

TENTATIVE TRACT MAP NO. 37392
FORMALLY TENTATIVE TRACT MAP NO. 32042

REVISIONS:			TENTATIVE TRACT 32042
DATE	NO.	DESCRIPTION:	SCALE: AS NOTED

APPLICANT, OWNER & DEVELOPER

MARIWAN S. & ELIZABETH AL ABBASI
7177 BROCKTON AVE., SUITE 339
RIVERSIDE, CA 92506
(951) 788-8092

ENGINEER

GABEL COOK & ASSOCIATES, INC.
7177 BROCKTON AVE., SUITE 339
RIVERSIDE, CA 92506
(951) 788-8092

ASSESSOR'S PARCEL NUMBER:

243-210-037 & 041

LEGAL DESCRIPTION:

A PORTION OF THE W 1/2 OF THE SW 1/4
OF SECTION 12, T. 3 S., R. 5 W., S.B.M.

ACREAGE:

PROJECT SIZE 16.79 ACRES GROSS

PROPOSED STREET R/W 0.79 ACRES

NUMBER OF LOTS: 8 RESIDENTIAL

RESIDENTIAL LOT SIZE: MINIMUM 1.01 ACRES NET

LOT DENSITY: MAXIMUM 3.78 ACRES NET

0.50 UNITS/ACRE

ZONING AND LAND USE:

EXISTING LAND USE: VACANT

PROPOSED LAND USE: RESIDENTIAL

EXISTING ZONING: R-C

PROPOSED ZONING: R-C

UTILITIES:

ELECTRIC: CITY OF RIVERSIDE

GAS: SOUTHERN CALIFORNIA GAS CO.

WATER: CITY OF RIVERSIDE

SEWER: CITY OF RIVERSIDE

TELEPHONE: AT&T

SCHOOL DISTRICT:

RIVERSIDE UNIFIED SCHOOL DISTRICT

ENGINEER & REPRESENTATIVE:

GABEL COOK & ASSOCIATES, INC.

CIVIL ENGINEERS

7177 BROCKTON AVE., SUITE 339

RIVERSIDE, CALIFORNIA 92506

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NOTES:

DRAINAGE: DEVELOPMENT OF SITE WILL PERPETUATE EXISTING

DRAINAGE PATTERNS.

GRADING: GRADING WILL SUBSTANTIALLY CONFORM TO THAT

SHOWN ON THE PROJECT CONCEPTUAL GRADING PLAN

CONTIGUOUS: APN 243-400-007 IS OWNED AS CONTIGUOUS OWNERSHIP.

OWNERSHIP:

PREPARED: NOVEMBER 2017

FLOOD ZONE: FLOOD INSURANCE MAP NUMBER 06065C0740G, AUGUST 28,

2008, ZONE X, AREA DETERMINED TO BE OUTSIDE 0.2%

ANNUAL CHANCE FLOODPLAIN.

TOPO SOURCE: TOPOGRAPHY IS BASED UPON AERIAL FLIGHT

FLOWN 15 JULY 2003.

IMPROVEMENT PLANS:

STREET IMPROVEMENT PLANS FOR THIS TRACT WERE APPROVED BY CITY OF

RIVERSIDE ON APRIL 12, 2005 AS R3830.

SEWER IMPROVEMENT PLANS FOR THIS TRACT WERE APPROVED BY CITY OF

RIVERSIDE ON APRIL 4, 2005 AS S1874.

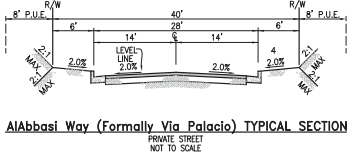
WATER IMPROVEMENT PLANS FOR THIS TRACT WERE APPROVED BY CITY OF


RIVERSIDE ON APRIL 4, 2005 AS GS-704240.

LOT NO.	LOT SIZE	WHOLE LOT SLOPE ANAL.	GRADED PORTION SLOPE ANAL.	PAD SIZE
1	3.61 AC	15.43%	11.08%	21,925 SF
2	1.01 AC	11.78%	11.89%	20,850 SF
3	1.19 AC	14.76%	15.34%	21,000 SF
4	2.04 AC	19.85%	13.59%	20,600 SF
5	3.79 AC	20.06%	13.58%	18,650 SF
6	1.43 AC	14.92%	13.71%	20,780 SF
7	1.39 AC	17.66%	15.30%	21,000 SF
8	1.54 AC	16.10%	16.43%	20,050 SF

LINE TABLE	
BEARING	LENGTH
N64°25'14"E	27.42'
N84°41'25"E	30.17'
N63°49'14"E	19.72'
N87°46'41"W	31.10'
N80°04'56"W	31.78'
N66°42'30"E	54.73'
N39°39'18"E	29.13'
N62°14'42"E	46.15'
N30°38'52"E	44.33'
N14°45'24"E	30.25'
N21°51'55"E	24.71'
N58°24'58"E	31.97'
N12°15'58"E	21.10'
N59°04'42"E	70.42'
N70°05'57"E	38.67'
N79°43'07"E	32.70'
N41°42'57"E	51.80'
N17°03'09"E	35.67'
N54°04'17"E	48.39'
N23°38'39"E	58.47'
N69°11'42"W	31.04'
N79°24'53"E	47.05'
N34°14'25"E	43.84'
N62°16'43"E	17.01'
N41°21'57"E	94.82'
N68°26'25"E	31.87'
N24°45'00"E	30.18'
N78°21'17"E	43.93'
N31°14'59"E	40.39'
N57°27'13"E	203.87'
N33°48'12"E	73.76'
N07°26'56"E	15.79'
N58°08'31"E	51.25'
N48°13'01"E	132.39'
N30°50'27"E	42.15'
N73°38'16"E	21.77'

CURVE TABLE				
Δ	DELTA	R	L	T
1	10°48'18"	600.00'	113.15'	56.74'
2	34°04'36"	200.00'	116.95'	61.79'
3	1°38'21"	73.00'	2.99'	1.04'





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IN THE CITY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 37392
BEING A DIVISION OF A PORTION OF THE
W 1/2 OF THE SW 1/4 OF SECTION 12, T. 3 S.,
R. 5 W., S.B.M.

SHEET
1
OF
1
SHEET

SCALE: AS-NOTED

DATE: NOVEMBER 2017

FOR: MARIWAN & ELIZABETH AL ABBASI

WO 2165

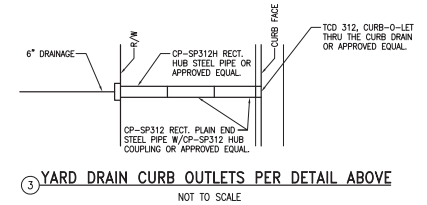
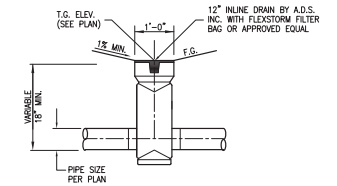
CONSTRUCTION NOTES

- ① CONSTRUCT 6" DRAINLINE, MIN. SLOPE 0.50% AND MAINTAIN MIN. COVER OF 18".
- ② CONSTRUCT AREA DRAIN INLET PER DETAIL ON SHEET 2.
- ③ CONSTRUCT YARD DRAIN THRU THE CURB OUTLET (BY CURB-O-LET OR APPROVED EQUAL) PER DETAIL ON SHEET 2.
- ④ CONSTRUCT 5' x 5' x 2.5' 1/4 TON RIP-RAP
- ⑤ CONSTRUCT 2'x2' STD. GRATE CATCH BASIN WITH 12" DRAIN BASIN AND WITH 4" N-12 OUTLET DRAIN, ALL BY A.D.S. INC.
- ⑥ CONSTRUCT CATCH BASIN, W=14', PER CITY STD. 405 WITH 18" RCP OUTLET (V=6.0') AND 4" N-12 OUTLET DRAIN, BY A.D.S. INC., (V=7.0').
- ⑦ CONSTRUCT INFILTRATION TRENCH, 13" W x 8.0' D x 60' L.
- ⑧ CONSTRUCT INFILTRATION TRENCH, 16" W x 8.0' D x 50' L.
- ⑨ CONSTRUCT 3' x 3' JUNCTION BOX.
- ⑩ CONSTRUCT INFILTRATION TRENCH, 13" W x 8.0' D x 40' L.
- ⑪ CONSTRUCT 4" DRAINLINE, MIN. SLOPE 0.50% AND MAINTAIN MIN. COVER OF 18".

NOTE

1. SEE SHEET 3 FOR CROSS SECTION

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18	N17°03'09"E	35.67'
19	N54°04'17"E	48.39'
20	N25°58'39"E	58.47'
21	N69°51'42"W	31.04'



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SCALE: 1"=40'

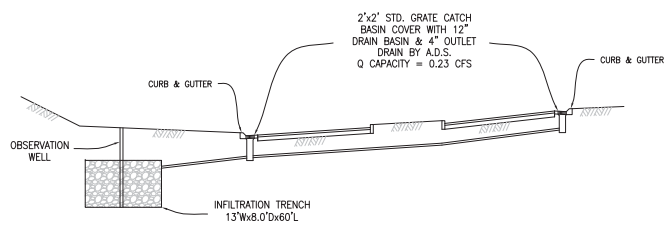
DATE: APRIL 2018

FOR: MARWAN & ELIZABETH ALABASSI

IN THE CITY OF RIVERSIDE, COUNTY OF
 RIVERSIDE, STATE OF CALIFORNIA
TRACT 37392
CONCEPTUAL GRADING PLAN

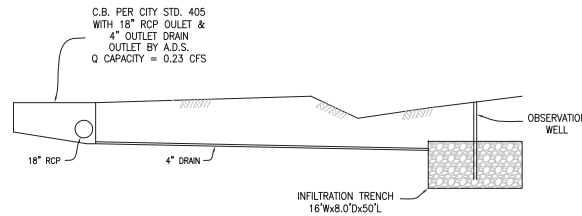
SHEET
 2
 OF
 3
 SHEET

WO: 2165



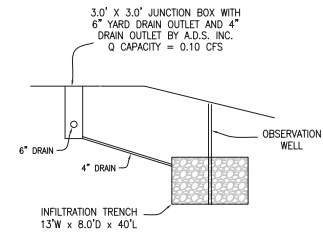
SECTION A-A

1"=10' HORIZ. SCALE
1"=10' VERT. SCALE



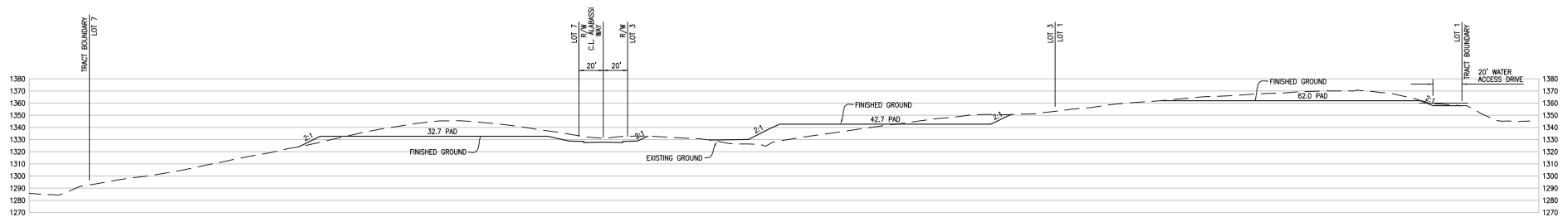
SECTION B-B

1"=10' HORIZ. SCALE
1"=10' VERT. SCALE



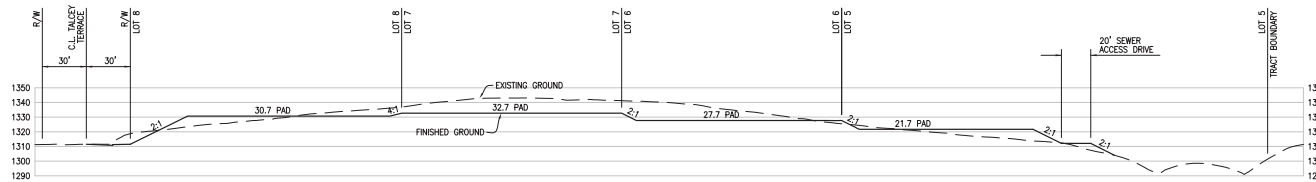
SECTION C-C

1"=10' HORIZ. SCALE
1"=10' VERT. SCALE



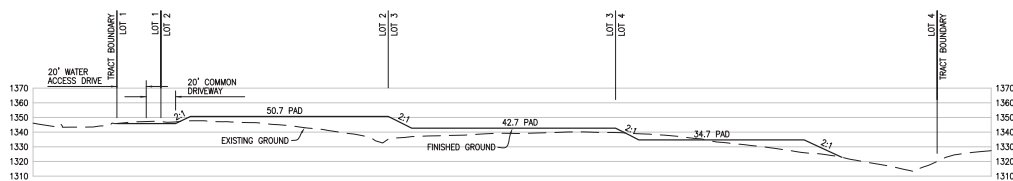
SECTION D-D

HORIZ. SCALE 1"=40'
VERT. SCALE 1"=40'



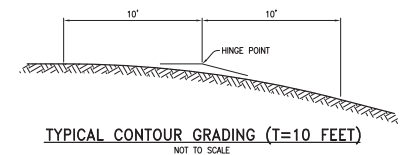
SECTION E-E

HORIZ. SCALE 1"=40'
VERT. SCALE 1"=40'



SECTION F-F

HORIZ. SCALE 1"=40'
VERT. SCALE 1"=40'



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SCALE: AS SHOWN

DATE: APRIL 2018

FOR: MARWAN & ELIZABETH ALABASSI

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT 37392
CONCEPTUAL GRADING PLAN

WO: 2165