

SHEET INDEX

-

INDEX MAP

SCALE: 1"=100'

_____	EASEMENT LINE
_____	PROPOSED PROPERTY LINE
_____	EXISTING PROPERTY LINE
_____	CENTER LINE
_____	RIGHT OF WAY
TO _____	TOP OF CURB
FF _____	FINISH FLOOR
(B.O.D.)	EXISTING ELEVATION
B.O.D.	PROPOSED ELEVATION
_____	GRADE BREAK
RL _____	FLOW LINE
TL _____	FINISHED GRADE
HP _____	HIGH POINT
FW _____	TOP OF WALL
TF _____	TOP OF FOOTING
TO _____	TOP OF GRADE
_____	CENTURLINE
LA _____	LANDSCAPED AREA
_____	PROPERTY LINE
R/W _____	RIGHT OF WAY
S/W _____	SIDEWALK
SFC _____	STAND PIPE

- ⑦ 1/4" x 1/2" SQUARE BY A.S.S. INC. OR APPROVED EQUAL.
- ⑧ 1/2" WIDE DRAIN WITH 1/2" DEEP IN DUCTILE IRON GRATE WITH FLEXFORM FLETER GRG. BY A.S.S. INC.
- ⑨ 1/4" DEAR HOLE THE CURB OUTLET BY CURB-O-LET OR APPROVED EQUAL.
- ⑩ 1/4" (10) RIB-RAP.
- ⑪ 2" x 2" STD. GRATE CATCH BASIN, WITH 1/2" DRAIN BASIN, WITH FLEXFORM FLETER GRG. BY A.S.S. INC.
- ⑫ 1/4" x 1/2" SQUARE BY A.S.S. INC. OR APPROVED EQUAL.
- ⑬ INTERIOR TRENCH, 12" WIDE BY 6.0" DEEP BY 60' LONG.
- ⑭ INTERIOR TRENCH, 12" WIDE BY 6.0" DEEP BY 50' LONG.
- ⑮ 24" x 36" VARIABLE HEIGHT OPEN DRAIN WITH GALVANIZED GRATE BY JENSEN PRECAST PRODUCTS, INC., F.T.A. OR APPROVED EQUAL.

2501 L.F.
10 EA.
5 EA.
025 G.F.
2 EA.
188 L.F.
1 EA.
1 EA.
0 EA.

LOT #	LOT AREA	LOT WIDTH @ 100' FRONT	LOT LENGTH	WHOLE LOT AREA	GRAND POSITION	END 2020	12/28/2020 MAY ALLOWABLE	WITH 20% INCREASE
1	5.01 AC	156.62'	812.55'	15,435'	11,205'	33,500 SF	79,000 SF	35,500 SF
2	1.81 AC	434.30'	11,768'	11,768'	24,745'	33,500 SF	79,000 SF	35,500 SF
3	1.18 AC	155.00'	524.30'	14,700'	15,445'	25,800 SF	21,000 SF	36,200 SF
4	1.29 AC	267.71'	119.39'	119.39'	15,445'	33,500 SF	79,000 SF	35,500 SF
5	1.29 AC	264.71'	404.71'	26,000'	14,885'	25,800 SF	21,000 SF	35,500 SF
6	1.45 AC	155.53'	411.50'	14,975'	13,715'	25,800 SF	27,000 SF	33,500 SF
7	2.36 AC	413.58'	17,668'	17,668'	15,405'	24,000 SF	21,000 SF	25,800 SF
8	1.45 AC	267.71'	119.39'	119.39'	15,445'	33,500 SF	79,000 SF	35,500 SF

LEGAL DESCRIPTION: BEING A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASIN, MICHIGAN.

OWNERS: WAYMAN AND ELIZABETH ALARBUS
ADDRESS: 704 W. EXPRESSWAY, SUITE C
PERRIS, CA 92571
951-776-9300

TOTAL SITE ACREAGE: 18.75 ACRES
DISTURBED AREA ACREAGE 11.91 ACRES

APR 243-210-037 @ 041

BENCHMARK: CITY OF RIVERSIDE BENCHMARK NO. FG-12. P.A. NAIL AND TAG AT THE S.E. CORN RETURN AT MURFILI AND LAURE DRIVE. CITY FIELD BOOK NO. 854, PAGE 10. ELEVATION: 1110.839.

TOPOGRAPHY MAP IS BASED UPON FIELD SURVEY MADE BY DADL, COOK & ASSOCIATES, INC. IN JULY 2002.

TOTAL DUT: 54,500 C.Y. FILL: 54,500 C.Y.

TOTAL DUT: 54,500 C.Y. FILL: 54,500 C.Y.

*THESE QUANTITIES DO NOT INCLUDE ANY LOSSES DUE TO SHRINKAGE, SUBSIDENCE, OVEREXCAVATION OR ANY SPECIAL CONDITIONS OR REQUIREMENTS THAT MAY BE SPECIFIED IN THE PRELIMINARY SOILS REPORT. THESE QUANTITIES ARE NOT PERMIT PURPOSES ONLY. ALL CONTRACTORS BIDDING ON THIS PROJECT SHOULD MAKE THEIR OWN DETERMINATION OF EARTHWORK QUANTITIES PRIOR TO SUBMITTING A BID.

SOIL EXPLORATION COMPANY, INC.
7535 JURUPA AVENUE, UNIT C
RIVERSIDE, CA 92504
951-888-7200
CITY BUSINESS TAX CERT. NO. 0123828
EXPIRATION DATE: APRIL 30, 2010

GABRIEL COOK & ASSOCIATES, INC.
7177 BRINGTON AVENUE, SUITE 330
RIVERSIDE, CA 92506
951-788-8092
CITY BUSINESS TAX CERT. NO. D12144
EXPIRATION DATE: DECEMBER 31, 2015

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CITY OF RIVERSIDE
PLANNING DIVISION

3419

SEAL



GABEL, COOK & ASSOCIATES INC.
CIVIL ENGINEERS LAND SURVEYORS
LAND PLANNERS
7177 Brockton Ave., #339
Telephone: (951) 788-8092
Chris A. Cook 4/Mar 2019
CRAG & COON DATE
N.C.E. NO. 28333 EXP. DATE 12-21-15

DATE		BY NAME		APPR DATE	
DESIGNED BY: NOG		DRAWN BY: NOG		CHECKED BY	
SCALE: 1"=20'					
BENCH MARK: SEE ABOVE					

CITY BUSINESS TAX CERTIFICATION NO. 01244 EXPIRATION DATE 31 DECEMBER 2010 PW 18-0499

			SHEET NO.
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REVISED
ROUGH GRADING PLAN
TRACT 37392
TITLE SHEET

FOR: HARVAN AND ELIZABETH A. ARBATT	FEBRUARY 2019	VOL. NO. 2165
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LINE	BEARING	LENGTH
1	N84°25'14"E	27.42
2	N84°41'25"E	30.17
3	N83°49'14"E	19.74
4	N87°46'41"W	31.10
5	N82°04'36"W	31.16
6	N86°42'39"E	34.13
7	N32°39'18"E	29.12
8	N62°14'52"E	46.15
9	N32°28'50"E	44.33
10	N14°45'24"E	30.20
11	N21°51'50"E	24.71
12	N58°24'38"E	31.87
13	N12°13'56"E	31.10
14	N59°04'42"E	20.42
15	N70°00'37"E	26.67
16	N72°33'07"E	28.20
17	N41°42'57"E	31.80
18	N17°03'09"E	35.67
19	N24°04'17"E	48.39
20	N22°26'38"E	56.47
21	N69°21'42"W	31.04



- CONSTRUCTION NOTES**
1. CONSTRUCT 4" N-12 DRAINAGE BY A.D.S. INC. OR APPROVED EQUAL, MIN. SLOPE 0.50% AND MAINTAIN MIN. COVER OF 18"
 2. CONSTRUCT 12" INLINE DRAIN WITH 12" DROP IN DUCTILE IRON GRATE BY A.D.S. INC. WITH FLEXSTORM FILTER BAG PER DETAIL 'D' ON SHEET 4.
 3. CONSTRUCT 4" DRAIN THRU THE CURB OUTLET BY CURB-O-LET OR APPROVED EQUAL, PER DETAIL 'E' ON SHEET 4.
 4. CONSTRUCT 5' x 5' x 2.5' 1/4 TON RCP-BAP.
 5. CONSTRUCT 2'x2' STD. GRATE CATCH BASIN, WITH 12" DRAIN BASIN, WITH FLEXSTORM FILTER BAG, AND WITH 4" N-12 OUTLET DRAIN TO INFILTRATION TRENCH, ALL BY A.D.S. INC., PER DETAIL 'F' ON SHEET 4.
 6. CONSTRUCT CATCH BASIN, W=14', PER CITY STD. 405 WITH 18" RCP OUTLET AT V=6.0', PER CITY STREET IMPROVEMENT PLAN P-3630, AND WITH 4" N-12 OUTLET DRAIN TO INFILTRATION TRENCH AT V=7.0' PER DETAIL 'H' ON SHEET 4.
 7. CONSTRUCT INFILTRATION TRENCH, 15' W x 8.0' D x 60' L, PER DETAIL 'G' ON SHEET 4.
 8. CONSTRUCT INFILTRATION TRENCH, 16' W x 8.0' D x 50' L, PER DETAIL 'G' & DATA TABLE ON SHEET 3.
 9. CONSTRUCT 36" BY 36" VARIABLE HEIGHT DROP INLET WITH GALVANIZED GRATE BY JENSEN PRECAST (P3636SLFJT-A) OR APPROVED EQUAL, PER DETAIL 'H' ON SHEET 4.
 10. CONSTRUCTION OF INFILTRATION TRENCH, 15' W x 8.0' D x 40' ON INDIVIDUAL LOTS, TO BE DEFERRED UNTIL CONSTRUCTION OF HOUSE AND LANDSCAPING (SHOWN FOR CONCEPT PURPOSES ONLY).
 11. CONSTRUCT 4' LENGTH OF 4" N-12 DRAINAGE WITH TEMPORARY CAP, MIN. SLOPE 0.50%.
 12. CONSTRUCTION OF 4" N-12 DRAINAGE TO INFILTRATION TRENCH, MIN. SLOPE 0.50%, TO BE DEFERRED UNTIL CONSTRUCTION OF HOUSE AND LANDSCAPING (SHOWN FOR CONCEPT PURPOSES ONLY).



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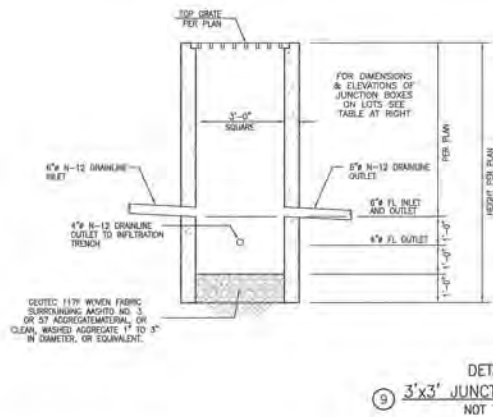
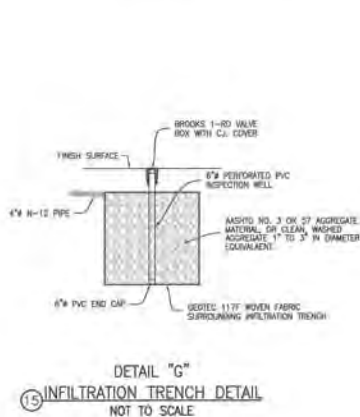
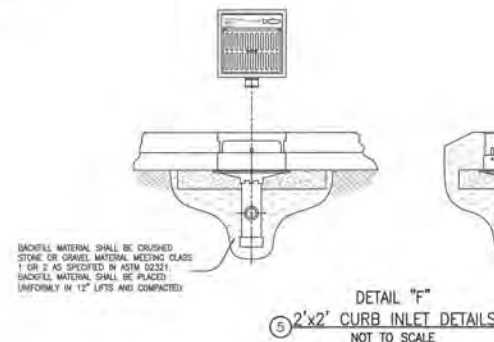
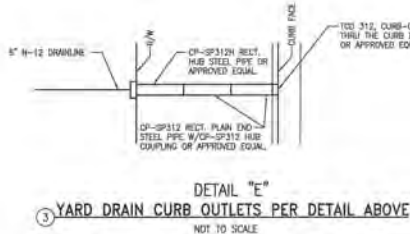
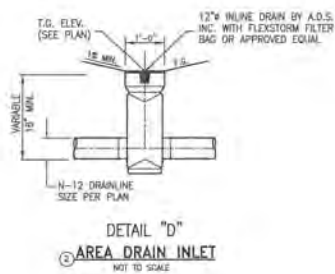
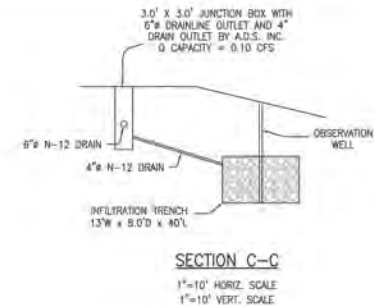
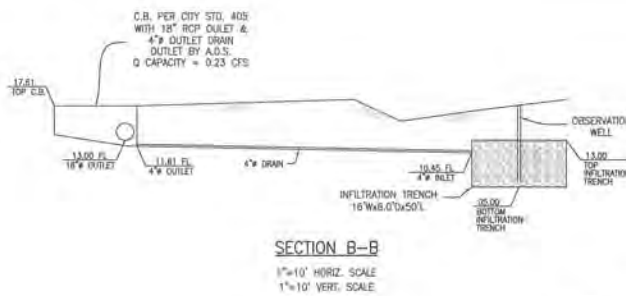
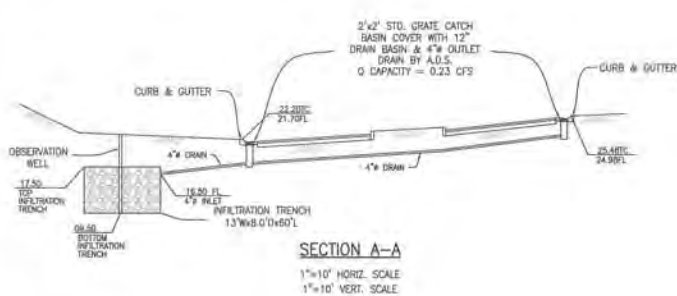
CITY OF RIVERSIDE PLANNING DIVISION
 DATE: 3-4-19
 APPROVED BY: [Signature]

SEAL
 CIVIL ENGINEER
 No. 23323
 Exp. 12/31/16

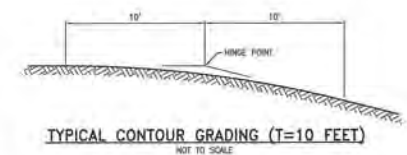
GABEL, COOK & ASSOCIATES INC.
 CIVIL ENGINEERS LAND SURVEYORS
 120 West 1st Century Drive, Suite A, Riverside, CA 92501
 Telephone (951) 788-4882 Facsimile (951) 788-5184
 DATE: 3-4-19
 N.C.E. No. 23323 EXP. DATE 12-31-16

DATE	BY	REVISION	DATE
3/7/2019	ALL	REVISED PAD SIZES AND ELEVATIONS AND SLOPE RATIOS	
DESIGNED BY: WDG	DRAWN BY: WDG	CHECKED BY: GAC	
SCALE: 1"=20'	BENCHMARK: SEE ABOVE		

REVISED ROUGH GRADING PLAN
TRACT 37392
LOTS 5 THROUGH 8
 SHEET NO. **3**
 OF 5 SHEETS
 FILE NO.
 FOR: MARIAN AND ELIZABETH ALABRADO
 FEBRUARY 2019
 W.D. NO. 2165



LOT NO.	TOP GRATE ELEVATION	4" N-12 DRAINLINE INLET & OUTLET FL ELEVATION	4" N-12 DRAINLINE OUTLINE FL ELEVATION	BOTTOM BOX ELEVATION	TOP INFILTRATION TRENCH ELEVATION	BOX HEIGHT
1	58.00	51.70	50.70	46.70	51.70	8.30'
2	48.00	41.77	40.77	36.77	41.77	9.23'
3	40.00	34.31	33.31	31.31	34.31	8.68'
4	33.00	26.74	25.74	24.74	26.74	8.26'
5	21.00	14.94	13.94	12.94	14.94	9.08'
6	28.00	22.49	21.49	20.49	22.49	8.51'
7	31.00	27.14	26.14	25.14	27.14	8.86'
8	31.00	26.24	25.24	24.24	26.24	7.76'



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PLANNING DIVISION
3/1/19
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SEAL
CIVIL ENGINEER
No. 22333
Exp. 12/31/19
CIVIL
STATE OF CALIFORNIA

GABEL, COOK & ASSOCIATES INC.
CIVIL ENGINEERS LAND SURVEYORS
7177 Broadway Ave. Ste 305, Riverside, CA 92506
Telephone (951) 706-8000 Facsimile (951) 706-5181
CRAIG A. COOK
DATE 1/16/2019
R.C.E. NO. 23323 EXP. DATE 12-31-19

CITY BUSINESS TAX CERTIFICATION NO. 012144 EXPIRATION DATE 31 DECEMBER 2018
PW 18-0499
SHEET NO. 4
OF 5 SHEETS
FILE NO.
DESIGNED BY: WDS
DRAWN BY: WDS
CHECKED BY: EAC
SCALE: 1"=20'
BENCHMARK: SEE ABOVE

REVISED
ROUGH GRADING PLAN
TRACT 37392
DETAILS SHEET
FOR MATRIN AND ELIZABETH ALABAMA
FEBRUARY 2019
W.D. NO. 2165

EROSION CONTROL NOTES

1. IN CASE OF EMERGENCY CALL MAHMAN AL ARBAZI AT 951-779-9300.
2. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
3. EROSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
4. ALL REMOVABLE PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR ON WEEKENDS WHEN THE FIVE (5) DAY RAIN PROBABLY FORECAST EXCEEDS 40 PERCENT.
5. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM STREETS, CHECK BASINS AND BASINS.
6. GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE END OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESLTING FACILITIES.
7. THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
8. THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLAN.

SITE PREPARATION

1. THE EMBARMENT FOUNDATION AREA SHALL BE CLEARED OF ALL TREES, ROOTS, BRUSH, BOULDERS SOIL, AND DEBRIS.
2. ALL TOPSOIL CONTAINING EXCESSIVE AMOUNTS OF ORGANIC MATTER SHALL BE REMOVED.

EROSION CONTROL CONSTRUCTION NOTES

1. INSTALL TWO LAYERS OF GRAVEL BAGS AT DRIVEWAYS AND DRAINAGE SWALES TO CONTROL EROSION AND SILT DEPOSITS PER CAGDA HANDBOOK DETAIL SE-4.
2. INSTALL SILT FENCING PER CAGDA HANDBOOK DETAIL SE-1.
3. INSTALL FIBER ROLLS PER CAGDA HANDBOOK DETAIL SE-5.
4. INSTALL ONE LAYER OF GRAVEL BAGS AT INLET TO CONTROL EROSION AND SILT DEPOSITS.
5. CONSTRUCT CONSTRUCTION ENTRANCE/EXIT PER CAGDA HANDBOOK DETAIL TC-1.

HYDROBINDER SPECIFICATION FOR SLOPES STEEPER THAN 4:1

MIXING OF HYDROBINDER SLURRY: MIXING SHALL BE PERFORMED IN A TANK, WITH A BUILT IN CONTINUOUS AGITATION AND RECIRCULATION SYSTEM OF SUFFICIENT OPERATING CAPACITY TO PRODUCE A HOMOGENEOUS SLURRY FIBER, B-BINDER AND WATER IN THE DESIGNATED UNIT PROPORTIONS.

FIBER	2000 LBS/ACRE
B-BINDER	100 LBS/ACRE
WATER	3000 GAL/ACRE

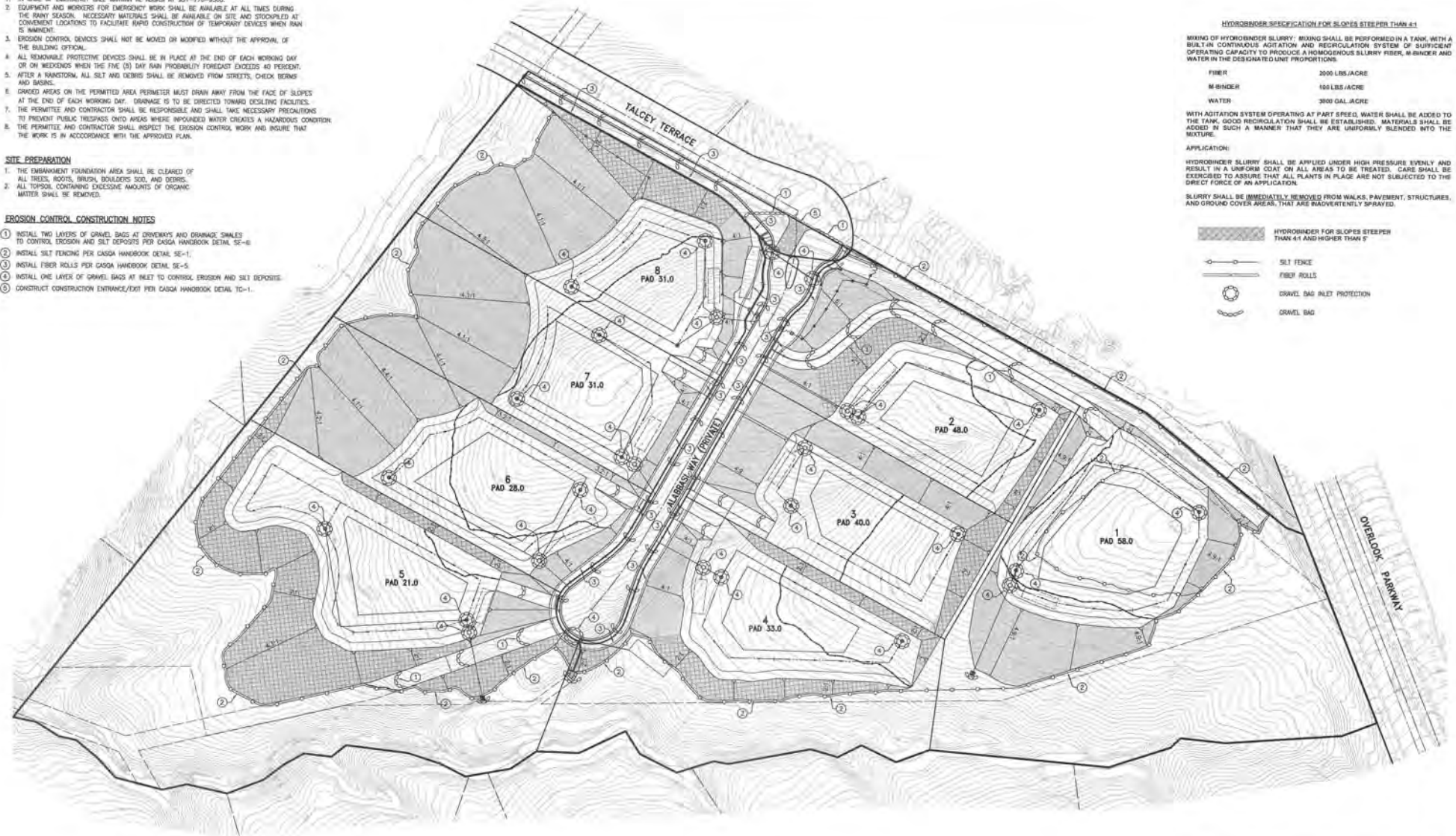
WITH AGITATION SYSTEM OPERATING AT PART SPEED, WATER SHALL BE ADDED TO THE TANK. GOOD RECIRCULATION SHALL BE ESTABLISHED. MATERIALS SHALL BE ADDED IN SUCH A MANNER THAT THEY ARE UNIFORMLY BLENDED INTO THE Mixture.

APPLICATION:

HYDROBINDER SLURRY SHALL BE APPLIED UNDER HIGH PRESSURE EVENLY AND RESULT IN A UNIFORM COAT ON ALL AREAS TO BE TREATED. CARE SHALL BE EXERCISED TO ASSURE THAT ALL PLANTS IN PLACE ARE NOT SUBJECTED TO THE DIRECT FORCE OF AN APPLICATION.

SLURRY SHALL BE IMMEDIATELY REMOVED FROM WALKS, PAVEMENT, STRUCTURES, AND GROUND COVER AREAS, THAT ARE INADVERTENTLY SPRAYED.

	HYDROBINDER FOR SLOPES STEEPER THAN 4:1 AND HIGHER THAN 6'
	SILT FENCE
	FIBER ROLLS
	GRAVEL BAG INLET PROTECTION
	GRAVEL BAG



SCALE: 1"=50'

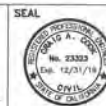


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DATE: 3-4-19

APPROVED BY: [Signature]



GABEL, COOK & ASSOCIATES INC.
CIVIL ENGINEERS LAND SURVEYORS
LAND PLANNERS
125 West La Habra Circle, Suite A, Riverside, CA 92501
Telephone (951) 788-9092 Facsimile (951) 788-5184
DESIGNED BY: WDS DATE: 1/14/2019
DRAWN BY: CAC
R.C.E. NO. 23323 EXP. DATE 12-31-19

DATE	BY MARK	APPR DATE
DESIGNED BY: WDS	DRAWN BY: WDS	CHECKED BY: CAC
SCALE: 1"=20'	BENCHMARK: SEE ABOVE	

CITY BUSINESS TAX CERTIFICATION NO. 012144 EXPIRATION DATE 31 DECEMBER 2019

**REVISED
ROUGH GRADING PLAN
TRACT 37392
EROSION CONTROL PLAN**

FOR: MAHMAN AND ELOMETS ALABAZI
FEBRUARY 2019
W.D. NO. 2160

PW 18-0499

SHEET NO.
5
OF 5 SHEETS
FILE NO.