

# Landscape Construction Documents for :

# AMBERHILL FOUR

City of Riverside, Ca.

## Tract 29766 Public Works Submittal

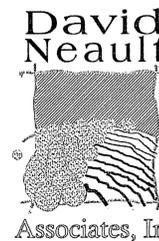
### CIVIL ENGINEER:

KWC ENGINEER'S INC.  
1269 WEST POMONA ROAD, STE 104  
CORONA, CA 92882-7158  
909-734-2130  
CONTACT: DEAN PHILLIPS

### DEVELOPER:

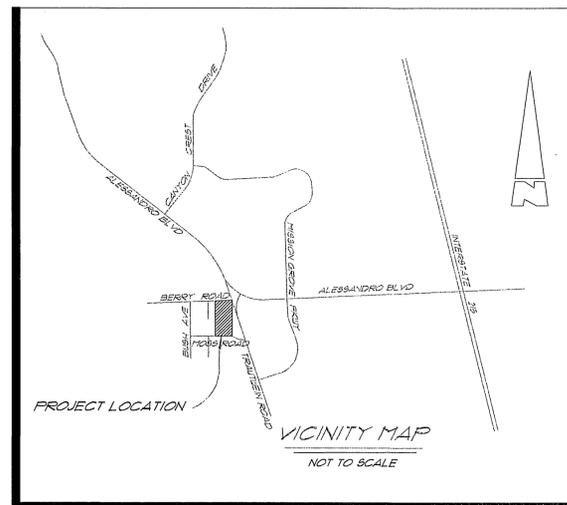
AMBERHILL - SANTA BARBARA, L.L.C.  
325 MAGNOLIA AVE.  
CORONA, CA. 92879  
909-737-9971  
CONTACT: JOE SEBELIA

### LANDSCAPE ARCHITECT:



DAVID NEAULT ASSOCIATES, INC.  
41877 ENTERPRISE CIRCLE NORTH SUITE 200  
TEMECULA, CALIFORNIA 92590  
(909) 296-3430  
CONTACT: David Neault

### PROJECT VICINITY:



### KEY MAP:



### GENERAL NOTES:

#### GENERAL NOTES FOR HOA MAINTAINED PUBLIC LANDSCAPES

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS INCLUDING CITY TRAIL STANDARDS AND SPECIFICATIONS FOR PLANTING AND IRRIGATION WORK (SPECIFICATIONS SECTION 01441 AND 01480).
- IF YOU CALL FOR INSPECTIONS CONTACT THE PARK PROJECTS INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (909) 78-3469 TO SCHEDULE AN INSPECTION. A FIELD NOTICE WILL BE ISSUED. WRITTEN APPROVAL FOR THE SIZE OF INSPECTION. A VERBAL APPROVAL WILL NOT BE ACCEPTABLE. INSPECTIONS ARE REQUIRED FOR THE STANDARD SPECIFICATIONS AND INCLUDE BUT NOT NECESSARILY LIMITED TO THE FOLLOWING:
  - AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES AND SEWER LATERALS HAVE BEEN MARKED, BUT PRIOR TO INITIATING ANY TRAILS CONSTRUCTION AND / OR LANDSCAPE WORK WITHIN THE PUBLIC RIGHT OF WAY.
  - AT THE TIME OF INSTALLATION OF IRRIGATION SLEEVES AND CONSTANT PRESSURE MAINS BUT PRIOR TO BACK FILL OF TRENCHES FOR SAME (NOTE: MAINS MUST BE PRESSURE TESTED IN THE PRESENCE OF THE PARK PROJECTS INSPECTOR).
  - AT THE TIME OF INSTALLATION OF RECREATIONAL TRAILS FOR INSPECTION OF DG SURFACE AND TRAIL SURFACING INSTALLATION.
  - AT THE TIME OF INSTALLATION OF IRRIGATION VALVES, LATERAL AND HEADS.
  - FOR SPOTTING OF ALL TREES PRIOR TO DIGGING PLANTING PITS.
  - WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES.
  - AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE.
  - AT SUBSTANTIAL COMPLETION OF THE PROJECT FOR THE CITY'S ACCEPTANCE TO START THE REQUIRED MAINTENANCE PERIOD.
- AT THE END OF THE MAINTENANCE PERIOD THE CONTRACTOR/DEVELOPER SHALL CALL THE PARK PROJECTS INSPECTOR AT (909) 78-3469 FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE RESPONSIBILITY. AFTER RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE PROJECT HAS PASSED FINAL INSPECTION AND THE PARK AND RECREATION DEPARTMENT HAS RECEIVED WRITTEN NOTICE FROM THE HOA INDICATING THEIR ASSUMPTION OF MAINTENANCE RESPONSIBILITY.
- ALL LANDSCAPE IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY AND/OR LANDSCAPE EASEMENT AREAS ARE TO BE INSTALLED PRIOR TO THE RELEASE OF THE SURETY POSTED BY THE DEVELOPER TO GUARANTEE THEIR INSTALLATION.
- THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
- ALL PUBLIC LANDSCAPE AREAS TO BE PUBLICLY MAINTAINED MUST BE AUTOMATICALLY IRRIGATED.
- NO PERSON SHALL PERFORM ANY CONSTRUCTION OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- THE ARCHITECT SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORKS HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISIONS TO THE PLANS FOR APPROVAL BY THE CITY (THIS NOTE REQUIRED ON ALL PLANS).

### SHEET INDEX:

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CONSTRUCTION DETAILS 4 SPECS	3

NOTE:  
THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISIONS TO THE PLANS FOR APPROVAL BY THE CITY.

NOTE: THE PROPOSED REVERSE FRONTAGE WALLS ALONG TRAUTWEIN RD. ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OF THE SUBDIVISION.

NOTE: THESE PLANS DO NOT REQUIRE PARKS DEPARTMENT SIGNATURE/APPROVAL PER B.O.C. JOHNSON 10/20/00

PLANNING DEPARTMENT  
Signature: Joe Sebelia  
Date: 12/10/02



**Underground Service Alert**  
Call: TOLL FREE 1-800-227-2600

**PRIVATE ENGINEERING NOTE**  
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR PARTNER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



**David Neault Associates, Inc.**  
41877 Enterprise Circle North #200 Temecula, CA. 92590  
Tel: 909/296-3430  
Fax: 909/296-3431  
landscape architecture • planning • golf course architecture  
City of Riverside Business Tax Account No. 100035-Exp. 10/29/03

DESIGNED BY: [Signature] DRAWN BY: [Signature] CHECKED BY: [Signature]

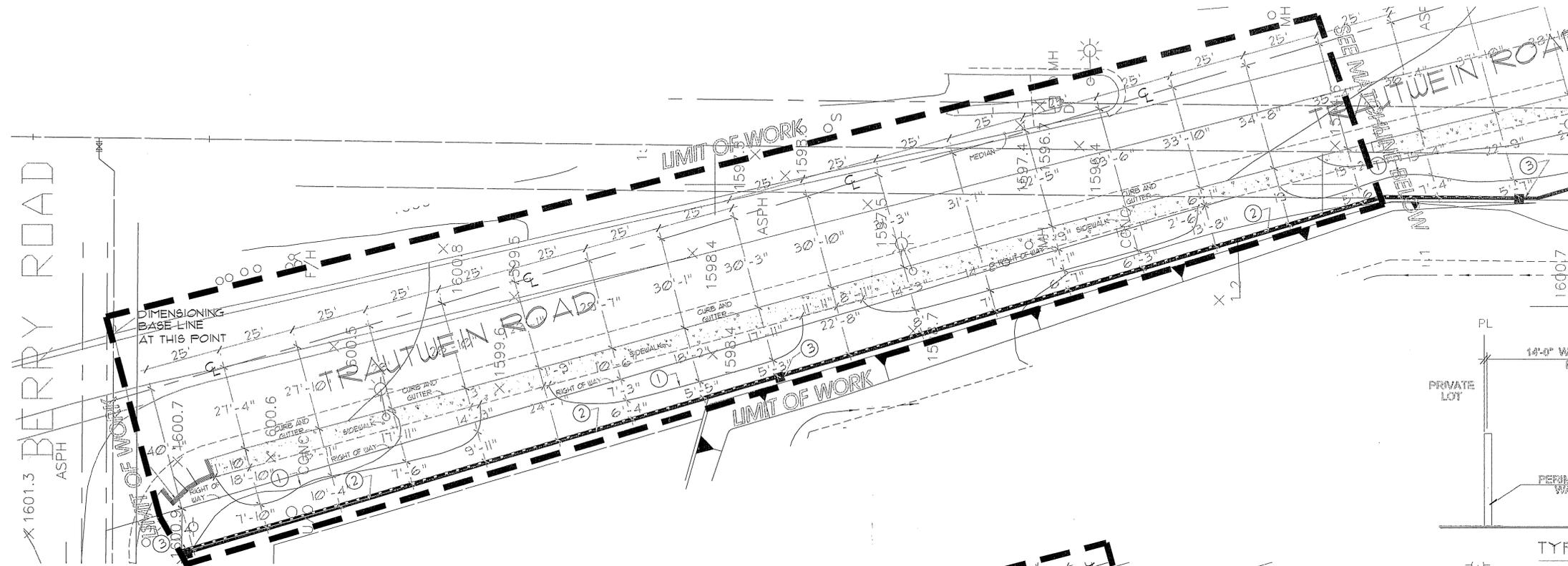
**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**

APPROVED BY	DATE	BY	PUBLIC WORKS DIRECTOR
PRINCIPAL ENGINEER	11/6/02	[Signature]	[Signature]
PARK DEPARTMENT	SEE NOTE ABOVE		
TRAFFIC DIVISION			
DEPUTY P.W. DIRECTOR			
STREET SERVICES	12/10/02	[Signature]	DATE 11/6/03

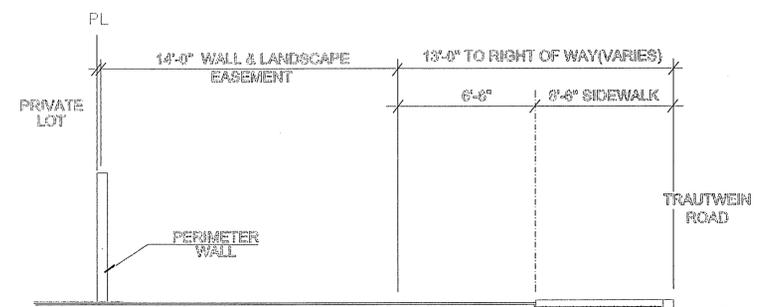
**REVERSE FRONTAGE WALL CONSTRUCTION PLAN**

TITLE SHEET  
TRACT 29766  
TRAUTWEIN RD.

ACCOUNT NO. XXXX  
R-3646-WP  
SHEET 1 OF 3  
12/23/02

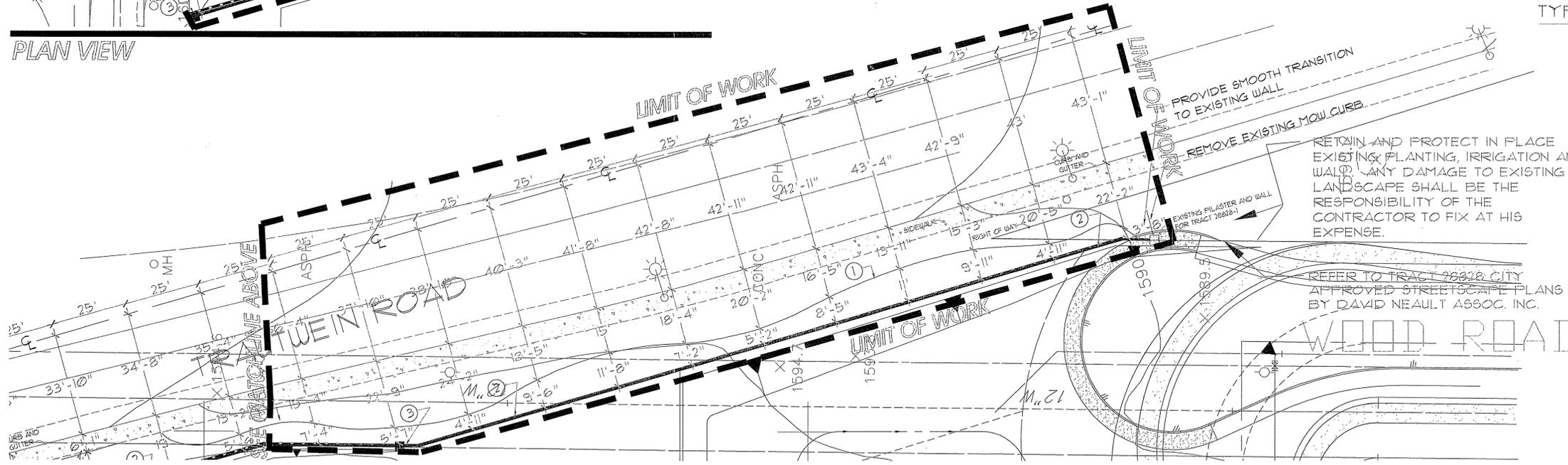


PLAN VIEW



TYPICAL SECTION (TRAUTWEIN ROAD)

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



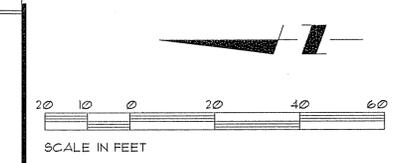
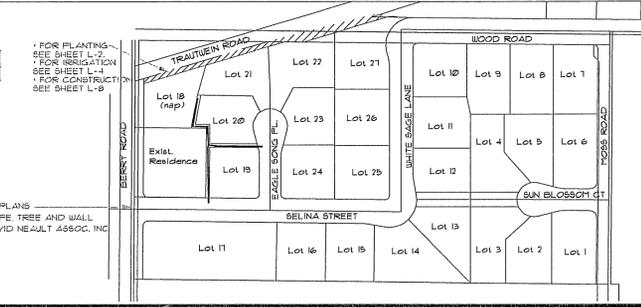
PLAN VIEW

**NOTE:**  
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**LEGEND:**  
 ① CONCRETE MOW STRIP  
 ② PERIMETER WALL  
 ③ PERIMETER PILASTER

**NOTE:**  
 SEE SHEET 3 FOR DETAILS AND SPECS.

**KEY MAP**  
 N.T.S.



PLANNING DEPARTMENT  
 [Signature]



**Underground Service Alert**  
 Call TOLL FREE 1-800-227-2600  
 TWO WORKING DAYS BEFORE YOU DIG

**PRIVATE ENGINEERING NOTE**  
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PREPARED BY: [Signature] DATE: 11/19/02

DESIGNED BY: [Signature] DRAWN BY: [Signature] CHECKED BY: [Signature]

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**

APPROVED BY: [Signature] DATE: 1/6/03  
 PRINCIPAL ENGINEER  
 PARK DEPARTMENT  
 TRAFFIC DIVISION  
 DEPUTY P.W. DIRECTOR

**REVERSE FRONTAGE WALL CONSTRUCTION PLAN**  
 CONSTRUCTION PLAN  
 TRACT 29766  
 TRAUTWEIN RD.

ACCOUNT NO. XXXX  
 R-3646-WP  
 SHEET 2 OF 3  
 10/29/2002

