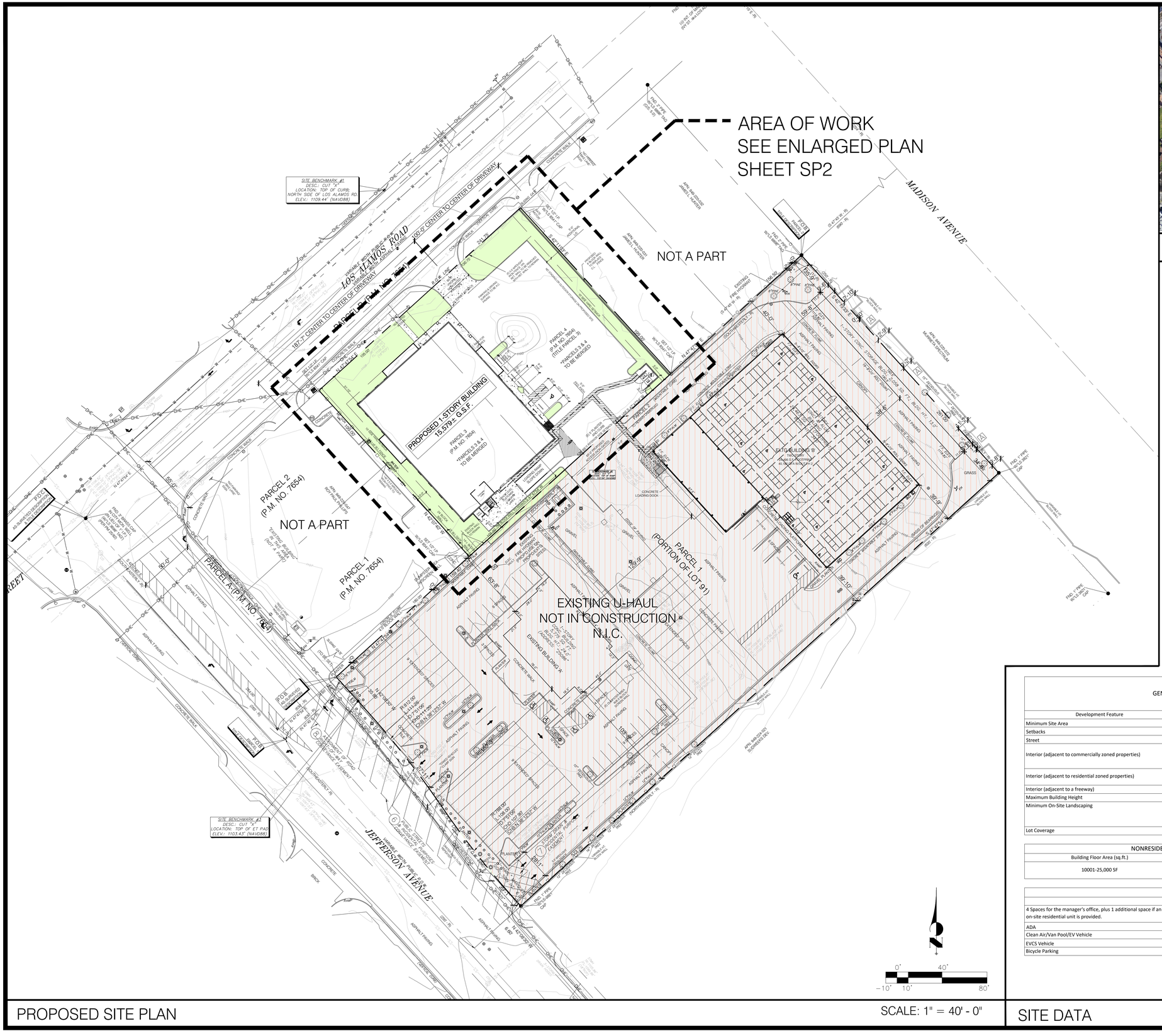

PROPOSED SITE PLAN

SCALE: 1" = 40' - 0"

SITE AERIAL

SCALE: N.T.S.

DEVELOPMENT PLAN & CONDITIONAL USE PERMIT

PROJECT NAME: Project #732035 - abutting
U-Haul Moving & Storage of Murrieta

Applicant: Jason Mastriana, Owner's Representative
P: (949) 375-5976 Email: jason_mastriana@uhaul.com

Land Owner: Amerco Real Estate Company
2727 North Central Avenue, Phoenix, AZ 85004, (602) 263-6502

Exhibit Preparers: A. Owner
B. Inland Empire Survey & Engineering, Inc, c/o Alex Paulsen
41146 Elm St, Murrieta, CA 92562, (951) 698-1830
C. BMLA, c/o Steve Shirrel
310 N. Joy St. , Corona, CA 92879, (760) 737-1124

MUNICIPALITY: City of Murrieta

PARCEL SIZE: Parcel 3 - APN - 949-220-013-6 - 20,895 s.f. / 0.48 acres
Parcel 4 - APN - 949-220-014-7 - 27,233 s.f / 0.63 acres
Total Gross Area/Acreage - 48,128 s.f. / 1.11 acres
Total Net Area/Acreage - 48,128 s.f. / 1.11 acres
Overall Dimensions - 199.00' X 241.75'

ZONE: CC - Community Commercial

Overlay: TOD Overlay

ADJACENT ZONING: N: CC - Community Commercial
E: CC - Community Commercial
S: MF-3 - Residential
W: MF-3 / CC - Residential / Community Commercial

EXISTING USES: Vacant Land

PERMITTED USES: Retail
Self-Storage facilities - CUP
Automobile & Truck Rental - CUP

PROPOSED USE: Self-Storage

LOT COVERAGE: Proposed Building - 15,579 s.f.
Total Lot Coverage - 15,579 s.f. = 32%

PROPOSED BUILDING: BUILDING TYPE: IIB, USE GROUP: S1, FLOORS: 1, Fully Sprinklered,
HEIGHT: Varies (50'-0", and 42'-0")

PROJECT TITLE LEGAL DESCRIPTION:

PARCEL 3, AS SHOWN BY PARCEL MAP 7654, IN THE CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON FILE IN BOOK 25, PAGE 82 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
APN: 949-220-013-6

PARCEL 4, AS SHOWN BY PARCEL MAP NO. 7654, IN THE CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON FILE IN BOOK 25 PAGE 82 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
APN: 949-220-014-7

*PARCELS 3 & 4 TO BE MERGED

COMMERCIAL ZONES
GENERAL DEVELOPMENT STANDARDS REQUIREMENTS

Development Feature	**Required**	Proposed
Minimum Site Area	None	None
Setbacks		
Street	25-ft.	25-ft.
Interior (adjacent to commercially zoned properties)	0 or 10-ft.	20-ft. Abutting East Prop. Line 10-ft. Abutting both North & South Prop. Line
Interior (adjacent to residential zoned properties)	20-ft. minimum or equal to building height, whichever is greater	N/A
Interior (adjacent to a freeway)	25-ft. minimum	N/A
Maximum Building Height	50-ft.	50-ft.
Minimum On-Site Landscaping	20 percent (Req. 9,625-SF.)	20 percent (Provided 9,820-SF.) (APN 949-220-013-6 & APN 949-220-014-7)
Lot Coverage	Approx. 80 percent	Approx. 80 percent

NONRESIDENTIAL STRUCTURES MINIMUM STORAGE AREAS REQUIRED

Building Floor Area (sq.ft.)	Refuse	Recycling	Total Area Required	Total Area Proposed
10001-25,000 SF	48 SF	48 SF	96 SF	128 SF

SELF-STORAGE PARKING REQUIREMENTS

	Required	Provided
4 Spaces for the manager's office, plus 1 additional space if an on-site residential unit is provided.	0 spaces (project does not incorporate a manager's office or an on-site residential units.	6 spaces in total
ADA	1 stall required per 1-25 total parking spaces	1 space
Clean Air/Van Pool/EV Vehicle	1 stall required per 10-25 total parking spaces	0 spaces
EVCS Vehicle	1 stall required per 10-25 total parking spaces	0 spaces
Bicycle Parking	5% of parking spaces	2 bicycles

SITE DATA

SHEET NOTES:

REVISIONS:

NO:	DATE	INITIALS	NOTES
1	10/12/21	JS	REV'D LANDSCAPE/SP2 PER CITY COMMENTS
2	02/17/22	JS	REV'D BUILDING "C" FLOOR PLAN
3	04/28/22	JS	REV'D SITE PLAN PER CITY COMMENTS
4	11/02/22	JS	REV'D FLOOR PLAN/LAYOUT
5	02/14/23	JS	REV SITE PLAN PER COMMENTS
6	08/30/23	JS	REV PER CITY COMM./ ADDED L/S AREA
7	10/20/23	NH	SITE REV'S
8	11/09/23	JS	REV TO INC. PATH OF TRAVEL/ CITY COMM.
9	03/06/24	BLC	SHIFT BLDG, L/S REVS, MOVE TRASH ENCL.
10	04/08/24	NH	REV'S PER CITY COMMENTS
11	07/12/24	NH	REV'S PER CITY COMMENTS

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS, NOT FOR CONSTRUCTION, FOR INFORMATION ONLY

ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY
CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502

SITE ADDRESS:
U-Haul of Murrieta
Murrieta, CA

SHEET CONTENTS:
Proposed
Site Plan

732035

DRAWN:	JS	SP1
CHECKED:	NH	
DATE:	02/16/2023	

732035SP1

PROPOSED 1-STORY BUILDING
15,579± G.S.F.

N 47°47'54" E
105.00'
R.O.W. LINE
241.75'
136.75'
SLIDING GATE
GATE MOTOR
SET 1/2" I.P. W/"LS 8541" CAP
S 42°11'03" E
199.00'
5'-0" ADDITIONAL L/S
NON-GATED ACCESS
30'-0" PROP'D NON-GATED ACCESS
25' STREET SETBACK
31'-10"
CONCRETE
HC SIGN
10' SIDE YARD SETBACK
143'±x5' W.I. FENCE
WATER SPIGOT
143' X 5.0' WROUGHT IRON FENCE TO REMAIN
PARKING & DRIVING SURFACE TO BE A.C. PAVING
(E) 5.0' WROUGHT IRON FENCE ON RET. WALL TO BE REMOVED WITH RET. WALL TO REMAIN
RACK FOR (2) BIKES
7'-6"
6
1'-0" STEP OUT
18'-0" TYP.
9'-0" TYP.
SEE DETAILS 5-9/SP3
PROPOSED 6' BLOCK WALL TO REPLACE C.L. FENCE
NO STAGING OR OUTDOOR STORAGE ON PROPOSED SITE
10' SIDE YARD SETBACK
PARCEL 3
(P.M. NO. 7654)
*PARCELS 3 & 4
TO BE MERGED
PARCEL 4
(P.M. NO. 7654)
(TITLE PARCEL 3)
*PARCELS 3 & 4
TO BE MERGED
SEE DETAILS 1-4/SP3
8'-0"
12'-0"
7'-6"
5'-0" PED. PATH
CUSTOMER LOBBY
ELEC. ROOM
RISER ROOM
ADA RR
GRADE LEVEL CUSTOMER LOADING AREA
LOADING RAMP SLOPE DOWN
SLOPED DOWN
PATH OF TRAVEL TO PARCEL 2/EX. BLG
4 CY RECYCLE
4 CY TRASH
5'-0"
5'-1"
10'-0"
24 BLOCK WALL
15' W.I. GATE
14'± BLOCK WALL
EXISITING BLOCK WALL TO REMAIN
N 42°07'40" W
SET 1/2" I.P. W/"LS 8541" CAP
CONC.
105.00' 105' BLOCK WALL TO REMAIN S 47°47'54" W
136.95' 0' INTERIOR SIDE SETBACK AT PROP. LINE S 47°47'54" W
(E) 5' PLANTER AND CURB
65'-0" PROPOSED ACCESS (NON-GATED)
(SOUTHWESTERLY - R)
PARCEL 2
TO REMAIN UNMERGED
(MOUNTABLE CURB)
18" PALM
SET 1/2" I.P. W/"LS 8541" C.
199.00'

KEY
- A.C. PAVING
- CONCRETE PAVING
- TRUCTUNCATED DOMES

0' 10' 20'

ENLARGED PROPOSED SITE PLAN

SCALE: 1" = 10' - 0"

SHEET NOTES:

NO.	DATE	INITIALS	NOTES
9	04/08/24	NH	REV'S PER CITY COMMENTS
10	07/12/24	NH	REV'S PER CITY COMMENTS

REVISIONS:

NO.	DATE	INITIALS	NOTES
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4	02/14/23	JS	REV SITE PLAN PER COMMENTS
5	08/30/23	JS	REV PER CITY COMM./ L/S AREA & TRASH EN.
6	10/20/23	NH	SITE REV'S
7	11/09/23	JS	SITE PLAN REV
8	03/06/24	BLC	SHIFT BLDG., L/S REVS, MOVE TRASH ENCL.

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PHOENIX, ARIZONA 85004
P: (602) 263-6502

SITE ADDRESS:
U-Haul of Murrieta
Murrieta, CA

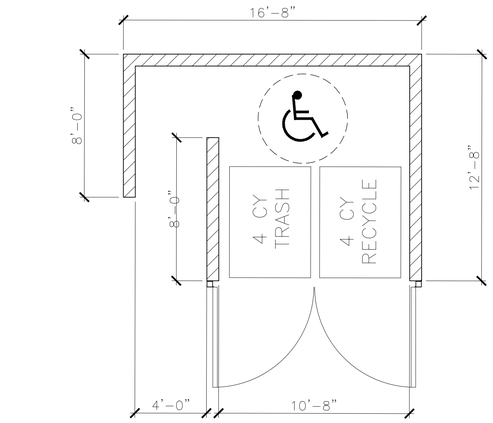
SHEET CONTENTS:
Enlarged Proposed Site Plan

732035

DRAWN:	JS
CHECKED:	NH
DATE:	02/16/2023

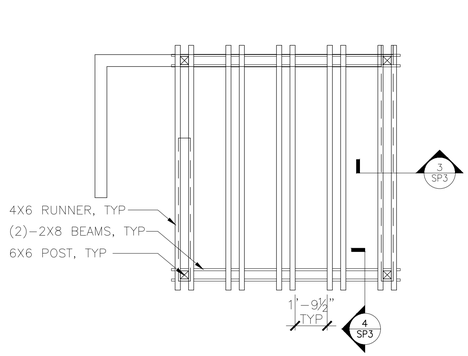
SP2

732035A1S



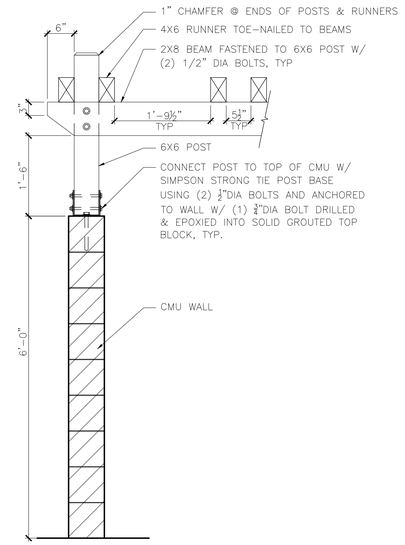
NOTE:
1. 8" X 16" SPLIT FACE BLOCK PAINTED TO MATCH BUILDING
2. WOOD TRELLIS MOUNTED OVER-HEAD SEE DETAIL 2/SP3

1 PROPOSED CMU TRASH/REC. SCALE: 1/4" =1'-0"

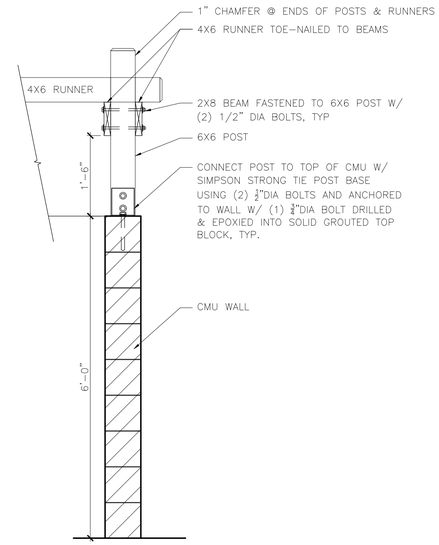


NOTE:
1. ALL HARDWARE SHALL BE GALVANIZED
2. ALL TIMBER AND LUMBER SHALL BE PRESSURE TREATED SPRUCE PINE FUR, STUD-GRADE (OR EQUAL)

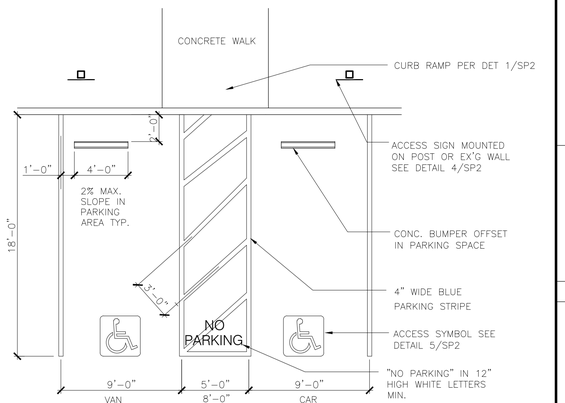
2 OVERHEAD WOOD TRELLIS SCALE: 1/4" =1'-0"



3 OVERHEAD WOOD TRELLIS SCALE: 3/4" =1'-0"

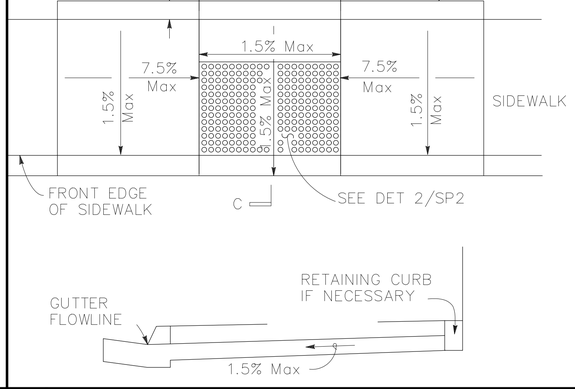


4 OVERHEAD WOOD TRELLIS SCALE: 3/4" =1'-0"

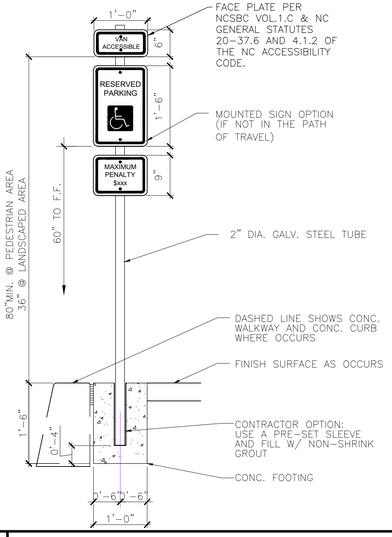


NOTE:
PROVIDE VAN PARKING IN 1:8 RATIO OF DISABLED PERSON PARKING SPACES
2% MAX SLOPE ALL DI- RECTION IN PARKING SPACES

5 TYPICAL HANDICAP PARKING

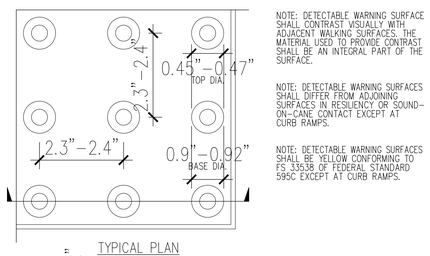


6 ADA RAMP SCALE: 1/4" =1' - 0"



7 ADA PARKING SIGN

8 HANDICAP PARKING SYMBOL ON PAVEMENT

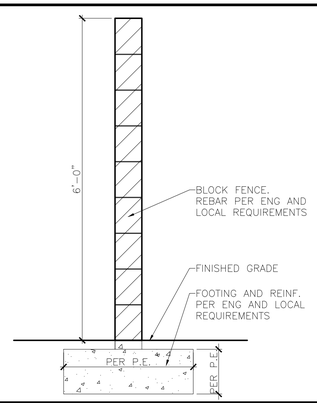


NOTE: DETECTABLE WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE SURFACE.

NOTE: DETECTABLE WARNING SURFACES SHALL DIFFER FROM ADJOINING SURFACES IN RESILIENCY OR SOUND-ON-CANE CONTACT EXCEPT AT CURB RAMPS.

NOTE: DETECTABLE WARNING SURFACES SHALL BE YELLOW CONFORMING TO FS 33538 OF FEDERAL STANDARD 595C EXCEPT AT CURB RAMPS.

9 TRUNCATED DOMES



10 BLOCK FENCE SCALE: 3/4" =1'-0"

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	10/12/21	JS	REV'D LANDSCAPE/SP2 PER CITY COMMENTS
2	02/17/22	JS	REV'D BUILDING "C" FLOOR PLAN
3	04/28/22	JS	REV'D SITE PLAN PER CITY COMMENTS
4	02/14/23	JS	REV TO ADD SP3 DETAILS TO PAGE
5	08/30/23	JS	REV PER CITY COMM.
6	10/20/23	NH	SITE REV'S
7	09/24/24	NH	ADD DTL 10 PER CITY
8			

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SITE ADDRESS:
U-Haul of Murrieta
Murrieta, CA

SHEET CONTENTS:
Proposed Site Plan Details

732035

DRAWN:	JS	SP3
CHECKED:	NH	
DATE:	02/16/2023	

732035A1S

PRELIMINARY GRADING PLAN

PARCEL 3 & 4 OF PARCEL MAP 7654, IN THE CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS PER MAP THEREOF ON FILE IN BOOK 25, PAGE 82 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

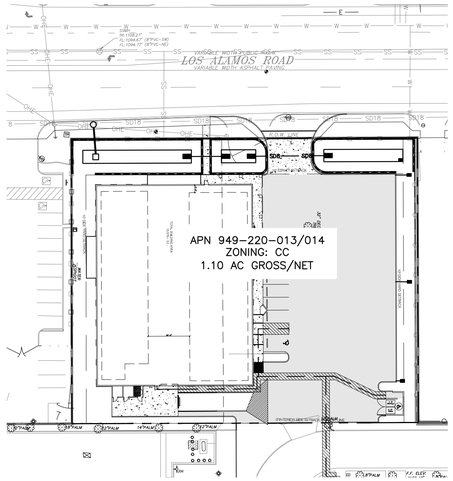
APN 949-220-013/014, MURRIETA, CA 92562

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, AND RELOCTION COST OF ALL EXISTING UTILITIES. PERMITTEE MUST INFORM THE CITY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION PHONE: (951)304-2489
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF MURRIETA PUBLIC WORKS DEPARTMENT IMPROVEMENT STANDARDS AND THE LATEST EDITION OF STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK).
3. THE DEVELOPER WILL INSTALL STREET NAME SIGNS CONFORMING TO CITY STANDARD NO. 601.
4. CURB DEPRESSIONS AND DRIVEWAY APPROACHES WILL BE INSTALLED AND CONSTRUCTED ACCORDING TO CITY STANDARD NO. 308,309, OR 310, AS DIRECTED IN THE FIELD.
5. BLUE RAISED REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED TO MARK FIRE HYDRANT AND/OR WATER SUPPLY LOCATIONS AT THE DIRECTION OF THE CITY INSPECTOR FOLLOWING FINAL SEALANT AND STRIPING.
6. WORK MAY NOT START UNTIL PERMITS HAVE BEEN OBTAINED.
7. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS WITH UNDERGROUND SERVICE ALERT AT 811 AT LEAST TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION.
8. ALL PAVEMENT SECTIONS ARE AT MINIMUM REQUIREMENTS. ADDITIONAL SOIL TEST SHALL BE TAKEN AFTER ROUGH GRADING TO DETERMINE THE EXACT STRUCTURAL SECTION REQUIREMENTS. USE STANDARD NO. 320 IF EXPANSIVE SOIL ARE ENCOUNTERED.
9. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES BY WATER OR OTHER APPROVED METHODS.
10. EQUIPMENT AND MATERIALS SHALL BE STORED IN A NEAT AND PROTECTED MANNER.
11. THE CONTRACTOR WILL CONDUCT HIS OPERATIONS AS TO OFFER THE LEAST POSSIBLE OBSTRUCTION AND INCOVENIENCE TO PUBLIC TRAFFIC, AND HE SHALL HAVE UNDER CONSTRUCTION NO GREATER LENGTH OR AMOUNT OF WORK THAN HE CAN EXECUTE PROPERLY. ON EXISTING ROADS, TRAFFIC SHALL BE PERMITTED TO PASS THROUGH THE WORK AREA WITH AS LITTLE INCONVENIENCE AND DELAY AS POSSIBLE.
12. EXISTING TRAFFIC SIGNALS AND LIGHTING SYSTEMS SHALL BE KEPT IN OPERATION FOR THE BENEFIT OF THE TRAVELING PUBLIC, AND TO MINIMIZE ANY INTERFERENCE WITH ROUTINE MAINTENANCE OF EXISTING SYSTEMS DURING WORK PROGRESS.
13. WHENEVER THE CONTRACTOR'S OPERATION CREATES A HAZARDOUS CONDITION TO TRAFFIC OR TO THE PUBLIC, HE SHALL FURNISH AT HIS OWN EXPENSE, SUCH FLAGMEN AND GUARDS AS ARE NECESSARY TO GIVE ADEQUATE WARNING TO THE PUBLIC OF ANY DANGEROUS CONDITIONS. HE SHALL ALSO FURNISH, ERECT AND MAINTAIN SUCH FENCES BARRICADES, LIGHTS, SIGNS, AND OTHER DEVICES NECESSARY TO PREVENT ACCIDENTS AND INJURY TO THE PUBLIC.
14. WHERE SURVEY MONUMENTS EXIST, SUCH MONUMENTS WILL BE PROTECTED OR SHALL BE REFERENCED AND RESET, PURSUANT TO BUSINESS AND PROFESSIONS CODE, SECTION 8700 TO 8805 (LAND SURVEYOR'S ACT).
15. WHERE NEW A.C. PAVEMENT JOIN EXISTING PAVEMENT, SAWCUT TO A NEAT EDGE. THE SAWCUTS MUST BE PERPENDICULAR, PARALLEL OR RADIAL TO THE ROADWAY CENTERLINE. OVERLAY AND FEATHER NEW A.C. PAVEMENT TO PROVIDE SMOOTH TRANSITION.
16. ALL EXISTING STREET SIGNS, ROADSIDE MARKERS ETC., SHALL BE PROTECTED AND/OR REPLACED IN KIND TO THE CURRENT CITY STANDARD PLANS AND CURRENT TRAFFIC MANUAL, AT NO COST TO THE CITY.
17. ASPHALTIC EMULSION (FOG SEAL)SHALL BE APPLIED NOT LESS THAN FOURTEEN (14) DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING AND SHALL BE APPLIED AT A MIN. RATE OF 0.05 GALLON PER SQUARE YARD. ASPHALTIC EMULSION SHALL CONFORM TO SECTION 37, 39, AND 94 OF THE STATE STANDARD SPECIFICATIONS.
18. ALL UNDERGROUND FACILITIES, WITH LATERALS SHALL BE IN PLACE PRIOR TO PAVING THE STREET SECTION INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: WATER, SEWER, GAS, ELECTRIC, CABLE T.V., TELEPHONE, AND DRAINAGE.
19. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS, THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITY LINES, INCLUDING ANY OTHER LINES NOT SHOWN ON THESE PLANS OR NOT OF RECORD.
20. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO APPLY TO THE CITY OF MURRIETA ENGINEERING DEPARTMENT, FOR AN ENCROACHMENT PERMIT FOR ALL WORK ON EXISTING CITY MAINTAINED ROADS, AND FOR UTILITY WORK WITHIN OFFERS OF DEDICATION FOR PUBLIC USE.
21. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER TO INSTALL STREET CENTERLINE MONUMENTS AS REQUIRED BY CITY STANDARD DRAWINGS NO. 616, 617, AND 618.
22. STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MURRIETA STANDARD NO. 619 OR 620.
23. APPROVAL OF THESE PLANS BY THE CITY OR ITS AGENTS DOES NOT RELIEVE THE APPLICANT AND HIS ENGINEER FROM THE RESPONSIBILITY FOR THE CORRECTION OF ERRORS OR OMISSIONS DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE APPROPRIATE PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
24. ALL GTE, SCE AND SCG FACILITIES WILL BE RELOCATED OR MODIFIED BY THE RESPECTIVE UTILITIES OR THEIR APPOINTED REPRESENTATIVES.
25. ALL WATER RELATED WORK SHALL BE DONE IN ACCORDANCE WITH THE SERVICING WATER DISTRICT STANDARDS AND SPECIFICATIONS.
26. ALL SEWER RELATED WORK SHALL BE DONE IN ACCORDANCE WITH THE SERVICING WATER DISTRICT STANDARDS AND SPECIFICATIONS.
27. ANY SERVICE SHUT DOWN SHALL BE DONE AT NIGHT, PRIOR TO ANY SHUT DOWN, THE CONTRACTOR SHALL NOTIFY THE DIRECTOR, ENGINEER, CUSTOMER, FIRE DEPARTMENT, SERVICING WATER DISTRICT, AND ALL OTHERS AFFECTED BY THE SHUT DOWN A MINIMUM OF TWO (2) WEEKS IN ADVANCE.
28. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR CONTRACTOR TO APPLY TO CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN THE STATE RIGHT-OF-WAY.
29. 24 HOUR EMERGENCY CONTACT: _____
CELL: _____

GRADING NOTES

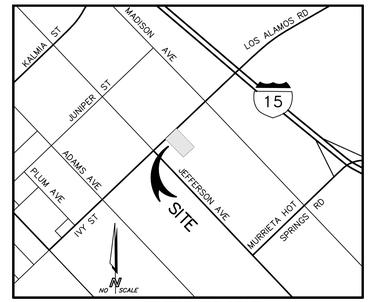
1. ALL GRADING SHALL CONFORM TO THE CITY OF MURRIETA GRADING CODE AND MANUAL.
2. MINIMUM BUILDING PAD AND DRAINAGE SWALE SLOPE SHALL BE 1%. DRAINAGE SWALES SHALL BE A MINIMUM OF 0.2' DEEP AND BE CONSTRUCTED A MINIMUM OF 2' FROM THE TOP OF CUT OR FILL SLOPES.
3. MAXIMUM CUT AND FILL SLOPE = 2:1.
4. PROVIDE 4' WIDE BY 1' HIGH BERM OR EQUIVALENT ALONG THE TOP OF ALL FILL SLOPES OVER 5' HIGH.
5. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A COMPETENT SOILS ENGINEER WHO SHALL CERTIFY THAT ALL FILL HAS BEEN PROPERLY PLACED AND WHO SHALL SUBMIT A FINAL COMPACTION REPORT FOR ALL FILLS OVER 1' DEEP.
6. A REGISTERED CIVIL ENGINEER SHALL SUBMIT TO THE CITY ENGINEERING DEPARTMENT WRITTEN CERTIFICATION OF COMPLETION OF ROUGH GRADING IN ACCORDANCE WITH THE APPROVED GRADING PLAN PRIOR TO ISSUANCE OF THE BUILDING PERMIT. CERTIFICATION SHALL BE TO LINE, GRADE, ELEVATION AND LOCATION OF CUT FILL SLOPES.
7. PROVIDE A BROW DITCH, DESIGNED TO HANDLE 100 YEAR Q STORM FLOWS, ALONG TOP CUT OF SLOPE.
8. ALL GRADING SHALL BE DONE IN CONFORMANCE WITH RECOMMENDATIONS OF THE PRELIMINARY SOILS INVESTIGATION BY EARTH STRATA GEOTECHNICAL SERVICES, INC. DATED 8/28/2018. TWO SETS OF THE FINAL COMPACTION REPORT SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT WHICH SHALL INCLUDE FOUNDATION DESIGN RECOMMENDATIONS AND CERTIFICATION THAT GRADING HAS BEEN DONE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE PRELIMINARY SOILS REPORT.
9. THE CONTRACTOR SHALL NOTIFY THE CITY OF MURRIETA ENGINEERING DEPARTMENT AT LEAST 24 HOURS IN ADVANCE REQUESTING FINISH LOT GRADE AND DRAINAGE INSPECTION. THIS INSPECTION MUST BE APPROVED PRIOR TO BUILDING PERMIT FINAL INSPECTION FOR EACH LOT.
10. CUT SLOPES EQUAL TO OR GREATER THAN 5' IN VERTICAL HEIGHT AND FILL SLOPES EQUAL TO OR GREATER THAN 3' IN VERTICAL HEIGHT SHALL BE PLANTED WITH GRASS OR GROUND COVER TO PROTECT THE SLOPE FROM EROSION AND INSTABILITY IN ACCORDANCE WITH THE CITY GRADING CODE PRIOR TO THE APPROVAL OF FINAL INSPECTION.
11. NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL, AND OTHER DELETERIOUS MATERIAL.
12. IF STEEP SLOPING TERRAIN OCCURS UPON WHICH FILL IS TO BE PLACED, IT MUST BE CLEARED, KEYED, AND BENCHED INTO FIRM NATURAL SOIL FOR FULL SUPPORT. PREPARATION SHALL BE APPROVED BY A REGISTERED ENGINEER PRIOR TO PLACEMENT OF FILL MATERIAL.
13. DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES TEMPORARY DRAINAGE CONTROL SHOULD BE PROVIDED TO PREVENT PONDING WATER AND DAMAGE TO ADJACENT PROPERTIES.
14. DUST SHALL BE CONTROLLED BY WATER OR OTHER APPROVED METHODS.
15. ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST CONTINUE TO FUNCTION, ESPECIALLY DURING STORM CONDITIONS. PROCTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING OPERATIONS.
16. STABILITY CALCULATIONS WITH A FACTOR OF AT LEAST ONE AND FIVE TENTHS (1.5) SHALL BE SUBMITTED BY A SOILS ENGINEER TO THE CITY ENGINEERING DEPARTMENT FOR CUT AND FILL SLOPES OVER 30' IN VERTICAL HEIGHT.



CONSTRUCTION NOTES

1. INFILTRATION BASIN PER WQMP.
2. 48 X 48 JENSEN PRECAST DROP INLET W/ FRAME & GRATE. 18" RCP LATERAL CONNECTED TO (E) RCP STORMDRAIN. SEE DETAIL HEREON.
3. RETAINING BLOCK WALL. HEIGHT VARIES. MAX HEIGHT: 5'
4. CONSTRUCT 12" BROOKS BOX OR APPROVED EQUAL.
5. INSTALL NDS TRENCH DRAIN.
6. CONSTRUCT ADA RAMP PER CALTRANS A88A, CASE C.
7. CONSTRUCT 4-INCH ROLLED CURB PER AMERCO STANDARD DETAIL CP-2.
8. CONSTRUCT DRIVEWAY APPROACH PER CITY OF MURRIETA STANDARD 310C.
9. CONSTRUCT RIPRAP ENERGY DISSIPATER PER DETAIL HEREON.
10. CONSTRUCT TRADITIONAL ASPHALT PAVEMENT SECTION PER GEOTECHNICAL RECOMMENDATIONS

    FIRE LANES:
    6.5" OF ASPHALT OVER 16" OF CLASS-II AB.
11. CONSTRUCT EARTHEN SWALE PER DETAIL HEREON.
12. INSTALL 8-INCH HDPE STORMDRAIN.



VICINITY MAP
T:7S, R:3W
NO SCALE

GRADING NOTES (CONTD.)

17. A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR SHALL SUBMIT CERTIFICATION OF BUILDING PAD ELEVATION. WHERE SPECIFIC ELEVATIONS ARE REQUIRED, THE ELEVATION (WITH RESPECT TO MEAN SEA LEVEL) SHALL BE GIVEN. IF AN ELEVATION WITH RESPECT TO ADJACENT GROUND SURFACE IS REQUIRED, THE ACTUAL DISTANCE ABOVE THE ADJACENT GROUND SHALL BE GIVEN.
18. EROSION CONTROL: ALL GRADED SLOPES SHALL BE PLANTED WITH AN APPROVED GROUND COVER. SLOPES OVER 15' IN VERTICAL HEIGHT, IN ADDITION TO GROUND COVER, SHALL BE PLANTED WITH APPROVED TREES, SHRUBS, OR COMBINATIONS, 15' ON CENTERS. SLOPES OVER 4' IN VERTICAL HEIGHT SHALL HAVE PERMANENT IRRIGATION SYSTEMS WITH BACKFLOW PREVENTION DEVICES PER U.P.C., CHAPTER 10.R.
19. FINISH GRADE SHALL BE SLOPED AWAY FROM ALL EXTERIOR WALLS AT NOT LESS THAN 2% PER FOOT FOR A MINIMUM OF 3 FEET.
20. "NO OBSTRUCTION OF FLOOD PLAINS OR NATURAL WATER COURSES SHALL BE PERMITTED."
21. ALL PROPERTY CORNERS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/GRADING.
22. WORK MAY NOT START UNTIL PERMITS HAVE BEEN OBTAINED.
23. PURSUANT TO THE CITY OF MURRIETA MUNICIPAL CODE 15.52.150, GRADING AND EQUIPMENT OPERATION WITHIN ONE-HALF (1/2) MILE OF A STRUCTURE FOR HUMAN OCCUPANCY SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 8:00 PM AND 7:00 AM, NOR ON SUNDAY AND FEDERAL HOLIDAYS WITHOUT THE APPROVAL OF THE CITY ENGINEER.
24. APPROVAL OF THESE PLANS BY THE CITY OR ITS AGENTS DOES NOT RELIEVE THE APPLICANT AND HIS ENGINEER FROM THE RESPONSIBILITY FOR THE CORRECTION OF ERRORS OR OMISSIONS DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE APPROPIATE PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR REVIEW APPROVAL.
25. SOURCE OF TOPOGRAPHY: AERIAL PHOTOGRAPHY/SURVEY PERFORMED ON FEBRUARY 8, 2018.
26. SEPARATE HAUL PERMIT IS REQUIRED FOR ANY IMPORT/EXPORT OF MATERIAL TO/FROM PROJECT SITE.
27. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY LANDSCAPE ARCHITECT AT LEAST 48 HOURS PRIOR TO POURING ANY CONCRETE CURBS IN PLANTER AREAS. THE CITY LANDSCAPE ARCHITECT'S PHONE NUMBER IS (951)698-0122.
28. THE APPLICANT IS HEREBY NOTICED THAT THEY COMPLY WITH ALL STATE AND FEDERAL ENDANGERED SPECIES LAW. THE CITY OF MURRIETA IS NOT RESPONSIBLE FOR ANY SUCH VIOLATION OF STATE OR FEDERAL ENDANGERED SPECIES LAW DUE TO THE APPLICANT'S NON-COMPLIANCE.
29. IN CASE OF EMERGENCY, 24 HOUR CONTACT IS _____.

EROSION CONTROL NOTES

1. IN CASE OF EMERGENCY, CALL: _____
CELL: _____
2. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
3. DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE ENGINEERING DEPARTMENT.
4. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
5. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS AND DESILTING BASINS, AND THE BASINS PUMPED DRY.
6. GRADED AREAS AROUND THE TRACT PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
8. GRAVEL BAG LAYOUT SHALL BE INSTALLED AS SHOWN PER PLAN OR AS DIRECTED BY THE CITY INSPECTOR.

SITE AREA CALCULATIONS

TOTAL SITE AREA:	1.11	**ac. GROSS**
TOTAL SITE AREA:	1.11	**ac. NET**
TOTAL DISTURBED AREA:	1.11	**ac.,** 100**%**
IMPERVIOUSNESS AREA:	0.83	**ac.,** 75**%**

OWNER:

24-HOUR CONTACT
AMERCO REAL ESTATE
c/o MR. TRAVIS COCHRAN
2727 NORTH CENTRAL AVENUE
PHOENIX, AZ 85004
EMAIL: travis_cochrankilman@uhaul.com
PHONE: (626) 274-5578

GEOTECHNICAL ENGINEER:

NINYO & MOORE, GEOTECHNICAL & ENVIRONMENTAL SCIENCES CONSULTANTS
5710 RUFFIN ROAD, SAN DIEGO, CA, 92123
CHRISTINA A. TRETINJAK, PE, CEG No. 2650
PHONE: 858-576-1000

"DECLARATION OF RESPONSIBLE CHARGE"

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE. AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATION BY THE CITY OF MURRIETA IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

ENGINEER COMPANY NAME:IE SURVEY & ENGINEERING, INC.
ADDRESS: 41146 ELM STREET, SUITE G
ADDRESS: MURRIETA, CA 92562
PHONE NO.: 951-698-1830

ALEX R. PAULSEN
ENGINEER'S NAME PRINTED — DATE

REGISTERED PROFESSIONAL ENGINEER · ALEXANDER R. PAULSEN · No. 87481 · CIVIL · STATE OF CALIFORNIA

RCE NO. 87481

EARTHWORK QUANTITIES

CUT:	**3,308 Cu. Yds.**
FILL:	**3,308 Cu. Yds.**
BALANCE:	**0 Cu. Yds**

BENCH MARK

ELEVATIONS ARE BASED ON OPUS SOLUTION. DATUM IS NAVD 88.

A.P.N.:
949-220-013
949-220-014

811 Know what's below. Call before you dig.

"AS BUILT"
THE RECEIPT OF AS - BUILT PLANS AND CITY'S ACCEPTANCE THEREOF DOES NOT ABSOLVE THE ENGINEER OF WORK OF ANY RESPONSIBILITY FOR THE PROJECT DESIGN.
ENGINEER OF WORK: _____ DATE: _____
RCE NO. 87481

BASIS OF BEARING
CENTERLINE OF LOS ALAMOS ROAD BEING N47°47'54"E.

RECOMMEND APPROVAL
_____ DATE: _____
WILLIAM G. BIXBY
BUREAU VERITAS NORTH AMERICA, INC.
R.C.E. NO. 48819

REGISTERED PROFESSIONAL ENGINEER · ALEXANDER R. PAULSEN · No. 87481 · CIVIL · STATE OF CALIFORNIA

SCALE
HORIZONTAL
AS SHOWN
VERTICAL
AS SHOWN

IE SURVEY & ENGINEERING, INC.
41146 ELM STREET, SUITE G
MURRIETA, CA 92562
T: (951) 698.1830
E: INFO@IESURVEYANDENG.COM
JOB NO. 20002

PLANS PREPARED UNDER SUPERVISION OF:
_____ DATE: _____
ALEX R. PAULSEN
RCE NO. 87481

DATE	INITIAL	REVISION DESCRIPTION	SHT. NO.	DATE	INITIAL
ENGR OF WORK				CITY APPROVAL	

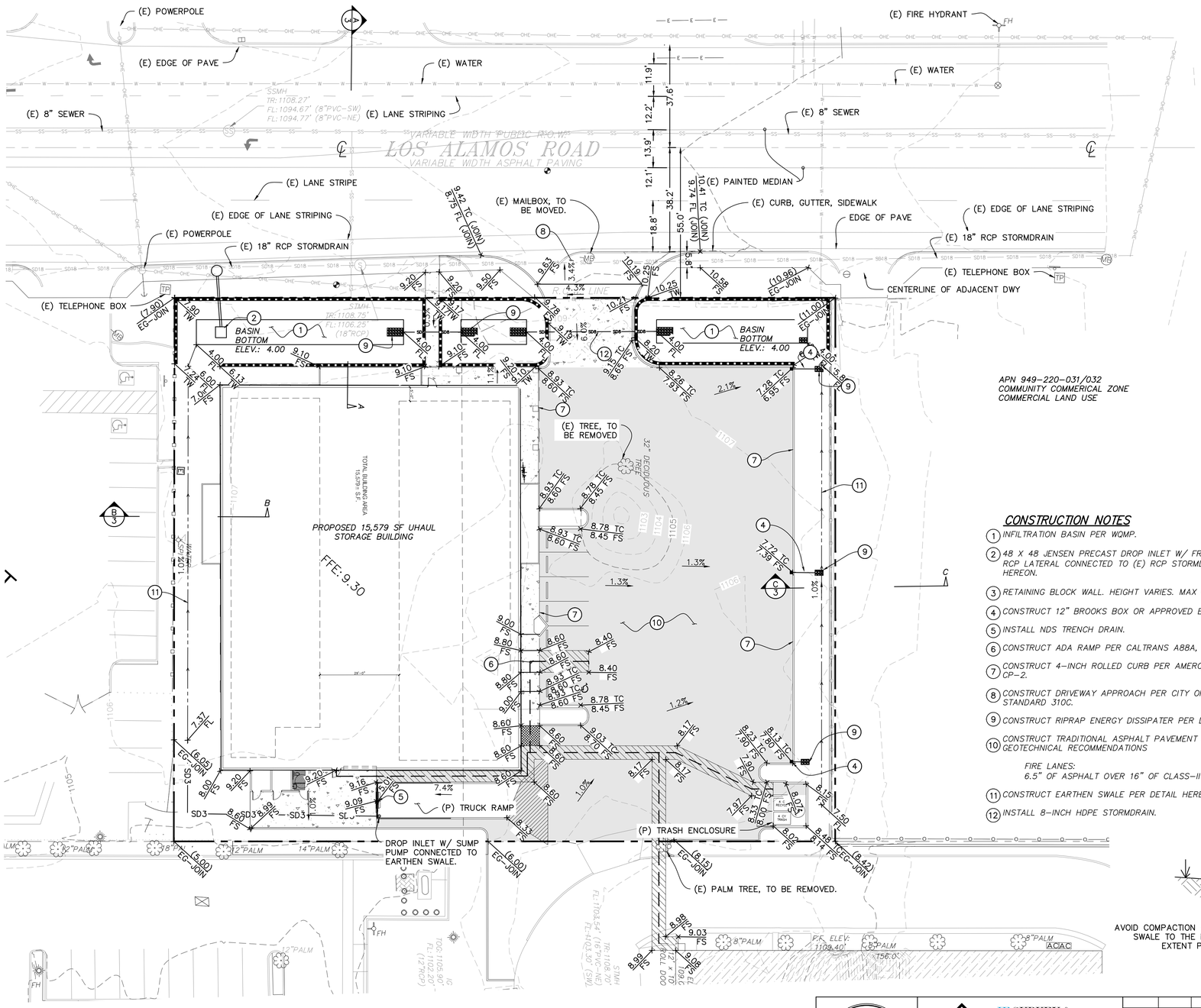
SHEET 1 · SHEETS 3

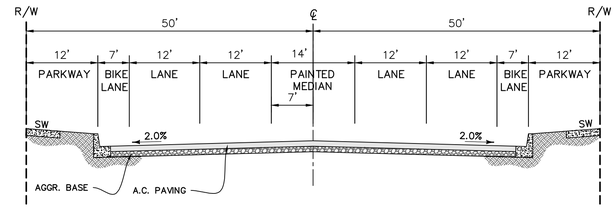
CITY OF MURRIETA
ENGINEERING DEPARTMENT

TITLE SHEET
APN 949-220-013/014
41450 LOS ALAMOS ROAD, MURRIETA
RIVERSIDE COUNTY, CALIFORNIA

APPROVED
ROBERT K. MOEHLING _____ DATE _____
CITY ENGINEER
RCE NO. 63056

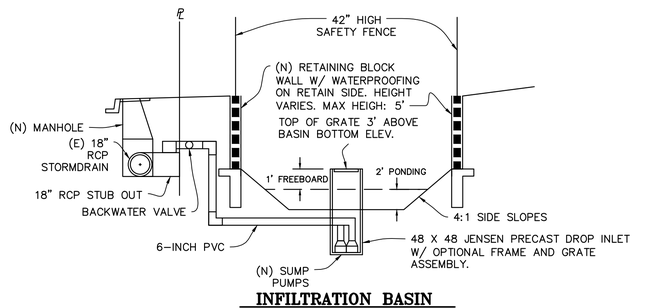
DWN BY: ARP
CHKD BY: ARP
FIELD BK: _____
PROJECT NO.
DRAWING NO.





LOS ALAMOS 100' ULTIMATE R/W TYPICAL SECTION

NOT TO SCALE CITY STANDARD 103



INFILTRATION BASIN

NO SCALE

CONSTRUCTION NOTES

1. INFILTRATION BASIN PER WQMP.
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    FIRE LANES:
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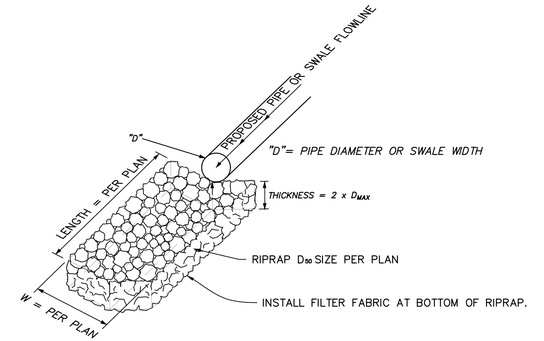
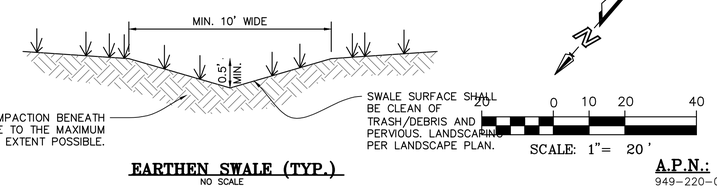


RIPRAP ENERGY DISSIPATER (TYP.)

NO SCALE



EARTHEN SWALE (TYP.)

NO SCALE

A.P.N.:
949-220-013
949-220-014

811 Know what's below. Call before you dig.

"AS BUILT"
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ENGINEER OF WORK: _____ DATE: _____
RCE NO. 87481

BASIS OF BEARINGS

CENTERLINE OF LOS ALAMOS ROAD BEING N47°47'54"E.

RECOMMEND APPROVAL

_____ DATE: _____
WILLIAM G. BIXBY
BUREAU VERITAS NORTH AMERICA, INC.
R.C.E. NO. 48819

REGISTERED PROFESSIONAL ENGINEER ALEXANDER R. PAULSEN No. 87481 CIVIL STATE OF CALIFORNIA

SCALE
HORIZONTAL
AS SHOWN
VERTICAL
AS SHOWN

IE SURVEY & ENGINEERING, INC.
41146 ELM STREET, SUITE G
MURRIETA, CA 92562
T: (951) 698.1830
E: INFO@IESURVEYANDENG.COM

DESIGNED BY	DRAWN BY	CHECKED BY
ARP	ARP	JBR

PLANS PREPARED UNDER SUPERVISION OF:

_____ DATE: _____
ALEX R. PAULSEN
RCE NO. 87481

DATE	INITIAL	REVISION DESCRIPTION	SHT. NO.	DATE	INITIAL
			64/154		
ENGR OF WORK				CITY APPROVAL	

SHEET 2 | SHEETS 3

CITY OF MURRIETA
ENGINEERING DEPARTMENT

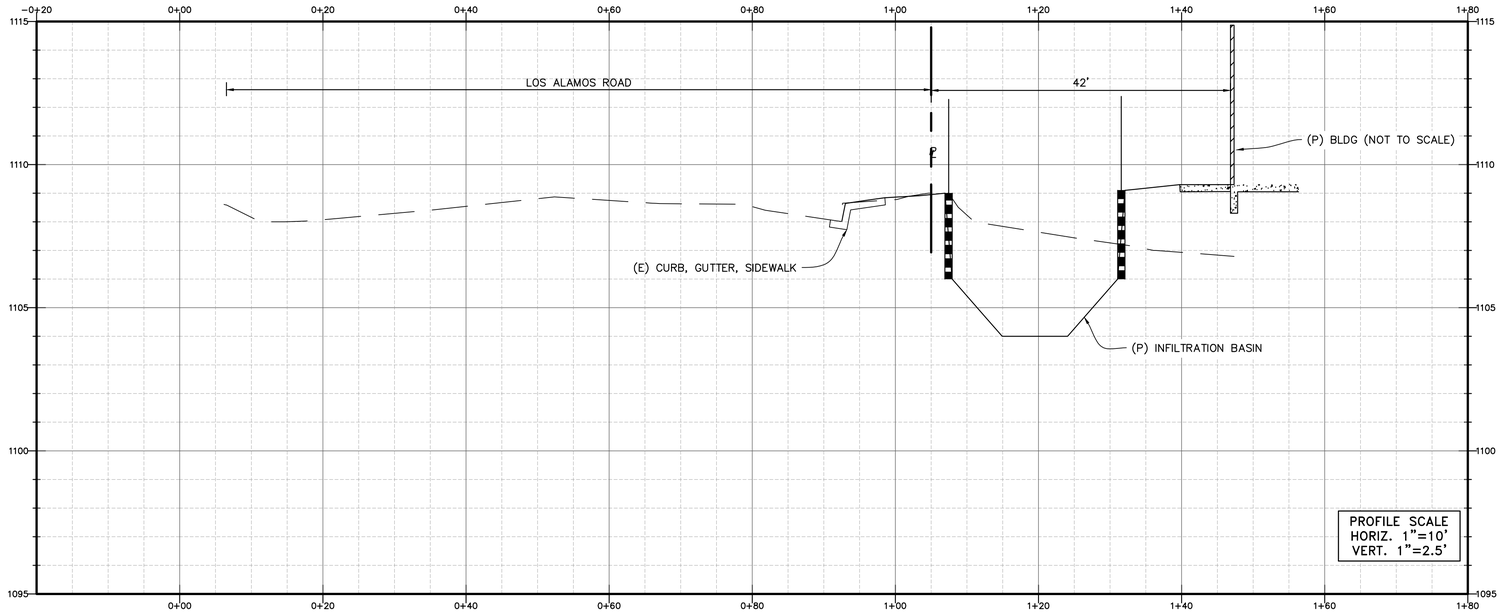
PRELIMINARY GRADING PLAN

APN 949-220-013/014
41450 LOS ALAMOS ROAD, MURRIETA
RIVERSIDE COUNTY, CALIFORNIA

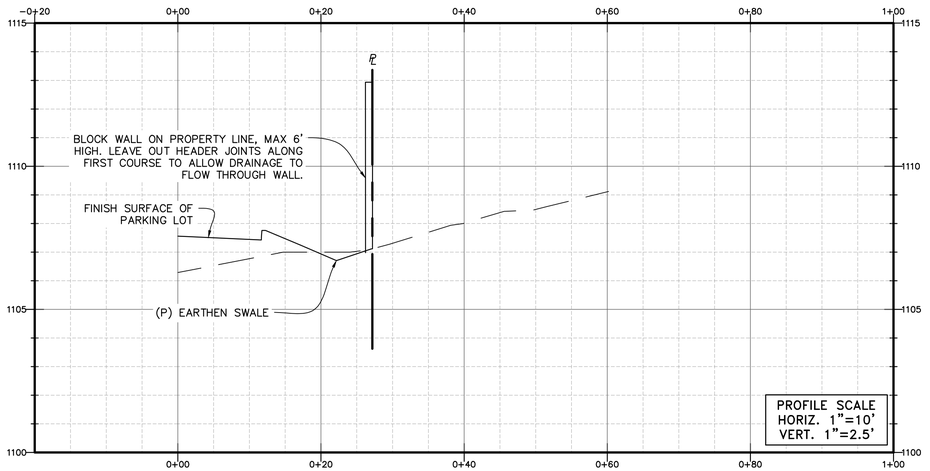
APPROVED
ROBERT K. MOEHLING _____ DATE _____
CITY ENGINEER
RCE NO. 63056

DWN BY: ARP
CHKD BY: JBR
FIELD BK: _____

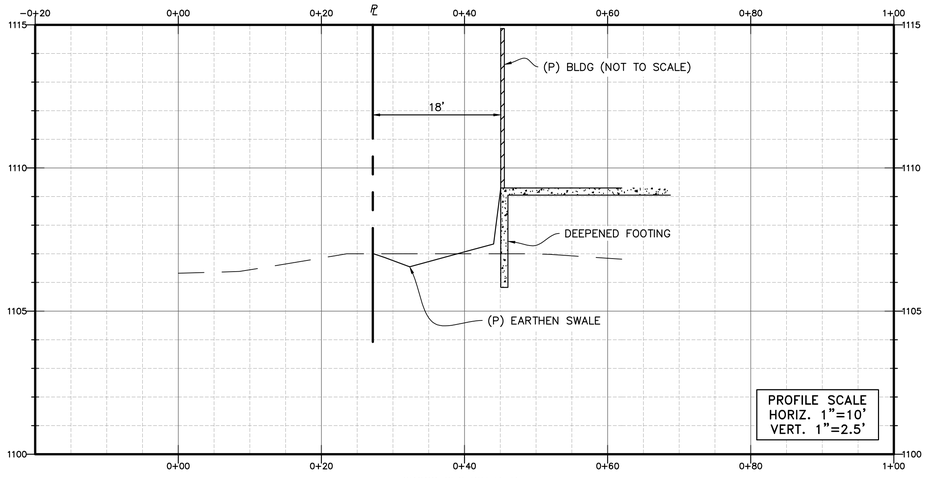
PROJECT NO. | DRAWING NO.



CROSS SECTION A−A



CROSS SECTION C−C



CROSS SECTION B−B

A.P.N.:
949−220−013
949−220−014

Know what's below. Call before you dig.

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ENGINEER OF WORK: _____ *DATE:* _____
RCE NO. 87481

BASIS OF BEARINGS

CENTERLINE OF LOS ALAMOS ROAD BEING N47°47'54"E.

RECOMMEND APPROVAL

_____ *DATE:* _____
WILLIAM G. BIXBY
BUREAU VERITAS NORTH AMERICA, INC.
R.C.E. NO. 48819

REGISTERED PROFESSIONAL ENGINEER
ALEXANDER R. PAULSEN
No. 87481
CIVIL
STATE OF CALIFORNIA

SCALE
HORIZONTAL
AS SHOWN
VERTICAL
AS SHOWN

IE SURVEY & ENGINEERING, INC.
41146 ELM STREET, SUITE G
MURRIETA, CA 92562
T: (951) 698-1830
E: INFO@IESURVEYANDENG.COM

DESIGNED BY	DRAWN BY	CHECKED BY
ARP	ARP	JBR

PLANS PREPARED UNDER SUPERVISION OF:

_____ *DATE:* _____
ALEX R. PAULSEN
RCE NO. 87481

DATE	INITIAL	REVISION DESCRIPTION	SHT. NO.	DATE	INITIAL
ENGR OF WORK				CITY APPROVAL	

SHEET 3 | SHEETS 3

CITY OF MURRIETA
ENGINEERING DEPARTMENT

CROSS SECTIONS
APN 949−220−013/014
41450 LOS ALAMOS ROAD, MURRIETA
RIVERSIDE COUNTY, CALIFORNIA

APPROVED
ROBERT K. MOEHLING _____ *DATE* _____
CITY ENGINEER
RCE NO. 63056

DWN BY: ARP
CHKD BY: JBR
FIELD BK: _____

PROJECT NO.

DRAWING NO.

SITE ADDRESS

25086 JEFFERSON AVE, MURRIETA CA 92562

LEGEND

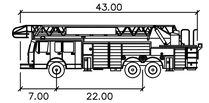
STREET CENTERLINE

PROPERTY LINE

PLAN NOTES

1. THIS PLAN IS PRELIMINARY IN NATURE AND SHOULD NOT BE USED FOR ZONING ANALYSIS. PREPARATION OF A SITE SURVEY AND ADDITIONAL EVALUATION WILL BE REQUIRED TO DETERMINE THE FEASIBILITY OF THE PROPOSED TRUCK MOVEMENT AND TO REVIEW ZONING REQUIREMENTS.
2. FURTHER COORDINATION WITH VENDORS IS REQUIRED AND LOCATION OF PROGRAMMATIC SITE ITEMS ARE PRELIMINARY IN NATURE.

TRUCK PROFILE



Aerial Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

GRAPHIC SCALE IN FEET
0 15 30 60

SCALE: 1" = 30'
WHEN PRINTED AT FULL
SIZE 24"X36"

FIRE DEPARTMENT APPROVAL AND NOTES

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
1100 W TOWN AND COUNTRY ROAD, SUITE 700, ORANGE, CA 92868
PHONE: 714-939-1030 FAX: 714-938-9488
WWW.KIMLEY-HORN.COM

KH PROJECT	1943330
DATE	3/10/2023
SCALE	AS SHOWN
DESIGNED BY	BAZ
DRAWN BY	BAZ
CHECKED BY	TDK

U-HAUL
AMERCO REAL ESTATE COMPANY
U-HAUL OF MURRIETA
25086 JEFFERSON AVE, MURRIETA, CA 92562

FIRE ACCESS PLAN

SHEET NUMBER 1

CONCEPTUAL LANDSCAPE PLAN

FOR

U-HAUL MOVING & STORAGE

U-HAUL OF MURRIETA

MURRIETA, CA. 92562

AMERCO REAL ESTATE / U-HAUL

2727 N. CENTRAL AVE. 9-N PHOENIX, AZ. 85004

PHONE: (951)588-5776 CONTACT: JASON MASTRIANA

SHEET INDEX		
Sheet Description	Sheet Number	Sheet Title
LT-1	1	TITLE SHEET
LI-1	2	NEW IRRIGATION PLAN
LI-2	3	EXISTING IRRIGATION PLAN
LI-3	4	EXISTING IRRIGATION PLAN
LID-1	5	IRRIGATION DETAILS
LIS-1	6	IRRIGATION SPECIFICATIONS
LP-1	7	NEW PLANTING PLAN
LP-2	8	EXISTING PLANTING ADDITIONS
LP-3	9	EXISTING PLANTING ADDITIONS
LPD-1	10	PLANTING DETAILS
LPS-1	11	PLANTING SPECIFICATIONS

IRRIGATION NOTES:

1. The contractor shall notify the Landscape Architect and the City Inspectors a minimum of 48 hours prior to starting construction.
2. The design is diagrammatic only. All piping, valves, backflow preventors, wiring, etc. shown within paved areas are for design clarification only, and shall be installed in planter areas where ever possible.
3. Do not willfully install the irrigation system as shown on these drawings when it is obvious in the field that obstructions, grade differences or differences in area dimensions exist that might not have been considered in the engineering. Such obstructions or differences shall be brought to the attention of the City's authorized representative. In the event this notification is not performed in writing, the contractor shall assume full responsibility for any revisions necessary.
4. It is the responsibility of the contractor to familiarize themselves with all grade differences, locations of fixtures, utilities, signs, posts, poles, walls and paving. The contractor shall repair or replace all items damaged by their work. They shall coordinate their work with other contractors (if any) for the location and installation of pipe sleeves and laterals through walls , under roadways and under paving, etc.
5. All irrigation equipment shall be installed as per manufacturer's recommendations and specifications. Refer to specifications for additional information.
6. All lateral, mainline piping and control wires under paving shall be installed in separate sleeves.Mainline sleeve size shall be a minimum of twice (2x) the outside diameter of the pipe to be sleeved. Control wire sleeves shall be of sufficient size for the required number of wires under paving. Refer to plan.
7. All sleeves under roadways shall be schedule 80 (new). Existing sleeves shall remain in place, if extensions are required the pipe shall be sch. 80. Lateral line sleeves under paving shall be schedule 40. All sleeves shall be P.V.C. or as noted on plans.
8. Pipe sizes shall conform to those shown on on the plans and details. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
9. The contractor shall make the final connection from the electrical source to the controller.
10. The irrigation system shall be fully automatic. Control valves shall be installed per details.
11. All proposed landscape areas are to be converted to drip irrigation, removing and replacing all existing irrigation components as needed to insure the system runs per manufacturer specifications.
12. Mainline, valves, irrigation meters, etc., are shown on the street and/or sidewalk for clarification only. Install in planter area throughout the site.
13. Adjust all sprinklers for 100% coverage.
14. After establishment of all plant material, controllers shall be pro-grammed to irrigate solely during early morning.
15. The contractor shall adjust the schedule to meet site specific requirements and use the baseline schedule to set the weather based controller. The schedule currently in effect shall be posted in the controller.
16. No low head drainage allowed.
17. The controller shall be operational and set to real-time weather prior to the completion of the 90-day maintenance period of the installing contractor.

PLANTING NOTES:

GENERAL PLANTING NOTES

1. The contractor must notify the Landscape Architect, (951) 737-1124, 48 hours prior to starting construction.
2. The contractor shall be responsible for obtaining building permits prior to commencing construction.
3. The contractor shall notify the architect if discrepancies exist between existing site conditions and plans.
4. All construction shall meet or exceed City standards and guidelines.
5. The design shown is diagrammatic, the contractor shall review the site conditions prior to bidding.
6. Protect all existing trees and shrubs in place. Existing shrubs shall be trimmed, as directed by the City Landscape Architect, into natural shapes only. No gas powered hedge tools to be used on any shrub. Shrubs shall only be trimmed after the blooming season is over.
7. Existing trees will require proper trimming by an ISA (International Society of Arboriculture) Certified Arborist (on staff) tree trimming company.
8. Infill bare areas with shrubs as shown. Additional shrubs and trees may be required as directed by the City Landscape Architect, if any are considered to be in substandard condition.
9. Shrubs are kept a minimum of three feet from the doors of the electrical unit or as specified by the utility agency.
10. A minimum of 3" layer of bark mulch shall be installed in all shrub areas including existing landscape except where cobble is to be installed.
11. All trees and shrubs shall be placed a minimum of 5' 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 connections.

SOILS NOTES

1. All soil next to curbs and sidewalks shall be graded at one inch to two inches below the finished surface.
2. A post grading agronomic soils analysis is required. Contractor shall amend the soil in accordance with the recommendations of the report.
3. Soil amendments shall be added to all planting areas with gradients 2:1 and less in accordance with post grading soil analysis recommendations.

ROOT BARRIER NOTES

1. Root panels and linear barriers are required for all trees planted within a parkway or within 8-foot of any walking or drivable surface in accordance with the Landscape and Irrigation Standards Plans and Specifications.

SITE DESCRIPTION

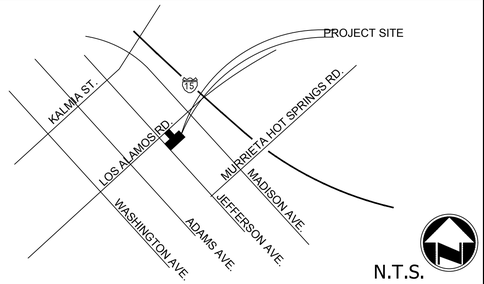
Parcel 3 - APN - 949-220-013-6 20,895 sf / 0.48 acres
Parcel 4 - APN - 949-220-014-7 27,333 sf / 0.63 acres

Total Gross Area/ Acreage 48,128 sf / 1.11 acres
Total Net Area/ Acreage 48,128 sf / 1.11 acres
Overall Dimensions 199.00' x 241.75'

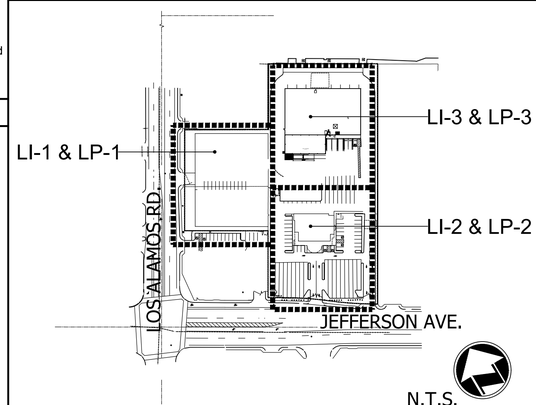
Zone: CC - Community Commercial
Overlay: Tod Overlay

Adjacent Zoning:
N: CC - Community Commercial
E: CC - Community Commercial
S: MF-3 - Residential
W: MF-3 / CC - Residential / Community Commercial

VICINITY MAP



INDEX MAP



ABBREVIATIONS:

AD	AREA DRAIN	FG	FINISH GRADE	REF	REFERENCE
ADJ	ADJUSTABLE	FIN	FINISH	REINF	REINFORCED
AGGR	AGGREGATE	FL	FLOOR	REQ	REQUIRED
APPROX	APPROXIMATELY	FOW	FACE OF WALL	ROW	RIGHT OF WAY
ARCH	ARCHITECTURAL	FS	FINISH SURFACE	RP	REFERENCE POINT
ASPH	ASPHALT	FSG	FINISHED SUB-GRADE	RWD	REDWOOD
BF	BOTTOM OF FENCE	FT	FOOT OR FEET	S	SOUTH
BLDG	BUILDING	FTG	FOOTING	SCHED	SCHEDULE
BLK	BLOCK	GB	GRADE BREAK	SECT	SECTION
BM	BENCHMARK	GND	GROUND	SF	SQUARE FOOT OR FEET
BOT	BOTTOM	HB	HOSE BIBB	SHT	SHEET
BP	BOTTOM OF PILASTER	HGT	HEIGHT	SPEC	SPECIFICATION
BW	BOTTOM OF WALL	HORIZ	HORIZONTAL	SQ	SQUARE
CB	CATCH BASIN	ID	INSIDE DIAMETER	SST	STAINLESS STEEL
CL	CENTERLINE	JT	JOINT	STA	STATION
CLKG	CAULKING	LF	LINEAR FOOT OR FEET	STD	STANDARD
CLR	CLEAR	MAX	MAXIMUM	STL	STEEL
COL	COLUMN	MC	MECHANICAL	STRL	STRUCTURAL
CONC	CONCRETE	MEMB	MEMBRANE	SYS	SYMMETRICAL
CONSTR	CONSTRUCTION	MET	METAL	TC	TOP OF CURB
CONT	CONTINUOUS	MFR	MANUFACTURER	TF	TOP OF FENCE
CTR	CENTER	MH	MANHOLE	THK	THICK
DET	DETAIL	MIN	MINIMUM	TOC	TOP OF CONCRETE
DF	DRINKING FOUNTAIN	MISC	MISCELLANEOUS	TP	TOP OF PAVEMENT
DG	DECOMPOSED GRANITE	N	NORTH	TR	TOP OF RAIL
DIA	DIAMETER	NG	NATURAL GRADE	TRD	TREAD
DIM	DIMENSION	NIC	NOT IN CONTACT	TW	TOP OF WALL
DN	DOWN	NO	NUMBER	TYP	TYPICAL
DR	DOOR	NTS	NOT TO SCALE	UNF	UNFINISHED
DS	DOWNSPOUT	OC	ON CENTER	UON	UNLESS OTHERWISE NOTED
DWG	DRAWING	OD	OUTSIDE DIAMETER		
E	EAST	OP	OPENING	VERT	VERTICAL
EA	EACH	PA	PLANTER AREA	W	WEST
EJ	EXPANSION JOINT	POB	POINT OF BEGINNING	W/	WITH
EL	ELEVATION	POC	POINT OF CONNECTION	WD	WOOD
ELEC	ELECTRICAL	PRCST	PRE-CAST	WI	WROUGHT IRON
EQ	EQUAL	PT	POINT	W/O	WITHOUT
EXP	EXPANSION	R	RISER	WP	WATERPROOF
EXPO	EXPOSED	RAD	RADIUS	WT	WEIGHT
EXST	EXISTING	RD	ROOF DRAIN		

PROJECT TEAM

APPLICANT:
Jason Mastriana, Owner's Representative
phone: (949) 375-5976
email: jason_mastriana@uhaul.com

LANDSCAPE ARCHITECT
BMLA Landscape Architecture
310 N Joy Street
Corona, CA 92879
phone: (951) 737-1124 x116

LAND OWNER:
Amerco Real Estate Company
2727 North Central Ave.
Phoenix, AZ 85004
(602) 263-6502

CIVIL ENGINEER
Inland Empire Survey & Engineering, Inc.
41146 Elm St.
Murrieta, CA 92562
phone: (951) 698-1830

GENERAL NOTES:

ALL AREA OF THE SITE TO BE PRIVATELY MAINTAINED

The landscape plans shall comply with all applicable codes of the Murrieta Municipal Code - Title 16.28

HOLD HARMLESS & INDEMNIFICATION CLAUSE
Contractor agrees that they shall assume sole responsibility for job site conditions during the course of construction of this project , including safety of all persons and property, that this requirement shall apply continuously and not be limited to normal working hours, and hold the county and the landscape architect harmless from any and all liability real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner, or the landscape architect.

AFFIDAVIT OF MAINTENANCE RESPONSIBILITY
The development and/or landscape contractor agrees to guarantee and maintain all landscape areas for a minimum of 90 days after completed installation and to guarantee on-site trees for a period no less than six (6) months and street trees for a period of one year. Landscape areas shall be maintained in original condition as approved on the landscape plans even after the Certificate of Occupancy is issued.

PREPARED FOR:

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PHOENIX, AZ. 85004

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ENGINEER OF WORK DATE
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REGISTERED LANDSCAPE ARCHITECT — STEVEN SHIRREL — SIGNATURE 12/31/24 — EXP. DATE 6/27/24 — DATE — STATE OF CALIFORNIA

AS NOTED
VERTICAL
AS NOTED

bmla LANDSCAPE ARCHITECTURE
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T: 951.737.1124 | F: 951.737.6551

PREPARED BY DATE
STEVE SHIRREL
CA LIC NO. 5062 EXP. DATE 12/31/24

DATE	INITIAL	REVISION DESCRIPTION	SHT. NO.	DATE	INITIAL
ENGINEER OF WORK				CITY APPROVAL	

SHEET 1 — CITY OF MURRIETA — SHEETS 11

TITLE SHEET

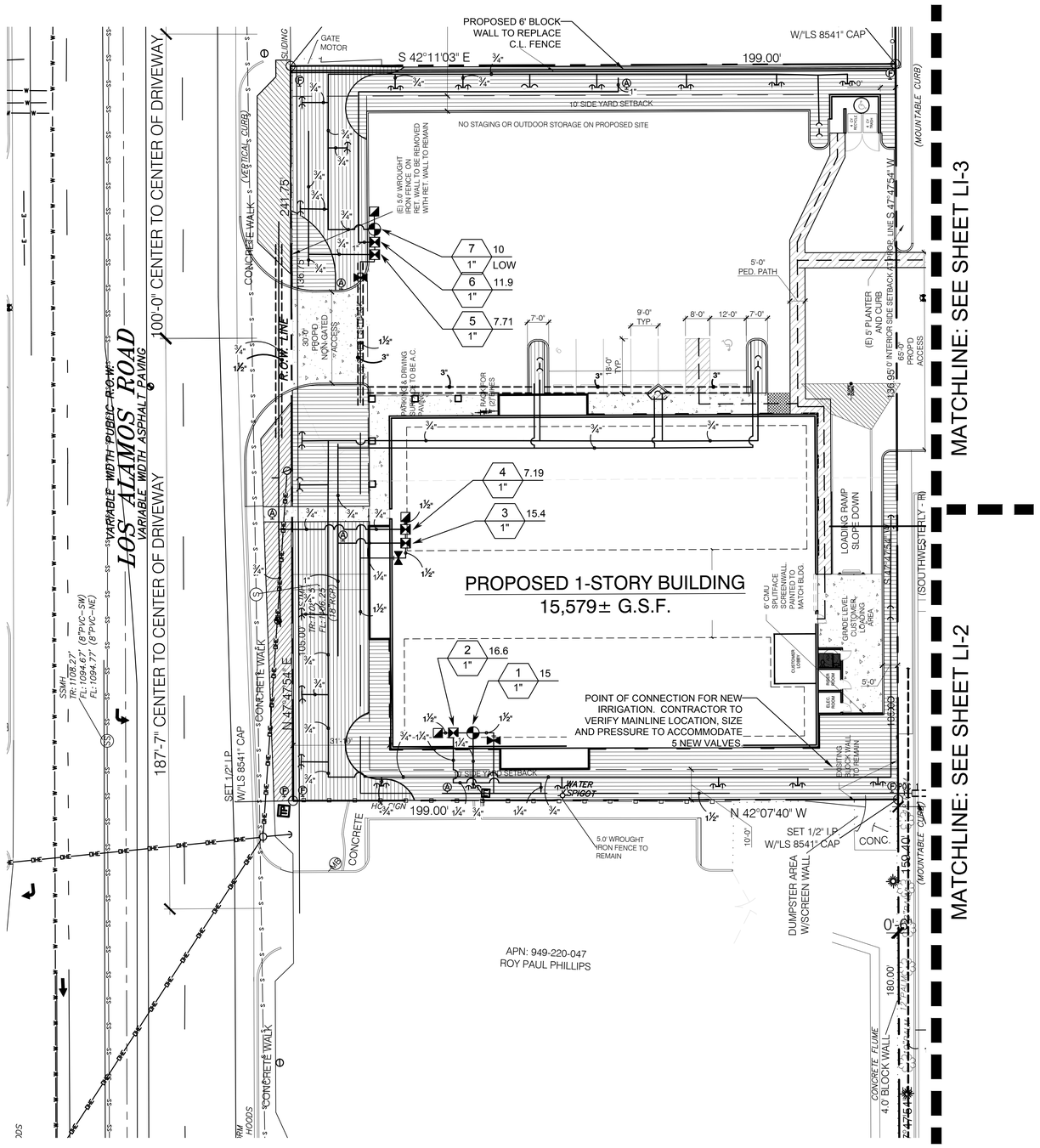
U-HAUL OF MURRIETA
MURRIETA, CA 92562

APPROVED
DATE
DIRECTOR OF PUBLIC WORKS / CITY ENGINEER RCE

DWN BY:
CHKD BY:
FIELD BK:
PROJECT NO.
DRAWING NO. LT-1

Development Services Department
Planning Division
Received on: 08/09/2024
Case #:

murrieta title sheet.dwg



CRITICAL ANALYSIS

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Water Source Information:	
FLOW AVAILABLE	
Point of Connection Size:	1"
Flow Available	20.24 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	55 PSI
Pressure Available:	55 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	14.53 GPM
Flow Available at POC:	20.24 GPM
Residual Flow Available:	5.71 GPM
Critical Station:	6
Design Pressure:	30 PSI
Friction Loss:	5.13 PSI
Fittings Loss:	0.51 PSI
Elevation Loss:	0 PSI
Loss through Valve:	9.51 PSI
Pressure Req. at Critical Station:	45.2 PSI
Loss for Fittings:	0.16 PSI
Loss for Main Line:	1.61 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	0 PSI
Critical Station Pressure at POC:	46.9 PSI
Pressure Available:	55 PSI
Residual Pressure Available:	8.07 PSI

REFER TO TITLE SHEET FOR IRRIGATION NOTES

WATER EFFICIENT LANDSCAPE WORKSHEET

PROJECT: U-Haul Murrieta - Combined new and existing landscape areas — DATE: 04/15/2023

This w orksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo)	55
Conversion Factor	0.62

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Low water use plantings	0.2	Drip	0.81	0.25	23630	5835	198,959
Medium water use plantings	0.5	Drip	0.81	0.62	13240	8173	278,694
Medium water use trees	0.5	Bubblers	0.75	0.67	176	117	4,001
Low use plantings	0.3	Rotary Nozzles or Rotors	0.75	0.40	0	0	0
Med use plantings	0.5	Rotary Nozzles or Rotors	0.75	0.67	0	0	0
High water use turf	0.7	Rotary Nozzles or Rotors	0.75	0.93	0	0	0
				TOTALS	**37,046**	**14125**	**481,654**
Special Landscape Areas							
Turf areas parks				1	0	0	0
Irrigated w/ recycled water				1	0	0	0
Water features				1	0	0	0
				TOTALS	**0**	***0***	**0**
						ETWU Total	**481,654**
						Maximum Allowed Water Allowance (MAWA)*	**568,471**

MAWA

ETAF for residential areas is .55 or .45 for commercial areas

MAWA =	ETO *	Conv Factor *	((ETAF	*	LA)	+	(1-ETAF)	*	SLA))
	55	0.62	0.45		37,046		0.55		0
MAWA=	**568,471**								

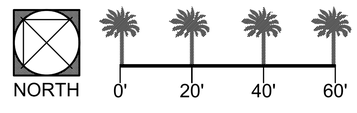
ETAF Calculations

Regular Landscape Areas		All Landscape Areas	
Total ETAF x Area	14,125	Total ETAF x Area	14,125
Total Area	37,046	Total Area	37,046
Average ETAF	**0.38**	**Sitewide ETAF**	**0.38**

A average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
1402	RAIN BIRD 1804-SAM-PRS-1400 FLOOD 1402 FLOOD BUBBLER 4.0" POPUP WITH CHECK VALVE AND PRESSURE REGULATOR	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
	RAIN BIRD XCZ-100-PRB-R WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. PURPLE CAP DESIGNATES FOR RECLAIMED WATER, NON-POTABLE USE. 1" PESBR VALVE AND 1" PRESSURE REGULATING 40PSI BASKET FILTER. 0.3GPM TO 20GPM.	
	RAIN BIRD MDCFPCAP DRIPLINE FLUSH VALVE PURPLE CAP IN COMPRESSION FITTING COUPLER. FOR NON-POTABLE WATER USE.	
	RAIN BIRD ARV050 1/2" AIR RELIEF VALVE, MADE OF QUALITY RUST-PROOF MATERIALS, WITH A 6.0" DRIP VALVE BOX (SEB 7XB EMITTER BOX). USE WITH INSTALLATION BELOW SOIL. THE VALVE WILL ALLOW AIR TO ESCAPE THE PIPELINE, THUS PREVENTING WATER HAMMER OR BLOCKAGE.	
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-CV-06-18 XFS-CV SUB-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 4.3 PSI CHECK VALVE. 0.6 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. USE XF INSERT FITTINGS.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
	RAIN BIRD PESB-PRS-D 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATING MODULE, AND SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	
	NELSON 7645 1" BRASS QUICK COUPLER VALVE WITH ACME THREADS FOR SLOW FLOW CONTROL, WITH LOCKING RUBBER COVER AND PURPLE CAP WITH RECLAIMED WATER WARNING.	
MV	EXISTING BUCKNER-SUPERIOR 3200-RW 2" 1" BUCKNER-SUPERIOR 3200-RW NORMALLY CLOSED BRASS MASTER VALVE. PURPLE CROSS HANDLE FOR RECLAIMED WATER USE.	
BF	EXISTING FEBCO 825YA 1" REDUCED PRESSURE BACKFLOW PREVENTER	
C	RAIN BIRD ESP8LXME WITH (01) ESPLXMSM12 20 STATION COMMERCIAL CONTROLLER. MOUNTED ON A PLASTIC WALL MOUNT. WITHOUT FLOW SENSING.	
R	RAIN BIRD WR2-RFC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	
M	POINT OF CONNECTION 1"	
POC 1	POINT OF CONNECTION 1"	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40-NP	
	IRRIGATION MAINLINE: EXISTING SCH 40 MAINLINE - CONTRACTOR TO LOCATE IN FIELD, CONFIRM SIZE AND MAKE CONNECTION FOR FUTURE LANDSCAPE ON LI-1	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 MAINLINE 12" BELOW GRADE	
	PIPE SLEEVE: PVC SCHEDULE 40	



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STEVE SHIRREL
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DATE	INITIAL	ENGINEER OF WORK	SHT. NO.	DATE	INITIAL	CITY APPROVAL
		REVISION DESCRIPTION				

SHEET 2 — CITY OF MURRIETA — SHEETS 11

NEW IRRIGATION PLAN

U-HAUL OF MURRIETA
MURRIETA, CA 92562

APPROVED — DATE
DIRECTOR OF PUBLIC WORKS / CITY ENGINEER RCE

DWN BY:
CHKD BY:
FIELD BK:

PROJECT NO.

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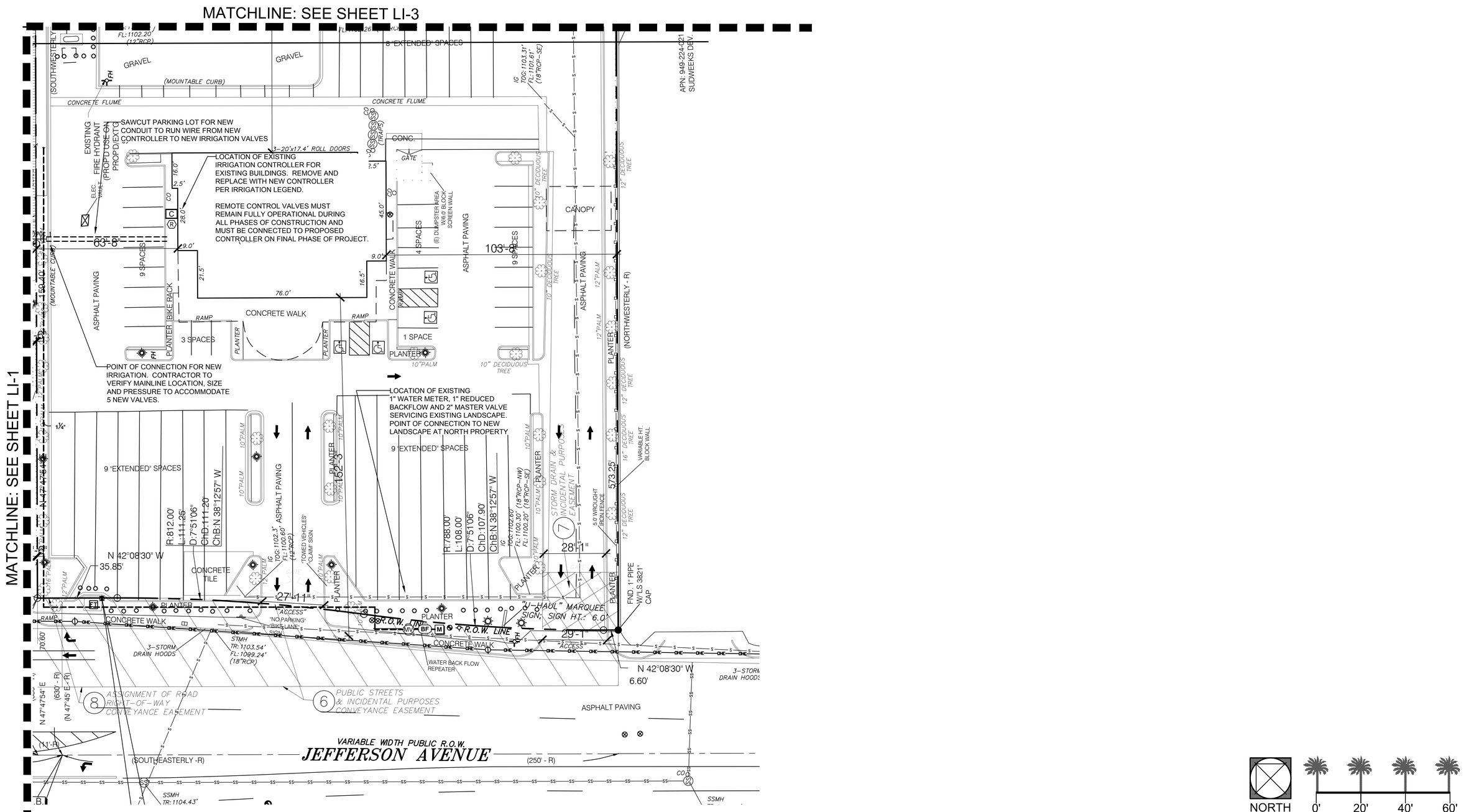

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RCE NO. — EXPIRATION DATE

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STEVE SHIRREL
CA LIC NO. 5062 EXP. DATE 12/31/24

DATE	INITIAL	REVISION DESCRIPTION	SHT. NO.	DATE	INITIAL
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SHEET 3 — CITY OF MURRIETA — SHEETS 11

EXISTING IRRIGATION PLAN

U-HAUL OF MURRIETA
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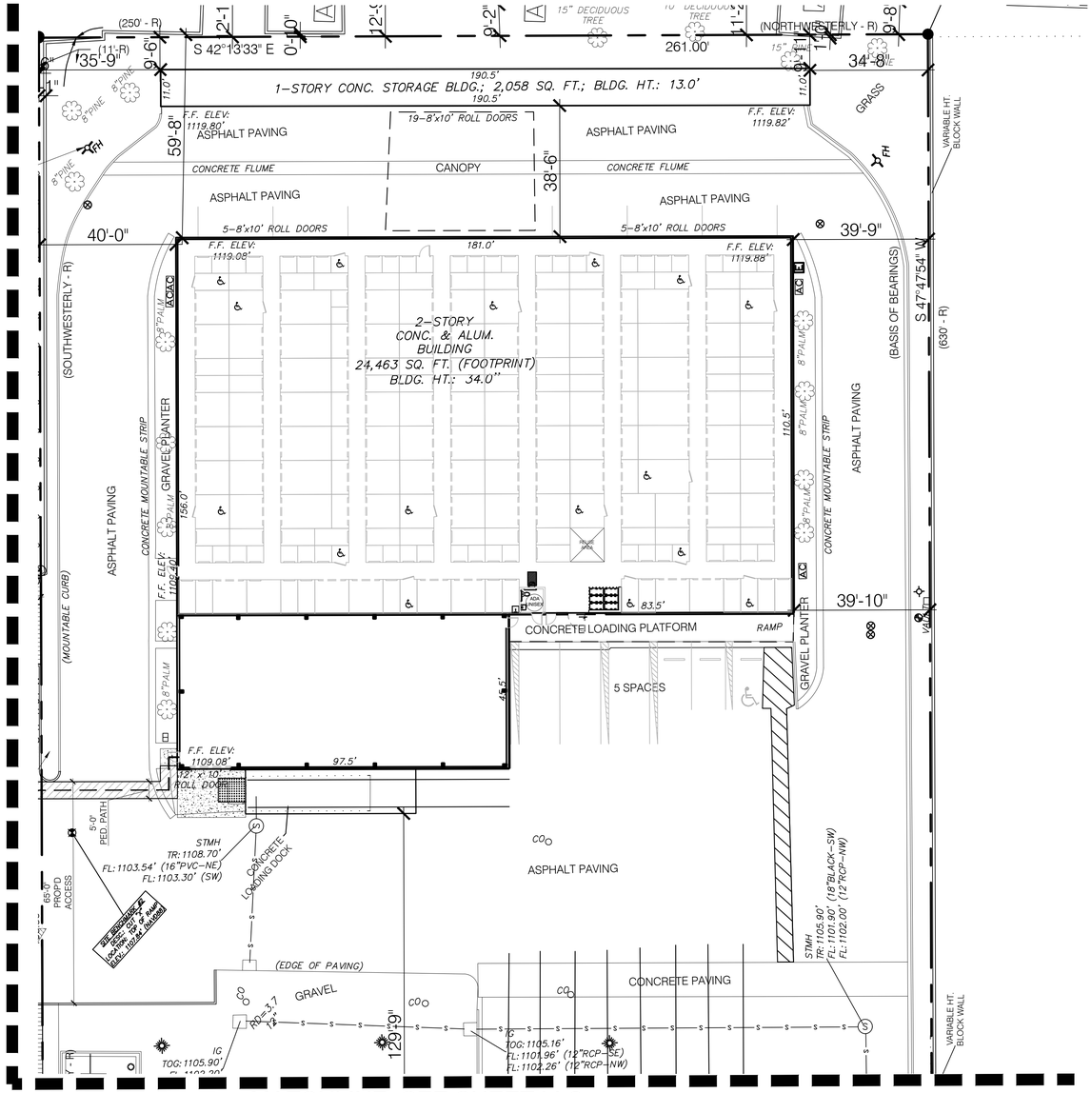
FIELD BK:

PROJECT NO.

DRAWING NO. LI-2

murrieta title sheet.dwg

MATCHLINE: SEE SHEET LI-1



MATCHLINE: SEE SHEET LI-2

THERE ARE NO IRRIGATION IMPROVEMENTS ON THIS SHEET. IT IS SHOWN FOR REFERENCE ONLY.

NORTH 0' 20' 40' 60'

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SHEET 4 — CITY OF MURRIETA — SHEETS 11

EXISTING IRRIGATION PLAN

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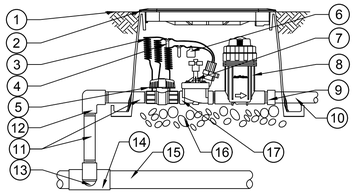


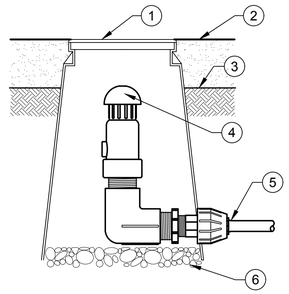
1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30" LIN LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1" BALL VALVE (INCLUDED IN KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUDED IN KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQ)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2" LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3" MIN DEPTH OF 3/4" WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN KIT)

1 XCZ-PRB-100-COM

1 1/2" = 1'-0"

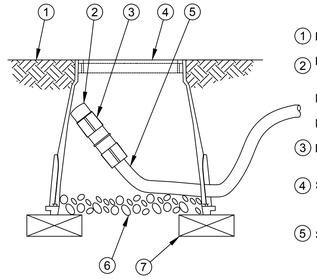
LEGEND:

1. 6" ROUND VALVE BOX: RAINBIRD VB-6RND
2. TOP OF MULCH
3. FINISH GRADE
4. AIR RELIEF VALVE KIT: RAINBIRD X17000AIR VALVE KIT
5. LANDSCAPE DRIPLINE TUBING:RAINBIRD DRIPLINE XFS
6. 3" MINIMUM DEPTH OF ¾" WASHED GRAVEL



2 AIR RELIEF VALVE

1" = 1'-0"

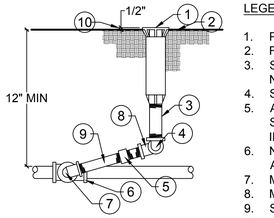


NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

1. FINISH GRADE
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP NON-POTABLE: RAIN BIRD MDCFPCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
6. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
7. BRICK (1 OF 2)

3 DRIP FLUSH POINT

1" = 1'-0"



LEGEND:

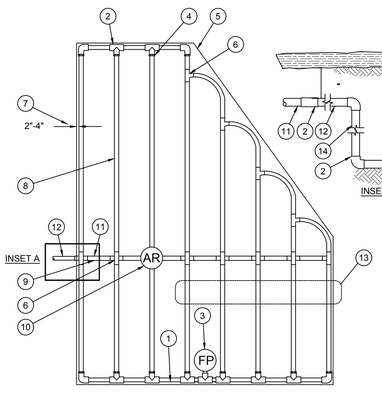
1. POP-UP HEAD W/ FLOOD BUBBLER.
2. FINISH GRADE.
3. SCH 80 PVC NIPPLE-LENGTH AS NECESSARY.
4. SCH 40 PVC TXT 90 DEGREE ELL.
5. ANTI-DRAIN VALVE-ALL DOWN SLOPE HEADS IF NOT INSTALLED IN HEADS.
6. NON-PRESSURE LATERAL LINE AND FITTING.
7. MARLEX 90 DEGREE STREET ELL.
8. MARLEX 90 DEGREE STREET ELL.
9. SCH 80 PVC NIPPLE (6"LONG).
10. 1/2" ABOVE FINISH GRADE.

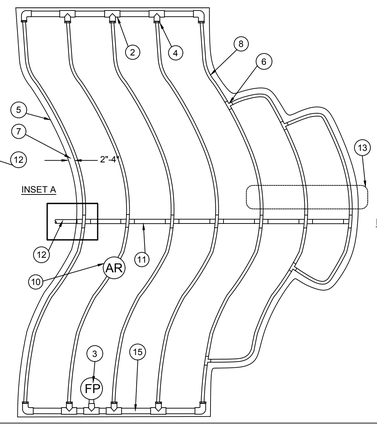
NOTES:

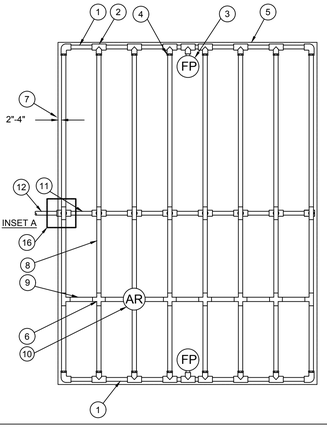
A. USE TEFLON TAPE ON ALL MALE THREADS.
B. INSTALL HEADS W/ INTERNAL CHECK VALVES AND/OR PRESSURE COMPENSATIONS FEATURES AS PER THE IRRIGATION PLAN.

4 POP-UP FLOOD BUBBLER

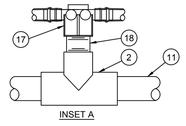
1/2" = 1'-0"







NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
3. AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.



XFS Dripline Maximum Lateral Lengths (Feet)

PSI	12" Spacing		18" Spacing		24" Spacing	
	0.6 GPH	0.9 GPH	0.6 GPH	0.9 GPH	0.6 GPH	0.9 GPH
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	512

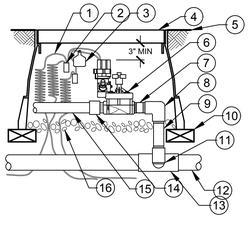
WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. FLUSH POINT (TYPICAL)
4. BARB X MALE FITTING
5. PERIMETER OF AREA
6. BARB X BARB INSERT TEE OR CROSS
7. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
8. SUB-SURFACE DRIPLINE
9. ½" POLYETHYLENE BLANK TUBING:
10. AIR RELIEF VALVE:
11. PVC SUPPLY MANIFOLD
12. PVC SUPPLY PIPE FROM CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
13. TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
14. PVC SCH 40 RISER PIPE
15. PVC FLUSH HEADER
16. CONNECTION FROM SUPPLY MANIFOLD TO DRIPLINE
17. BARB X FEMALE FITTING
18. ¾" PVC NIPPLE, LENGTH AS NECESSARY

5 DRIPLINE LAYOUT

1 1/2" = 1'-0"

C-UH-TEM-07

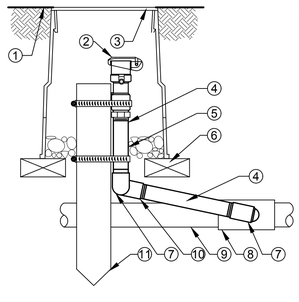


LEGEND:

1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATER PROOF CONNECTION (1 OF 2)
3. ID TAG
4. VALVE BOX WITH COVER: 12-INCH SIZE
5. FINISH GRADE/TOP OF MULCH
6. REMOTE CONTROL VALVE
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
12. PVC MAINLINE PIPE
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

6 REMOTE CONTOL VALVE

1" = 1'-0"



LEGEND:

1. FINISH GRADE/TOP OF MULCH
2. QUICK-COUPLING VALVE
3. VALVE BOX WITH COVER:RAIN BIRD VB-6RND
4. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
5. 3 INCH MIN. DEPTH OF ¾"WASHED GRAVEL
6. BRICK (1 OF 2)
7. PVC SCH 40 STREET ELL
8. PVC SCH 40 TEE OR ELL
9. PVC MAINLINE PIPE
10. PVC SCH 40 ELL
11. 2" X 2" REDWOOD STAKE WITH STAINLESS STEELGEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM

NOTE:
FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

7 QUICK COUPLER

1" = 1'-0"

"AS BUILT"

THE RECEIPT OF AS-BUILT PLANS AND CITY'S ACCEPTANCE THEREOF DOES NOT ABSOLVE THE ENGINEER OF WORK OF ANY RESPONSIBILITY FOR THE PROJECT DESIGN.

ENGINEER OF WORK _____ DATE _____

RCE NO. _____ EXPIRATION DATE _____

REGISTERED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA — SIGNATURE 12/31/24 — EXP DATE 6/27/24 — DATE

bmla LANDSCAPE ARCHITECTURE
310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551

PREPARED BY _____ DATE _____

STEVE SHIRREL
CA LIC NO. 5062 EXP. DATE 12/31/24

DATE	INITIAL	REVISION DESCRIPTION

PREPARED FOR:
AMERCO REAL ESTATE COMPANY
2727 N. CENTRAL AVE. 9-N
PHOENIX, AZ. 85004

Underground Service Alert
Call: TOLL FREE
1-800
422-4133
TWO WORKING DAYS BEFORE YOU DIG

BENCH MARK
DESCRIPTON: _____
LOCATION: _____
RECORDED: _____
ELEVATION: _____ DATUM: _____

APPROVED FOR SIGNATURE
PLAN CHECK ENGR. NAME TYPED _____ DATE _____
PLAN CHECK FIRM
RCE NO.

AS NOTED
VERTICAL
AS NOTED

SHT. NO. | DATE | INITIAL — CITY APPROVAL

SHEET 5 | CITY OF MURRIETA | SHEETS 11

IRRIGATION DETAILS

U-HAUL OF MURRIETA
MURRIETA, CA 92562

APPROVED _____ DATE _____
DIRECTOR OF PUBLIC WORKS / CITY ENGINEER RCE

DWN BY: _____
CHKD BY: _____
FIELD BK: _____

PROJECT NO.

DRAWING NO. LID-1

murrieta title sheet.dwg

IRRIGATION SYSTEM

I. GENERAL

A. SCOPE OF WORK

Provide all labor, materials, equipment, and services necessary to furnish and install Irrigation System as shown on the drawings and described herein.

B. QUALITY ASSURANCE AND REQUIREMENTS

1. Permits and Fees

The Contractor shall obtain and pay for any and all permits and all inspections as required.

2. Manufacturer's Directions

Manufacturer's directions and detailed drawings shall be followed in all cases where the manufacturers of articles used in this contract furnish directions covering points not showing the drawings and specifications.

3. Ordinances and Regulations

All local, municipal and state laws, and rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications and their provisions shall be carried out by the Contractor. Anything contained in these specifications shall not be construed to conflict with any of the above rules and regulations of the same. However, when these specifications and drawings call for or describe materials, workmanship, or construction of a better quality, higher standard, or larger size than is required by the above rules and regulations, the provisions of these specifications and drawings shall take precedence.

4. Explanation of Drawings

Contractor is responsible for all offsets, fittings, sleeves, etc., which may be required but are not indicated. Contractor will carefully investigate the structural and finished conditions affecting all of the work and plan the work accordingly, furnishing such fittings; etc., as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between irrigation systems, planting, and architectural features. The contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or discrepancies in area dimensions exist that might not have been considered in engineering. Such obstructions or differences should be brought to the attention of the Owner's authorized representative. In the event this notification is not performed, the Contractor shall assume full responsibility for any revision necessary.

C. Submittals

1. Material List

Furnish the articles, equipment, materials, or processes specified by name in the drawings and specifications. No substitution will be allowed without prior written approval by the Architect.

a. Complete material list shall be submitted prior to performing any work. Material list shall include the manufacturer, model number and description of all material and equipment to be used.
b. Equipment or materials installed or furnished without prior approval of the Architect may be rejected and the Contractor required to remove such materials from the site at his own expense.
c. Approval of any item, alternate or substitute indicates only that the product or products apparently meet the requirements of the drawings and specifications on the basis of the information or samples submitted.
d. Approval of any item, alternate or substitute indicates only that the product or products apparently meet the requirements of the drawings and specifications on the basis of the information or samples submitted.

2. Record Drawings

a. The landscape contractor shall request in writing from the landscape architect the documents necessary to proceed with the preparation of the as-builts.
b. The contractor shall dimension from two permanent points of reference, building corners, sidewalk, or road intersections; etc., the locations of the following items:
(1) Connection to existing water lines.
(2) Connection to existing electrical power.
(3) Gate valves.
(4) Routing of sprinkler pressure lines (dimension max. 100' along routing)
(5) Sprinkler control valves.
(6) Routing of control wiring.
(7) Quick coupling valves.
(8) Other related equipment as directed by the Architect.
c. On or before the date of the final inspection, the Contractor shall deliver the corrected and completed sepias to the Architect. Delivery of the sepias will not relieve the Contractor of the responsibility of furnishing required information that may be omitted from the prints.

3. Controller Charts

a. Record drawings shall be approved by the Architect before controller charts are prepared.
b. Provide one controller chart for each controller supplied.
c. The chart shall show the area controlled by the automatic controller and shall be the maximum size which the controller door will allow.
d. The chart is to be a reduced drawing of the actual as-built system. However, in the event the controller sequence is not legible when the drawing is reduced, it shall be enlarged to a size that will be readable when reduced.
e. The chart shall be a or blue line solid print and a different color shall be used to indicate the area of coverage for each station.
f. When completed and approved, the chart shall be hermetically sealed between two pieces of plastic, each piece being a minimum 10 mils thick.
g. These charts shall be completed and approved prior to final inspection of the irrigation system.

4. Operation and Maintenance Manuals

Prepare and deliver operation and maintenance manuals as specified in Division 1 and as follows:

a. Catalog and parts sheets on every material and equipment installed under this Contract.
b. Guarantee statement.
c. Complete operating and maintenance instructions on all major equipment.
d. In addition to the above-mentioned maintenance manuals, provide the Owner's maintenance personnel with instructions for major equipment and show evidence in writing to the Architect at the conclusion of the project that this service has been rendered.

5. Equipment to Be Furnished

Supply as a part of this Contract the following tools:

a. Two sets of special tools required for removing, disassembling and adjusting each type of sprinkler and valve supplied on this project.
b. Two five-foot valve keys for operation of gate valves.
c. Two keys for each automatic controller.
d. Six quick coupler keys and matching hose swivels for each type of quick coupling valve installed.

The above-mentioned equipment shall be turned over to the Owner at the conclusion of the project. Before final inspection can occur, evidence that the Owner has received material must be shown to the Architect.

D. PRODUCT DELIVERY, STORAGE AND HANDLING

Handling of PVC Pipe and Fittings: The Contractor is cautioned to exercise care in handling, loading, unloading, and storing of PC pipe and fittings. All PVC pipe shall be transported in a vehicle which allows the length of pipe to lie flat so as not to subject it to undue bending or concentrated external load at any point. Any section of pipe that has been dented or damaged will be discarded and, if installed, shall be replaced with new piping.

E. GUARANTEE

The guarantee for the sprinkler irrigation shall be made in accordance with the form shown below. A copy of the guarantee form shall be included in the operations and maintenance manual. The guarantee form shall be retyped onto the Contractor's letterhead and contain the following information:

GUARANTEE FOR SPRINKLER IRRIGATION SYSTEM

We hereby guarantee that the sprinkler irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse or neglect expected. We agree to repair or replace any defects in material or workmanship which may develop during the period of one year from date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make such repairs or replacements within a reasonable time, as determined by the Owner, after receipt of written notice. In the event of our failure to make such repairs or replacements within a reasonable time after receipt of written notice from the Owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefor upon demand.

PROJECT: _____
LOCATION: _____
SIGNED: _____
CONTRACTOR: _____
ADDRESS: _____
PHONE: _____ DATE OF ACCEPTANCE: _____

II. PRODUCTS

A. MATERIALS

1. General: Use only new materials of brands and types noted on drawings, specified herein, or approved equals.
2. PVC Pressure Main Line Pipe and Fittings
a. Pressure main line piping for all sizes shall be PVC Schedule 40.
b. Pipe shall be made from NSF approved Type 1, Grade 1 PVC compound conforming to ASTM resin specification 1785. All pipe shall meet requirements as set forth in Federal Specification 70. (Solvent-weld pipe).
c. Solvent-weld fittings shall be Schedule 40, 1-2, 11-1 NSF approved conforming to ASTM test procedure D2466.
d. Solvent cement and primer for PVC solvent-weld pipe and fittings shall be of type and installation methods prescribed by the manufacturer.
e. All PVC pipe shall bear the following markings:
(1) Manufacturer's name.
(2) Nominal pipe size.
(3) Schedule or class.
(4) Pressure rating in PSI.
(5) NSF (National Sanitation Foundation) approval.
f. All fittings shall bear the manufacturer's name or trademark material designation, size, applicable I.P.S. schedule and NSF seal of approval.
3. PVC Non-Pressure Lateral Line Piping
a. Non-pressure buried lateral line piping shall be PVC class 200 with solvent weld joints.
b. Pipe shall be made from NSF approved, Type 1, Grade II PVC compound conforming to ASTM resin specification D1784. All pipe shall meet requirements set forth in Federal Specification PS-22-70, with an appropriate standard dimension ratio.
c. Except as noted in Section II-A.a & b, all requirements for non-pressure lateral line pipe and fittings shall be the same as for solvent-weld pressure main line pipe and fittings as set forth in Section II- A-2 of these specifications.
4. Brass Pipe and Fittings
a. Where indicated on the drawings, use red brass screwed pipe conforming to Federal Specification #WW-P-351.
b. Fittings shall be red brass conforming to Federal Specification #WW-P-460.
5. Galvanized Pipe Fittings
a. Where indicated on the drawings, use galvanized steel pipe ASA Schedule 40 mild steel screwed pipe.
b. Fittings shall be medium galvanized screwed beaded malleable iron. Galvanized couplings may be merchant coupling.
c. All galvanized pipe fittings installed below grade shall be painted with two (2) coats of Koppeers "#50 Bitumastic."
6. Gate Valves
a. Gate valves 3" and smaller shall be 125 lb. SWP bronze gate valve with screw-in bonnet, non- rising stem and solid wedge disc.
b. Gate valves 3" and smaller shall be threaded ends and shall be equipped with a bronze hand wheel.
c. Gate valves 3" and smaller shall be similar to those manufactures by Nibco or approved equal.
d. All gate valves shall be installed per installation detail.
7. Quick Coupling Valves

Quick coupling valves shall have a brass two-piece body designed for working pressure of 150 P.S.I. operable with quick coupler. Key size and type shall be as shown on plans.

8. Backflow Prevention Units
a. Backflow prevention units shall be of size and type indicated on the irrigation drawings, Install backflow prevention units in accordance with irrigation constructions details.
9. Check Valves

Anti-drain valves shall be of heavy -duty virgin PVC construction with F.I.P. thread inlet and outlet. Internal parts shall be stainless steel and neoprene. Anti-drain valve shall be field adjustable against drawout from 5 to 40 feet of head. The anti-drain valve shall be similar to the Valcon "ADV" or approved equal.

10. Control Wiring
a. Connections between the automatic controllers and the electric control vales shall be made with direct burial copper wire AWG-U.F. 600 volt. Pilot wires shall be a different color wire form each automatic controller. Common wires shall be white with a different color stripe for each automatic controller. Install in accordance with valve manufacturer's specifications and wire chart. In no case shall wire size be less than #14.
b. Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines wherever possible.
c. Where more than one (1) wire is placed in a trench, wiring shall be taped together at intervals of ten(10) feet.
d. An expansion curl shall be provided within three (3) feet of each wire connection. Expansion curl shall be of sufficient length at each splice connection at each electric control, so that in case of repair, the valve bonnet may be brought to the surface without disconnection of the control wires. Control wires shall be laid loosely in trench without stress or stretching of control wire conductors.
e. All splices shall be made with Scotch-Lok #3576 Connector Sealing Packs, Rainbird snap-tite wire connector, or approved equal. Use one splice per connector sealing pack.
f. Field splices between the automatic controller and electrical control valves will not be allowed with our prior approval of the Architect.
11. Automatic Controllers
a. Automatic controllers shall be of size and type shown on the Plans.
b Final location of automatic controllers shall be approved by the Owner's authorized representative.
c. Unless otherwise noted on the plans, the 120 volt electrical power to the automatic controller location to be furnished by others. The final electrical hook-up shall be the responsibility of the irrigation contractor.
d. Automatic Controllers shall be installed in a vandal-proof enclosure.
12. Electric Control Valves
a. All electric control valves shall be the same manufacturer as the automatic controllers.
b. All electric control valves shall have a manual flow adjustment.
c. Provide and install one control valve box for each electric control valve.
13. Control Valve Boxes
a. Use 9 by 24 inch round box for all gate valves, Brooks #9 or approved equal.
b. Use 9-1/2 by 16-by 11-inch rectangular box for all electrical control valves, Carson Industries 1419-12B or approved equal.
14. Sprinkler Heads
a. All sprinkler heads shall be of the same size, type, and deliver the same rate of precipitation with the diameter (or radius) of throw, pressure, and discharge as shown on the plans and/or specified on these special provisions.
b. Spray heads shall have a screw adjustment.
c. Riser units shall be fabricated in accordance with the details.
d. Riser nipples for all sprinkler heads shall be the same size as the riser opening in the sprinkle . All sprinkler heads

A. INSPECTION
1. Site Conditions
a. All scaled dimensions are approximate. The Contractor shall check and verify all size dimensions and receive Architect's approval prior to proceeding with work under this Section.
b. Exercise extreme care in excavating and working near existing utilities. Contractor shall be responsible for damages to utilities which are caused by his operation or neglect. Check existing utilities drawings for existing utility locations.
c. Coordinate installation of sprinkler irrigation materials, including pipe, so there shall be no interference with utilities or other construction or difficulty in planting trees, shrubs, and ground covers.
d. The Contractor shall carefully check all grades to satisfy himself that he may safely proceed before starting work on the sprinkler irrigation system.

B. PREPARATION
1. Physical Layout
a. Prior to installation, the Contractor shall stake out all pressure supply lines, routing and location of sprinkler heads.
b. All layout shall be approved by Architect prior to installation.
2. Water Supply
a. Sprinkler irrigation system shall be connected to water supply points of connection as indicated on the drawings.
b. Connections shall be made at approximate locations as shown on drawings. Contractor is responsible for minor changes caused by actual site conditions.
3. Electrical Supply
a. Electrical connections for automatic controller shall be made to electrical points of connection as indicated on the drawings.
b. Connections shall be made at approximate locations as shown on drawings. Contractor is responsible for minor changes caused by actual site conditions.

C. INSTALLATION
1. Trenching
a. Dig trenches straight and support pipe continuously on sand bedding at bottom of trench. Lay pipe to an even grade. Trenching excavation shall follow layout indicated on drawings and as noted.
b. Provide for a minimum of eighteen (18") inches cover for all pressure supply lines.
c. Provide for a minimum cover of twelve (12") inches for all non-pressure lines.
d. Provide for minimum cover of eighteen (18") inches for all control wiring.
2. Back filling
a. The trenches shall not be back filled until all required tests are performed. Trenches shall be carefully back filled with the excavated material approved by the Soils Engineer for back-filling consisting of earth, loam, sandy clay, sand, or other approved materials, free from large clods of earth or stones. Back fill shall be mechanically compacted in landscaped areas to a dry density equal to adjacent undisturbed soil in planting areas. Back fill will conform to adjacent grades without dips, sunken areas, humps or other surface irregularities.
b. A fine granular material back fill will be initially placed on all lines. No foreign matter larger than one-half (1/2) inch in size will be permitted in the initial backfill.
c. Flooding of trenches will be permitted only with the approval of the Soils Engineer.
d. If settlement occurs and subsequent adjustments in pipe, valves, sprinkler heads, lawn or planting, or other construction are necessary, the Contractor shall make all required adjustments without cost to the Owner.
3. Trenching and Back fill Under Paving
a. Trenches located under areas where paving, asphalt concrete or concrete shall be back filled with sand (a layer six inches below the pipe and three inches above the pipe) and compacted in layers to 90%. Trenches for piping shall be inspected by the Soils Engineer prior to installing the pipes. All trenches shall be left flush with the adjoining grade. The sprinkler irrigation Contractor shall set in place, cap and pressure test all piping under paving prior to the paving work.
b. Generally, piping under existing walks is done by jacking, boring or hydraulic driving, but where any cutting or breaking of sidewalks and /or concrete is necessary, it shall be done and replaced by the Contractor as part of the Contract cost. Permission to cut or break sidewalks and/or concrete shall be obtained from the Architect. No hydraulic driving will be permitted under concrete paving.
c. Provide for a minimum cover of twenty-four inches between the top of the pipe and the bottom of the aggregate base for all pressure and non-pressure piping installed under asphalt concrete paving.
4. Assemblies
a. Routing of sprinkler irrigation lines as indicated on the drawings is diagrammatic. Install lines and various assemblies to conform with the details shown on drawings.
b. Install no multiple assemblies on plastic lines. Provide each assembly with its own outlet.
c. Install all assemblies specified herein in accordance with respective detail. In absence of detail drawings or specifications pertaining to specific items required to complete work, perform such work in accordance with best standard practice with prior approval of Architect
d. PVC pipe and fittings shall be thoroughly cleaned of dirt, dust and moisture before installation. Installation and solvent-welding methods shall be as recommended by the pipe and fittings manufacturer.
e. On PVC to metal connections, the Contractor shall work the metal connections first. Teflon tape or approved equal shall be used on all threaded PVC to PVC, and on all threaded PVC to metal joints. Light wrench pressure is all that is required. Where threaded PVC connections are required use threaded PVC adapters into which the pipe may be welded.
5. Line Clearance All lines shall have a minimum clearance of six inches from each other and from lines of other trades. Parallel lines shall not be installed directly over one another.
6. Automatic Controller
a. Install controller in a vandal proof enclosure. Refer to the details.
b Install as per manufacturer's instructions. Remote control valves shall be connected to controller in numerical sequence as shown on the drawings.
7. High Voltage Wiring for Automatic Controller
a. 120-volt power connection to the automatic controller shall be provided by the Irrigation Contractor. b. All electrical work shall conform to local codes, ordinances, and union authorities having jurisdiction.
8. Remote Control Valves Install where shown on drawings and details. When grouped together, allow at least twelve inches between valves. Install each remote control valve in a separate valve box.
9. Flushing of System
a. After all new sprinkler pipe lines and risers are in place and connected, all necessary diversion work has been completed, and prior to installation of sprinkler heads the control valves shall be opened and a full head of water used to flush out the system.
b. Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Architect.
10. Sprinkler Heads
a. Install the sprinkler heads as designated on the drawings Sprinkler heads to be installed in this work shall be equivalent in all respects to those itemized.
b. Spacing of heads shall not exceed the maximum indicated on he drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.

D. TEMPORARY REPAIRS

The Owner reserves the right to make temporary repairs as necessary to keep the sprinkler system equipment in operating condition. The exercise of this right by the Builder-Developer shall not relieve the Contractor of his responsibilities under the terms of the guarantee as herein specified.

E. EXISTING TREES

Where it is necessary to excavate adjacent to existing trees, the Contractor shall use all possible care to avoid injury to trees and tree roots. Excavation in areas where two-inch and larger roots occur shall be done by hand. All roots two inches and larger in diameter, except directly in the path of pipe or conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a ditching machine is run close to trees having roots smaller than two inches in diameter, the wall of the trench adjacent to the tree shall be hand-trimmed, making clean cuts through. Roots one-inch and larger in diameter shall be painted with two coats of Tree Seal or equal. Trenches adjacent to trees should be closed within twenty-four hours, and where this is not possible, the side of the trench adjacent to the tree shall be kept shaded with burlap or canvas.

F. FIELD QUALITY CONTROL

1. Adjustment of the System
a. The Contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent over spray onto walks, roadways, and buildings as much as possible.
b. If it is determined that adjustments in the irrigation equipment will provide proper and more adequate coverage, the Contractor shall make such adjustments prior to planting. Adjustments may also include changes in nozzle sizes and degrees of arc as required.
c. Lowering raised sprinkler heads by the Contractor shall be accomplished within ten days after notification by Owner.
d. All sprinkler head shall be set perpendicular to finished grades unless otherwise designated on the plans.
2. Testing of Irrigation System
a. The Contractor shall request the presence of the Architect in writing at least 48 hours in advance of testing.
b. Test all pressure lines under hydrostatic pressure of 150 pounds per square inch and prove watertight. NOTE: Testing of pressure main lines shall occur prior to installation of electric control valves.
c. All piping under paved areas shall be tested under hydrostatic pressure of 150 pounds per square inch and proved watertight prior to paving.
d. Sustain pressure in lines for not less than two hours for mainlines, or as requested by city. If leaks develop, replace joints and repeat test until entire system is proven water-tight.
e. All hydrostatic tests shall be made only in the presence of the Architect or other duly authorized representative of the Owner. No pipe shall be back filled until it has been inspected, tested and approved in writing and shall be re-tested after back fill operations are complete.
f. Furnish necessary force pump and all other test equipment.
g. When the sprinkler irrigation system is completed, perform a coverage test in the presence of the Architect to determine if the water coverage for planting areas is complete and adequate. Furnish all materials and perform all work required to correct any inadequacies of coverage due to deviations from plans or where the system has been willfully installed as indicated on the drawings when it is obviously inadequate without bringing this to the attention of the Architect. This test shall be accomplished before any ground cover is planted.
h. Upon completion of each phase of work, entire system shall be tested and adjusted to meet site requirements.

G. MAINTENANCE

1. The entire sprinkler irrigation system shall be under full automatic operation for a period of seven days prior to any planting.
2. The Architect reserves the right to waive or shorten the operation period.

H. CLEANUP

Cleanup shall be made as each portion of work progresses. Refuse and excess dirt shall be removed from the site, all walks and paving shall be broomed or washed down, and any damage sustained on the work of others shall be repaired to original conditions.

I. FINAL OBSERVATION PRIOR TO ACCEPTANCE

1. The contractor shall operate each system in its entirety for the Architect at time of final observation. Any items deemed not acceptable by the Observer shall be reworked to the complete satisfaction of the Architect.
2. The Contractor shall show evidence to the Architect that the Owner has received all accessories, charts, record drawings, and equipment as required before final observation can occur.

J. OBSERVATION SCHEDULE

1. Contractor shall be responsible for notifying the Architect in advance for the following observations according to the time indicated:
a. Pre-Job Conference - 7 days.
b. Pressure supply line installation and testing - 48 hours
c. Automatic Controller installation - 48 hours.
d. Control wire installation - 48 hours.
e. Lateral line and sprinkler installation - 48 hours.
f. Coverage test - 48 hours.
g. Final observation - 7 days.
2. When inspections have been conducted by other than the Architect, show evidence of when and by whom these inspections were made.
3. No final observation shall commence without as-built drawings. In the event the Contractor calls for an observation without as-built drawings, without completing previously noted corrections, or without preparing the system for observations, he shall be responsible for reimbursing the Architect at the hourly rate in effect at the time the observation portal to portal (plus transportation cost) for the inconvenience. No further inspections will be scheduled until this charge has been paid.

END OF SECTION

"AS BUILT"

THE RECEIPT OF AS-BUILT PLANS AND CITY'S ACCEPTANCE THEREOF DOES NOT ABSOLVE THE ENGINEER OF WORK OF ANY RESPONSIBILITY FOR THE PROJECT DESIGN.

ENGINEER OF WORK _____ DATE _____

RCE NO. _____ EXPIRATION DATE _____

REGISTERED LANDSCAPE ARCHITECT — STEVEN V. SHIRREL — SIGNATURE — 12/31/24 — EXP. DATE — 6/27/24 — DATE — STATE OF CALIFORNIA

bmla LANDSCAPE ARCHITECTURE
310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551

PREPARED FOR:
AMERCO REAL ESTATE COMPANY
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STEVE SHIRREL
CA LIC NO. 5062 EXP. DATE 12/31/24

DATE	INITIAL	ENGINEER OF WORK	REVISION DESCRIPTION	SHT. NO.	DATE	INITIAL	CITY APPROVAL

SHEET 6 | CITY OF MURRIETA | SHEETS 11

IRRIGATION SPECIFICATIONS

U-HAUL OF MURRIETA
MURRIETA, CA 92562

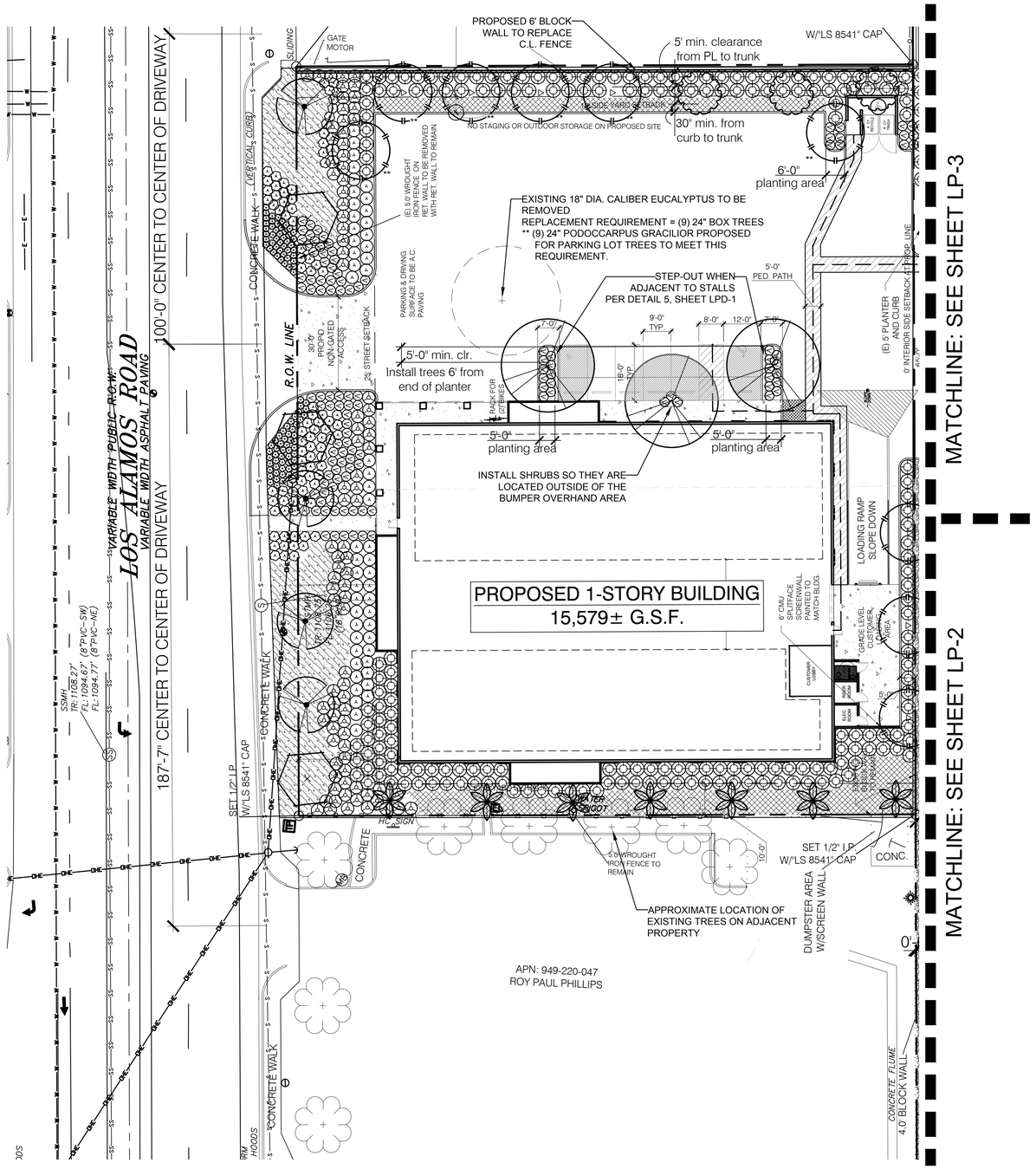
APPROVED _____ DATE _____
DIRECTOR OF PUBLIC WORKS / CITY ENGINEER RCE

DWN BY: _____
CHKD BY: _____
FIELD BK: _____

PROJECT NO.

DRAWING NO. LIS-1

marinda title sheet.dwg



PLANT SCHEDULE NEW LANDSCAPE AREA LP-1

TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	MELALEUCA QUINQUENERVIA CAJEPUT TREE	24"BOX	M	3
	OLEA EUROPAEA 'WILSONII' FRUITLESS WILSON OLIVE	24"BOX	M	3
	PISTACIA CHINENSIS CHINESE PISTACHE	24"BOX	M	4
**	PODOCARPUS GRACILIOR FERN PINE	24"BOX	M	9
	SYAGRUS ROMANZOFFIANA QUEEN PALM	24"BOX	M	7
	ULMUS PARVIFOLIA 'DRAKE' DRAKE LACEBARK ELM	24" BOX	L	3
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	ALOE STRIATA CORAL ALOE	5 GAL	L	100
	ANIGOZANTHOS FLAVIDUS KANGAROO PAW	1 GAL	L	132
	DIANELLA T REVOLUTA FLAX LILY	5 GAL	L	115
	LEONOTIS LEONURUS LION'S TAIL	5 GAL	L	44
	LEUCOPHYLLUM FRUTESCENS `GREEN CLOUD` TM GREEN CLOUD TEXAS RANGER	5 GAL	L	139
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' MORNING LIGHT COAST ROSEMARY	5 GAL	L	85
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	LANTANA X `NEW GOLD` NEW GOLD LANTANA	1 GAL @ 5` O.C.	L	1,925 SF
	MYOPORUM PARVIFOLIUM TRAILING MYOPORUM	1 GAL @ 5` O.C.	L	1,768 SF

REFER TO TITLE SHEET FOR PLANTING NOTES

EXISTING SITE LANDSCAPING

Site Area - Parcel 1	141,243 sf
Total shrub area	23,630 sf
Existing shrub area percentage	(17%)

PROPOSED LANDSCAPING

Site Area - Parcels 3 & 4	48,128 sf
Overall shrub area	11,625 sf
Landscape within right-of-way	1,595 sf
Landscape within bumper overhang	20 sf
Proposed shrub area percentage	(27%)

PARKING LOT SHADING

Parking area	1,025 sf
Shaded area	679 sf
Shaded parking area percentage	(66%)

NORTH 0' 20' 40' 60'

"AS BUILT"

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ENGINEER OF WORK — DATE

RCE NO. — EXPIRATION DATE

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STEVE SHIRREL
CA LIC NO. 5062 EXP. DATE 12/31/24

DATE	INITIAL	REVISION DESCRIPTION	SHT. NO.	DATE	INITIAL

ENGINEER OF WORK — CITY APPROVAL

SHEET 7 — CITY OF MURRIETA — SHEETS 11

NEW PLANTING PLAN

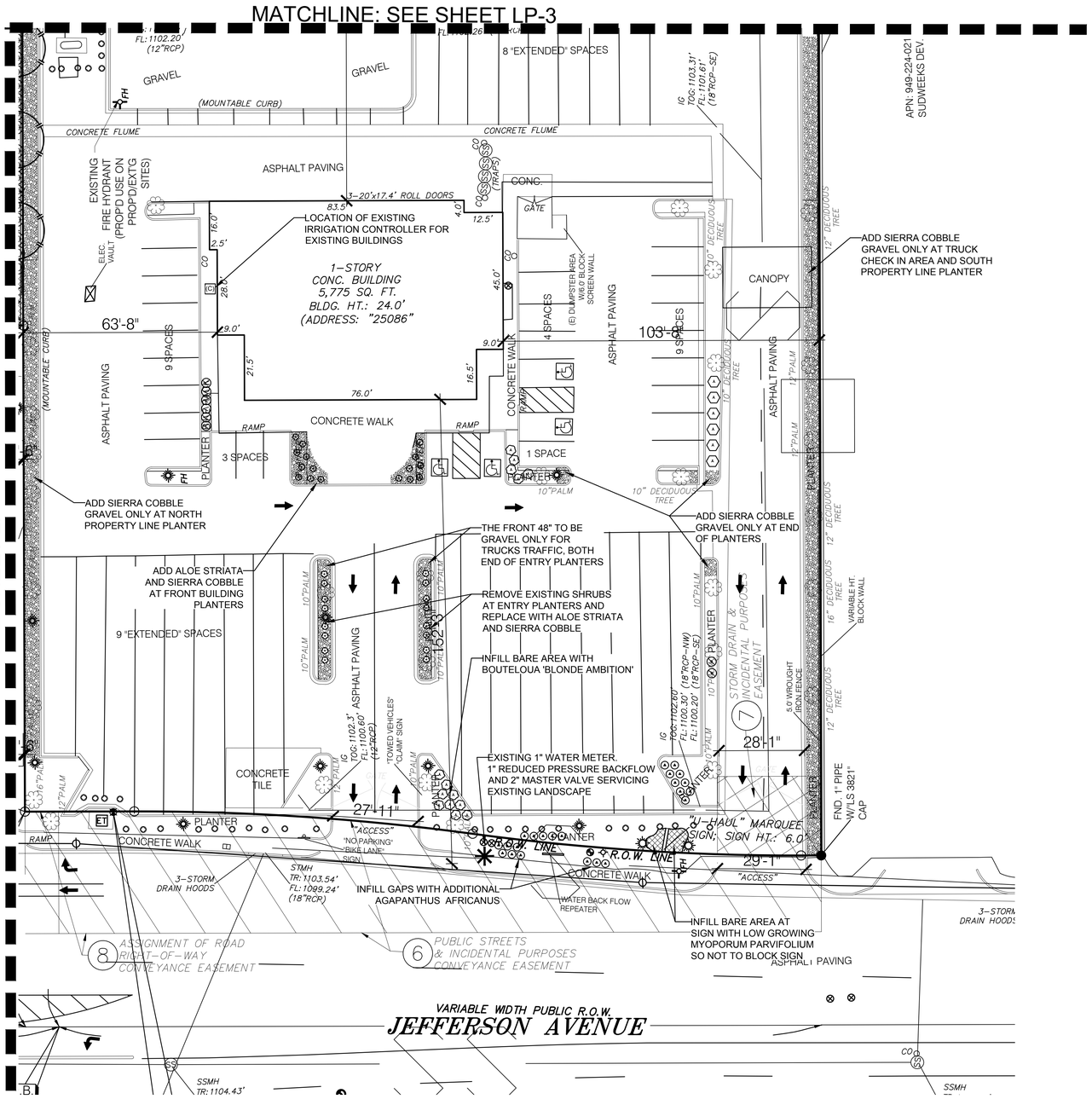
U-HAUL OF MURRIETA
MURRIETA, CA 92562

APPROVED — DATE
DIRECTOR OF PUBLIC WORKS / CITY ENGINEER RCE

DWN BY:
CHKD BY:
FIELD BK:

PROJECT NO.

DRAWING NO. LP-1



EXISTING LANDSCAPE ADDITIONS LP-2 & LP-3

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
SHRUBS				
	AGAPANTHUS AFRICANUS AFRICAN LILY	1 GAL	M	23
	ALOE STRIATA CORAL ALOE	1 GAL	L	32
	ANIGOZANTHOS FLAVIDUS KANGAROO PAW	1 GAL	L	14
	DIANELLA T REVOLUTA FLAX LILY	5 GAL	L	6
	DIETES VEGETA AFRICAN IRIS	1 GAL	M	2
	HESPERALOE PARVIFLORA RED YUCCA	1 GAL	L	6
	LEUCOPHYLLUM FRUTESCENS `GREEN CLOUD` GREEN CLOUD TEXAS RANGER	5 GAL	L	7
GROUND COVERS				
	3-5" SIERRA COBBLE	NONE		3,156 SF
	MYOPORUM PARVIFOLIUM TRAILING MYOPORUM	1 GAL @ 5` O.C.	L	399 SF

REFER TO TITLE SHEET FOR PLANTING NOTES

NORTH 0' 20' 40' 60'

"AS BUILT"

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ENGINEER OF WORK — DATE

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SHEET 8 — CITY OF MURRIETA — SHEETS 11

EXISTING PLANTING ADDITIONS

U-HAUL OF MURRIETA
MURRIETA, CA 92562

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DIRECTOR OF PUBLIC WORKS / CITY ENGINEER RCE

DWN BY:
CHKD BY:
FIELD BK:

PROJECT NO.

DRAWING NO. LP-2

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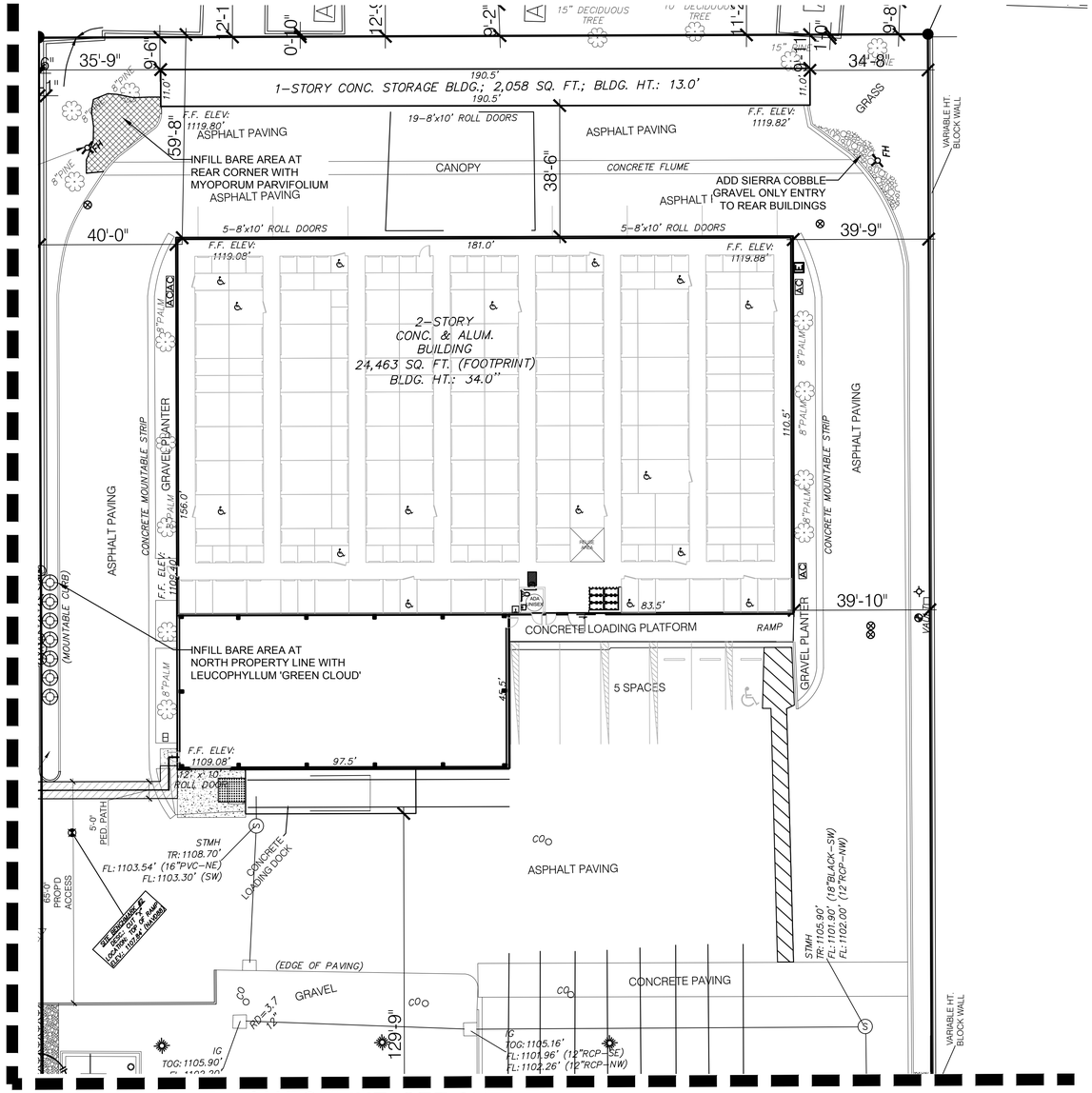

EXISTING LANDSCAPE ADDITIONS LP-2 & LP-3

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
SHRUBS				
	AGAPANTHUS AFRICANUS AFRICAN LILY	1 GAL	M	23
	ALOE STRIATA CORAL ALOE	1 GAL	L	32
	ANIGOZANTHOS FLAVIDUS KANGAROO PAW	1 GAL	L	14
	DIANELLA T REVOLUTA FLAX LILY	5 GAL	L	6
	DIETES VEGETA AFRICAN IRIS	1 GAL	M	2
	HESPERALOE PARVIFLORA RED YUCCA	1 GAL	L	6
	LEUCOPHYLLUM FRUTESCENS `GREEN CLOUD` GREEN CLOUD TEXAS RANGER	5 GAL	L	7
GROUND COVERS				
	3-5" SIERRA COBBLE	NONE		3,156 SF
	MYOPORUM PARVIFOLIUM TRAILING MYOPORUM	1 GAL @ 5` O.C.	L	399 SF

REFER TO TITLE SHEET FOR PLANTING NOTES

NORTH 0' 20' 40' 60'

"AS BUILT"

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ENGINEER OF WORK				CITY APPROVAL	

SHEET 9 — CITY OF MURRIETA — SHEETS 11

EXISTING PLANTING ADDITIONS

U–HAUL OF MURRIETA
MURRIETA, CA 92562

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DIRECTOR OF PUBLIC WORKS / CITY ENGINEER — RCE

DWN BY:
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FIELD BK:
PROJECT NO.
DRAWING NO. LP-3

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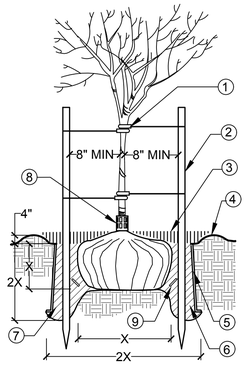
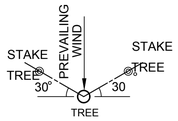




NOTES:

A. AFTER SETTLEMENT, THE TOP OF ROOTBALL & ROOT BARRIER BOX IS TO BE FLUSH WITH FINISH GRADE.
B. TOP OF ROOTBALL IS TO BE PLACED AT 1-½" ABOVE FINISH GRADE. THE FINISH GRADE IS TO BE LEVEL WITH TOP OF CONCRETE CURB OR SIDEWALK.

LEGEND:

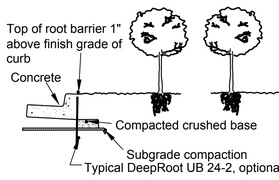
1. RUBBER/VINYL "CLINCH TIE" OR APPROVED EQUAL NAILED TO STAKE.
2. LODGE POLE PINE TREE STAKES TREATED W/ COPPER NAP THANET. 2" DIA. X 10' LONG.
3. 4" THICK SHREDDED BARK MULCH
4. 4" BERM FOR TEMP WATERING UNTIL SEEDING.
5. INSTALL DEEP ROOT BARRIER PANEL. MODEL NUMBER UB 24-2'X8' AS MANUFACTURED BY DEEP ROOT CORP. OR SHAWTOWN IND. OR APPROVED EQUAL.
6. BACKFILL MIX - NATIVE SOIL
7. PLANT PIT: TWICE THE WIDTH OF ROOTBALL
8. VENTILATED ARBOR GUARD IN TURF
9. FERTILIZER TABLET

1 TREE PLANTING DETAIL

1/2" = 1'-0"

Linear Application of DeepRoot Tree Root Barriers at Time of Installing Concrete Sidewalks and Curbs

TYPICAL SECTION OF CURB AND GUTTER WITH DEEPROOT TREE ROOT BARRIER INSET INTO CONCRETE. BARRIER INSTALLED IN A TRENCH IN SUBGRADE WHICH IS THEN COMPACTED. BARRIER IS SET SO THAT TOP EDGE WILL BE 2" (5CM) BELOW FINISH GRADE OF CURB, AND SET FLUSH WITH EDGE OF CURB. BARRIER RIBS FACE TOWARD TREE ROOTS.

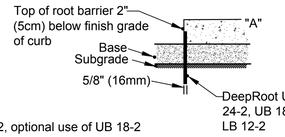


INSTALLATION SEQUENCE:

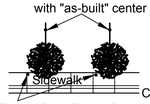
1. Prepare base and subgrade
2. Trench to appropriate depth for installation of root barrier so that top of barrier is 2" (5cm) below finish grade of top of curb.
3. Place root barrier in trench, vertical ribs must face toward tree roots.
4. Backfill and compact to requirements.
5. Place form material against barrier (It may be nailed from the outside of the form)

TYPICAL SECTION OF CURB, GUTTER AND SIDEWALK WITH DEEPROOT TREE ROOT BARRIER INSET INTO CONCRETE

BARRIER INSTALLED IN A TRENCH IN SUBGRADE WHICH IS THEN COMPACTED. BARRIER IS SET SO THAT TOP EDGE WILL BE 2" (5CM) ABOVE COMPACTED BASE (or halfway between base and finish grade of SW). BARRIER RIBS FACE TOWARD TREE ROOTS.
NOTE:
USE 18" DEEP ON SIDEWALK SIDE AND 24" DEEP ON CURB SIDE.



IMPORTANT NOTE: Tree location must align with "as-built" center of barrier.



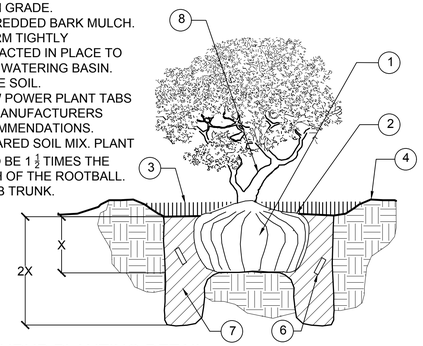
Typical DeepRoot UB 24-2. Optional use of UB 18-2. Minimum 6 panels or 12 linear feet (3.66m).

4 ROOT BARRIER

1 1/2" = 1'-0"

LEGEND:

1. ROOTBALL - DO NOT COMPACT ROOTBALL SOIL. ALLOW ROOTBALL TO SETTLE TO FINISHED GRADE.
2. FINISH GRADE.
3. 3" SHREDDED BARK MULCH.
4. 3" BERM TIGHTLY COMPACTED IN PLACE TO FORM WATERING BASIN.
5. NATIVE SOIL.
6. GROW POWER PLANT TABS PER MANUFACTURERS RECOMMENDATIONS.
7. PREPARED SOIL MIX. PLANT PIT TO BE 1 ½ TIMES THE WIDTH OF THE ROOTBALL.
8. SHRUB TRUNK.

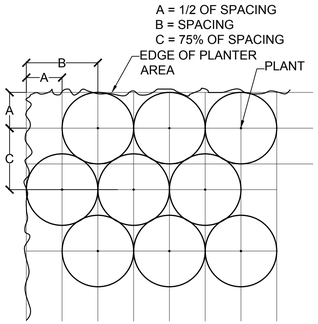


2 SHRUB PLANTING DETAIL

1" = 1'-0"

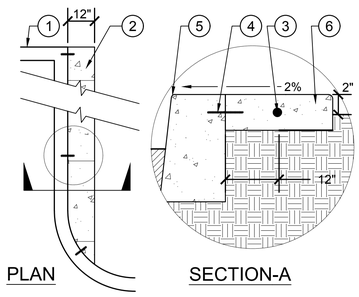
INSTALLATION SEQUENCE:

1. Prepare base and subgrade
2. Trench to appropriate depth for installation of root barrier so that top of barrier is 2" (5cm) below finish grade of top of sidewalk (or halfway between top of compacted base and finish grade of SW)
3. Place root barrier in trench, vertical ribs must face toward tree roots.
4. Backfill and compact to requirements.
5. Place form material against barrier (It may be nailed from the outside of the form)



3 GROUNDCOVER DETAIL

1" = 1'-0"



1. CONCRETE CURB PER CIVIL ENGINEER'S PLAN
2. 4" THICK CONCRETE STEP OUT STRIP
3. #3 REBAR CONTINUOUS CENTER
4. 6" LONG #3 REBAR DOWELS AT 3 PLACES SPACED EVENLY
5. 1/2" RADIUS TOOL JOINT/EDGES
6. FINISH GRADE

5 CONCRETE STEPOUT

3/8" = 1'-0"

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T: 951.737.1124 | F: 951.737.6551

PREPARED BY DATE
STEVE SHIRREL
CA LIC NO. 5062 EXP. DATE 12/31/24

DATE	INITIAL	REVISION DESCRIPTION	SHT. NO.	DATE	INITIAL
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SHEET 10 | CITY OF MURRIETA | SHEETS 11

PLANTING DETAILS

U-HAUL OF MURRIETA
MURRIETA, CA 92562

APPROVED
DATE
DIRECTOR OF PUBLIC WORKS / CITY ENGINEER RCE

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CHKD BY:
FIELD BK:
PROJECT NO.
DRAWING NO. LPD-1

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SECTION 02800

PLANTING

PLANTING SPECIFICATIONS GENERAL

1. General Requirements
   A. Permits: Contractor shall obtain and pay for any permits required.
   B. All irrigation shall be completed, approved and under automatic operation for a minimum of 7 days prior to any planting.
2. Scope Of Work
   A. The intent of the drawings and specifications is to indicate the processes required for the installation of a complete planting without additional cost in labor and material to the Owner.
3. Inspections
   A. Request for inspections must have 48 hour notice in advance.
   B. Contractor must be on site for all inspections.
   C. Any work not completed when inspector arrives which was requested for, shall be billed to the contractor at the current inspector's rate.
   D. Any work completed without inspection or approval shall be removed, exposed or replaced at the cost of the contractor.
   E. Contractor shall call for inspection for the following items:
      I. Final grading
      II. Weed-abatement Observation
      III. Tree and shrub layout
      IV. Tree and shrub planting pits
      V. Finish grade prior to hydro-seeding
      VI. Final Inspection
4. Submittals
   A. All submittals shall be submitted within 15 days after receipt of executed contract
   B. Contract shall submit the follow items but not limited to:
      I. Plant material proof of purchase with listed nurseries and material sizes for approval
      II. All soil amendments
      III. Bark mulch
      IV. Soil report
      V. Labels for all herbicide and fertilizers used
      VI. Clydro-seed mix

PLANTING SPECIFICATIONS MATERIALS

1. Plant Material
   A. All plant material shall be the same as specified in the drawings.
   B. Contractor shall tag one plant from each bundle or lot with the plant name in accordance with the recommendations of the American Association of Nurserymen.
   C. All plant material shall be free of pest, plant diseases abrasions or any other objectable disfigurations.
   D. Plant material must show vigorous habit of growth that is normal for that particular species.
2. Tree Stakes
   A. Tree stakes shall be copper maphthanate, green color impregnated lodge pole pine.
   B. Tree stake shall be 2" in diameter I0 feet long
   C. Tree ties shall be V.I.T. cinch ties or approved equal four per tree typ.
   D. Tree ties shall be attached to lodge poles with galvanized nails per detail.
3. Vine Ties
   A. Vine ties shall be as specified in details
4. Herbicides
   A. Contractor shall submit labels of all herbicides used prior to application for approval.
   B. Contractor shall apply pre-emergent herbicide to all areas possible as recommended by a licensed pest control consultant.
5. Concrete Mow Curb
   A. Concrete mow curb shall be 2500 PSI concrete and as specified in detail.
6. Redwood Header Board
   A. Redwood header board shall be grade A fine redwood and as specified in detail.
7. Plant Tablets
   A. Planting tablets shall be as specified in detail.
8. Soil Conditioners
   A. All soil conditioner material shall be approved prior to ordering under this section.
   B. Soil conditioners shall be based on soil report recommendations.

PLANTING SPECIFICATIONS EXECUTION

1. Installation
   A. Contractor shall clean, remove, legally dispose of all grasses including rots and construction debris under this section.
   B. Contractor shall be responsible for the protection and storage of all material for the project.
   C. All grades shall be as indicated on the drawings and must be ±10%
2. Landscape Grading
   A. The Contractor shall complete grading and filling as needed or remove additional dirt, rock and debris over $\frac{3}{}$ inch in diameter within the top 3 inches in all turf and planter areas less than 3:1.
   B. Contractor shall bring all landscaped areas to finish grade.
   C. Flow lines shall be established to existing curbs and/or sidewalks.
   D. All landscape areas shall be slopes to provide positive drainage.
3. Soil Preparation
   A. Contractor shall roto-till amendments into all turf and planter areas 3:1 or less throughout the first 6 inches.
   B. The following application rate is for bidding purposed only and is per 1000 square feet of planting area.
      I. 4 cubic yards of soil conditioner
      II. 30 lbs. of commercial fertilizer approved by the Owner's representative.
      III. 50 lbs. of agriculture grade gypsum
      IV. 25 lbs. soil sulfur
   C. Actual soil preparation shall be based on the soil report,
   D. Soil samples shall be taken in the presence of the Owner's representative
   E. Contractor shall submit soil samples to an approved laboratory testing facility
   F. Contractor shall proved one (1) soil report for every 50,000 square feet.
   G. Soil recommendations must be separated for turf, planter , slope and plant material back fill mix.
4. Weed-abatement
   A. Weed-abatement shall not commence until complete irrigation system is under complete automatic irrigation and has been approved.
   B. Upon completion of soil preparation the contractor shall complete the following:
      I. Irrigate all area to be planted, sodded or seeded for a period of seven (7) days to germinate all weed seeds.
      II. Cut watering and apply approved weed killer per manufacture's recommendations and allow adequate time to complete kill.
      III. Repeat step one and two
      IV. Obtain approval of completed weed-abatement prior to any planting. Trees may be planted prior to weed-abatement process with the approval of the Owner's representative in writing.
5. Layout
   A. Contractor shall layout all tree and shrubs for approval from the Owner's representative prior to excavating and planting pits.
   B. Contractor shall no willfully layout and planting material where obstructions exist. The contractor shall notify the engineer to obtain direction.
6. Planting
   A. Planting shall be as shown in detail and as follows:
      I. Excavate all planting pits to a diameter twice the size of container to be planted and $1\frac{1}{2}$ times the depth of container to be planted.
      II. Contractor shall clarify the side of planting pits if auger is used with shovel of digging bar.
      III. Plant material shall be placed in planting pit in a manner as not to disrupt the root ball and the crown shall be set aligned flush to grade.
      IV. Provide 21 gram fertilizer tablets per detail.
      V. Backfill all plant material with approved backfill mix.
      VI. Contractor shall provide 5 gram fertilizer tablets to all rooted cuttings.
7. Percolation Test
   A. Contractor shall flood planting pits with water to test water penetration through the soil, if no penetration occurs the contractor shall auger 6 inches in diameter and 36 inches long and backfill with pea gravel, repeat water test bad if water still does not penetrate the contractor shall notify the Owner's representative prior to planting.
8. Sodded Turf
   A. All sodded areas shall be semi dwarf fescue unless otherwise noted.
   B. Contractor shall evenly rake all sodded areas to level and remove all rocks $\frac{3}{4}$ inch in diameter and larger.
   C. Contractor shall spread 16-20-0 commercial fertilizer to all sodded areas.
   D. Contractor shall lay sod immediately upon arrival.
   E. Sod must be laid along a straight line staggering each row like laying bricks and must be butted tightly together preventing any air pockets. Do not overlap edges.
   F. Sod shall be cut with a sharp knife and never pulled apart.
   G. Sod must be rolled immediately after sod is installed.
   H. Sod must be watered thoroughly to a depth of 12 inches.
   I. Contractor shall monitor watering to prevent browning and fungus.
   J. Contractor shall take every measure possible to protect sod by providing temporary fencing if necessary at no additional cost.
9. Turf Hydro-seeding
   A. Hydro-seeding seed mix shall be as indicated on the drawings.
   B. Contractor shall evenly rake all sodded areas to level and remove all rocks $\frac{3}{4}$ inch in diameter and larger.
   C. Hyrdo-mix slurry shall be as follows:

I. Seed	as specified
II. Fiber	2,000 lbs. per acre
III. M-Binder	100 lbs. acre
IV. Water	3,000 gal per acre or as required
V. Fertilizer/ Soil Conditioner	1,100 lbs. per acre

   D. Contractor shall monitor watering to prevent browning and fungus.
   E. Contractor shall take every measure possible to protect sod by providing temporary fencing if necessary at no additional cost.
   F. Hydro-mulch slurry shall be applied under high pressure evenly and provide a uniform coat an all areas specified.
   G. Overspray shall be removed immediately from sidewalks, walls or any structures.
   H. Contractor shall provide 98 percent germination to all hydro-seeded areas prior to turn over.
10. Root Barriers
    A. Root barrier shall be "Deep Root" control barrier panels # UB 24-2 or approved equal. No cylinder root barriers shall be approved.
    B. Root barriers shall be install for all trees planted within 5 feet of any hardscaping.
    C. Contractor shall install root barriers per detail.
11. Jute Netting
    A. Jute netting shall be uniform plain weave, flame-retardant mesh. Geo- jute, smolder resistant or approved equal. The mesh shall be green in color.
    B. Jute shall be 48 inches wide with a weight of .97 pounds per linear yard.
12. Grades
    A. Prior to commencing any work the contractor shall carefully check all grades and verify that after all irrigation work and soil preparation completed, all grades will be per specified depth as per the landscape contractor's scope of work with a ± 1/10.
13. Guarantee
    A. All trees 15 gallon and larger the contractor shall guarantee for a period of one year.
    B. All trees smaller than 15 gallon and all other plant material shall be guaranteed for a period of 90 days.
    C. All plant material that is dead or dying or as directed by the engineer within the guarantee period shall be replaced at the cost of the contractor with 7 days of written notice.
    D. All replacement plant material shall be exact as specified in species and size. No substitutions shall be allowed unless written approval from the engineer is obtained.

- END Of SECTION -

SECTION 02900

MAINTENANCE SPECIFICATIONS GENERAL

1. Maintenance Duration
   A. Contractor shall maintain entire project within the contractor's scope of work until final approval for all work has been obtained to start the 90 calendar day maintenance at the contractor's expense.
   B. Contractor shall maintain all landscaped areas for a period o f 90 calendar days unless otherwise noted.
2. Turf Maintenance
   A. Contractor shall mow weekly or more if needed all turf areas to a height between 3/4 inch and 21/2 inch depending on variety of turf.
   B. Contractor shall edge a turf areas a biweekly or more if needed.
   C. All clippings must be removed from sidewalks or adjacent areas.
   D. Contractor shall remove all excess clipping from turf areas.
   E. Contractor shall monitor watering to all turf areas and provide sufficient moisture levels to all turf area.
3. Tree and Shrub Maintenance
   A. Contractor shall remove any dead growth on all trees and shrubs as needed.
   B. No stripping of lower branches from any tree or shrub unless directed by the engineer.
   C. Trees and shrubs shall be pruned as directed by the engineer.
   D. No topping of any tree is allowed unless directed by the engineer.
   E. Contractor shall remove tree stakes when stakes are no longer needed.
4. Weed Control
   A. All tree and shrub basins and all areas must be weed free.
   B. Contractor shall apply pre-emergent herbicide where possible to prevent weeds as directed by a licensed pest control consultant.
   C. Contractor shall remove all weed from site manually or chemically
5. Rodent Control
   A. Contractor shall be responsible for maintaining a rodent free project.
   B. All measures to eradicate rodents must be as directed by a licensed pest control consultant.
   C. Contractor shall repair/replace all damaged caused by rodents under this section.
6. Fertilization
   A. Contractor shall fertilize turf, slope and planter areas every 30 calendar days with approved fertilizer at the manufacture's recommended application rate.
   B. Approved fertilizers are 15-15-15, 16-6-8 and 21-7-14
7. Maintenance General
   A. Edge groundcover as needed to maintain no growth over sidewalks, around tree and shrub basins or up walls or fences.
   B. Remove all trash weekly
   C. Test complete irrigation system biweekly.
8. Clean-Up
   A. Clean up shall take place on a daily basis, after each portion of work has been completed and as directed by the Owner's representative. The contractor shall legally remove from site any trash or material from his scope of work
9. Final Approval
   A. All landscaped shall be inspected in it's entirety by the Owner's representative upon completion of 90 calendar day maintenance and have project turn over approved in writing.
   B. Contractor shall provide all charts, record drawings, turn over items etc. prior to final turn over.

- END Of SECTION -

"AS BUILT"

THE RECEIPT OF AS–BUILT PLANS AND CITY'S ACCEPTANCE THEREOF DOES NOT ABSOLVE THE ENGINEER OF WORK OF ANY RESPONSIBILITY FOR THE PROJECT DESIGN.

ENGINEER OF WORK _____ DATE _____

RCE NO. _____ EXPIRATION DATE _____

REGISTERED LANDSCAPE ARCHITECT — STEVEN L. SHIRREL — EXP. DATE 12/31/24 — 6/27/24 DATE — STATE OF CALIFORNIA

bmla
LANDSCAPE ARCHITECTURE
310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551

PREPARED BY _____ DATE _____

STEVE SHIRREL
CA LIC NO. 5062 EXP. DATE 12/31/24

DATE	INITIAL	REVISION DESCRIPTION	SHT. NO.	DATE	INITIAL
ENGINEER OF WORK				CITY APPROVAL	

PREPARED FOR:
AMERCO REAL ESTATE COMPANY
2727 N. CENTRAL AVE. 9-N
PHOENIX, AZ. 85004

Underground Service Alert
Call: TOLL FREE
1-800
422-4133
TWO WORKING DAYS BEFORE YOU DIG

BENCH MARK
DESCRIPTON: _____
LOCATION: _____
RECORDED: _____
ELEVATION: _____ DATUM: _____

APPROVED FOR SIGNATURE
PLAN CHECK ENGR. NAME TYPED _____ DATE _____
PLAN CHECK FIRM
RCE NO.

AS NOTED
VERTICAL
AS NOTED

SHEET 11 | CITY OF MURRIETA | SHEETS 11

PLANTING SPECIFICATIONS

U–HAUL OF MURRIETA
MURRIETA, CA 92562

APPROVED _____ DATE _____
DIRECTOR OF PUBLIC WORKS / CITY ENGINEER RCE

DWN BY: _____
CHKD BY: _____
FIELD BK: _____

PROJECT NO.

DRAWING NO. LPS-1

marks file dwt.dwg

A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

U-HAUL
of Murrieta
Murrieta, CA
(732035)

Preliminary Proposal

SHEET 01

 2024-05-15

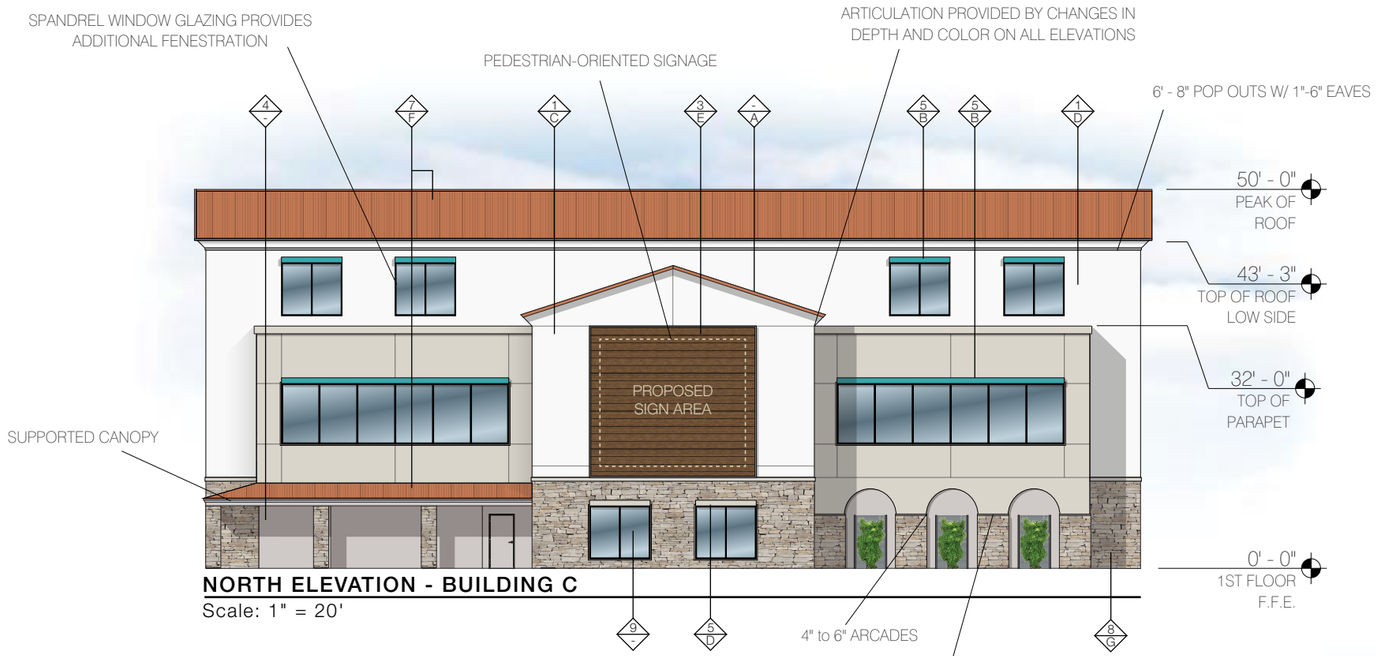
A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

U-HAUL
of Murrieta
Murrieta, CA
(732035)

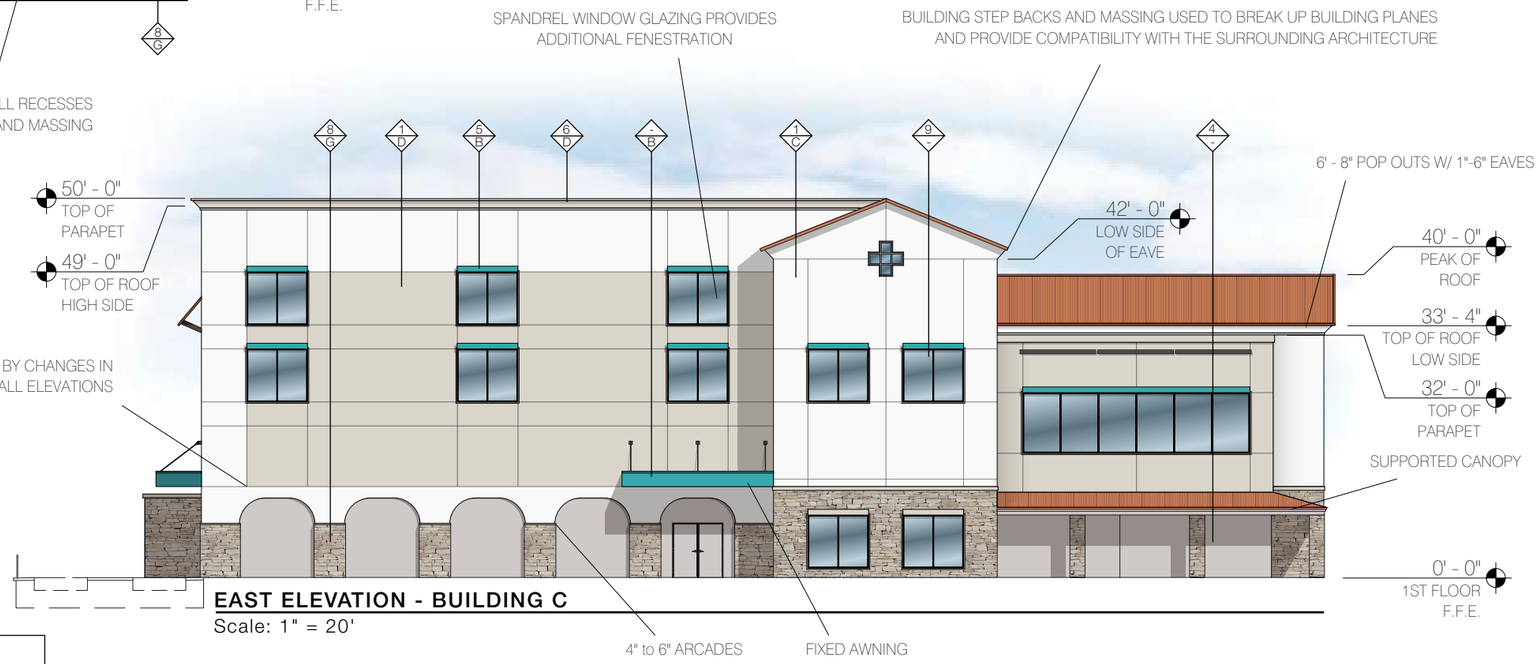
Northwest Elevation
Composite Rendering

SHEET 02

 2024-05-15



NORTH ELEVATION - BUILDING C
Scale: 1" = 20'



EAST ELEVATION - BUILDING C
Scale: 1" = 20'

GENERAL NOTES:

D1 - THE PROPOSED IMP USES FULL-WIDTH PANELS. **DO NOT CUT IMP** DUE TO PAINT VARIATIONS. CONTACT THE DESIGNER AT A&M ASSOCIATES TO FIND A SOLUTION. P: 602.623.6841

D2 - THE PROPOSED PROJECT CONSISTS OF **42" WIDE IMP**. DEVIATING FROM THIS SIZE PANEL WILL ALTER THE LYRICAL FIN DESIGN. PLEASE CONTACT THE DESIGNER AT A&M ASSOCIATES SO THE PLAN DRAWINGS CAN BE UPDATED. P: 602.623.6841

COLORS					
A		GALVALUME	F		TERRA COTTA
B		SW 6767 AQUARIUM	G		MIXED LIGHT STONE
C		IMPERIAL WHITE			
D		SANDSTONE			
E		WALNUT			

MATERIALS			
1	KINGSPAN DESIGN WALL 2000 STUCCO TEXTURE	6	12"H CORNICE TRIM
2	SCUPPERS	7	NUCOR ROOF PANELING
3	WOOD TEXTURED LAP PANELS W/ 2" GALVANIZED TRIM (installed over IMP)	8	LOCALLY SOURCED STACKED STONE
4	TILT-UP CONCRETE LIGHT BROOM TEXTURE	9	SPANDREL WINDOWS
5	9"H x 3"D ARCHITECTURAL DETAILS	10	ARCHITECTURAL DETAILS

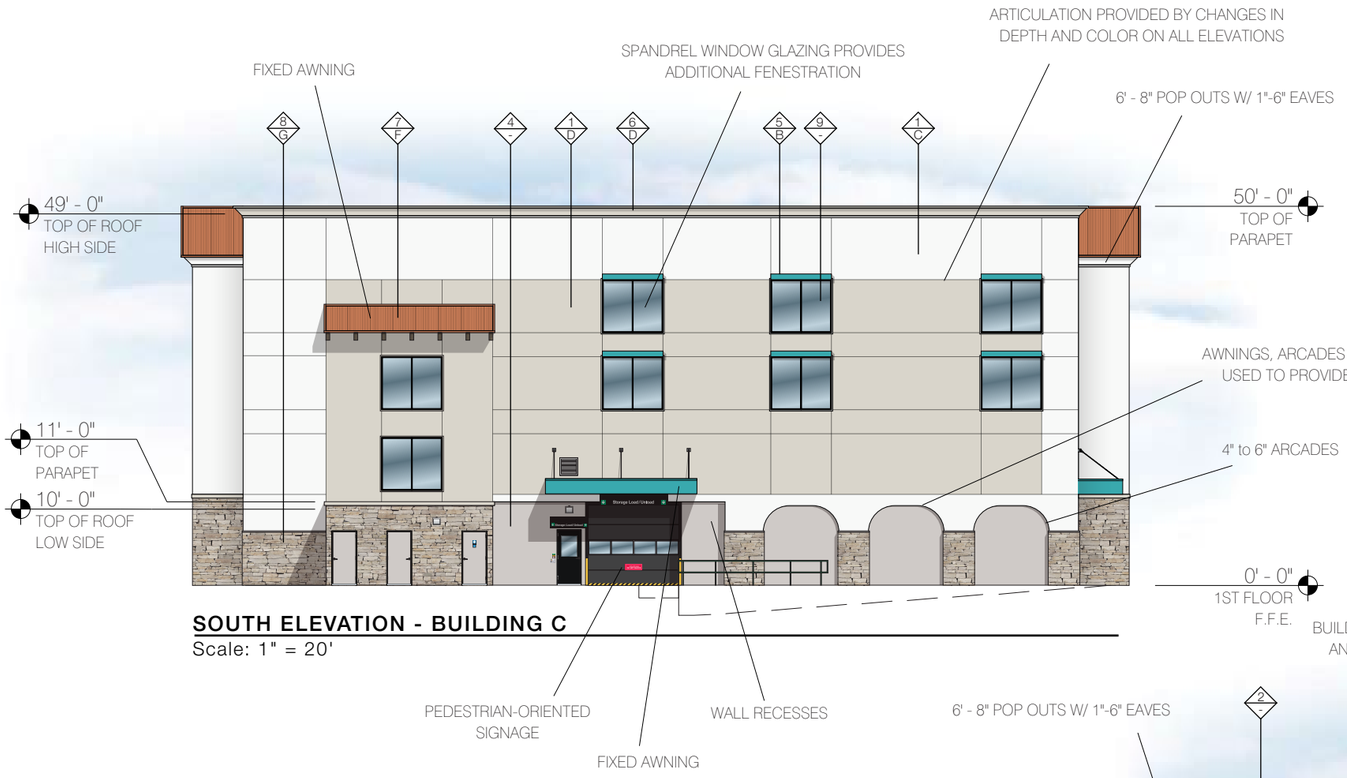
A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

U-HAUL of Murrieta
Murrieta, CA
(732035)

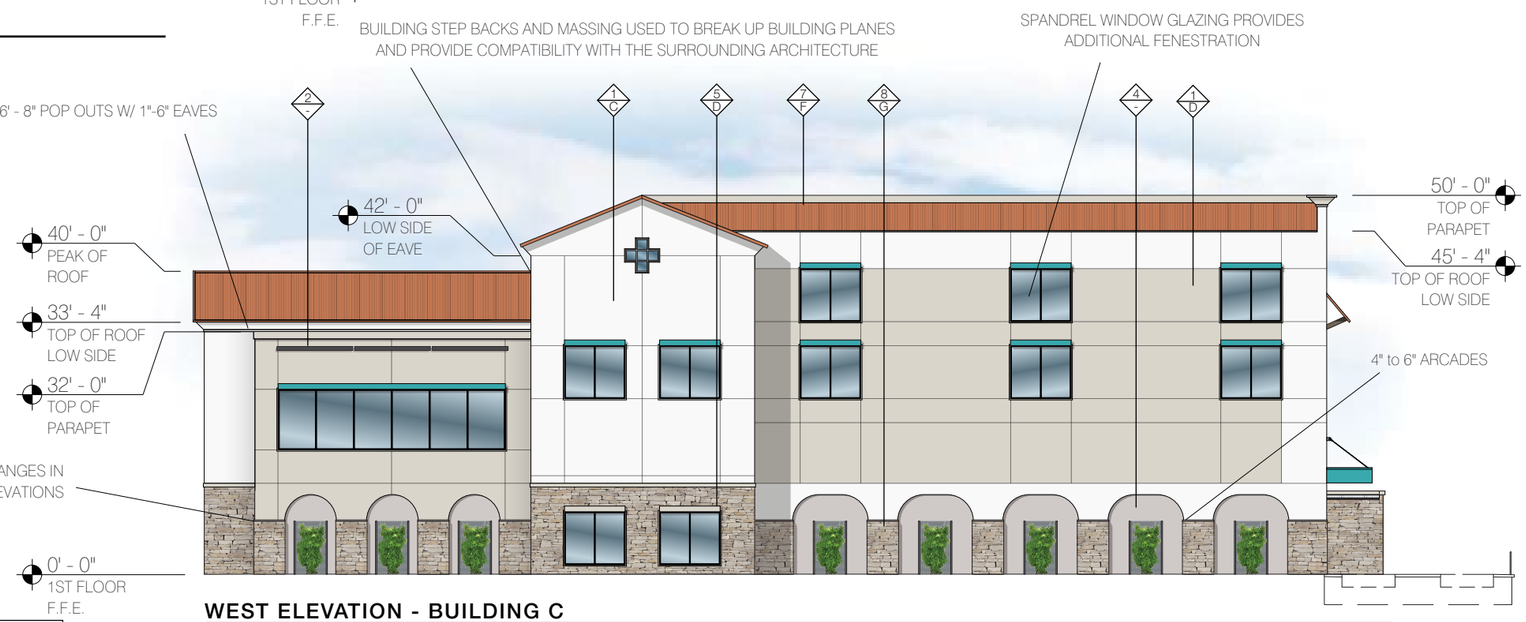
Colors & Materials

SHEET 03

 2024-09-05



SOUTH ELEVATION - BUILDING C
Scale: 1" = 20'



WEST ELEVATION - BUILDING C
Scale: 1" = 20'

GENERAL NOTES:

D1 - THE PROPOSED IMP USES FULL-WIDTH PANELS. **DO NOT CUT IMP** DUE TO PAINT VARIATIONS. CONTACT THE DESIGNER AT A&M ASSOCIATES TO FIND A SOLUTION. P: 602.623.6841

D2 - THE PROPOSED PROJECT CONSISTS OF **42" WIDE IMP**. DEVIATING FROM THIS SIZE PANEL WILL ALTER THE LYRICAL FIN DESIGN. PLEASE CONTACT THE DESIGNER AT A&M ASSOCIATES SO THE PLAN DRAWINGS CAN BE UPDATED. P: 602.623.6841

COLORS					
A		GALVALUME	F		TERRA COTTA
B		SW 6767 AQUARIUM	G		MIXED LIGHT STONE
C		IMPERIAL WHITE			
D		SANDSTONE			
E		WALNUT			

MATERIALS			
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2	SCUPPERS	7	NUCOR ROOF PANELING
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4	TILT-UP CONCRETE LIGHT BROOM TEXTURE	9	SPANDREL WINDOWS
5	9"H x 3"D ARCHITECTURAL DETAILS	10	ARCHITECTURAL DETAILS

A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

U-HAUL of Murrieta
Murrieta, CA
(732035)

Colors & Materials

SHEET 04

 2024-09-05

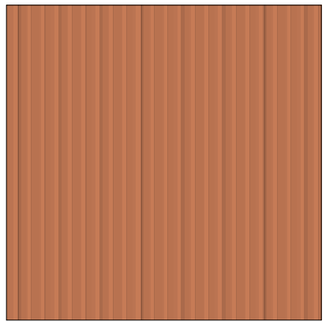
Product Specifications

Designwall 2000
(or Equivalent)

Profile	Exterior: Flat Interior: Flat
Embossing	Exterior: Stucco, non-embossed or shadowline Interior: Stucco or non-embossed
Gauge	Exterior: 22, 20 ga Interior: 24, 22, 20 ga
Width	24" – 42"
Thickness	2", 2.5", 3", 4"
Length	2' – 24'
Reveal Options	1/16" – 6"
Orientation	Vertical or horizontal
Post Fabrication	Longitudinal bend, transverse bend, curve, trimless end, beveled edge, tapered edge, full end wrap (Manufacturing limitations apply. Please contact us for detailed information)
R-Value	≈ 7 per inch per ASTM C1363
Production method	Structurally bonded

Woodland Series
HORIZONTAL WOOD
WALNUT

Stacked Stone
Light Stone
LOCALLY SOURCED



NUCOR Roof Paneling
TERRA COTTA

Tilt-Wall Concrete
LIGHT BROOM TEXTURE

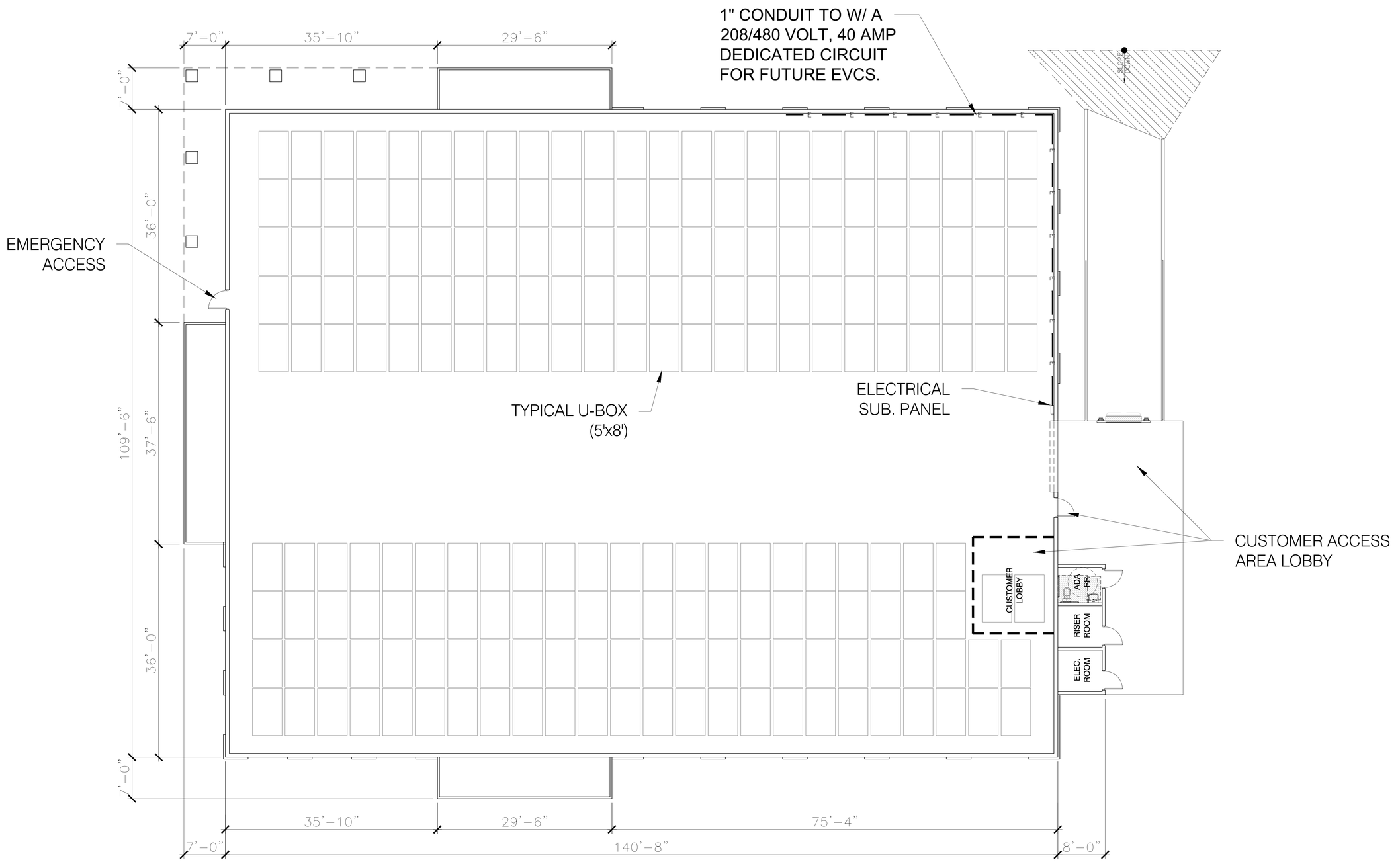
A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

U-HAUL
of Murrieta
Murrieta, CA
(732035)

Material Board

SHEET 05

 2024-05-15



PROPOSED BUILDING FLOOR PLAN

SCALE: 1/8"=1'-0"

SHEET NOTES:

NO:	DATE	INITIALS	NOTES
9	03/06/24	BLC	ADD POPOUTS PER ART IMAGING, DOOR REVS
10	05/28/24	NH	SHOW INTERIOR LAYOUT PER CITY PLANNER

REVISIONS:

NO:	DATE	INITIALS	NOTES
1	10/12/21	JS	REV'D LANDSCAPE/SP2 PER CITY COMMENTS
2	02/17/22	JS	REV'D BUILDING "C" FLOOR PLAN
3	04/28/22	JS	REV'D SITE PLAN PER CITY COMMENTS
4	10/31/22	JS	REV'D FLOORPLAN TO MATCH ART DEPT
5	11/03/22	JS	UPDATED LAYOUT PER ELEVATIONS
6	02/14/23	JS	REV TO DOOR/COL. LOCATION
7	08/30/23	JS	REV PER COMM./ CUSTOMER AREA
8	10/20/23	NH	SITE REV'S

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS, NOT FOR CONSTRUCTION, FOR INFORMATION ONLY

ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004

P: (602) 263-6502

SITE ADDRESS:

U-Haul of Murrieta
Murrieta, CA

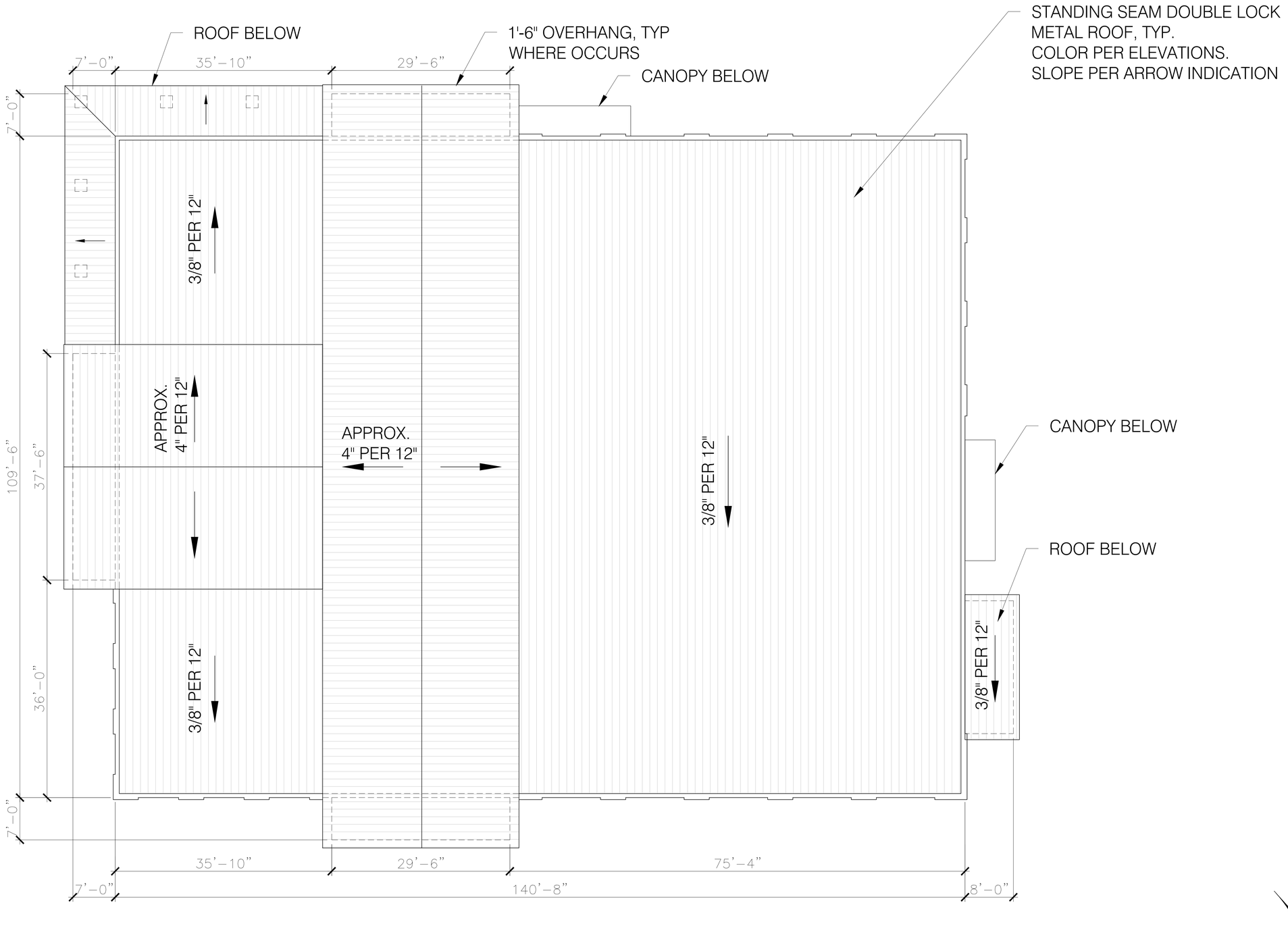
SHEET CONTENTS:

PROPOSED BUILDING "C" FLOOR PLAN

732035

DRAWN:	JS	A2.1
CHECKED:	NH	
DATE:	02/16/2023	

732035A1S



PROPOSED ROOF PLAN (CONCEPTUAL)

SCALE: 1/8"=1'-0"

SHEET NOTES:

REVISIONS:

NO:	DATE:	INITIALS	NOTES
1	-	-	-
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-
7	-	-	-
8	-	-	-

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS, NOT FOR CONSTRUCTION, FOR INFORMATION ONLY

ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004

P: (602) 263-6502

SITE ADDRESS:

U-Haul of Murrieta
Murrieta, CA

SHEET CONTENTS:

PROPOSED BUILDING "C" CONCEPTUAL ROOF PLAN

732035

DRAWN:	NH	A3.1
CHECKED:	-	
DATE:	05/16/24	

732035_A3.1