



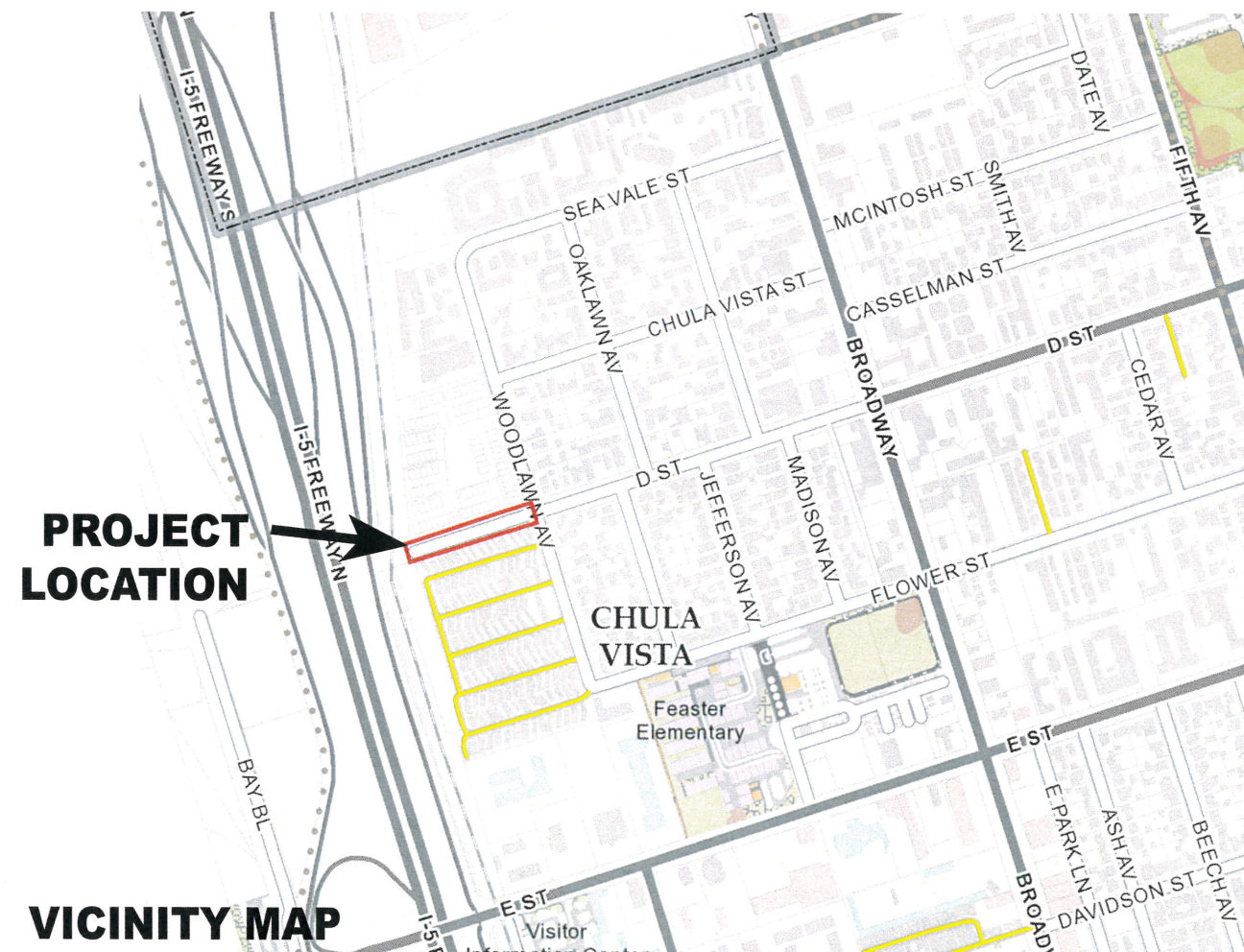
DRAFT PARK MASTER PLAN

D STREET AT WOODLAWN AVE

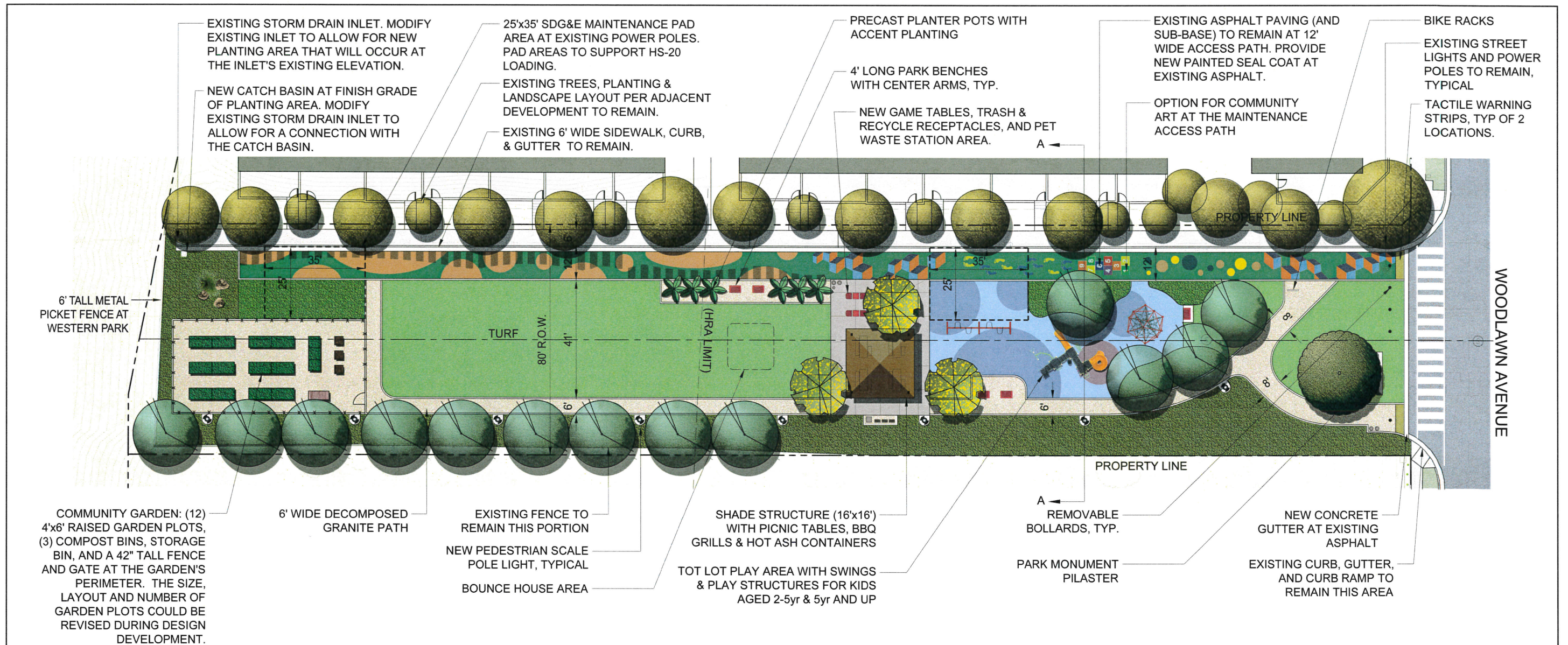
OCTOBER 10, 2019

CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT
LANDSCAPE ARCHITECTURE DIVISION





EXISTING SITE CONDITIONS - D STREET @ WOODLAWN AVENUE



DESIGN STATEMENT

THE PARK HAS BEEN DESIGNED TO ENHANCE THE EXISTING URBAN CONDITION BY UTILIZING AN UNDERUSED EXISTING RIGHT OF WAY FOR PARKLAND PURPOSES. THE PARK INTENDS TO PROVIDE A PLEASING PLACE OF HEALTH, WELLNESS, AND RESPIRE FOR NEARBY RESIDENTS. THE PARK IS DESIGNED TO ALLOW FOR AN OPEN AND VISIBLE PARK SPACE THAT TAKES ADVANTAGE OF ITS VIEWS TO THE WEST. INCLUDED IN THE DESIGN IS A PICNIC AREA PLAZA, A TOT LOT WITH PLAY ELEMENTS FOR CHILDREN BETWEEN THE AGES OF 2-5 YEARS AND 5+ YEARS, A COMMUNITY GARDEN, AND TURF AREAS FOR INFORMAL PLAY. A DECOMPOSED PATHWAY ON THE PARK'S SOUTH END OFFERS A LOOPED PEDESTRIAN PATHWAY THROUGHOUT THE SPACE. THE DESIGN SHALL EMPLOY LOW GROWING DROUGHT TOLERANT PLANTING AND ACCENT TREES FOR SHADE OR SEASONAL INTEREST.

NOTES

THE PARK WILL OCCUR WITHIN THE EXISTING 80 FT. RIGHT OF WAY FOR D STREET. CONSTRUCTION OF THE PARK WILL INCLUDE REMOVING PORTIONS OF THE EXISTING STREET'S ASPHALT SURFACING AND SUB-BASE WHEREVER PLANTING OCCURS. THE ASPHALT PAVING AND SUB-BASE ALONG THE CURB LINE AT THE NORTH SIDE OF D STREET SHALL REMAIN TO PROVIDE FOR A 12' WIDE ACCESS PATH. THIS ACCESS PATH IS PROVIDED FOR THE PURPOSES OF RETAINING SDG&E MAINTENANCE ACCESS TO THE EXISTING OVERHEAD POWER LINES. ADDITIONALLY, THE 2 WESTERNMOST POWER POLES SHALL INCLUDE A 25'x35' CLEAR SET UP ZONE.

THE PROPOSED PARK DESIGN WILL REDUCE THE IMPERMEABILITY THAT CURRENTLY EXISTS FOR THIS PORTION OF D STREET. ALL REMAINING STORMWATER WILL BE TREATED ON SITE THROUGH BIOFILTRATION AND/OR A VEGETATED SWALES. A STORM WATER QUALITY REPORT WILL BE REQUIRED FOR APPROVAL PRIOR TO CONSTRUCTION OF THE PROJECT.

FOR THE PROTECTION OF THE EXISTING OVERHEAD POWER LINES ALONG THE PARK'S NORTHERN EDGE, NO BALLOONS OR FLYING OF KITES SHALL BE PERMITTED WITHIN THE PARK.

THE LANDSCAPE AND IRRIGATION SHALL COMPLY WITH THE CITY OF CHULA VISTA WATER CONSERVATION ORDINANCE IN CHAPTER 20.12 OF THE MUNICIPAL CODE, THE CITY OF CHULA VISTA DESIGN MANUAL, AND THE CITY OF CHULA VISTA LANDSCAPE MANUAL.

PRELIMINARY PLANTING LEGEND

PROPOSED TREE SUCH AS:
LAGUNARIA PATTERSONIA (NORFOLK ISLAND HIBISCUS)
PLATANUS RACEMOSA (SYCAMORE)
QUERCUS ILEX (HOLLY OAK)
ULMUS PARVIFOLIA (CHINESE ELM)

PROPOSED PALM SUCH AS:
TRACHYCARPUS FORTUNEI (WINDMILL PALM)

PROPOSED SHRUBS AND GROUNDCOVER SUCH AS:
AGAVE SPP. (AGAVE SPECIES)
ARTEMISIA 'POWIS CASTLE' (SAGEBRUSH 'POWIS CASTLE')
ANIGOZANTHOS HYBRIDS (RED KANGAROO PAW)
ARMERIA MARITIMA (SEA PINK)
CISTUS 'SUNSET' (ROCKROSE 'SUNSET')
GAMBELIA SPECIOSA (ISLAND SNAPDRAGON)
IVA HAYESIANA (SAN DIEGO MARSH ELDER)
LANTANA SPP. (LANTANA)
LEYMUS CONDENSATUS 'CANYON PRINCE' (WILD RYE)

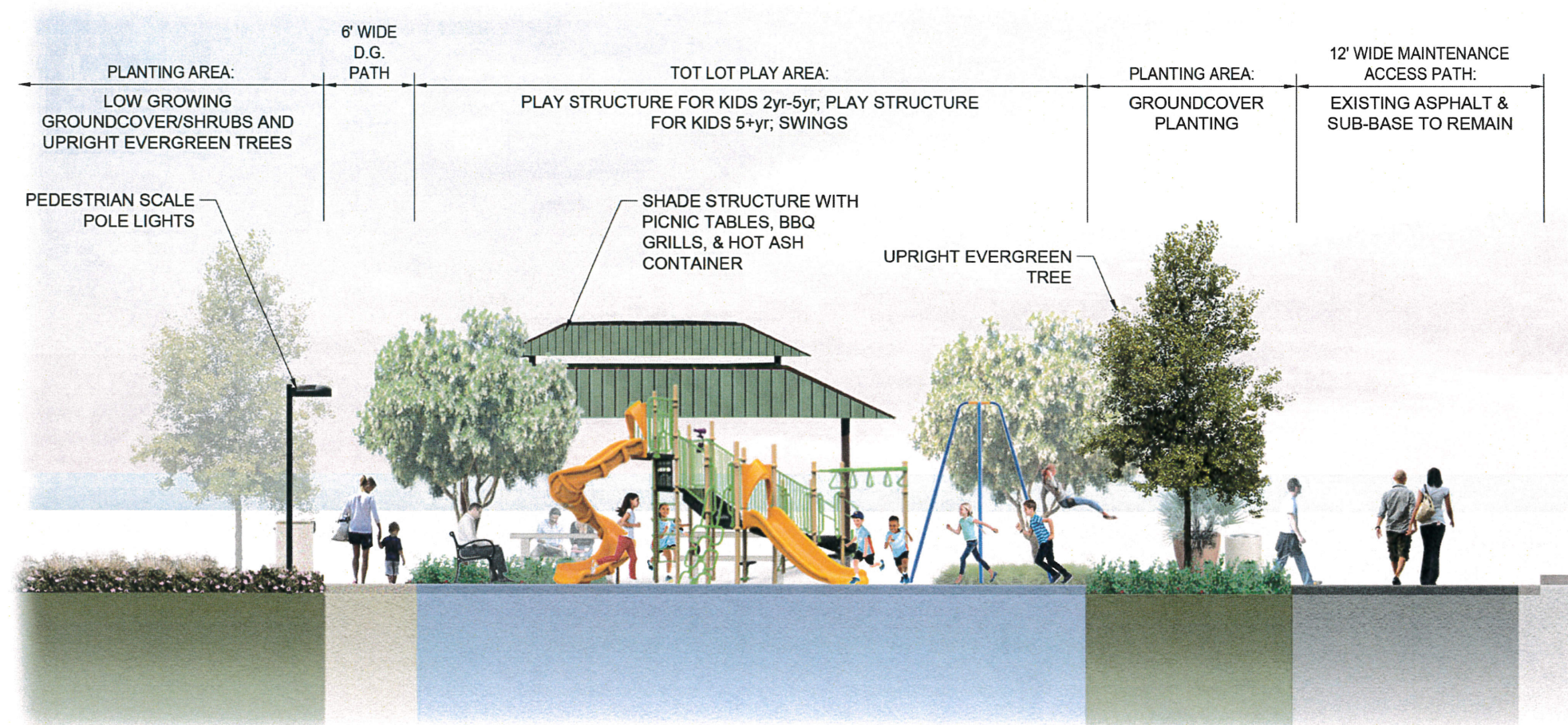
PROPOSED SHRUBS AND GROUNDCOVER SUCH AS (CONT'D):
LONICERA JAPONICA 'HALLIANA' (HALL'S JAPANESE HONEYSUCKLE)
MUHLENBERGIA RIGENS (DEER GRASS)
PITTOSPORUM 'WHEELERS DWARF' (DWARF MOCK ORANGE)
RHAPHIOLEPIS INDICA 'BELLERINA' (INDIA HAWTHORN BALLERINA)



0 16 32 Feet
SCALE: 1" = 16'



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SECTION 'A-A' - ELEVATION: VIEW LOOKING WEST FROM TOT LOT PLAY AREA
NOT TO SCALE



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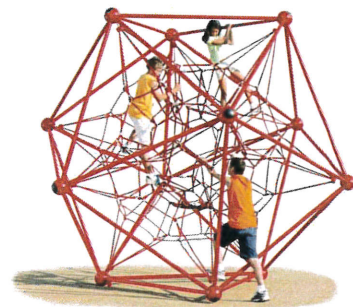


SHADE STRUCTURE

WITH PICNIC TABLES



INFORMAL PLAY LAWN



PLAYWEB (#ZZXX0019) BY PLAYWORLD
AGE RANGE: 5+ YEARS



SWING-ARCH-500 BY PLAYWORLD



PLAY STRUCTURE

CHALLENGERS (#350-1741) BY PLAYWORLD
AGE RANGE: 2 YEARS - 5 YEARS



FURNISHINGS



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