2. CONTRACTOR SHALL MAINTAIN A SIGNED SET OF APPROVED CONSTRUCTION PLANS AND RELATED DOCUMENTATION AND A COPY OF THE CONSTRUCTION PERMIT ON THE JOB SITE DURING WORK OPERATIONS.

3. LANDSCAPE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHULA VISTA LANDSCAPE MANUAL, LANDSCAPE WATER CONSERVATION ORDINANCE, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ("GREEN BOOK"), AND THE CITY OF CHULA VISTA'S LANDSCAPE IMPROVEMENT REVIEW PACKET, LATEST APPROVED EDITIONS (AS APPLICABLE). WHENEVER SPECIAL REQUIREMENTS CONFLICT ON ANY MATTER, THE STRICTER REQUIREMENT SHALL APPLY.

4. LANDSCAPE IMPROVEMENTS SHALL REFER TO ALL IMPROVEMENTS WITHIN THIS SET OF DOCUMENTS.

5. THESE PLANS ARE BASED ON: CIVIL IMPROVEMENTS BY \_\_DATED\_\_12-26-23\_\_\_\_\_, DRAWING

6. THE CONTRACTOR SHALL COMPLY WITH THE ENGINEERING SOILS REPORT RECOMMENDATIONS AS THEY RELATE TO THE WORK DEPICTED ON THESE PLANS.

7. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY AND/OR REQUIRED PERMITS AND PAY ALL RELATED FEES AND/OR TAXES REQUIRED TO INSTALL THE WORK ON THESE PLANS.

8. THE CONTRACTOR SHALL BE APPROPRIATELY LICENSED AS REQUIRED BY THE STATE OF CALIFORNIA.

9. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES IN EXISTING CONDITIONS OR WITH THE PLANS PRIOR TO THE BEGINNING OF WORK.

10. UNIT PRICES FOR ALL IMPROVEMENTS SHALL BE ESTABLISHED AS PART OF THE CONTRACT WITH THE PROJECT OWNER, PRIOR TO BEGINNING WORK, TO ACCOMMODATE ADDITIONS AND/OR DELETIONS OF MATERIAL AND/OR LABOR.

11. DETERMINATION OF "EQUAL" SUBSTITUTIONS SHALL BE MADE ONLY BY THE LANDSCAPE ARCHITECT OF RECORD (OR OWNERS REPRESENTATIVE).

12. THE LANDSCAPE ARCHITECT OF RECORD AND CITY REPRESENTATIVES SHALL BE NOTIFIED NO LESS THAN 2 WEEKS IN ADVANCE OF THE START OF CONSTRUCTION, ANY SITE OBSERVATION, OR MEETINGS. SITE OBSERVATIONS SHALL INCLUDE, BUT NOT BE LIMITED TO:

### a. PRE-CONSTRUCTION MEETING

b. LANDSCAPE GRADING AND SOIL AMENDING

c. LANDSCAPE CONSTRUCTION

d. SPOTTING OF SPECIMEN PLANTS

e. IRRIGATION PRESSURE AND COVERAGE TEST f. PLANTING AND/OR HYDROSEEDING

# g. PRE-MAINTENANCE

# h. POST-MAINTENANCE (FINAL)

13. SITE OBSERVATIONS BY THE LANDSCAPE ARCHITECT OF RECORD DURING ANY PHASE OF THIS PROJECT DO NOT RELIEVE CONTRACTOR OF THEIR PRIMARY RESPONSIBILITY TO PERFORM ALL WORK IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND GOVERNING CODES.

14. THE CONTRACTOR SHALL PROVIDE FULL MAINTENANCE OF ALL LANDSCAPE AREAS FOR A MINIMUM OF 90 DAYS AFTER SUBSTANTIAL COMPLETION AS DETERMINED BY CITY REPRESENTATIVE

15. 2 WEEKS PRIOR TO THE COMMENCEMENT OF THE LANDSCAPE AND IRRIGATION IMPROVEMENTS, THE CONTRACTOR SHALL CONTACT THE CITY LANDSCAPE INSPECTOR TO OBTAIN A LANDSCAPE INSPECTION PACKET, LANDSCAPE, AND IRRIGATION BOND EXONERATION WORKSHEET (IF APPLICABLE).

16. PROPOSED SCOPE OF WORK MAY INCLUDE WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND OTHER PUBLICLY OWNED AREAS. PRIOR TO COMMENCING WORK, CONTRACTOR SHALL CONTACT CITY OF CHULA VISTA SENIOR LANDSCAPE INSPECTOR, DAVE DEFACCI (DDEFACCI@CHULAVISTACA.GOV) ("LANDSCAPE INSPECTOR") TO COORDINATE WORK WITHIN AND AROUND THESE

17. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING IN-KIND ANY DAMAGES TO PUBLIC AREAS, TO THE SATISFACTION OF THE LANDSCAPE

18. THE FOLLOWING ARE THE LANDSCAPE AND IRRIGATION FINAL CONSTRUCTION APPROVAL, ACCEPTANCE AND TURNOVER DOCUMENTS REQUIRED FOR ALL PRIVATE INFRASTRUCTURE WITHIN THE CITY OF CHULA VISTA. THE RESPONSIBLE PARTY SHALL SUBMIT THE FOLLOWING TURNOVER ITEMS TO SENIOR LANDSCAPE INSPECTOR, DAVE DEFACCI:

a. FORM 5522 COMPLETED AND SIGNED BY LANDSCAPE ARCHITECT OF RECORD AND PROJECT APPLICANT.

b. TRUE HALF SIZE PAPER COPY OF DIMENSIONED AS-BUILT IRRIGATION AND PLANTING PLANS WITH TREES NOTED.

c. SIGNED LETTER FROM THE ENTITY THAT IS MAINTAINING THE PROJECT (E.G. OWNER, HOA, ETC.) STATING THEY ARE SATISFIED WITH THE PROJECT INSTALLATION AND HAVE ACCEPTED MAINTENANCE.

d. COPY OF THE BOND, BOND ESTIMATE, AND BOND EXONERATION WORKSHEET IF APPLICABLE.

e. CITY OF CHULA VISTA L&I INSPECTION CARD AS APPROPRIATE FOR THE TYPE OF PROJECT (PUBLIC, PRIVATE, OR HYBRID).

f. ALL OF THE ABOVE, ON A USB FLASH DRIVE IN PDF FILE FORMAT

STRUCTURES, ETC.

# GENERAL CONDITIONS SHORT FORM

1. CONTRACTOR SHALL PROTECT ALL CONSTRUCTION AND LANDSCAPING FROM DAMAGE AND, WHEN REQUIRED, PROVIDE GUARDS OR COVERING. ANY DAMAGE SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. CONTRACTORS ON THE JOB SHALL CARRY THE FOLLOWING INSURANCE: (A) WORKER'S COMPENSATION, (B) PUBLIC COMPREHENSIVE GENERAL LIABILITY, AND (C) PROPERTY DAMAGE. IN AN EMERGENCY THREATENING THE SAFETY OF LIFE, WORK OR ADJOINING PROPERTY, THE CONTRACTOR IS HEREBY INSTRUCTED TO ACT AT HIS DISCRETION TO PREVENT SUCH LOSS OR INJURY AND SHALL MAINTAIN THE FOLLOWING MINIMUM LIABILITY INSURANCE COVERAGE DURING THE CONTRACT PERIOD.

BODILY INJURY: \$250,000 PER INDIVIDUAL, PER OCCURRENCE PROPERTY DAMAGE: \$100,000 PER OCCURRENCE, AGGREGATE

. THE CONTRACTOR SHALL CAUSE TO BE NAMED AS ADDITIONAL INSURED IN SUCH. CONTRACTOR'S PUBLIC LIABILITY CONTRACTOR'S PROTECTIVE LIABILITY AND AUTOMOBILE LIABILITY INSURANCE POLICIES THE FOLLOWING: (A) CALIFORNIA WEST COMMUNITIES,C 5927 PRIESTLY DRIVE, STE 110, CARLSBAD, CALIFORNIA 92008 (B) GILLESPIE MOODY PATTERSON 3176 LIONSHEAD

S. CONTRACTOR SHALL NOT CAUSE THIS POLICY TO BE CANCELED OR PERMIT IT TO LAPSE, AND THE INSURANCE POLICY SHALL INCLUDE A CLAUSE TO THE EFFECT. THAT THE POLICY SHALL NOT, AT ANY TIME DURING THE CONSTRUCTION PERIOD, BE CANCELED. OR REDUCED, RESTRICTED OR LIMITED UNTIL FIFTEEN (15) DAYS AFTER ALL ADDITIONAL INSUREDS HAVE RECEIVED WRITTEN NOTICE AS EVIDENCED BY RETURNED RECEIPTS OF REGISTERED OR CERTIFIED LETTERS.

I. THE CONTRACTOR AGREES TO HOLD THE OWNER AND LANDSCAPE ARCHITECT. HARMLESS FROM ANY CLAIMS ARISING OUT OF HIS OPERATIONS OF ANY OF HIS SUB CONTRACTORS, MATERIAL SUPPLIES, OR AGENTS.

5. ALL LOCAL, MUNICIPAL AND STATE LAWS, 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 B' THE CONTRACTOR.

S. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES, AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER OR LANDSCAPE

THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FEATURES TO REMAIN ON, AND ADJACENT TO, THE PROJECT SITE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR. AT HIS OWN EXPENSE, ALL DAMAGE RESULTING FROM HIS OPERATIONS OR NEGLIGENCE.

THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING AND/OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.

PERMITS FOR ANY CONSTRUCTION DEPICTED IN THESE PLANS SHALL BE OBTAINED BY THE CONTRACTOR.

0. CONTRACTOR SHALL HAVE A VALID CONTRACTORS LICENSE REQUIRED FOR THE PARTICULAR WORK BEING DONE. CONTRACTOR SHALL NOT ALLOW THE LICENSE(S) TO LAPSE DURING THE CONTRACT PERIOD.

PRIOR TO THE COMMENCEMENT OF THE LANDSCAPE & IRRIGATION IMPROVEMENTS, THE CONTRACTOR SHALL CONTACT THE CITY OF CHULA VISTA SENIOR LANDSCAPE INSPECTOR, DAVE DEFACCI (DDEFACCI@CHULAVISTACA.GOV OR 619-409-5432) ("LANDSCAPE INSPECTOR") TO OBTAIN A LANDSCAPE INSPECTION PACKET, LANDSCAPE AND IRRIGATION BOND EXONERATION WORKSHEET (IF APPLICABLE), AND TO SCHEDULE AN INSPECTION OF THE IMPROVEMENTS.

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

UNDERSTAND THAT THE CHECK OF THE PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF CHULA VISTA. OTAY WATER DISTRICT, AND THE SAN DIEGO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS LANDSCAPE ARCHITECT OF WORK OF MY

AM FAMILIAR WITH AND AGREE TO COMPLY WITH THE REQUIREMENTS FOR LANDSCAPE IMPROVEMENT PLANS AS DESCRIBED IN CHAPTER 20.12 OF THE MUNICIPAL CODE. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THE REGULATIONS TO PROVIDE EFFICIENT LANDSCAPE WATER USE.

ME:	JOHN PATTERSON
	CONTRACTOR

NAME OF FIRM: GMP LANDSCAPE ARCHITECTURE

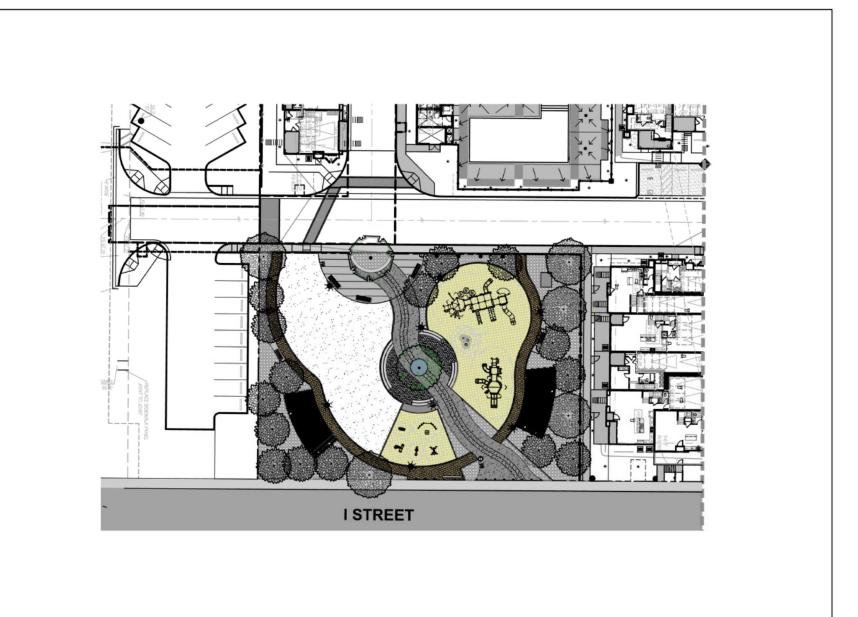
Note: this "Declaration of Responsible Charge" shall be included (with the requested information completed) on the project design plans title page only.

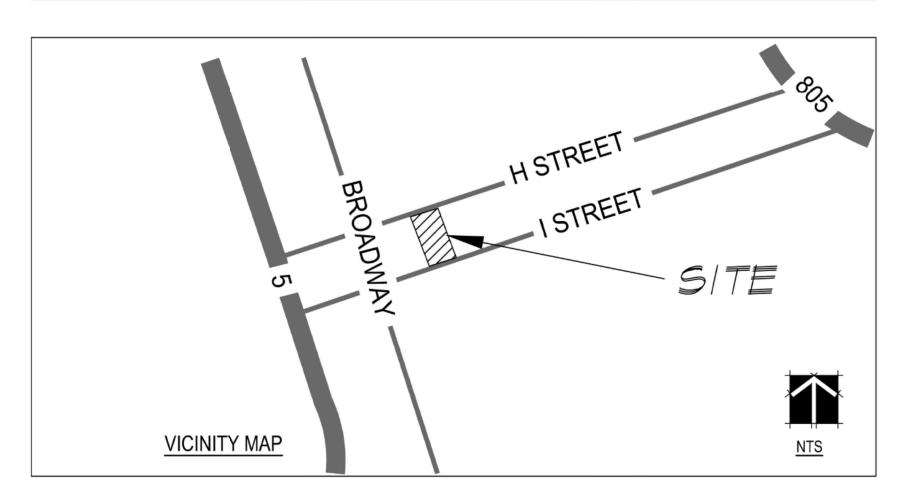


# 3176 LIONSHEAD AVE - SUITE 102, SAN DIEGO, CA 92010

# LANDSCAPE ARCHITECTURE PLANS FOR: CITRUS BAY PARK

# For CALIFORNIA WEST COMMUNITIES





# PLANS PREPARED FOR (OWNER & DEVELOPER): CALIFORNIA WEST COMMUNITIES 5927 PRIESTLY DRIVE, SUITE 110 CARLSBAD, CALIFORNIA 92008

PLANS PREPARED BY: G.M.P. GILLESPIE. MOODY. PATTERSON 3176 LIONSHEAD AVE. STE 102 CARLSBAD, CA. 92101 858.558.8977 www.gmplandarch.com

643-060-71-00. 643-060-58-00

SITE ADDRESS: 550A CALLE VENETO

SHEET INDEX:	
SHEET:	SHEET NUMBERS
TITLE SHEET AND KEY MAP	L-01
OVERALL MASTERPLAN	L-02
SITE CONTEXT	L-03
SITE CIRCULATION	L-04
PICNIC AREAS	L-05
TOT LOT AREA	L-06
LIGHTING	L-07
SIGNAGE	L-08
PAVING FINISHES	L-09
PLANT MATERIAL	L-10

# HOLD HARMLESS AND INDEMNIFICATION CLAUSE

CONTRACTOR AGREES THAT HE 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 THAT THE CONTRACTOR SHALL DEFEND. INDEMNIFY, AND HOLD THE OWNER, THE CITY/COUNTY OF LOCAL JURISDICTION, 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, THE CITY/COUNTY OF LOCAL JURISDICTION,

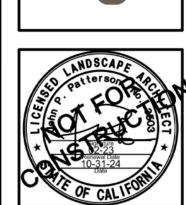
CITY OF CHULA VISTA		F	PROJECT INFORMATION	
REVIEWED BY:	DATE	MUNICIPALITY: WATER PURVEYOR:	CHULA VISTA SWEETWATER AUTHORITY	TEL:(619)420-1413
ADDDOWED BY	DATE	CIVIL ENGINEER: ELEC. ENGINEER	PLSA TEL: (858) 259-8212 T-DUG TEL: (805)-431-3515	, ,
APPROVED BY:	DATE:		, ,	

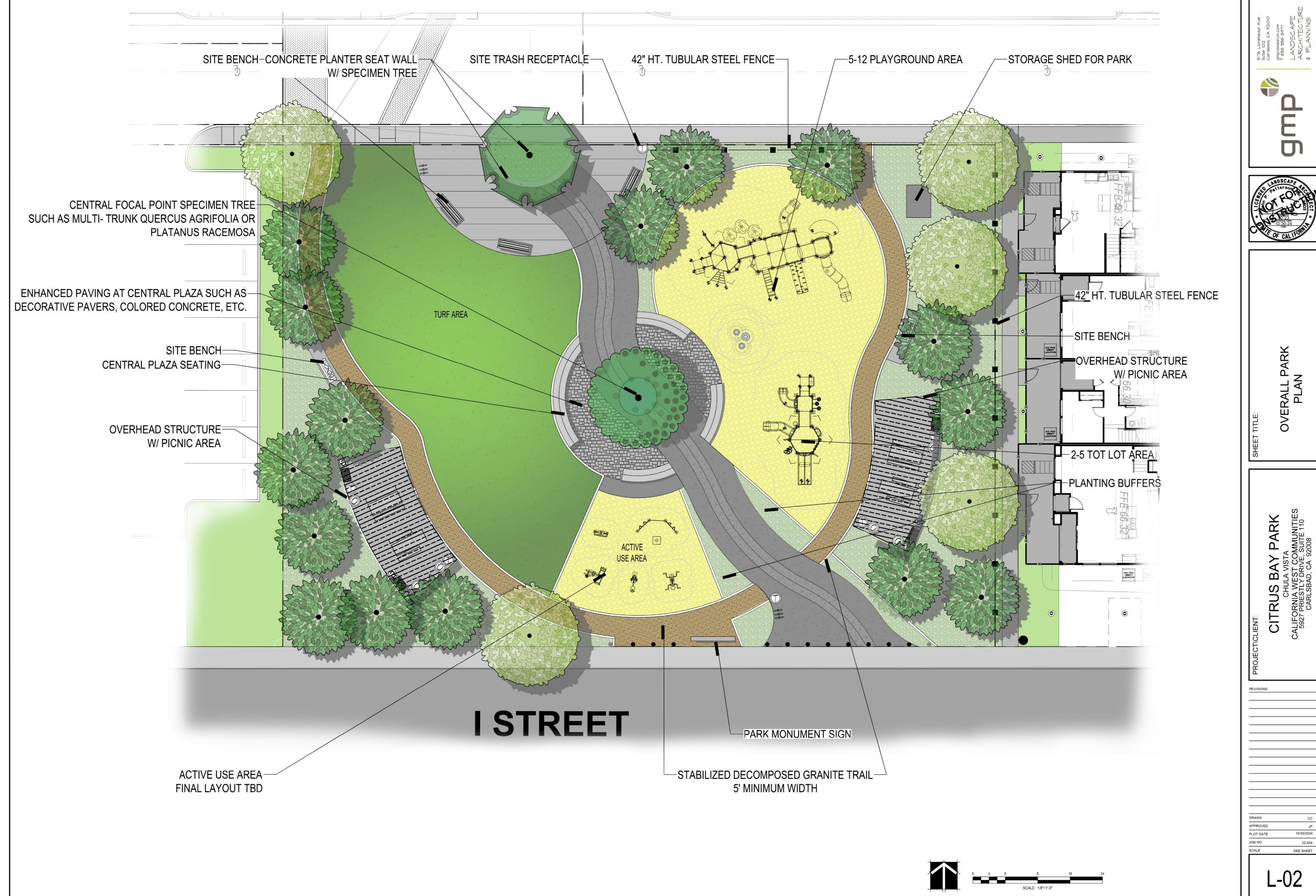
PROJECT DESCRIPTION: THE PARK AT CITRUS BAY IS PLANNED TO BE A HALF-ACRE PUBLIC PARK TO SERVE THE BROADER CHULA VISTA COMMUNITY. WITH A DESIRE FOR RECREATION, PLAY, SHADE FOR GATHERING AND CONNECTIVITY, STAKEHOLDERS CAME TOGETHER TO HELP CRAFT A PLAN THAT WOULD UNIFY THE EXISTING AND FUTURE USES WITHIN THE MALL AND THE BROADER WESTSIDE OF CHULA VISTA.

THE IRRIGATION SYSTEMS SHALL COMPLY WITH THE CITY OF CHULA VISTA AND COUNTY OF SAN DIEGO STANDARDS AND GUIDELINES. IT IS THE INTENT FOR ALL IRRIGATION SYSTEMS TO PROPERLY IRRIGATE ALL LANDSCAPE AREAS WITH WATER CONSERVATION AT THE UTMOST IMPORTANCE. ALL IRRIGATION SHALL BE DESIGNED WITH INDIVIDUAL ZONES FOR EACH DIFFERENT MOISTURE REQUIREMENT. ALL SHRUB AND TURF AREAS TO RECEIVE IRRIGATION SPRAY HEADS OR ROTORS. ALL IRRIGATION SPRAY HEADS AND ROTORS MUST BE INSTALLED TO

ELIMINATE OVERSPRAY ONTO ACCESS ROADS, DRAINAGE











DENOTES PARKING ON BOTH SIDES OF STREET

DENOTES PARKING ON ONE SIDE OF STREET

Suite 102
Suite 102
Carlsbad, CA 42010
gmplandarch.com
T 858 558 8471
LANDSCAPE
ARCHITECTURE
# PLANNING



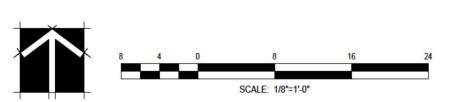
SITE CONTEXT

RUS BAY PARK
CHULA VISTA
DRING WEST COMMUNITIES

ON DEVISIONS

RAWN CC
PPROVED JP
OT DATE 10/31/2024

DENOTES PATH OF TRAVEL THROUGHOUT PARK ALL PATHS TO BE ON SITE TO BE ADA COMPLIANT



SITE Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE
ARCHITECTURE





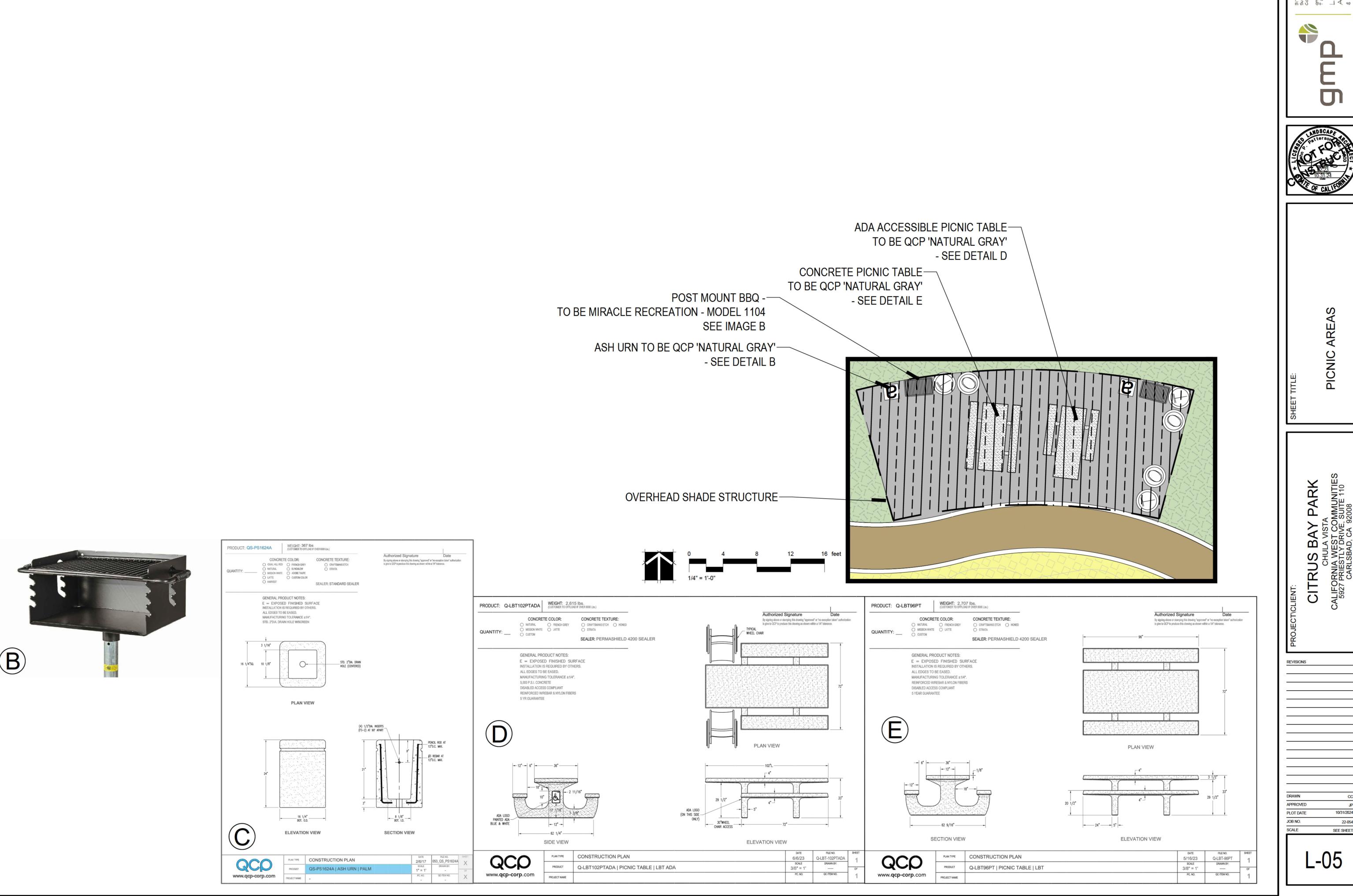
SITE IRCULATION

SHEET TITLE:

US BAY PARK
CHULA VISTA
MIA WEST COMMUNITIES

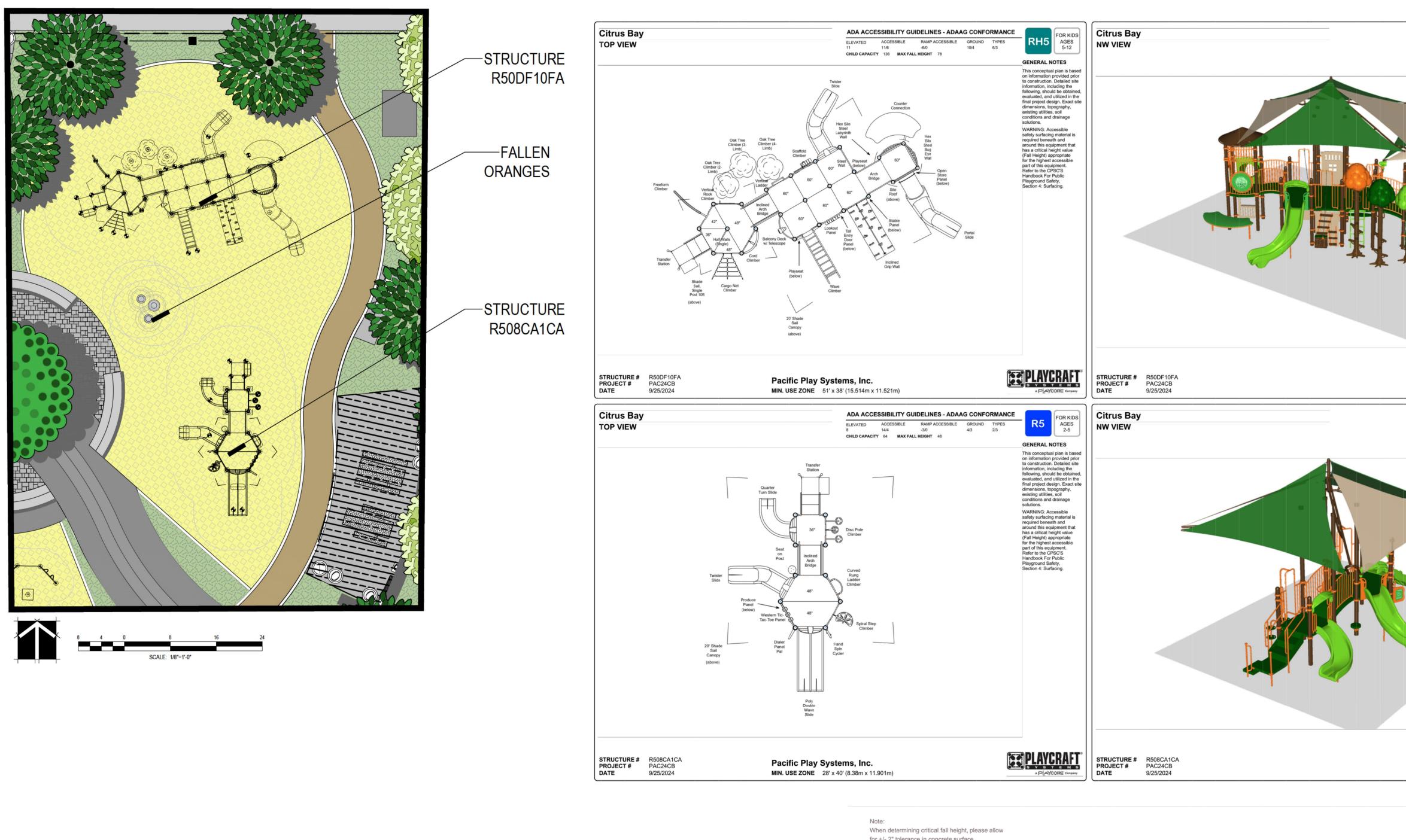
PROPERTY

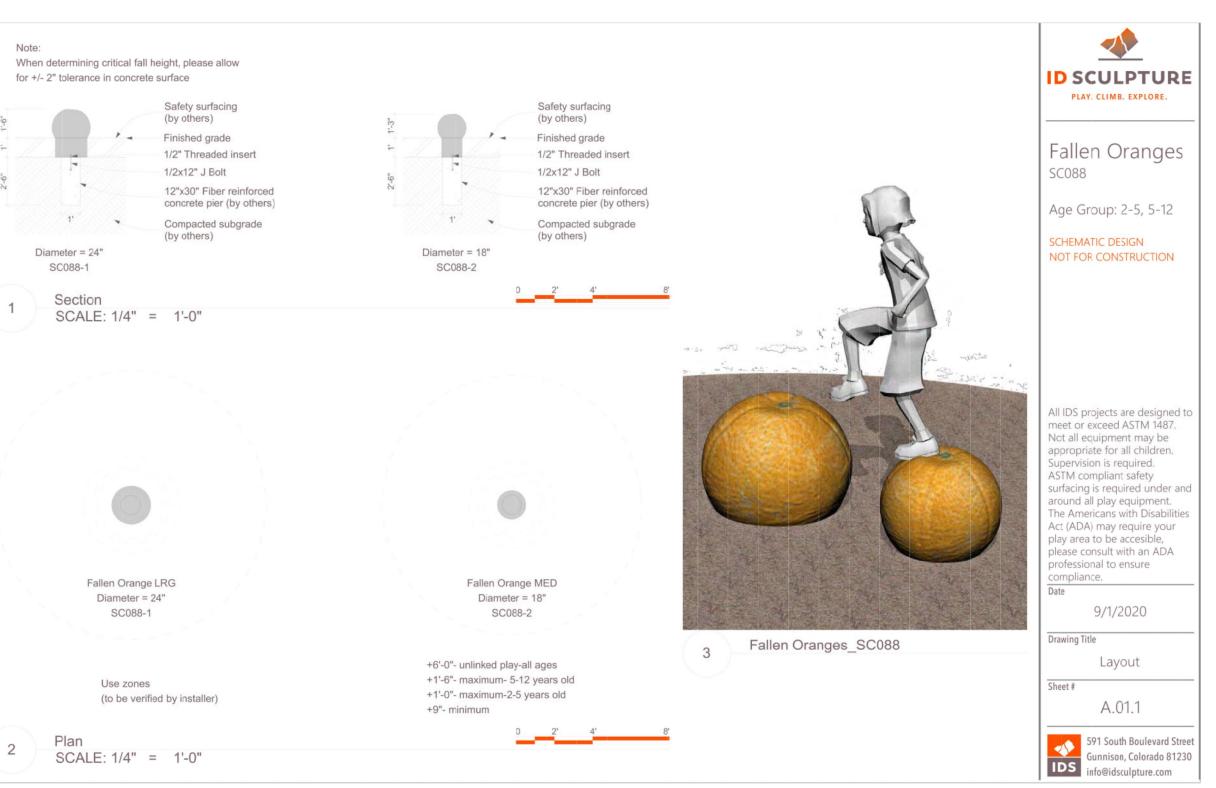
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10/31/2024 22-054 SEE SHEET







RH5 FOR KIDS AGES 5-12

PLAYCRAFT

PLAYCRAFT®
S Y S T E M S
A PLAYCORE Company

R5 FOR KIDS AGES 2-5



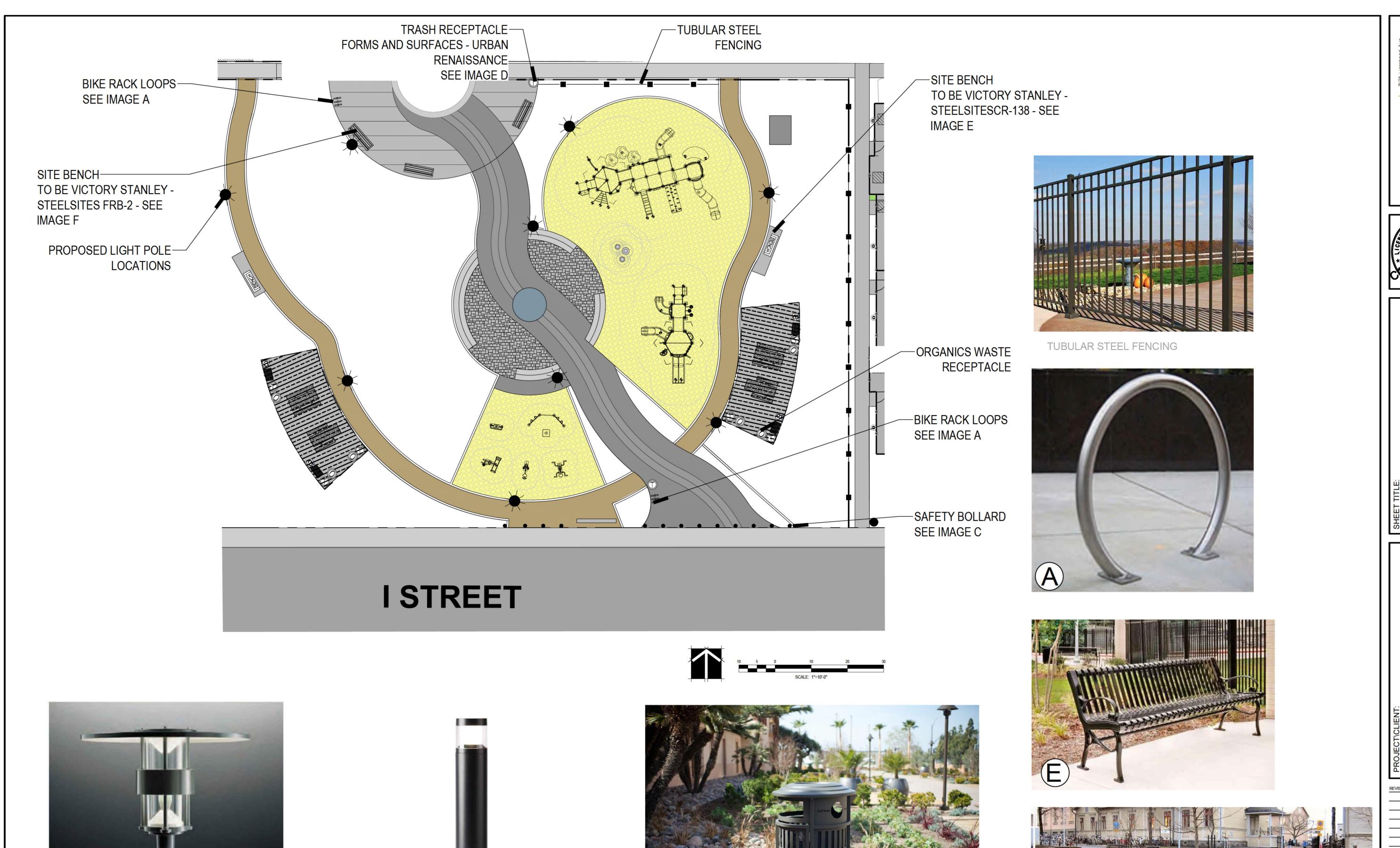
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TOT LOT AREA

CITRUS BAY PARK
CHULA VISTA
CALIFORNIA WEST COMMUNITIES
5927 PRIESTLY DRIVE, SUITE 110
CARLSBAD, CA 92008

DRAWN CC
APPROVED JP
PLOT DATE 10/31/2024
JOB NO. 22-054
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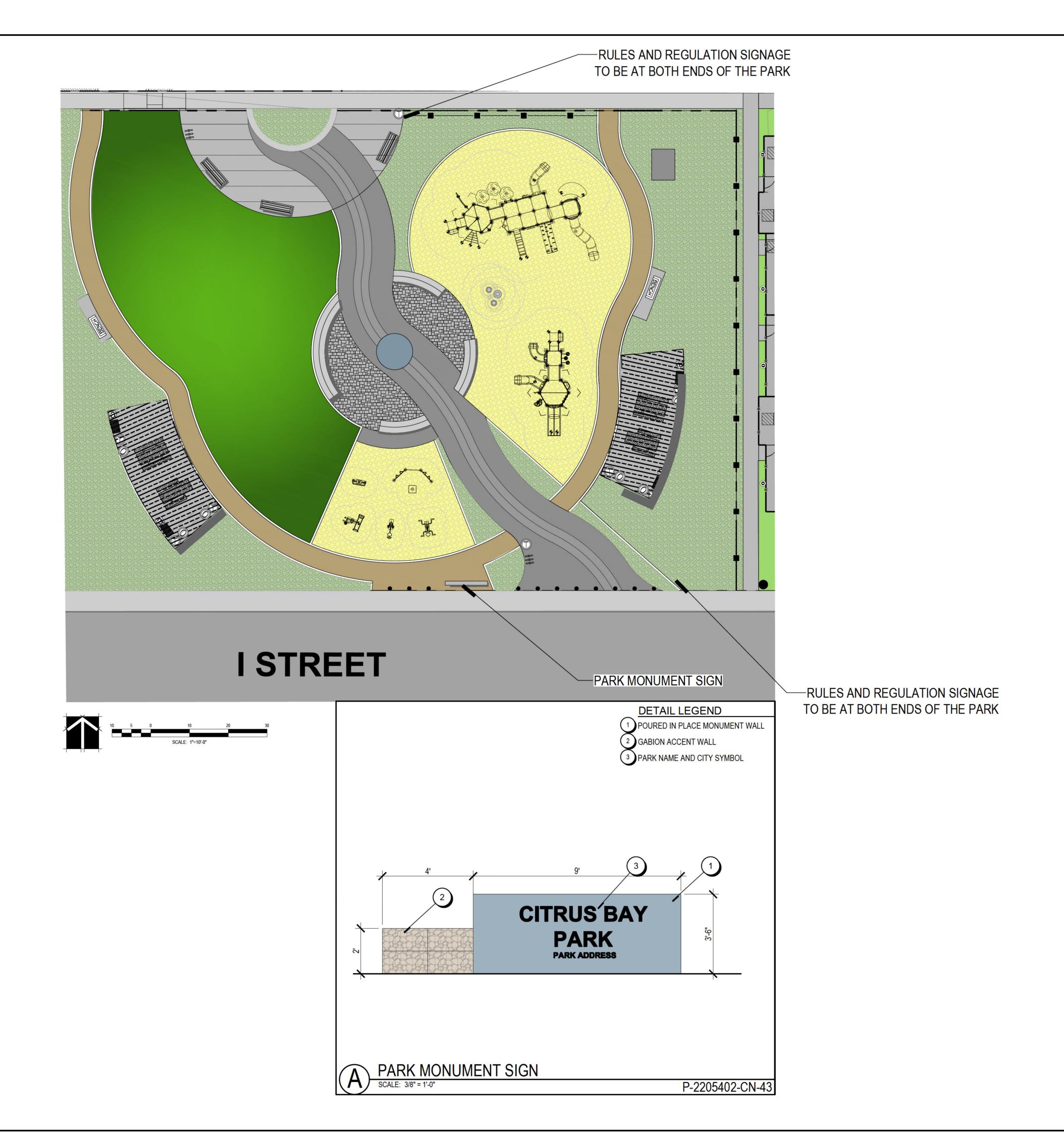
BOLLARD LIGHTING TO ADHERE TO URBAN CORE STANDARDS

SITE LIGHTING TO BE URBAN CORE FIXTURES

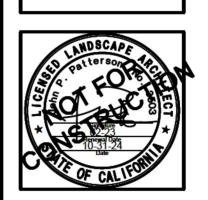


LIGHTING AND FURNISHINGS

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Suite Lionshead Ave.
Suite 102
Carisbad, CA 42010
gmplandarch.com
T 858 558 8977
LANDSCAPE
ARCHITECTURE
& PLANNING



SIGNAGE

SHEET TITLE:

CITRUS BAY PARK
CHULA VISTA
CALIFORNIA WEST COMMUNITIES
5927 PRIESTLY DRIVE, SUITE 110
CARLSBAD, CA 92008

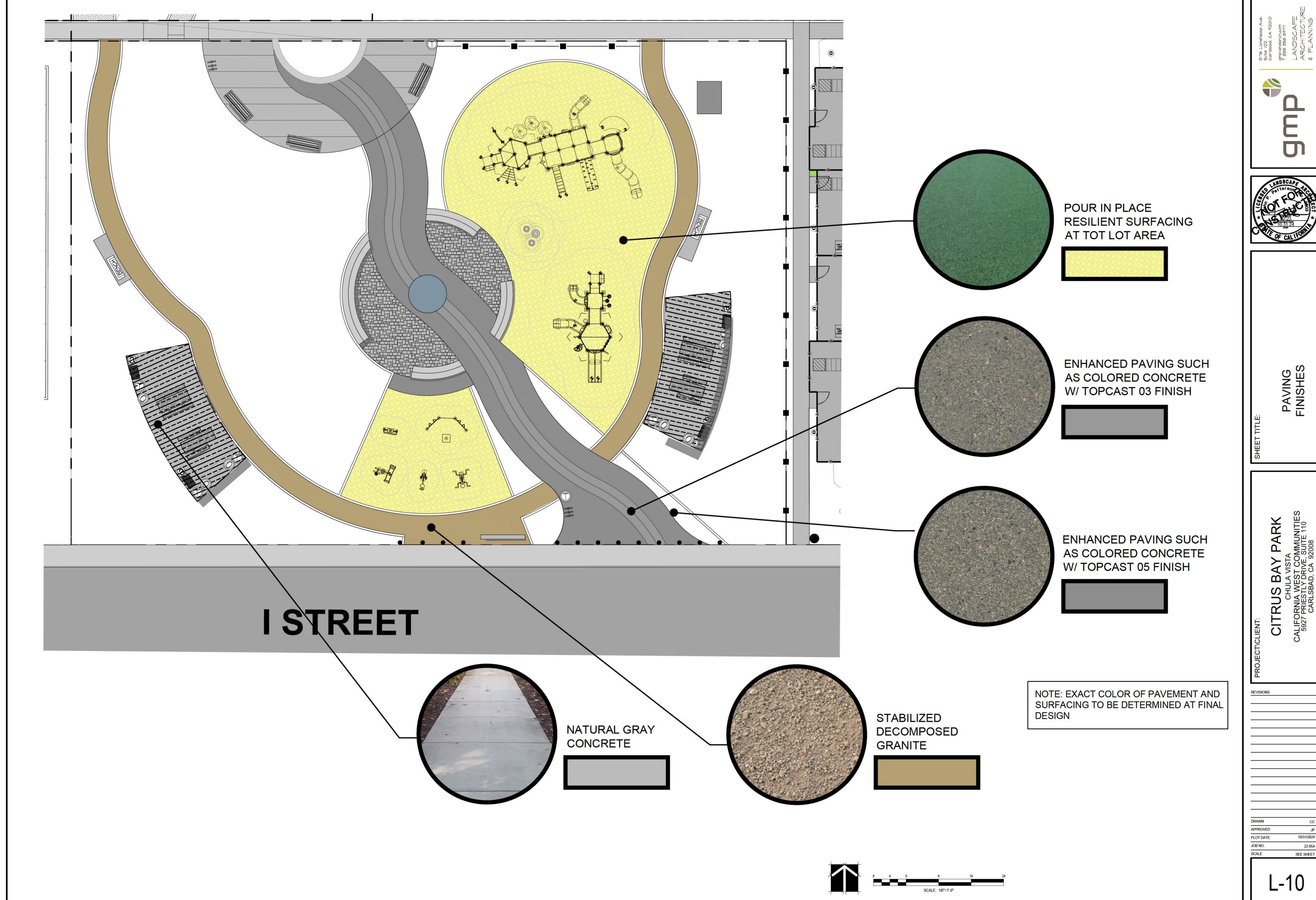
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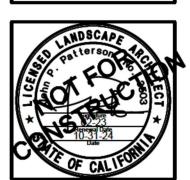
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PLOT DATE 10/31/2024

OB NO. 22-054



















PLOT DATE
JOB NO.
SCALE

CITRUS BAY PARK
CHULA VISTA
CALIFORNIA WEST COMMUNITIES
5927 PRIESTLY DRIVE, SUITE 110
CARLSBAD, CA 92008