

CITY OF TEMECULA TEMECULA ONO HAWAIIAN BBQ/BETTER BUZZ APN: 921-320-061 CONCEPTUAL GRADING PLAN

GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT EDTITION OF THE IMPROVEMENT STANDARD DRAWINGS AND SUBSEQUENT ATTACHMENTS.
- APPROVAL OF THESE PLANS BY THE CITY OR ITS AGENTS DOES OT RELEIVE THE APPLICANT AND ENGINEER OF RECORD FROM THE RESPONSIBILITY FOR THE CORRECTION OF ERRORS OR OMISSIONS DISCOVERED DURING
- 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.
- THE PERMITEE MUST OBTAIN AN ENCROACHMENT PERMIT PRIOR TO ANY WORK WITHIN A PUBLIC RIGHT-OF-WAY. A PERMITEE SHALL SCHEDULE A PRECONSTRUCTION MEETING TWO (2) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.
- 6. CITY ORDINANCE 94-25 STATES THAT NO PERSON SHALL ENGAGE IN OR CONDUCT CONSTRUCTION ACTIVITY. WHEN THE CONSTRUCTION SITE IS WITHIN ONE QUARTER (1) 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.
- 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 PERMITEE IS RESPONSIBLE FOR OBTAINING THE APPROPRIATE CLEARANCES FROM
- THESE AGENCIES PRIOR TO ANY SITE DISTURBANCE OR GRADING. 8. EMERGENCY TELEPHONE NUMBERS (ANSWERING MACHINE IS NOT ACCEPTABLE)

RESPONSIBLE PERSON DEVELOPER

- 9. THE PERMITEE SHALL ABIDE BY THE REQUIRMENTS OUTLINED IN THE EROSION AND SEDIMENT CONTROL NOTES THROUGHOUT THE DURATION OF THE PROJECT INCLUDING THE STATE NPDES PERMIT FOR CONSTRUCTION
- ACTIVITIES. IF APPLICABLE 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING THE PROPOSED WORK AREA, AND RELOCATION COSTS OF ALL EXISTING UTILITIES
- CONSTRUCTION FENCING: A SIX FOOT (6') CHAIN LINK FENCE IS REQUIRED ON ALL INDUSTRIAL AND COMMERCIAL PROJECTS UNTIL ROOF SYSTEMS ARE COMPLETED OR AS DEEMED NECESSARY FOR PUBLIC SAFETY. THE MAINTENANCE FOR CONSTRUCTION FENCING UNTIL ROOF SYSTEMS ARE COMPLETED IS THE SOLE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR.
- 12. 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. 491 (TRACT AND PARCEL
- 13. DUST SHALL BE CONTROLLED TO COMPLY WITH SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT'S (SCAQMD) RULE 403, INCLUDING METHODS BY THE CITY ENGINEER.
- 14. A RESPONSE TO A REQUEST FOR OCCUPANCY SHALL BE PROVIDED NO LESS THAN THREE (3) BUSINESS DAYS FROM THE RECEIPT OF THE OCCUPANCY RELEASE FORM. 15. FOR ALL OTHER SPECIFIC REQUIREMENTS ON PAVING, GRADING OR EROSION AND SEDIMENT CONTROL, PLEASE
- 16. PROVIDE SURVEY CUT SHEETS TO THE CITY ENGINEER OR HIS/HER REPRESENTATIVE UPON REQUEST.

GRADING NOTES:

Underground Service Alert

TWO WORKING DAYS BEFORE YOU DIG

- 1. ALL GRADING, EROSION & SEDIMENT CONTROL RELATED ACTIVITIES SHALL CONFORM TO TITLE 18 OF THE TEMECULA MINICIPAL CODE, AND IF APPLICABLE, THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) NPDES GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES.
- 2. ALL GRADING SHALL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE PRELIMINARY SOILS INVESTIGATION BY:
- 3. MAXIMUM CUT AND FILL SLOPES SHALL BE 2:1 AND SHALL COMPLY WITH THE RECOMMENDATIONS OF THE SOILS REPORT.
- 4. 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.
- 6. 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
- 8. TEMPORARY DRAINAGE SHALL BE PROVIDED UNTIL PERMANENT DRAINAGE STRUCTURES ARE INSTALLED. PROTECTIVE MEASURES SHALL BE IMPLEMENTED TO PROTECT ADJOINING AND DWONSTREA PROPERTIES FROM SILT DEPOSITION AND PONDING WATER DURING GRADING OPERATIONS.
- 9. 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. 10. 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. 11. 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.
- 12. 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 STATÈMENT 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.
- 13. PRIOR TO RELEASE OF A BUILDING PERMIT, A REGISTERED SOIL/GEOTECHICAL ENGINEER SHALL SUBMIT TO THE LAND DEVELOPMENT INSPECTOR TWO (2) SETS OF WRITTEN FINAL PAD COMPACTION CERTIFICATION AND INCLUDE A STATMENT THAT THE GRADING HAS BEEN DONE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE PRELIMINARY SOILS REPORT.
- 14. POST GRADING ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO. INSTALLING WHERE APPLICABLE, GROUNDCOVER, 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 SYSTEMSS WITH BACKFLOW PREVENTION DEVICES PER THE

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 DISCHARCHES ARE PROHIBITED FROM ENTERING ANY STORM WATER CONVEYANCE STYSTEM YEAR-ROUND.
- 2. <u>BEST MANAGEMENT PRACTICES (BMP)</u>. **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.cabmphandbooks.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
- STOCKPILING OF BMP. ADDITIONAL ESC MATERIALS SHALL BE SOCKPILED 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
- 3. <u>EROSION AND SEDIMENT CONTROLS.</u> 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.
- a. <u>EROSION CONTROLS</u>. 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), POLYPROPELYNE 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 ₹ 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.
- <u>STATE CONSTRUCTION GENERAL PERMIT</u>. 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 (WDID) NUMBER, A RISK LEVEL DETERMINATION NUMBER AND THE QUILIFIED "STORM WATR 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/water issues/programs/stormwater/construcion. THIS PROJECT IS A RISK LEVEL 2 SITE UNDER WDID# 9 33C390653.
- 5. 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
- 6. 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.
- 7. DESILTING BASINS. DESILTING BASINS SHALL BE DESIGNED ACCORDING TO THE GUIDANCE PROVIDED IN CASQA'S ONSTRUCTION BMP HANDBOOK IMPOUNDED WATER SHALL BE SECURED FROM THE PUBLIC. SIGNAGE INDICATING "PONDED WATER - DO NOT ENTER" OR EQUIVALENT WARNING NOTICE SHALL BE POSTED.
- 8. 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 CONVEANCE SYSTEMS, SIDEWALKS, RIGHT-OF-WAYS AND FLOW LINES AND SHALL HAVE SECONDARY CONTAINMENT. INACTIVE STOCKPILES OF SOIL SHALL BE COVERED AT ALL TIMES. ATIVE STOCKPILES SHALL BE COVERED PRIOR TO A FORCAST RAIN.
- 9. CONSTRUCTION WASTE. CONSTRUCTION WASTE AND MISCELLANEOUS DEBRIS SHALL BE PLACED IN WATER-TIGHT BINS. MIRE MESH RECEPTICLES 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.
- 10. 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
- 11. PORTABLE MIXERS. ALL PORTABLE MIXERS SHALL HAVE PLASTIC LINERS UNDERNEATH THEM WITH GRAVEL BAGS
- 12. 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.
- 13. 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.
- 14. OTHER CONSTRUCTION NOTES. REFER TO SEPARATE NOTES FOR "GENERAL," "GRADING" AND "PAVING" REQUIREMENTS.

EASEMENT NOTES

AN EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES. IN FAVOR OF NEVADA CALIFORNIA ELECTRIC POWER CORPORATION NOW SOUTHERN CALIFORNIA EDISON COMPANY, REC'D 05/19/1937, IN BOOK 323, PAGE 387. OF OFFICIAL RECORDS OF COUNTY OF RIVERSIDE. "SAID EASEMENT CANNOT BE LOCATED FROM RECORDS."

PLACED ON THE DOWN-HILL SIDE OF THE LINERS TO CONTAIN DISCHARGES.

AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF UNDERGROUND CONDUITS AND APPURTENANCES FOR THE TRANSMISSION OF ELECTRIC ENERGY AND COMMUNICATIONS. IN FAVOR OF GENERAL TELEPHONE COMPANY OF CALIFORNIA, REC'D 04/16/1989 AS INST. NO. 80220, OF OFFICIAL RECORDS OF COUNTY OF RIVERSIDE. "SAID EASEMENT CANNOT BE LOCATED FROM RECORDS."

AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF UNDERGROUND CONDUITS AND APPURTENANCES FOR THE TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, REC'D 04/16/1989 AS INST. NO. 80220. OF OFFICIAL RECORDS OF COUNTY OF RIVERSIDE. "SAID EASEMENT CANNOT BE LOCATED FROM RECORDS."

SPECIAL NOTE: WHERE LISTED MAPPING LENGTH, BEARING AND DISTANCES DO NOT MATCH THE RECORDED MAP PLEASE REFER TO THE LEGAL DESCRIPTION THAT CALLS FOR THE EXCETPED PROTIONS OF MAP 22863.

PAVING NOTES:

- 1. STANDARDS. ALL WORK AND MATERIALS (I.E., ASPHALT CNCRETE (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.
- 2. 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.
- 3. SOIL STERILIZER. AN APPROVED SOIL STERILIZER SHALL BE USED ON ALL BASE GRADE SURFACES PRIOR TO
- 4. PRIME COAT PRIME COAT IS REQUIRED ON SUBGRADE OR BASE WHEN THE BASE IS SUBJECTED TO SUBSTANTIAL CONSTRUCTION TRAFFIC (OR WHEN LONG TIME PERIODS ELAPSE BEFORE AC IS PLACED), AS DETERMINED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER.
- 5. TYPE I SLURRY. PRIOR TO PROJECT FINAL COMPLETION AND ACCEPTANCE OF STREETS INTO THE CITY'S MAINTAINED SYSTEM, TYPE I SLURRY SHALL BE PLACED OVER THE ASPHALT CONCRETE PAVED PROJECT STREET(S), AS DIRECTED BY THE CITY ENGINEER. THE ENTIRE ROADWAY WIDTH SHALL BE SWEPT AT LEAST 3 TIMES OR AS DIRECTED BY THE CITY ENGINEER.
- 6. FOG SEAL. FOR PRIVATE DEVELOPMENT, ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN 14 DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING AND SHALL BE APPLIED AT A RATE OF 0.05 GALLONS PER SQ. YD. THE ASPHALT EMULSION SHALL CONFORM TO SECTIONS 37, 39 AND 94 OF THE STATE STANDARD SPECIFICATIONS.
- 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-1 H" CONFORMING TO THE GREEN
- 8. <u>CERTIFICATION/TESTING.</u> 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 (OAP) AND/OR AS DIRECTED BY THE CITY ENGINEER. 9. PAVING MATERIALS.
- AC MATERIALS SHALL CONFORM TO SECTION 203-6 OF THE GREENBOOK AND CITY STANDARDS. TYPE C2 PG?0-10 FOR FINISH AND OVERLAY COURSES. THIS COURSE SHALL BE A MINIMUM OF 0.12 FOOT (1% INCHES) THICK INCLUDING GRIND AND OVERLAY INSTALLATIONS.
- 1.0.1.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 (2½ INCHES).
- THE MINIMUM AC THICKNESS IS 0.33 FOOT (4 INCHES). THE MAXIMUM AC LIFT IS FOUR 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 TO 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. 9.2.2. FOR STREET SECTIONS, BASE COURSE MATERIAL SHALL BE CRUSHED AGGREGATE BASE (CAB) OR CRUSHED MISCELLANEOUS BASE (CMB) PER SECTIONS 200-2.2 AND 202-2.4 OF THE GREENBOOK. PRINCIPAL AND URBAN ARTERIAL ROADS REQUIRE CAB.
- 9.3. PORTLAND CONCRETE CEMENT. ALL PCC USED SHALL BE IN CONFORMANCE TO THE GREENBOOK. 10. MIX DESIGNS. TEN 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.
- 11. 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.
- 12. COMPACTION, PRIOR TO PLACEMENT OF BASE MATERIAL AND AC. COMPACTION REPORTS BY A SOILS ENGINEER. CERTIFYING 95% COMPACTION OF SUB-GRADE AND BASE MATERIAL, 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.
- 13. PAVING INSPECTIONS. 13.1. BASE GRADE INSPECTION. ONE INSPECTION AT SUB-GRADE COMPLETION (PRIOR TO PLACEMENT OF BASE) IS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS. 13.2. PAVING INSPECTIONS. TWO PAVING INSPECTIONS ARE REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS:
- PRIOR TO PAVING, AT BASE GRADE COMPLETION; AND (2) DURING PLACEMENT OF AC. 13.3. DRIVEWAYS. ALL ONSITE PRIVATE RESIDENTIAL DRIVEWAYS SHALL COMPLY WITH THE APPROVED PLANS AND ' STANDARDS, AND SHALL BE INSPECTED AND CLEARED BY THE CITY ENGINEER PRIOR TO PAVING. 14. <u>UTILITIES</u>, ALL UNDERGROUND FACILITIES AND LATERALS SHALL BE IN PLACE PRIOR TO PAVING.
- 15. 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. LF TRENCHES IN CLOSE PROXIMITY AND PARALLEL TO GUTTER LINES RESULT IN LEAVING PAVEMENT STRIPS IN DISTRESS OR LESS THAN TWO FEET 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 EXISTING ASPHALT CONCRETE AND VERTICAL SURFACES TO BE JOINED IN COMPLIANCE WITH THE GREENBOOK
- 16. PARKING LOT GRADE. THE MINIMUM AC OR CONCRETE PAVEMENT GRADE SHALL BE ONE PERCENT (1 %). 17. 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.
- 18. 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, CITY AND ENGINEERING STANDARDS. REFER TO CITY STANDARD NO. 503 "PAVING DETAIL
- 19. 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. 20. 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 SHALL BE ACCEPTED. 21. 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 (L.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.). 22. OTHER CONSTRUCTION NOTES. REFER TO SEPARATE NOTES FOR "GENERAL," "GRADING," AND "EROSION AND SEDIMENT CONTROL" REQUIREMENTS.

NOTICE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. APPROVAL OF THIS PLAN BY THE CITY OF TEMECULA, EASTERN MUNICIPAL WATER DISTRICT OR RACHO CALIFORNIA WATER DISTRICT DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OR THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITY PIPE OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR IS REQUIRED TO TAKE ALL DUE PRECAUTIONARY MEANS TO PROTECT THE UTILITY LINES NOT OF RECORD OR SHOWN ON THIS PLAN.

THIS PROJECT IS AN IMPORT PROJECT. AS SUCH, IT IS NOTED THAT IMPORT QUANTITIES INDICATED HEREON ARE REPRESENTATIVE OF SPACE VOLUME AND DOES NOT CONSIDER RELATIVE COMPACTION OF SOILS, SHRINKAGE, SUBSIDENCE, AND OR ANY OTHER QUALITATIVE DETERMINATION OF IMPORT QUANTITIES OF EARTH MATERIALS BEING BROUGHT TO THE SITE. QUANTITIES OF EARTH MATERIALS IN TRANSPORT VEHICLES IS DIFFERENT THAN THE SPACE VOLUMES CALCULATED ON THESE PLANS. THIS IS DUE TO POTENTIAL FOR LOOSE SOILS IN TRANSPORT VEHICLES BEING COMPACTED ONCE REACHING THEIR DESTINATION ON SITE. THE OWNER AND OR DEVELOPER IS STRONGLY URGED TO TAKE THIS MATTER INTO CONSIDERATION WHEN CONTRACTING WITH THOSE RESPONSIBLE FOR GRADING AND IMPORTING SOILS.

29540 RANCHO CALIFORNIA ROAD TEMECULA, CALIFORNIA 92591

OWNER:

FAIRWAY COLIMA CALIFORNIA SEVEN, LLC ATTN: MEI CHAN LIANG, MANAGER 21700 COPLEY DRIVE, SUITE #320 SAN DIEGO, CALIFORNIA 91765 (909) 594-3388

LOT SIZE:

1.6 ACRE.

AREA OF DISTURBANCE

TOTAL AREA OF DISTURBANCE = 35,169 S.F. (0.81 ACRE) 24 HOUR EMERGENCY CONTACT: OWNER

PORTION OF PARCEL 1 OF PARCEL MAP 22863 P.M.B.

SOURCE OF TOPOGRAPHY:

FIELD SURVEY WAS COMPLETED: JUNE 21, 2021

SPIRO LAND SURVEYING, 26100 NEWPORT ROAD #415 MENIFEE, CALIFORNIA 92584 (951) 334-3174

SEE BELOW.

BASIC OF BEARING.

THE BEARING OF N 5V08'34" E ALONG THE CENTERLINE OF RANCHO CALIFORNIA ROAD AS SHOWN ON PARCEL MAP NUMBER 22863. FILED IN BOOK 150, PAGES 51 THROUGH 57 OF PARCEL MAPS IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

ASSESSORS PARCEL NO:

921-320-061

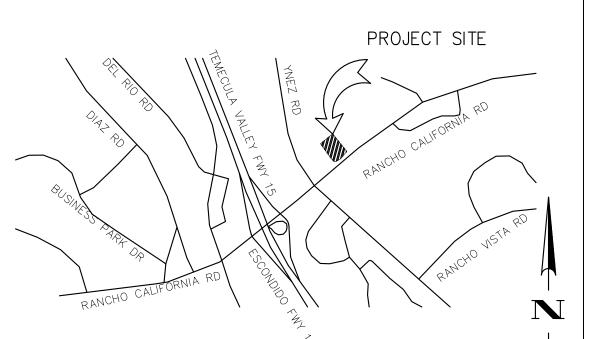
EARTHWORK QUANTITIES:

510 CY IMPORT 0 CY 209 CY EXPORT 301 CY

NOTE: EARTHWORK QUANTITIES ARE ESTIMATES ONLY AND DO NOT INCLUDE SHRINKAGE OR SUBSIDENCE. THEY ARE ESSENTIALLY FOR PERMIT PURPOSES ONLY AND NOT INTENDED FOR BIDDING.

IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT QUANTITIES FOR THE PURPOSES OF PAYMENT AND CONTRACT DOCUMENTS. THE UNDERSIGNED ENGINEER ACCEPTS NO RESPONSIBILITY FOR DISCREPANCIES IN THE EARTHWORK QUANTITIES.

THE FINAL ELEVATION OF THE FINISHED PAD MAY BE ADJUSTED SLIGHTLY TO ACCOUNT FOR VARIATIONS IN THE TOPOGRAPHY AND TO BALANCE THE PROJECT. THIS WILL NOT AFFECT THE OVERALL DRAINAGE CHARACTERISTICS OF THE SITE GRADING AS IT IS PROPOSED.



VICINITY MAP - N.T.S 29540 RANCHO CALIFORNIA ROAD, TEMECULA, CALIFORNIA 92591

TITLE AND NOTES

7 EROSION CONTROL PLAN

CONCEPTUAL GRADING PLAN

282 LF

57 LF

148 LF

186 LF

3 EA

1 EA

921 LF

511 LF

4,558 S.F

2 EA

1 EA

6 EA

1 EA

2 EA

1 EA

65 LF

65 LF

3 EA

PA23-0027

2,306 S.F

DEMOLITION PLAN

SECTIONS

DETAILS 1

DETAILS 2

SQUARE FEET

TOP OF CURB

CUBIC YARDS EAST EAST SHEE EACH SHEE ELEVATION SHEE EXISTING FINISHED FLOOR FINISH GROUND FLOW LINE FINISHED SURFACE HIGH POINT INVERT ELEVATION LENGTH FEET NORTH NOT TO SCALE		
PROPOSED SOUTH	EAST EACH ELEVATION EXISTING FINISHED FLOOR FINISH GROUND FLOW LINE FINISHED SURFACE HIGH POINT INVERT ELEVATION LENGTH FEET NORTH NOT TO SCALE PAD ELEVATION PROPOSED	SHET SHET SHET SHET SHET SHET SHET

SYMBOL ELEMENT QUANTITY PROPERTY LINE

LIMIT OF DISTURBANCE PROPOSED ELEVATION EXISTING ELEVATION PROPOSED 8" STORM DRAIN PROPOSED 6" STORM DRAIN

PROPOSED 12" STORM DRAIN PROPOSED 8" RETAINING WALL ADA PATH OF TRAVEL 1,714 LF PROPOSED 3' GUTTER

PROPOSED CATCH BASIN (SIZE PER PLAN) PROPOSED LANDSCAPE AREA PROPOSED MWS PROPOSED 6" CURB PROPOSED 6" CURB AND GUTTER -----

PROPOSED BUILDING AREA PROPOSED TRASH ENCLOSURE PROPOSED URBAN POND

> PROPOSED ADA TRUNCATED DOMES NO SYMBOL PROPOSED 4"ASPHALT CONCRETE PAVING 13,030 S.F. PROPOSED 3'X5' RIPRAP

PROPOSED 6" SPEE-D BASIN PROPOSED 8" SPEE-D BASIN NO SYMBOL PROPOSED HANDRAIL

PROPOSED INTERMEDIATE LANDING

CIVIL ENGINEER VENTURA ENGINEERING INLAND, INC. 27393 YNEZ RD, SUITE 159 TEMECULA CALIFORNIA 92591 CONTACT - WILFREDO VENTURA (951) 252-7632 WILFREDO@VENTURAENGINEERINGINLAND.COM

NO SYMBOL

EARTH STRATA GEOTECHNICAL SERVICES, INC 42184 REMINGTON AVENUE

PA23-0026 TEMECULA, CALIFORNIA 92590. (951) - 397 - 8315PA23-0030 INFO@EARTH-STRATA.COM

PROPOSED GUARDRAIL

VERMELTFOORT ARCHITECTS INC.

106 FRESNO, CALIFORNIA 93720

(559) 432-6744

RCV@VAIFRESNO.COM

8525 NORTH CEDAR AVENUE SUITE

CONSTRUCTION RECORD	DATE BY	REVISIONS	DATE ACC'D	BENCHMARK	SCALE	SEAL PROFESSIONAL	Designed By	Drawn By	Checked By						DRAWING NO.
Contractor				HORIZONTAL CONTROL WAS ESTABLISHED - PER RECORD MONUMENTS ON P.M.B. 150	HORIZONTAL	S/WILFREDO S.D. VENTURA	PLANS PREPA	ARED UNDER THE SUPE	ERVISION OF	RECOMMENDED BY:	DATE:	- CITY OF	TEMECULA	DEPARTMENT OF PUBLIC WORKS	
Inspector				51/57, AND SHOULD NOT BE USED MAPPING SERVICES. VERTICAL DATUM WAS	AS NOTED	No. 66532	Wilfredo Ventur	Date	10/5/23	ACCEPTED BY:	DATE:		TEMECULA O	NO HAWAIIAN BBQ/BETTER BUZZ APN : 921-320-061	CGP-1
Date Completed				ESTABLISHED PER NGS BENCHMARK SD-6-19,	VERTICAL	Exp. 6-30-24 #	WILFREDO VENTURA R C F NO 66532	Evnires	6/30/24		RICK THOMAS, P.E. ECTOR OF PUBLIC WORKS/CITY ENGINEER .E. NO. 44223	OD DO D	CON	CEPTUAL GRADING PLAN	
<u> </u>				ELEVATION 1014.96', NAVD 88 DATUM	NA 	OF CALLFOR	1	Expires	<i></i>	, R.C	.E. NO. 44223	1989: OF OF	TI	TLE SHEET AND NOTES	SHEET 1 OF 7

DEMOLITION NOTES:

- 1) EXISTING CURB AND GUTTER TO REMAIN AND BE PROTECTED IN PLACE.
- ② EXISTING CATCH BASIN TO REMAIN AND BE PROTECTED IN PLACE.
- 3 EXISTING WALL AND MONUMENT SIGNS TO REMAIN AND BE PROTECTED IN PLACE.
- (4) EXISTING WALL TO REMAIN AND BE PROTECTED IN PLACE.
- 5 EXISTING PARKING TO BE REMOVED.
- (6) EXISTING CURB TO BE REMOVED.
- (7) EXISTING BUILDING TO BE REMOVED.
- 8) EXISTING WALL TO BE REMOVED.
- 9 EXISTING CURB AND GUTTER TO BE REMOVED.
- 10 EXISTING UTILITY TO REMAIN AND BE PROTECTED IN PLACE.
- (1) EXISTING STAIRS TO BE REMOVED.
- 12 EXISTING STRIPING TO BE REMOVED.
- (3) EXISTING LIGHT POLE TO REMAIN AND BE PROTECTED IN PLACE.
- (14) EXISTING PARKING TO REMAIN AND BE PROTECTED IN PLACE.
- (5) EXISTING CURB TO REMAIN AND BE PROTECTED IN PLACE.
- (6) EXISTING LANDSCAPE TO REMAIN AND BE PROTECTED IN PLACE.
- (7) EXISTING LIGHT POLE TO BE REMOVED.
- (18) EXISTING ELECTRIC BOX TO REMAIN AND BE PROTECTED IN PLACE.

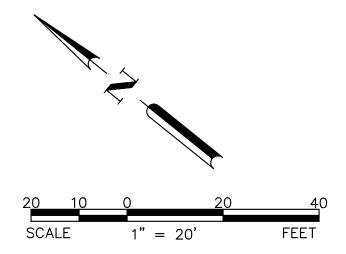
EASEMENT NOTES:

AN EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, IN FAVOR OF NEVADA CALIFORNIA ELECTRIC POWER CORPORATION NOW SOUTHERN CALIFORNIA EDISON COMPANY, REC'D 05/19/1937, IN BOOK 323, PAGE 387, OF OFFICIAL RECORDS OF COUNTY OF RIVERSIDE. "SAID EASEMENT CANNOT BE LOCATED FROM RECORDS."

AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF UNDERGROUND CONDUITS AND APPURTENANCES FOR THE TRANSMISSION OF ELECTRIC ENERGY AND COMMUNICATIONS, IN FAVOR OF GENERAL TELEPHONE COMPANY OF CALIFORNIA, REC'D 04/16/1989 AS INST. NO. 80220, OF OFFICIAL RECORDS OF COUNTY OF RIVERSIDE. "SAID EASEMENT CANNOT BE LOCATED FROM RECORDS."

AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF UNDERGROUND CONDUITS AND APPURTENANCES FOR THE TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, REC'D 04/16/1989 AS INST. NO. 80220, OF OFFICIAL RECORDS OF COUNTY OF RIVERSIDE. "SAID EASEMENT CANNOT BE LOCATED FROM RECORDS."

SPECIAL NOTE: WHERE LISTED MAPPING LENGTH, BEARING AND DISTANCES DO NOT MATCH THE RECORDED MAP PLEASE REFER TO THE LEGAL DESCRIPTION THAT CALLS FOR THE EXCETPED PROTIONS OF MAP 22863.



PARCEL 2 PARCEL 7 PARCEL MAP 22863 P.M.B. 150 51/57 LIMIT OF GRADING -N51°08'34"E 15.06' N38°51'26"W 202.00' Q L N38'51'26"W 12.00' PARCEL 1 N38**°**51'26"W 157.26 PARCEL 8 N38°51'26"W 169.21' N38°51'26"W 28.00 NOT A PART PA23-0026

Underground Service Alert
Call: TOLL FREE
1-800

227-6000
TWO WORKING DAYS BEFORE YOU DIG

THE HOLLING BATTE BELOTIE TOO BIG							
CONSTRUCTION RECORD	DATE	BY	REVISIONS	DATE	ACC'D	BENCHMARK	SCALE
Contractor							HORIZONTAL
nspector						OFF CHIEFT 1	AS NOTED
·						SEE SHEET 1	VERTICAL
Date Completed							NA
		l		1			

SEAL //	D PROFES	SIONAL
	ILFREDO S.D.	—— III
//*/	No. <u>6653</u> Exp. <u>6–30</u>) <u>-24</u>
	STATE OF CA	LIFORNIA

Designed By	Drawn By	Checked	Ву	
			RECOMMENDED (BY:DATE:
PLANS PREP	ARED UNDER THE	SUPERVISION OF		
Wilfredo Vinter	Date	10/5/23	ACCEPTED BY:	DATE:
WILFREDO VENTURA				PATRICK THOMAS, P.E.
R.C.E. NO66532	Expires	6/30/24		R.C.E. NO. 44223
		6/30/24		PATRICK THOMAS, P.E. DIRECTOR OF PUBLIC WORKS/CITY ENGINEER

CITY OF TEMECULA

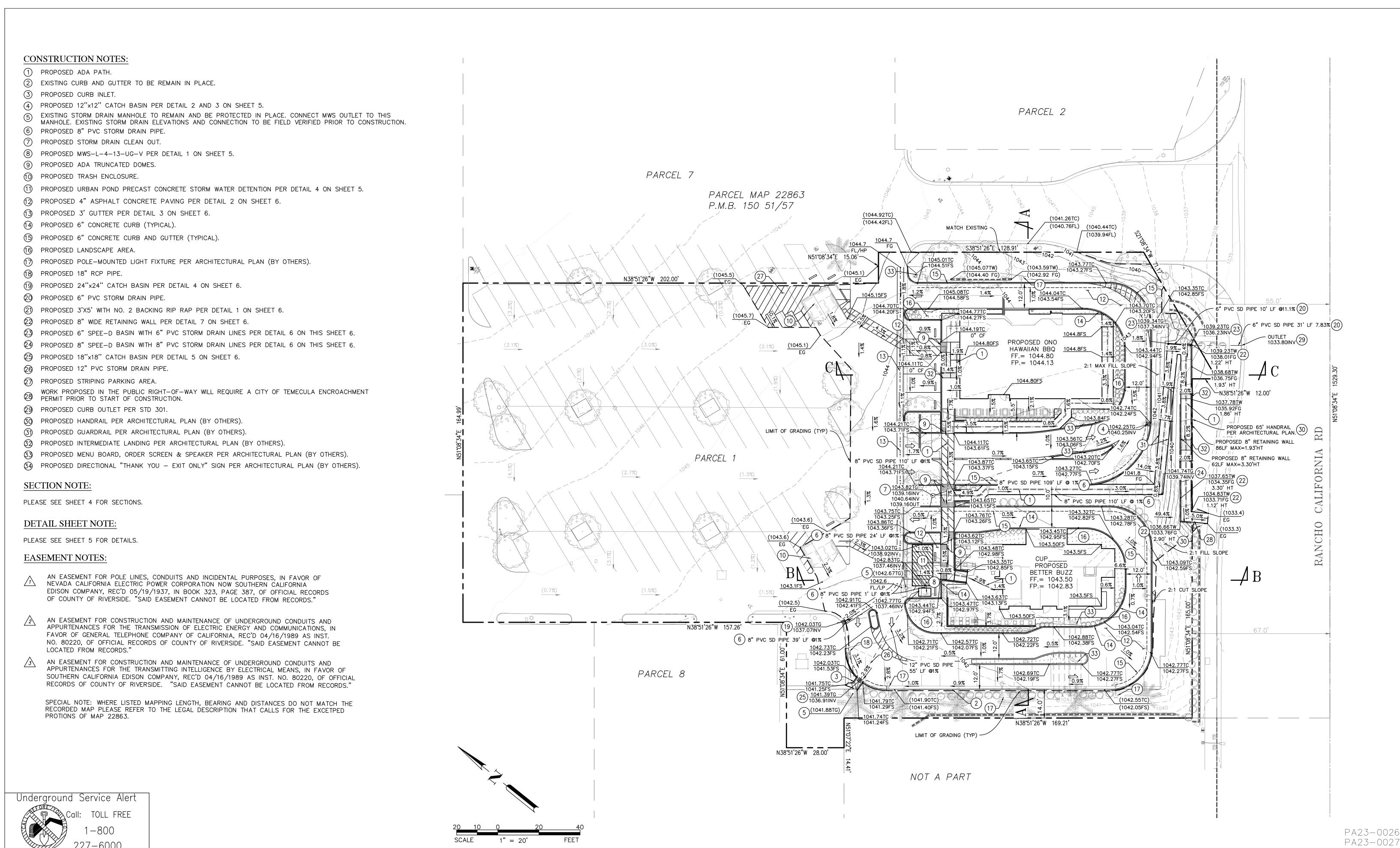
JLA DEPARTMENT OF PUBLIC WORKS

TEMECULA ONO HAWAIIAN BBQ/BETTER BUZZ APN: 921-320-061 CONCEPTUAL GRADING PLAN DEMOLITION PLAN

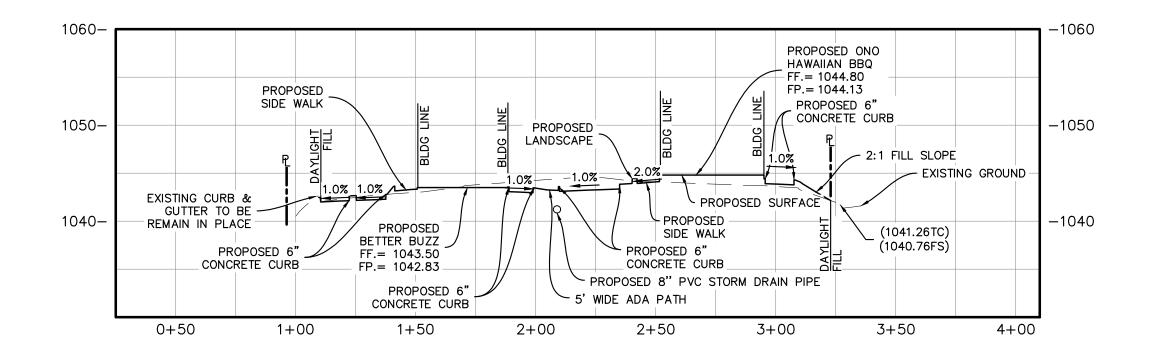
SHEET 2 OF 7

PA23-0027 PA23-0030

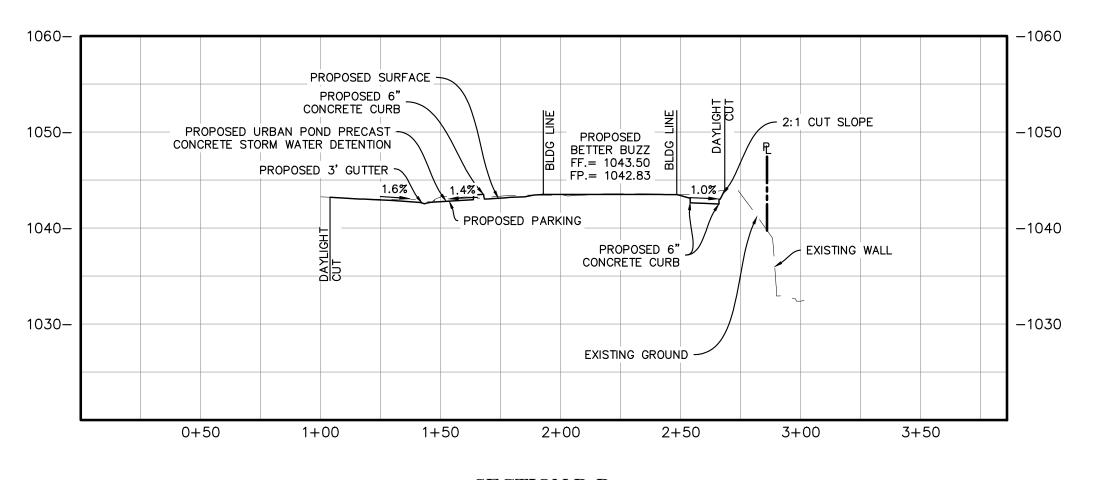
DRAWING NO.



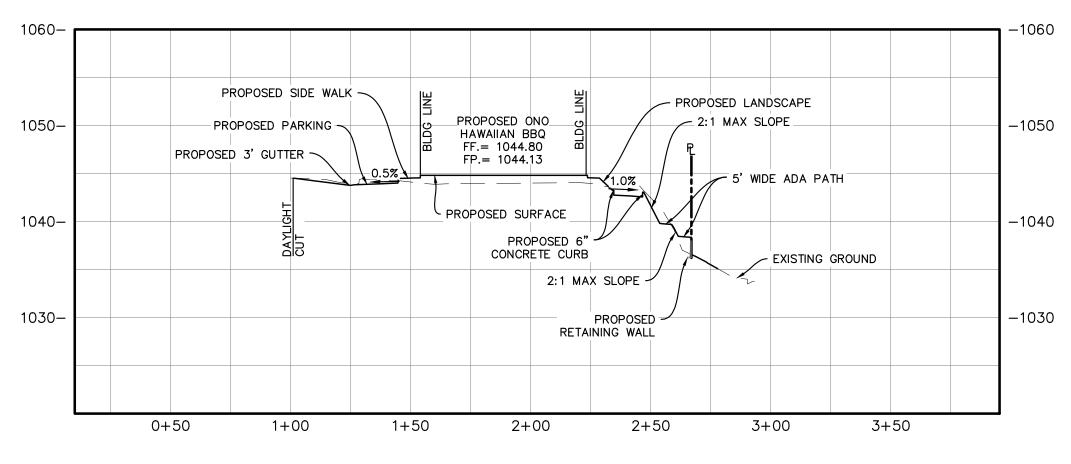
PA23-0030 TWO WORKING DAYS BEFORE YOU DIG DATE ACC'[DATE | BY DRAWING NO. CONSTRUCTION RECORD Designed By Checked By **REVISIONS** BENCHMARK Drawn By SCALE CITY OF TEMECULA DEPARTMENT OF PUBLIC WORKS RECOMMENDED BY: HORIZONTAL PLANS PREPARED UNDER THE SUPERVISION OF WILFREDO S.D. VENTURA TEMECULA ONO HAWAIIAN BBQ/BETTER BUZZ AS NOTED No. 66532 Wilfredo Vinter SEE SHEET 1 ACCEPTED BY: 10/5/23 APN: 921-320-061 Exp. 6-30-24 VERTICAL PATRICK THOMAS, P.E. WILFREDO VENTURA CONCEPTUAL GRADING PLAN CIVIL DIRECTOR OF PUBLIC WORKS/CITY ENGINEER ___ Expires _____6/30/24 Date Completed R.C.E. NO. ___ R.C.E. NO. 44223 SHEET 3 OF GRADING PLAN



SECTION A-A
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 1"=10'



SECTION B-B HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 1"=10'



SECTION C-C HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 1"=10'

Underground Service Alert Call: TOLL FREE

PA23-0026 PA23-0027 PA23-0030

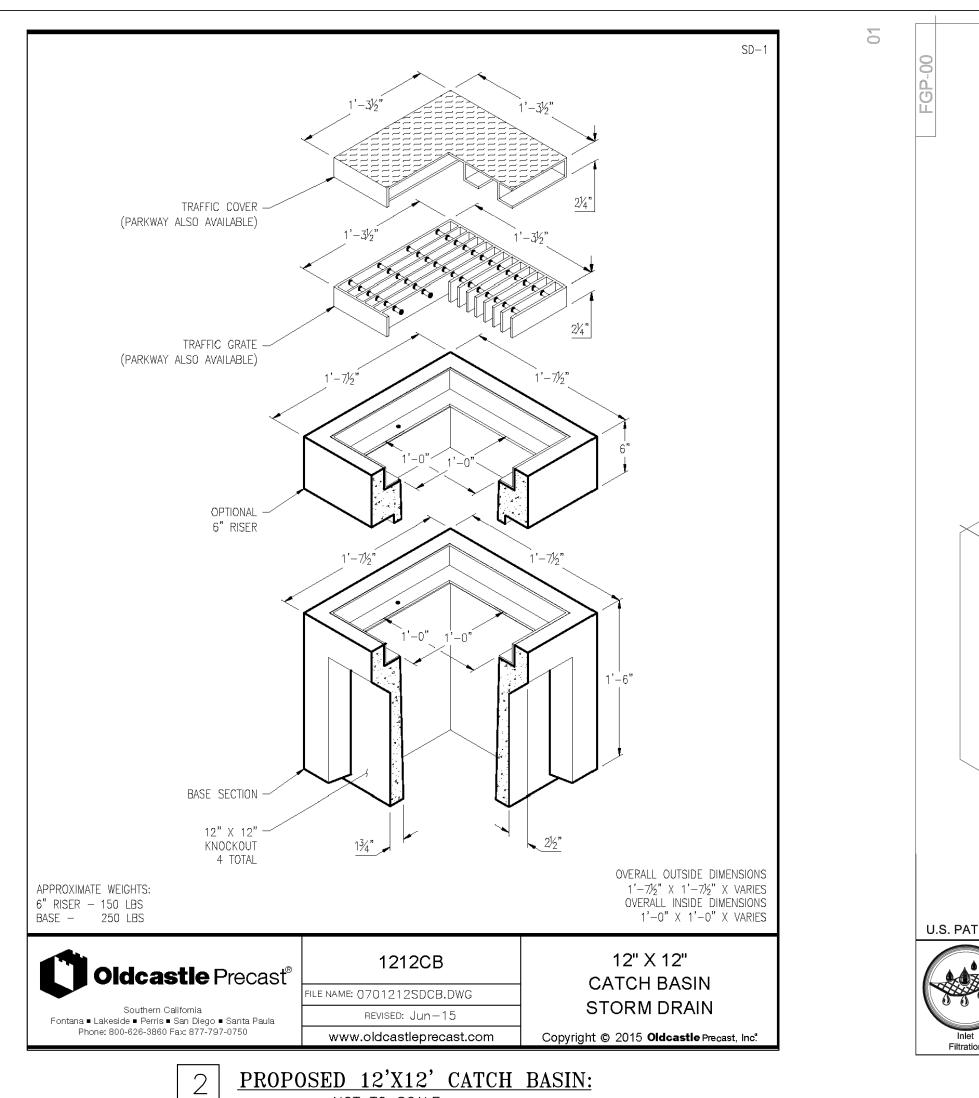
DRAWING NO.

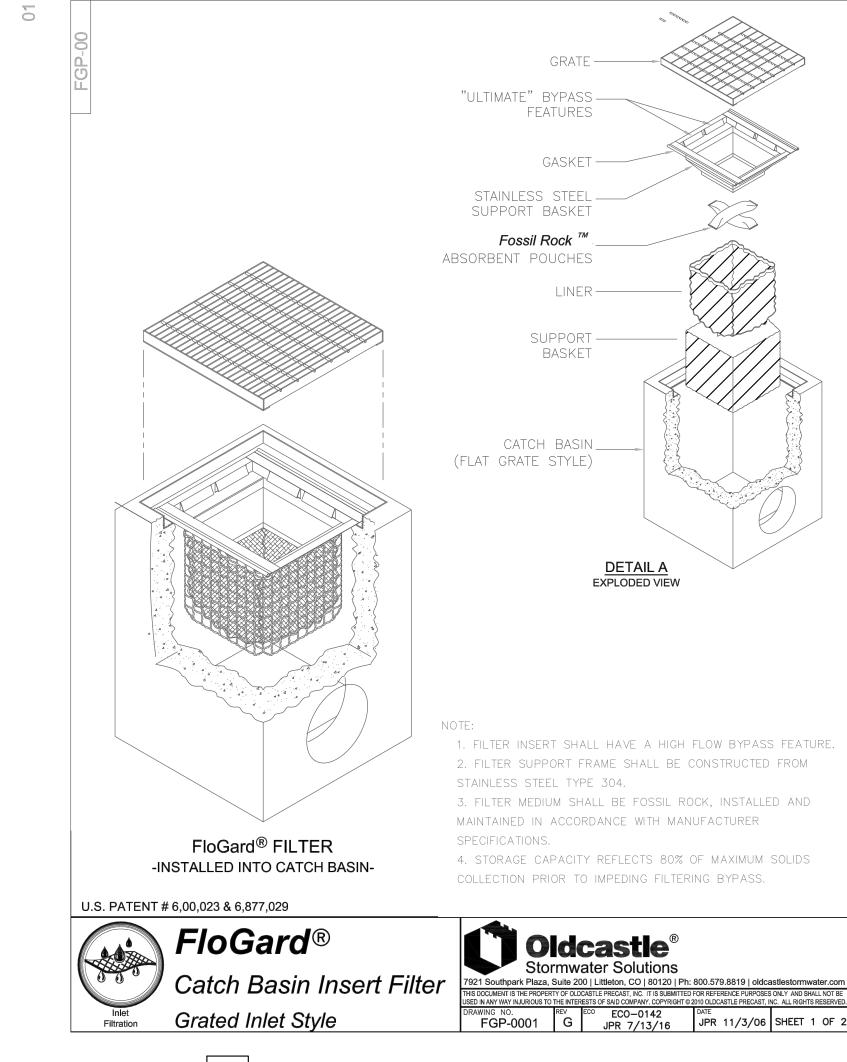
TWO WORKING DAYS BEFORE YOU	DIG											
CONSTRUCTION RECORD	DATE	BY	REVISIONS	DATE ACC'D	BENCHMARK	SCALE	SEAL PROFESSION	Designed By	Drawn By	Checked By		
Contractor						HORIZONTAL		DI ANG DEE	DADED LINDED THE CHDEDY	UCION OF	RECOMMENDED BY:	DATE:
						AS NOTED	WILFREDO S.D. VENTURA		PARED UNDER THE SUPERV	ISION OF		
Inspector					SEE SHEET 1	VERTICAL	No. <u>60332</u> Exp. <u>6−30−24</u>	Wilfredo Ventu	Date	10/5/23	ACCEPTED BY: PATRICK THOI	DATE:
Date Completed							CIVIL	WILFREDO VENTURA R.C.E. NO66532	Fynires	6/30/24	DIRECTOR OF R.C.E. NO. 44	PUBLIC WORKS/CITY ENGINEER
'						NA	OF CALLED	N.O.L. 140.			K.C.E. NO. 44	+223

CITY OF TEMECULA DEPARTMENT OF PUBLIC WORKS TEMECULA ONO HAWAIIAN BBQ/BETTER BUZZ APN: 921-320-061 CONCEPTUAL GRADING PLAN

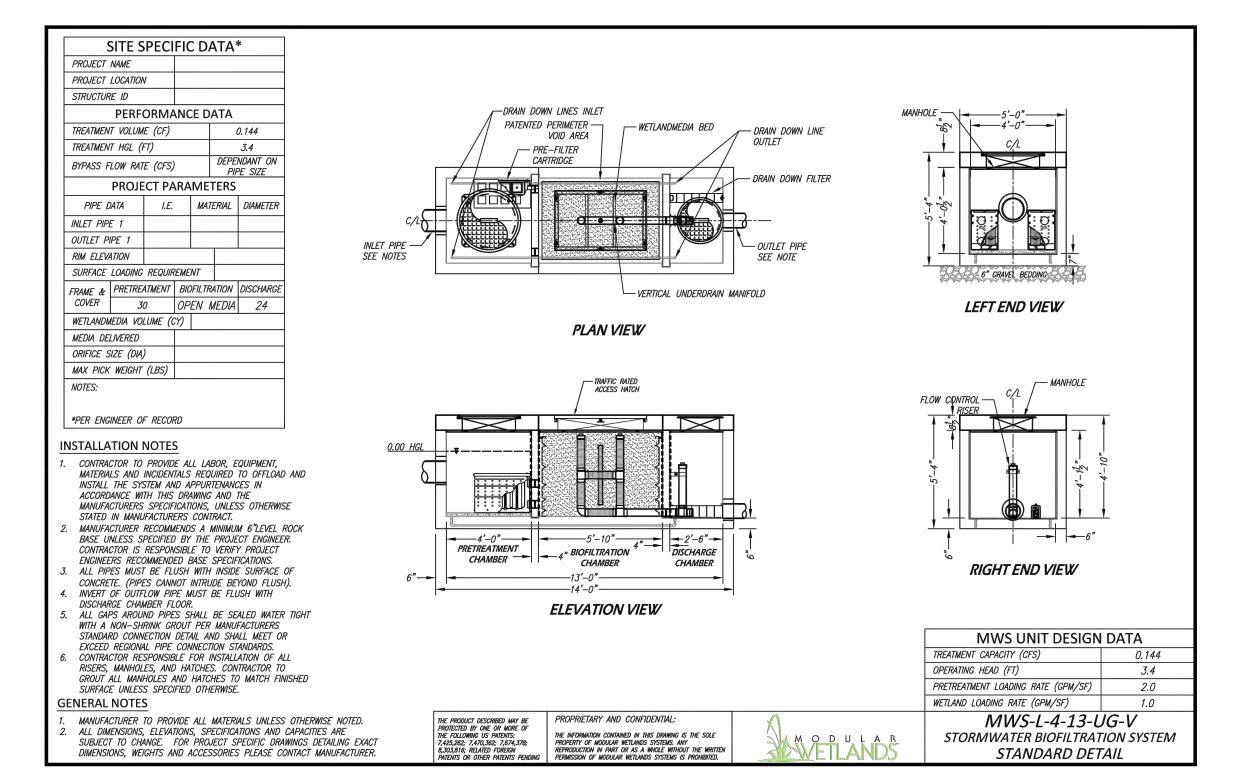
SECTIONS

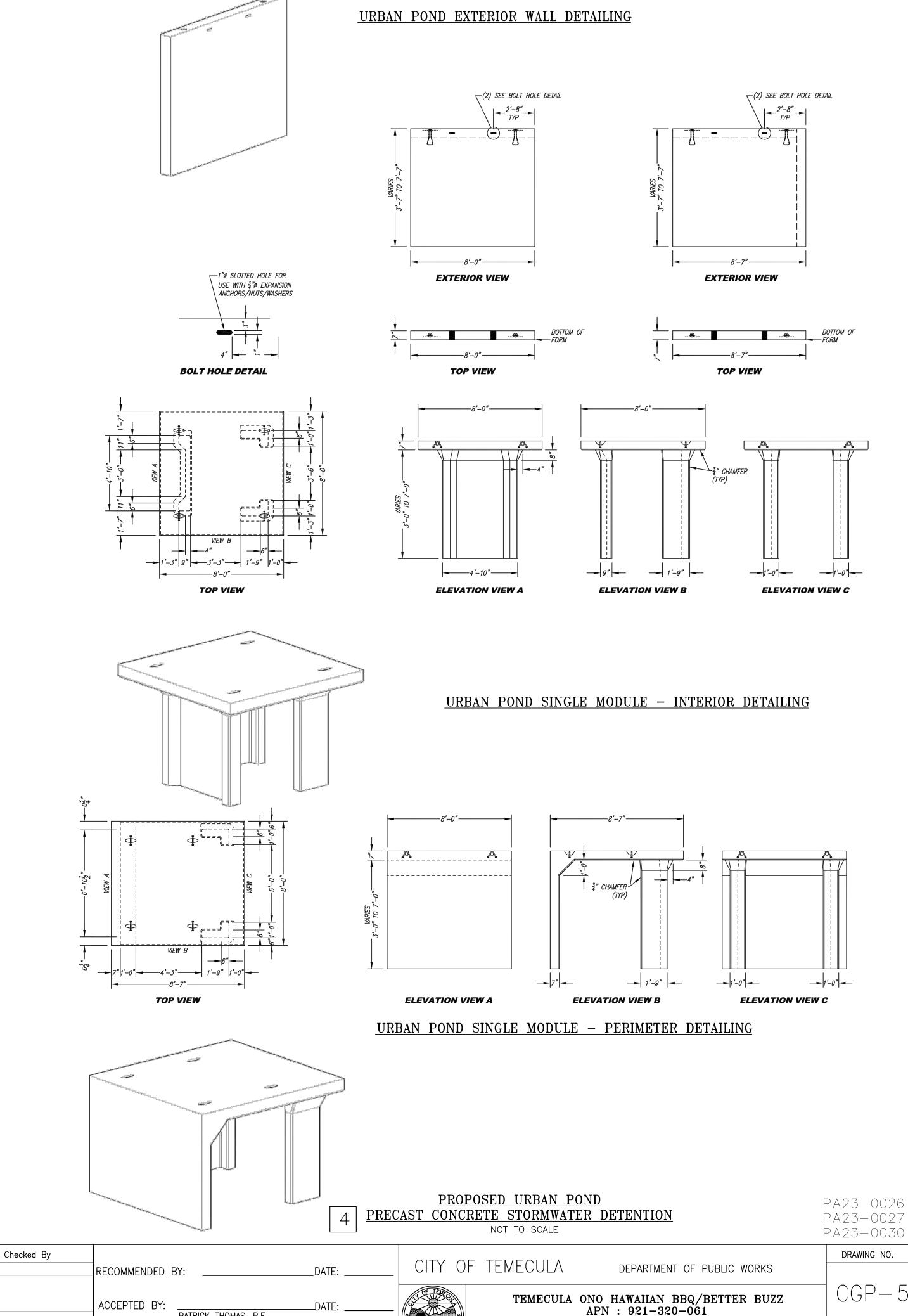
SHEET 4 OF 7





PROPOSED CATCH BASIN INSERT FILTER: NOT TO SCALE





CONCEPTUAL GRADING PLAN

DETAILS 1

SHEET 5 OF



CONSTRUCTION RECORD

Contractor

Inspector

Date Completed

DATE | BY

PROPOSED MWS-L-4-13-UG-V: NOT TO SCALE

VERTICAL

DATE ACC'D

BENCHMARK

SEE SHEET 1

REVISIONS

SCALE	SEAL PROFESSIONAL
HORIZONTAL	WILFREDO S.D. VENTURA
AS NOTED	No. 66532

PRO ESSIONA	
WILFREDO S.D. VENTURA	
No. 66532	0
\\ ★ \ Exp. <u>6-30-24</u> /★ //	_
CIVIL CIVIL	\ _
OF CALLEGE	

Designed By

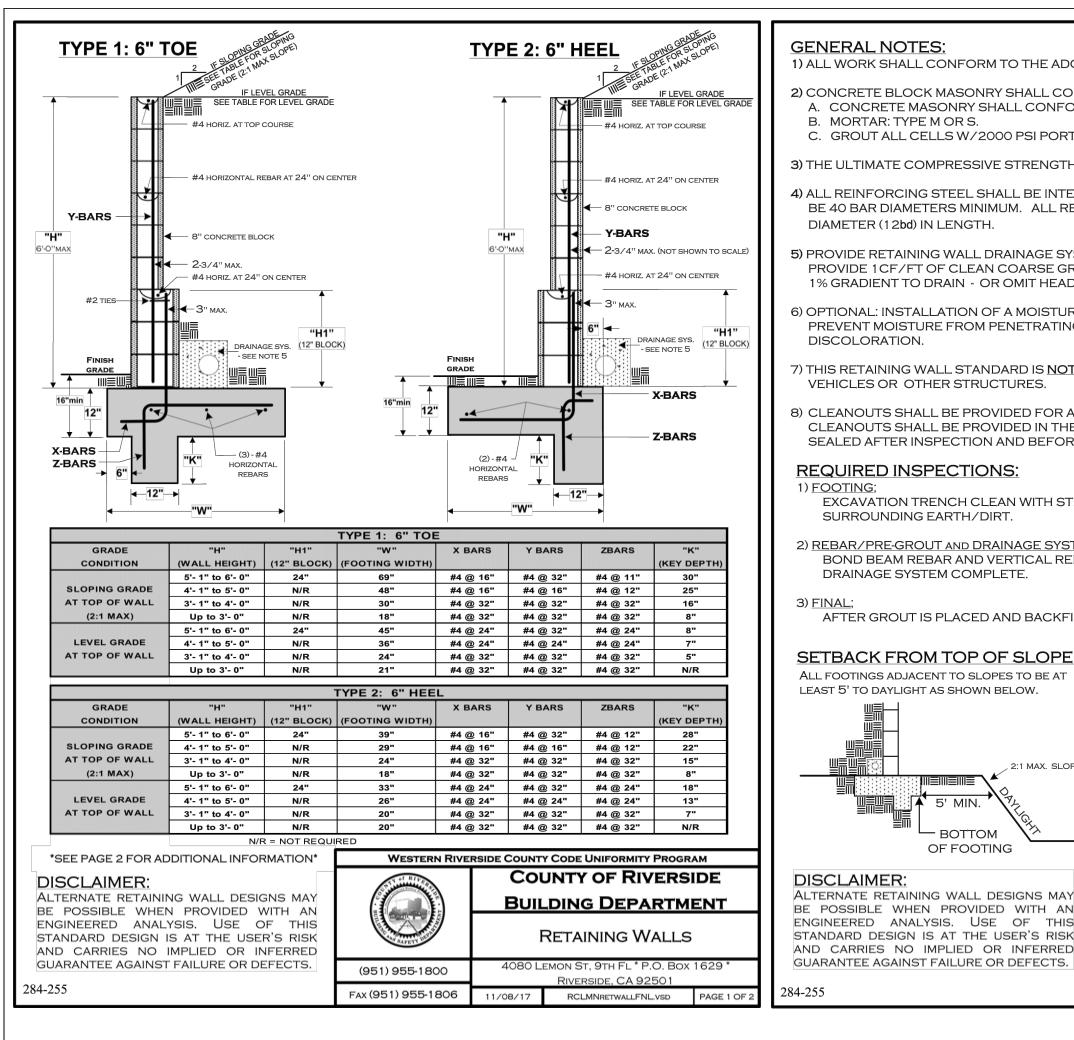
\	PLANS PREPARE	D UNDER THE SU	JPERVISION OF	
	Wilfredo Vinter	Date	10/5/23	
,	WILFREDO VENTURA R.C.E. NO66532	Expires _	6/30/24	
			,	

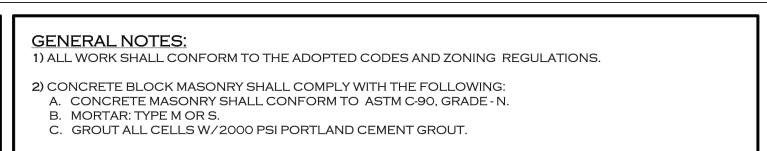
PATRICK THOMAS, P.E.

R.C.E. NO. 44223

DIRECTOR OF PUBLIC WORKS/CITY ENGINEER

Drawn By





3) THE ULTIMATE COMPRESSIVE STRENGTH REQUIRED FOR FOUNDATION CONCRETE SHALL BE 2500 PSI. 4) ALL REINFORCING STEEL SHALL BE INTERMEDIATE GRADE ASTM A615-40 AND OVERLAP SPLICES SHALL BE 40 BAR DIAMETERS MINIMUM. ALL REBAR HOOKS SHALL BE A MINIMUM OF 12 TIMES THE REBAR

DIAMETER (12bd) IN LENGTH. 5) PROVIDE RETAINING WALL DRAINAGE SYSTEM AS FOLLOWS:

PROVIDE 1CF/FT OF CLEAN COARSE GRAVEL WITH 4" DIAMETER PERFORATED PVC DRAINAGE PIPE WITH

6) 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.

1% GRADIENT TO DRAIN - OR OMIT HEAD JOINTS IN FIRST COURSE.

7) THIS RETAINING WALL STANDARD IS NOT DESIGNED TO SUPPORT SURCHARGE LOADS FROM MOTOR VEHICLES OR OTHER STRUCTURES.

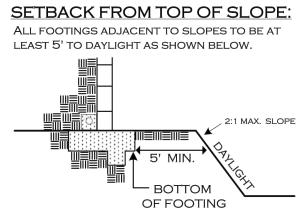
8) CLEANOUTS SHALL BE PROVIDED FOR ALL GROUT POURS OVER 5 FEET IN HEIGHT. WHERE REQUIRED, CLEANOUTS SHALL BE PROVIDED IN THE BOTTOM COURSE AT EVERY VERTICAL BAR AND SHALL BE SEALED AFTER INSPECTION AND BEFORE GROUTING.

REQUIRED INSPECTIONS:

) FOOTING; EXCAVATION TRENCH CLEAN WITH STEEL IN PLACE AND SUPPORTED 3" ABOVE AND AWAY FROM THE SURROUNDING EARTH/DIRT.

2) REBAR/PRE-GROUT AND DRAINAGE SYSTEM; BOND BEAM REBAR AND VERTICAL REBAR IN PLACE - INSPECTION PRIOR TO PLACING GROUT. DRAINAGE SYSTEM COMPLETE.

AFTER GROUT IS PLACED AND BACKFILL COMPLETED - PRIOR TO ANY DECORATIVE CAP PLACEMENT.



PROPOSED RETAINING WALL

DESIGN PARAMETERS ACTIVE SOIL PRESSURE (PSF) LEVEL BACKFILL

SLOPING (2:1 MAX) = 43 PASSIVE SOIL BEARING (PSF) =150 COEFFICIENT OF FRICTION = 0.25 = 1500 ALLOWABLE SOIL BEARING PRESSURE (PSF) (NO INCREASES TAKEN FOR DEPTH OR WIDTH OF FOOTING)

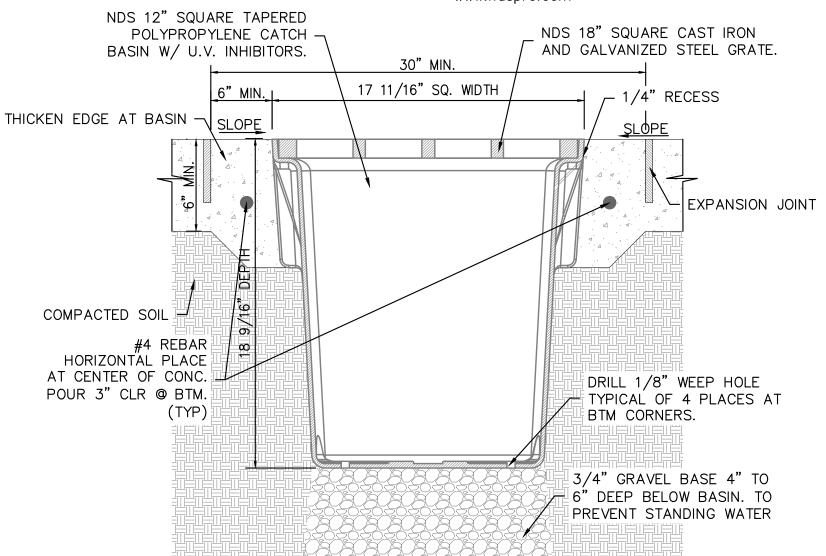
= 30

	WESTERN RIVE	RSIDE COUNTY CODE UNIFORMITY PROGRAM
ンとのとり	of RIVE	COUNTY OF RIVERSIDE
		BUILDING DEPARTMENT
		RETAINING WALLS
	(951) 955-1800	4080 LEMON ST, 9TH FL * P.O. BOX 1629 * RIVERSIDE, CA 92501

Fax (951) 955-1806 RCLMNretwallFNL.vsb PAGE 2 OF



NDS, INC. 851 NORTH HARVARD AVE. LINDSAY, CA 93247 TOLL FREE: 1-800-726-1994 PHONE: (559) 562-9888 FAX: (559) 562-4488 www.ndspro.com



SECTION:

GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. DO NOT SCALE DRAWING.

THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.

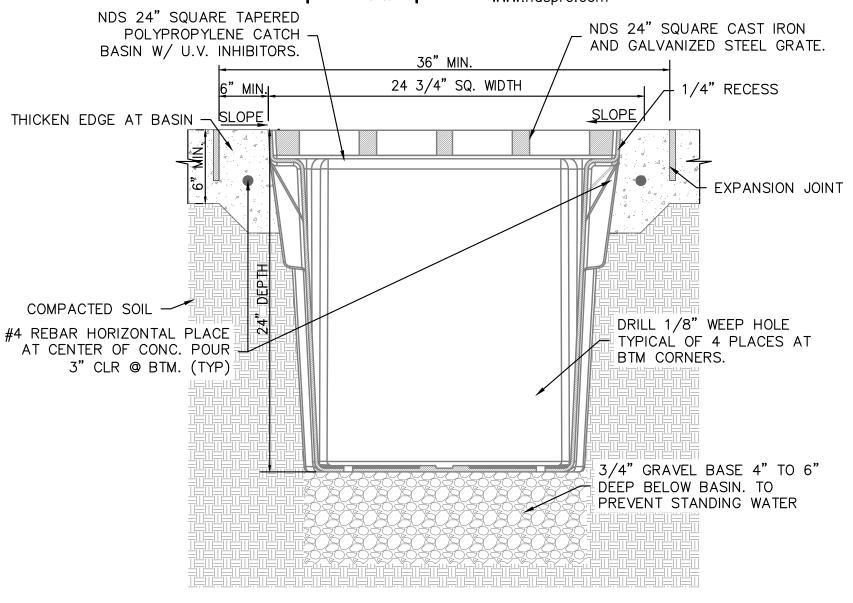
ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.



REVISION DATE 8-24-2015



NDS, INC. 851 NORTH HARVARD AVE. LINDSAY, CA 93247 TOLL FREE: 1-800-726-1994 PHONE: (559) 562-9888 FAX: (559) 562-4488 www.ndspró.com



GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION.

DO NOT SCALE DRAWING. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS,

CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.

ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

SECTION:

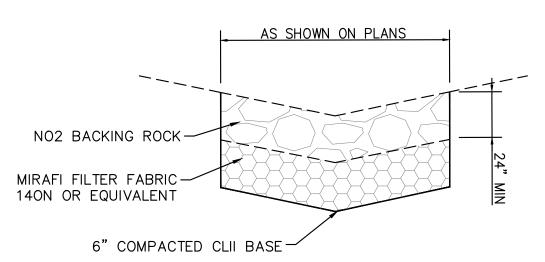
#NDS 24" SQUARE CATCH BASIN - TYPICAL INSTALLATION FOR VEHICULAR TRAFFIC KEY COMPONENT

REVISION DATE 8-24-2015

www.ndspro.com/s5

PROPOSED CATCH BASIN

18" SQUARE CATCH BASIN — TYPICAL INSTALLATION FOR VEHICULAR TRAFFIC APPLICATION LOAD CASE C

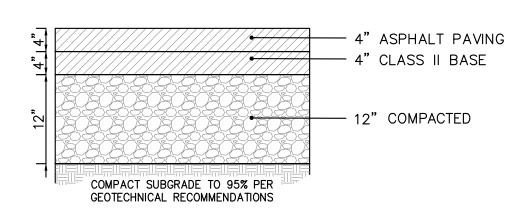


Underground Service Alert

TWO WORKING DAYS BEFORE YOU DIG

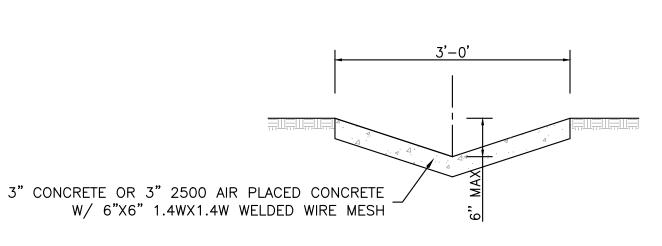
TOLL FREE

PROPOSED RIPRAP WITH NO. 2 BACKING ROCK DETAIL: NOT TO SCALE

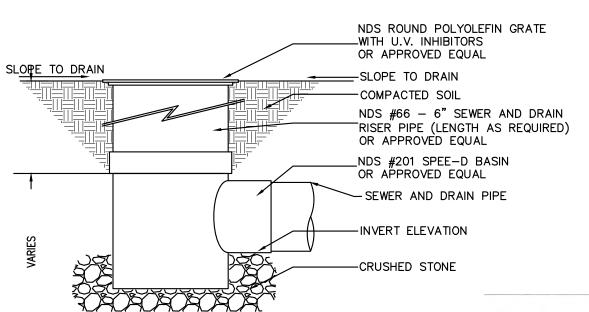


4"ASPHALT CONCRETE PAVING DETAIL: NOT TO SCALE

NOTE: DETAIL PER GEOTECHNICAL RECOMMENDATIONS



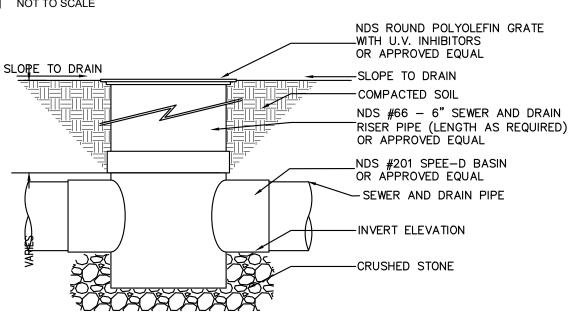
GUTTER DETAIL: NOT TO SCALE



NDS NDS ROUND GRATE WITH NDS SPEE-D BASIN

PROPOSED CATCH BASIN

APPLICATIONS LOAD C



NDS ROUND GRATE WITH NDS SPEE-D BASIN NOT TO SCALE

PA23-0026 PA23-0027 PA23-0030

DATE ACC'D DATE | BY CONSTRUCTION RECORD **REVISIONS** BENCHMARK SCALE Contractor HORIZONTAL AS NOTED Inspector SEE SHEET 1 VERTICAL Date Completed

WILFREDO S.D. VENTURA No. ____66532 Exp. <u>6-30-24</u> CIVIL

Checked By Designed By Drawn By RECOMMENDED BY: PLANS PREPARED UNDER THE SUPERVISION OF ACCEPTED BY: WILFREDO VENTURA ___ Expires _____6/30/24 R.C.E. NO. _____66532

PATRICK THOMAS, P.E. DIRECTOR OF PUBLIC WORKS/CITY ENGINEER R.C.E. NO. 44223

CITY OF TEMECULA DEPARTMENT OF PUBLIC WORKS TEMECULA ONO HAWAIIAN BBQ/BETTER BUZZ APN: 921-320-061 CONCEPTUAL GRADING PLAN DETAILS 2

DRAWING NO. SHEET 6 OF

EROSION CONTROL NOTES:

- (RESPONSIBLE PERSON) AT _____ (24-HOUR A. IN CASE OF EMERGENCY, CALL
- PHONE NUMBER). B. THE UNDERSIGNED CIVIL ENGINEER WILL REVIEW PLACEMENT OF EROSION CONTROL AND INSURE THAT WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.
- WILFREDO S.D. VENTURA RCE. NO. 66532 EXP. DATE: 06-30-24 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

BMP SOURCE NOTE:

ALL BMPS LISTED BELOW ARE PER THE CASQA CONSTRUCTION BMP FACT SHEETS (2009 EDITION, OR LATEST) THAT CAN BE USED AS REFERENCES DURING CONSTRUCTION. BMPS ANNOTATED FOR USE ON THIS PROEJCT SITE ARE MARKED FOR USE BY THE INCLUSION OF THEIR BMP NUMBER BEING OUTLINED.

EROSION CONTROL:

EC-1 SCHEDULING

EC-2 PRESERVATION OF EXISTING VEGETATION

EC-3 HYDRAULIC MULCH

EC-4 HYDROSEEDING EC-5 SOIL BINDERS

EC-6 STRAW MULCH

EC-7 GEOTEXTILES AND MATS

EC-8 WOOD MULCH

EC-9 EARTH DIKES AND DRAINAGE SWALES EC-10 VELOCITY DISSIPATION DEVICES

EC-11 SLOPE DRAINS

EC-12 STREAMBANK STABILIZATION

EC-13 NOT USED

EC-14 COMPOST BLANKET

EC-15 SOIL PREPARATION AND ROUGHING

EC-16 NON-VEGETATIVE STABILIZATION

NON-STORMWATER MANAGEMENT:

NS-1 WATER CONSERVATION PRACTICES

NS-2 DEWATERING OPERATIONS NS-3 PAVING AND GRINDING OPERATIONS

NS-4 TEMPORARY STREAM CROSSING

NS-5 CLEAR WATER DIVERSION

NS-6 ILLICIT CONNECTION./DISCHARGE

NS-7 POTABLE WATER/IRRIGATION

NS-8 VEHICLE AND EQUIPMENT CLEANING

NS-9 VEHICLE AND EQUIPMENT FUELING

NS-10 VEHICLE AND EQUIPMENT MAINTENANCE

NS-11 PILE DRIVING OPERATIONS NS-12 CONCRETE CURING

NS-13 CONCRETE FINISHING

NS-14 MATERIAL OVER WATER

NS-15 DEMOLITION ADJACENT TO WATER

NS-16 TEMPORARY BATCH PLANTS

EQUIPMENT TRACKING CONTROL:

TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT

TC-2 STABILIZED CONSTRUCTION ROADWAY

TC-3 ENTRANCE/OUTLET TIRE WASH

WIND EROSION CONTROL:

WE-1 WIND EROSION CONTROL

TEMPORARY SEDIMENT CONTROL:

SE-1 SILT FENCE SE-2 SEDIMENT BASIN

SE-3 SEDIMENT TRAP SE-4 CHECK DAMS

SE-5 FIBER ROLLS

SE-6 GRAVEL BAG BERM

SE-7 STREET SWEEPING AND VACUUMING

SE-8 SANDBAG BARRIER

SE-9 STRAW BALE BARRIER SE-10 STORM DRAIN INLET PROTECTION

SE-11 ACTIVE TREATMENT SYSTEMS SE-12 TEMPORARY SILT DIKE

SE-13 COMPOST SOCKS AND BERMS

SE-14 BIOFILTER BAGS

WASTE MANAGEMENT AND MATERIAL

POLLUTION CONTROL:

WM-1 MATERIAL DELIVERY AND STORAGE

WM-2 MATERIAL USE

WM-3 STOCKPILE MANAGEMENT

WM-4 SPILL PREVENTION AND CONTROL

WM-5 SOLID WASTE MANAGEMENT

WM-6 HAZARDOUS WASTE MANAGEMENT

WM-7 CONTAMINATED SOIL MANAGEMENT

WM-8 CONCRETE WASTE MANAGEMENT

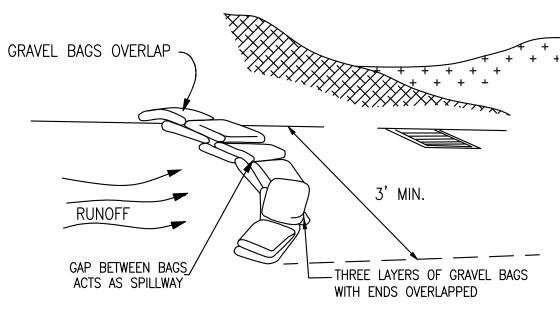
WM-9 SANITARY/SEPTIC WASTE MANAGEMENT

WM-10 LIQUID WASTE MANAGEMENT

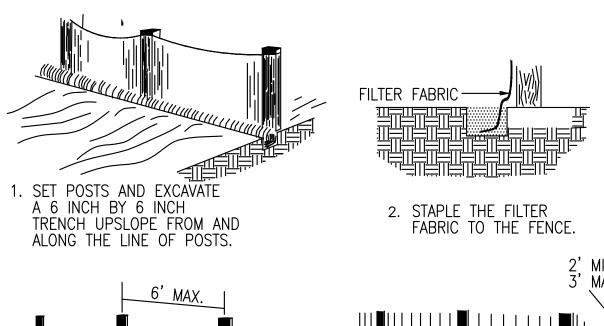
COARSE AGGREGATE FILTER FABRIC EXISTING GROUND TRAVELED WAY <u>PLAN</u> NOTE: CONSTRUCT SEDIMENT BARRIER AND CHANNELIZE RUNOFF TO SEDIMENT TRAPPING DEVICE

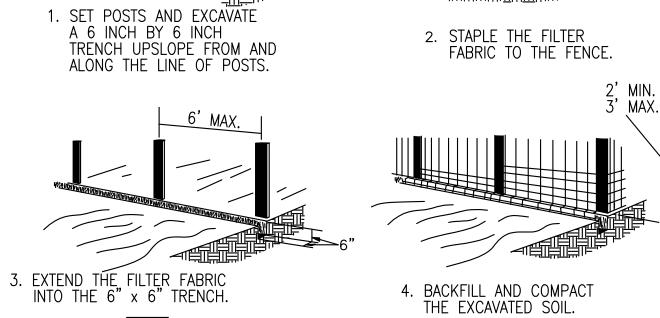
TC-1 STABALIZED CONSTRUCTION ENTRANCE AND **CONSTRUCTION ROADWAY:**

NOT TO SCALE



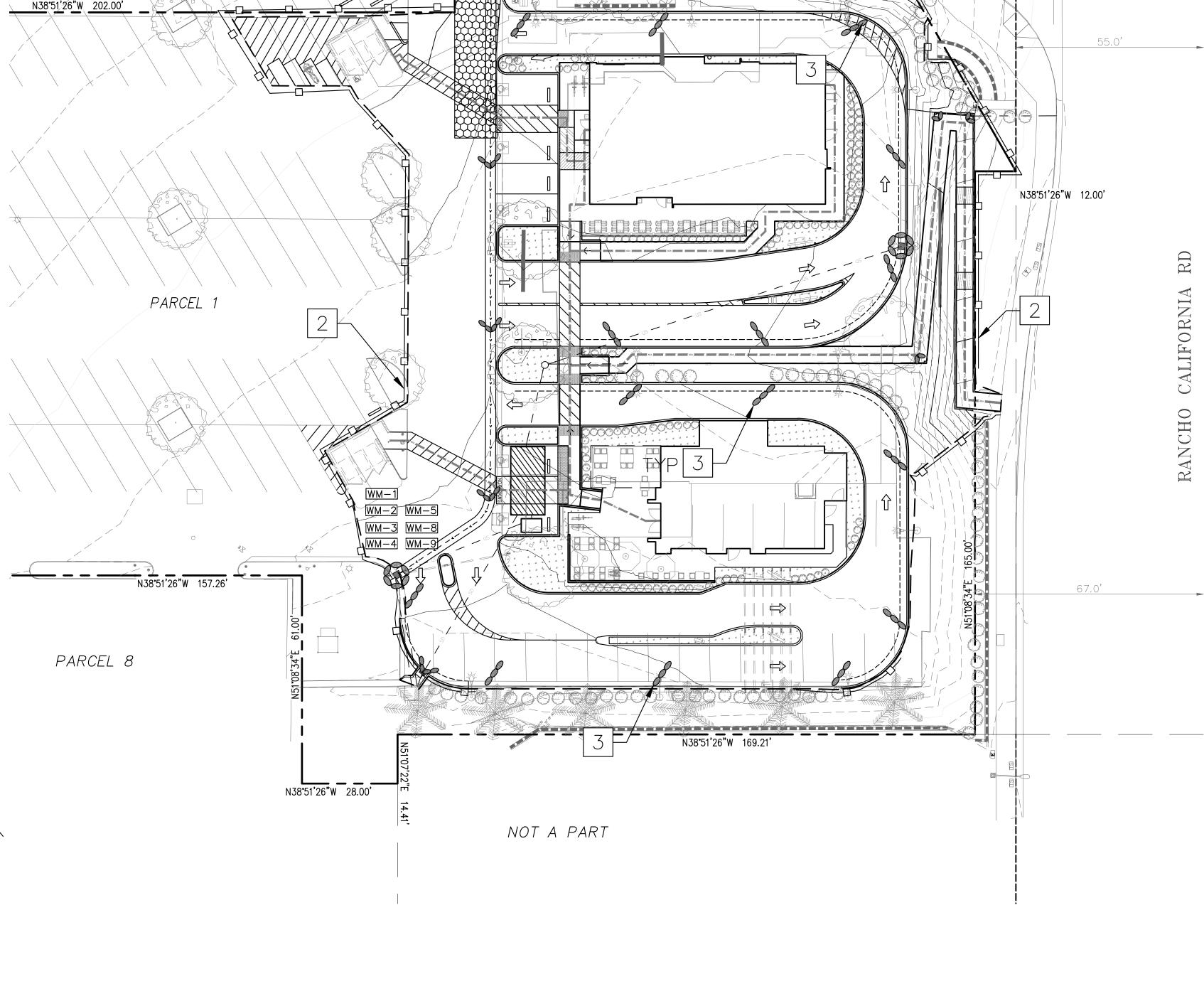
SE-6 GRAVEL BAGS BERM: NOT TO SCALE





SE-1 SILT FENCE: 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)



S38'51'26"F 128.91'

Underground Service Alert

TOLL FREE

227-6000

TWO WORKING DAYS BEFORE YOU DIG DATE ACC'D CONSTRUCTION RECORD DATE | BY REVISIONS BENCHMARK SCALE HORIZONTAL AS NOTED SEE SHEET 1 Inspector VERTICAL Date Completed NA

WILFREDO S.D. VENTURA No. 66532 Exp. 6-30-24 CIVIL

	Designed By	Drawn By	Checked By		
				RECOMMENDED	BY:
$\setminus \setminus$	PLANS PREF	PARED UNDER THE SUPERVIS	SION OF		
	Willedo Vinter	Date	10/5/23	ACCEPTED BY:	
/	WILFREDO VENTURA R.C.E. NO. 66532	Expires	6/30/24		PAT DIRI R.C.

PARCEL 7

PARCEL MAP 22863

N51°08'34"E 15.06'

P.M.B. 150 51/57

CITY OF TEMECULA

PATRICK THOMAS, P.E.

DIRECTOR OF PUBLIC WORKS/CITY ENGINEER R.C.E. NO. 44223

TEMECULA ONO HAWAIIAN BBQ/BETTER BUZZ APN: 921-320-061 CONCEPTUAL GRADING PLAN

PA23-0030 DRAWING NO.

EROSION CONTROL PLAN

DEPARTMENT OF PUBLIC WORKS

SHEET 7 OF

PA23-0026 PA23-0027

PLANT QUALITY REQUIREMENTS All plant materials shall be full vigorous & healthy nursery stock - including the top of plant and the root system. All plant materials shall meet the current American Standard For Nursery Stock (ANSI Z60.1-2004) the Landscape Architect must be contacted regarding all plant materials as they arrive on-site, prior to their installation. The plant material supplier and/or landscape contractor shall provide guaranteed evidence to the landscape inspector that all plant material is consistent with the approved plant legend considering genus, species, cultivars, and size specified. All plant material not consistent with the plant legend may be rejected. The Landscape Architect shall approve plant materials for installation on-site or shall be sent representative photographs of same. The Landscape Architect reserves the right to reject unacceptable plant

UNACCEPTABLE CONDITIONS FOR PLANTS IN GENERAL:

Plant materials that are the incorrect species.

Plants materials with apparent fungal disease (mildew, rust, black-spot, etc.). Plants that are defoliated due to stress or disease. Foliage that is chlorotic, wind or frost burned, or in any other way damaged.

UNACCEPTABLE CONDITIONS FOR ROOT SYSTEMS:

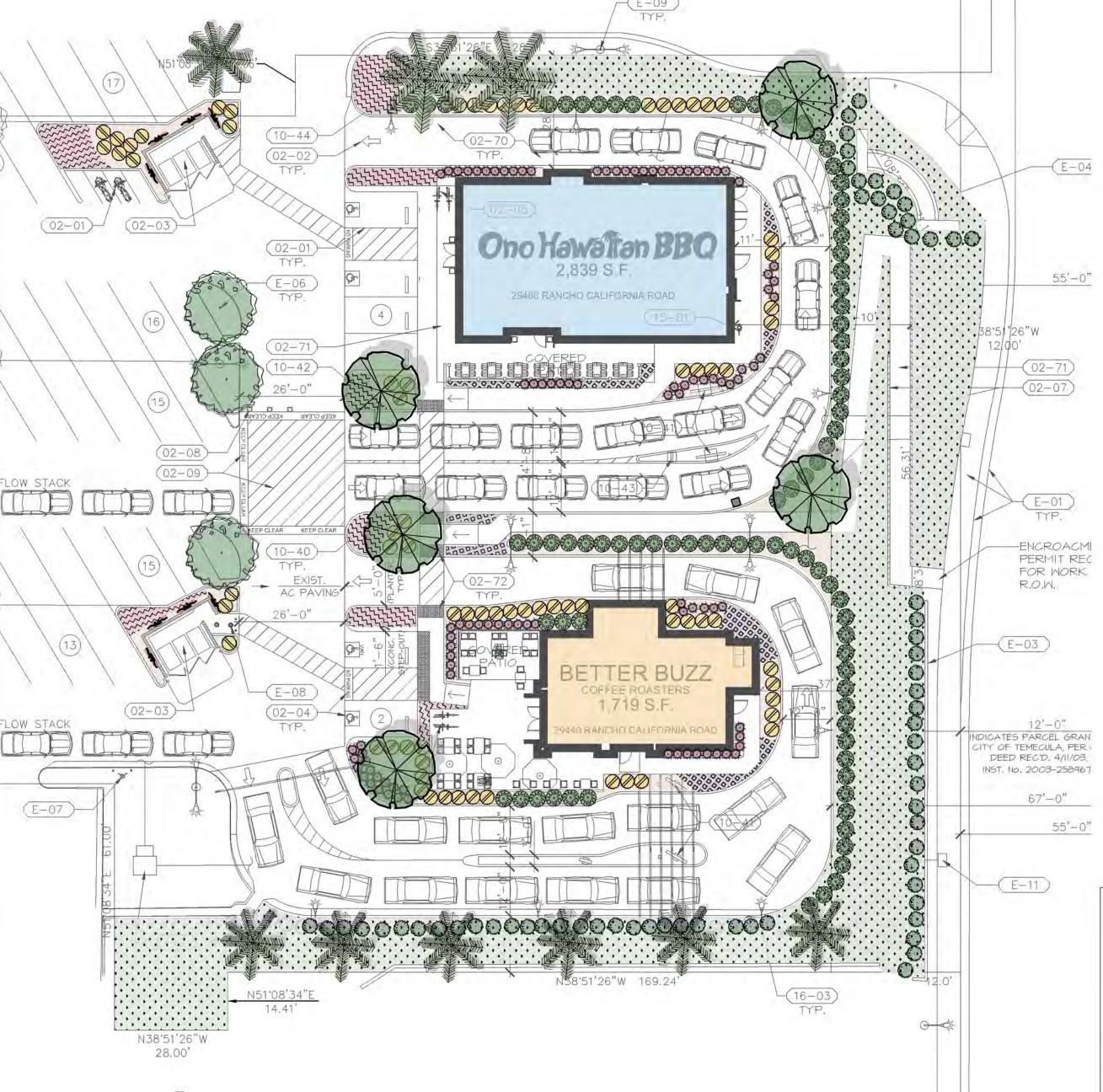
Plants with exposed roots, girdled roots, overgrown or undersized root systems will be considered unacceptable.

Trees are required to stand on their own without the support of the nursery stake. Trees must also be free of disease, infestations, signs of heavy pruning within the canopy, broken primary limbs or leaders, and damage. New trees planted within the project area are to be installed per the detail below. The tree pit is to be excavated to measure 3 x root ball at the finish grade surface and be tapered to root ball width at pit bottom. Do not over-excavate the tree pit depth. After tree placement the tree pit is to be backfilled with clean native soil only. Trees are to be triple stake as shown on details.

Use Lineal Root Barrier when tree is within 5' min. distance adjacent to hardscape areas. Root Barriers shall be installed in sheets parallel with hardscape w/ top edge placed 1" below grade. Root Barrier shall extend the expected length of tree canopy as shown per plan. barriers shall be placed at a slight angle (75°) with base of barrier directed under hardscape & away from tree.

SOIL MANAGEMENT PLAN:

When mass grading is complete, landscape contractor shall submit soils samples to a laboratory for analysis and recommendations. Results shall be provided to landscape architect for certificate of compliance. Laboratory procedures shall account for adequate depth for the intended plants.



Botanical / Common Name Container Water Use Width Callistemon 'Little John' 3-5' Dwarf Bottlebrush Hesperaloe parviflora 2-3' Red Yucca Lantana camara 'Gold Mound' 3-4' Gold Mound Lantana 1 gallon Myoporum parvifolium 'Pink' 4ft o.c. Pink Australian Racer 1 gallon Rosmarinus officinalis Prostratus 2-3' 3 ft o.c. Creeping Rosemary 24" Box Moderate 25' Lagerstroemia 'Natchez' Standard Natchez Crape Myrtle 5 gallon Moderate Trailing Distictis buccinatoria Attached to wall-mounted trellis Scarlet Trumpet Vine Existing plant material along frontage and entrance drive to be protected in place. Contractor to replace any plant material adjacent to new ADA ramp that may be irrigation system.

PLANTING LEGEND

disturbed during construction and verify proper and continuous operation of existing

Existing trees and plant material to protect in place.

Limited Use Area: No trees or plant material over 30" of mature height in this area

All planters to receive 3" later shredded bark mulch.

Utility Note: Trees and 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; and a minimum of 8' away from fire hydrants and fire department sprinkler and standpipe

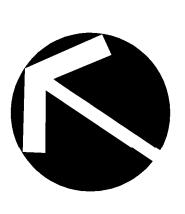
ETWU:

Irrigation Specific Design Note: Drip to be used wherever possible. No overhead irrigation allowed within 24" of a non-permeable surface.

Reference B	to (sta.44)		56.7	Conserv	ation Factor	0.45						
Maximum A	Nlowable Water Allocatio	tribular and the second second	11	3,02	2121/13111	(non-residentia	I)					
Eto	0.62	ETAF	LA	1-ETAF	SLA	241,719	MAWA					
56.7	0.62	0.45	15280	0.55	0							
	otal Water Use Equation:	l'				109 046	ETW/II					
ETWU = Eto	x 0.62 x ETAF x LA					198,946	ETWU					
	x 0.62 x ETAF x LA	S.F.	%TOTAL	PLANT TYPE	PLANT FACTOR	198,946 IRRIGATION EFFICIENCY	ETWU Eto	0.62	ETAF	LA	ETWU	IRRIGATION METHOD
ETWU = Eto HYDROZON	x 0.62 x ETAF x LA E MATRIX		%TOTAL 97%	PLANT TYPE		IRRIGATION		0.62	ETAF 0.37	LA 14808	ETWU 192,800	
ETWU = Eto HYDROZON	x 0.62 x ETAF x LA E MATRIX HYDROZONE BASIS	S.F.			FACTOR	IRRIGATION EFFICIENCY	Eto					METHOD

LANDSCAPE TO BE INSTALLED WITH LOW-VOLUME IRRIGATION AND AUTOMATIC WEATHER-SENSING IRRIGATION CONTROLLER

TOTAL LANDSCAPE AREA: 15280



APN# 921-360-061 - PA23-0030

LandscapeDynamics.ne Landscape Dynamics URBAN | ECOSYSTEM | SOLUTIONS Londscape Architecture - Consulting Water Management - Certified Arboriculture (951) 264-4839 DESIGN PROJECT MANAGER

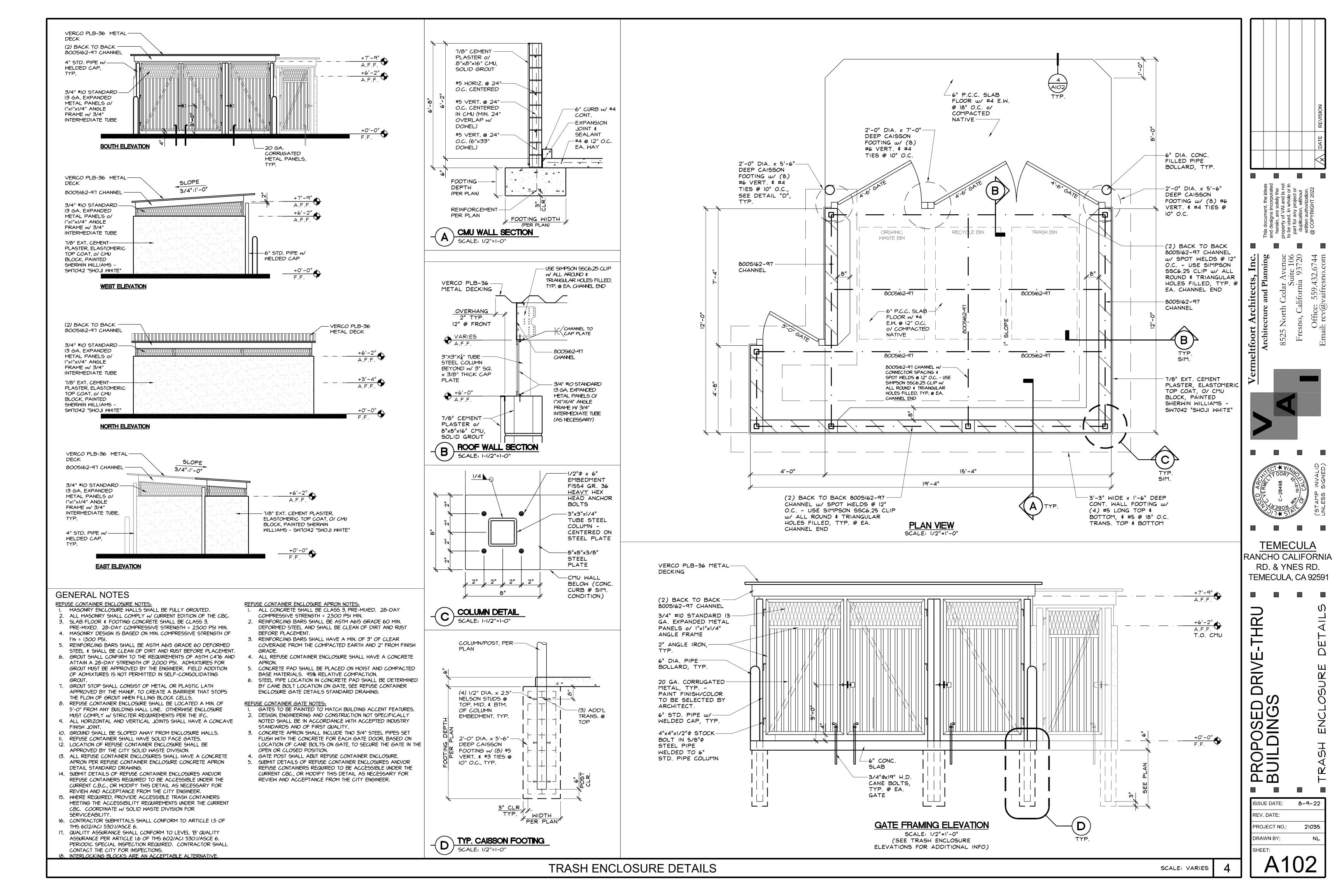
> gregzoll@landscapedynamics.net (951) 264-4839

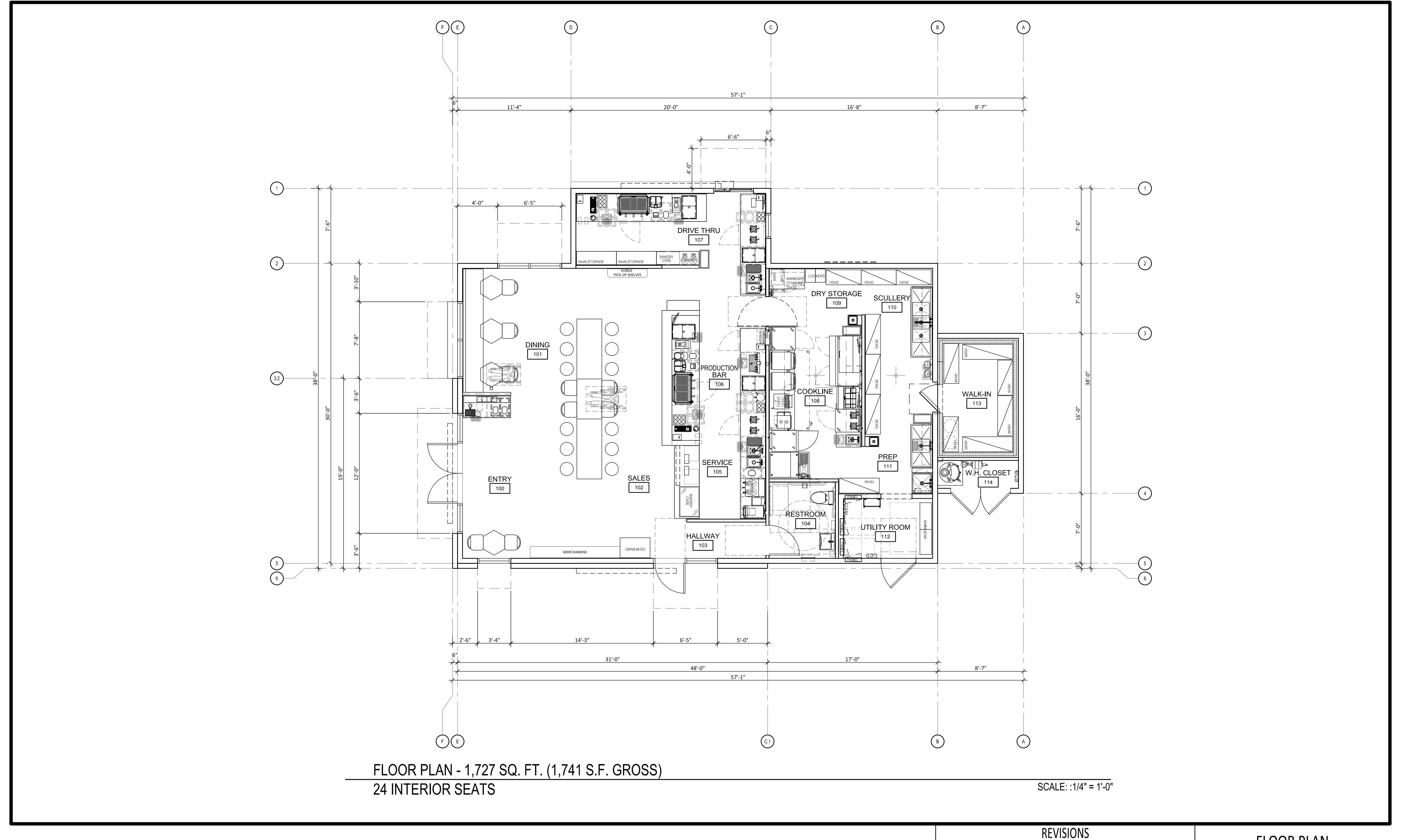
Plan

BQ scape awaiian -360-06 and reliminary

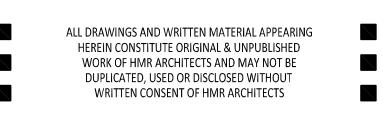
Nov. 1, 2023

1 of







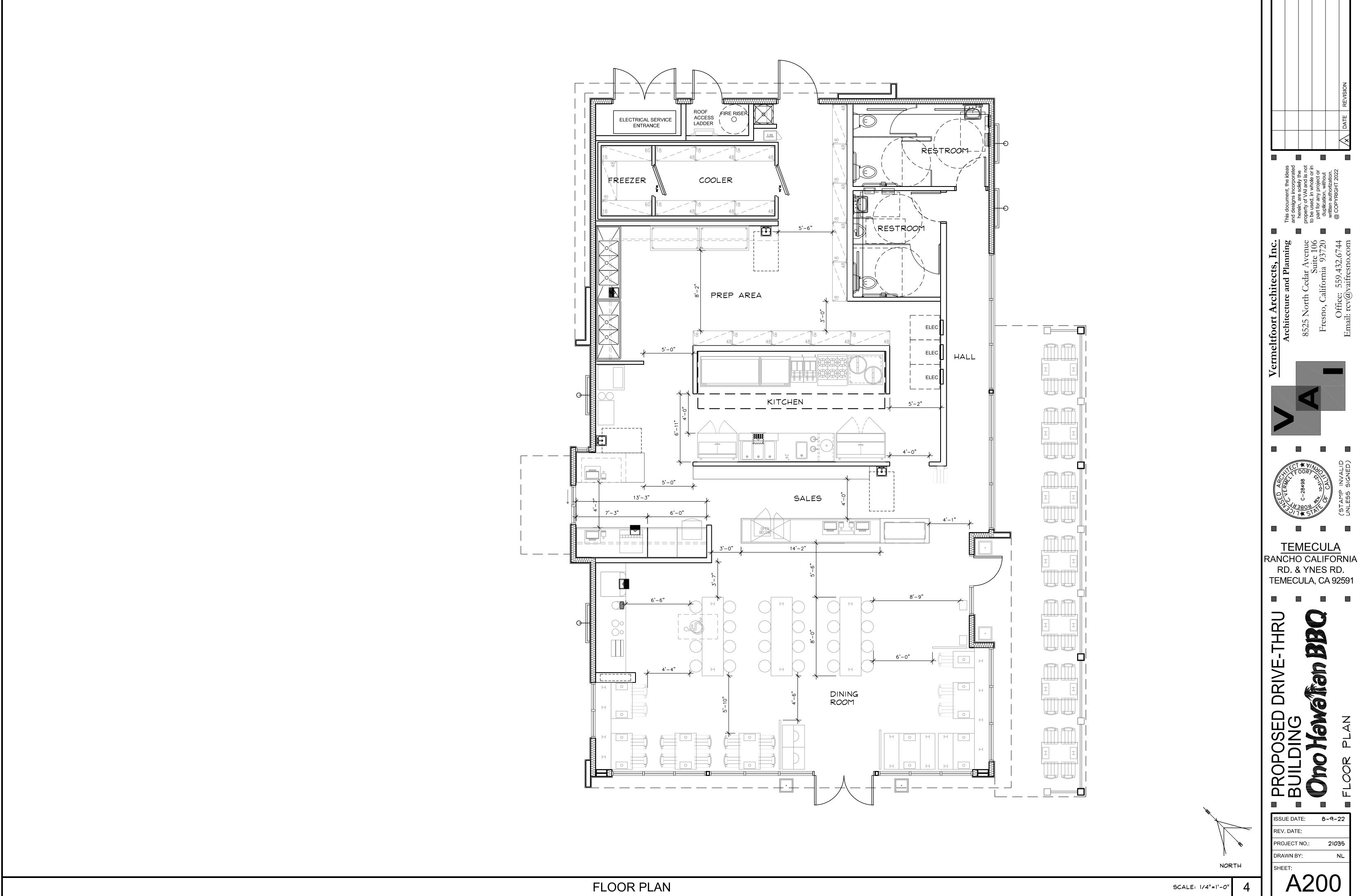


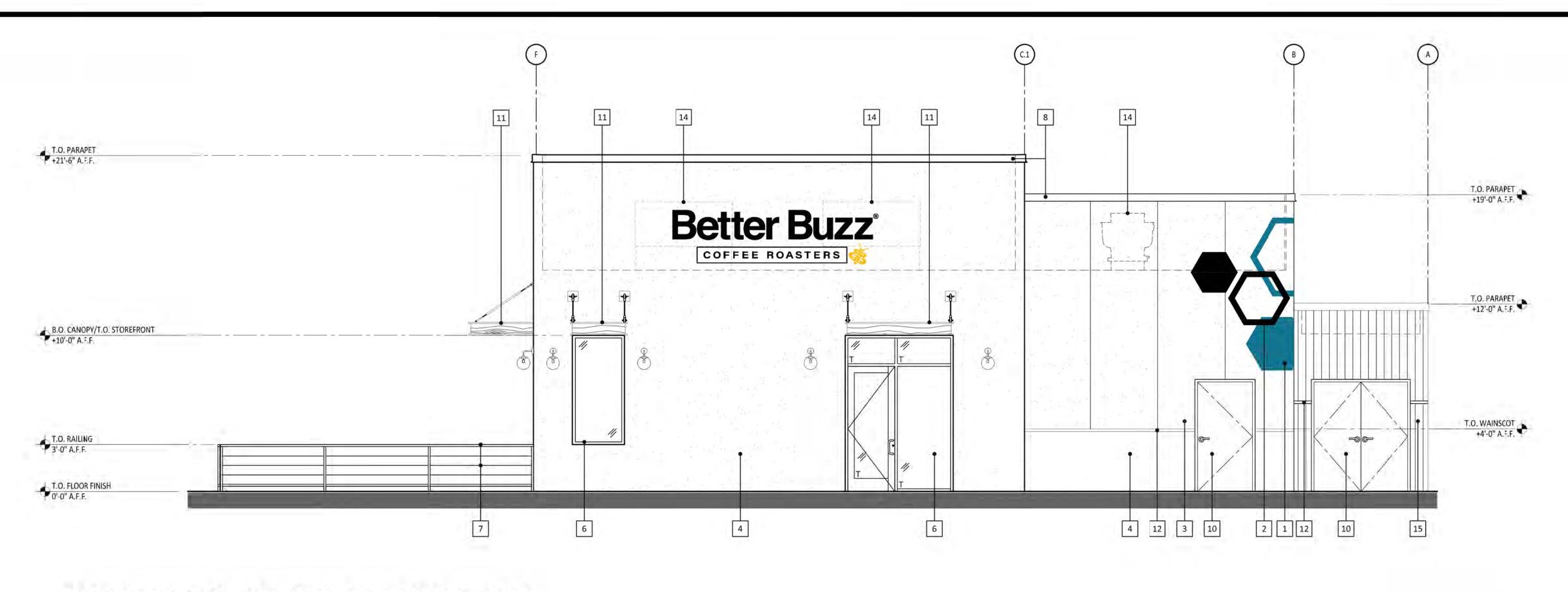


Better Buzz Coffee Roasters

Temecula Town Center, Rancho California Road Temecula, California

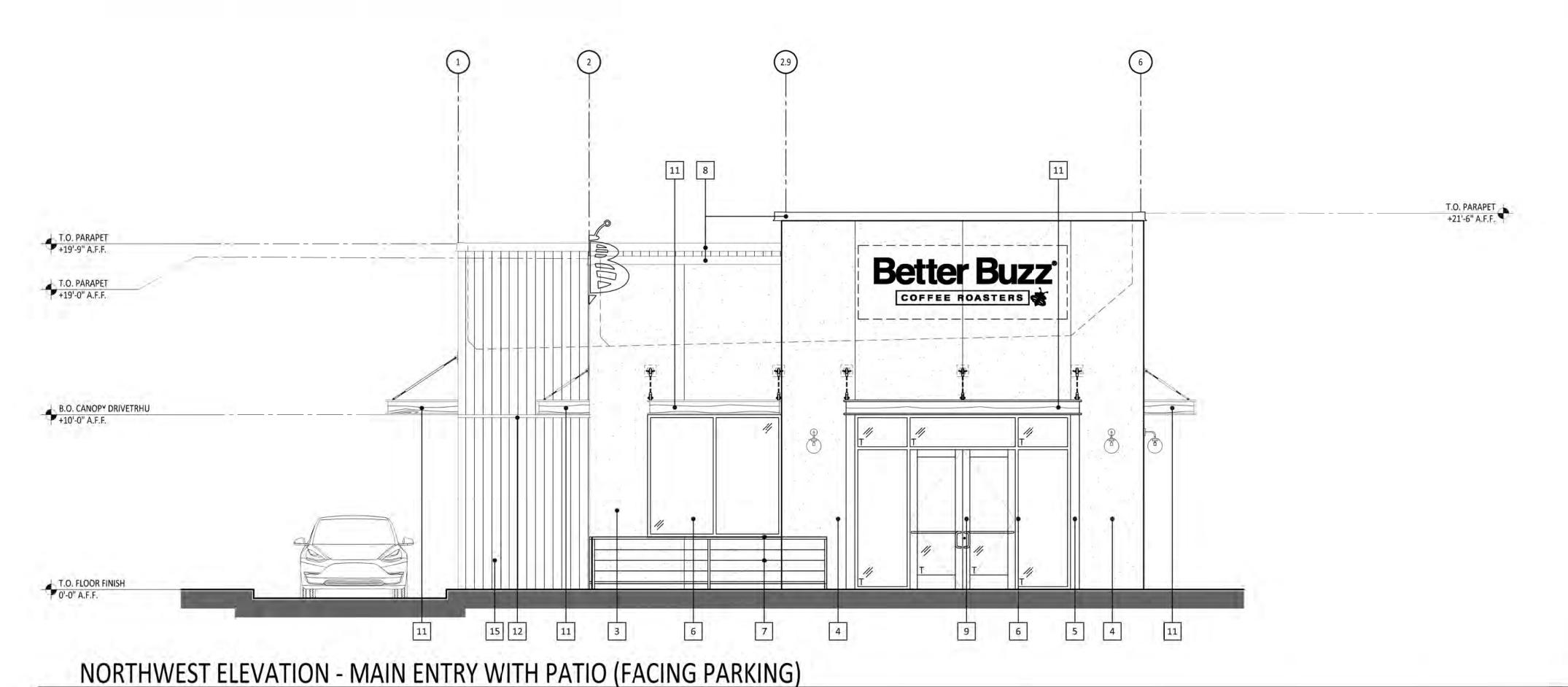
REVISIONS		FLOOR PLAN		
DELTA	DATE	TLOON FLAIN		
		November 20, 2023		
		DRAWN BY: CC CHECKED BY: SP PROJECT NO. 22090		





SOUTHWEST ELEVATION (SIDE FACING DRIVE-THRU)

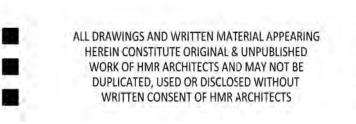
SCALE: 1/4" = 1'-0'



SCALE: 1/4" = 1'-0'

HMRARCHITECTS

2130 21st Street
Sacramento, CA 95818
T 916 736 2724





Better Buzz Coffee Roasters

Temecula Town Center, Rancho California Road Temecula, California

REVISIONS	EVTEDIOD ELEVATIONS				
DELTA	DATE	EVI	EXTERIOR ELEVATIONS		
			November 20, 2023		
		DRAWN BY: CC CHECKED BY:	101		
		PROJECT NO.	AZ.I		

MATERIAL / COLOR LEGEND

MANUFACTURER

POWDER COATED

POWDER COATED

SHERWIN WILLIAMS

SHERWIN WILLIAMS

POWDERCOATINGS

KAWNEER TRIFAB

TUBE STEEL RAILING SHERWIN WILLIAMS

8 PAINTED PARAPET CAP GALVANIZED SHEET METAL

10 HOLLOW METAL DOOR SHERWIN WILLIAMS PAINTS

DRIVE-THRU PICK UP READY ACCESS OR

VERSAGLAZE 451T

& INSULATED GLAZING

MEDIUM STILE WITH

INSULATED GLAZING

QPC POWDER

FRY REGLET

QUIKSERV

NICHIHA -

18" X 10'

COATING

(THERMALLY BROKEN) ALUMINUM

COLOR / STYLE

MATCH SW 9060

"CAVIAR" SW6990

ALUMINUM SHEET

BLACK ANODIZED

SW 6990 CAVIAR

SW 6990 CAVIAR

LIGHTER MAPLE

DARK BRONZE

BLACK

SW 6990 CAVIAR AND

SHOWN AS SCREENED

SCREENED BY PARAPET

INSTALLED AS RAINSCREEN

DASHED LINE - FULLY

FINISH: SPRUCE

TEXTURE: LIGHTER MAPLE

COLOR: SW 6990 CAVIAR (MATTE BLACK PAINT)

POWDER COATED AXALTA

'SUN GOLD' EFD400M9

CORNER'S LAKEFRONT

MATCH SW 6990 CAVIAR

"EXTRA WHITE" SW7006

TAG MATERIAL

HEXAGONS -

ALUMINUM

HEXAGONS -

ALUMINUM

PAINTED EXTERIOR STUCCO CEMENT,

PAINTED EXTERIOR STUCCO CEMENT,

FINE SAND FINISH

POWDERCOATED

ALUMINUM

ALUMINUM

ALUMINUM

DOORS,

STOREFRONT ENTRY

METAL CANOPY WITH

11 ALUMINUM WOOD &

ROD/TURNBUCKLE

WINDOW & SHELF

CEMENTITOUS

HUNG VERTICALLY

14 ROOF TOP EQUIPMENT VARIES

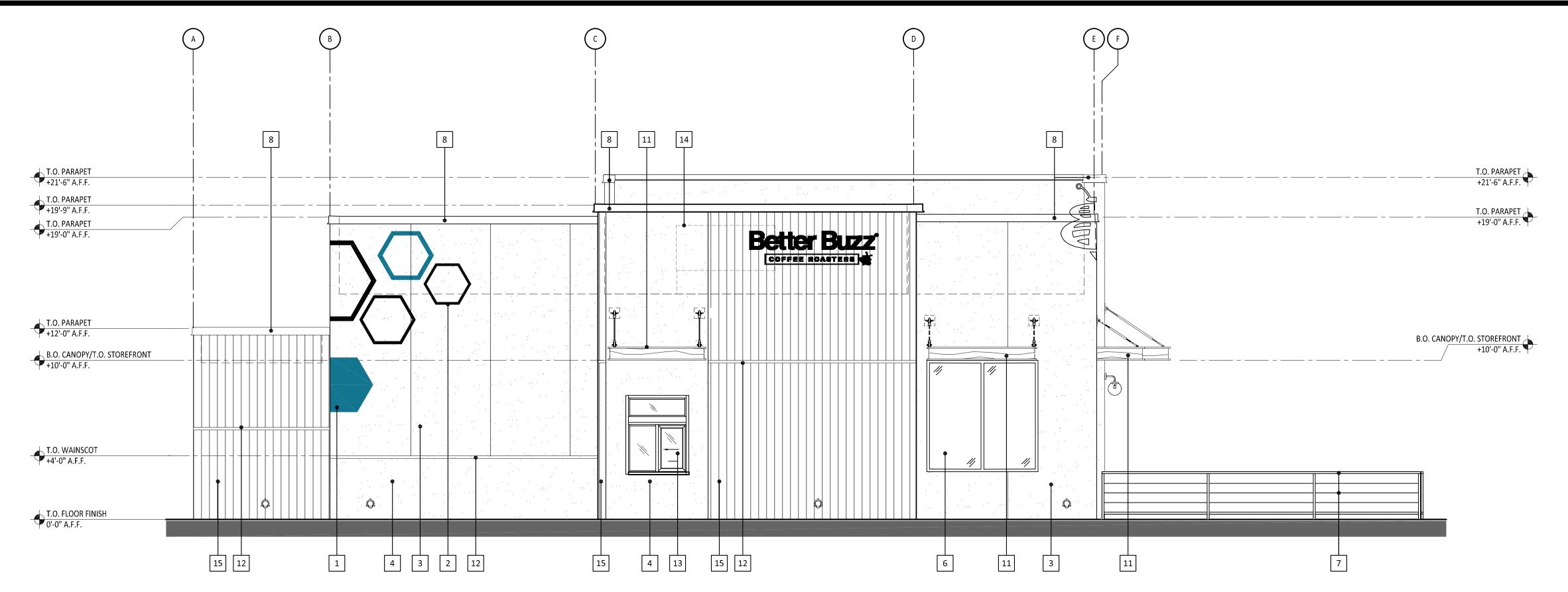
15 WOOD-LOOK PANELS VINTAGEWOOD

12 METAL REVEAL

POWDERCOATED

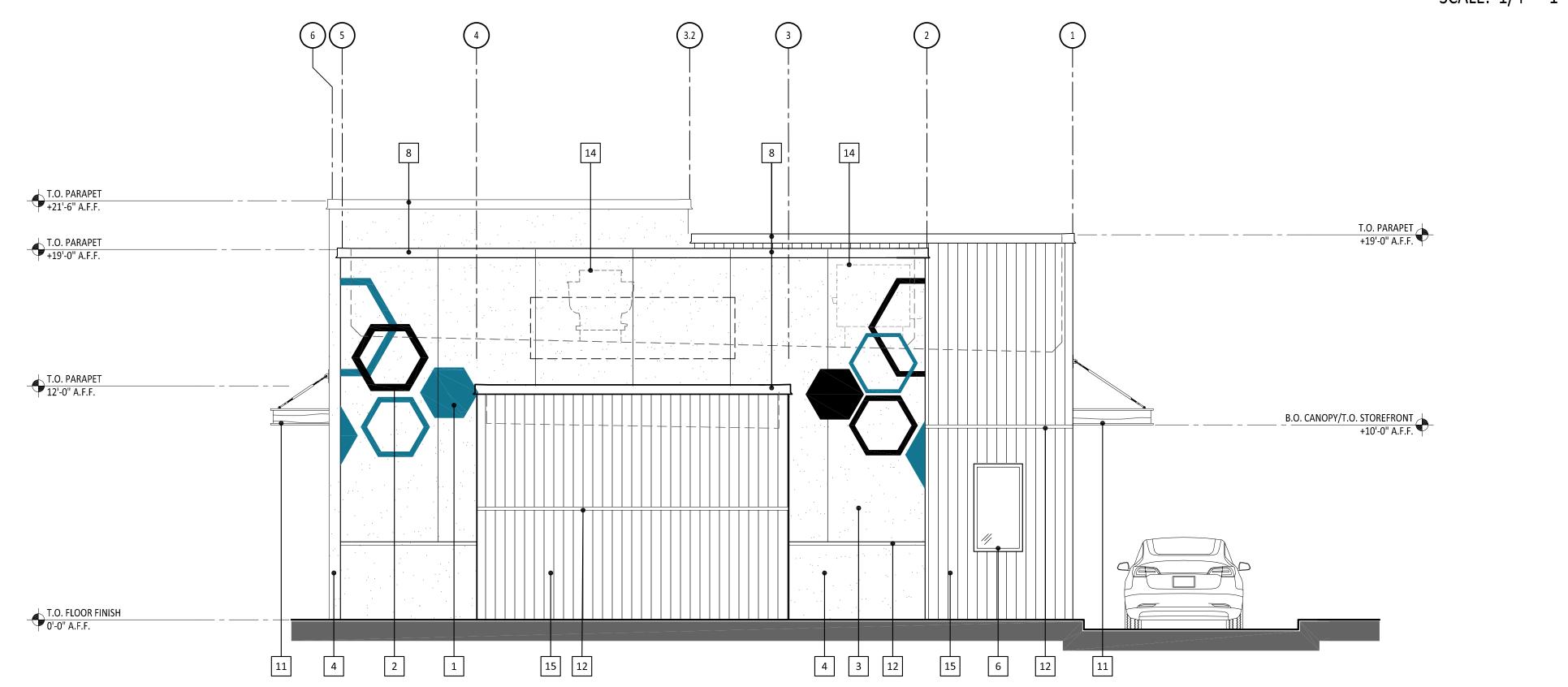
STOREFRONT SYSTEM

WITH AIRPLANE CABLE PAINTS



NORTHEAST ELEVATION (DRIVE-THROUGH PICK-UP - FACING ADJACENT RESTAURANT DRIVE-THROUGH)

SCALE: 1/4" = 1'-0'



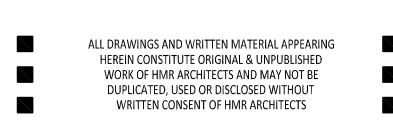
SOUTHEAST ELEVATION (FACING RANCHO CALIFORNIA ROAD)

SCALE: 1/4" = 1'-0'

HMRARCHITECTS

2130 21st Street
Sacramento, CA 95818

T 916 736 2724





Better Buzz Coffee Roasters

Temecula Town Center, Rancho California Road Temecula, California

REVISIONS	EVTEDIOD ELEVATIONS			
DELTA	EXTERIOR ELEVATIONS			
		November 20, 2023		
		DRAWN BY: CC CHECKED BY: SP PROJECT NO. 22090		

MATERIAL / COLOR LEGEND

MANUFACTURER

POWDER COATED

POWDER COATED

SHERWIN WILLIAMS

SHERWIN WILLIAMS

POWDERCOATINGS

KAWNEER TRIFAB

VERSAGLAZE 451T

SHERWIN WILLIAMS

& INSULATED GLAZING

MEDIUM STILE WITH

INSULATED GLAZING

QPC POWDER

FRY REGLET

QUIKSERV

NICHIHA -

18" X 10'

READY ACCESS OR

COATING

(THERMALLY BROKEN) | ALUMINUM

TAG | MATERIAL

HEXAGONS -

ALUMINUM

HEXAGONS -

ALUMINUM

PAINTED EXTERIOR

STUCCO CEMENT,

FINE SAND FINISH
PAINTED EXTERIOR

STUCCO CEMENT,

FINE SAND FINISH

POWDERCOATED

ALUMINUM

ALUMINUM

ALUMINUM

STOREFRONT ENTRY

METAL CANOPY WITH

11 ALUMINUM WOOD &

ROD/TURNBUCKLE

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TUBE STEEL RAILING

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COLOR / STYLE

MATCH SW 9060

"CAVIAR" SW6990

ALUMINUM SHEET

BLACK ANODIZED

SW 6990 CAVIAR

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LIGHTER MAPLE

DARK BRONZE

BLACK

SW 6990 CAVIAR AND

SHOWN AS SCREENED

SCREENED BY PARAPET

INSTALLED AS RAINSCREEN

DASHED LINE - FULLY

FINISH: SPRUCE

TEXTURE: LIGHTER MAPLE

COLOR: SW 6990 CAVIAR

POWDER COATED AXALTA

'SUN GOLD' EFD400M9

(MATTE BLACK PAINT)

CORNER'S LAKEFRONT

MATCH SW 6990 CAVIAR

"EXTRA WHITE" SW7006























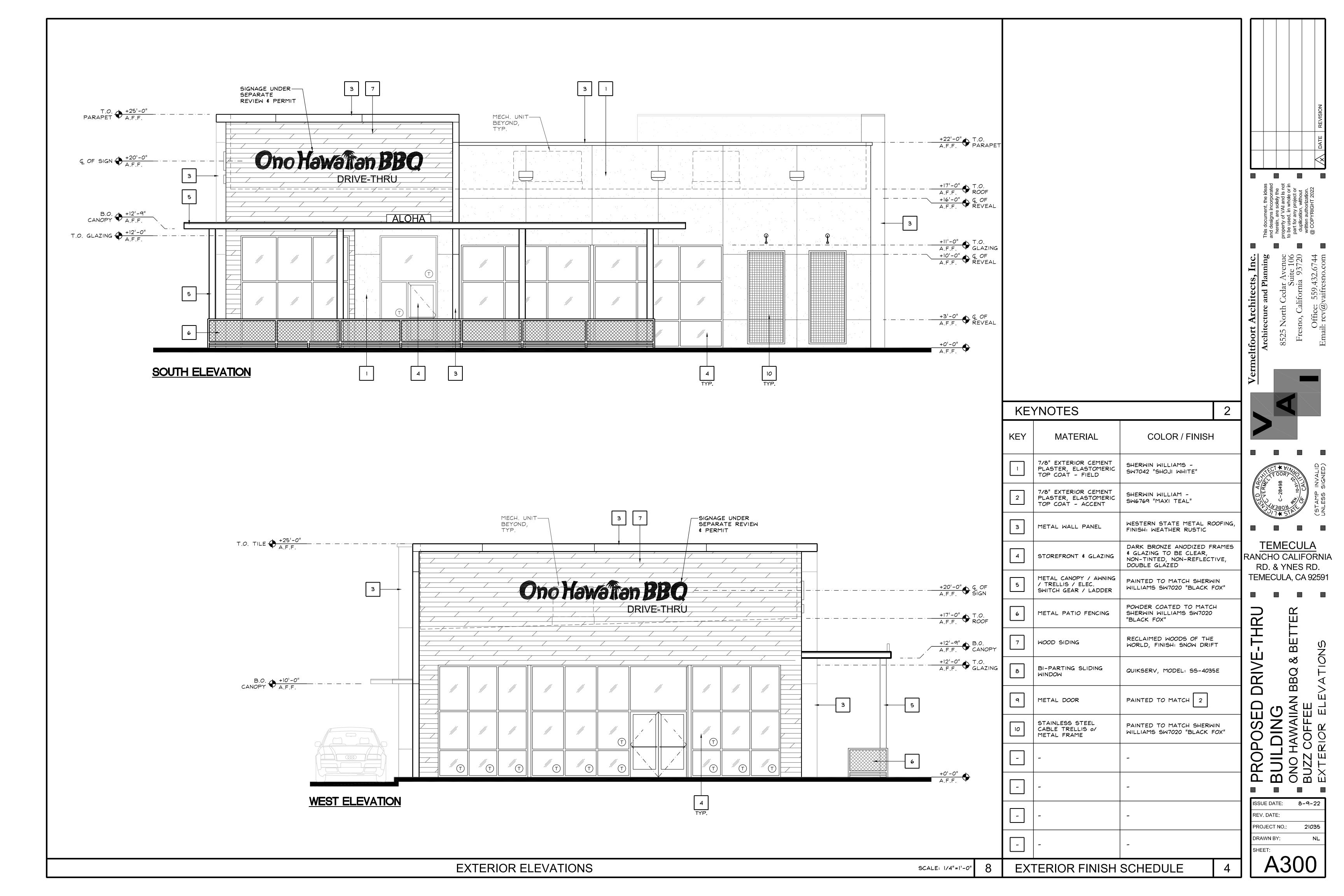


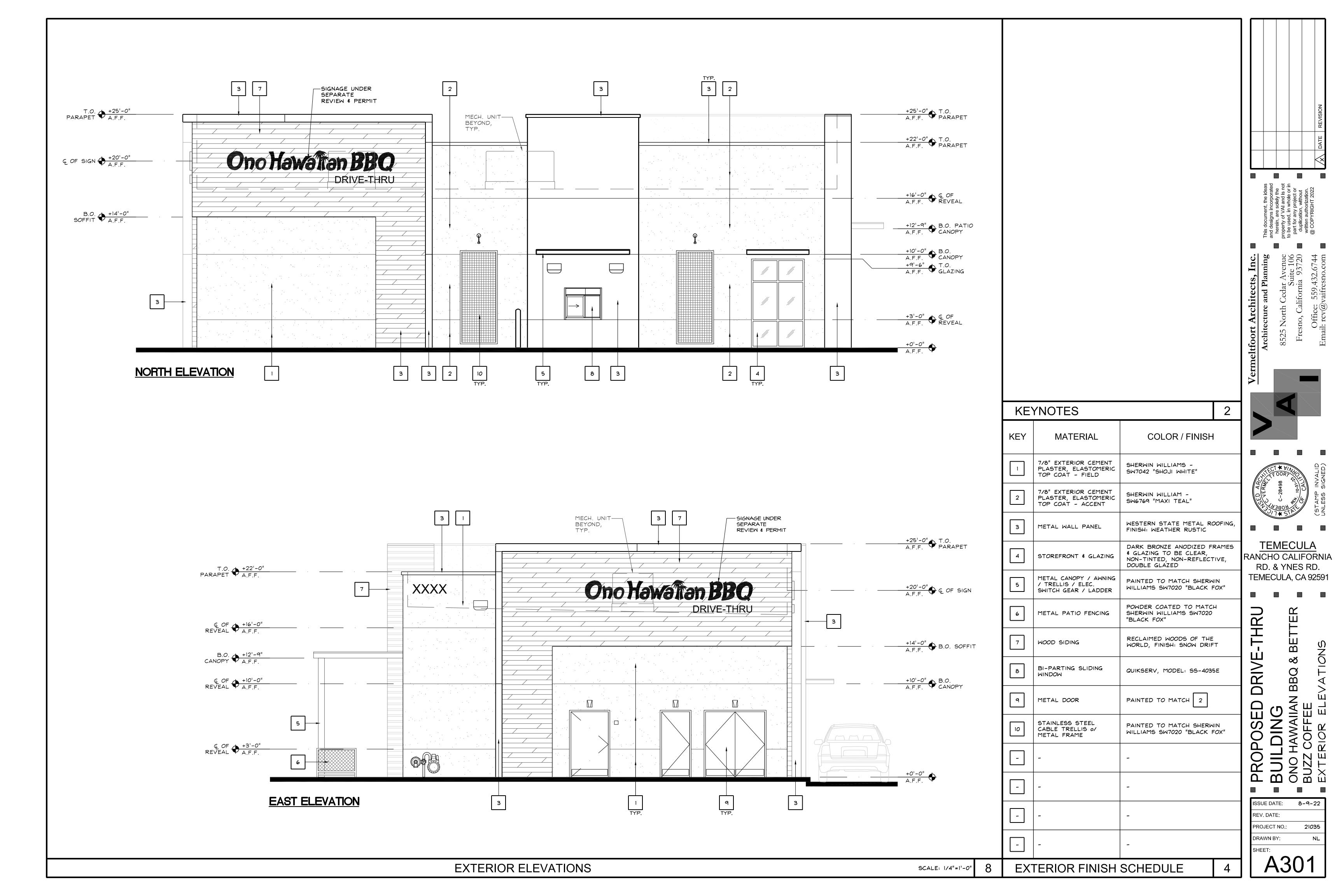








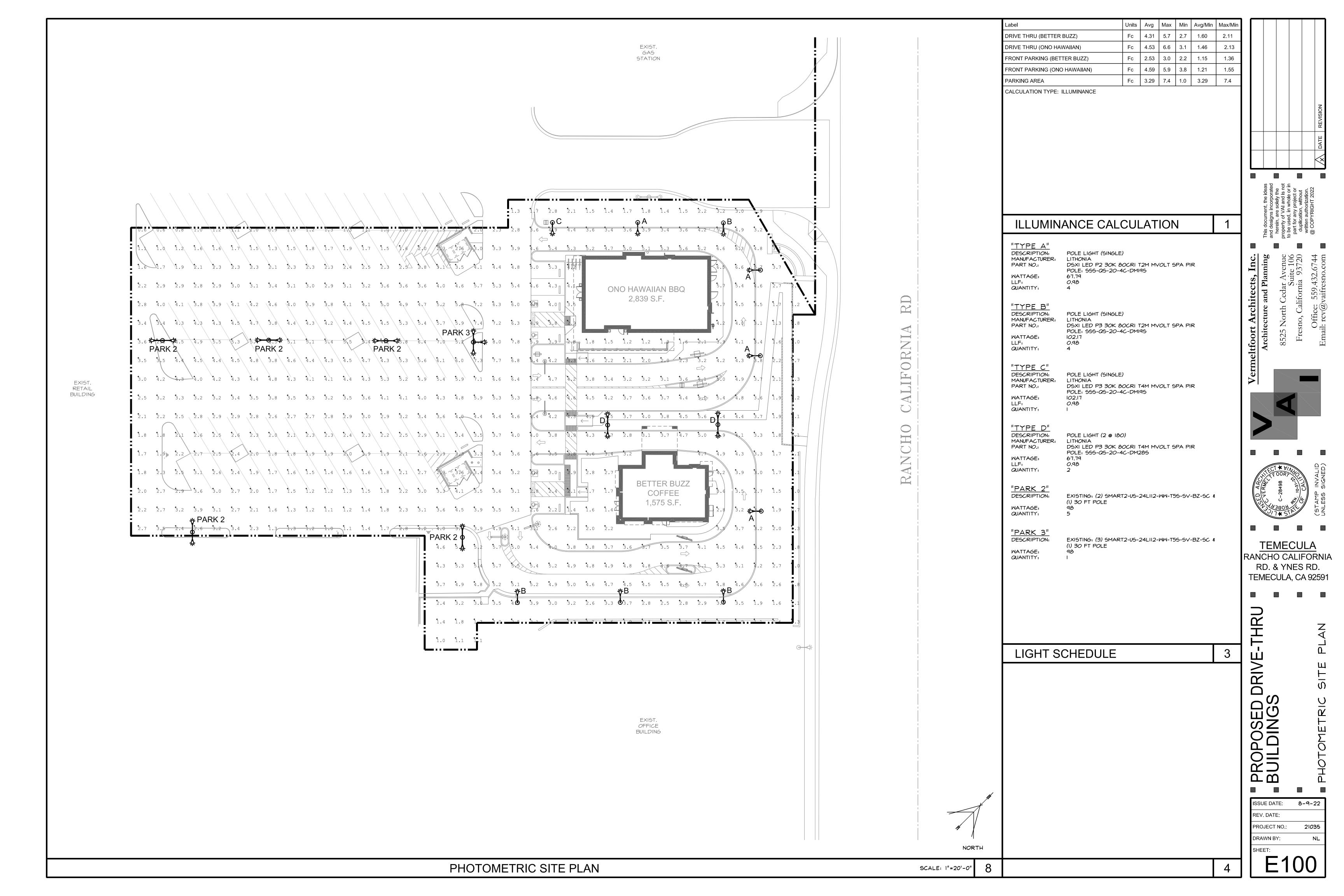












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1-Loop Wave Style Bike Rack - 3 Bike Capacity, Black



Upscale stylish look for downtown shopping and business districts.

- For stadiums, parks and athletic fields.
- 10-gauge steel with attractive powder coating.
- 23/8" diameter bar.
- Mounting hardware included.

SPECIFY COLOR:

MODEL	DESCRIPTION	SIZE	BIKE	WT.	PRICE	EACH	COLOR	IN STOCK SHIPS TODAY	
NO.	DESCRIPTION	LxWxH	CAP.	(LBS.)	1	3+			
H-2892BL	1-Loop	22 x 2 ¹ /2 x 34"	3	27	\$230	\$220	□ Black	1 ADD	

± Additional Info

+ Parts

Shopping Lists

Request a Catalog

SAME DAY SHIPPING

HUGE SELECTION IN STOCK

SHIPS FROM 12 LOCATIONS



NEW design, one piece FRP Composite bike locker NO ASSEMBLY required



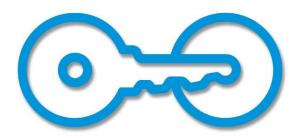
All lockers are shipped assembled and can be stand alone or grouped – NO COMMON WALLS. Lockers easily relocated.



Specify the 300 Series lockers for the highest customer satisfaction from the no-assembly ready-to-use delivery through years of trouble free operation.

Architects, designers and government agencies specify the 300 Series due to the high quality manufacturing which means virtually no installation costs!

- •The 300 Series is the first one piece locker available that is not molded of soft and flammable HDPE plastic material.
- •The construction of fiberglass reinforced plastic is highly resistant to impact, stains and will not corrode.
- •Designed after our very popular 350 Series lockers and available in 6 styles providing flexibility for site locations.

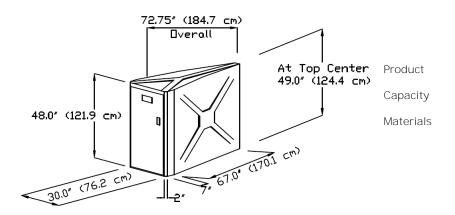




American Bicycle Security Company

P.O. Box 7359
Ventura, CA 93006
Ph: (800) 245-3723 or (805) 933-3688
Fax: (805) 933-1865
www.ameribike.com
Email: turtle@ameribike.com





7.0" (17.7cm) \$\hat{\tilde{E}}\$ \$\hat{\tilde{E}

1 door/1 bike

Setback

Locks

Hardware



T-Handle

Padlock/U-Lock Handle

Colors

Bike-Shell™ Model 301P

1 door/1 Bike

Locker shall be manufactured of molded fiberglass reinforced plastic composite with **a smooth "X"** and "Y" pattern on stippled walls and top, with smooth door frame and stippled door. Material shall be E-glass and polyester resin at 35% ratio.

Tensile Strength, 18,000 psi. Locker shall be one piece with no external or internal frame and no seams or joints on tops or side walls. Material shall withstand over 300 lb/sqft on roof and 200 lb/sqft on walls/doors.

NO ON SITE ASSEMBLY SHALL BE REQUIRED.

Roof shall be crowned for water run-off and all corners shall have a smooth radiused finish. Finish of UV stabilized gelcoat does not need painting, allows solvent removal of graffiti and is resistant to impact and UV damage.

Please allow 5ft clearance for door

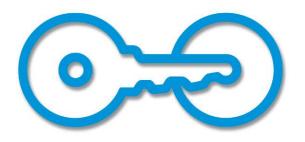
High quality custom continuous door hinge will not rust. All fasteners on locking system shall be zinc plated or better. Locker shall anchor in all four corners through base flanges using expansion anchors. See last page for anchoring details.

- 2 Standard Lock Options (No charge)
- •Fort Lock 7 pin tumbler Pop Out "T" handle locks with three keys and removable lock cylinders. Internal locking hardware consists of three plated hardened steel cams controlling an extruded aluminum locking bar which engages the door frame over three foot span.
- Heavy duty stainless steel Padlock/U-Lock handle will accommodate high security Padlocks and U-Locks. For U-Locks from ½" to ¾" Diameter. Padlocks and U-Locks not included.
- 2 Standard Color Options (No charge)

Tan

Medium Grey

Please call for custom color, or color match information



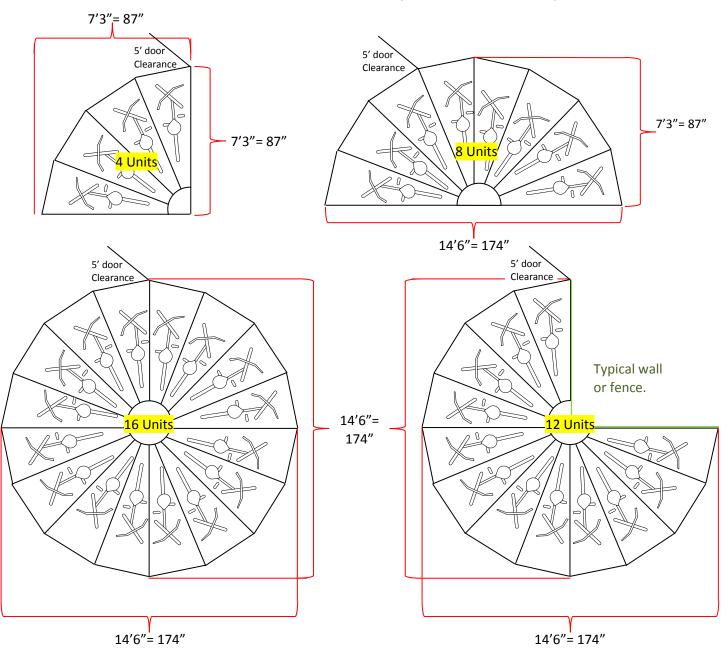


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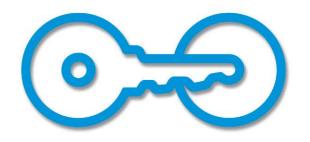
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5' door clearance is needed from an obstructer that would prevent access. For example a wall or column



*Full circle should have a minimum of 24' (288") circular area to allow easy access from all angles. 24'6" (294") is recommended.





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ASSEMBLY INSTRUCTIONS 300 SERIES BICYCLE LOCKER - Model 301P

Your bike locker does NOT require any general assembly.

Tools Needed:

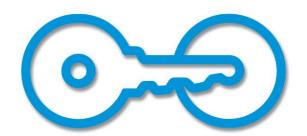
Minimum requirements

- 3/8" electric drill (anchoring & installing diagonal divider wall)
- 3/8" electric rotary hammer drill (anchoring)
- 1/4" drill bit (anchoring & installing diagonal divider wall)
- 1/4" hammer drill bit (anchoring)
- hammer (anchoring)
- Tape measure minimum 10' (anchoring & installing diagonal divider wall)
- Extension cord 25' (anchoring & installing diagonal divider wall)
- Generator or other source of power (anchoring & installing diagonal divider wall)
- Safety glasses and any other equipment specified by the tool manufacturer. (All Steps)

-Choose location which allows a minimum 4' distance between door face and any obstruction to allow bicycle to maneuver into locker and the door to swing open without hitting high spots such as concrete or asphalt raised by roots. If desired, for grouping of units, chalk a line for straight edge with which to work. A preferred site would be concrete although asphalt can be used. Site should be flat although it does not necessarily have to be level.

ANCHORING

The lockers should be anchored to the ground for optimum longevity and proper operation of the locking system. Therefore, anchoring each unit to the ground is advisable. The 301 and 302 lockers are anchored in the 4 corners of the flange located around the inside of locker, the 301P, & 301V are anchored in the front two corners of the locker and the rear. First square the doors in the frame. Out of square doors are due to the site being uneven. To square the door, using a flat bar, raise the corner of the locker to make the door in square. If any adjustment is necessary it should only be slight. Place a shim under the corner to retain the alignment and height. Shim should be placed in a location under the base flange very close to hole for the anchor. This allows the downward force of the anchor to be supported underneath and prevent cracking of the base flange at the anchor location. Drill through the base flange on the locker with 1/4" drill. With hammer drill and 1/4" masonry bit you can then drill into concrete surface. Drop the nail-in anchor through flange and into the hole, pound pin down flush with top of mushroom head of anchor. Do this at all four corners of door frame on 301 & 302 lockers. On 301P and 301V do this in the front two corners of the door frame and in center of rear wall.



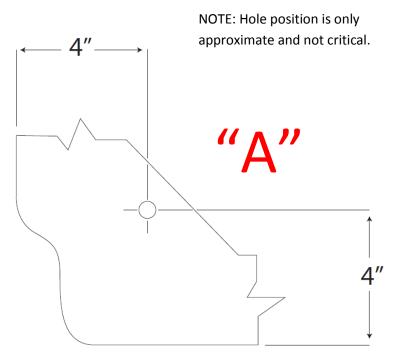


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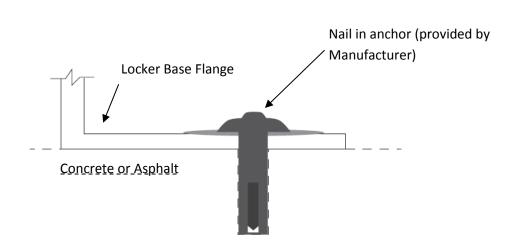
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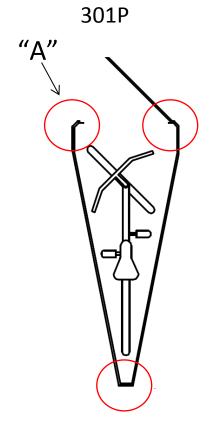


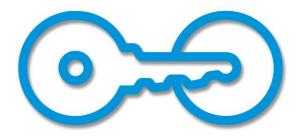
Anchoring Information



Top View Anchoring Flange Inside Locker









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