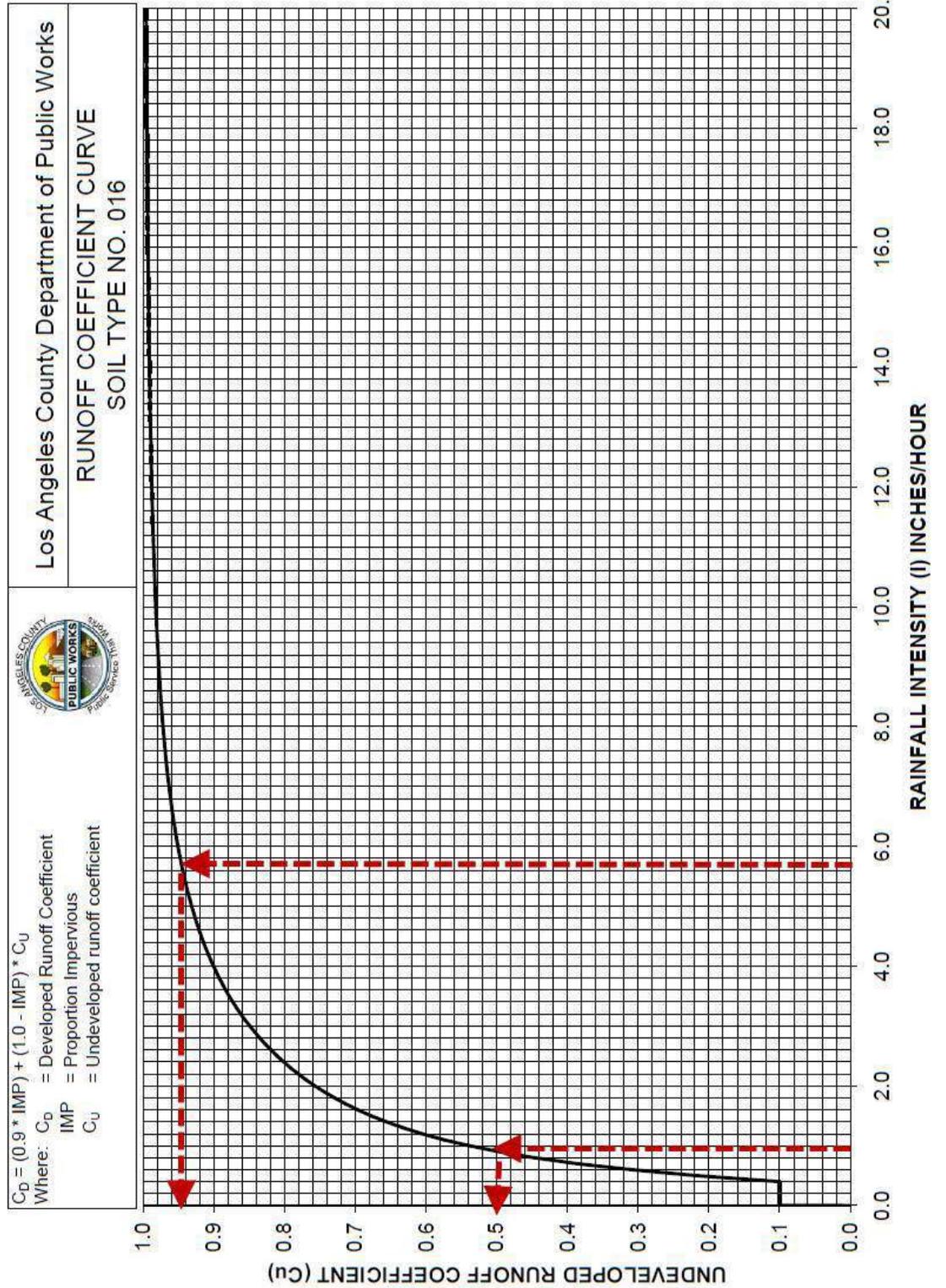
Appendix B: 3700 W. Riverside Existing Hydrology Map

Appendix C: 3700 W. Riverside Proposed Hydrology Map



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Runoff Coefficient Curve for Soil Type 015



BJW: 06/14/2004

HYDROLOGY APPENDIX C

File: Soil Curve Data and Graphs 0-24 Tab: GN16



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APPENDICES

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APPENDIX A-1

Peak Flow Hydrologic Analysis

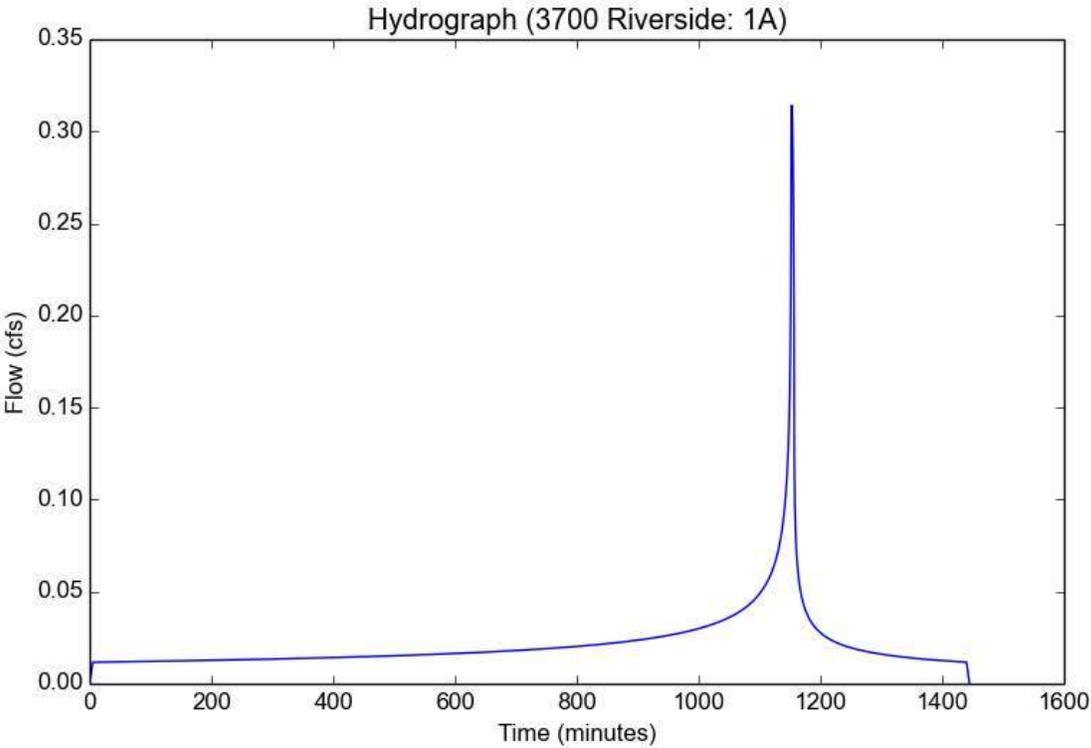
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	3700 Riverside
Subarea ID	1A
Area (ac)	0.09
Flow Path Length (ft)	107.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	6.5
Percent Impervious	1.0
Soil Type	15
Design Storm Frequency	50-yr
Fire Factor	0.71
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	6.5
Peak Intensity (in/hr)	3.8781
Undeveloped Runoff Coefficient (Cu)	0.4946
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	0.3141
Burned Peak Flow Rate (cfs)	0.3243
24-Hr Clear Runoff Volume (ac-ft)	0.0435
24-Hr Clear Runoff Volume (cu-ft)	1895.4006



Peak Flow Hydrologic Analysis

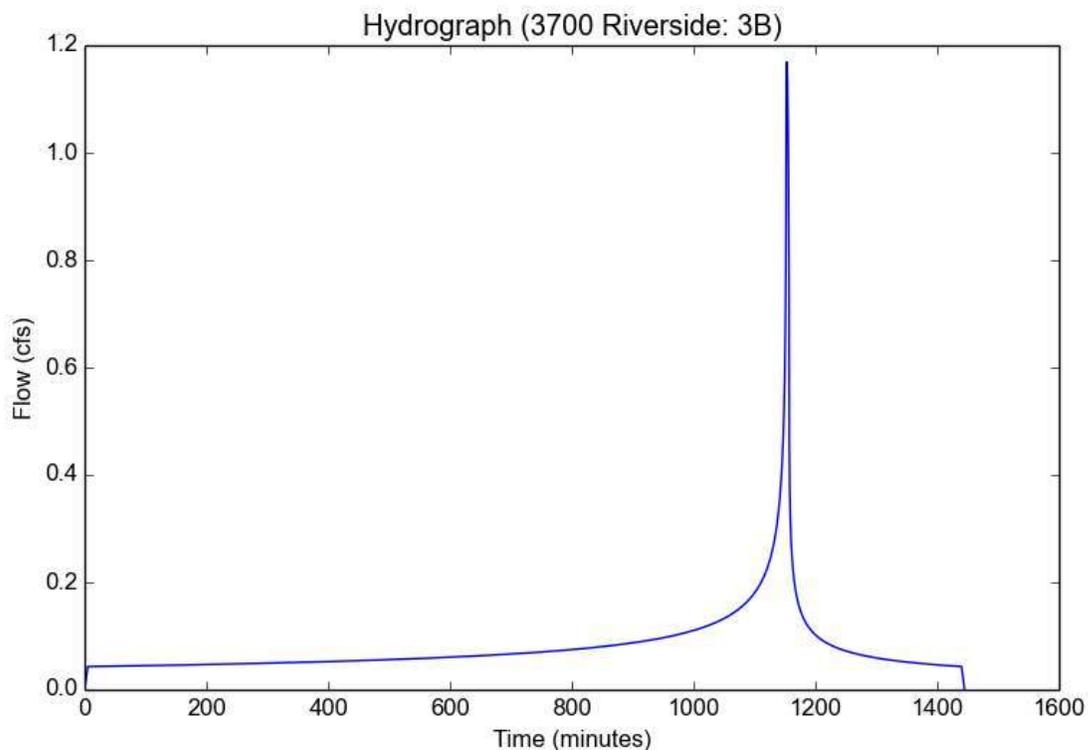
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	3700 Riverside
Subarea ID	3B
Area (ac)	0.338
Flow Path Length (ft)	223.0
Flow Path Slope (vft/hft)	0.008
50-yr Rainfall Depth (in)	6.5
Percent Impervious	0.98
Soil Type	15
Design Storm Frequency	50-yr
Fire Factor	0.71
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	6.5
Peak Intensity (in/hr)	3.8781
Undeveloped Runoff Coefficient (Cu)	0.4946
Developed Runoff Coefficient (Cd)	0.8919
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	1.1691
Burned Peak Flow Rate (cfs)	1.2104
24-Hr Clear Runoff Volume (ac-ft)	0.1606
24-Hr Clear Runoff Volume (cu-ft)	6995.4554



Peak Flow Hydrologic Analysis

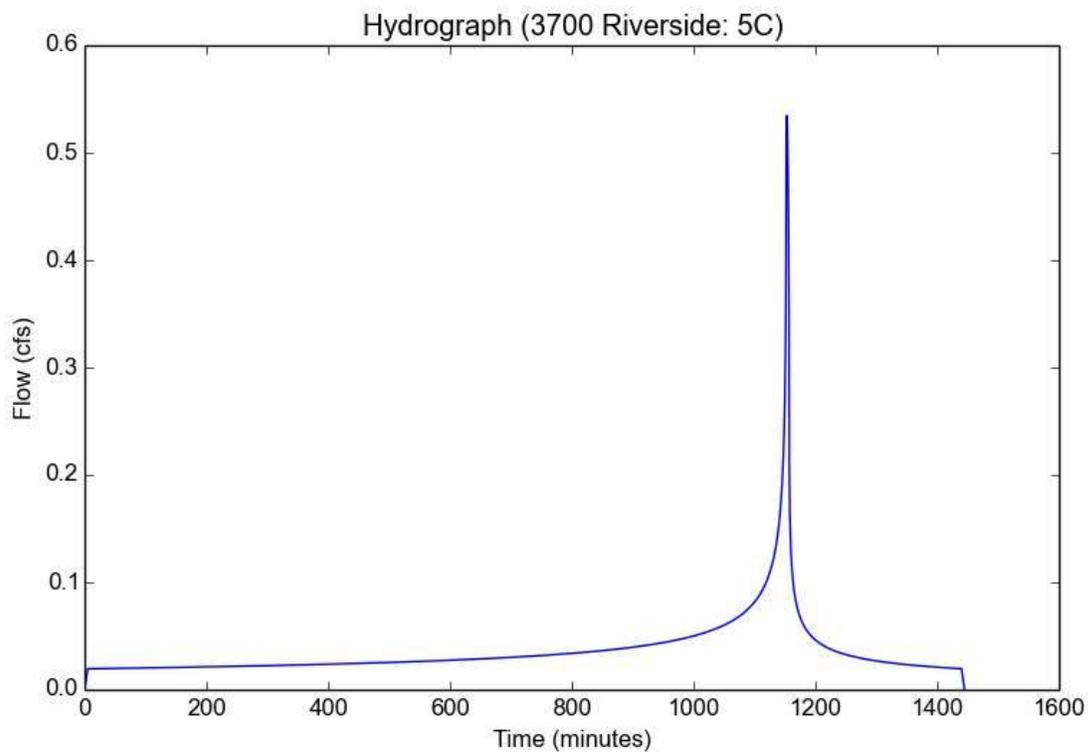
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	3700 Riverside
Subarea ID	5C
Area (ac)	0.156
Flow Path Length (ft)	246.0
Flow Path Slope (vft/hft)	0.009
50-yr Rainfall Depth (in)	6.5
Percent Impervious	0.96
Soil Type	15
Design Storm Frequency	50-yr
Fire Factor	0.71
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	6.5
Peak Intensity (in/hr)	3.8781
Undeveloped Runoff Coefficient (Cu)	0.4946
Developed Runoff Coefficient (Cd)	0.8838
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	0.5347
Burned Peak Flow Rate (cfs)	0.5552
24-Hr Clear Runoff Volume (ac-ft)	0.0728
24-Hr Clear Runoff Volume (cu-ft)	3171.9824



Peak Flow Hydrologic Analysis

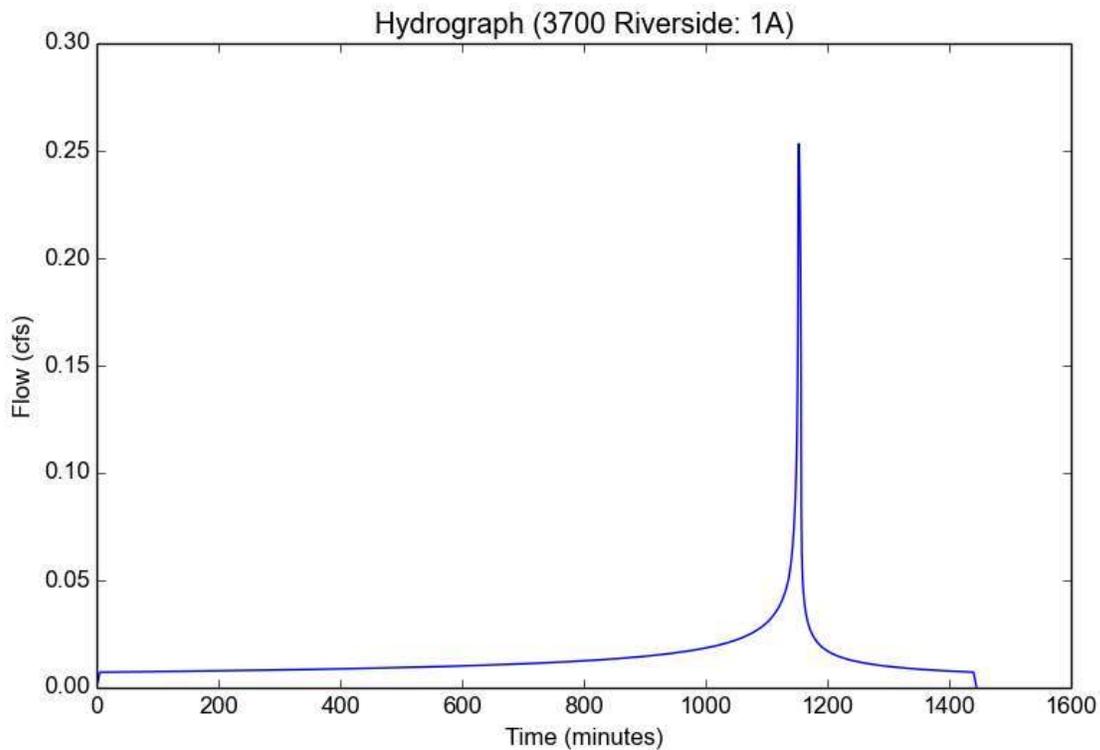
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 Version: HydroCalc 1.0.3

Input Parameters

Project Name	3700 Riverside
Subarea ID	1A
Area (ac)	0.09
Flow Path Length (ft)	107.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	6.5
Percent Impervious	0.57
Soil Type	15
Design Storm Frequency	50-yr
Fire Factor	0.71
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	6.5
Peak Intensity (in/hr)	3.8781
Undeveloped Runoff Coefficient (Cu)	0.4946
Developed Runoff Coefficient (Cd)	0.7257
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	0.2533
Burned Peak Flow Rate (cfs)	0.2812
24-Hr Clear Runoff Volume (ac-ft)	0.0274
24-Hr Clear Runoff Volume (cu-ft)	1192.2351



Peak Flow Hydrologic Analysis

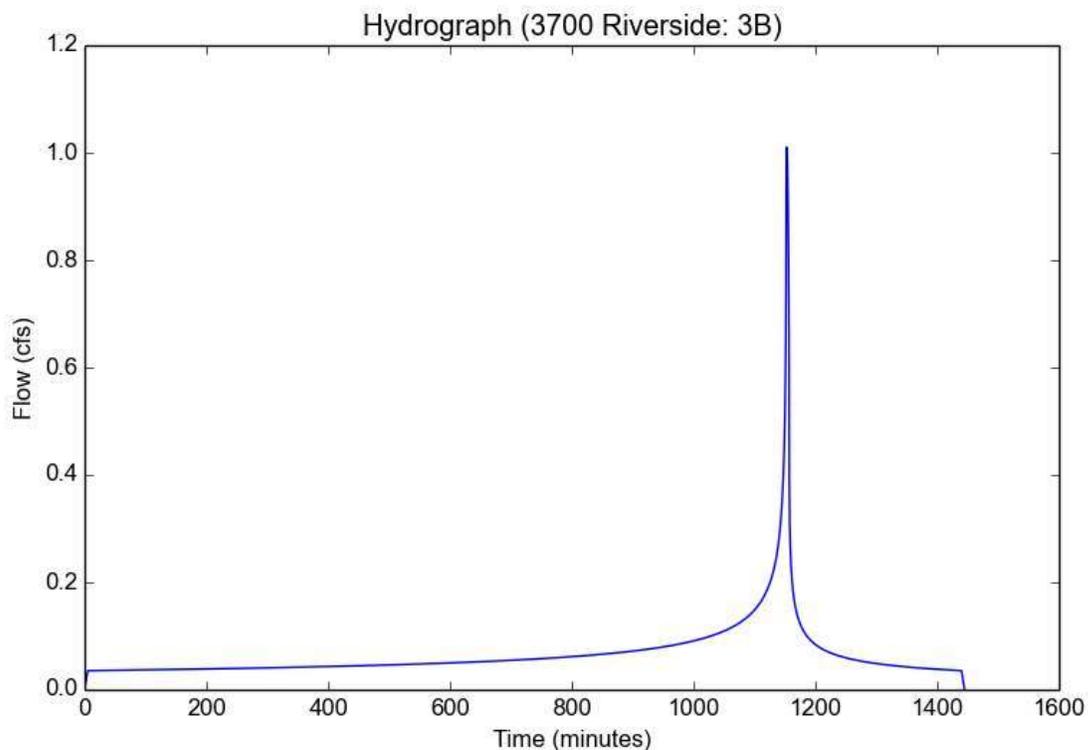
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	3700 Riverside
Subarea ID	3B
Area (ac)	0.306
Flow Path Length (ft)	234.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	6.5
Percent Impervious	0.88
Soil Type	15
Design Storm Frequency	50-yr
Fire Factor	0.71
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	6.5
Peak Intensity (in/hr)	3.8781
Undeveloped Runoff Coefficient (Cu)	0.4946
Developed Runoff Coefficient (Cd)	0.8514
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	1.0103
Burned Peak Flow Rate (cfs)	1.0617
24-Hr Clear Runoff Volume (ac-ft)	0.1326
24-Hr Clear Runoff Volume (cu-ft)	5777.1725



Peak Flow Hydrologic Analysis

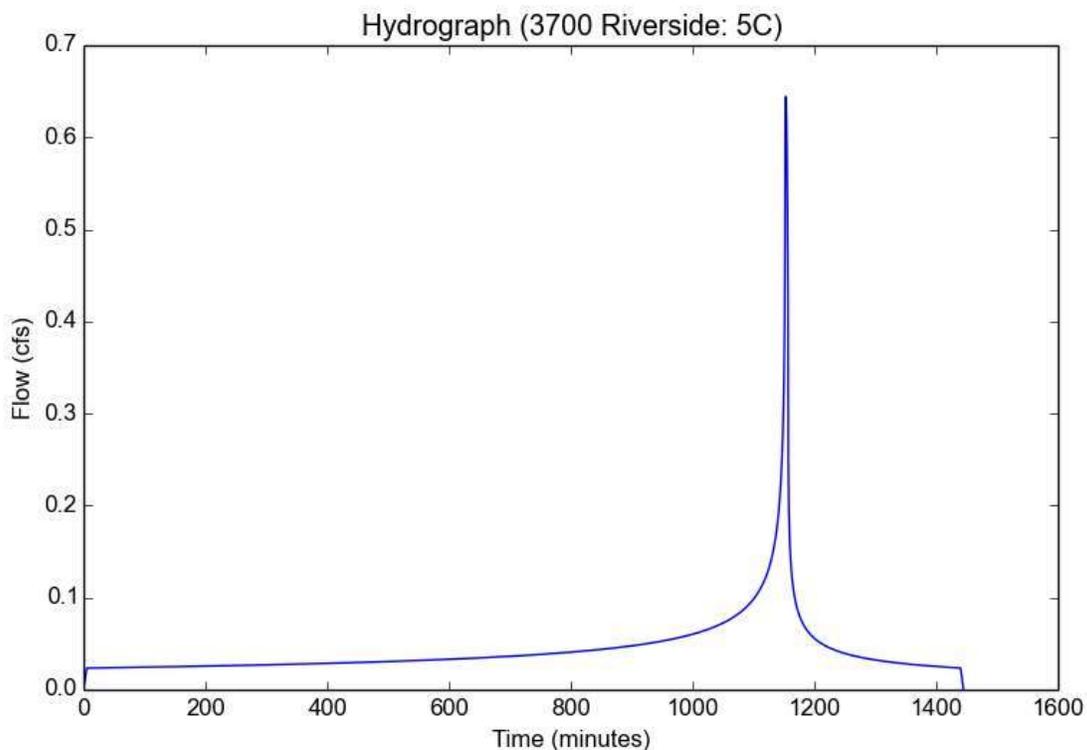
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Version: HydroCalc 1.0.3

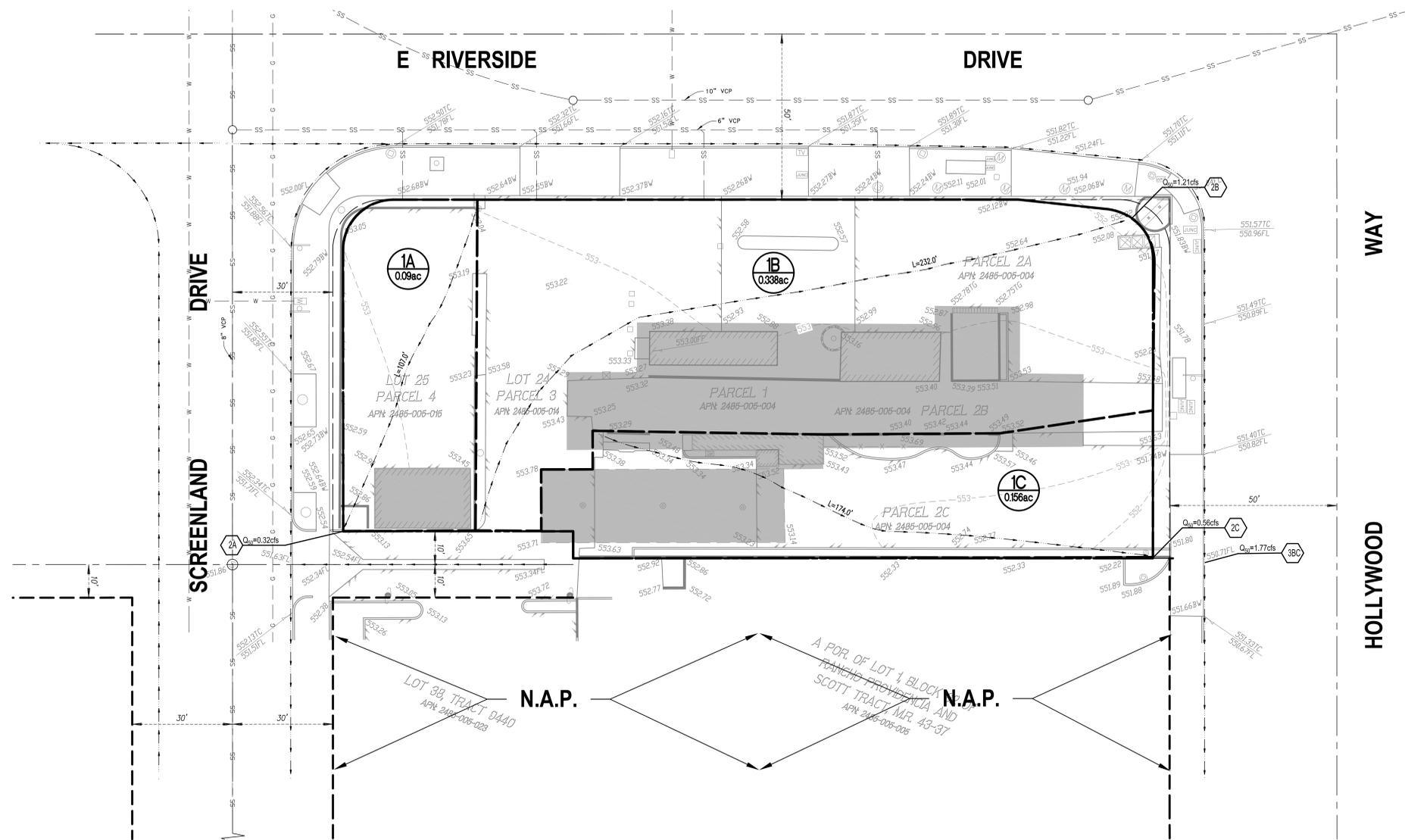
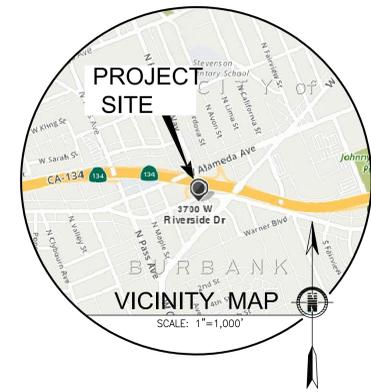
Input Parameters

Project Name	3700 Riverside
Subarea ID	5C
Area (ac)	0.188
Flow Path Length (ft)	170.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	6.5
Percent Impervious	0.96
Soil Type	15
Design Storm Frequency	50-yr
Fire Factor	0.71
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	6.5
Peak Intensity (in/hr)	3.8781
Undeveloped Runoff Coefficient (Cu)	0.4946
Developed Runoff Coefficient (Cd)	0.8838
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	0.6443
Burned Peak Flow Rate (cfs)	0.669
24-Hr Clear Runoff Volume (ac-ft)	0.0878
24-Hr Clear Runoff Volume (cu-ft)	3822.6455





LEGEND

- FLOW LINE
- WATERSHED/PROPERTY BOUNDARY
- SUBAREA BOUNDARY
- SUBAREA
- ACRES
- NODE NO. AND DISCHARGE

HYDROLOGIC DESIGN CRITERIA:

METHODOLOGY: LOS ANGELES COUNTY DEPT. OF PUBLIC WORKS
 HYDROLOGY MANUAL (JANUARY 2006)
 RUNOFF CALCULATION METHOD: MODRAT

DESIGN STORMS: 85-TH %; 25-yr & 100-yr STORM FREQUENCY

RAINFALL ZONE: K

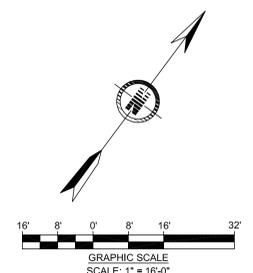
SOIL TYPE: 015 (SEE ATTACHED)

IMPERVIOUSNESS: 61%

50-yr 24hr ISOHYET = 6.50" 85-th % 24hr ISOHYET = 1.05"

TOTAL SITE AREA: 0.58ac (AFTER DEDICATION)

FEMA FIRM PANEL - 06037C1339F
 ZONE "X" - AREA OF MINIMAL FLOOD HAZARD
NOTE: NOT WITHIN FEMA FLOOD ZONE "A"
NOTE: NOT WITHIN COUNTY ADOPTED FLOODWAY



EXISTING HYDROLOGY - FIGURE 1

REVISION INFORMATION			
No.	Date	Revision	By
1	04/22/2020	PLAN CHECK SUBMITTAL	JJA

PREPARED FOR:
3700 W. RIVERSIDE INVESTMETNS, LLC
 127 N. MADISON AVE.
 SUITE 200
 PASADENA, CALIF 91101

THESE PLANS ARE PROPERTY OF
RYHTON
 13351 RIVERSIDE DRIVE, SUITE 358
 SHERMAN OAKS, CA 91423
 T: (818) 478-7788 F: (818) 990-9903
 WWW.RYHTONCIVIL.COM

ENGINEER'S STATEMENT:
 THESE PLANS WERE PREPARED
 EITHER BY ME OR BY OTHERS
 UNDER MY SUPERVISION.

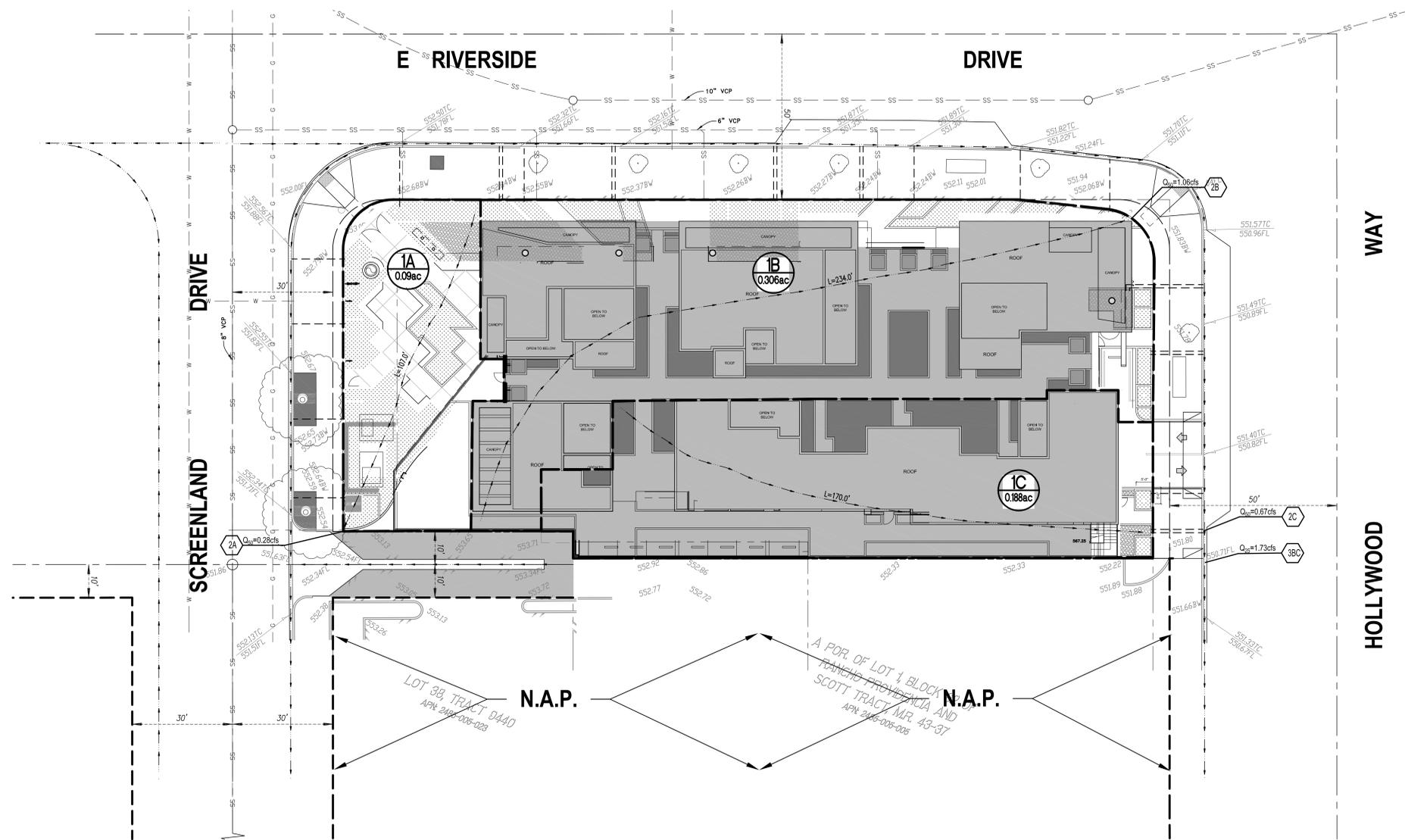
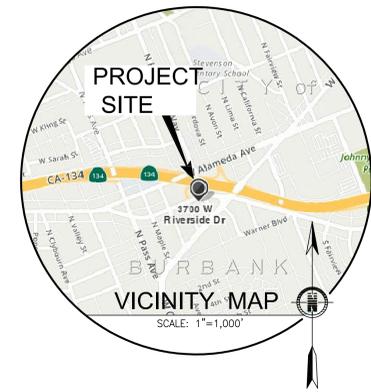
JOHN J. ALAJOV RCE 56393 DATE



PROJECT NAME:
3700 W. Riverside Mixed-Use Development
 3700 W. RIVERSIDE DR.
 BURBANK, CA 91505

SHEET TITLE:
HYDROLOGY MAP
 for PLANNING APPROVAL
 FIVE-STORY TYPE III-A OVER ONE
 LEVEL SUBTERRANEAN PARKING
 3700 W. RIVERSIDE DRIVE, BURBANK, CA 91505

SCALE	1" = 16'-0"	SHEET:	1
DESIGNED BY	WHR, JJA	DATE DRAWN	04/22/2020
JOB No.	1Ba1004.00	OF:	1



LEGEND

- FLOW LINE
- WATERSHED/PROPERTY BOUNDARY
- SUBAREA BOUNDARY
- SUBAREA
- ACREAGE
- NODE No. AND DISCHARGE

HYDROLOGIC DESIGN CRITERIA:

METHODOLOGY: LOS ANGELES COUNTY DEPT. OF PUBLIC WORKS
HYDROLOGY MANUAL (JANUARY 2006)
RUNOFF CALCULATION METHOD: MODRAT

DESIGN STORMS: 85-TH %; 25-yr & 100-yr STORM FREQUENCY

RAINFALL ZONE: K

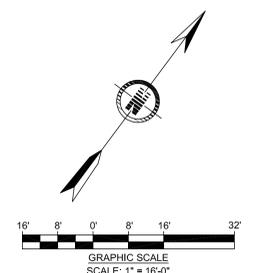
SOIL TYPE: 015 (SEE ATTACHED)

IMPERVIOUSNESS: 61%

50-yr 24hr ISOHYET = 6.50" 85-th % 24hr ISOHYET = 1.05"

TOTAL SITE AREA: 0.58ac (AFTER DEDICATION)

FEMA FIRM PANEL - 06037C1339F
ZONE "X" - AREA OF MINIMAL FLOOD HAZARD
NOTE: NOT WITHIN FEMA FLOOD ZONE "A"
NOTE: NOT WITHIN COUNTY ADOPTED FLOODWAY



PROPOSED HYDROLOGY - FIGURE 2

REVISION INFORMATION			
No.	Date	Revision	By
1	04/22/2020	PLAN CHECK SUBMITTAL	JJA

PREPARED FOR:

3700 W. RIVERSIDE INVESTMETNS, LLC

127 N. MADISON AVE.
SUITE 200
PASADENA, CALIF 91101

THESE PLANS ARE PROPERTY OF

13351 RIVERSIDE DRIVE, SUITE 358
SHERMAN OAKS, CA 91423
T: (818) 478-7788 F: (818) 990-9903
WWW.RHYTONCIVIL.COM

ENGINEER'S STATEMENT:
THESE PLANS WERE PREPARED
EITHER BY ME OR BY OTHERS
UNDER MY SUPERVISION.

FOR: RHYTON ENGINEERING

JOHN J. ALAJOV RCE 56393 DATE

PROJECT NAME:

3700 W. Riverside Mixed-Use Development

3700 W. RIVERSIDE DR.
BURBANK, CA 91505

SHEET TITLE:

HYDROLOGY MAP
for PLANNING APPROVAL
FIVE-STORY TYPE III-A OVER ONE
LEVEL SUBTERRANEAN PARKING

3700 W. RIVERSIDE DRIVE, BURBANK, CA 91505

SCALE	1" = 16'-0"	SHEET:	1
DESIGNED BY	WHR, JJA	DATE DRAWN	04/22/2020
JOB No.	1Ba1004.00	OF:	1