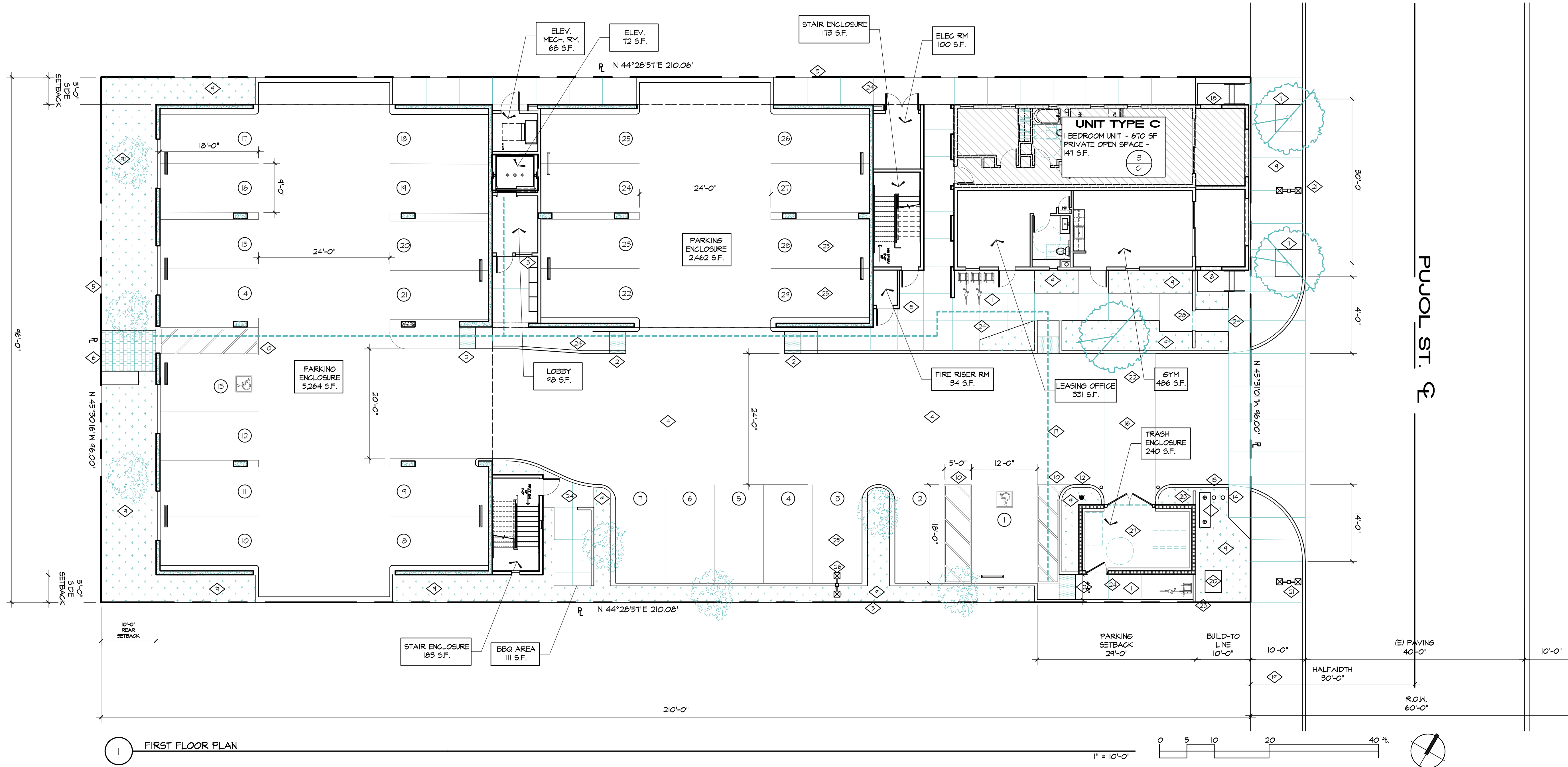
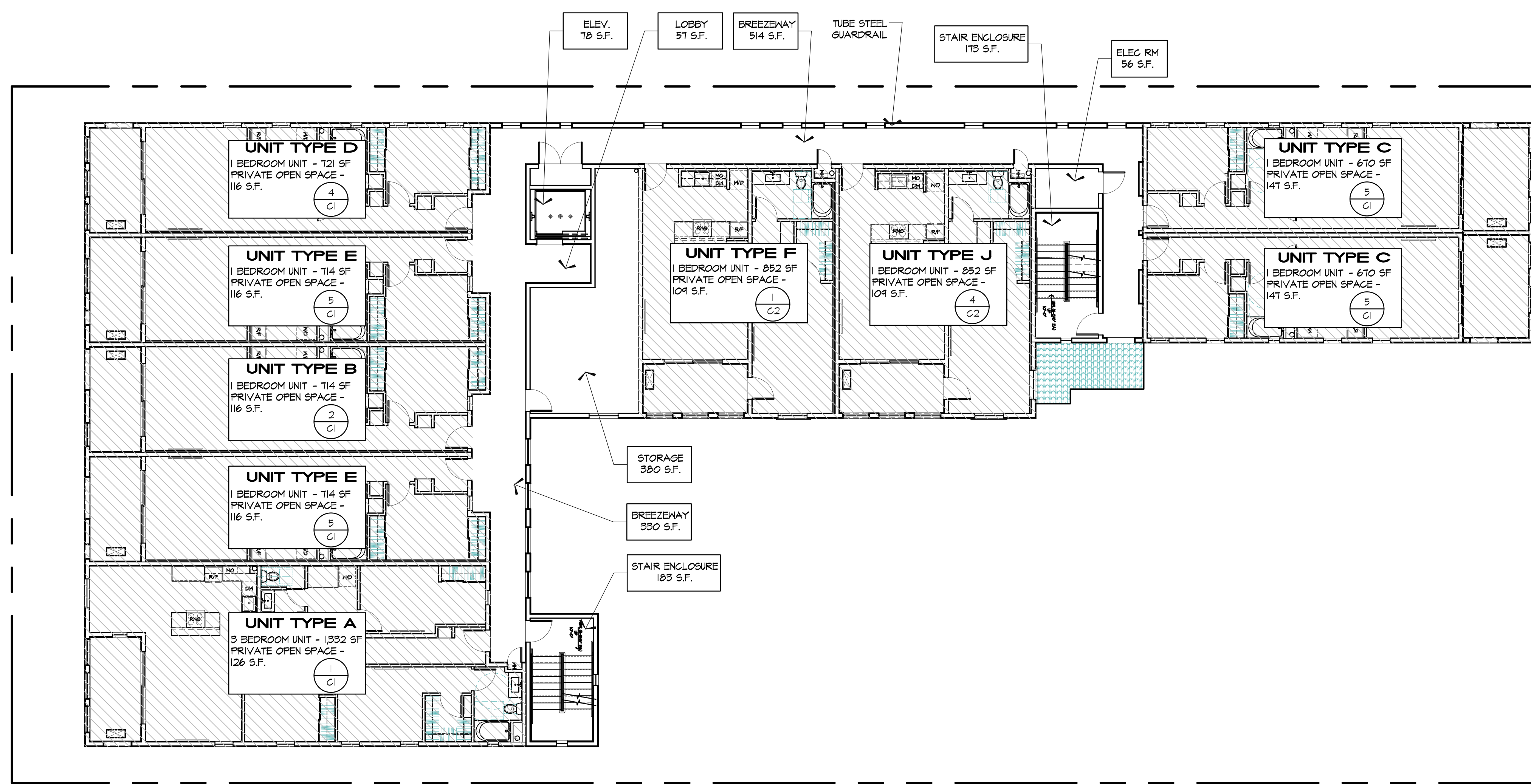


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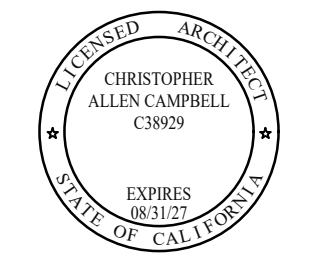


1 FIRST FLOOR PLAN



2 SECOND & THIRD FLOOR PLAN

- KEYNOTES: EXTERIOR FINISH**
- ◇ CLASS III BICYCLE RACK, 8 SPACES TOTAL ON SITE
 - ◇ TRUNCATED DOMES
 - ◇ MAILBOXES
 - ◇ A.C. DRIVE ISLE
 - ◇ 5' TUBE STEEL PERIMETER FENCE, BLACK
 - ◇ DECORATIVE PERMEABLE PAVING, ORGO PAVER CASCADA 5x10 80MM, STANDARD COLOR & FINISH PATTERN HERRINGBONE
 - ◇ LONDON PLANE 1/4" 5x5' TREE GRATES PER OLD TOWN SPECIFIC PLAN. TYP. REFER TO LANDSCAPING PLANS.
 - ◇ DECORATIVE PAVING - ORGO PAVER CASCADA 5x10 80mm STANDARD COLOR
 - ◇ LANDSCAPE AREA
 - ◇ ACCESSIBLE STRIPING
 - ◇ DCDA
 - ◇ FIRE HYDRANT
 - ◇ FIV
 - ◇ FDC
 - ◇ KNOX BOX 12" A.F.F.
 - ◇ CONCRETE STRESS PAD
 - ◇ ACCESSIBLE PATH
 - ◇ GATE
 - ◇ SIDE WALK COLOR SAN DIEGO BUFF
 - ◇ TRANSFORMER
 - ◇ DECORATIVE STREET LIGHTING, PER SP-5 STANDARDS, LIGHTING SHALL COMPLY WITH THE MOUNT PALOMAR LIGHTING ORDINANCE 655, (PG. V81), OTT-5-I-LED-HVY-2-RALTO12 BY LITELINES (OLD TOWN SERIES)
 - ◇ RELOCATE EXISTING OAK TREE PER LANDSCAPING
 - ◇ DECORATIVE 6" CONCRETE CMU SCREEN WALL WITH PLASTER TO MATCH BUILDING AND STONE MANSSCOTT TO MATCH BUILDING 442'. HEIGHT OF WALL VARIES (8'-10') AND HAS AN ARCHED OPENING REFER TO ELEVATIONS ON SHEET B1.
 - ◇ CONCRETE PAVING, TOP CAST # 1 DAVIS COLOR, WESTERN GOLD 5844
 - ◇ ELECTRICAL VEHICLE PARKING STALL
 - ◇ BRONZE PARKING LIGHT, GASTNER LED SERIES, CS-LED-D4, TYPE III, 3000K
 - ◇ TRASH ENCLOSURE, REFER TO ELEVATIONS ON SHEET AS.
 - ◇ DECORATIVE CONCRETE CMU SCREEN WALL WITH PLASTER TO MATCH BUILDING AND STONE MANSSCOTT TO MATCH BUILDING 442'. HEIGHT OF WALL VARIES (8'-10') AND HAS AN ARCHED OPENING REFER TO ELEVATIONS ON SHEET B1.

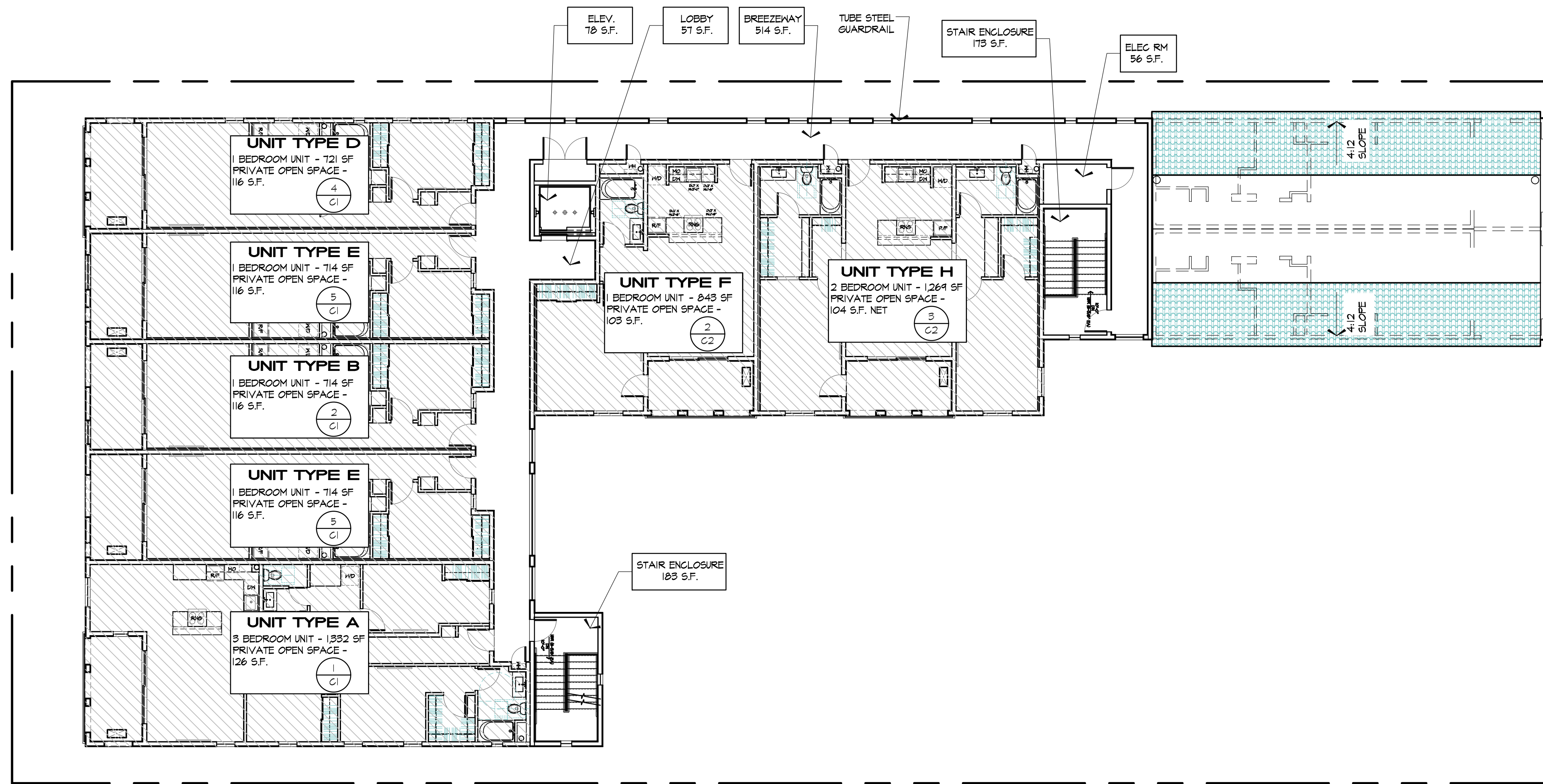


Designed	cac
Drawn By	baq & ncm
Checked	cac
Date	11/01/23

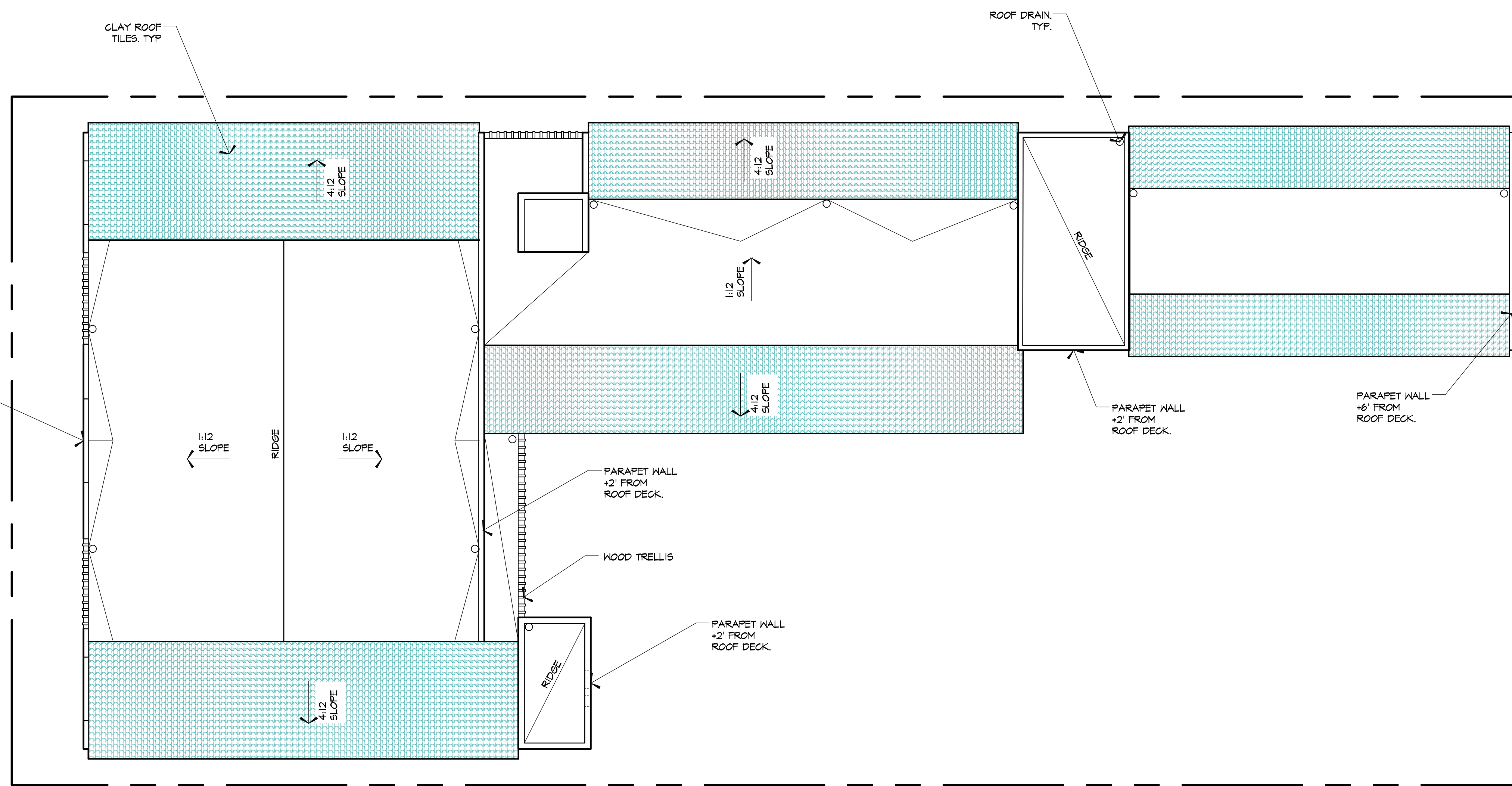
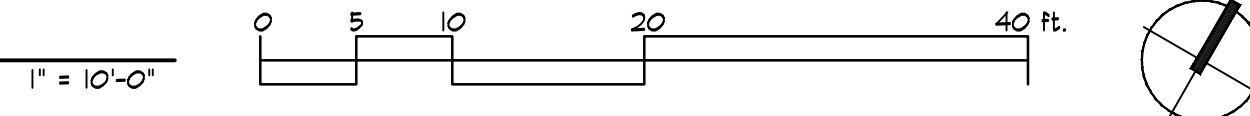
MULTIFAMILY DWELLING
Creek Stone Properties
2877 Puajl St.
Torrance, CA 90506

By	Date	Revision

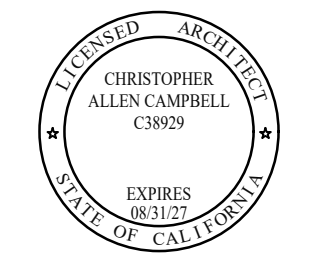
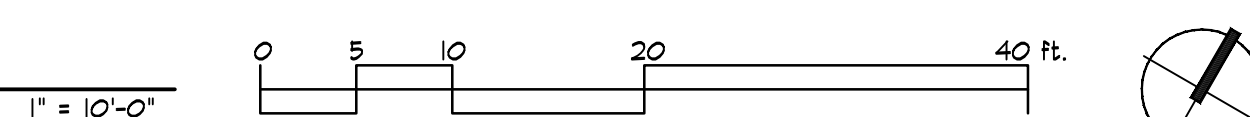
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1 FOURTH FLOOR PLAN



1 ROOF PLAN



Designed	cac
Drawn By	baj & ncm
Checked	cac
Date	11/01/23

MULTIFAMILY DWELLING
 Creek Stone Properties
 2877 Pajal St.
 Temecula, CA 92590

By	Date	Revision

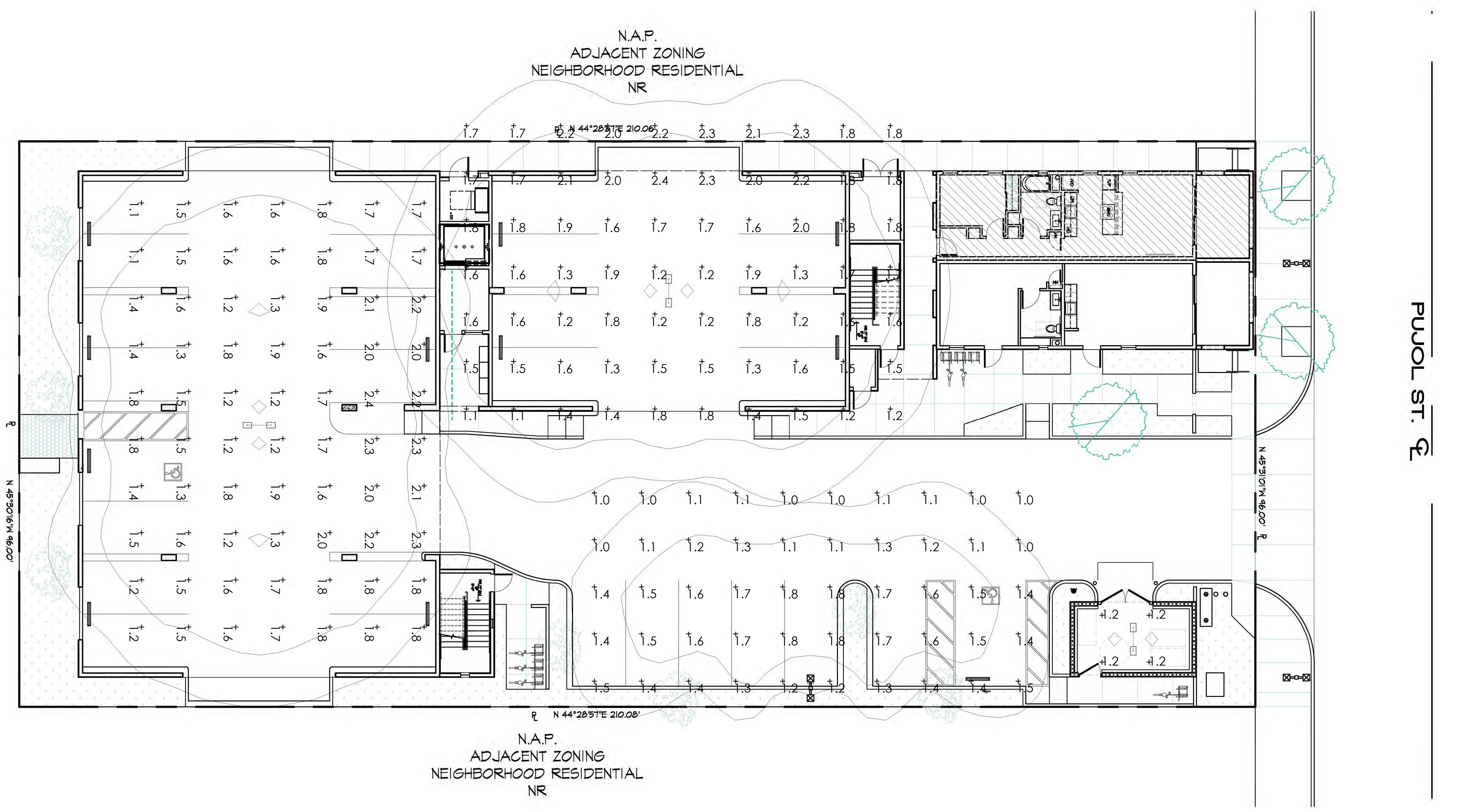
Job Number: 2316

Drawing Number

A3

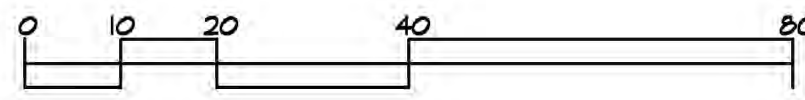
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N.A.P.
 ADJACENT
 ZONING SP-8
 VILLAGE WEST

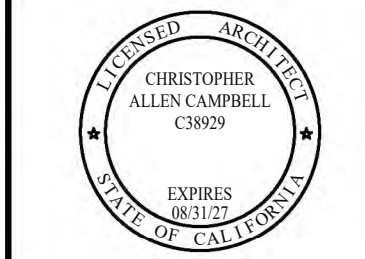


1 PHOTOMETRIC PLAN

1" = 20'-0"



PUROL ST. $\overline{\text{E}}$



Designed: cac
 Drawn By: baj & ncm
 Checked: cac
 Date: 11/01/23

MULTIFAMILY DWELLING
 Creek Stone Properties
 2877 Purol St.
 Temecula, CA 92590

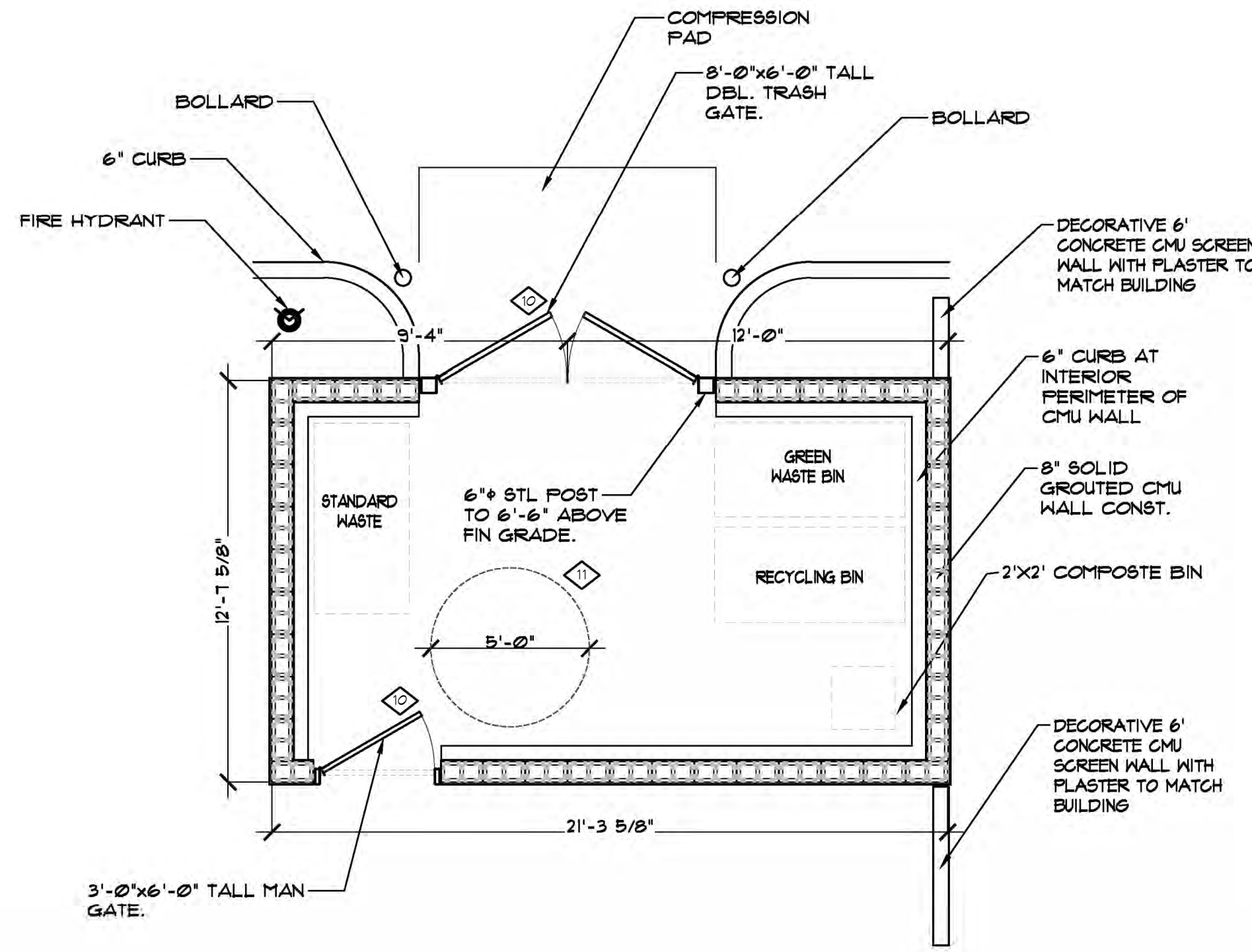
Rev.	By	Date	Description

Job Number: 2318

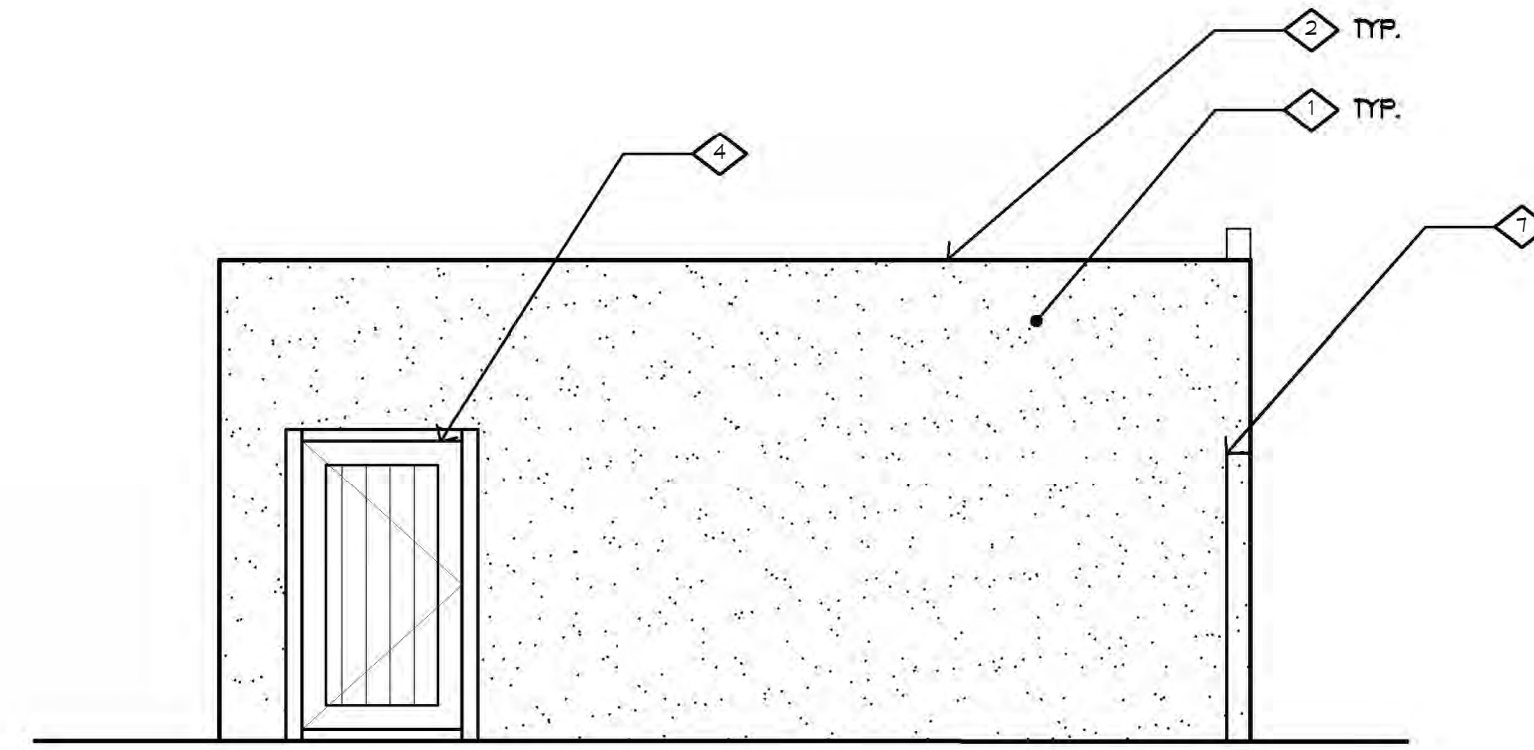
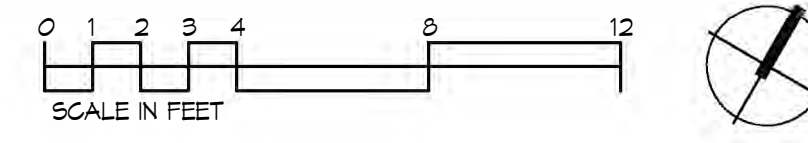
Drawing Number

A4

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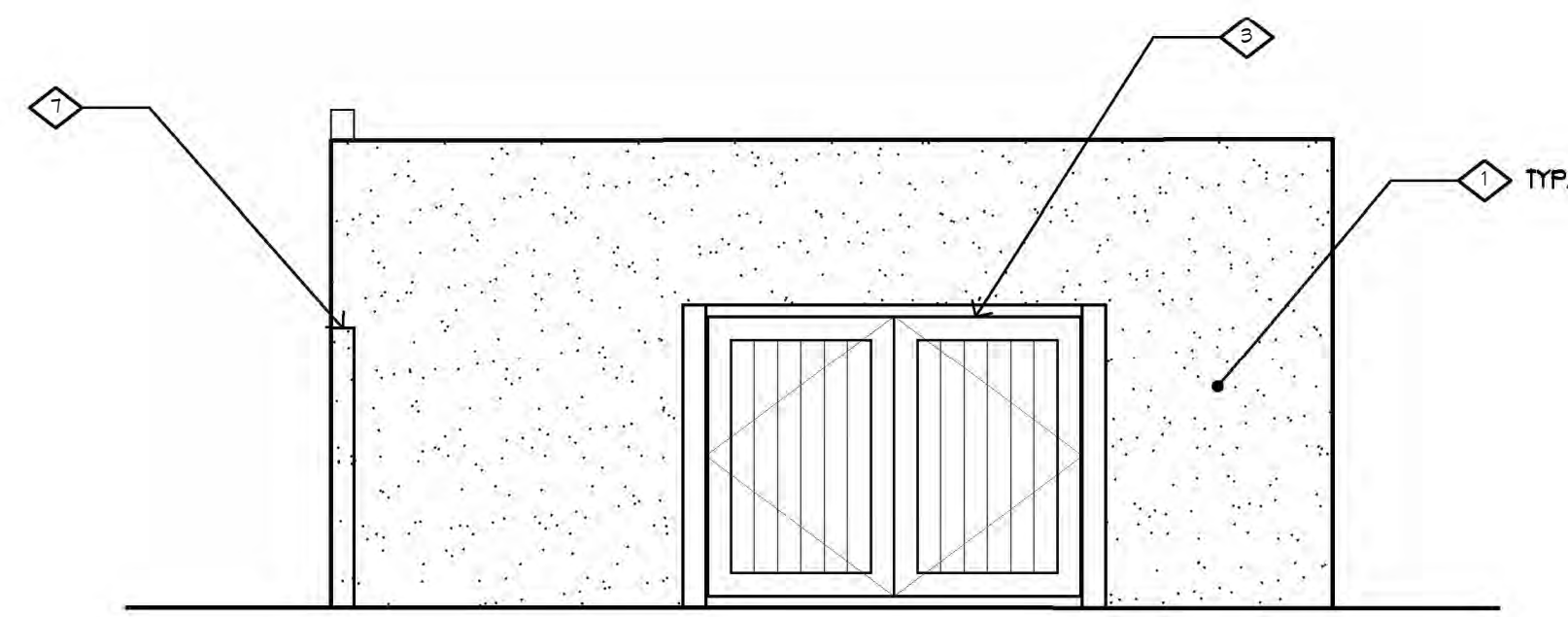


ENLARGED PLAN



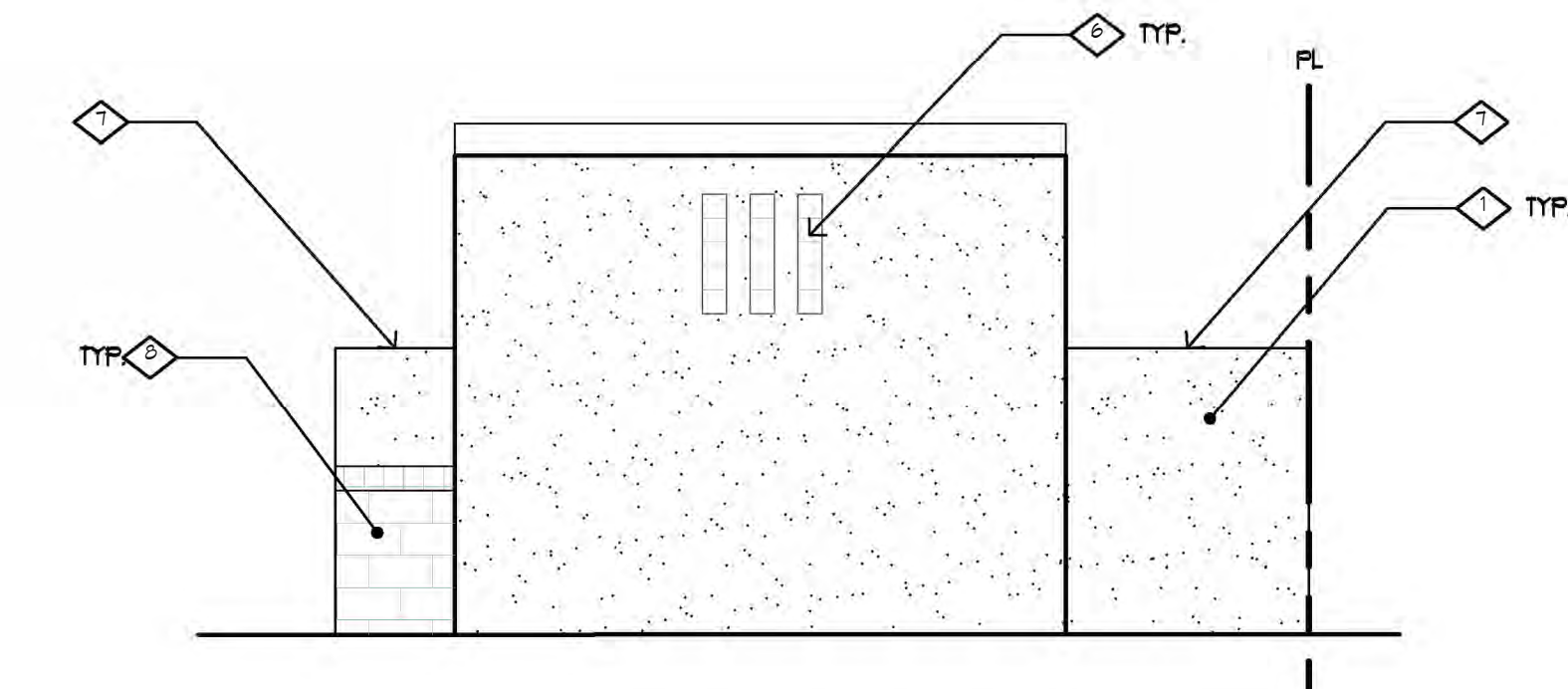
NORTH ELEVATION

1/4" = 1'-0"



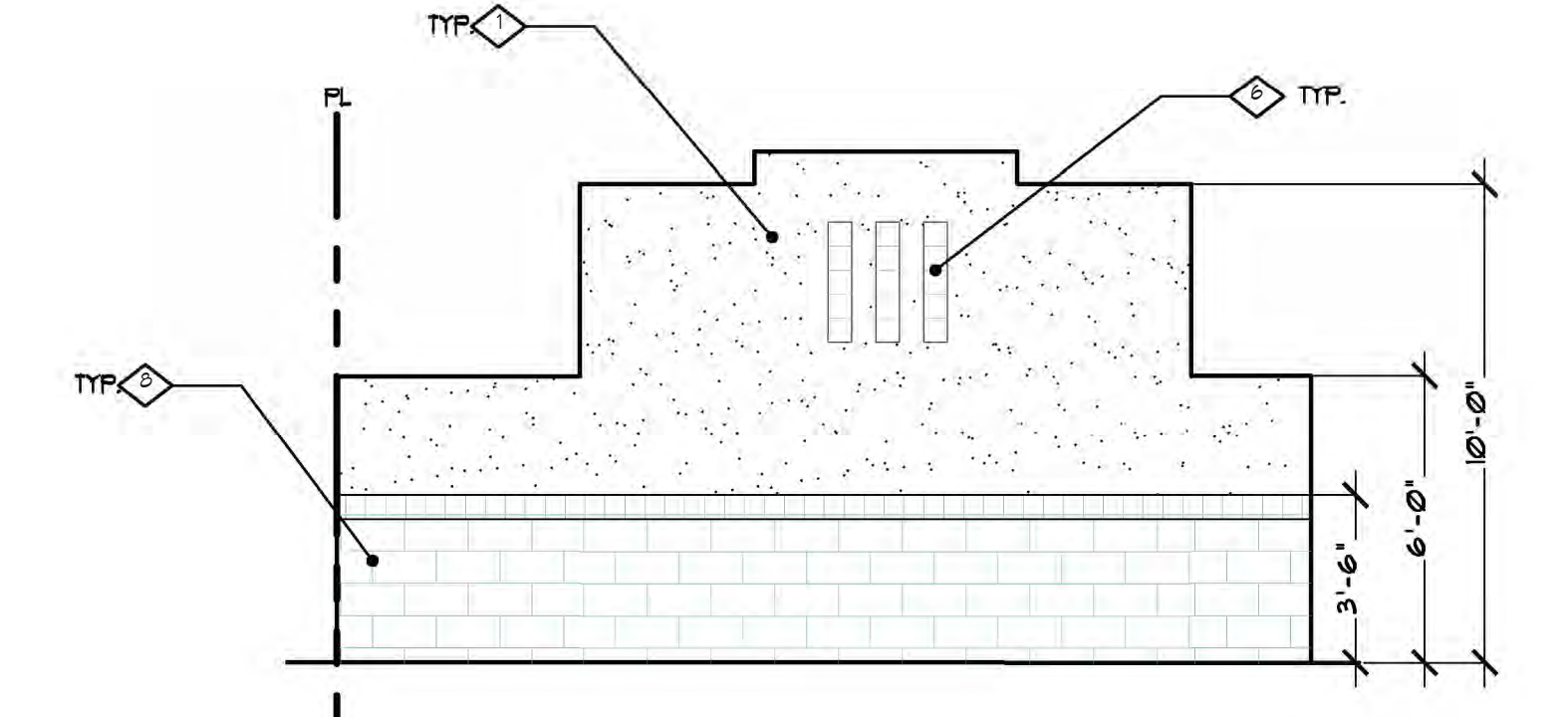
SOUTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

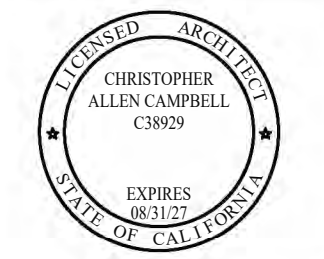


WEST ELEVATION

1/4" = 1'-0"

- KEYNOTES:**
- ◇ MERLEX STUCCO, FINISH: SANTABARBARA SMOOTH, COLOR: P-100 GLACIER WHITE
 - ◇ TPO ROOF, INTERNALIZED DOWN SPOT FOR ROOF DRAINAGE
 - ◇ 8'-0"x6'-0" TALL DOUBLE TRASH GATE
 - ◇ 3'-0"x6'-0" TALL MAN GATE
 - ◇ DECORATIVE ARTO TILE, FINISH: GLOSS, COLOR: ALOE VERA, COLOR SHADE VARIATION: V2 L&H
 - ◇ 6' DECORATIVE FACADE WALL
 - ◇ 3' MIANSCOT EL DORADO STONE, SIERRACUT 24 COLOR: MONUMENT
 - ◇ PRE-FINISHED METAL 2-PIECE SNAP-ON COMPRESSION COPING BY DUROLAST 3" OR APPROVED EQ., COLOR: TO MATCH ADJACENT STUCCO.
 - ◇ PROVIDE LOCKING MECHANISM, PER CITY OF TEMECULA DEVELOPMENT CODE SECTION 11.10.030.R.
 - ◇ PROVIDE INTERIOR ILLUMINATION (A MINIMUM OF ONE FOOT CANDLE THROUGHOUT THE INTERIOR) PER CITY OF TEMECULA DEVELOPMENT CODE SECTION 11.10.030.R.

- GENERAL NOTES:**
1. CURB IS THE REQUIRED WASTE WALLER OF THE CITY OF TEMECULA. THEIR STANDARD BINS GO AS LARGE AS 4 CUBIC YARDS (48" WIDE X 6' LONG X 4' TALL) AND THE CITY REQUIRES THE BUSINESS TO HAVE (3) BINS (1) TRASH, (1) RECYCLE AND (1) FOOD WASTE/GREEN WASTE SERVICE.



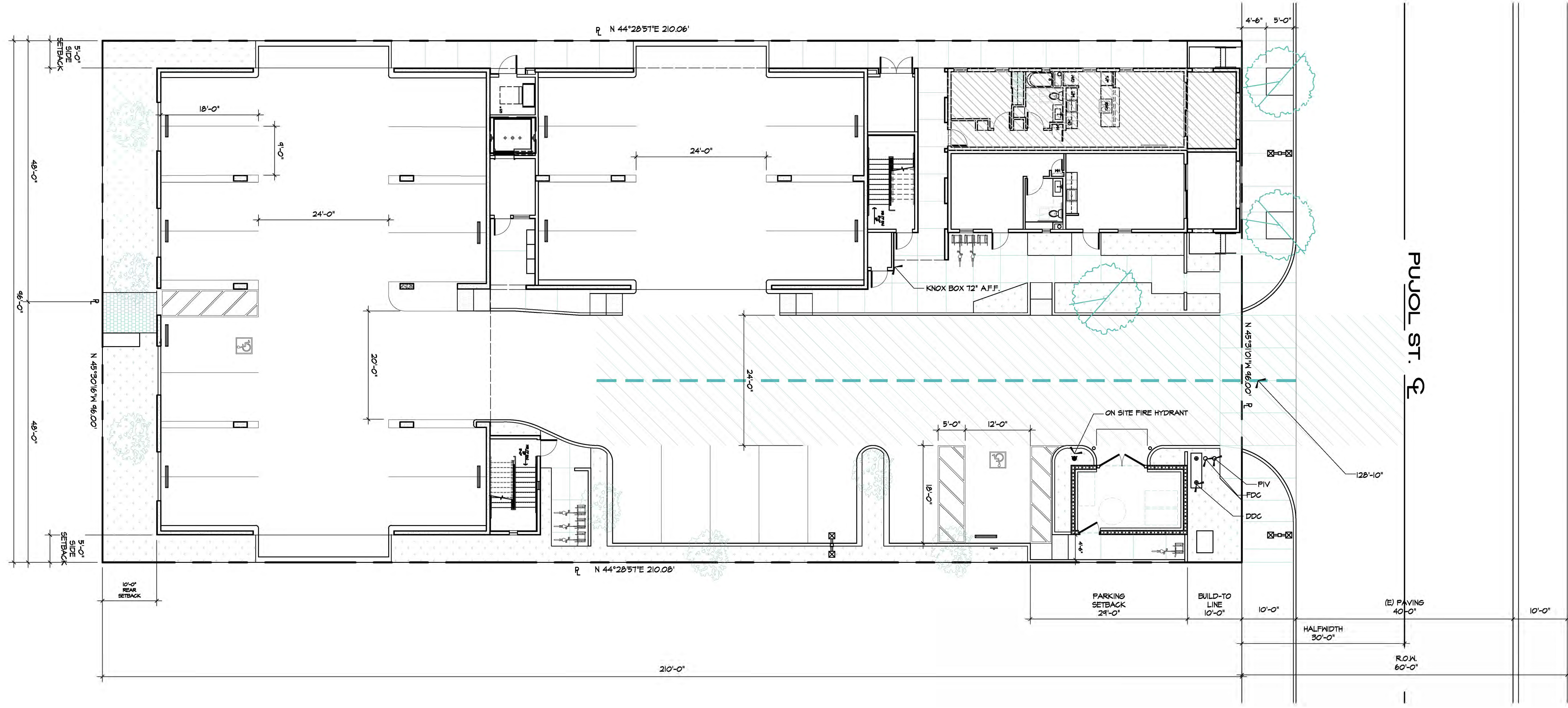
Designed	cac
Drawn By	bag & ncm
Checked	cac
Date	11/01/23

MULTIFAMILY DWELLING
 Creek Stone Properties
 2877 Poplar St.
 Temecula, CA 92590

Date	By	Revisions
11/01/23	bag	100% PLANNING REVISIONS

Drawing Number
A5

NOTES: 1. ALL DESIGNATED ACCESS LANES ARE TO BE CLEAR OF OBSTRUCTIONS AND VEGETATION.



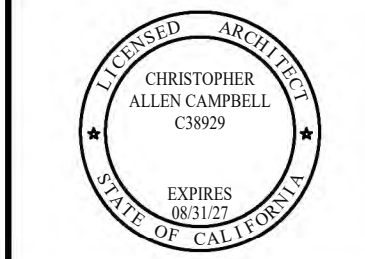
1 FIRE ACCESS PLAN PLAN
 1" = 20'-0"
 0 10 20 40 60 80
 PUJOL ST. E

NOTES:

1. ALL DESIGNATED ACCESS LANES ARE TO BE CLEAR OF OBSTRUCTIONS AND VEGETATION.

SYMBOL LEGEND:

- ON SITE FIRE HYDRANT
- DDC
- COMMERCIAL ACCESS PAVED FIRE ACCESS ROAD W/ 24' COMMERCIAL CLEARANCE
ACCESS ROADS OF COMPACTED SOIL AND GRAVEL OR PAVEMENT, W/ ALL WEATHER SURFACE 75,000LBS OVER 3 AXLES
- FIV
- FDC
- KNOX BOX 12" A.F.F.



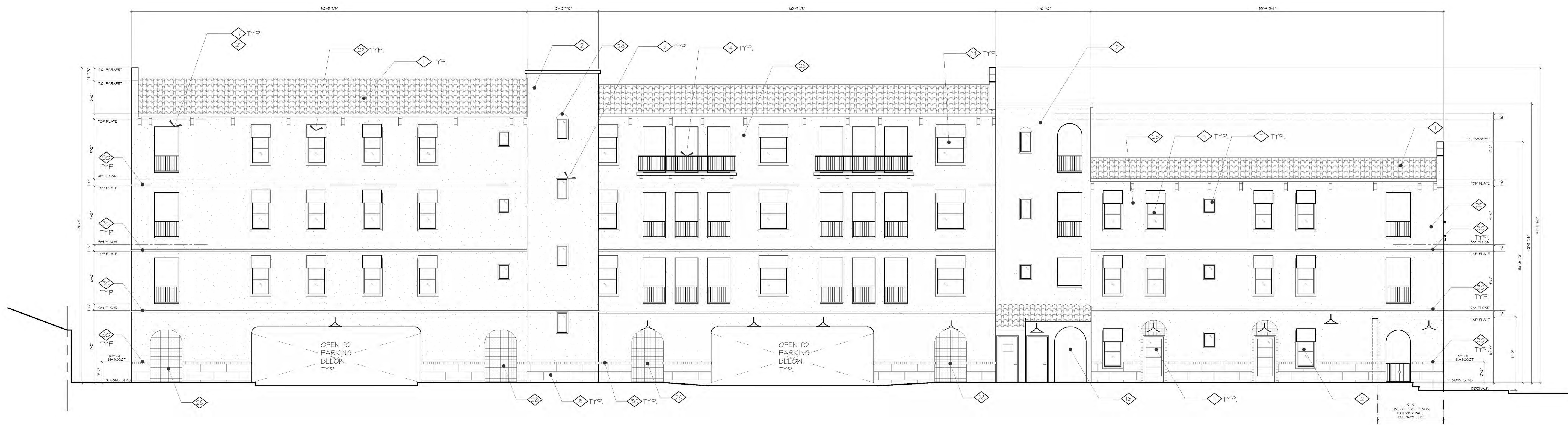
Designed: cac
 Drawn By: baj & ncm
 Checked: cac
 Date: 11/01/23

MULTIFAMILY DWELLING
 Creek Stone Properties
 2877 Pujol St.
 Temecula, CA 92590

Rev.	By	Date	Description

Job Number: 2318
 Drawing Number:

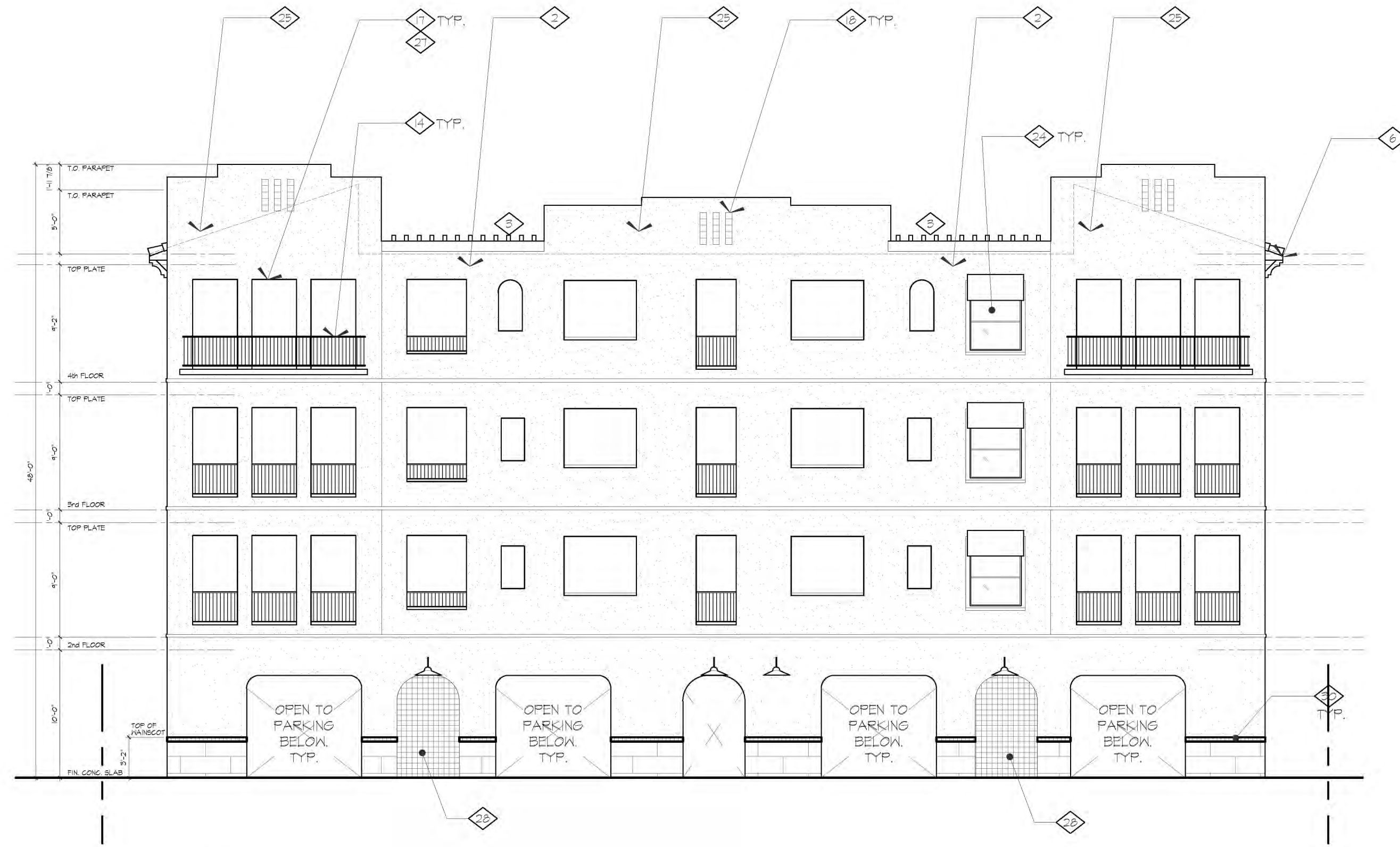
NOTES: 1. EXISTING CONDITIONS SHOWN FOR REFERENCE ONLY. 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 3. REFER TO ALL OTHER DRAWINGS FOR DETAILS AND MATERIALS. 4. ALL FINISHES ARE TO BE AS SHOWN UNLESS NOTED OTHERWISE. 5. ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS. 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC UTILITIES. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING TREES AND LANDSCAPE. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL RECORD DRAWINGS.



1 SOUTH ELEVATION
1/8" = 1'-0"



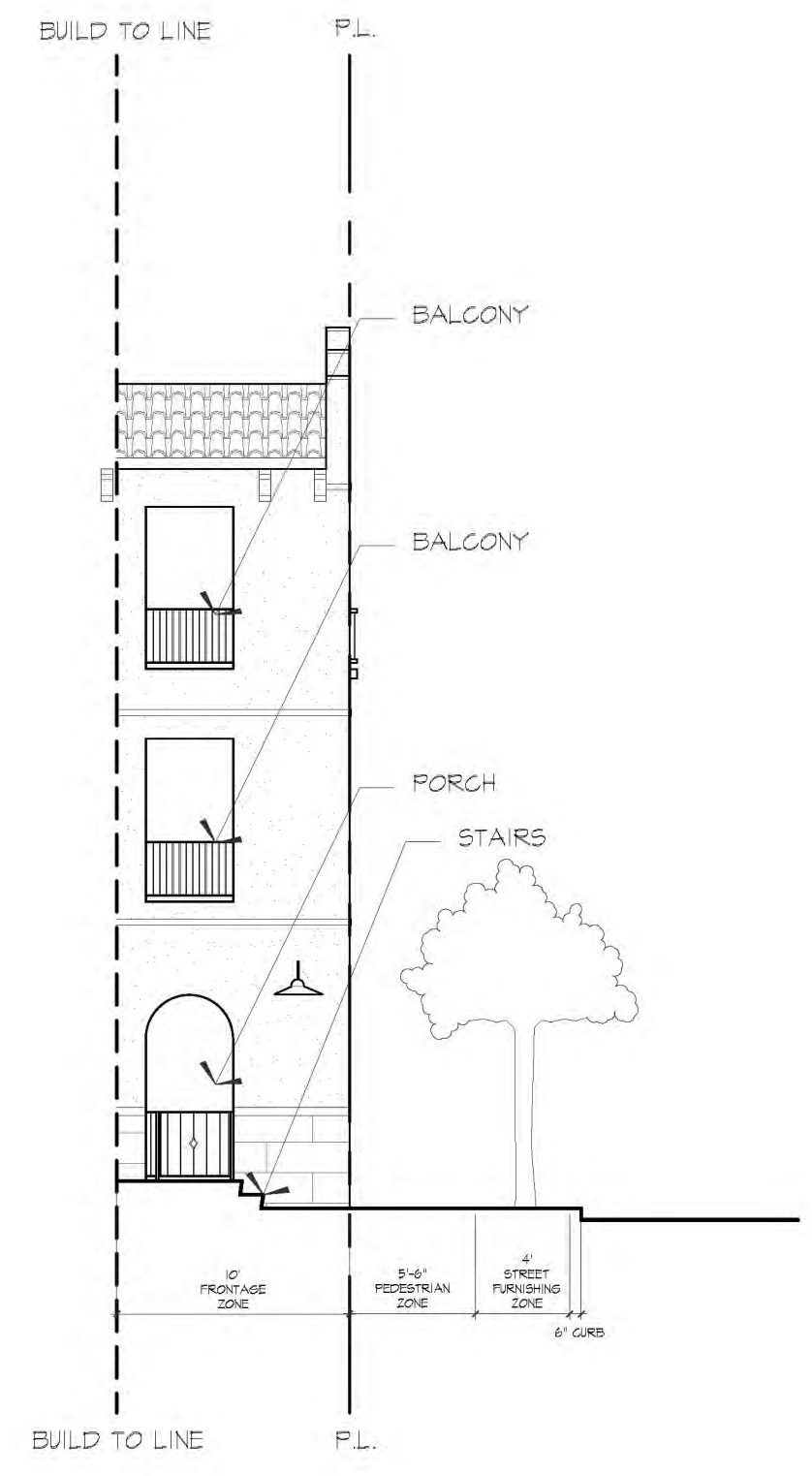
2 EAST ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



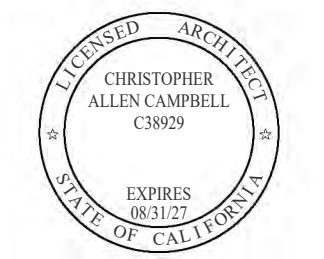
4 NORTH ELEVATION
1/8" = 1'-0"



5 ENCROACHMENTS
DIAGRAM
1/8" = 1'-0"

- KEYNOTES: EXTERIOR FINISH**
- ◇ CLASSIC 9 CONCRETE CLAY ROOF TILE
PROFILE: CAPISTRANO
COLOR: SMC 8822 SAN BUENAVENTURA
 - ◇ MERLEX STUCCO
FINISH: SANTABARBARA SMOOTH
COLOR: X-215 MESA VERDE
 - ◇ WOOD TRELLIS
 - ◇ 2'-6" x 4'-0" WINDOW
 - ◇ 2" WINDOW INSET MATCH
ADJACENT STUCCO
 - ◇ DECORATIVE RAFTER TAILS
 - ◇ 1'-6" x 2'-0" WINDOW
 - ◇ EL DORADO STONE
SIERRACUT24
COLOR: MONUMENT
 - ◇ NOT USED
 - ◇ NOT USED
 - ◇ 6XT GLASS DOOR
 - ◇ NOT USED
 - ◇ NOT USED
 - ◇ TUBE STEEL RAILING,
VISTA PAINT (HAND RAILINGS)
FINISH: MATTE
COLOR: BLACK OS
 - ◇ 1'-6" x 3'-0" WINDOW
 - ◇ BREEZEWAY
 - ◇ OPENING
 - ◇ DECORATIVE WALL COVERING
 - ◇ 6XT LOUVERED DOOR
 - ◇ NOT USED
 - ◇ NOT USED
 - ◇ NOT USED
 - ◇ 4'-0" x 5'-0" WINDOW
 - ◇ MERLEX STUCCO
FINISH: SANTABARBARA SMOOTH
COLOR: P-100 GLACIER WHITE
 - ◇ NOT USED
 - ◇ DECORATIVE TILE FILL ON JAMB OPENING,
ARTO TILE
FINISH: GLOSS
COLOR: ALCE VERA
COLOR SHADE VARIATION: V2 LOW
 - ◇ DECORATIVE TILE FILL,
ARTO TILE
FINISH: GLOSS
COLOR: ALCE VERA
COLOR SHADE VARIATION: V2 LOW
 - ◇ DECORATIVE ANKING COLOR
TO MATCH ADJACENT
DECORATIVE TILE
 - ◇ PACIFIC CLAY BRICK
FINISH: SMOOTH
COLOR: DESERT GREY

ratex
28-465 Old Town Front Street, Suite 201
Torrance, CA 90503
(310) 559-0501



Designed: *caj*
Drawn By: *caj & ncm*
Checked: *caj*
Date: 11/01/23

MULTIFAMILY DWELLING
Creek Stone Properties
2877 Fujal St.
Torrance, CA 90506

Rev.	By	Date	Description

Job Number: 2315
Drawing Number: **B 1**

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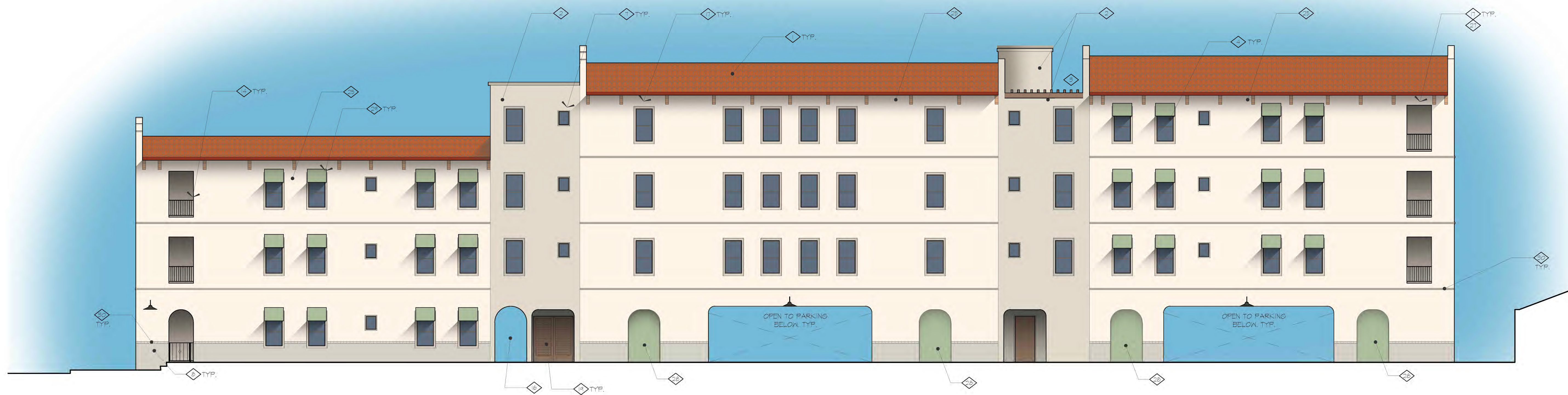
1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"

- KEYNOTES: EXTERIOR FINISH**
- ◇ CLASSIC 9 CONCRETE CLAY ROOF TILE
PROFILE: CAPISTRANO
COLOR: 2822 SAN BUENAVENTURA
 - ◇ MERLEX STUCCO
FINISH: SANTABARBARA SMOOTH
COLOR: X-219 MESA VERDE
 - ◇ WOOD TRELLIS
 - ◇ 2'-6" x 4'-0" WINDOW
 - ◇ 2" WINDOW INSET MATCH
ADJACENT STUCCO
 - ◇ DECORATIVE RAFTER TAILS
 - ◇ 1'-6" x 2'-0" WINDOW
 - ◇ EL DORADO STONE
SIERRA 214
COLOR: MONUMENT
 - ◇ NOT USED
 - ◇ NOT USED
 - ◇ 8'x1' GLASS DOOR
 - ◇ NOT USED
 - ◇ NOT USED
 - ◇ TUBE STEEL RAILING
VISTA PAINT (HAND RAILINGS)
FINISH: MATTE
COLOR: BLACK OS
 - ◇ 1'-6" x 8'-0" WINDOW
 - ◇ BREEZEWAY
 - ◇ OPENING
 - ◇ DECORATIVE WALL COVERING
 - ◇ NOT USED
 - ◇ NOT USED
 - ◇ NOT USED
 - ◇ NOT USED
 - ◇ 4'-0" x 5'-0" WINDOW
 - ◇ MERLEX STUCCO
FINISH: SANTABARBARA SMOOTH
COLOR: P-100 GLACIER WHITE
 - ◇ NOT USED
 - ◇ DECORATIVE TILE FILL ON JAMB OPENING
ARTO TILE
FINISH: GLOSS
COLOR: ALICE VERA
COLOR SHADE VARIATION: V2 LOW
 - ◇ DECORATIVE TILE FILL
ARTO TILE
FINISH: GLOSS
COLOR: ALICE VERA
COLOR SHADE VARIATION: V2 LOW
 - ◇ DECORATIVE AWNING COLOR
TO MATCH ADJACENT
DECORATIVE TILE
 - ◇ PACIFIC CLAY BRICK
FINISH: SMOOTH
COLOR: DESERT GREY

ratex
28-465 Old Town Front Street, Suite 201
Temecula, CA 92590
(951) 695-0001



Designed: cas
Drawn By: Daj & NCM
Checked: cas
Date: 11/01/23

MULTIFAMILY DWELLING
Creek Stone Properties
2877 Pajal St.
Temecula, CA 92590

Rev.	By	Date	Job Number	Drawing Number
			2516	

B 2

GENERAL NOTES:

- THESE "GENERAL NOTES" ARE INTENDED TO BE USED ON ALL PLANS FOR PRIVATE DEVELOPMENT, REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.
- STANDARDS.** ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE CITY'S **IMPROVEMENT STANDARD DRAWINGS** FOR PUBLIC WORKS CONSTRUCTION (AND SUBSEQUENT AMENDMENTS), THE CITY'S **ENGINEERING AND CONSTRUCTION MANUAL**, CITY CODES AND REQUIREMENTS.
 - EMERGENCY TELEPHONE NUMBERS.** (ANSWERING MACHINE IS NOT ACCEPTABLE):

CREEK STONE PROPERTIES LLC	(858) 435-0500
(DEVELOPER)	(COMPANY)
(24-HR PHONE NUMBER)	
 - LICENSE/PERMIT REQUIREMENT.**
 - PRIOR TO START OF ANY WORK, A BUSINESS LICENSE SHALL BE OBTAINED FROM THE CITY.
 - A GRADING PERMIT SHALL BE OBTAINED, PRIOR TO ANY WORK ON PRIVATE DEVELOPMENT. THE PERMIT AND AN APPROVED SET OF IMPROVEMENT PLANS MUST BE PRESENT AT THE JOBSITE DURING CONSTRUCTION.
 - NOTIFICATIONS.** PUBLIC WORKS INSPECTION SHALL BE NOTIFIED VIA EMAIL AT LDInspections@TemeculaCA.gov AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE OF BEING ANY CONSTRUCTION/GRADING OPERATIONS.
 - ERRORS OR OMISSIONS.** APPROVAL OF THESE PLANS BY THE CITY DOES NOT RELIEVE THE APPLICANT AND ENGINEER OF RECORD FROM THE RESPONSIBILITY FOR THE CORRECTION OF ERRORS OR OMISSIONS DISCOVERED DURING CONSTRUCTION.
 - WORKING HOURS.** CITY ORDINANCE NO. 94-25 STATES THAT NO PERSON SHALL ENGAGE IN OR CONDUCT CONSTRUCTION ACTIVITY, WHEN THE CONSTRUCTION SITE IS WITHIN ONE-QUARTER OF A MILE OF AN OCCUPIED RESIDENCE, BETWEEN THE HOURS OF 6:30 PM AND 6:30 AM, MONDAY THROUGH FRIDAY AND SHALL ONLY ENGAGE IN OR CONDUCT CONSTRUCTION ACTIVITY BETWEEN THE HOURS OF 7:00 AM AND 6:30 PM ON SATURDAY. NO CONSTRUCTION ACTIVITY SHALL BE UNDERTAKEN ON SUNDAY AND NATIONALLY RECOGNIZED HOLIDAYS.
 - REGULATORY AGENCY CLEARANCES.** THE ISSUANCE OF A PERMIT BY THE CITY DOES NOT IMPLY OR PROVIDE ANY CLEARANCES FROM STATE OR FEDERAL AGENCIES REGULATING THE PROVISIONS OF STATE OR FEDERAL ENDANGERED SPECIES ACTS OR WATER QUALITY REGULATIONS. THE APPROPRIATE CLEARANCES FROM THESE AGENCIES SHALL BE OBTAINED PRIOR TO ANY SITE DISTURBANCE OR GRADING.
 - CONSTRUCTION CHANGE.** ANY CONSTRUCTION CHANGE MUST BE FIRST SUBMITTED TO THE CITY AS A REDLINE REVISION FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTING THE CHANGE IN THE FIELD. REFER TO THE CITY'S ENGINEERING AND CONSTRUCTION MANUAL.
 - PRE-CONSTRUCTION MEETING.** A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED TWO WORK DAYS PRIOR TO THE START OF CONSTRUCTION. DURING CONSTRUCTION, A DEPENDABLE AND RESPONSIVE CONTRACTOR'S REPRESENTATIVE SHALL BE AT THE JOB SITE AT ALL TIMES.
 - UTILITIES.** APPROVAL OF THESE PLANS BY THE CITY DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION, NOR THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES WITHIN THE PROJECT LIMITS. ANY UTILITY DAMAGED DURING THE PERFORMANCE OF THE WORK SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE GOVERNING AGENCY BY THE CONTRACTOR, AT HIS EXPENSE.
 - SURVEY.** IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF RECORD AND TO INSTALL STREET CENTERLINE MONUMENTS, AS REQUIRED BY RIVERSIDE COUNTY ORDINANCE NO. 461. CENTERLINE TIES SHALL BE PROVIDED TO THE CITY ENGINEER, UPON COMPLETION OF THE PROJECT AND BEFORE ACCEPTANCE IS GRANTED. ALL EXISTING MONUMENTATION (DISTURBED OR DESTROYED DURING CONSTRUCTION) SHALL BE REPLACED TO CITY STANDARDS IN ACCORDANCE WITH THE **LAND SURVEYORS ACT** AND THE **STREETS AND HIGHWAY CODE**, AND AS APPROVED BY THE CITY ENGINEER. UPON REQUEST, SURVEY CUT SHEETS SHALL BE PROVIDED TO THE CITY ENGINEER.
 - DUST CONTROL.** DUST SHALL BE CONTROLLED BY WATERING OR OTHER METHODS, AS APPROVED BY THE CITY ENGINEER AND SHALL COMPLY WITH SOUTH COAST AIR QUALITY MANAGEMENT DISTRICTS' (SCQAQMD) RULE 403.
 - CONSTRUCTION FENCING.** SIX FOOT CHAIN LINK FENCE IS REQUIRED ON ALL INDUSTRIAL AND COMMERCIAL PROJECTS UNTIL ROOF SYSTEMS ARE COMPLETED OR AS DEEMED NECESSARY BY THE CITY ENGINEER FOR PUBLIC SAFETY. THE MAINTENANCE OF THE FENCE IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 - CONSTRUCTION FENCING.** A SIX FOOT CHAIN LINK FENCE IS REQUIRED ON ALL INDUSTRIAL AND COMMERCIAL PROJECTS UNTIL ROOF SYSTEMS ARE COMPLETED OR AS DEEMED NECESSARY BY THE CITY ENGINEER FOR PUBLIC SAFETY. THE MAINTENANCE OF THE FENCE IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 - OTHER CONSTRUCTION NOTES.** REFER TO SEPARATE NOTES FOR "GRADING," "EROSION AND SEDIMENT CONTROL," "PAVING AND TRAFFIC REQUIREMENTS," IF APPLICABLE.
 - PAVING AND TRAFFIC REQUIREMENTS.** REFER TO THE CITY OF TEMECULA MUNICIPAL CODE, TITLE 18, "CONSTRUCTION, GRADING AND ENCROACHMENTS".

GRADING NOTES:

- ALL GRADING, EROSION & SEDIMENT CONTROL RELATED ACTIVITIES SHALL CONFORM TO TITLE 18 OF THE TEMECULA MUNICIPAL CODE, AND IF APPLICABLE, THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) NPDES GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES.
- ALL GRADING SHALL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE PRELIMINARY SOILS INVESTIGATION BY:
- MAXIMUM CUT AND FILL SLOPES SHALL BE 2:1 AND SHALL COMPLY WITH THE RECOMMENDATIONS OF THE SOILS REPORT.
- STABILITY CALCULATIONS WITH A FACTOR OF SAFETY OF AT LEAST ONE AND FIVE TENTHS (1.5) SHALL BE SUBMITTED TO THE LAND DEVELOPMENT INSPECTOR BY A REGISTERED CIVIL ENGINEER, SOILS ENGINEER OR GEOLOGIST FOR CUT AND FILL SLOPES OVER THIRTY FEET (30') IN VERTICAL HEIGHT.
- PROVIDE, AS APPLICABLE, CONCRETE BROW DITCHES TO CONVEY 100-YEAR STORM FLOWS OR PROVIDE GRADED BERMS ALONG THE TOP OF ALL GRADED SLOPES OVER THREE FEET (3') IN VERTICAL HEIGHT, OR THAT ARE ADJACENT TO GRADED AREAS, TO DIRECT SURFACE RUNOFF AWAY FROM THE TOPS OF SLOPES.
- ALL PROPERTY CORNERS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO A PRECONSTRUCTION MEETING AND COMMENCEMENT OF ANY CONSTRUCTION / GRADING ACTIVITY.
- EXISTING DRAINAGE COURSES SHALL CONTINUE TO FUNCTION AT ALL TIMES. NO OBSTRUCTION OF FLOOD PLAINS OR NATURAL WATER COURSES SHALL BE PERMITTED.
- TEMPORARY DRAINAGE SHALL BE PROVIDED UNTIL PERMANENT DRAINAGE STRUCTURES ARE INSTALLED. PROTECTIVE MEASURES SHALL BE IMPLEMENTED TO PROTECT ADJOINING AND DOWNSTREAM PROPERTIES FROM SILT DEPOSITION AND PONDING WATER DURING GRADING OPERATIONS.
- FILL MATERIAL SHALL NOT BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL AND OTHER DELETERIOUS MATERIAL. IF SLOPE RATIO EXCEEDS 5:1 AND IS GREATER THAN FIVE FEET (5'), THE TERRAIN MUST BE KEYED AND BENCHED INTO EITHER BEDROCK OR NATIVE SOIL WITH EIGHTY FIVE PERCENT (85%) RELATIVE COMPACTION.

GRADING NOTES (CONT):

- ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A REGISTERED CIVIL ENGINEER, SOIL ENGINEER, OR GEOLOGIST WHO SHALL SUBMIT TO THE LAND DEVELOPMENT INSPECTOR TWO (2) SETS OF WRITTEN CERTIFICATION THAT ALL FILLS OVER ONE FOOT (1') IN DEPTH HAVE BEEN PROPERLY PLACED.
- THE CONTRACTOR SHALL NOTIFY THE LAND DEVELOPMENT INSPECTION DIVISION (951-308-6395) AT LEAST 48 HOURS IN ADVANCE REQUESTING ROUGH LOT GRADE AND DRAINAGE INSPECTION. THIS INSPECTION MUST BE APPROVED PRIOR TO BUILDING PERMIT CLEARANCE FOR EACH LOT.
- PRIOR TO RELEASE OF A BUILDING PERMIT, A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR SHALL SUBMIT TO THE LAND DEVELOPMENT INSPECTOR TWO (2) SETS OF WRITTEN FINAL PAD ELEVATION CERTIFICATION TO INCLUDE A STATEMENT THAT THE PAD ELEVATION IS IN CONFORMANCE WITH THE APPROVED GRADING PLAN. CERTIFICATION SHALL BE TO LINE, GRADE, ELEVATION AND LOCATION OF CUT/FILL SLOPES.
- PRIOR TO RELEASE OF A BUILDING PERMIT, A REGISTERED SOIL/GEOLOGICAL ENGINEER SHALL SUBMIT TO THE LAND DEVELOPMENT INSPECTOR TWO (2) SETS OF WRITTEN FINAL PAD COMPACTION CERTIFICATION AND INCLUDE A STATEMENT THAT THE GRADING HAS BEEN DONE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE PRELIMINARY SOILS REPORT.
- POST GRADING ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO, INSTALLING WHERE APPLICABLE, GROUND COVER, TREES, SHRUBS OR A COMBINATION THEREOF IN ACCORDANCE WITH TEMECULA MUNICIPAL CODE PRIOR TO THE APPROVAL OF FINAL INSPECTION. SLOPES OVER FOUR FEET(4') IN VERTICAL HEIGHT SHALL HAVE PERMANENT IRRIGATION SYSTEMS WITH BACKFLOW PREVENTION DEVICES PER THE U.P.C.

EROSION & SEDIMENT CONTROL NOTES:

- FILTERED RUNOFF.** ALL RUNOFF SHALL BE FILTERED PRIOR TO DISCHARGING FROM A SITE OR TO ANY TYPE OF PRIVATE OR PUBLIC STORM WATER CONVEYANCE SYSTEM (NATURAL WATERCOURSES, STREETS, GUTTERS, CONCRETE LINED V-DITCHES, STORM DRAINS, FLOW-LINES, INLETS, OUTLETS, ETC.). ALL NON-PERMITTED DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM WATER CONVEYANCE SYSTEM YEAR-ROUND.
- BEST MANAGEMENT PRACTICES (BMP).** YEAR-ROUND, POLLUTION PREVENTION MEASURES, ALSO KNOWN AS BEST MANAGEMENT PRACTICES (BMP), MUST BE INSTALLED PRIOR TO ANY FIELD ACTIVITIES. BMP HANDBOOKS CAN BE DOWNLOADED AT www.cobmp.com/handbooks.com. ADDITIONAL EROSION PREVENTION AND SEDIMENT CONTROL (ESC) MEASURES MUST BE INSTALLED AND MAINTAINED PRIOR TO AND THROUGHOUT EACH RAINY SEASON. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ESC MEASURES THROUGHOUT THE DURATION OF THE PROJECT FOR ALL CLEARING, DISKING, GRADING, EXCAVATING AND STOCKPILING ACTIVITIES, AND ON ALL EXPOSED SLOPES AND INACTIVE PADS THROUGHOUT THE ENTIRE SITE. THE DEVELOPER/CONTACTOR IS ALSO RESPONSIBLE FOR ANY DISCHARGES FROM SUBCONTRACTORS.
 - STOCKPILING OF BMP.** ADDITIONAL ESC MATERIALS SHALL BE STOCKPILED AT VARIOUS LOCATIONS THROUGHOUT THE SITE FOR IMMEDIATE USE WITHIN SEVEN DAYS PRIOR TO ANY FORCAST RAIN. ON EMERGENCY SITUATIONS, THE DEVELOPER/CONTRACTOR SHALL IMMEDIATELY MAKE EQUIPMENT AND WORKERS AVAILABLE TO PROTECT THE SITE.
- EROSION AND SEDIMENT CONTROLS.** ALL ESC MEASURES SHALL BE INSPECTED, RESTORED, REPAIRED OR MODIFIED YEAR-ROUND THROUGHOUT THE SITE TO PROTECT PERIMETERS, ADJACENT PROPERTIES, ENVIRONMENTALLY SENSITIVE AREAS AND ALL PUBLIC/PRIVATE STORM WATER CONVEYANCE SYSTEMS. IF ANY EROSION OR SEDIMENT CONTROLS FAIL DURING ANY RAIN EVENT, MORE EFFECTIVE ONES WILL BE REQUIRED IN THEIR PLACE.
 - EROSION CONTROLS.** EROSION CONTROLS SHALL INCLUDE, BUT ARE NOT LIMITED TO APPLYING AND ESTABLISHING: VEGETATIVE COVER, WOOD MULCH, STAPLED OR PINNED BLANKETS (STRAW, COCONUT OR OTHER), PLASTIC SHEETING (MINIMUM 10-MIL), POLYPROPYLENE MATS, SPRAY-ON CONTROLS TO ALL DISTURBED AREAS OR OTHER MEASURES APPROVED BY THE CITY ENGINEER. JUTE NETTING SHALL NOT BE USED AS A STAND-ALONE EROSION CONTROL. FOR SLOPES GREATER THAN 4:1, PROVIDE FIBER ROLLS AND EITHER A BONDED FIBER MATRIX PRODUCT APPLIED TO A RATE OF 3,500 LB/ACRE OR A STABILIZED FIBER MATRIX PRODUCT APPLIED TO A RATE OF 10 GAL/ACRE. THE CITY ENGINEER MAY APPROVE DIFFERENT APPLICATION RATES FOR SLOPES LESS THAN 4:1
 - SEDIMENT CONTROLS.** SEDIMENT CONTROLS SHALL INCLUDE, BUT ARE NOT LIMITED TO: DESILTING BASINS, GRADED BERMS, FIBER ROLLS, SILT FENCES, GRAVEL BAG CHEVRONS (FILLED WITH MINIMUM 3/8" GRAVEL), CHECK DAMS, DRAINAGE INLET PROTECTION, ETC. FIBER ROLLS SHALL BE INSTALLED IN 15-FOOT INCREMENTS MEASURED ALONG THE FACE OF THE SLOPE. SILT FENCE SHALL BE INSTALLED ALONG INTERIOR STREETS AND COMBINED WITH GRAVEL BAG OR SILT FENCE CHEVRONS INSIDE THE SIDEWALK RIGHT-OF-WAY OR BACK OF CURBS.
- STATE CONSTRUCTION GENERAL PERMIT.** IF THE PROJECT DISTURBES, EXPOSES OR STOCKPILES ONE ACRE OR MORE OF SOIL, THE SITE MUST BE COVERED UNDER THE STATE CONSTRUCTION GENERAL PERMIT. A WASTE DISCHARGE IDENTIFICATION (WQID) NUMBER, A RISK LEVEL DETERMINATION NUMBER AND THE QUALIFIED "STORM WATER POLLUTION PREVENTION PLAN" (SWPPP) DEVELOPER (QSD) SHALL BE PROVIDED TO THE CITY PRIOR TO ISSUANCE OF A GRADING PERMIT. A SWPPP SHALL BE IMPLEMENTED THROUGHOUT THE DURATION OF THE PROJECT AND SHALL BE READILY AVAILABLE TO THE CITY AND STATE INSPECTORS AND UPDATED TO REFLECT CURRENT SITE CONDITIONS DURING CONSTRUCTION. THE CONSTRUCTION PERMIT CAN BE DOWNLOADED AT: www.waterboards.ca.gov/waterissues/programs/stormwater/construction. THIS PROJECT IS A RISK LEVEL 2 SITE UNDER WQID# 9 33C390653.
- PERIMETER PROTECTION.** PERIMETER PROTECTION MUST BE INSTALLED PRIOR TO ANY CLEARING ACTIVITIES. CLEARING SHALL BE LIMITED TO AREAS THAT WILL BE IMMEDIATELY GRADED OR DISTURBED. A COMBINATION OF ESC MEASURES SHALL BE IMPLEMENTED IN AREAS THAT HAVE BEEN CLEARED. ALL DISTURBED AREAS OF AN INACTIVE SITE, AS DESCRIBED IN THE ENGINEERING AND CONSTRUCTION MANUAL, SHALL ALSO BE PROTECTED.
- CONSTRUCTION ACCESS POINTS.** CONSTRUCTION ACCESS POINT SHALL BE STABILIZED WITH A COMBINATION OF ROCK AND SHAKER PLATES YEAR-ROUND TO PREVENT TRACK-OUT. INTERIOR ACCESS POINTS (ALL PROPOSED DRIVEWAYS, MATERIALS STORAGE AND STAGING AREA ENTRANCES/EXITS, ETC.) SHALL ALSO BE PROTECTED WITH ROCK TO PREVENT TRACK-OUT ONTO INTERIOR STREETS. ROUTINE STREET SWEEPING SHALL BE PERFORMED ON ALL PAVED STREETS WHERE TRACKING IS OBSERVED. VACUUM SWEEPERS SHALL BE USED WHEN STREET SWEEPING BECOMES INEFFECTIVE. CONTROLLED STREET WASHING SHALL ONLY BE ALLOWED PRIOR TO THE APPLICATION OF ASPHALT SEAL COATS, AND ONLY WHEN ALL PERTINENT DRAINAGE INLETS ARE PROTECTED.
- DESILTING BASINS.** DESILTING BASINS SHALL BE DESIGNED ACCORDING TO THE GUIDANCE PROVIDED IN CASQA'S CONSTRUCTION BMP HANDBOOK. IMPOUNDED WATER SHALL BE SECURED FROM THE PUBLIC. SIGNAGE INDICATING "PONDED WATER - DO NOT ENTER" OR EQUIVALENT WARNING NOTICE SHALL BE POSTED.
- MATERIAL STORAGE.** MATERIAL STORAGE AND STAGING AREAS SHALL BE ESTABLISHED. FUEL TANKS, PORTABLE TOILETS, LIQUIDS, GELS, POWDERS, LANDSCAPE MATERIALS AND STOCKPILES OF SOIL SHALL BE STORED AWAY FROM ALL PRIVATE/PUBLIC STORM WATER CONVEYANCE SYSTEMS, SIDEWALKS, RIGHT-OF-WAYS AND FLOW LINES AND SHALL HAVE SECONDARY CONTAINMENT. INACTIVE STOCKPILES OF SOIL SHALL BE COVERED AT ALL TIMES. ACTIVE STOCKPILES SHALL BE COVERED PRIOR TO A FORCAST RAIN.
- CONSTRUCTION WASTE.** CONSTRUCTION WASTE AND MISCELLANEOUS DEBRIS SHALL BE PLACED IN WATER-TIGHT BINS. WIRE MESH RECEPTILES SHALL NOT BE ALLOWED. WASH-OUT STATION SHALL BE PROVIDED FOR CONCRETE, PAINTS, STUCCO AND OTHER LIQUID WASTE, AND SHALL BE LINED WITH PLASTIC AND LOCATED AWAY FROM PUBLIC RIGHT-OF-WAYS, FLOW LINES, ETC. PRIOR TO ANY FORCAST RAIN, BINS AND WASH-OUTS SHALL BE COVERED WITH LIDS OR PLASTIC TARPS.
- SLOPE PROTECTION.** STORM WATER RUNOFF SHALL NOT BE DIRECTED OVER SLOPES WITHOUT PERMANENT DOWN DRAINS INSTALLED. ESC MEASURES ARE REQUIRED ON ALL EXPOSED SLOPES UNTIL SUFFICIENT/PERMANENT LANDSCAPE IS ESTABLISHED. THERE SHALL BE 100% SLOPE PROTECTION IN PLACE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- PORTABLE MIXERS.** ALL PORTABLE MIXERS SHALL HAVE PLASTIC LINERS UNDERNEATH THEM WITH GRAVEL BAGS PLACED ON THE DOWN-HILL SIDE OF THE LINERS TO CONTAIN DISCHARGES.
- MAINTENANCE.** ALL ONSITE AND OFFSITE FLOW LINES (I.E., V-AND BROW-DITCHES, TERRACE DRAINS, RIBBON GUTTERS, CURB GUTTERS, ETC.), STORM WATER CONVEYANCE SYSTEMS, CHECK DAMS, CHEVRONS, SILT FENCES AND DESILTING BASINS SHALL BE FREE OF SEDIMENT, CONSTRUCTION MATERIALS, WASTE, MISCELLANEOUS DEBRIS AND DETERIORATED ESC MEASURES YEAR-ROUND.
- OBSTRUCTIONS.** NO OBSTRUCTIONS, OTHER THAN BMP, SHALL BE ALLOWED WITHIN ANY STORM WATER CONVEYANCE SYSTEM, UNLESS ALTERNATIVE DRAINAGE FACILITIES HAVE BEEN APPROVED BY THE CITY ENGINEER.
- OTHER CONSTRUCTION NOTES.** REFER TO SEPARATE NOTES FOR "GENERAL," "GRADING" AND "PAVING" REQUIREMENTS.

PAVING NOTES:

- STANDARDS.** ALL WORK AND MATERIALS (I.E., ASPHALT CONCRETE (AC) PAVEMENT, PORTLAND CONCRETE CEMENT (PCC), BASE COURSE, ETC.) SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (I.E., GREENBOOK) LATEST EDITION, THE ENGINEERING AND CONSTRUCTION MANUAL, CITY AND ENGINEERING STANDARDS AND REQUIREMENTS.
- PERMIT REQUIREMENTS.** A GRADING OR ENCROACHMENT PERMIT(S) SHALL BE OBTAINED PRIOR TO PAVING. BEFORE OBTAINING AN ENCROACHMENT PERMIT, A CERTIFICATE OF INSURANCE AND THE REQUIRED BONDING (FOR PUBLIC IMPROVEMENTS) SHALL BE PROVIDED TO THE CITY ENGINEER. A CALTRANS ENCROACHMENT PERMIT MAY BE REQUIRED.
- SOIL STERILIZER.** AN APPROVED SOIL STERILIZER SHALL BE USED ON ALL BASE GRADE SURFACES PRIOR TO PAVING, IF SPECIFIED.
- TACK COAT.** A TACK COAT SHALL BE APPLIED TO EXISTING PAVEMENT AND VERTICAL JOINTS, CONCRETE SURFACES AND ASPHALT CONCRETE BASE COURSE, IF IT HAS BEEN EXPOSED TO VEHICULAR LOADS. THE TACK COAT SHALL BE SLOW SETTING ANIONIC EMULSIFIED ASPHALT TYPE 'SS-1H' CONFORMING TO THE GREENBOOK.
- CERTIFICATION/TESTING.** ALL SUBGRADE AND BASE GRADE SHALL BE CERTIFIED BY A LICENSED LAND SURVEYOR. BASE AND AC MATERIALS SHALL BE TESTED IN ACCORDANCE WITH THE CITY'S QUALITY ASSURANCE PROGRAM (QAP) AND/OR AS DIRECTED BY THE CITY ENGINEER.
 - AC MATERIALS SHALL CONFORM TO SECTION 203-6 OF THE GREENBOOK AND CITY STANDARDS.
 - TYPE C2 PG70-10 FOR FINISH AND OVERLAY COURSES. THIS COURSE SHALL BE A MINIMUM OF 0.12 FOOT (1 1/2 INCHES) THICK INCLUDING GRIND AND OVERLAY INSTALLATIONS.
 - TYPE B PG70-10 FOR BASE COURSE. THIS COURSE SHALL CONTAIN THE BALANCE OF THE REQUIRED ASPHALT CONCRETE THICKNESS. THE MINIMUM AC LIFT FOR BASE COURSE IS 0.21 FOOT (2 1/2 INCHES).
 - THE MINIMUM AC THICKNESS IS 0.33 FOOT (4 INCHES).
 - THE MAXIMUM AC LIFT IS 0.33 FOOT (4 INCHES). NOTE: "SHOVING" IS A TYPE OF AC PAVEMENT FAILURE THAT MAY BE CAUSED BY ASPHALT MIXES THAT ARE TOO RICH IN ASPHALT, THAT HAVE COURSE/FINE AGGREGATE THAT IS TOO ROUNDED, ETC. TYPICALLY, SHOVING RESULTS AT HILLS, CURVES OR INTERSECTIONS, CAUSED BY BRAKING OR ACCELERATING VEHICULAR FORCES. TO PREVENT OR MINIMIZE SHOVING, THE CITY RESERVES THE RIGHT TO REQUIRE A MODIFIED AC MIX DESIGN WITH PROPERTIES THAT PROVIDE HIGH STABILITY (I.E., ABILITY TO RESIST SHOVING AND RUTTING, ANGULAR AGGREGATE PARTICLES WITH A ROUGH SURFACE TEXTURE, ETC.) IN COMPLIANCE WITH THE GREENBOOK AND/OR CALTRANS SPECIFICATIONS.
- BASE MATERIALS.**
 - BASE MATERIALS SHALL CONFORM TO PROVISIONS OF THE GREENBOOK AND CURRENT CITY STANDARDS.
 - FOR STREET SECTIONS, BASE COURSE MATERIAL SHALL BE CRUSHED AGGREGATE BASE (CAB). PRINCIPAL AND URBAN ARTERIAL ROADS REQUIRE CAB.
- PORTLAND CONCRETE CEMENT.** ALL PCC USED SHALL BE IN CONFORMANCE TO THE GREENBOOK.
- MIX DESIGNS.** TEN (10) WORKING DAYS PRIOR TO PAVING, THE PROPOSED MIX DESIGN(S) FROM THE SUPPLYING ASPHALT OR CONCRETE PLANT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL. THE MIX DESIGN(S) SHALL CLEARLY SHOW THAT THE DESIGN MEETS ALL CITY AND GREENBOOK REQUIREMENTS.
- STREET SECTIONS.** STREET STRUCTURAL SECTIONS SHOWN ON PLANS ARE TENTATIVE (I.E., THEY'RE USED FOR BONDING PURPOSES). THE FINAL STRUCTURAL SECTION REQUIREMENTS SHALL BE DETERMINED BY ADDITIONAL SOIL TESTS, AFTER ROUGH GRADING. THE STRUCTURAL SECTION DESIGN SHALL BE REVIEWED AND APPROVED BY THE CITY ENGINEER. SAID DESIGN SHALL ADHERE TO THE METHODOLOGY SET FORTH IN CHAPTER 600 OF CALTRANS HIGHWAY DESIGN MANUAL AND SHALL UTILIZE THE "R" VALUE METHOD (I.E., "R" VALUE TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH CALIFORNIA TEST NO. 301 AND SHALL BE CERTIFIED BY A REGISTERED CIVIL ENGINEER). THE NUMBER AND LOCATIONS OF THESE TESTS SHALL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
- COMPACTION.** PRIOR TO PLACEMENT OF BASE MATERIAL AND AC, COMPACTION REPORTS BY A SOILS ENGINEER, CERTIFYING 95% COMPACTION OF SUB-GRADE, BASE MATERIAL AND TOP 1 FOOT, SHALL BE SUBMITTED TO THE CITY ENGINEER. COMPACTION TEST OBSERVATION OF SUB-GRADE AND BASE GRADE MATERIALS SHALL BE COORDINATED TO INCLUDE THE SOILS ENGINEER AND THE PUBLIC WORKS INSPECTOR.
- PAVING INSPECTIONS.**
 - BASE GRADE INSPECTION.** ONE (1) INSPECTION AT SUB-GRADE COMPLETION (PRIOR TO PLACEMENT OF BASE) IS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS.
 - PAVING INSPECTIONS.** TWO (2) PAVING INSPECTIONS ARE REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS: (1) PRIOR TO PAVING, AT BASE GRADE COMPLETION; AND (1) DURING PLACEMENT OF AC.
- DRIVEWAYS.** ALL ONSITE PRIVATE RESIDENTIAL DRIVEWAYS SHALL COMPLY WITH THE APPROVED PLANS AND CITY STANDARDS, AND SHALL BE INSPECTED AND CLEARED BY THE CITY ENGINEER PRIOR TO PAVING.
- UTILITIES.** ALL UNDERGROUND FACILITIES AND LATERALS SHALL BE IN PLACE PRIOR TO PAVING. PROVIDE CLEARANCE FROM UTILITY COMPANIES PRIOR TO FINAL CAP.
- TRENCHING FOR UTILITIES.** ALL STREET TRENCHES SHALL CONFORM TO CITY AND ENGINEERING STANDARDS. REFER TO CITY STANDARD NO. 407 "TRENCH/POTHOLE REPAIR FOR TRENCH MAINTENANCE AND/OR REPAIRS. IF TRENCHES IN CLOSE PROXIMITY AND PARALLEL TO GUTTER LINES RESULT IN LEAVING PAVEMENT STRIPS IN DISTRESS OR LESS THAN TWO FEET (2') IN WIDTH (BETWEEN THE TRENCH AND GUTTER LINE), SAID PAVEMENT STRIPS SHALL BE REMOVED AND REPAVED, AT THE DISCRETION OF THE CITY ENGINEER. A TACK COAT SHALL BE APPLIED TO JOIN EXISTING ASPHALT CONCRETE AND VERTICAL SURFACES IN COMPLIANCE WITH THE GREENBOOK.
- PARKING LOT GRADE.** THE MINIMUM AC OR CONCRETE PAVEMENT GRADE SHALL BE ONE PERCENT (1%)
- GUTTER LIP.** A 3/8 INCH LIP SHALL BE PLACED ADJACENT TO CONCRETE GUTTERS IN ACCORDANCE WITH CITY AND ENGINEERING STANDARDS. REFER TO STANDARD NO. 200.
- PAVING DETAIL AROUND MANHOLES, VALVE COVERS, ETC.** ALL PAVING AROUND MANHOLES, UTILITY VALVE COVERS, ETC. SHALL BE IN ACCORDANCE WITH THE GREENBOOK REQUIREMENTS, UTILITY AGENCY REQUIREMENTS, AND CITY AND ENGINEERING STANDARDS. REFER TO CITY STANDARD NO. 503 "PAVING DETAIL AROUND MANHOLE."
- AC PLACEMENT.** THE METHOD OF DEPOSITING, DISTRIBUTING (I.E., USING A SELF-PROPELLED SPREADING/FINISHING MACHINE) AND ROLLING AC SHALL BE IN ACCORDANCE WITH THE GREENBOOK.
- ACCEPTANCE OF PRODUCT.** THE CONTRACTOR SHALL REPAIR ANY DEFECTIVE SURFACING DUE TO GRADE SETTLEMENT OF FILLS, TRENCH FILLS OR BASE MATERIAL, AS REQUIRED BY THE CITY ENGINEER. NO PAVEMENT "BIRDBATHS" OR DEVIATIONS GREATER THAN 1/8 INCH IN SIX FEET (6') SHALL BE ACCEPTED.
- PROTECTION OF WORK.** THE CONTRACTOR SHALL: (A) PROTECT EXISTING STRUCTURES, CURB AND GUTTERS, SIDEWALKS, LANDSCAPING, CATCH BASIN DEPRESSIONS AND OTHER SURFACE FEATURES AGAINST DAMAGE CAUSED BY PAVING OPERATIONS AND ASPHALT SPRAY; (B) PROTECT COMPLETED WORK; ALL VEHICULAR TRAFFIC (I.E., MOVING OR STATIONARY LOADS) SHALL BE KEPT OFF NEWLY PAVED AREAS UNTIL PAVEMENT SURFACES HAVE COOLED DOWN ADEQUATELY; (C) CLEAN THE SITE (I.E., REMOVE LOOSE PAVEMENT AND AGGREGATE, CLEAN OUT ALL MANHOLE PITS, ENSURE FREE OPERATION OF VALVES AFTER PAVING, REMOVE ALL DEBRIS, RUBBISH AND EXCESS MATERIAL FROM WORK AREA, ETC.).
- OTHER CONSTRUCTION NOTES.** REFER TO SEPARATE NOTES FOR "GENERAL," "GRADING," AND "EROSION AND SEDIMENT CONTROL" REQUIREMENTS.
- OTHER PERTINENT INFORMATION.** REFER TO THE CITY OF TEMECULA MUNICIPAL CODE, TITLE 18, "CONSTRUCTION, GRADING AND ENCROACHMENTS"

Underground Service Alert

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VENTURA ENGINEERING INLAND, INC
27393 YNEZ ROAD, SUITE 159
TEMECULA, CALIFORNIA 92591
PHONE: (951)252-7632
wilfredo@venturaengineeringinland.com

BUILDING AND SAFETY

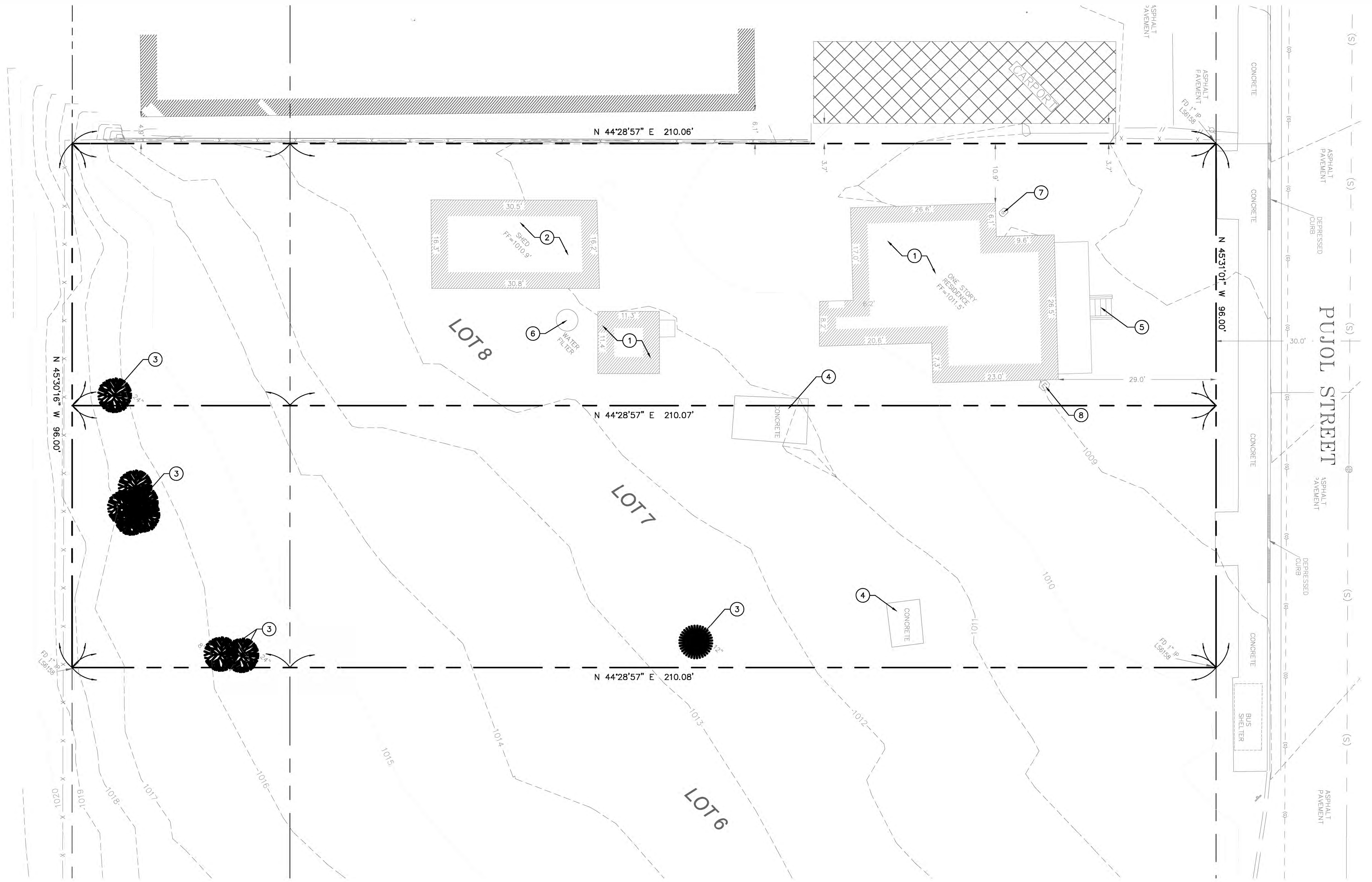
REVIEWED FOR COMPLIANCE WITH TITLE 24
DISABLED ACCESSIBILITY ONLY

APPROVED BY: _____ NAME _____ DATE _____

CONSTRUCTION RECORD	DATE	BY	REVISIONS	DATE	ACC'D	BENCHMARK	SCALE	SEAL	Designed By	Drawn By	Checked By	RECOMMENDED BY: _____ DATE: _____	CITY OF TEMECULA DEPARTMENT OF PUBLIC WORKS	DRAWING NO. CGP-2
Contractor						SEE SHEET 1	HORIZONTAL		OT/RJR	OT	RJR/WV			
Inspector							AS NOTED		PLANS PREPARED UNDER THE SUPERVISION OF			_____ DATE: 10/29/25 _____ Date: 6/30/26	_____ DATE: _____	
Date Completed							VERTICAL		_____ Date: _____ _____ Date: _____	_____ Date: _____ _____ Date: _____	_____ Date: _____ _____ Date: _____			_____ DATE: _____
							NA	_____ Date: _____ _____ Date: _____	_____ Date: _____ _____ Date: _____	_____ Date: _____ _____ Date: _____	_____ DATE: _____			

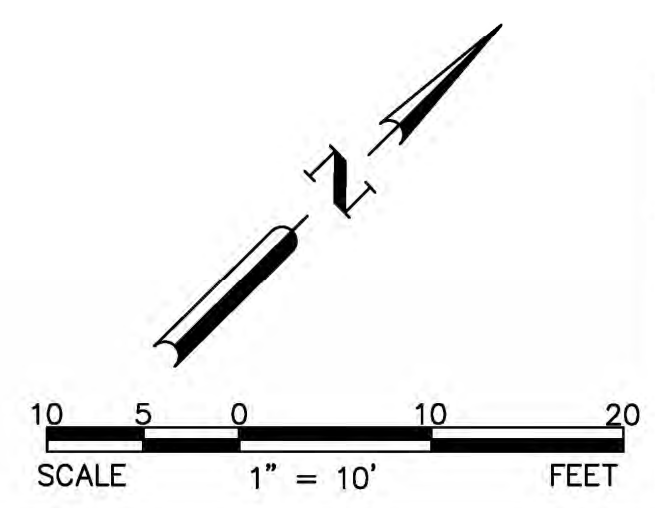
DEMOLITION NOTES:

- ① EXISTING BUILDING TO BE DEMOLISHED AND REMOVED.
- ② EXISTING SHED TO BE DEMOLISHED AND REMOVED.
- ③ EXISTING TREE TO BE REMOVED.
- ④ EXISTING CONCRETE PAD TO BE DEMOLISHED AND REMOVED.
- ⑤ EXISTING STAIRS TO BE DEMOLISHED AND REMOVED.
- ⑥ EXISTING WATER FILTER TO BE DEMOLISHED AND REMOVED.
- ⑦ EXISTING GAS METER TO BE REMOVED.
- ⑧ EXISTING POWER POLE TO BE REMOVED.



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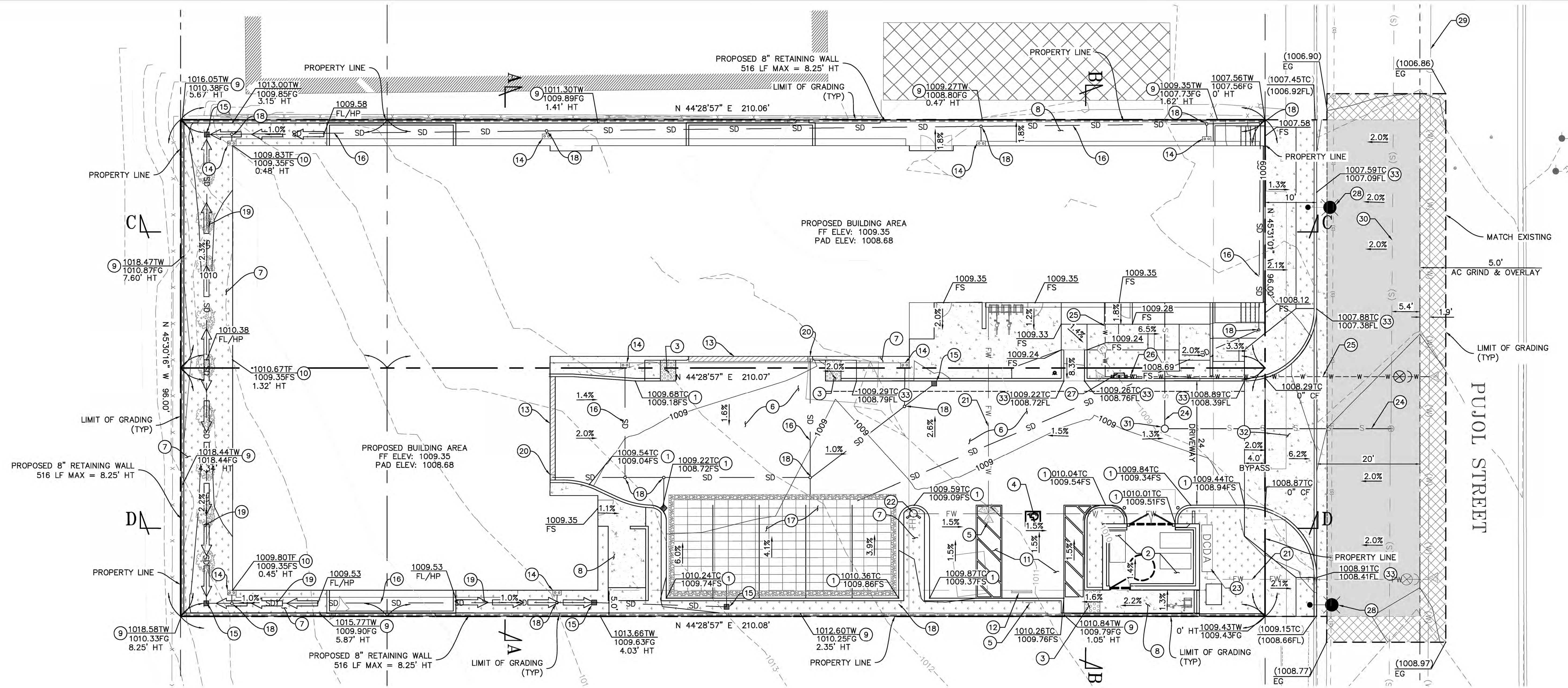
CONSTRUCTION RECORD	DATE	BY	REVISIONS	DATE	ACC'D	BENCHMARK
Contractor						SEE SHEET 1
Inspector						
Date Completed						

SCALE	SEAL
HORIZONTAL AS NOTED	
VERTICAL	
NA	

Designed By: OT/RJR
 Drawn By: OT
 Checked By: RJR/WV
 PLANS PREPARED UNDER THE SUPERVISION OF
Wilfredo Ventura Date: 10/29/25
 WILFREDO VENTURA
 R.C.E. NO. 66532 Expires: 6/30/26

RECOMMENDED BY: _____ DATE: _____
 ACCEPTED BY: _____ DATE: _____
 RON MORENO, P.E., PLS
 DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
 R.C.E. NO. 69156

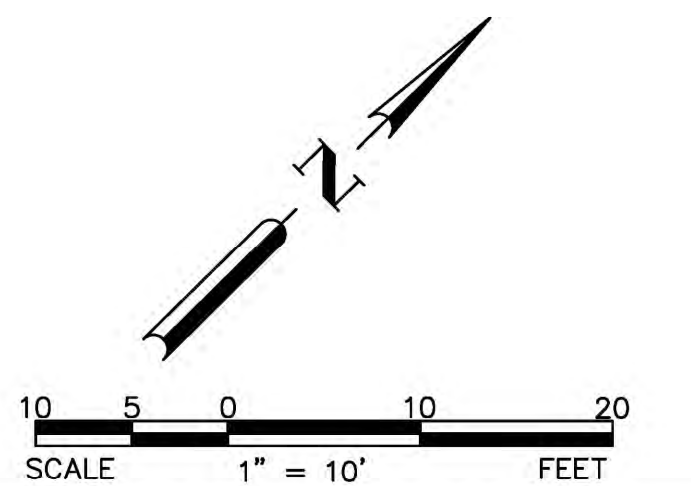
CITY OF TEMECULA DEPARTMENT OF PUBLIC WORKS
MULTIFAMILY DWELLING
LOT 7 & 8, BLOCK 34
28717 PUJOL STREET
APN: 922-062-008 & 922-062-009
DEMOLITION PLAN
 DRAWING NO. CGP-3
 SHEET 3 OF 8



SECTION NOTE:
PLEASE SEE SHEET 5 FOR SECTIONS.

CONSTRUCTION NOTES:

- 1 PROPOSED TYPE D-6 CURB PER STD. NO. 204A.
- 2 PROPOSED ACCESSIBLE TRASH ENCLOSURE PER ARCHITECTURAL PLAN.
- 3 PROPOSED ADA DETECTABLE WARNINGS PER CBC 11B-705.1.
- 4 PROPOSED ADA ACCESSIBLE AND VAN ACCESSIBLE PARKING CBC 11B-502.2; CBC 11B-208.2.4; CBC 11B-502.3.3.
- 5 PROPOSED ADA PARKING SIGNS PER CBC 11B-502.6; CBC 11B-502.8.2.
- 6 PROPOSED 5" AC PAVING PER DETAIL 6 ON SHEET 7.
- 7 PROPOSED LANDSCAPE PER ARCHITECTURAL PLAN.
- 8 PROPOSED CONCRETE SIDEWALK PER STD NO. 401.
- 9 PROPOSED 8.25' HEIGHT RETAINING WALL PER DETAIL 3 ON SHEET 6.
- 10 PROPOSED DEEPEMED OF FOOTING PER ARCHITECTURAL PLAN.
- 11 PROPOSED ACCESS AISLE PER CBC 11B-502.3.
- 12 PROPOSED WHEEL STOP PER DETAIL 8 ON SHEET 7.
- 13 PROPOSED 12" TRENCH DRAIN FILTER PER DETAIL 1 ON SHEET 6.
- 14 PROPOSED DOWNSPOUT FILTER PER DETAIL 7 ON SHEET 7.
- 15 PROPOSED 18"x18" GRATED CATCH BASIN FILTER INSERT PER DETAIL 5 ON SHEET 7.
- 16 PROPOSED PRIVATE 6" PVC STORM DRAIN.
- 17 PROPOSED BREVI 6 INFILTRATION SYSTEM USING 176 UNITS PER DETAILS 2 AND 4 ON SHEET 6.
- 18 PROPOSED STORM DRAIN CLEANOUT.
- 19 PROPOSED 3' VEGETATED SWALE PER DETAIL 10 ON SHEET 7.
- 20 PROPOSED 12" SHALLOW SIDE OUTLET PER DETAIL 9 ON SHEET 7.
- 21 PROPOSED 6" DI FIRE WATER PIPE PER RCWD STD. DWG. NO RW-7.
- 22 PROPOSED 6" FIRE HYDRANT PER RCWD STD. DWG. NO RW-7.
- 23 PROPOSED 6" ABOVE GROUND DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) PER RCWD STD. DWG. NO RW-20.
- 24 PROPOSED 8" PVC SEWER LATERAL PER RCWD STD. DWG. NO(S) S-5, S-7.
- 25 PROPOSED 2" COPPER WATER SERVICE PER RCWD STD. DWG. NO RW-14.
- 26 PROPOSED 2" WATER METER PER RCWD STD. DWG. NO(S) RW-13, RW-16, RW-18.
- 27 PROPOSED 2" BACKFLOW PREVENTOR ASSEMBLY PER RCWD STD. DWG. NO RW-18.
- 28 PROPOSED DECORATIVE STREET LIGHT PER ARCHITECTURAL PLAN (BY OTHER).
- 29 EXISTING 24" WATER MAIN PER RCWD DWG. NO. RC-249.
- 30 EXISTING 8" SEWER MAIN PER SD-2362.
- 31 PROPOSED SEWER CLEANOUT PER RCWD STD. DWG. NO. S-9.
- 32 PROPOSED DRIVEWAY APPROACH PER STD. NO. 207A.
- 33 PROPOSED TYPE A-6 CURB AND GUTTER PER STD. NO. 200.



BUILDING AND SAFETY

REVIEWED FOR COMPLIANCE WITH TITLE 24
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27393 YNEZ ROAD, SUITE 159
TEMECULA, CALIFORNIA 92591
PHONE: (951)252-7632
wilfredo@venturaengineeringinland.com
Ventura Engineering Inland



CONSTRUCTION RECORD	DATE	BY	REVISIONS	DATE	ACC'D	BENCHMARK
Contractor						
Inspector						SEE SHEET 1
Date Completed						

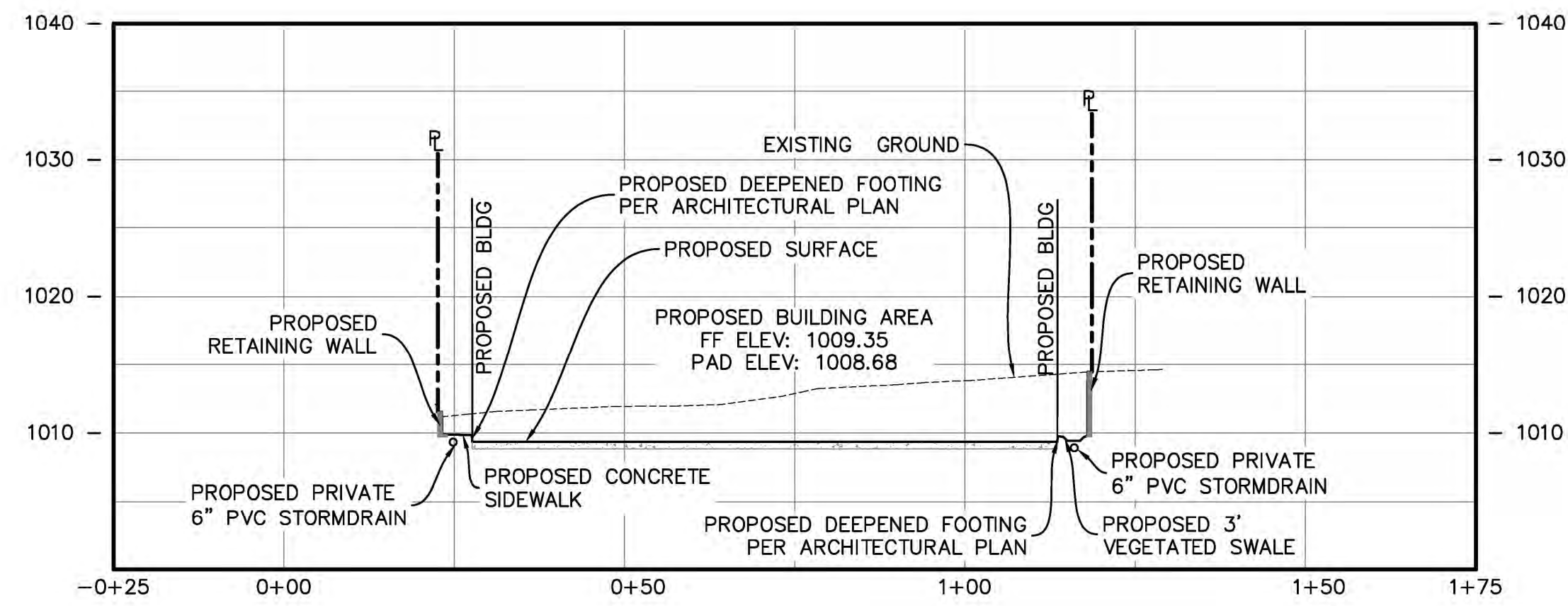
SCALE
HORIZONTAL
AS NOTED
VERTICAL
NA



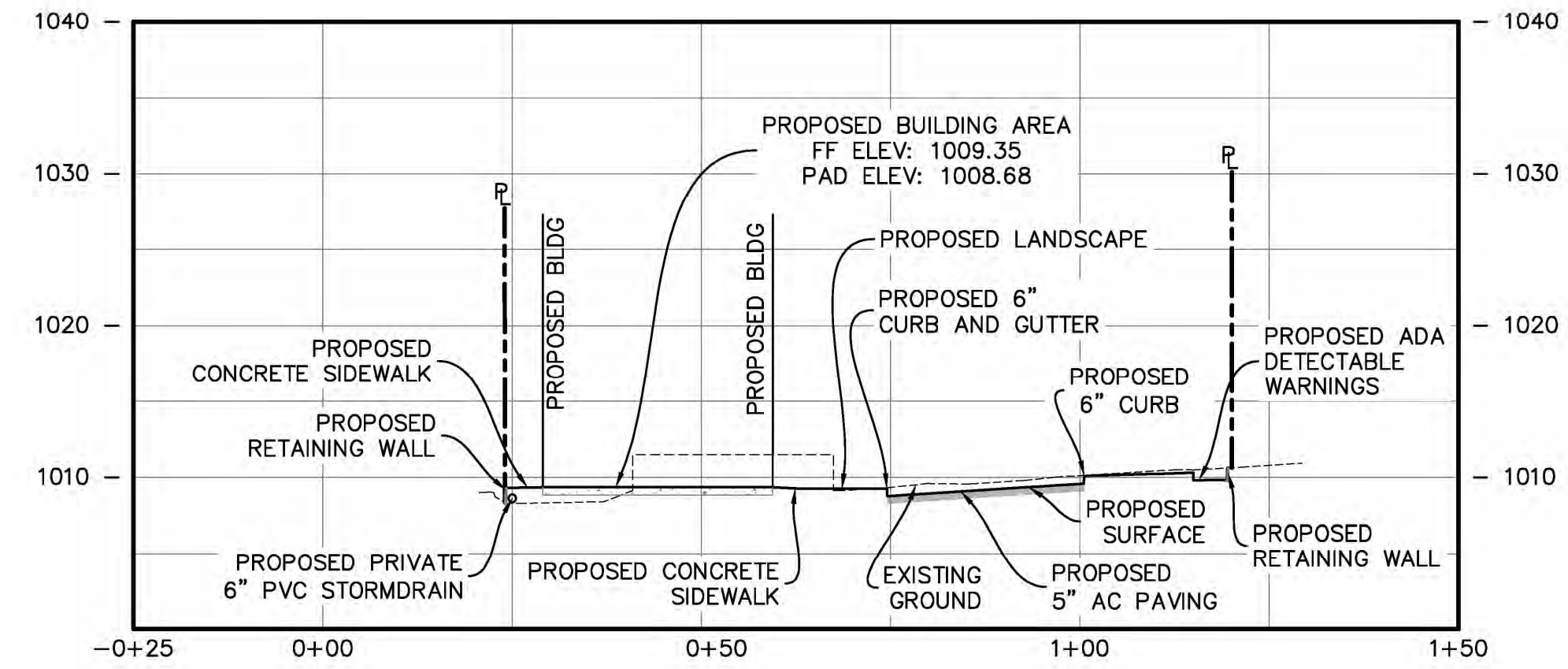
Designed By	Drawn By	Checked By
OT/RJR	OT	RJR/WV
PLANS PREPARED UNDER THE SUPERVISION OF		
 Date 10/29/25 WILFREDO VENTURA R.C.E. NO. 66532 Expires 6/30/26		

RECOMMENDED BY:	DATE:
ACCEPTED BY:	DATE:
RON MORENO, P.E. PLS DIRECTOR OF PUBLIC WORKS/CITY ENGINEER R.C.E. NO. 69156	

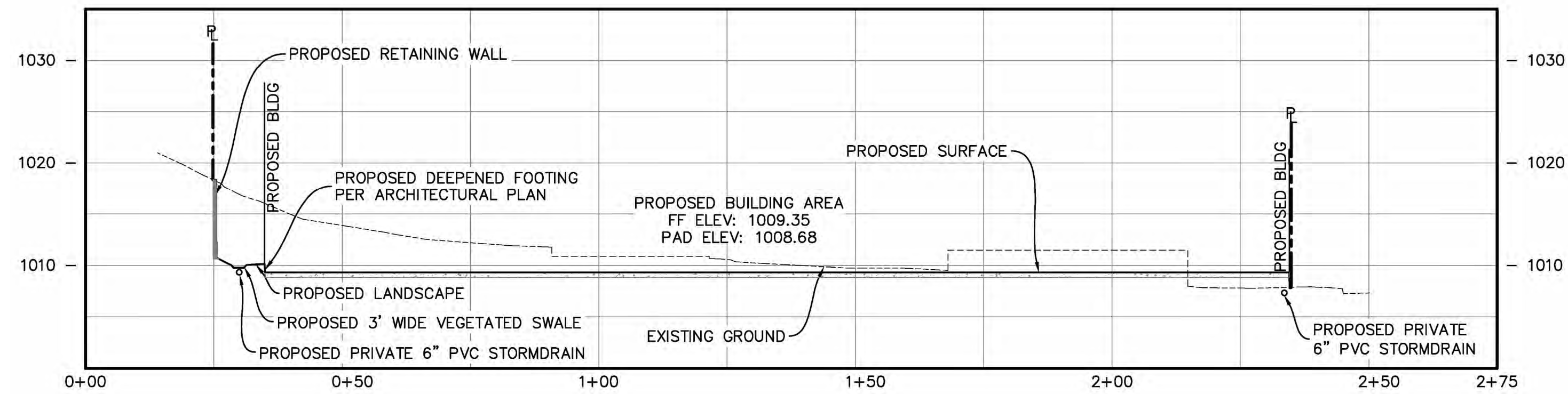
CITY OF TEMECULA	DEPARTMENT OF PUBLIC WORKS
MULTIFAMILY DWELLING LOT 7 & 8, BLOCK 34 28717 PUJOL STREET APN: 922-062-008 & 922-062-009 GRADING PLAN	
	DRAWING NO. CGP-4 SHEET 4 OF 8



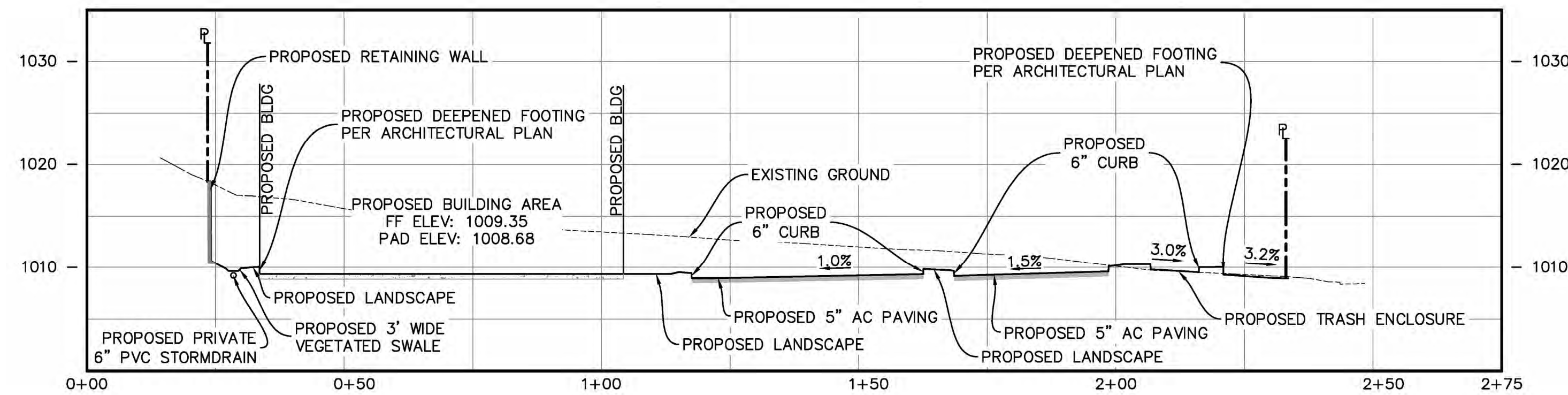
SECTION A-A
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'



SECTION B-B
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'

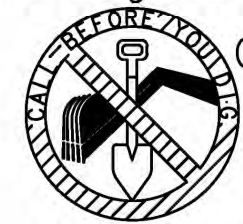


SECTION C-C
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'



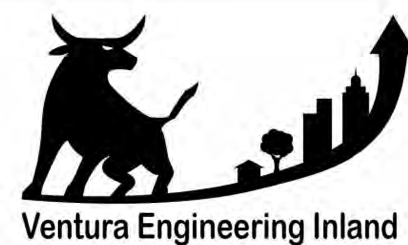
SECTION D-D
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'

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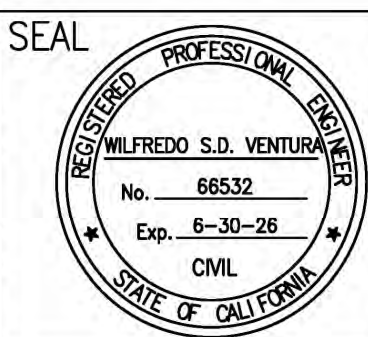
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APPROVED BY: _____ NAME _____ DATE _____

CONSTRUCTION RECORD	DATE	BY	REVISIONS	DATE	ACC'D
Contractor					
Inspector					
Date Completed					

BENCHMARK	SCALE
SEE SHEET 1	HORIZONTAL AS NOTED VERTICAL NA



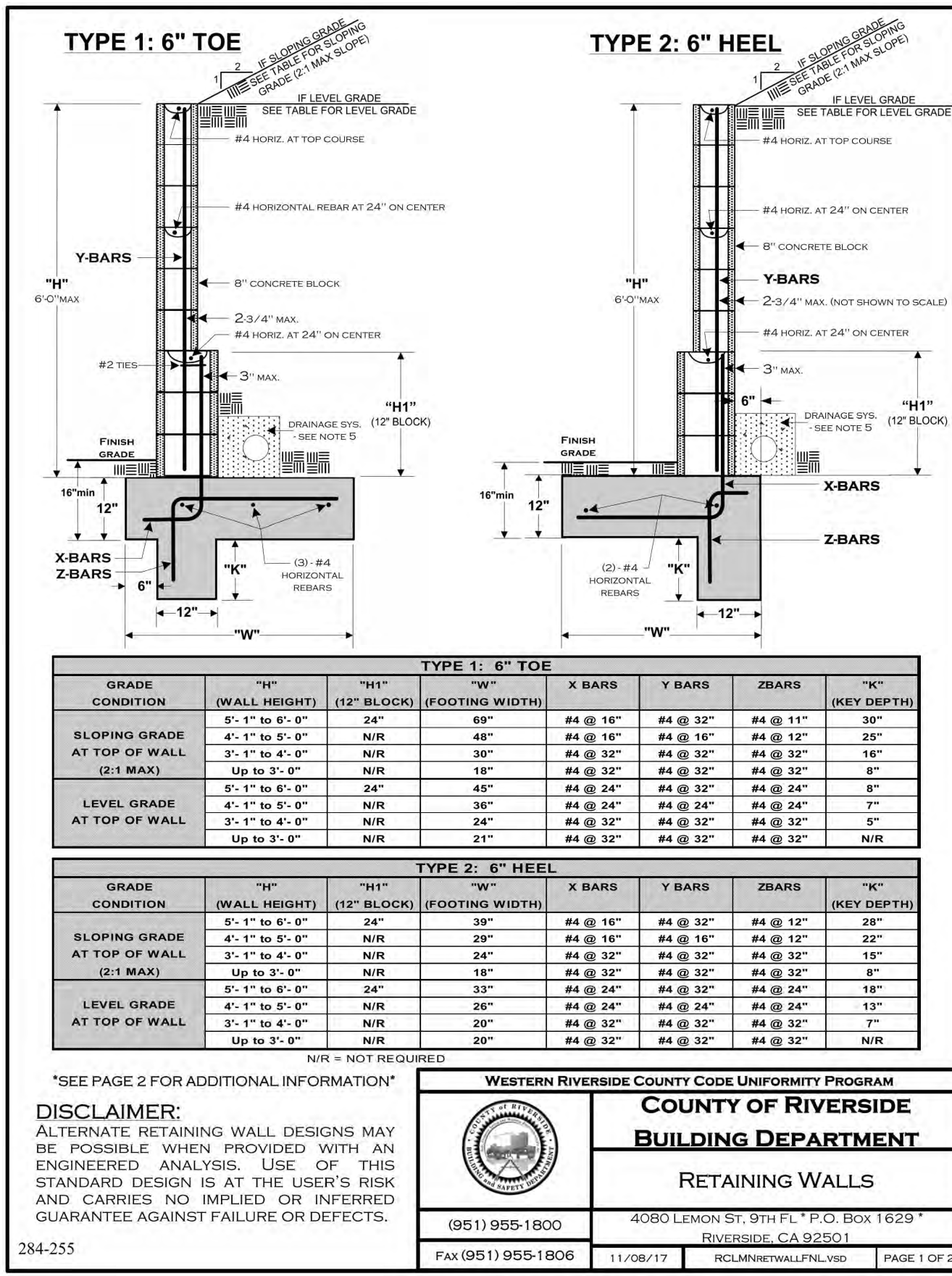
Designed By OT/RJR	Drawn By OT	Checked By RJR/WV
PLANS PREPARED UNDER THE SUPERVISION OF		
 Date 10/29/25 WILFREDO VENTURA R.C.E. NO. 66532 Expires 6/30/26		

RECOMMENDED BY: _____ DATE: _____
ACCEPTED BY: _____ DATE: _____
RON MORENO, P.E., PLS DIRECTOR OF PUBLIC WORKS/CITY ENGINEER R.C.E. NO. 69156

CITY OF TEMECULA DEPARTMENT OF PUBLIC WORKS

MULTIFAMILY DWELLING
LOT 7 & 8, BLOCK 34
28717 PUJOL STREET
APN: 922-062-008 & 922-062-009
SECTIONS

DRAWING NO. CGP-5
SHEET 5 of 8



GENERAL NOTES:

- ALL WORK SHALL CONFORM TO THE ADOPTED CODES AND ZONING REGULATIONS.
- CONCRETE BLOCK MASONRY SHALL COMPLY WITH THE FOLLOWING:
 - CONCRETE MASONRY SHALL CONFORM TO ASTM C-90, GRADE-N.
 - MORTAR: TYPE M OR S.
 - GROUT ALL CELLS W/ 2000 PSI PORTLAND CEMENT GROUT.
- THE ULTIMATE COMPRESSIVE STRENGTH REQUIRED FOR FOUNDATION CONCRETE SHALL BE 2500 PSI.
- ALL REINFORCING STEEL SHALL BE INTERMEDIATE GRADE ASTM A615-40 AND OVERLAP SPICES SHALL BE 40 BAR DIAMETERS MINIMUM. ALL REBAR HOOKS SHALL BE A MINIMUM OF 12 TIMES THE REBAR DIAMETER (12d) IN LENGTH.
- PROVIDE RETAINING WALL DRAINAGE SYSTEM AS FOLLOWS: PROVIDE 1 CF/FT OF CLEAN COARSE GRAVEL WITH 4" DIAMETER PERFORATED PVC DRAINAGE PIPE WITH 1% GRADIENT TO DRAIN - OR OMIT HEAD JOINTS IN FIRST COURSE.
- OPTIONAL: INSTALLATION OF A MOISTURE BARRIER ON THE FILL SIDE OF THE WALL WILL HELP TO PREVENT MOISTURE FROM PENETRATING THE VISIBLE SIDE OF THE WALL, RESULTING IN DISCOLORATION.
- THIS RETAINING WALL STANDARD IS NOT DESIGNED TO SUPPORT SURCHARGE LOADS FROM MOTOR VEHICLES OR OTHER STRUCTURES.
- CLEANOUTS SHALL BE PROVIDED FOR ALL GROUT POURS OVER 5 FEET IN HEIGHT. WHERE REQUIRED, CLEANOUTS SHALL BE PROVIDED IN THE BOTTOM COURSE AT EVERY VERTICAL BAR AND SHALL BE SEALED AFTER INSPECTION AND BEFORE GROUTING.

REQUIRED INSPECTIONS:

- FOOTING: EXCAVATION TRENCH CLEAN WITH STEEL IN PLACE AND SUPPORTED 3" ABOVE AND AWAY FROM THE SURROUNDING EARTH/DIRT.
- REBAR/PRE-GROUT AND DRAINAGE SYSTEM: BOND BEAM REBAR AND VERTICAL REBAR IN PLACE - INSPECTION PRIOR TO PLACING GROUT. DRAINAGE SYSTEM COMPLETE.
- FINAL: AFTER GROUT IS PLACED AND BACKFILL COMPLETED - PRIOR TO ANY DECORATIVE CAP PLACEMENT.

SETBACK FROM TOP OF SLOPE: ALL FOOTINGS ADJACENT TO SLOPES TO BE AT LEAST 5' TO DAYLIGHT AS SHOWN BELOW.

DESIGN PARAMETERS:

LEVEL BACKFILL SLOPING (2:1 MAX) = 30
 PASSIVE SOIL BEARING (PSF) = 43
 COEFFICIENT OF FRICTION = 0.25
 ALLOWABLE SOIL BEARING PRESSURE (PSF) = 1500
 (NO INCREASES TAKEN FOR DEPTH OR WIDTH OF FOOTING)

DISCLAIMER: ALTERNATE RETAINING WALL DESIGNS MAY BE POSSIBLE WHEN PROVIDED WITH AN ENGINEERED ANALYSIS. USE OF THIS STANDARD DESIGN IS AT THE USER'S RISK AND CARRIES NO IMPLIED OR INFERRED GUARANTEE AGAINST FAILURE OR DEFECTS.

MODEL NO.	Trench Width (in)	Grate Width (in)	Filtered Flow (cfs)	Total Bypass Cap. (cfs)
FF-TDPC600	Polycast 600	Polycast 600	0.1	0.1
FF-TDPC4	Polydrain 4	Polydrain 4	0.1	0.1
FF-TD8	6	8	0.1	0.1
FF-TD10	8	10	0.3	0.2
FF-TD12	10	12	0.3	0.1
FF-TD14	12	14	0.3	0.2
FF-TD17	14	17	0.7	0.9

NOTES:

- Storage capacity reflects maximum solids collection prior to impeding filtering bypass.
- Clean flow rate is the filtering flow rate, without allowance for collecting sediment and debris (recommend applying multiplying factor of 0.50 to 0.75 to clean flow rate to allow for sediment and debris).
- Flo-Gard™ Trench Drain Filter inserts are available in the standard sizes (see above) or in custom sizes. Call for details on custom size inserts.
- Flo-Gard™ filter inserts should be used in conjunction with a regular maintenance program. Refer to manufacturer's recommended maintenance guidelines.

FLO-GARD™ TRENCH DRAIN FILTER INSERT
 KrStar Enterprises, Inc., Santa Rosa, CA (800) 579-8819

Flo-Gard™ Trench Drain Filter

A multi-model trench drain insert designed to collect silt, debris and petroleum hydrocarbons from water runoff.

The working chamber of the Flo-Gard™ Trench Drain Filter is made of durable geotextile fabric which is easily replaced and provides for flexibility, ease of maintenance and economy. It is designed to collect silt and debris, as well as petroleum hydrocarbons (oils and greases). As with all Flo-Gard™ inserts, the Flo-Gard™ Trench Drain Filter performs as an effective filtering device at low flows ("first flush") and, because of the built-in high flow bypass, will not impede the system's maximum design flow.

Flo-Gard™ Trench Drain Filter inserts are available in sizes to fit most standard trench drains.

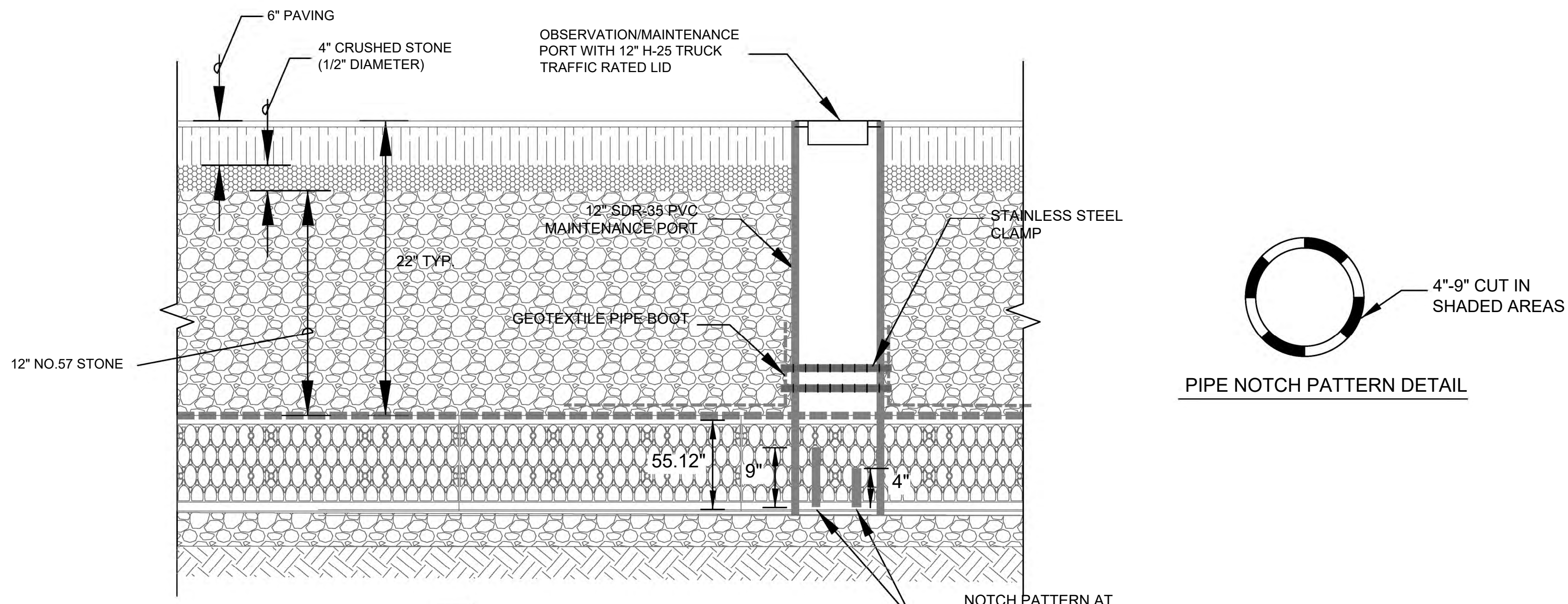
Flo-Gard™ Trench Drain Filter inserts are recommended for areas subject to silt and debris as well as low-to-moderate levels of petroleum hydrocarbon (oils and grease). Examples of such areas are vehicle parking lots, aircraft ramps, truck and bus storage yards, corporation yards, subdivision streets and public streets.

Questions? Contact KrStar at (800) 579-8819.

05/03/04

3 PROPOSED RETAINING WALL:
NOT TO SCALE

1 TRENCH DRAIN FILTER DETAIL:
NOT TO SCALE



AQUASAVE BREVI 6.0 MODULE

DIMENSIONAL DATA: LENGTH: 31.50" (800mm), WIDTH: 19.29" (490mm), HEIGHT: 55.12" (1400mm)

VOLUME DATA: STORAGE VOLUME: 17.44 CF, DISPLACEMENT VOLUME: 19.38 CF, VOID RATIO: 90%

CONSTRUCTION DATA: PRODUCT MATERIAL: RECYCLED POLYPROPYLENE, COMPRESSIVE STRENGTH: 70.5 PSI (MODULE ONLY), TRAFFIC RATING: HS-25 (HL-93 AASHTO LRFD)

BMP1 SYSTEM DATA: TOTAL NUMBER OF UNITS = 176 UNITS, OVERALL FOOTPRINT = 42' x 17.6', UNIT DEPTH = 4.5', TOTAL TANK VOLUME = 3,069 CU-FT, ROCK ABOVE/BELOW = 12" EACH = 594 CU-FT, ROCK AROUND SYSTEM = 12" EACH WAY+UNIT HT = 326 CU-FT, TOTAL SYSTEM VOLUME = 3,989 CU-FT

ISOMETRIC, SIDE, END, TOP views with dimensions.

NOT TO SCALE

2 INFILTRATION TANK SYSTEM DETAIL:
NOT TO SCALE

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 PHONE: (951)252-7632
 wilfredo@venturaengineeringinland.com
 Ventura Engineering Inland

CONTRACTOR RECORD		DATE	BY	REVISIONS	DATE	ACC'D	BENCHMARK	SCALE	SEAL	Designed By	Drawn By	Checked By	RECOMMENDED BY:	DATE:	CITY OF TEMECULA	DEPARTMENT OF PUBLIC WORKS	DRAWING NO.		
Contractor								HORIZONTAL		OT/RJR	OT	RJR/WV	PLANS PREPARED UNDER THE SUPERVISION OF			MULTIFAMILY DWELLING LOT 7 & 8, BLOCK 34 28717 PUJOL STREET APN: 922-062-008 & 922-062-009 DETAILS	CGP-6		
Inspector							AS NOTED	VERTICAL		Wilfredo Ventura WILFREDO VENTURA R.C.E. NO. 66532		Date	10/29/25	ACCEPTED BY:			DATE:	Ron Moreno, P.E., PLS DIRECTOR OF PUBLIC WORKS/CITY ENGINEER R.C.E. NO. 69156	SHEET 6 OF 8
Date Completed							NA	NA		Exp. 6/30/26									

BUILDING AND SAFETY

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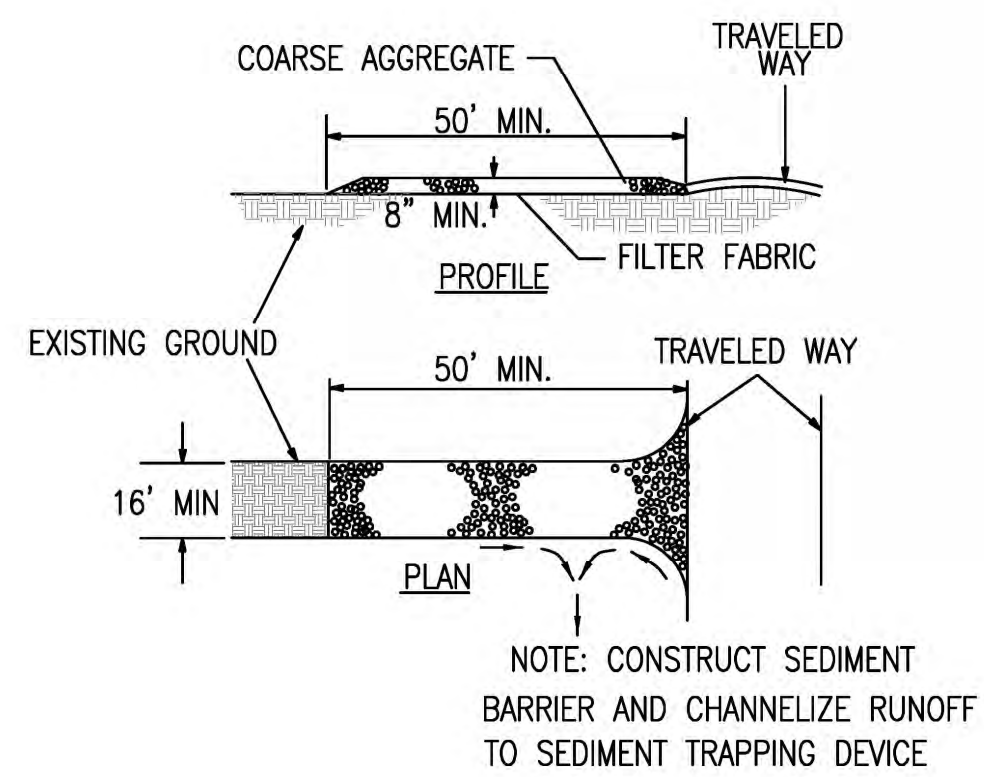
APPROVED BY: _____ NAME _____ DATE _____

BMP LEGEND

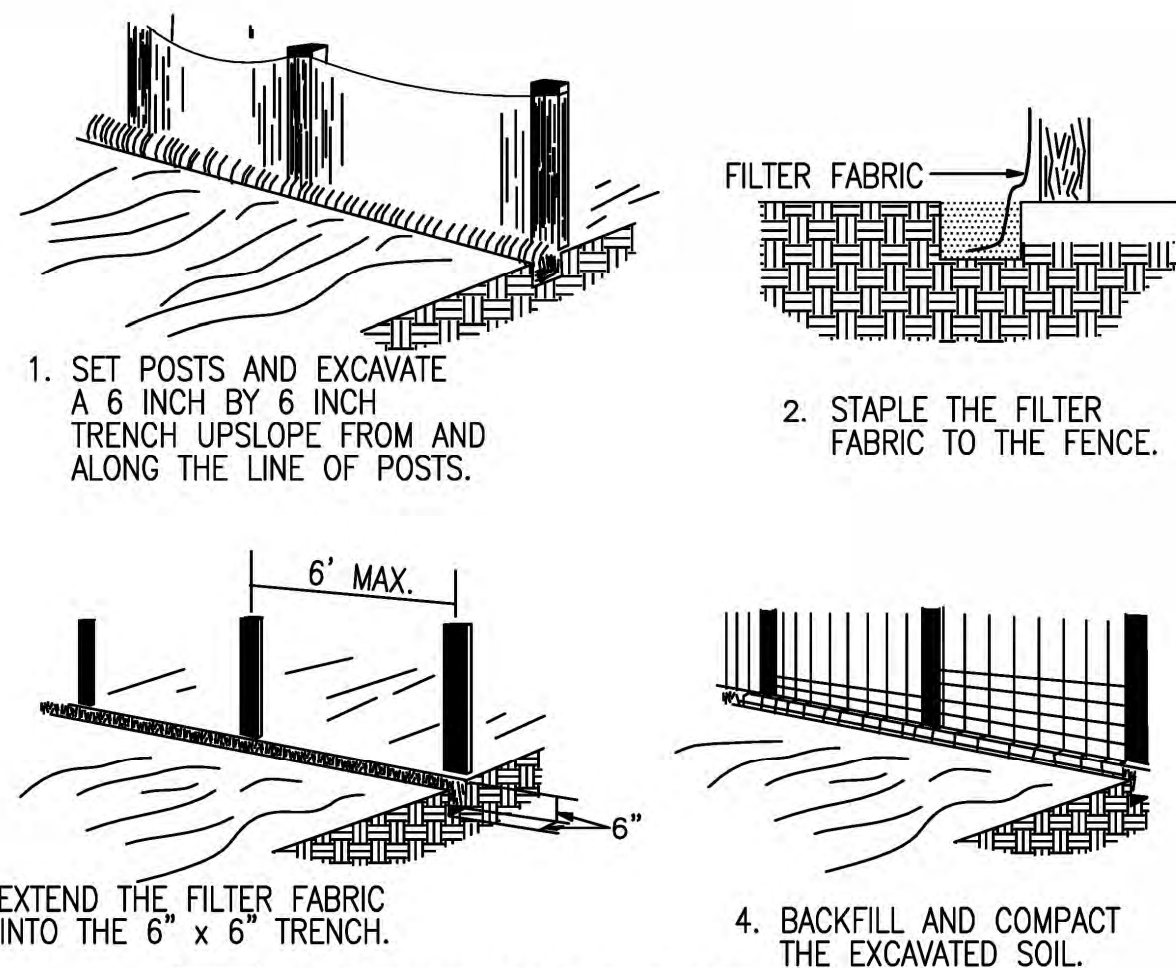
- BROW DITCH** → → →
- BERM** → B →
- DIRECTION OF LOT DRAINAGE** → → →
- MATERIALS & WASTE MANAGEMENT BMPs:**
 BOXED ITEMS ARE USED ONSITE
- WM-1 MATERIAL DELIVERY & STORAGE
 - WM-4 SPILL PREVENTION AND CONTROL
 - WM-8 CONCRETE WASTE MANAGEMENT
 - WM-5 SOLID WASTE MANAGEMENT
 - WM-9 SANITARY WASTE MANAGEMENT
 - WM-6 HAZARDOUS WASTE MANAGEMENT
- TEMPORARY RUNOFF CONTROL BMPs:**
- SS-2 PRESERVATION OF EXISTING VEGETATION ~PEV~PEV~
 - SS-3 BONDED OR STABILIZED FIBER MATRIX (WINTER) ~M~M~
 - SS-4 HYDROSEEDING (SUMMER) ~TSP~TSP~
 - SS-6 / SS-8 STRAW OR WOOD MULCH ~S/W~S/W~
 - SS-7 PHYSICAL STABILIZATION (WINTER) ~EBM~EBM~
 - SS-10 ENERGY DISSIPATOR
- SC-1** SILT FENCE
- SC-2** SEDIMENT / DESILTING BASIN
- SC-5** FIBER ROLLS ~FR~FR~
- SC-6 / SC-8** GRAVEL OR SAND BAGS
- SC-7** STREET SWEEPING AND VACUUMING
- SC-10** STORM DRAIN INLET PROTECTION
- NS-2** DEWATERING FILTRATION ~DW~DW~
- TC-1** STABILIZED CONSTRUCTION ENTRANCE
- TC-2** CONSTRUCTION ROAD STABILIZATION
- TC-3** ENTRANCE / EXIT TIRE WASH
- POST-CONSTRUCTION SITE DESIGN BMPs**
- 4.3.1 MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES
 - 4.3.2 CONSERVE NATURAL AREAS, SOILS, AND VEGETATION
 - 4.3.3 MINIMIZE IMPERVIOUS AREA
 - 4.3.4 MINIMIZE SOIL COMPACTION
 - 4.3.5 IMPERVIOUS AREA DISPERSION
 - 4.3.6 RUNOFF COLLECTION
 - 4.3.7 LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES
 - 4.3.8 HARVESTING AND USING PRECIPITATION
- POST CONSTRUCTION SOURCE CONTROL BMPs**
- 4.2.1 PREVENTION OF ILLICIT DISCHARGES INTO THE MS4
 - 4.2.2 STORM DRAIN STENCILING AND POSTING OF SIGNAGE
 - 4.2.3 PROTECTED OUTDOOR MATERIALS STORAGE AREAS
 - 4.2.4 PROTECT MATERIALS STORED IN OUTDOOR WORK AREAS
 - 4.2.5 PROTECT TRASH STORAGE AREAS
 - 4.2.6 ADDNL BMPs BASED ON POTENTIAL RUNOFF POLLUTANTS:
- A ON-SITE STORM DRAIN INLETS
 - B INTERIOR FLOOR DRAINS & ELEVATOR SHAFT SUMPS
 - C INTERIOR PARKING GARAGES
 - D NEED FOR FUTURE INDOOR & STR. PEST CONTROL
 - E LANDSCAPE/OUTDOOR PESTICIDE USE
 - F POOLS, SPAS, PONDS, FOUNTAINS, & WATER FEATURES
 - G FOOD SERVICE
 - H TRASH OR REFUSE AREAS
 - I INDUSTRIAL PROCESSES
 - J OUTDOOR STORAGE OF EQUIP. OR MATERIALS
 - K VEHICLE AND EQUIPMENT CLEANING
 - L VEHICLE/EQUIPMENT REPAIR AND MAINTENANCE
 - M FUEL DISPENSING AREAS
 - N LOADING DOCKS
 - O FIRE SPRINKLER TEST WATER
 - P MISCELLANEOUS DRAIN OR WASH WATER
 - Q PLAZAS, SIDEWALKS, DRIVEWAYS, AND PARKING LOTS

EROSION CONTROL NOTES

- A. IN CASE OF EMERGENCY
- B. THE UNDERSIGNED CIVIL ENGINEER WILL REVIEW PLACEMENT OF EROSION CONTROL AND INSURE THAT WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.
- C. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON, OCTOBER 15 THROUGH APRIL 15. NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES OR TO REPAIR ANY DAMAGED EROSION CONTROL MEASURE WHEN RAIN IS IMMINENT.
- D. EROSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE COUNTY INSPECTOR/ ENGINEER.
- E. ALL REMOVABLE PROTECTIVE EROSION CONTROL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE (5) DAY RAIN PROBABILITY FORECAST EXCEEDS FORTY PERCENT (40%).
- F. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS AND DESILTING BASINS. ANY GRADED SLOPE SURFACE PROTECTION MEASURES DAMAGED DURING A RAINSTORM SHALL ALSO BE IMMEDIATELY REPAIRED.
- G. FILL SLOPES AT THE TRACT PERIMETER MUST DRAIN AWAY FROM THE TOP OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
- H. THE CONTRACTOR SHALL BE RESPONSIBLE AND HAVE POSTED ON THE SITE TO PREVENT PUBLIC TRESPASS INTO AREAS WHERE WATER IS IMPOUNDED WHENEVER THE DEPTH EXCEEDS TWO (2) FEET OR CREATES A HAZARDOUS CONDITION.

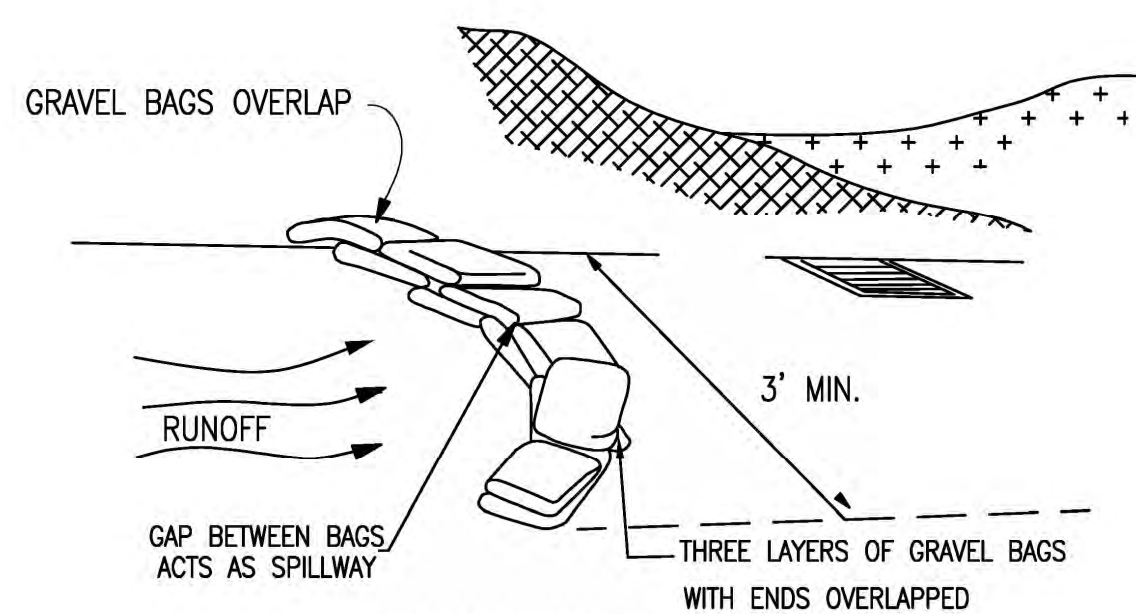


1 STABILIZED CONSTRUCTION ENTRANCE AND CONSTRUCTION ROADWAY:
 NOT TO SCALE



2 SILT FENCE DETAIL:
 NOT TO SCALE

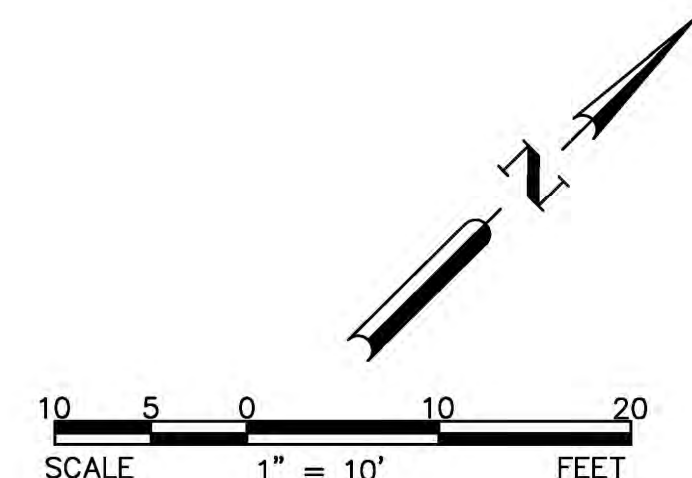
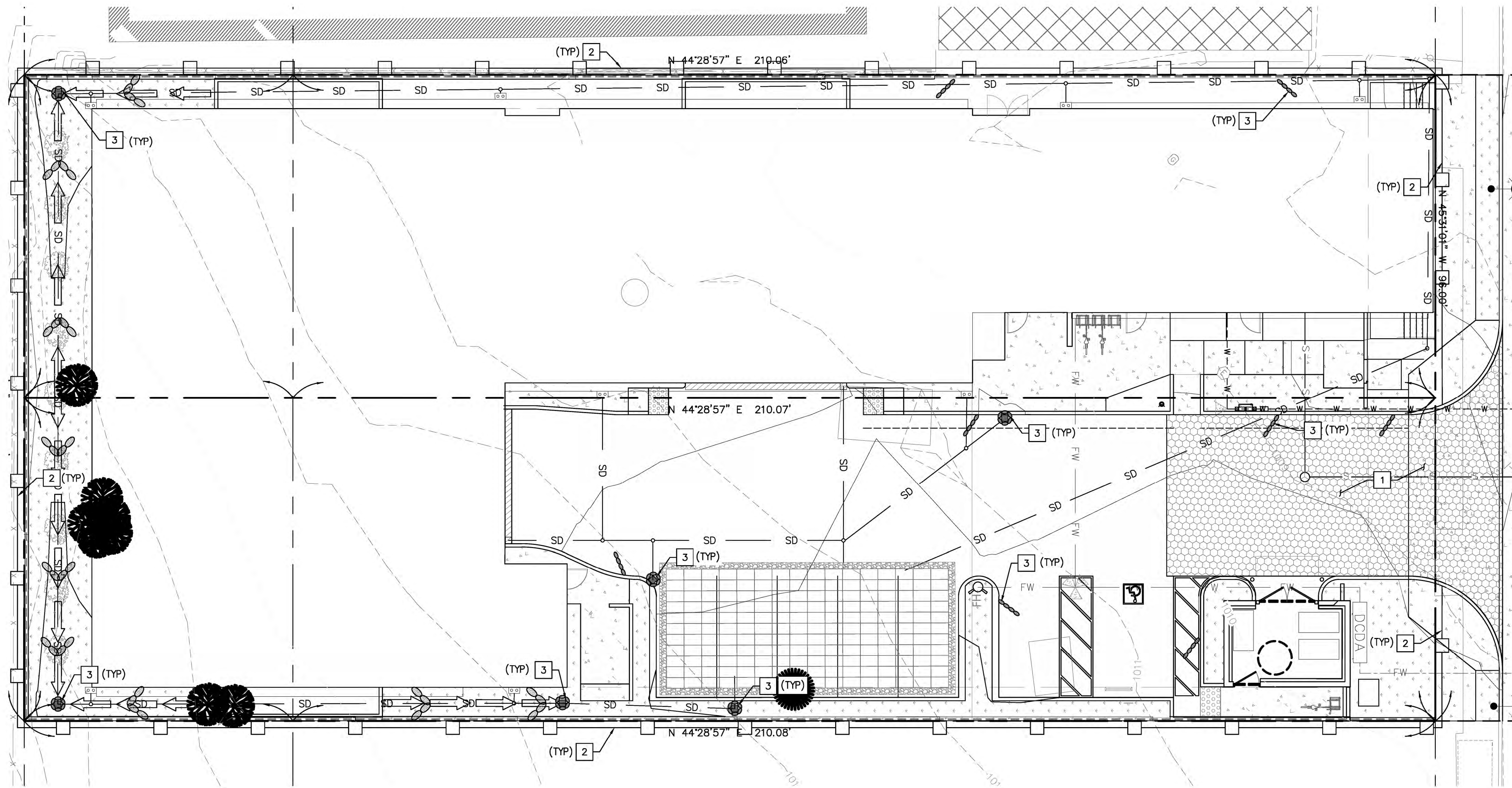
THE SILT FENCE SHOULD BE SUPPORTED BY A WIRE MESH IF THE FILTER FABRIC DOES NOT HAVE SUFFICIENT STRENGTH AND BURSTING STRENGTH CHARACTERISTICS (AS RECOMMENDED BY THE FABRIC MANUFACTURER)



3 GRAVEL BAGS:
 NOT TO SCALE

EROSION CONTROL NOTES:

- 1 INSTALL STABILIZED CONSTRUCTION ENTRANCE PER CASQA TC-1.
- 2 INSTALL SILT FENCE PER CASQA BMP SE-1.
- 3 INSTALL GRAVEL BAG BERM PER CASQA BMP SE-6.



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CONSTRUCTION RECORD	DATE	BY	REVISIONS	DATE	ACC'D	BENCHMARK
Contractor						
Inspector						SEE SHEET 1
Date Completed						

SCALE	SEAL
HORIZONTAL	
AS NOTED	
VERTICAL	
NA	

Designed By	Drawn By	Checked By
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BUILDING AND SAFETY

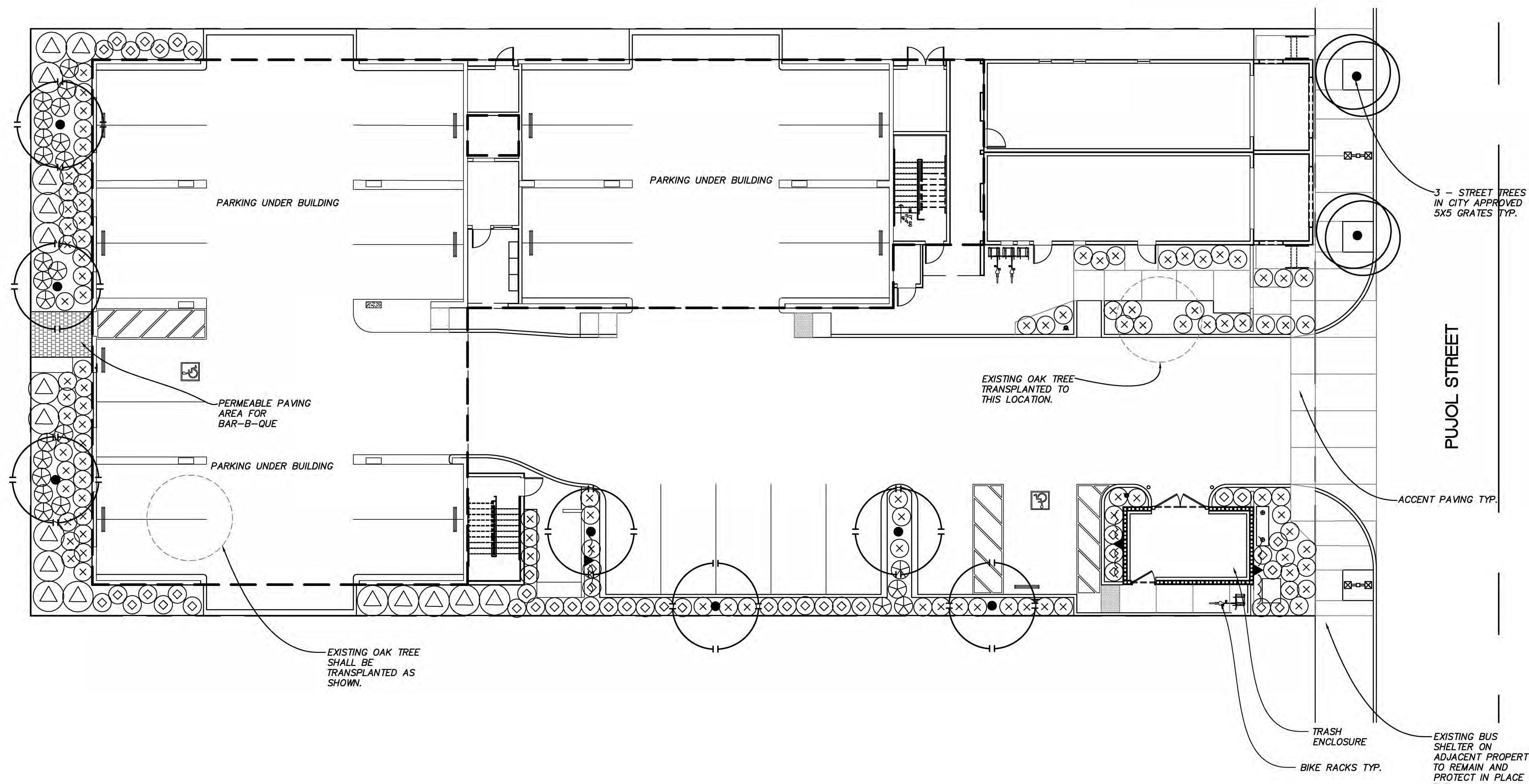
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APPROVED BY: _____ NAME _____ DATE _____

CITY OF TEMECULA DEPARTMENT OF PUBLIC WORKS

MULTIFAMILY DWELLING
 LOT 7 & 8, BLOCK 34
 28717 PUJOL STREET
 APN: 922-062-008 & 922-062-009
EROSION CONTROL PLAN

DRAWING NO. CGP-8
 SHEET 8 OF 8



PLANTING LEGEND

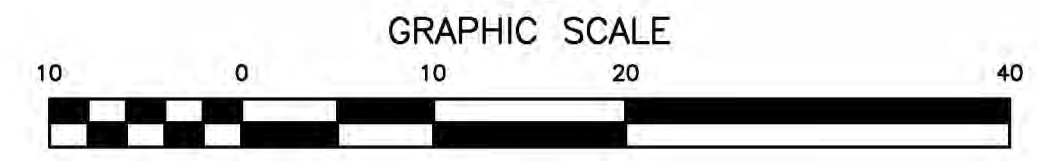
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WUCOL IV
TREES						
●	CHITALPA TASHKENTENSIS	PINK FLOWERING CHITALPA	24" BOX	7	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	L
○	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	2	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	M
SHRUBS						
⊗	CALLISTEMON VIMINALIS 'BETTER JOHN'	DWARF BOTTLEBRUSH	5 GAL	47	FULL & BUSHY @ 3' O.C.	L
⊗	DIANELLA CAERULEA 'CASSA BLUE'	CASSA BLUE FLAX LILY	1 GAL	97	FULL & BUSHY @ 3' O.C.	L
⊗	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD TEXAS SAGE	5 GAL	17	FULL & BUSHY @ 5' O.C.	L
⊗	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	24	FULL & BUSHY @ 4' O.C.	L
VINE:						
▲	MACFADYENA UNGUIS 'CATI'	CAT'S CLAW VINE	5 GAL	3	ATTACH TO TRASH ENCLOSURE WALL	L
MULCH:						
NOT SHOWN	FOREST BLEND WOOD MULCH	SHREDDED WOOD MULCH	3" MAX.	AS REQ'D.	3" DEEP-TO ALL PLANTING AREAS TYP.	

NOTES:

1. ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE CITY OF TEMECULA WATER EFFICIENCY ORDINANCE 17.32.
2. A POTABLE WATER DRIP IRRIGATION SYSTEM SHALL BE UTILIZED FOR THE ONSITE AND OFFSITE LANDSCAPE PER THE CITY OF TEMECULA'S WATER CONSERVATION ORDINANCE. NO SPRAY IRRIGATION SHALL BE USED.
3. ALL MATURE PLANTING SHALL NOT INTERFERE WITH UTILITY LINES OR TRAFFIC SITE LINES.
4. ALL UTILITIES SHALL BE SCREENED W/ PLANTING TYP.
5. CITY OF TEMECULA PLANNING DEPT. SHALL BE CALLED PRIOR TO ANY INSTALLATION IN ORDER TO SCHEDULE REQUIRED LANDSCAPE INSPECTIONS.
6. TREES & SHRUBS SHALL BE PLACED A MINIMUM OF 5' AWAY FROM WATER METER, GAS METER, OR SEWER LATERALS; A MINIMUM OF 10' AWAY FROM UTILITY POLES; & A MINIMUM OF 8' AWAY FROM FIRE HYDRANTS & FIRE DEPARTMENT SPRINKLER & STANDPIPE CONNECTIONS.
7. ALL EXISTING TREES EXCEPT THE OAK TREE SHALL BE REMOVED FROM THE SITE DUE TO GRADE ISSUES. THE OAK TREE SHALL BE RELOCATED AS SHOWN.
8. STREET TREES TO BE IN TREE WELLS WITH GRATES PER CITY OF TEMECULA SPECIFICATIONS..

SITE CALCULATIONS

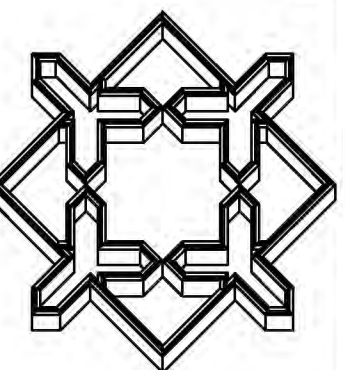
SITE AREA	20,160 SQ. FT.	0.463 NET ACRES
TOTAL LANDSCAPE AREA	1,591 SQ. FT.	8% OF TOTAL SITE



PROJECT ADDRESS
28717 PUJOL STREET
TEMECULA, CA 92590

PRELIMINARY PLANTING PLAN
APN 922-062-008/009 PA24-0494

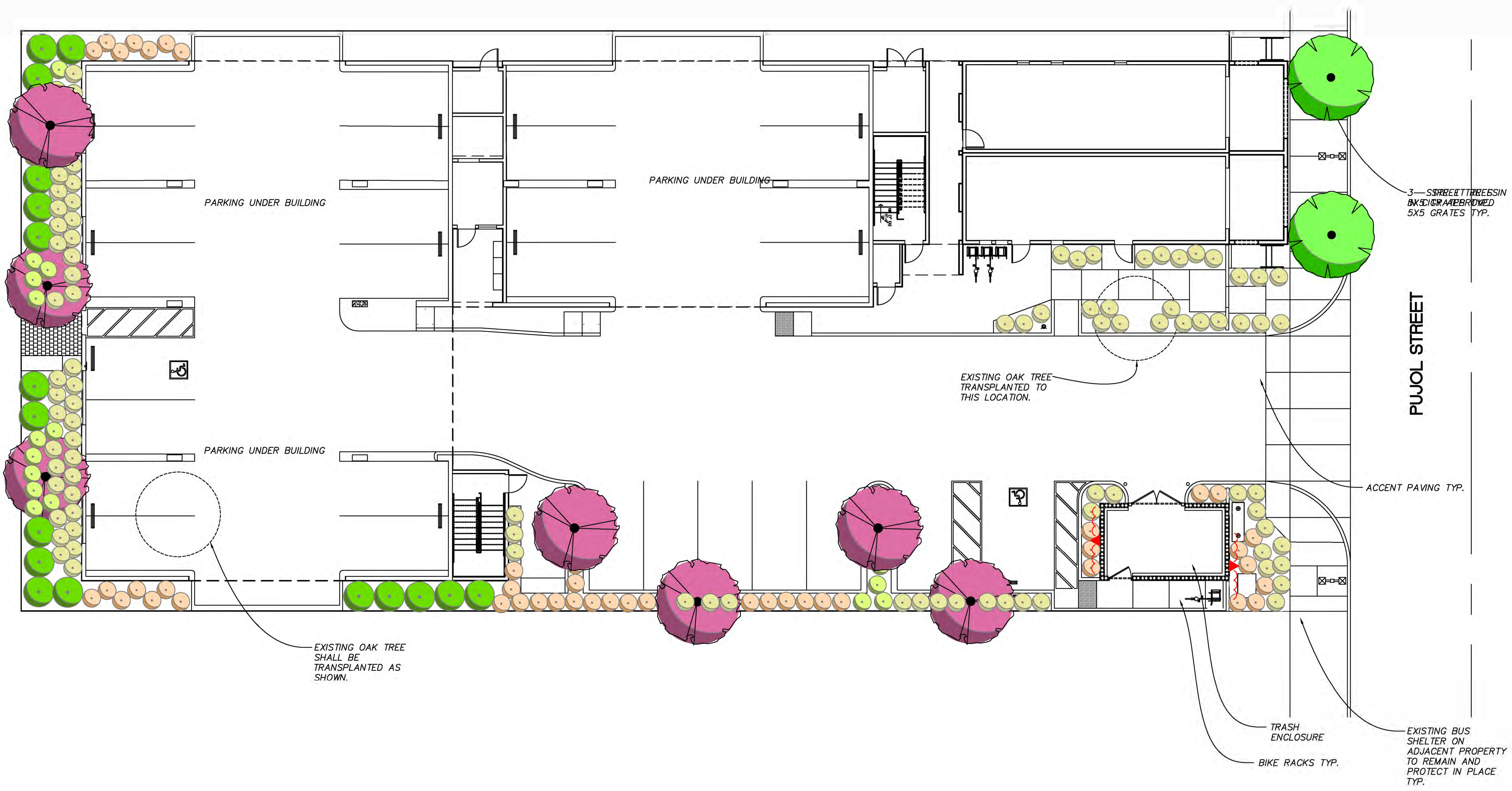
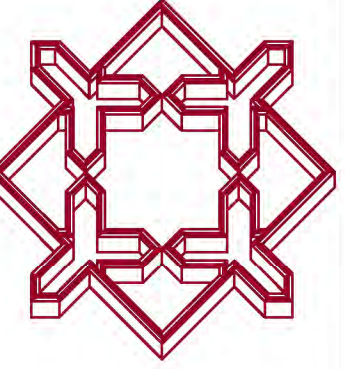
ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
California license #2017
RECREATION FACILITIES PLANNING
41635 Enterprise Circle North, Suite C
Temecula, CA 92590 (951) 298-8802 FAX 298-8803



PROJECT: PUJO MULTI FAMILY
OWNER: CREEK STONE PROPERTIES
P.O. BOX 544
TEMECULA, CA 92593

drawn: V.D.
checked: V.D.
date: 10-09-24
SHEET L-1
of 1 sheets
JOB NO. 24-110

PRINT DATE 10-17-2025 CONCEPTUAL PLAN SUBMITTAL #3



3- STREET TREES IN
 BK/ST/RA/HE/B/OMED
 5X5 GRATES TYP.

PUJOL STREET

ACCENT PAVING TYP.

TRASH ENCLOSURE
 BIKE RACKS TYP.

EXISTING BUS SHELTER ON
 ADJACENT PROPERTY
 TO REMAIN AND
 PROTECT IN PLACE
 TYP.

EXISTING OAK TREE
 SHALL BE
 TRANSPLANTED AS
 SHOWN.

EXISTING OAK TREE
 TRANSPLANTED TO
 THIS LOCATION.

PARKING UNDER BUILDING

PARKING UNDER BUILDING

PARKING UNDER BUILDING

PLANTING LEGEND

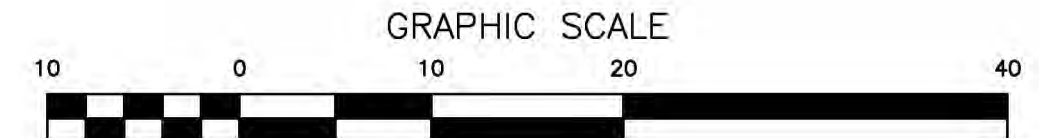
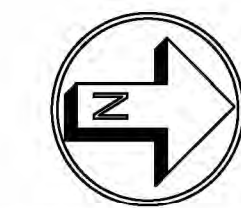
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WUCOL IV
TREES						
	CHITALPA TASHKENTENSIS	PINK FLOWERING CHITALPA	24" BOX	7	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	L
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	2	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	M
SHRUBS						
	CALLISTEMON VIMINALIS 'BETTER JOHN'	DWARF BOTTLEBRUSH	5 GAL	47	FULL & BUSHY @ 3' O.C.	L
	DIANELLA CAERULEA 'CASSA BLUE'	CASSA BLUE FLAX LILY	1 GAL	97	FULL & BUSHY @ 3' O.C.	L
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD TEXAS SAGE	5 GAL	17	FULL & BUSHY @ 5' O.C.	L
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	24	FULL & BUSHY @ 4' O.C.	L
VINE:						
	MACFADYENA UNGUIS 'CATI'	CAT'S CLAW VINE	5 GAL	3	ATTACH TO TRASH ENCLOSURE WALL	L
MULCH:						
	FOREST BLEND WOOD MULCH	SHREDDED WOOD MULCH	3" MAX.	AS REQ'D.	3" DEEP-TO ALL PLANTING AREAS TYP.	
NOT SHOWN						

NOTES:

- ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE CITY OF TEMECULA WATER EFFICIENCY ORDINANCE 17.32.
- A POTABLE WATER DRIP IRRIGATION SYSTEM SHALL BE UTILIZED FOR THE ONSITE AND OFFSITE LANDSCAPE PER THE CITY OF TEMECULA'S WATER CONSERVATION ORDINANCE. NO SPRAY IRRIGATION SHALL BE USED.
- ALL MATURE PLANTING SHALL NOT INTERFERE WITH UTILITY LINES OR TRAFFIC SITE LINES.
- ALL UTILITIES SHALL BE SCREENED W/ PLANTING TYP.
- CITY OF TEMECULA PLANNING DEPT. SHALL BE CALLED PRIOR TO ANY INSTALLATION IN ORDER TO SCHEDULE REQUIRED LANDSCAPE INSPECTIONS.
- TREES & SHRUBS SHALL BE PLACED A MINIMUM OF 5' AWAY FROM WATER METER, GAS METER, OR SEWER LATERALS; A MINIMUM OF 10' AWAY FROM UTILITY POLES; & A MINIMUM OF 8' AWAY FROM FIRE HYDRANTS & FIRE DEPARTMENT SPRINKLER & STANDPIPE CONNECTIONS.
- ALL EXISTING TREES EXCEPT THE OAK TREE SHALL BE REMOVED FROM THE SITE DUE TO GRADE ISSUES. THE OAK TREE SHALL BE RELOCATED AS SHOWN.
- STREET TREES TO BE IN TREE WELLS WITH GRATES PER CITY OF TEMECULA SPECIFICATIONS..

SITE CALCULATIONS

SITE AREA	20,160 SQ. FT.	0.463 NET ACRES
TOTAL LANDSCAPE AREA	1,591 SQ. FT.	8% OF TOTAL SITE



1 INCH = 10 FT.

PROJECT ADDRESS
 28717 PUJOL STREET
 TEMECULA, CA 92590

PLANTING PLAN

APN 922-062-008/009 PA24-0000