

Otay Ranch Village 2 P-1 Park

Park Number: P-1 | W/O Number: PRK-0332 | 1.414 Acres







IMPERVIOUS SURFACE
The park contains 9,983 SF of impervious surfacing.

P-1 LEGEND

- 1 MU-1 Multifamily Development
- 2 Pedestrian Concrete Walkway, Typ.
- 3 Meandering DG Pathway, Typ.
- 4 Enhanced Pavement Landmark Feature
- 5 Pedestrian Crosswalk, Typ.
- 6 7'-0" Wide Pedestrian Pathway, Typ.
- 7 Monument Sign
- 8 Decomposed Granite Game Area with Bocce Ball Courts
- 9 Decomposed Granite Game Area with Ping Pong, Bean Bag Toss, and Foosball
- 10 Community Rockers
- 11 New ADA Parking Stall
- 12 Village Square Lawn with Bandera Turf
- 13 Gathering Plaza with Overhead Festival Lights
- 14 Concrete Stairs with Handrails, Handrails and Cheek Walls to Include Skate Deterrents, Typ.
- 15 Open Air Shade Structure, Park Address to be Included on Shade Structure in View from Primary Walkways
- 16 Shared Bike & Pedestrian Path
- 17 Public Parking
- 18 Existing Streetscape and Parkway
- 19 Memorial Garden with Bench Seating
- 20 Trash, Recycling and Compost Receptacle. All Waste Components to be Disposed of at a Licensed Facility
- 21 Table and Chairs, Typ.
- 22 Bench, Typ.

DESIGN STATEMENT

The landscape strategy for Otay P1 provides an inviting neighborhood park with a central plaza and gathering area, outdoor amenity spaces, a recreation area, and climate appropriate planting. Exterior amenities within the park include a diverse range of gathering areas allowing opportunities of choice, a central green natural turf area, outdoor game areas, and a garden walk. Throughout the park, a combination of accent trees, shade trees, and decorative plants create an inviting, gardenesque atmosphere, and drought tolerant plant material based on WUCOLS. Decorative paving at each end of the central lawn defines pedestrian gathering space within the park. The central open space includes a flexible lawn area with adjacent bench seating which will provide a space for gatherings and group activities.

IRRIGATION DESIGN STATEMENT

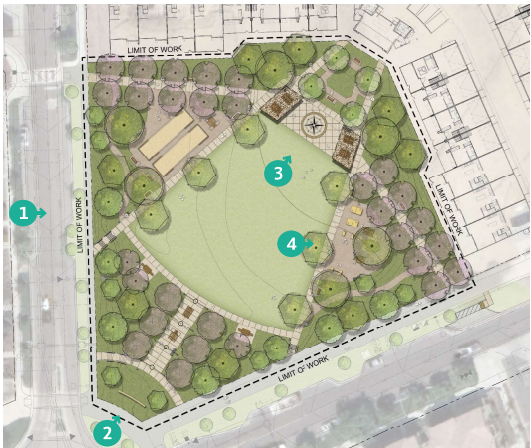
The irrigation system will be designed for reclaimed water and will include state-of-the-art water-saving components such as a weather-based controller, rain shutoff device, master valve, flow sensor and efficient spray and drip irrigation.

WATER CONSERVATION ORDINANCE

I 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.

GRADING DESIGN STATEMENT

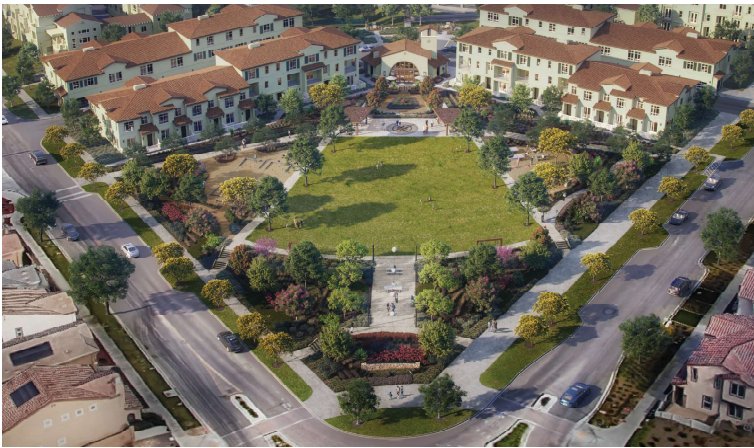
The site has been previously rough graded, so it has minimal vegetation which will be removed prior to grading operations. The site currently drains to a desilting basin in the southeast portion of the site. The proposed grading will consist of minor cuts and fills in the order of magnitude of 1-2 feet with a few minor areas where we will hit 3 feet. The raw quantities indicate that we will have approximately 2,000 cubic yards of cut and 500 cubic yards of fill. The 1500 cubic yards of excess soil will be temporarily stockpiled on a site within the Otay Ranch Village 2 development just southeast of the R-25 Apartment Project. The proposed site will be graded with gentle grades throughout, with the maximum slope gradient of 3:1 in just a few small areas.



Key Map



1 Birds-eye View From Santa Carolina Rd.



2 Birds-eye View From the Adjacent Roundabout

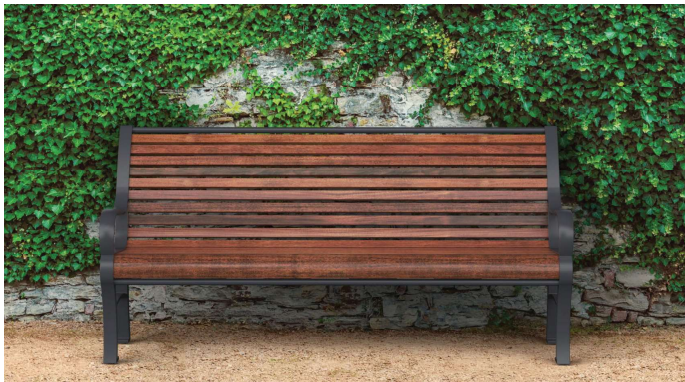


3 View of the Village Square Lawn, Adjacent Shade Structures, and Central Compass Rose Plaza



4 View of Game Area with Ping Pong Tables, Foosball and Bean Bag Toss

SITE FURNISHINGS



Bench by QCP



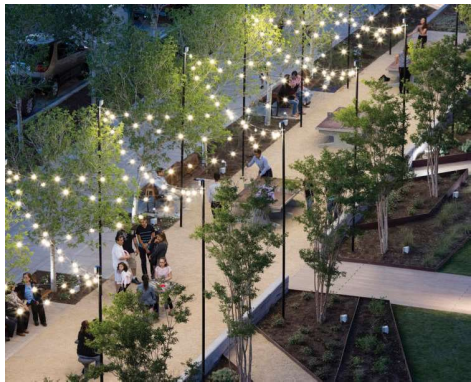
Solana Light Fixture



Trash Receptacle by QCP

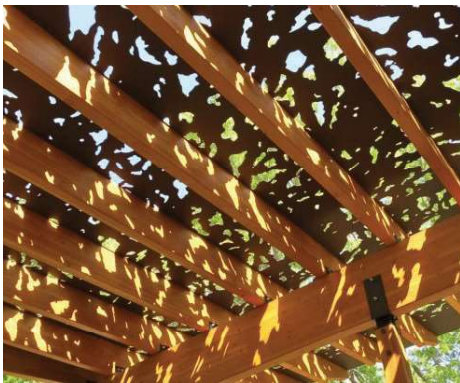


Concrete Cheek Wall at Stairs



Festival Lights

SITE FURNISHINGS



Perforated Shade Structure by Parasoleil



Fixed Table by QCP



Foosball



Bean Bag Toss

SITE FURNISHINGS



Community Swing



Bocce Ball



Ping Pong by QCP

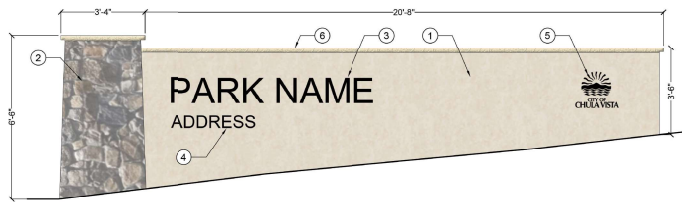
MATERIALS AND FINISHES



Enhanced Concrete Paving



Landmark Element



- LEGEND:
1. STUCCO VENEER. COLOR TO BE SELECTED BY OWNER.
 2. DRY STACKED UTAH DESERT THIN STONE VENEER. AVAILABLE THROUGH MODERN BUILDERS SUPPLY OR EQUAL. (760) 591-6570.
 3. 12" HIGH PIN MOUNTED STEEL LETTERING. LETTERS SHALL BE PAINTED BLACK W/ 2 COATS OF EXTERIOR ENAMEL. FONT TO BE DETERMINED.
 4. 6" HIGH PIN MOUNTED STEEL LETTERING. LETTERS SHALL BE PAINTED BLACK W/ 2 COATS OF EXTERIOR ENAMEL. FONT TO BE DETERMINED.
 5. CITY LOGO
 6. 2" X 12" L.T. MULTI FLAGSTONE CAP. SNAP CUT ALL EDGES. AVAILABLE THROUGH THOMPSON BUILDING MATERIALS OR EQUAL. (619) 977-2585.

- NOTES
1. ALL STEEL MEMBERS TO BE 1/2" THICK AND SHALL BE HOT-DIPPED GALVANIZED.
 2. ALL STEEL MEMBERS TO HAVE 1/8" CHAMFERED EXTERIOR EDGE.
 3. ALL ADJUTING STEEL MEMBERS TO BE EXPOSED TO ADJACENT SURFACE.
 4. CONTRACTOR TO SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION AND PAINTING.
 5. CONTRACTOR TO SCHEDULE FIELD OR SHOP VISIT FOR REVIEW PRIOR TO INSTALLATION.
 6. FIELD APPLY ANTI GRAFFITI COATING ON ALL EXPOSED SURFACES, PER SPECIFICATIONS.

1 MONUMENT ENTRY SIGN
N.T.S.



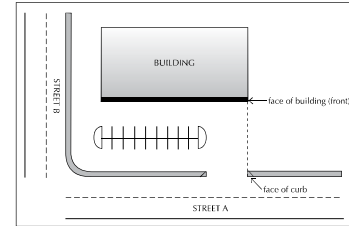
CHULA VISTA FIRE DEPARTMENT

FIRE PREVENTION DIVISION

PREMISE IDENTIFICATION

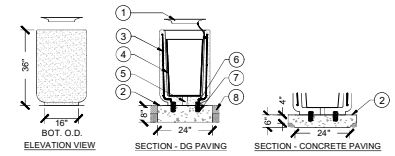
Building address numbers shall be plainly visible and legible from the street or main access to the building. Numbers shall contrast with their background and comply with the following:

Distance from Building to Face of Curb	Minimum Number Height	Minimum Stroke
0 - 50 feet	6 inches	1 inch
51 - 150 feet	10 inches	1.5 inches
> 151 feet	16 inches	2 inches



- Specifications:
- This policy will also apply to monument signs.
 - Buildings may be required to have their address posted in multiple locations.

2 FIRE PREMISE IDENTIFICATION



- LEGEND:
1. M19 LID WITH 21" L SECURITY STEEL CABLE AND TAMPER PROOF BOLT
 2. PAVING PER PLAN. CONCRETE TO BE 8" THICK WHEN LOCATED NEXT TO D.G.
 3. #2 REBAR VERTICAL & HORIZONTAL
 4. 23 GALLON PLASTIC LINER (GR-PL27A)
 5. 2" DIA. DRAIN HOLE
 6. (4) 1/2" DIA. X 4 1/2" L BOLTS
 7. (4) 2" DIA. X 5" DEEP GROUT POCKETS
 8. D.G. PER PLAN

- NOTES
1. SECURE TO CONCRETE PER MANUFACTURER'S RECOMMENDATIONS.
 2. CONCRETE SURFACES TO BE SEALED WITH PERMASHIELD SEALER 4200

3 TRASH, RECYCLING & COMPOST RECEPTACLES
NO SCALE



Circulation Diagram (N.T.S.)

TREES such as:



Forest Pansy Redbud
Cercis canadensis 'Forest Pansy'



Evergreen Elm
Ulmus parvifolia



Tabebuia
Tabebuia impetiginosa



Honey Mesquite
Prosopis glandulosa

PROMENADE TREE'S SUCH AS:

Botanical Name	Common Name
<i>Fraxinus oxycarpa</i> 'Raywood'	Raywood Ash
<i>Geijera parviflora</i>	Australian Willow
<i>Metrosideros excelsus</i>	New Zealand Christmas

ACCENT TREE'S SUCH AS:

Botanical Name	Common Name
<i>Arbutus v. 'Marina'</i>	Marina Strawberry Tree
<i>Cassia leptophylla</i>	Gold Medallion Tree
<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Redbud
<i>Chilopsis linearis</i>	Desert Willow
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Tabebuia impetiginosa</i>	Tabebuia
<i>Magnolia grandiflora</i> 'Edith Bogue'	Edith Bogue Magnolia

LANDSCAPE SHADE TREE'S SUCH AS:

Botanical Name	Common Name
<i>Cinnamomum camphora</i>	Camphor Tree
<i>Prosopis glandulosa</i>	Honey Mesquite
<i>Tipuana tipu</i>	Tipu
<i>Ulmus parvifolia</i>	Evergreen Elm
<i>Umbellularia californica</i>	California Laurel

ACCENT such as:



Bougainvillea spp.



New Zealand Flax
Phormium tenax



Fox Tail Agave
Agave attenuata



Indian Hawthorne
Raphiolepis indica

ACCENT PLANTING SUCH AS:

Botanical Name	Common Name
<i>Agave attenuata</i>	Agave
<i>Agave americana</i>	Century Plant
<i>Agave desmettiana</i> 'Variegata'	Variegated Smooth Agave
<i>Agave x 'Blue Glow'</i>	Blue Glow Agave
<i>Aloe x 'Blue Elf'</i>	Blue Elf Aloe
<i>Aloe striata</i>	Coral Aloe
<i>Bougainvillea</i> spp.	Bougainvillea
<i>Calliandrinia spectabilis</i>	Pink Calandrinia
<i>Callistemon x 'Little John'</i>	Bottlebrush
<i>Cistus x purpureus</i>	Orchid Rockrose
<i>Cistus x skanbergii</i>	Coral Rockrose
<i>Dasyliroon wheeleri</i>	Desert Spoon
<i>Dianella tasmanica</i> 'Variegata'	Variegated Flax Lily
<i>Dietes bicolor</i>	Fortnight Lily
<i>Dietes indidoides</i> 'Variegata'	Variegated Fortnight Lily
<i>Echeveria x 'Afterglow'</i>	Afterglow Echeveria
<i>Erigeron karvinskianus</i>	Santa Barbara Daisy
<i>Ligustrum japonicum</i> 'Texanum'	Wax Leaf Privet
<i>Muhlenbergia rigens</i>	Deer Grass
<i>Phormium tenax</i>	New Zealand Flax
<i>Rosmarinus officinalis</i>	Trailing And Upright Rosemary
<i>Raphiolepis indica</i>	Indian Hawthorn
<i>Senecio madraliscae</i>	Blue Chalk Sticks
<i>Sealeria autumnalis</i>	Autumn Moor Grass
<i>Phormium x Mason Sunset</i>	Mason Sunset Flax
<i>Pittosporum tenuifolium</i> 'Silver Sheen'	Silver Sheen Kohuhu
<i>Wisteria sinensis</i>	Chinese Wisteria
<i>Lantana montevidensis</i>	Trailing Lantana
<i>Raphiolepis umbellata</i> 'Minor'	Dwarf Yedda Hawthorn
<i>Rosemarinus officinalis</i>	Trailing Rosemary
<i>Tecoma stans</i>	Yellow Bells
<i>Westringia fruticosa</i> 'Wynabbie Gem'	Wynabbie Gem Coast Rosemary



Callistemon x 'Little John'
Bottlebrush



Cistus purpureus
Orchid Rockrose



Dianella tasmanica 'Variegata'
Variegated Flax Lily



Muhlenbergia rigens
Deer Grass

NATIVE PLANTING SUCH AS:

Botanical Name	Common Name
<i>Agave shawii</i>	Coastal Agave
<i>Baccharis pilularis</i> 'Pigeon Point'	Dwarf Coyote Brush
<i>Carex praegracilis</i>	Slender Sedge
<i>Gambella</i> (Galvezia) speciosa	Island Bush Snapdragon
<i>Heteromeles arbutifolia</i>	Toyon
<i>Hesperaloe parviflora</i>	Red Yucca
<i>Muhlenbergia rigens</i>	Deer Grass
<i>Rhamnus californica</i> 'Eve Case'	California Coffeeberry
<i>Rhus integrifolia</i>	Lemonadeberry
<i>Salvia L. 'Point Sal's Spreader'</i>	Prostrate Purple Sage
<i>Yucca whipplei</i>	Our Lord's Candle



Dwarf Coyote Bush
Baccharis pilularis 'Pigeon Point'



California Coffeeberry
Rhamnus californica 'Eve Case'



Prostrate Purple Sage
Salvia L. 'Point Sal's Spreader'



Island Bush Snapdragon
Gambella (Galvezia) speciosa