



Symbol	Description
	PARK THEME TREE SUCH AS: CINNAMOMUM CAMPHORA / CAMPHOR TREE PLATANUS RACEMOSA / CALIFORNIA SYCAMORE
	PROMENADE TREE SUCH AS: JACARANDA MIMOSIFOLIA / JACARANDA KOELREUTERIA BIPINNATA / CHINESE FLAME TREE PISTACIA CHINENSIS / CHINESE PISTACHE TABEBUIA AVELLANEDAE / PINK TRUMPET TREE
	SLOPE TREE SUCH AS: QUERCUS AGRIFOLIA / COAST LIVE OAK SCHINUS MOLLE / CALIFORNIA PEPPER TREE PRUNUS ILICIFOLIA / CATALINA CHERRY RHUS LANCEA / AFRICAN SUMAC
	PARKING LOT TREE SUCH AS: CASSIA LEPTOPHYLLA / GOLD MEDALLION TREE METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE TRISTANIA CONFERTA / BRISBANE BOX
	TURF
	ACCENT SHRUBS SUCH AS: ABELIA x GRANDIFLORA SP. / GLOSSY ABELIA AGAVE SP. / AGAVE AGAVE PARRYI / ARTICHOKE AGAVE ALOE STRIATA / CORAL ALOE ANIGOZANTHOS SP. / KANGAROO PAWS BUDDLEIA SP. / BUTTERFLY BUSH CARISSA MACROCARPA / NATAL PLUM CUPRESSUS S. 'TINY TOWER' / DWARF ITALIAN CYPRESS DIETES BICOLOR / DAYLILY FESTUCA MAIREI / ATLAS FESCUE HESPERALOE PARVIFLORA / RED YUCCA KNIPHOFIA UVARIA / RED HOT POKER LANTANA SP. / LANTANA PHORMIUM SP. / NEW ZEALAND FLAX PITTIOSPORUM T. 'SILVER SHEEN' / SILVER SHEEN KOHUHU RHAPHIOLEPIS SP. / INDIAN HAWTHORN ROSMARINUS SP. / ROSEMARY SALVIA GREGGII / AUTUMN SAGE
	SLOPE SHRUBS SUCH AS: CARISSA GRANDIFLORA VAR. / NATAL PLUM CEANOTHUS SP. / CALIFORNIA LILAC CISTUS SP. / ROCK ROSE EPILOBIUM CANUM / CALIFORNIA FUCHSIA ERIOGONUM GRANDE RUBESCENS / BUCKWHEAT GALVEZIA SPECIOSA / ISLAND SNAPDRAGON GREVILLEA x 'NOELL' / NOELL GREVILLEA MYOPORUM SP. / MYOPORUM PHORMIUM SP. / NEW ZEALAND FLAX RHAMNUS CALIFORNICA / COFFEEBERRY ROSMARINUS O. 'HUNTINGTON CARPET' / ROSEMARY SALVIA SONOMENSIS / CREEPING SAGE
	STABILIZED DECOMPOSED GRANITE
	4" NOM. PEDESTRIAN CONCRETE PAVEMENT NATURAL GRAY COLOR
	6" LIGHT VEHICULAR CONCRETE PAVEMENT NATURAL GRAY COLOR
	6" X 6" CONCRETE MOW CURB
	PEELER LOG 3-RAIL FENCE
	14' POST MOUNT SITE LIGHT
	SOCCER FIELD LIGHT
	DRINKING FOUNTAIN (1 WALL MOUNT, 2 PEDESTAL)
	PRECAST CONCRETE TRASH AND RECYCLE RECEPTACLES (4) EACH
	PRECAST CONCRETE PICNIC TABLES (6 STANDARD, 4 ADA)
	PRECAST CONCRETE BENCH (14 TOTAL)
	PRECAST CONCRETE ASH RECEPTACLE (3 TOTAL)
	CHARCOAL BARBECUES (6 TOTAL)

DESIGN STATEMENT

THIS PARK HAS BEEN DESIGNED TO SERVE THE RECREATIONAL NEEDS OF THE NEIGHBORING RESIDENTS. THE DESIGN HAS BEEN BUILT UPON THE PROVISIONS OF THE VILLAGE 3 NORTH NEIGHBORHOOD PARK (P-1) CONCEPT PLAN (EXHIBIT 31) INCLUDED IN THE OTAY RANCH VILLAGE 3 NORTH AND A PORTION OF VILLAGE 4 SPA DOCUMENT.

WATER USE STATEMENT

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.

NICHOLAS F. DELORENZO
DELORENZO INTERNATIONAL
3990 OLD TOWN AVE., STE. A-204, SAN DIEGO, CA 92110

Nicholas DeLorenzo 5-31-2018
SIGNATURE DATE

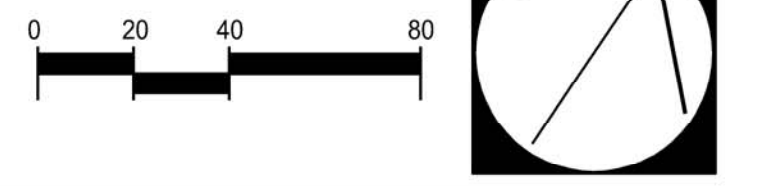
1388 12-31-2018
REGISTRATION NO. EXP. DATE

- BOUNCE HOUSE LOCATION
- GROUP PICNIC AREA WITH 24' X 34' SHADE STRUCTURE (6) PICNIC TABLES, (2 EA.) TRASH AND RECYCLE RECEPTACLES (2) HOT ASH RECEPTACLES AND, (4) BARBEQUES
- LOCATION FOR OUTDOOR MOVIE SCREEN (BY OTHERS) WITH 240 VAC POWER PANEL AND OUTLETS IN A STAINLESS STEEL LOCKABLE PEDESTAL
- SHRUB SCREEN BETWEEN MOVIE AREA AND GROUP PICNIC
- OUTDOOR MOVIE PROJECTION PAD
- ADA MOVIE VIEWING AREA

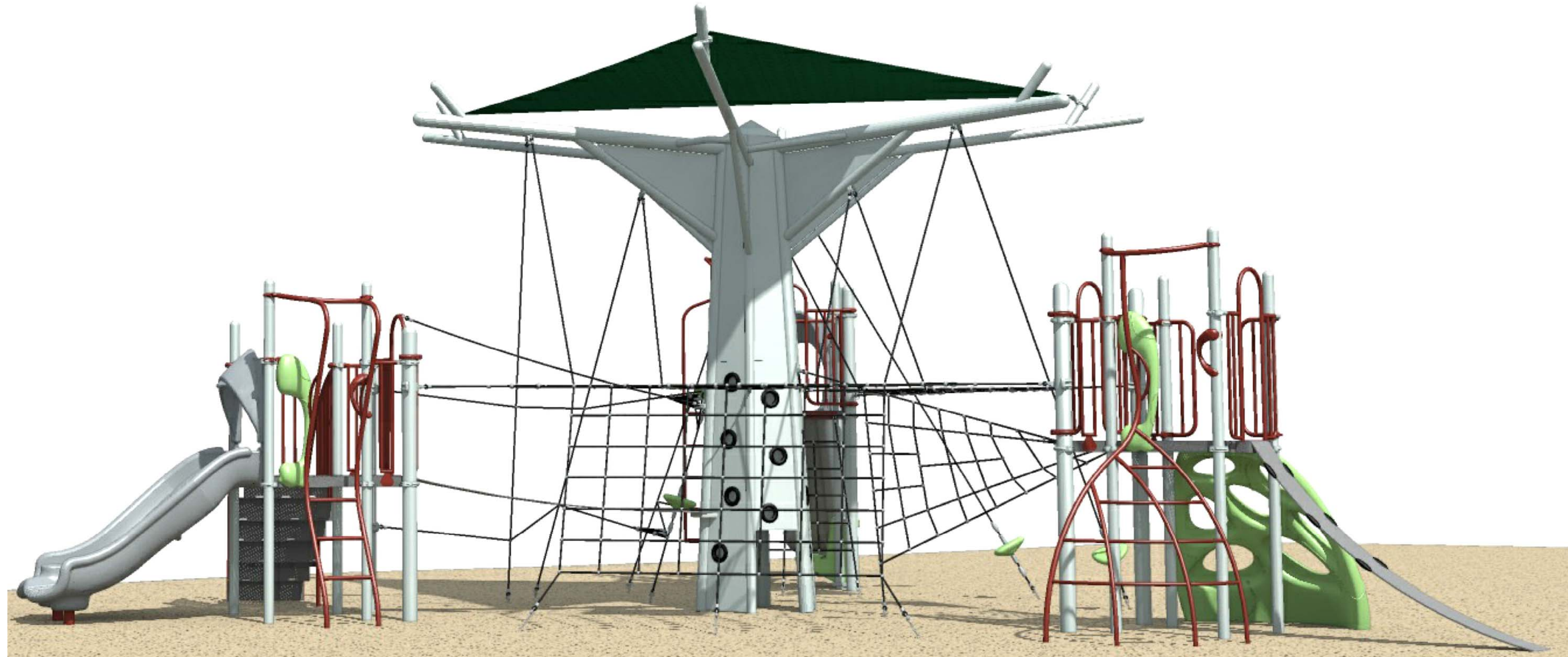
NOTES:
1. THE PARK LANDSCAPE AND IRRIGATION SHALL COMPLY WITH THE CITY OF CHULA VISTA LANDSCAPE MANUAL, THE CITY OF CHULA VISTA PARK FACILITY GUIDELINES, AND ALL APPLICABLE CITY OF CHULA VISTA MUNICIPAL CODES OR ORDINANCES.
2. THE SIDEWALKS AROUND THE PERIMETER OF THE PARK ALONG PORTIONS OF CAMINO ALDEA, AVENIDA ESCAYA, AND CAMINO PRADO ARE PART OF THE PARK SPACE AND SHALL BE MAINTAINED AS PART OF THE PARK'S MAINTENANCE.



**DRAFT PARK MASTER PLAN
OTAY RANCH VILLAGE 3, PARK 1
ESCAPA NEIGHBORHOOD PARK**



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619.295.5115



URBAN ROOTS (AGES 5-12)



BAMBINO PLAYVILLE (AGES 2-5)



NUCLEO MOTION PLAY EVENT



ARCH SWINGS (4 STANDARD, ONE INFANT & ONE INCLUSIVE SEAT)

DESIGN STATEMENT

THE PLAYGROUND AREA, SURFACING AND ALL PLAY EQUIPMENT WILL BE COMPLIANT WITH THE MOST CURRENT VERSIONS OF ACCESSIBILITY AND SAFETY STANDARDS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: AMERICANS WITH DISABILITY ACT (ADA); CONSUMER PRODUCT SAFETY COMMISSION (CPSC) "HANDBOOK FOR PUBLIC PLAYGROUND SAFETY"; THE AMERICAN SOCIETY OF TESTING AND MATERIALS (ASTM) "STANDARD CONSUMER SAFETY PERFORMANCE SPECIFICATIONS FOR PLAYGROUND EQUIPMENT FOR PUBLIC USE (F1487)"; "STANDARD SPECIFICATIONS FOR IMPACT ATTENUATION OF SURFACE SYSTEMS UNDER AND AROUND PLAYGROUND EQUIPMENT (F-1292)"; AND "STANDARD SPECIFICATION FOR DETERMINATION OF ACCESSIBILITY OF SURFACE SYSTEMS UNDER AND AROUND PLAYGROUND EQUIPMENT (F1951)".

ACCESSIBILITY

WITH ADA COMPLIANT SURFACING, FOLLOWING IS A SUMMARY OF ACCESSIBLE PLAY COMPONENTS PROVIDED AN REQUIRED:

	PROVIDED	REQUIRED
5-12 STRUCTURE		
TOTAL ELEVATED PLAY COMPONENTS:	9	
TOTAL ELEVATED PLAY COMPONENTS ACCESSIBLE BY RAMP:	0	0
TOTAL ELEVATED PLAY COMPONENTS ACCESSIBLE BY TRANSFER:	9	5
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS:	5	3
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS OF DIFFERENT TYPES:	3	3
2-5 STRUCTURE		
TOTAL ELEVATED PLAY COMPONENTS:	1	
TOTAL ELEVATED PLAY COMPONENTS ACCESSIBLE BY RAMP:	0	0
TOTAL ELEVATED PLAY COMPONENTS ACCESSIBLE BY TRANSFER:	1	0
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS:	12	0
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS OF DIFFERENT TYPES:	6	0



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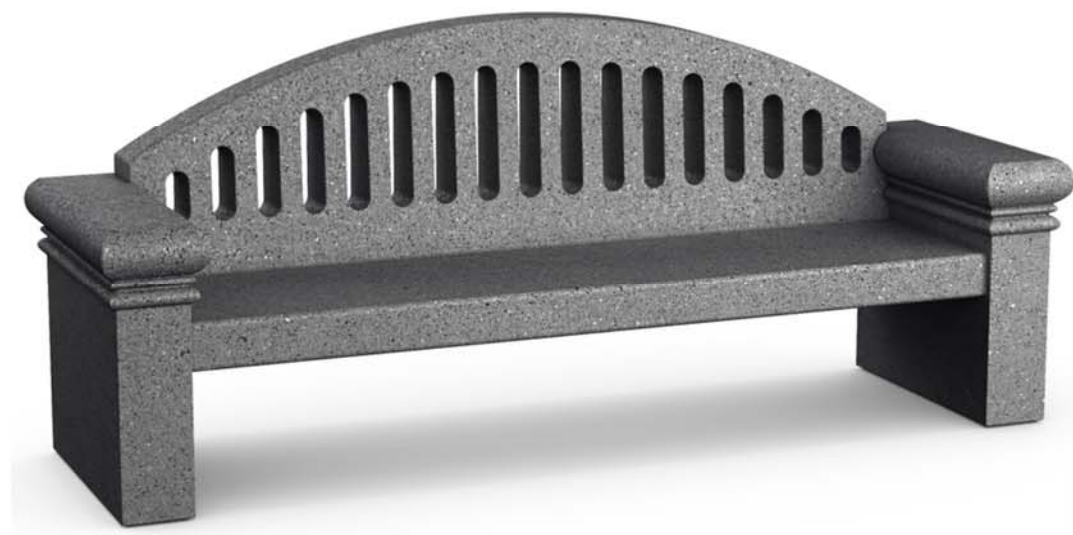


PLAY EQUIPMENT
OTAY RANCH VILLAGE 3, PARK 1
ESCAYA NEIGHBORHOOD PARK

SITE FURNISHINGS



TABLE



BENCH



BIKE RACK



ASH RECEPTACLE



TRASH / RECYCLE BINS



DRINKING FOUNTAIN



SITE LIGHT

SPORTS FIELDS / ACTIVE RECREATION



BASKETBALL COURT WITH PICKLEBALL OVERLAY



LIGHTED SOCCER FIELD



SOCCER FIELD LIGHTING

PASSIVE RECREATION



INFORMAL PICNICKING AREAS



GROUP SHADE STRUCTURE WITH BOUNCE HOUSE SITE



SITE FOR OUTDOOR MOVIES
(SCREEN AND PROJECTION EQUIPMENT BY OTHERS)



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PARK AMENITIES
OTAY RANCH VILLAGE 3, PARK 1
ESCAYA NEIGHBORHOOD PARK

TREES

PARK THEME TREE



CINNAMOMUM CAMPHORA
CAMPHORA TREE

PROMENADE TREE



JACARANDA MIMOSIFOLIA
JACARANDA



KOELREUTERIA BIPINNATA
CHINESE FLAME TREE

SLOPE TREE



QUERCUS AGRIFOLIA
COAST LIVE OAK



SCHINUS MOLLE
CALIFORNIA PEPPER TREE

PARKING LOT TREE



CASSIA LEPTOPHYLLA
GOLD MEDALLION TREE



METROSIDEROS EXCELSA
NEW ZEALAND CHRISTMAS TREE



TRISTANIA CONFERTA
BRISBANE BOX



PLATANUS RACEMOSA
CALIFORNIA SYCAMORE



PISTACHIA CHINENSIS
CHINESE PISTACHE



TABEBUIA AVELLANEDAE
PINK TRUMPET TREE



PRUNUS ILICIFOLIA
CATALINA CHERRY



RHUS LANCEA
AFRICAN SUMAC

SHRUBS

ACCENT SHRUBS



AGAVE PARRYI
ARTICHOKE AGAVE



ALOE STRIATA
CORAL ALOE



ANIGOZANTHOS SP.
KANGAROO PAW



BUDDLEIA SP.
BUTTERFLY BUSH



CEANOTHUS SP.
CALIFORNIA LILAC



CISTUS SP.
ROCK ROSE



GALVEZIA SPECIOSA
ISLAND SNAPDRAGON



GREVILLEA X 'NOELL'
NOEWLL GREVILLEA



FESTUCA MAIREI
ATLAS FESCUE



HESPERALOE PARVIFLORA
RED YUCCA



PITOSPORUM TENUIFOLIUM 'SILVER SHEEN'
SILVER SHEEN KOHUHU



RHAPHIOLEPIS SP.
INDIAN HAWTHORNE



MYOPORUM SP.
MYOPORUM



PHORMIUM SP.
NEW ZEALAND FLAX



ROSMARINUS O. HUNTINGTON CARPET'
ROSEMARY



SALVIA SONOMENSIS
CREEPING SAGE

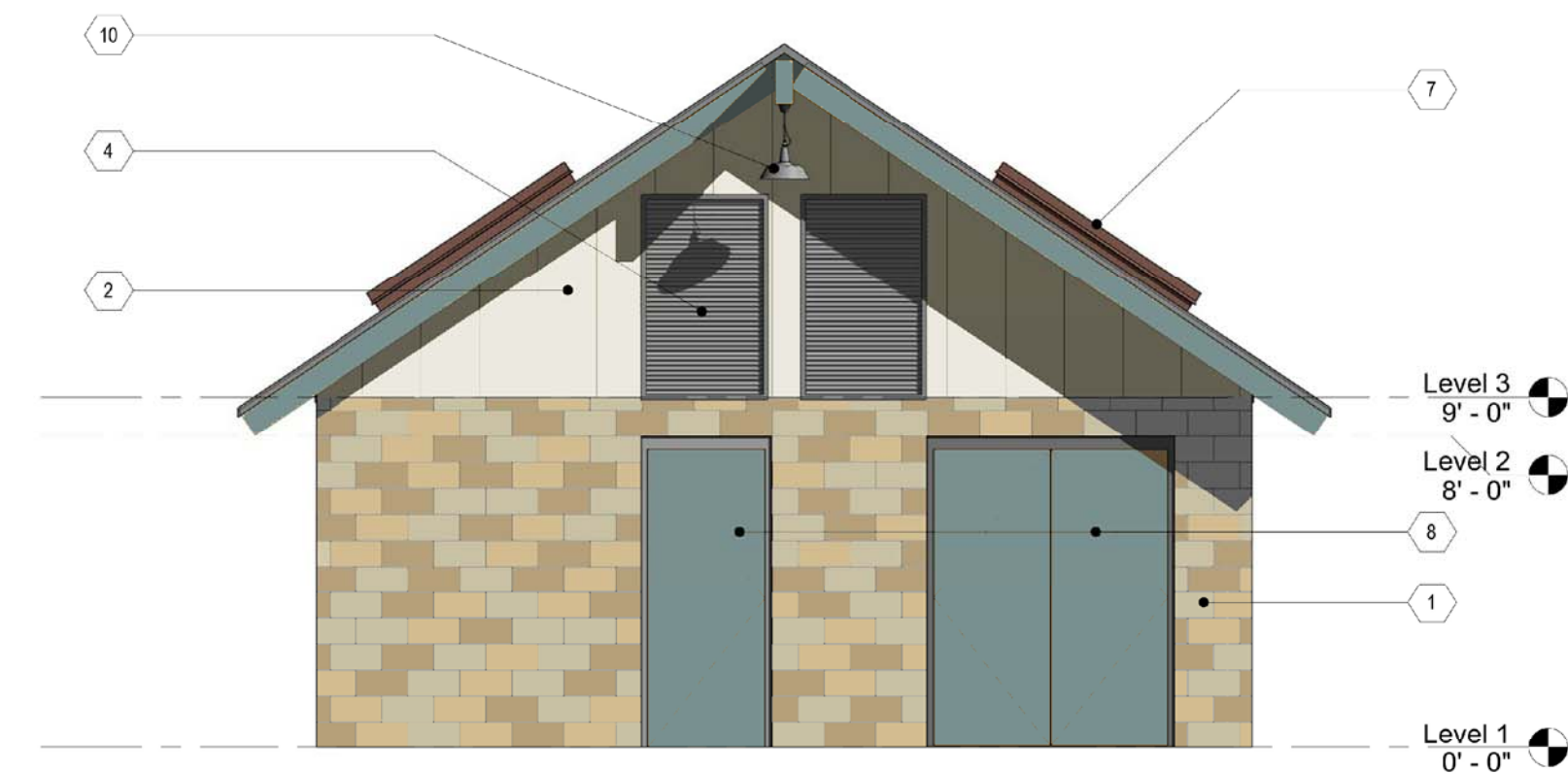
SLOPE SHRUBS



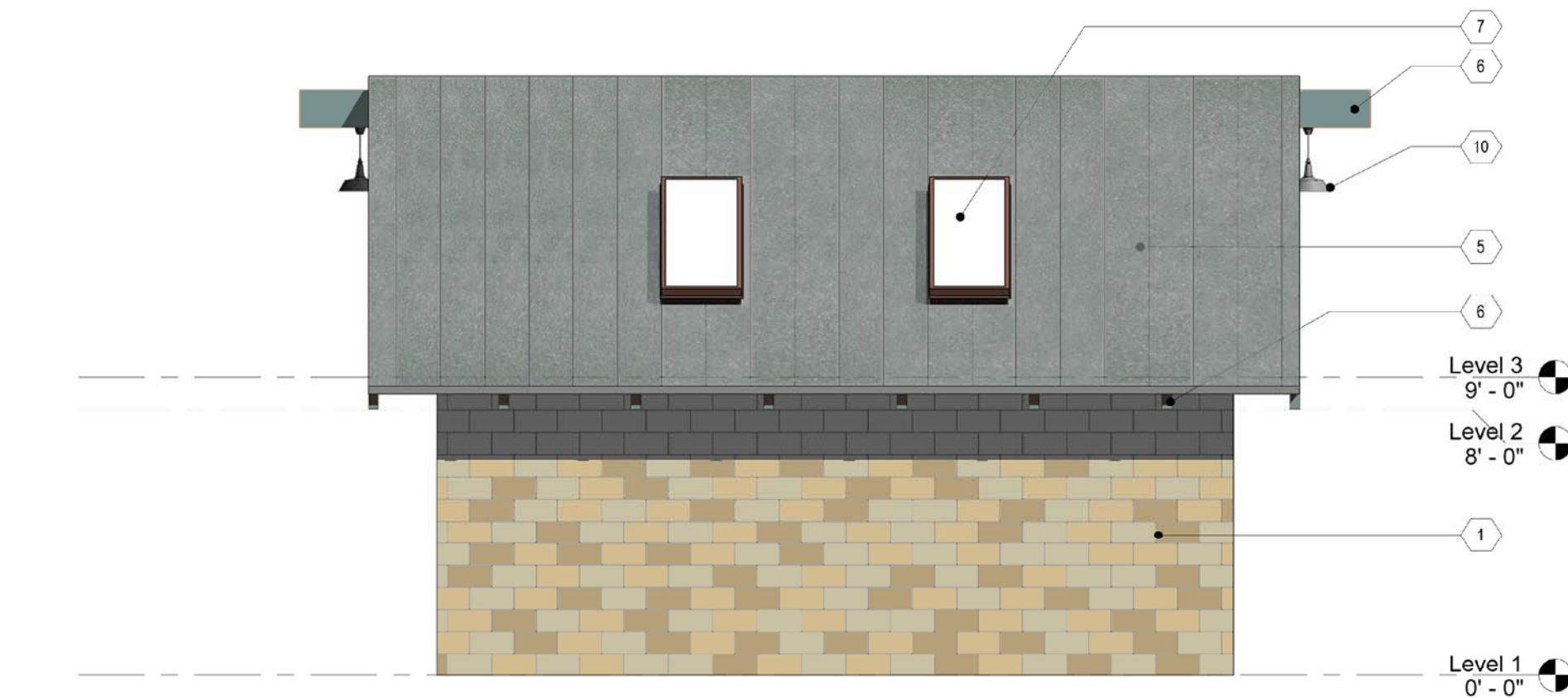
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PLANT PALETTE
OTAY RANCH VILLAGE 3, PARK 1
ESCAYA NEIGHBORHOOD PARK



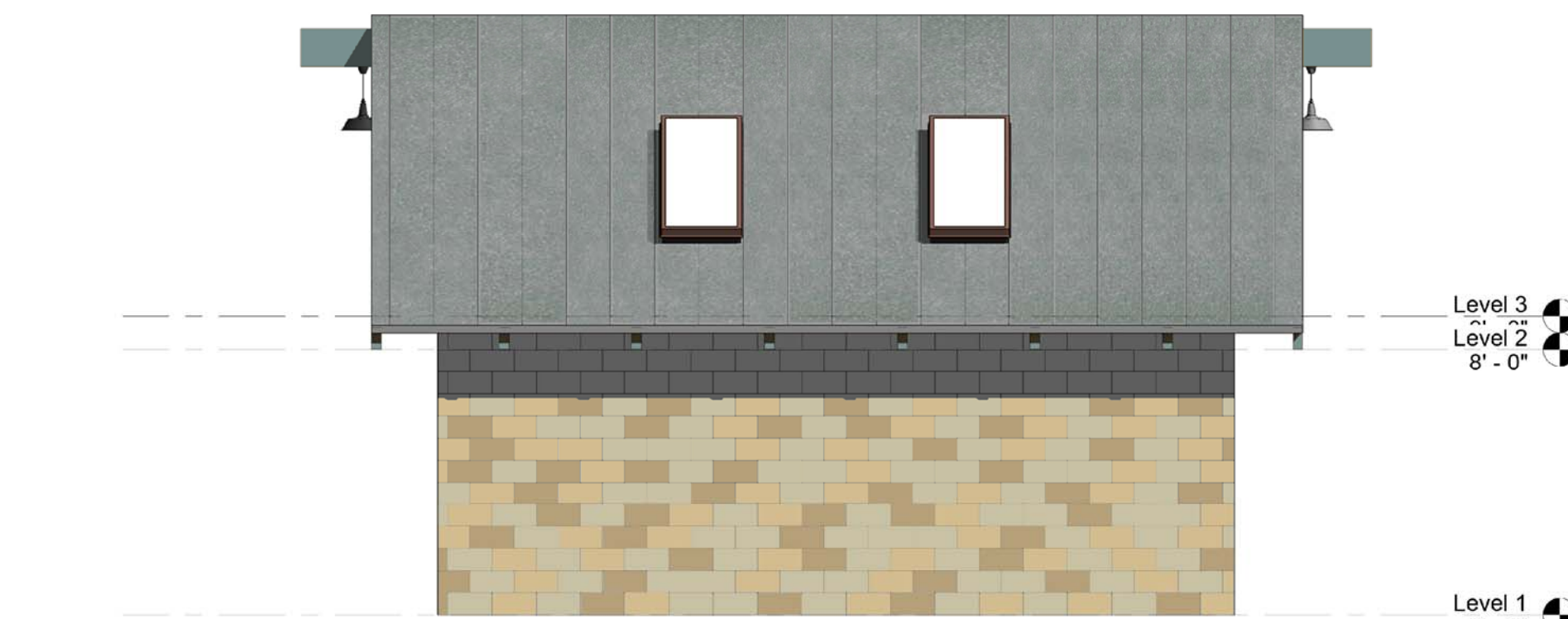
2 North
1/4" = 1'-0"



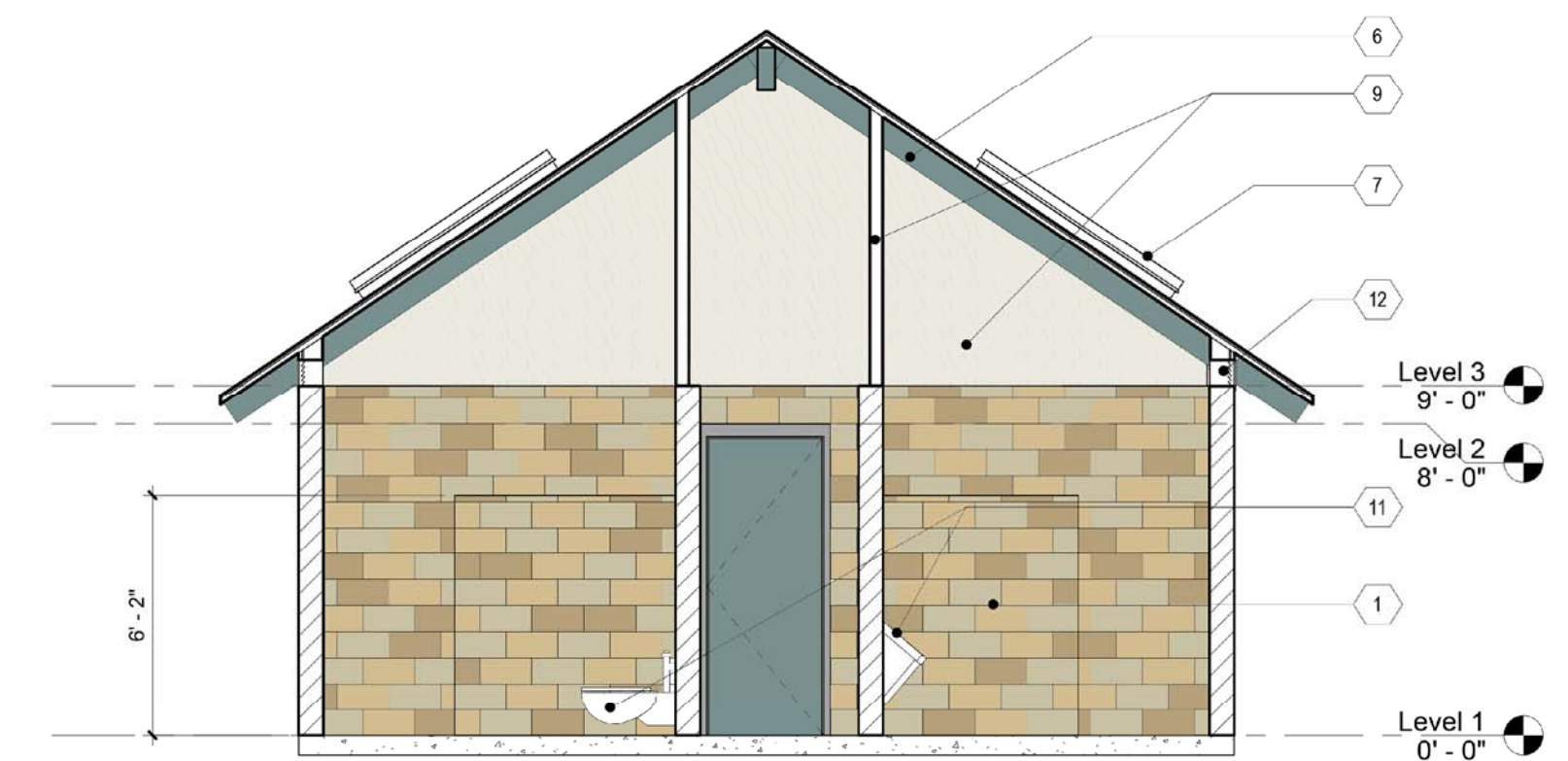
1 East
1/4" = 1'-0"



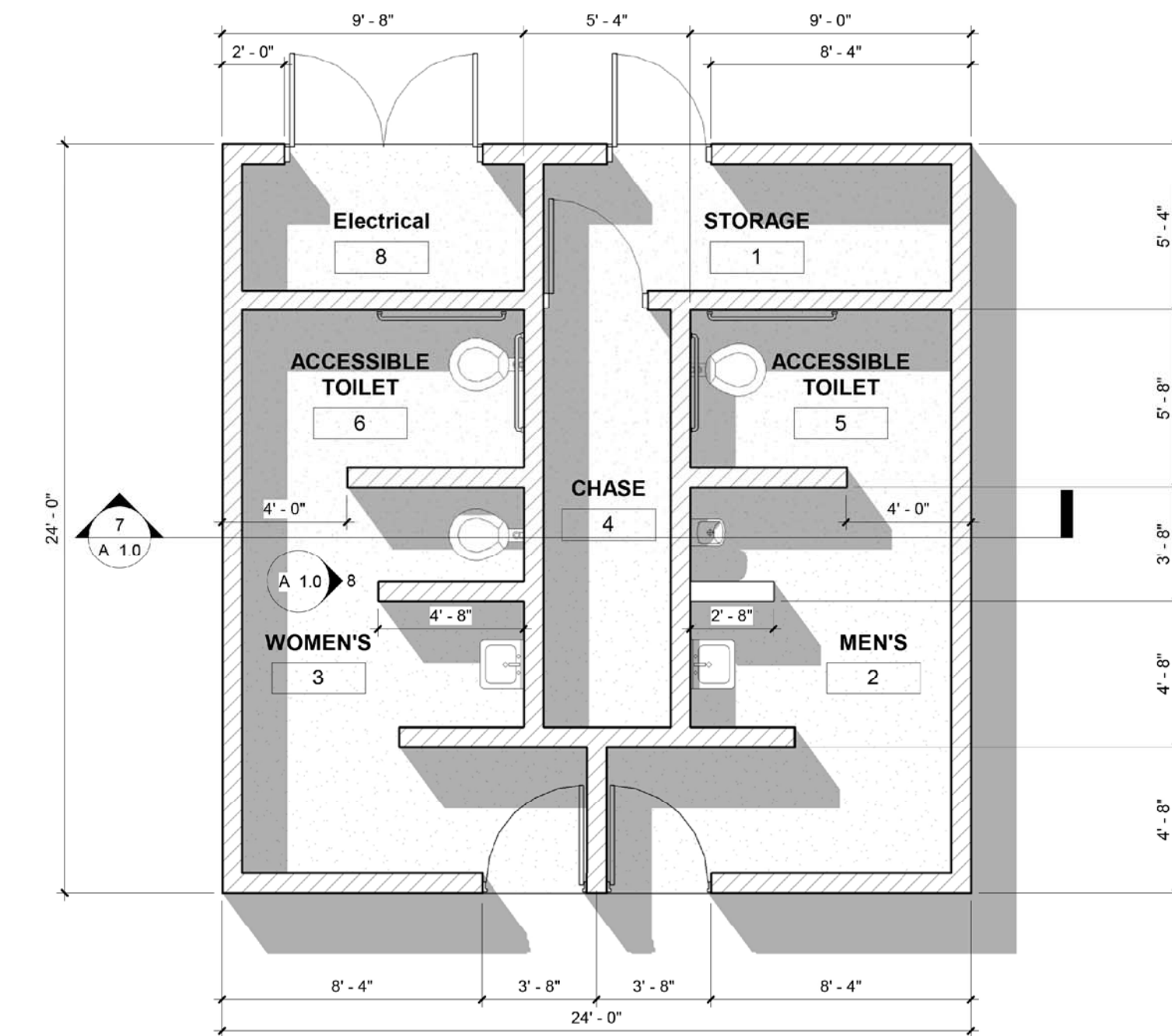
3 South
1/4" = 1'-0"



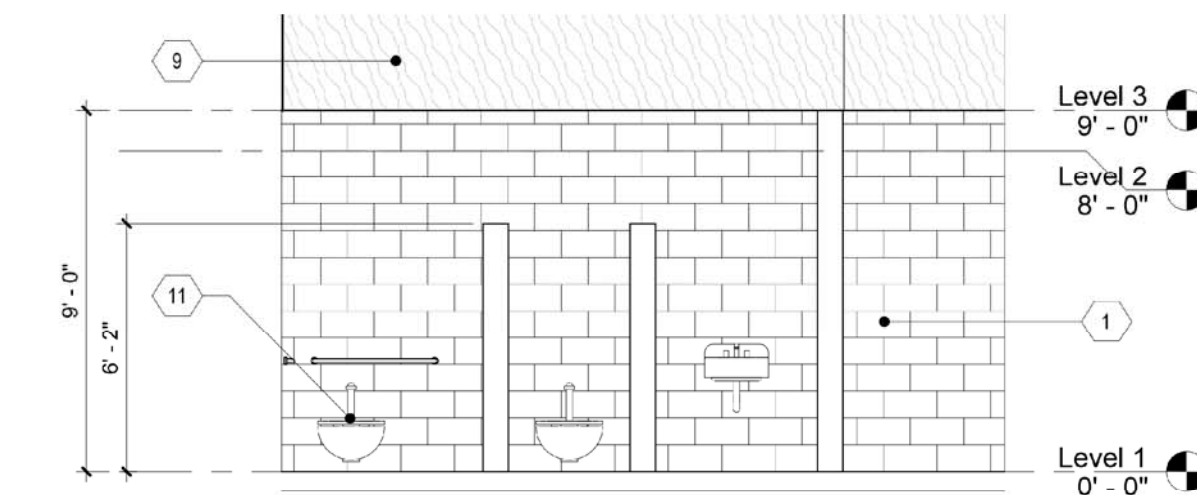
4 West
1/4" = 1'-0"



7 Section 1
1/4" = 1'-0"



6 New Floor Plan
1/4" = 1'-0"



8 Interior Elevation
1/4" = 1'-0"

GENERAL KEYNOTES:

- ① 9' HEIGHT MASONRY BASE WALL, PRECISION BLOCK FINISH, RANDOM NATURAL AND TWO COLOR PATTERN
- ② UPPER WALL EXTERIOR FINISH, METAL PANELS WITH FACTORY FINISH, BOARD AND BATTEN STYLE
- ③ STEEL GATES, PAINTED FINISH
- ④ LOUVERS WITH FACTORY PAINTED FINISH
- ⑤ METAL STANDING SEAM ROOF WITH FACTORY FINISH
- ⑥ EXPOSED WOOD BEAMS AND RAFTER TAILS, STAINED
- ⑦ SKYLIGHTS
- ⑧ HOLLOW METAL DOORS AND FRAMES, PAINTED
- ⑨ INTERIOR SEPARATION WALLS ABOVE MASONRY WITH A PLYWOOD AND BATTEN FINISH ON EXPOSED SIDE OF WALL
- ⑩ ACCENT LIGHT FIXTURES
- ⑪ INTERIOR FIXTURES TO BE VANDAL RESISTANT STAINLESS STEEL AS PER CITY SPECIFICATIONS
- ⑫ METAL VENTS AT SPACE BETWEEN RAFTERS AT SPACE ABOVE MASONRY



NOTE:
REFER TO SHEET L-5 FOR PROPOSED MATERIAL
COLORS & FINISHES.

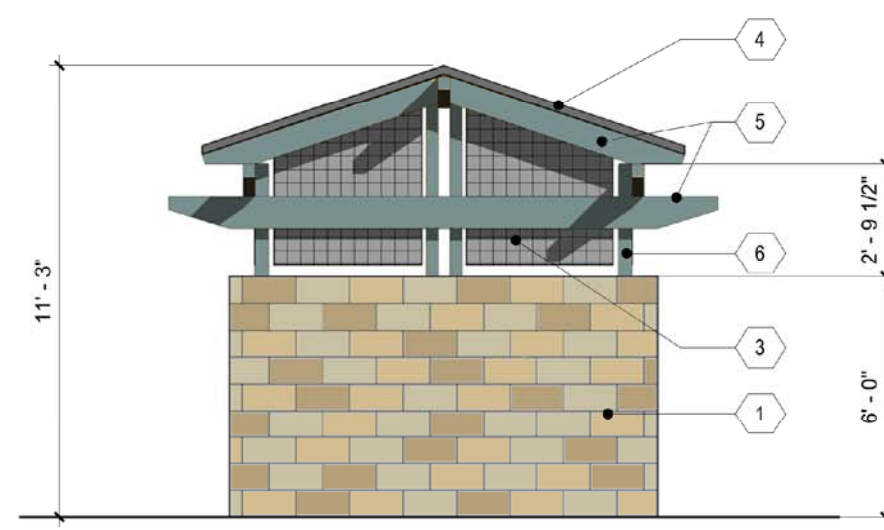


COMFORT STATION CONCEPT
OTAY RANCH VILLAGE 3, PARK 1
ESCAYA NEIGHBORHOOD PARK

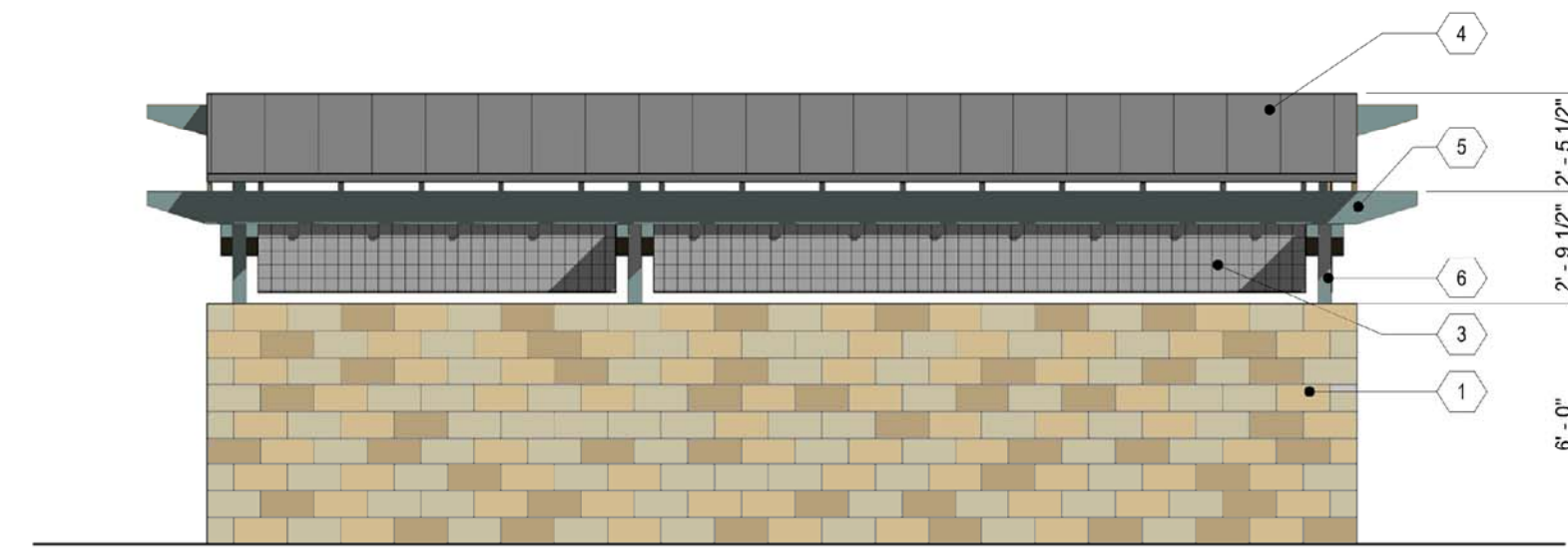


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4 Trash Elevation 2
1/4" = 1'-0"



3 Trash Elevation 1
1/4" = 1'-0"



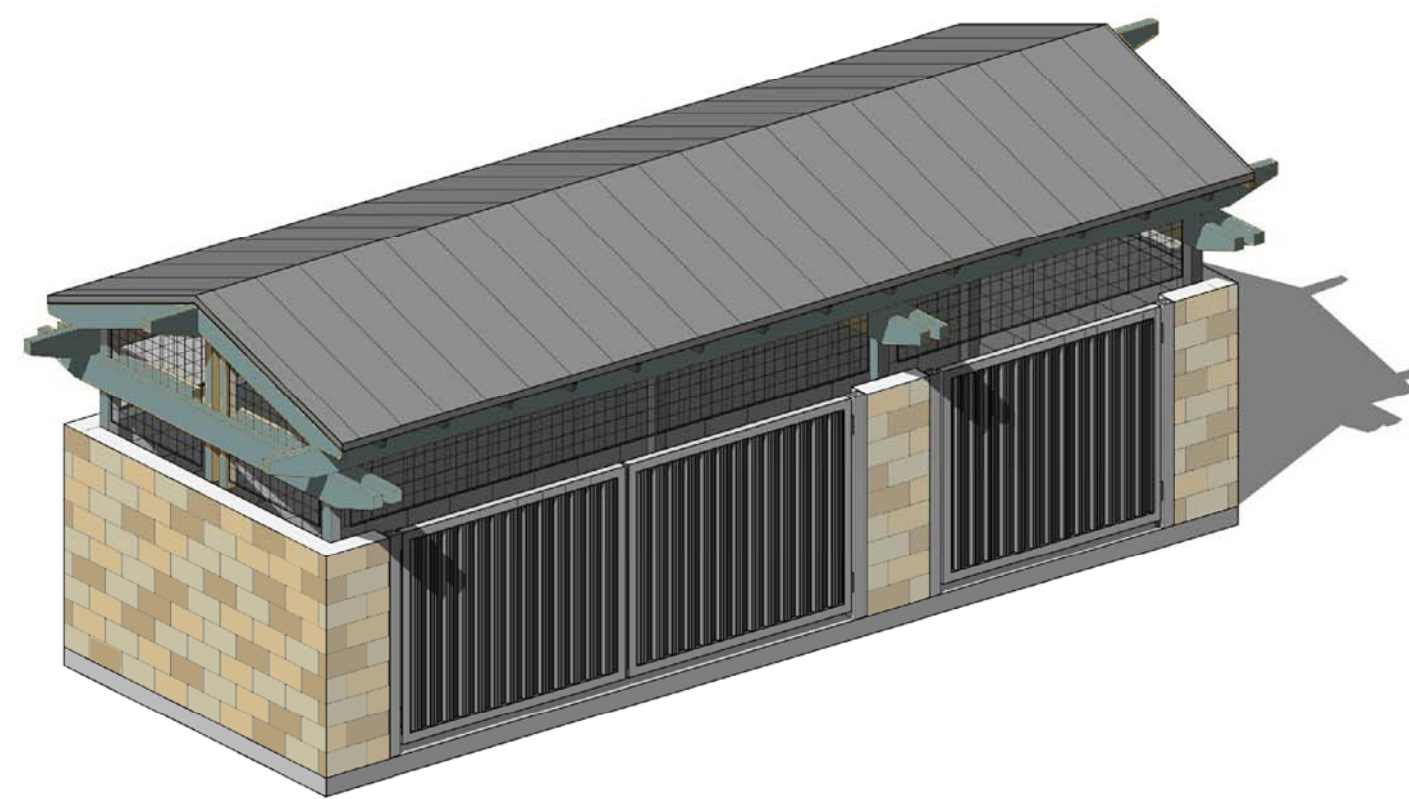
6 Trash Elevation 4
1/4" = 1'-0"



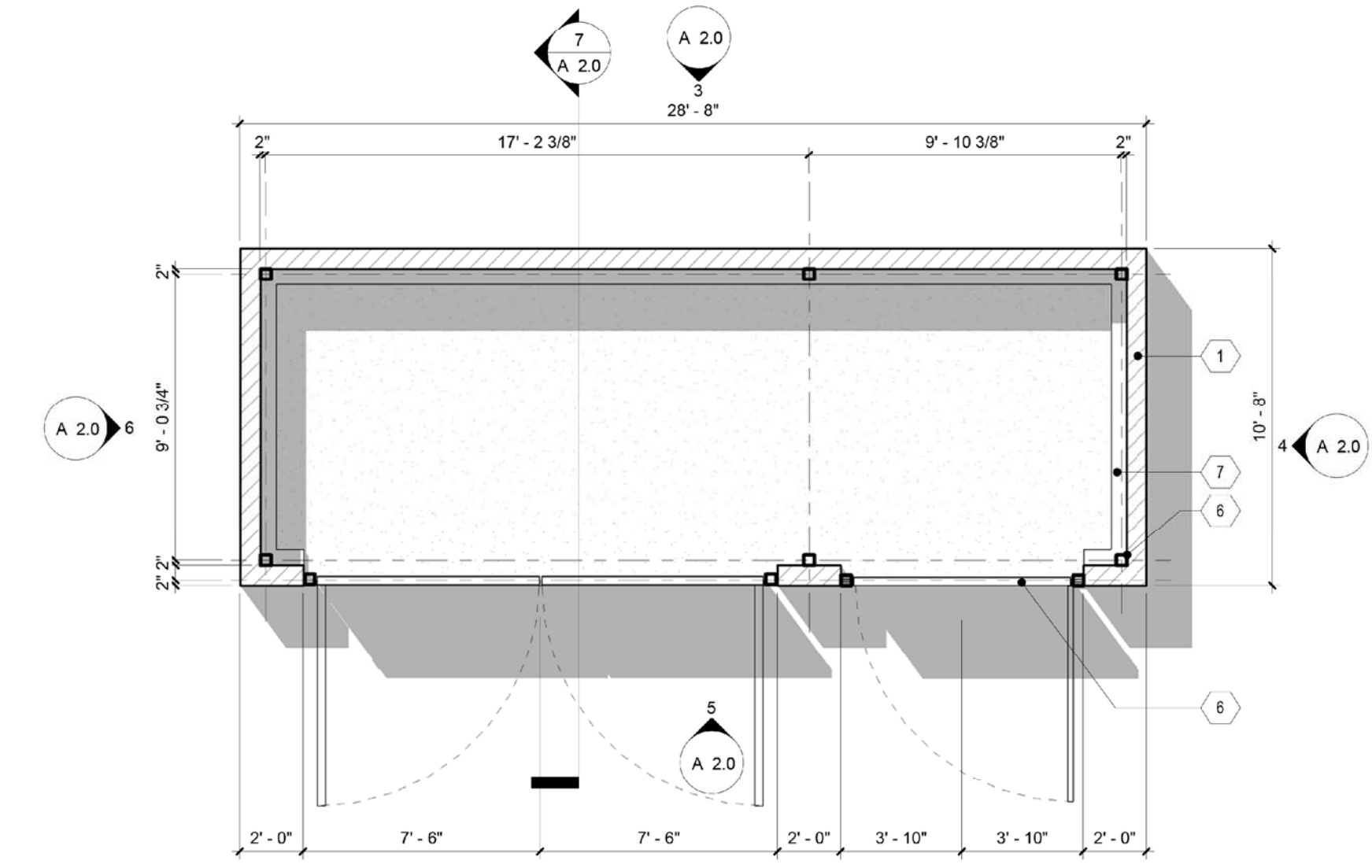
5 Trash Elevation 3
1/4" = 1'-0"



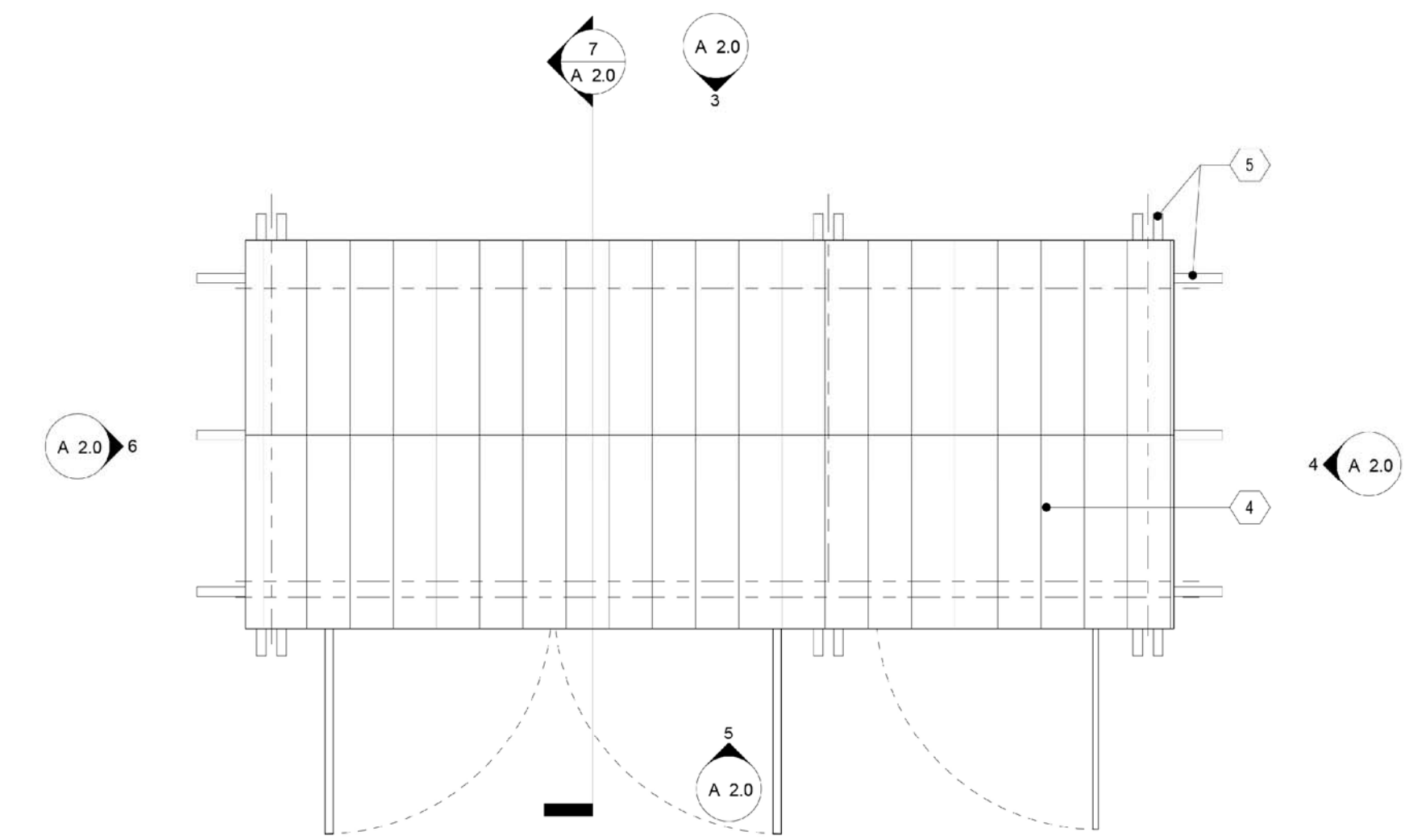
7 Section 2
1/4" = 1'-0"



8 {3D} Copy 1



1 Trash Enclosure Plan
1/4" = 1'-0"



2 Trash Enclosure Roof
1/4" = 1'-0"

GENERAL KEYNOTES:

- 1. MASONRY BASE WALL, PRECISION BLOCK FINISH, RANDOM NATURAL AND 2 COLOR PATTERN
- 2. STEEL FRAMED GATE WITH CORRUGATED PANELS, PAINTED, LOCKING HARDWARE
- 3. METAL SECURITY SCREENS, PAINTED
- 4. METAL STANDING SEAM ROOF WITH FACTORY FINISH
- 5. EXPOSED WOOD BEAMS AND RAFTER TAILS, STAINED
- 6. STEEL POST SUPPORTS AT INSIDE OF MASONRY WALLS, PAINTED
- 7. 6" CONCRETE CURBS FOR PROTECTION OF WALLS FROM TRASH BINS

NOTE:
REFER TO SHEET L-5 FOR PROPOSED MATERIAL
COLORS & FINISHES.



TRASH ENCLOSURE CONCEPT
OTAY RANCH VILLAGE 3, PARK 1
ESCAYA NEIGHBORHOOD PARK

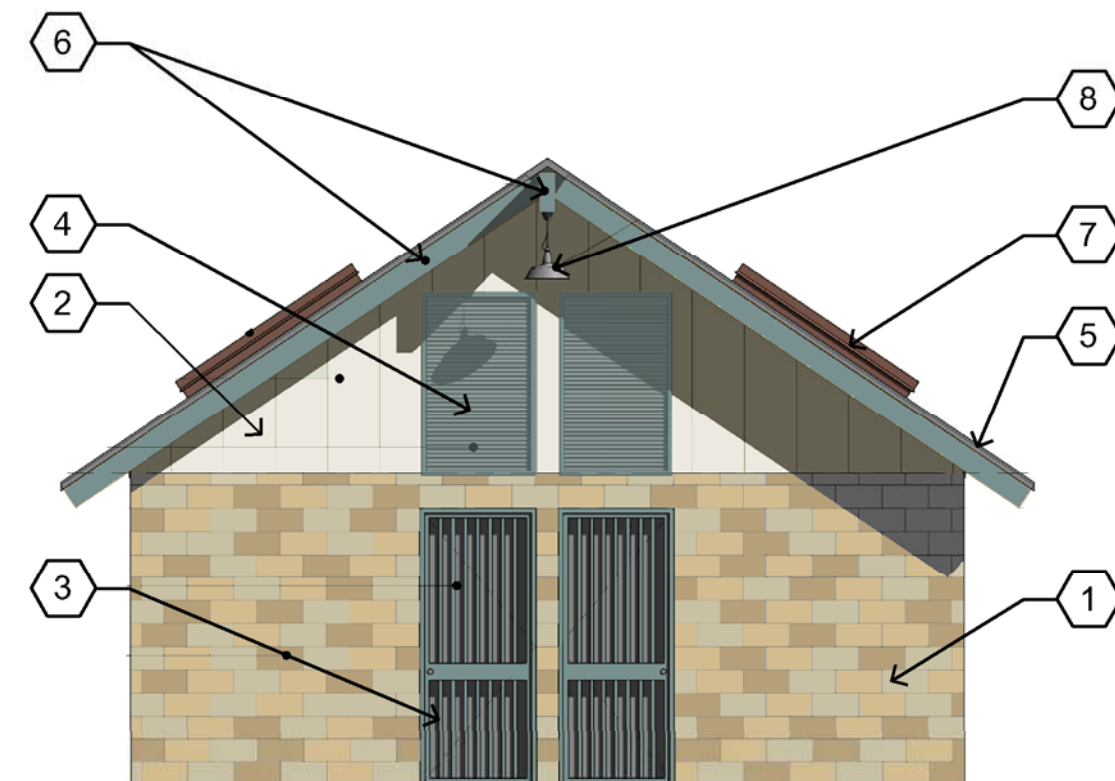


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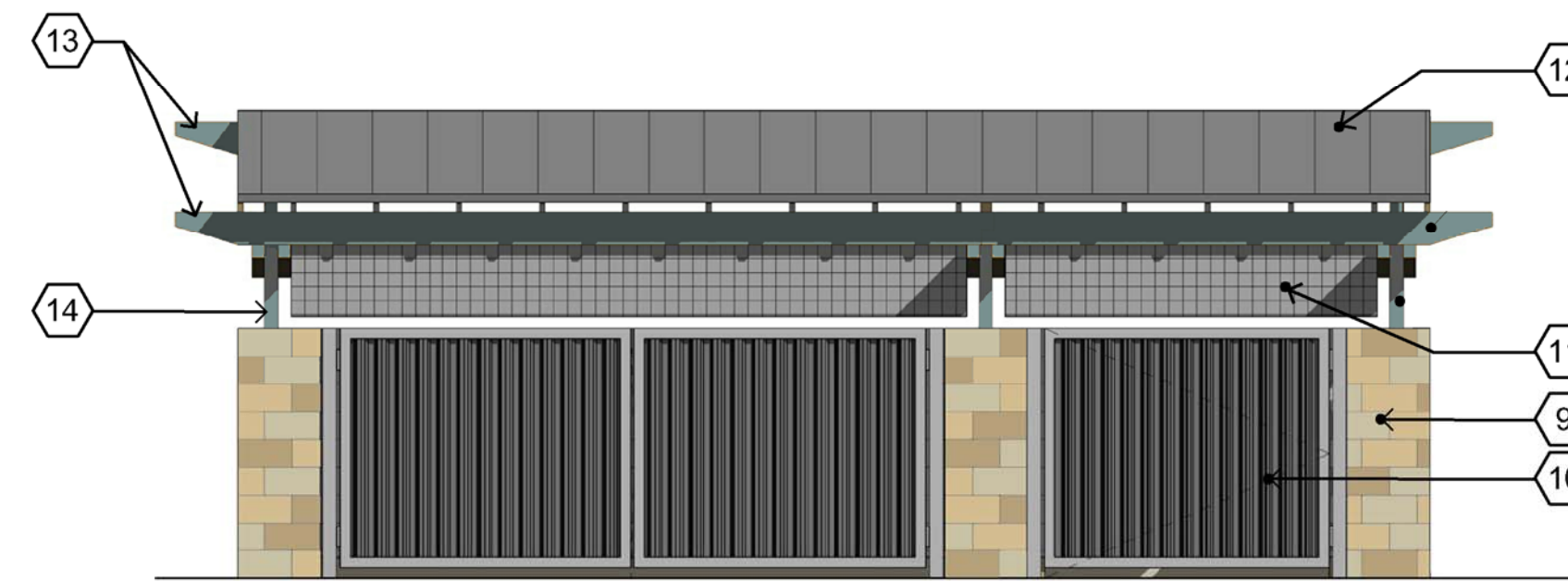
COMFORT STATION

Key	Image	Building Material	Manufacturer / Color / Finish
1		MASONRY WALL	RCP PRECISION CMU NATURAL, LA PAZ, AND SAND BLEND
2		UPPER WALL EXTERIOR METAL PANELS	BRIDGER STEEL BOARD AND BATTEN STYLE METAL SIDING REGAL WHITE, FACTORY FINISH
3		STEEL GATES	SHERWIN-WILLIAMS SW6221 MOODY BLUE FLAT FINISH
4		LOUVERS	SHERWIN-WILLIAMS SW6221 MOODY BLUE FLAT FINISH
5		METAL STANDING SEAM ROOF	AEP SPAN COOL ZACTique II
6		EXPOSED WOOD BEAMS RAFTER TAILS	SHERWIN-WILLIAMS SW6221 MOODY BLUE FLAT FINISH
7		SKYLIGHTS	MANUFACTURER'S BLACK FACTORY FINISH
NOT SHOWN		HOLLOW METAL DOORS AND FRAMES	SHERWIN-WILLIAMS SW6221 MOODY BLUE FLAT FINISH
NOT SHOWN		INTERIOR SEPARATION WALLS ABOVE MASONRY WITH A PLYWOOD FINISH ON EXPOSED SIDE OF WALL	SHERWIN-WILLIAMS SW7008 ALABASTER FLAT FINISH
8		ACCENT LIGHT FIXTURE	MANUFACTURER'S WHITE
NOT SHOWN		INTERIOR FIXTURES	VANDAL RESISTANT STAINLESS STEEL PER CITY SPECIFICATIONS



TRASH ENCLOSURE

Image	Image	Building Material	Manufacturer / Color / Finish
9		MASONRY WALL	RCP PRECISION CMU NATURAL, LA PAZ, AND SAND BLEND
10		STEEL FRAMED GATE WITH CORRUGATED PANELS	NATURAL GALVANIZED COATING
11		METAL SECURITY SCREEN	NATURAL GALVANIZED COATING
12		METAL STANDING SEAM ROOF	AEP SPAN COOL ZACTique II
13		EXPOSED WOOD BEAMS RAFTER TAILS	SHERWIN-WILLIAMS SW6221 MOODY BLUE FLAT FINISH
14		STEEL POST SUPPORTS AT INSIDE OF MASONRY WALLS	SHERWIN-WILLIAMS SW6221 MOODY BLUE FLAT FINISH
NOT SHOWN		6" CONCRETE CURBS	NATURAL GRAY



**PLAY EQUIPMENT COLOR PALETTES
URBAN ROOTS - 5-12 YEAR OLDS STRUCTURE**

PALETTE 1	PALETTE 2	COMPONENT	Manufacturer
		POSTS	PLAYWORLD
		THEME COLOR	PLAYWORLD
		ACCENT COLOR	PLAYWORLD
		ECO-ARMOR	PLAYWORLD
		ROPE	PLAYWORLD

PLAYVILLE - 2-5 YEAR OLDS STRUCTURE

PALETTE 1	PALETTE 2	COMPONENT	Manufacturer
		POSTS	PLAYWORLD
		THEME COLOR	PLAYWORLD
		ACCENT COLOR	PLAYWORLD

NUCLEO - 5-12 YEAR OLDS EVENT

PALETTE 1	PALETTE 2	COMPONENT	Manufacturer
		PLASTIC	PLAYWORLD

ARCH SWING

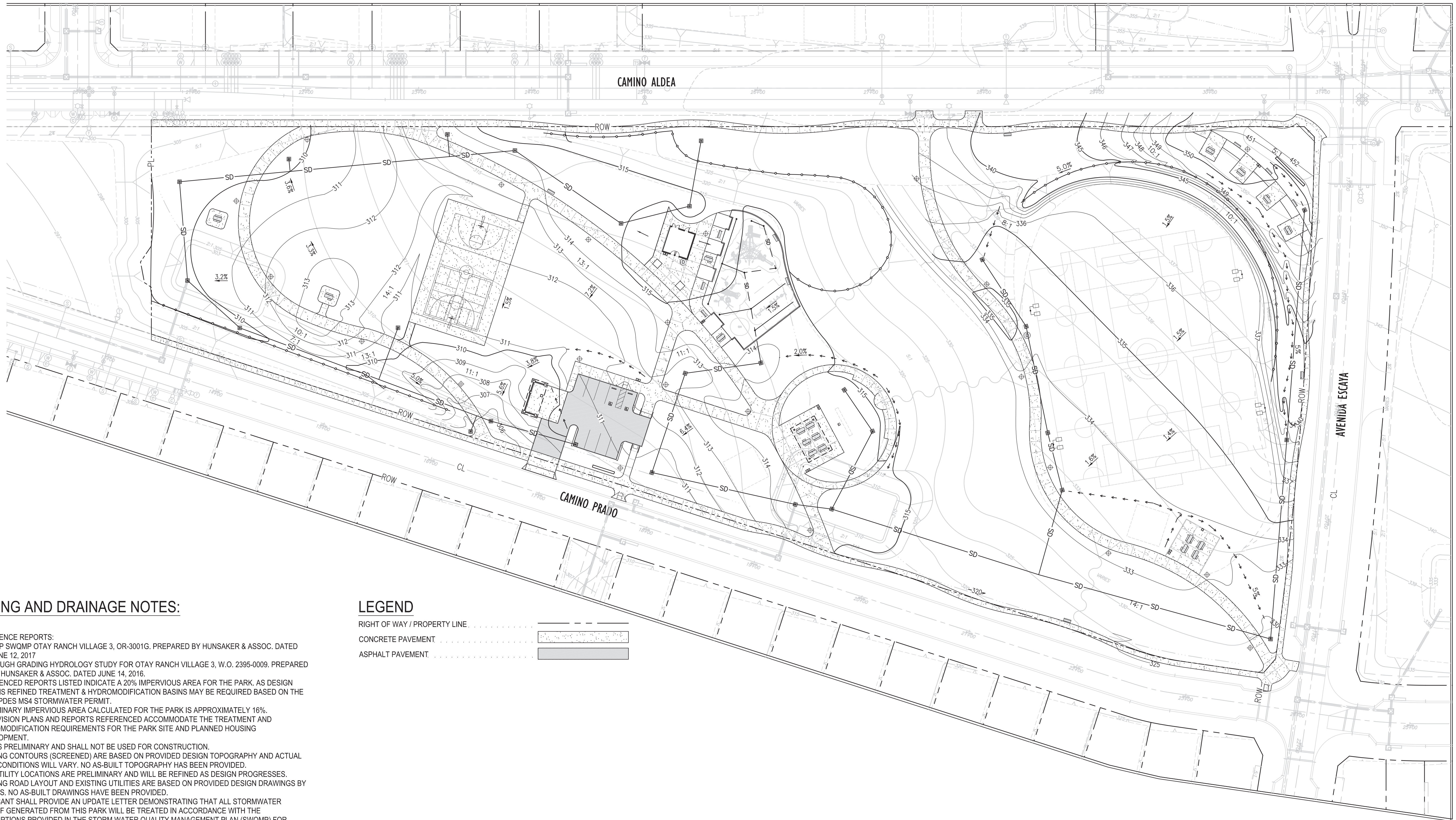
PALETTE 1	PALETTE 2	COMPONENT	Manufacturer
		POSTS	PLAYWORLD



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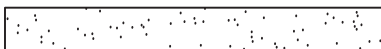

**MATERIALS & COLOR BOARD
OTAY RANCH VILLAGE 3, PARK 1
ESCAYA NEIGHBORHOOD PARK**



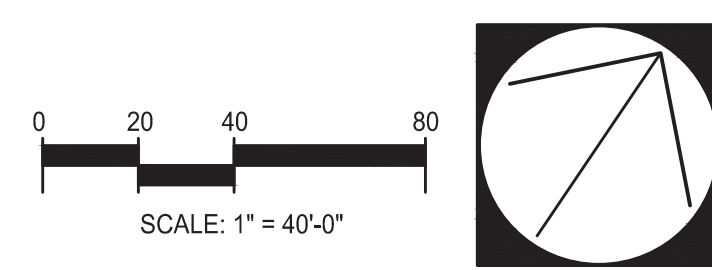
GRADING AND DRAINAGE NOTES:

1. REFERENCE REPORTS:
 - 1.1. PDP SWQMP OTAY RANCH VILLAGE 3, OR-3001G. PREPARED BY HUNSAKER & ASSOC. DATED JUNE 12, 2017
 - 1.2. ROUGH GRADING HYDROLOGY STUDY FOR OTAY RANCH VILLAGE 3, W.O. 2395-0009. PREPARED BY HUNSAKER & ASSOC. DATED JUNE 14, 2016.
2. REFERENCED REPORTS LISTED INDICATE A 20% IMPERVIOUS AREA FOR THE PARK. AS DESIGN LEVEL IS REFINED TREATMENT & HYDROMODIFICATION BASINS MAY BE REQUIRED BASED ON THE 2013 NPDES MS4 STORMWATER PERMIT.
3. PRELIMINARY IMPERVIOUS AREA CALCULATED FOR THE PARK IS APPROXIMATELY 16%.
4. SUBDIVISION PLANS AND REPORTS REFERENCED ACCOMMODATE THE TREATMENT AND HYDROMODIFICATION REQUIREMENTS FOR THE PARK SITE AND PLANNED HOUSING DEVELOPMENT.
5. PLAN IS PRELIMINARY AND SHALL NOT BE USED FOR CONSTRUCTION.
6. EXISTING CONTOURS (SCREENED) ARE BASED ON PROVIDED DESIGN TOPOGRAPHY AND ACTUAL FIELD CONDITIONS WILL VARY. NO AS-BUILT TOPOGRAPHY HAS BEEN PROVIDED.
7. NEW UTILITY LOCATIONS ARE PRELIMINARY AND WILL BE REFINED AS DESIGN PROGRESSES.
8. EXISTING ROAD LAYOUT AND EXISTING UTILITIES ARE BASED ON PROVIDED DESIGN DRAWINGS BY OTHERS. NO AS-BUILT DRAWINGS HAVE BEEN PROVIDED.
9. APPLICANT SHALL PROVIDE AN UPDATE LETTER DEMONSTRATING THAT ALL STORMWATER RUNOFF GENERATED FROM THIS PARK WILL BE TREATED IN ACCORDANCE WITH THE ASSUMPTIONS PROVIDED IN THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR VILLAGE 3 MASS GRADING OR3001G.

LEGEND

- RIGHT OF WAY / PROPERTY LINE 
- CONCRETE PAVEMENT 
- ASPHALT PAVEMENT 

**DRAFT PARK MASTER PLAN
OTAY RANCH VILLAGE 3, PARK 1
ESCAYA NEIGHBORHOOD PARK**



Date: May 22, 2018

