

Draft Master Plan for Village 2, Park P-2

September 20, 2018

Location Map



Design Concept Statement

P-2 Park is a 7.1 acre site located in the Montecito Village Core, within the City of Chula Vista, just west of Saburo Muraoka Elementary School. It is primarily an active recreation park. The site is bordered to the north and south by residential units and to the west by a mixed use development (residential and retail), where the future Town Square Park, P-1, will be located.

The main entry and plaza is off Santa Victoria Road as it is closer to, and allows for, better connectivity with the Parks P-5 and P-1. The secondary access is from Santa Diana Road. These entry nodes are connected by a tree lined promenade that runs north/south through the park connecting to all the hard court and activity areas. It also serves as an access-way for park maintenance vehicles. There are several other tertiary entry points into the park from the west and east sides of the park site. An ADA parking space is located on Santa Ivy Road.

Centrally located in the heart of Montecito Village, this park provides a wide range of recreational and leisure activities that are within walking distance of many current and future residents homes. Activities and programs that tend to have a higher decibel level have been located on the East side of the park, across from the elementary school. The field and hardcourt play areas are oriented in the preferred north/south direction. A restroom/maintenance building is centrally located on the east side of the promenade, adjacent to the activity plaza where one can picnic, interact with a variety of park activities and be in close proximity to the children's playground. It is easily accessible from all activities within the site. A drinking fountain will be included on the exterior of the building. To the south of the activity plaza, there are (2) basketball courts along with (2) tennis courts. The tennis courts will be lit at night. The rest of the park will be lit for safety and security along the pathways only. There is a multipurpose field located along the west side of the site with an informal low mounded lawn area, south of the field for passive activity (picnicking, viewing field play, resting).

The entry plaza features a variety of seating, game tables, bean bag toss and a grove of trees to provide shade. Other site features include a drinking fountain, bicycle racks, a shade structure and drought tolerant planting. The park reflects an orchard theme, reminiscent of the City of Chula Vista's rich agricultural heritage. These groves of trees can be found in the entry plaza to the south, the activity plaza to the east and along the central promenade. The trees provide shade, direction and create areas of separation to the various recreational/ activity areas. The irrigation system will utilize the latest technology in water conservation. All irrigation materials specified will be approved and conform to the latest City standards and specifications.

Irrigation zones will be determined based on the City's Landscape Water Efficient Ordinance, Chapter 20.12 of the Municipal Code, requirements, peak demand/hydraulic constraints, controller station capacity/availability irrigation method, plant material, water/hydrozone requirements and topography. Smart controllers with rain sensors, low volume/matched precipitation rate spray heads in turf in shrub planting areas will minimize overspray and run-off. Two bubblers will be placed at each tree location for deep root watering.



Key Areas

- 1 Multi-Use Field
- 2 Basketball Courts
- 3 Tennis Courts
- 4 Playground (2-5yr. & 5-12yr.)
- 5 Activity Plaza
- 6 Entry Plaza
- 7 Passive Lawn Area
- 8 Promenade
- 9 33' x 24' Restroom / Storage Building
- 10 Bioretention Basin

Site Legend

- A Concrete Paving
- B Resilient Surfacing
- C Stabilized Decomposed Granite
- D Turf Area
- E Concrete Picnic Tables
- F Concrete Benches
- G Game Tables
- H Bean Bag Toss
- I Bench with Shade Canopy
- J Trash/Recycle Receptacles
- K Bicycle Rack
- L Playground Structure (2-5yr)
- M Playground Structure (5-12yr)
- N Shade Shelter
- O Trash Enclosure
- P 4' Height Black Vinyl-Coated Chain-Link Fence
- Q 10' Ht Black Vinyl Chain-Link Fence
- R 10' Ht Black Vinyl Chain-Link Fence w/ Wind Screen
- S Entry Monument Sign
- T ADA parking space
- U Site Lighting Fixtures

multi-use field



promenade



basketball court



tennis court



playground



turf activity plaza



entry plaza



passive lawn area



play structures



basketball hoop



entry monument sign



metal shade structure



removable bollards



bean bag toss



bench w/ shade canopy



game table



picnic table



bench



bench (backless)



litter receptacle w/ lid



chain link fence (vinyl)



bicycle racks



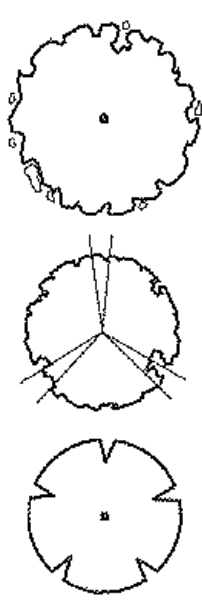
Sports Court Lighting



Site Lighting



Conceptual Plant Palette



Trees (24" BOX), such as:

- | | |
|---------------------------------|--------------------|
| Arbutus 'Marina' | Strawberry Tree |
| Cercis occidentalis | Western Redbud |
| Geijera parviflora | Australian Willow |
| Jacaranda mimosifolia | Jacaranda |
| Koelreuteria bipinnata | Chinese Flame Tree |
| Lagerstroemia indica | Crape Myrtle |
| Olea europaea 'Majestic Beauty' | Fruitless Olive |
| Parkinsonia aculeata | Mexican Palo Verde |
| Rhus lancea | African Sumac |
| Ulmus parvifolia | Chinese Elm |



Arbutus 'Marina' - Arbutus



Cercis occidentalis - Western Redbud



Geijera parviflora - Australian Willow



Olea europaea - Olive



Parkinsonia aculeata - Mexican Palo Verde



Agave attenuata - Foxtail Agave



Agave 'Blue Flame' - Blue Flame Agave



Aloe species - Aloe



Anigozanthos 'Big Red' - Big Red Kangaroo Paw



Chondropetalum tectorum - Cape Rush

Shrubs (50% 1 GAL, 50% 5 GAL), such as:

- | | |
|------------------------------------|--------------------------|
| Agave attenuata | Foxtail Agave |
| Agave 'Blue Flame' | Blue Flame Agave |
| Agave iophantha 'Quadricolor' | Quadcolor Century Plant |
| Aloe Species | Aloe |
| Anigozanthos x 'Big Red' | Big Red Kangaroo Paw |
| Arctostaphylos 'Emerald Carpet' | Carpet Manzanita |
| Chondropetalum tectorum | Small Cape Rush |
| Dasyliion longissimum | Mexican Grass Tree |
| Dianella caerulea 'Cassa Blue' | Blue Flax Lily |
| Dianella tasmanica 'Silver Streak' | Silver Streak Flax Lily |
| Dietes grandiflora | Fortnight Lily |
| Hesperaloe parviflora | Red Yucca |
| Juncus patens 'Elk Blue' | Elk Blue California Rush |
| Kalanchoe thyrsiflora | Paddle Plant |
| Lomandra longifolia 'Breeze' | Dwarf Mat Rush |
| Miscanthus sinensis 'Gracillimus' | Eulalia grass |
| Muhlenbergia capillaris | Pink Muhly Grass |
| Muhlenbergia rigens | Deergrass |
| Phormium species | Flax |
| Salvia species | Sage |



Dianella caerulea 'Cassa Blue'



Dietes grandiflora - Fortnight Lily



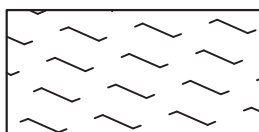
Hesperaloe parviflora - Red Yucca



Juncus petens 'Elk Blue' - California Rush



Lomandra longifolia 'Breeze' - Dwarf Mat Rush



Shrubs - Vegetated Swale (50% 1 GAL, 50% 5 GAL), such as:

- | | |
|------------------------------------|--------------------------|
| Baccharis pilularis | Coyote Brush |
| Carex pansa | Dune Sedge |
| Carex divulsa | European Grey Sedge |
| Chondropetalum tectorum | Small Cape Rush |
| Dianella tasmanica 'Silver Streak' | Silver Streak Flax Lily |
| Juncus patens 'Elk Blue' | Elk Blue California Rush |
| Muhlenbergia rigens | Deergrass |
| Salvia species | Sage |



Miscanthus sinensis 'Gracillimus' - Eualia Grass



Muhlenbergia capillaris - Pink Muhly Grass



Muhlenbergia rigens - Deer Grass



Phormium Species - Flax



Salvia species - Sage



Groundcover (70% 1 GAL, 30% FLATS), such as:

- | | |
|------------------------------|----------------------|
| Arctostaphylos edmundsii | Carmel Sur Manzanita |
| Festuca glauca 'Elijah Blue' | Blue Fescue |
| Huechera maxima | Island Alum Root |
| Senecio serpens | Blue Chalksticks |
| Sesleria autumnalis | Autumn Moor Grass |
| Westringia fruticosa 'Mundi' | Low Coast Rosemary |



Festuca glauca 'Elijah Blue' - Blue Fescue



Huechera maxima



Senecio serpens - Blue Chalksticks



Sesleria autumnalis - Autumn Moor Grass

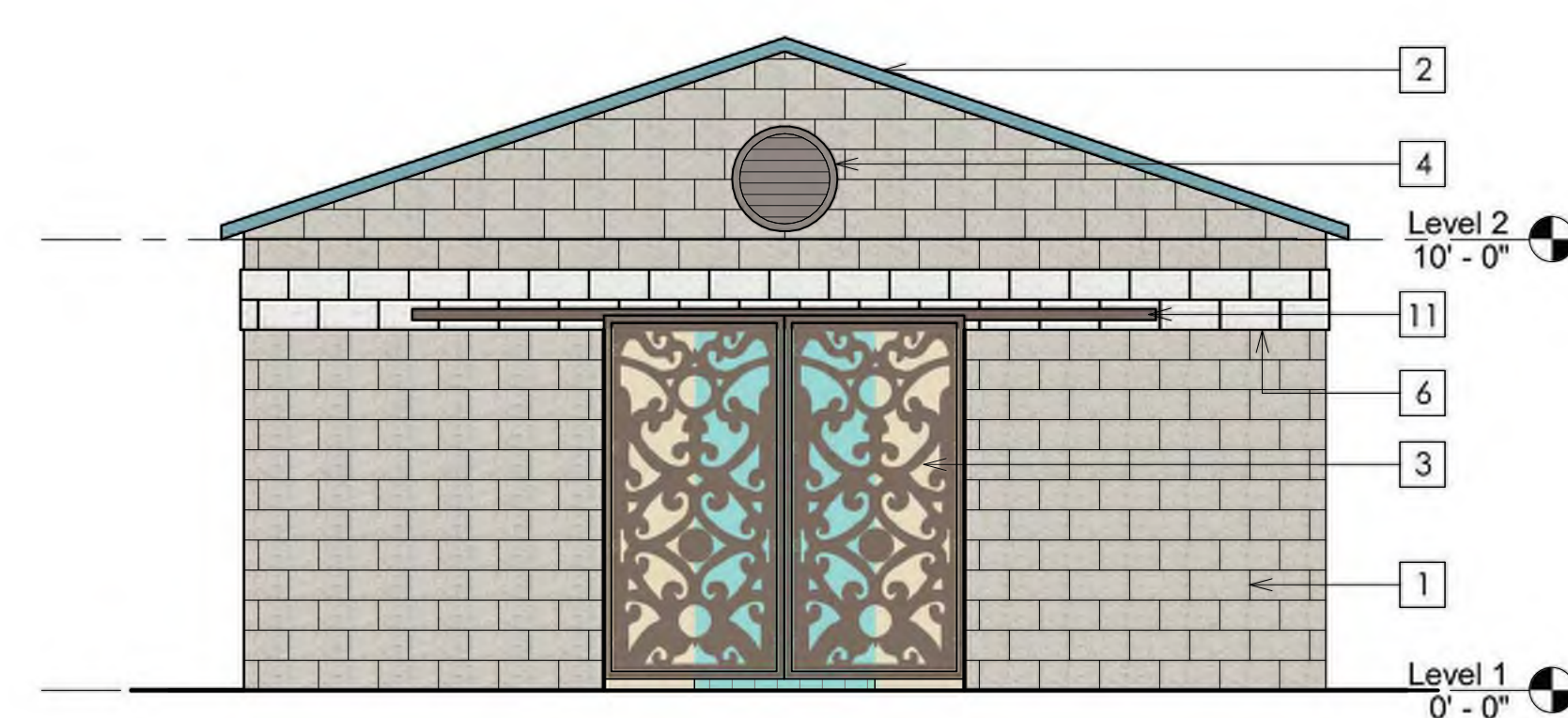


Westringia fruticosa 'Mundi' - Rosemary

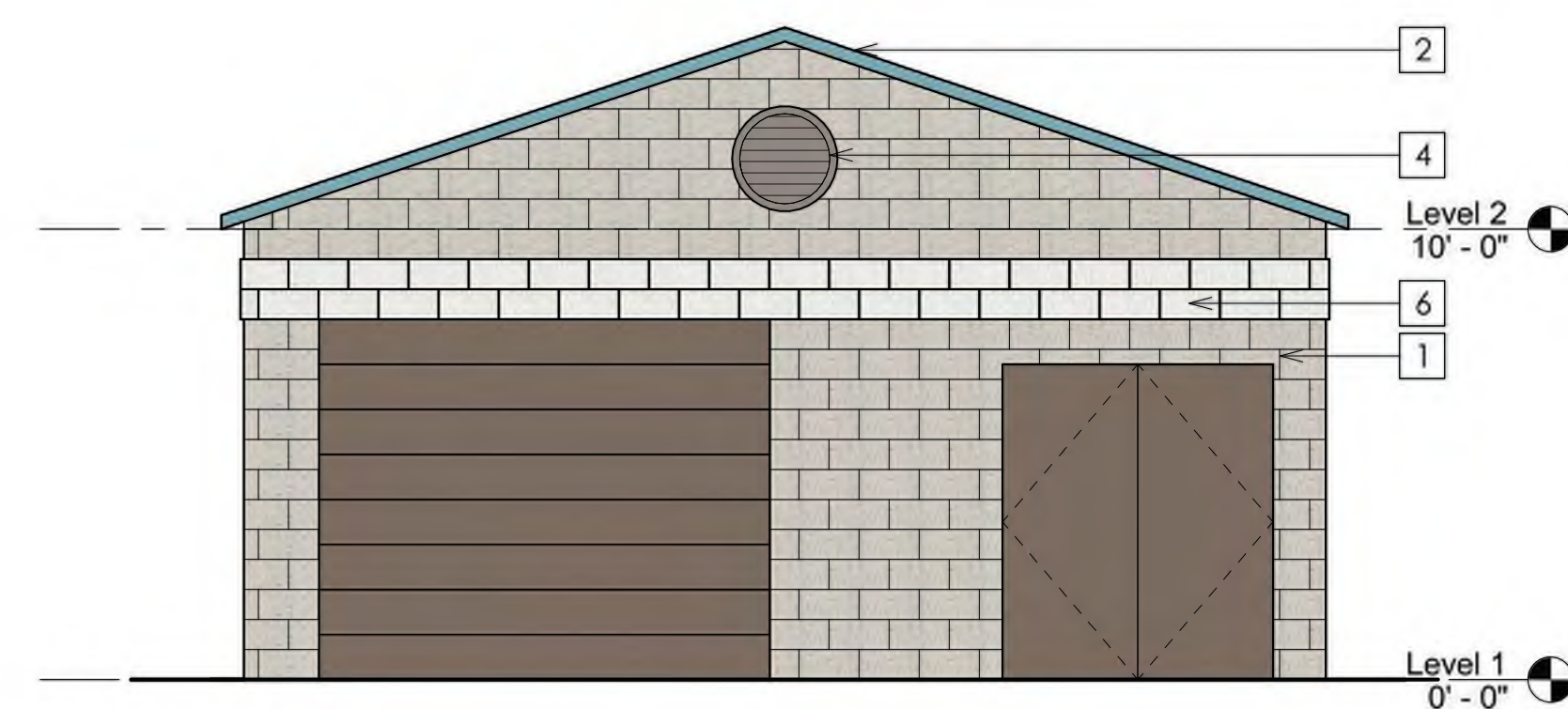


Lawn - SOD

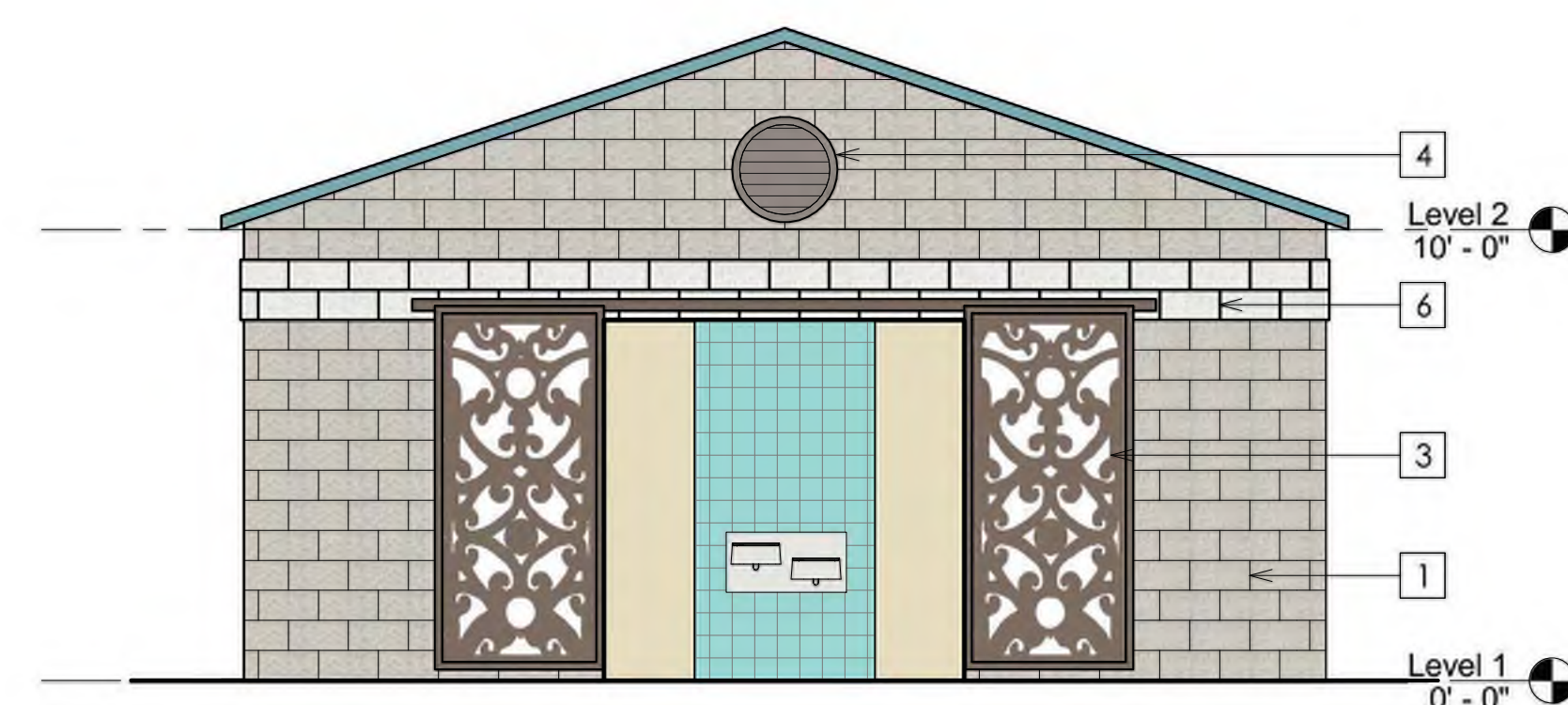
- Seashore paspalum



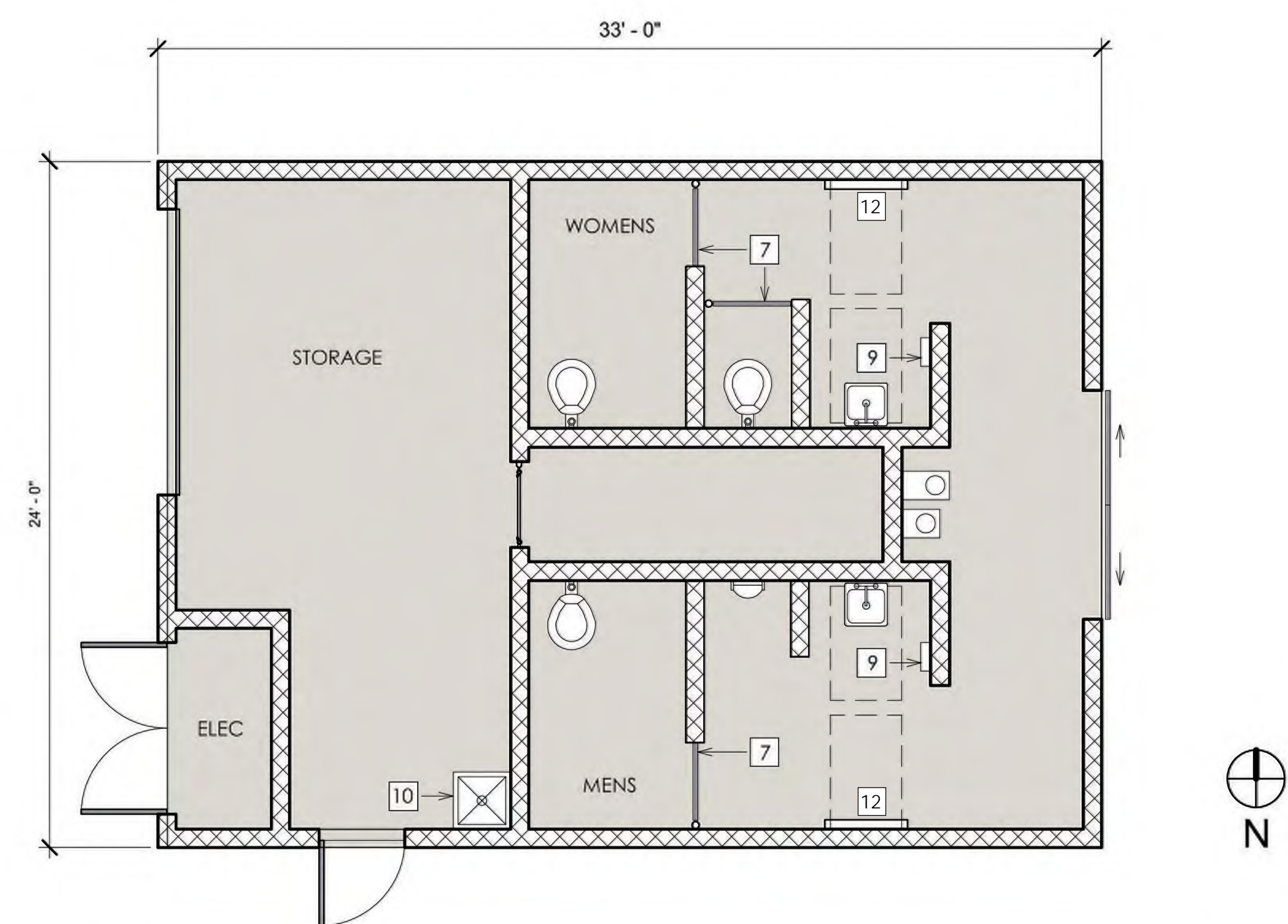
⑥ East Elevation - Closed Gates
1/4" = 1'-0"



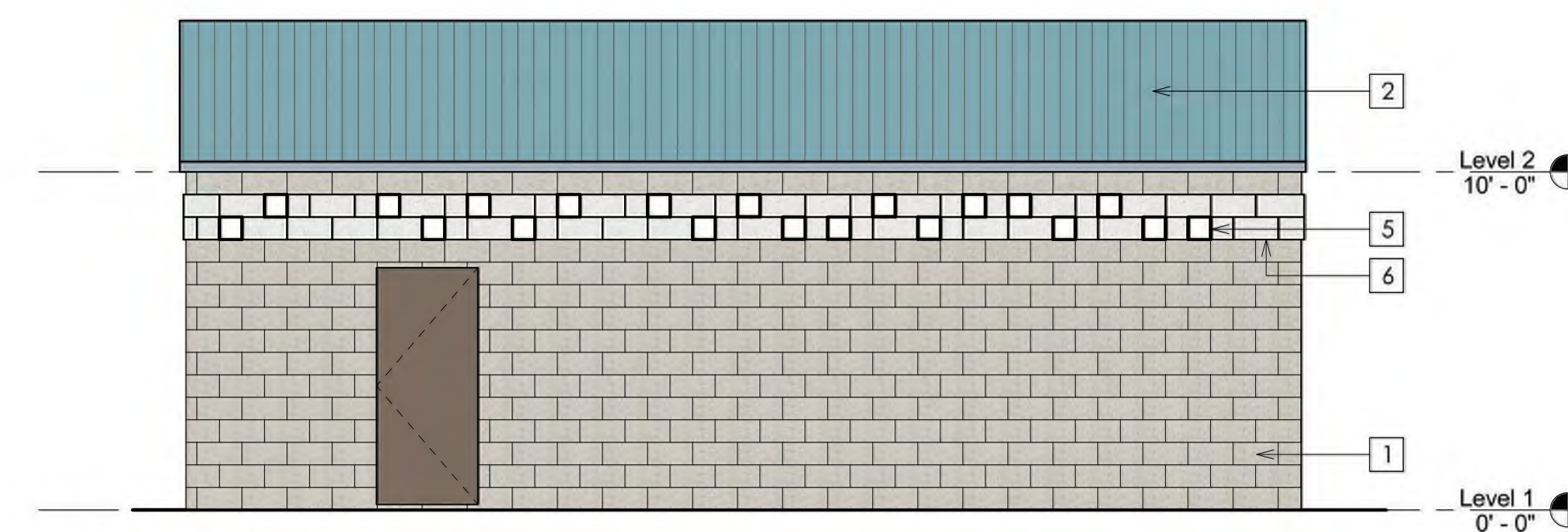
④ West Elevation
1/4" = 1'-0"



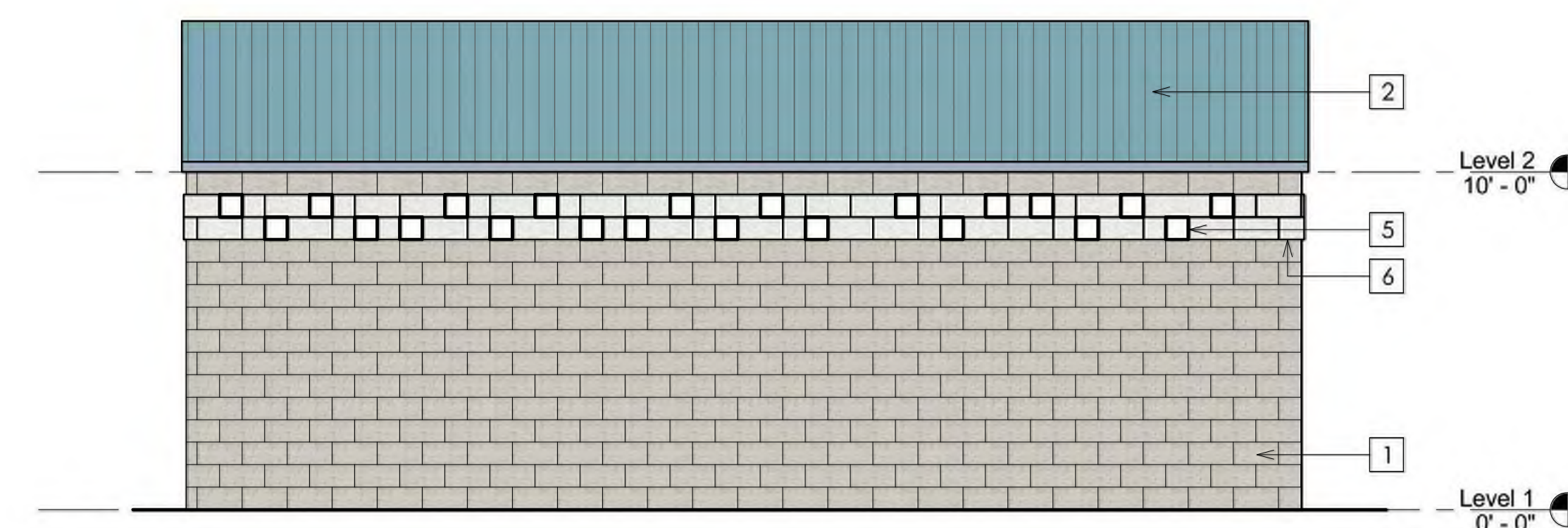
② East Elevation - Gates Open
1/4" = 1'-0"



⑤ Floor Plan
1/4" = 1'-0"



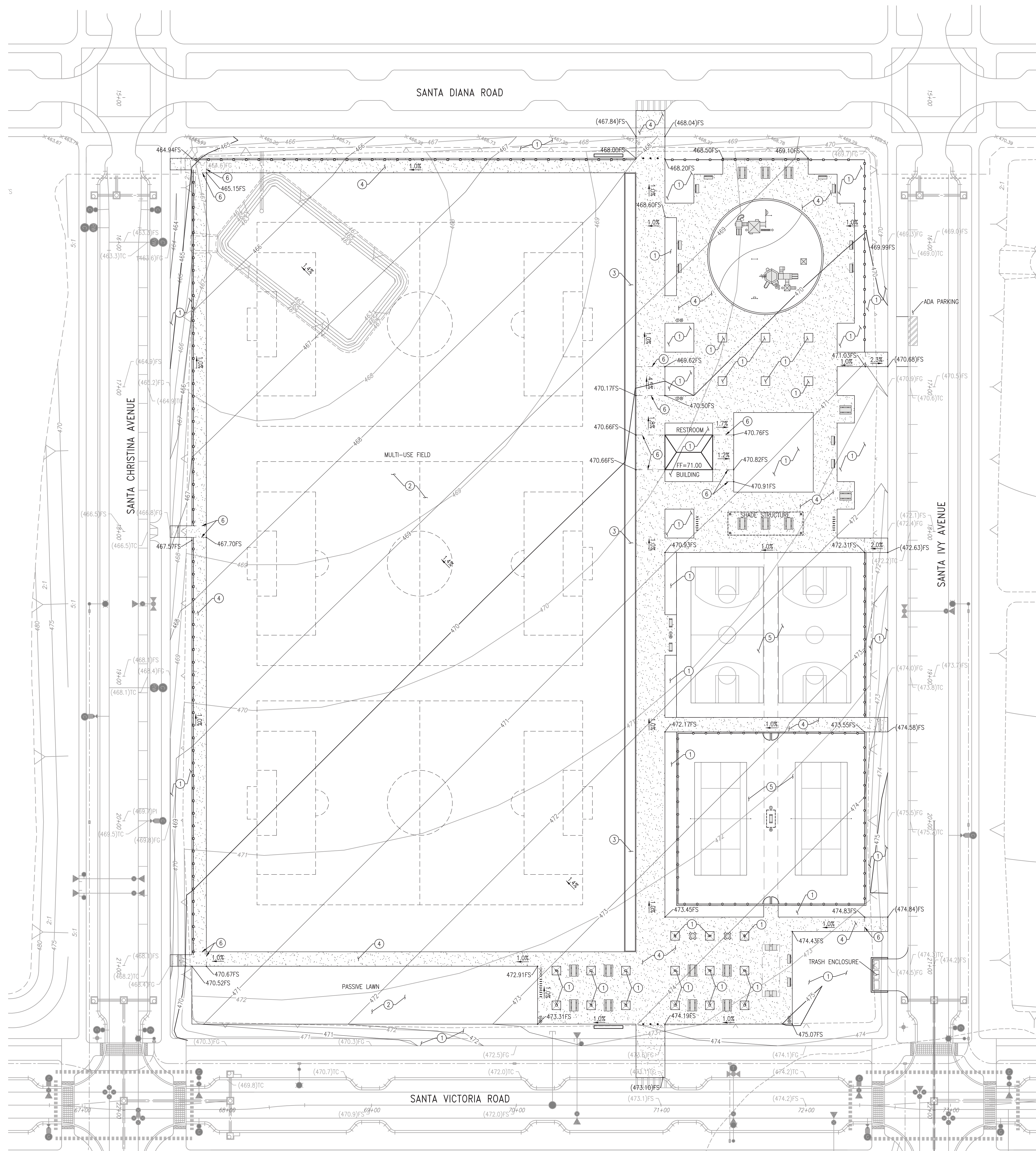
③ South Elevation
1/4" = 1'-0"



① North Elevation
1/4" = 1'-0"

LEGEND

- 1 CMU WALLS, TYP., ALL WALLS AND PARTITIONS
- 2 STANDING SEAM METAL ROOFING, TYP.
- 3 PUNCHED METAL ENTRANCE GATES
- 4 VENTILATION LOUVER, TYP.
- 5 PUNCHED OPENINGS IN CMU FOR LIGHT AND VENTILATION
- 6 RAISED CMU BAND
- 7 METAL PARTITION DOORS, TYP.
- 8 CERAMIC TILE
- 9 HAND DRYER
- 10 FLOOR SINK
- 11 METAL BARN DOORS
- 12 BABY CHANGING STATION



GRADING NOTES

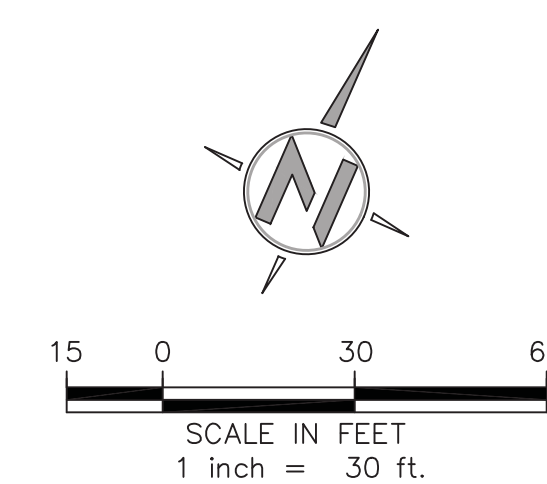
1. THE EARTHWORK QUANTITIES SHOWN ARE FOR BIDDING AND PERMIT PURPOSES ONLY. ACTUAL QUANTITIES MAY VARY WITH SHRINKAGE, LOSSES DUE TO CLEARING OPERATIONS, REMOVAL & RECOMPACTION, SETTLEMENT, ETC. CONTRACTOR SHALL VERIFY EXACT QUANTITIES PRIOR TO BIDDING. QUANTITIES DO NOT INCLUDE TRENCHING, EXISTING IMPROVEMENT DEMOLITION, OVEREXCAVATION REMOVALS OR SLOPE CUTBACKS.

EARTHWORK QUANTITIES

GRADED AREA	7.2 [ACRES]	MAX. CUT DEPTH	2.2 [FT]
CUT QUANTITIES	3,777 [CYD]	MAX CUT SLOPE RATIO (2:1MAX)	2:1
FILL QUANTITIES	4,957 [CYD]	MAX. FILL DEPTH	4.3 [FT]
IMPORT	1,180 [CYD]	MAX FILL SLOPE RATIO (2:1MAX)	2:1

CONSTRUCTION NOTES

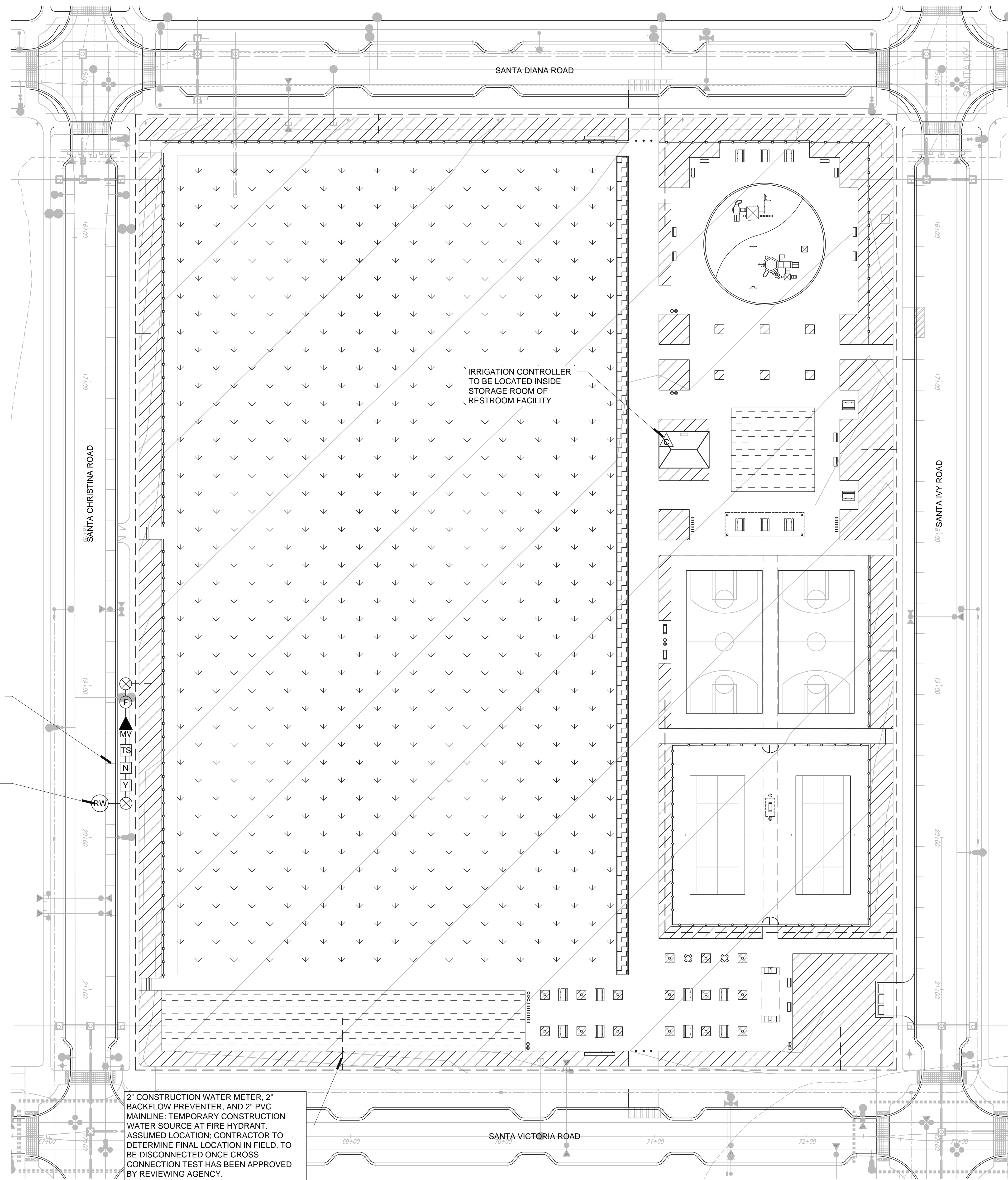
- ① PLANTER AREA PER LANDSCAPE PLAN
- ② TURF FIELD PER LANDSCAPE PLAN
- ③ DECOMPOSED GRANITE PER LANDSCAPE PLANS
- ④ NEW CONCRETE PAVEMENT
- ⑤ NEW CONCRETE SPORTS COURT PER LANDSCAPE PLANS
- ⑥ GRADE BREAK



BWE
CIVIL-STRUCTURAL-SURVEY-PLANNING
9449 BALBOA AVE., STE 270
SAN DIEGO, CA 92123 619.299.5550

Olay Village 2, Park P-2 - Conceptual Grading





IRRIGATION LEGEND	
SYMBOL	NOTE
---	IRRIGATION MAINLINE
(RW)	2" RECYCLED WATER METER
▲	MASTER VALVE
(F)	FLOW SENSOR
(Y)	Y-STRAINER
(X)	GATE VALVE
(C)	IRRIGATION CONTROLLER
(N)	IN-LINE CHECK VALVE
(TS)	RECYCLED WATER CROSS CONNECTION TEST STATION
(Hatched Box)	PLANTING AREA 42,000 SF -POP-UP ROTARY STREAM HEADS AT 40 PSI OPERATION -POP-UP TREE SPRAY/BUBBLER HEADS AT 30 PSI OPERATION
(Downward Arrows)	TURF AREA - ACTIVE USE 155,600 SF -POP-UP ROTOR HEADS AT 50 PSI OPERATION
(Dashed Arrows)	TURF AREA - PASSIVE USE 12,600 SF -POP-UP ROTOR HEADS AT 50 PSI OPERATION
(Wavy Lines)	TREES IN DG AREA 3,800 SF -FLOOR BUBBLER IN SLEEVE AT 30 PSI OPERATION

GENERAL IRRIGATION NOTES	
<ul style="list-style-type: none"> THE IRRIGATION SYSTEM FOR THE SITE WILL PROVIDE COVERAGE TO ALL PLANTING AREAS AND WILL BE CONTROLLED BY AN AUTOMATIC IRRIGATION CONTROLLER. THE ENTIRE SYSTEM WILL BE DESIGNED TO COMPLY WITH THE CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE AND CITY OF CHULA VISTA REQUIREMENTS, INCLUDING THE CHULA VISTA WATER CONSERVATION ORDINANCE CHAPTER 20.12 OF THE MUNICIPAL CODE. ALL LANDSCAPE AREAS TO RECEIVE RECYCLED WATER IRRIGATION SUBSEQUENT SUBMITTALS OF IRRIGATION PLANS SHALL PROVIDE MAWA AND ETWU CALCULATIONS FOR ALL IMPROVEMENTS. ALL ONSITE RECYCLED WATER EQUIPMENT SHALL BE PER WATER AGENCY STANDARDS (WAS). 	

PRELIMINARY RECYCLED WATER INFORMATION	
<ul style="list-style-type: none"> ESTIMATED PEAK WATER USE FOR LANDSCAPE: -83 GAL PER MINUTE; 3 DAYS PER WEEK, 9 HOURS PER DAY GROSS AND NET IRRIGATION AREA SERVED BY EACH METER (SQ FT OR ACRES): -GROSS IRRIGATION AREA: 309,088 SF (7.1 AC) -NET IRRIGATION AREA: 212,828 SF (4.89 AC) PEAK FLOW THROUGH THE METER IN GALLONS/MINUTE (GPM): -83 GPM ESTIMATE OF THE YEARLY DEMAND (ACRE-FEET): -6,142.2 DESIGN OPERATING PRESSURE AT THE METER IN KPA (PSI): -91 PSI AVAILABLE AT 469' ELEVATION IN RW PZ 680. NOTE: PRELIMINARY CALCULATIONS INDICATE 3" MAINLINE WILL BE SUFFICIENT TO OPERATE WORST CASE IRRIGATION SYSTEM FOR 50 PSI ROTOR OPERATION. 	

