GRAMERCY DRIVE 29 TAFT MIDDLE SCHOOL

COUNCIL DISTRICT: 7

SITE ACQUIRED

SITE DEDICATED

GDP CONSULTANT HIRED

INITIAL DEVELOPMENT

COMMUNITY PLAN AREA: SERRA MESA

COST \$:

J.O. NO.

NAME: KTUA+A

REFERENCE DOCUMENTS

PF&R APPROVAL

CIP NO.

IMPROVEMENTS LEGEND

DESCRIPTION

- NEW ACCESSIBLE WALKWAY CONNECTION TO RIGHT OF WAY AT GRAMERCY DRIVE
- ACCESSIBLE PATH OF TRAVEL
- JOINT USE AREA ACCESS DRIVEWAY
- JOINT USE AREA ACCESS SIDEWALK
- SECURITY WALKWAY AND PARKING LOT LIGHTS
- **BIORETENTION BASIN**
- PARKING LOT 46 SPACES (INCL 2 ADA ACCESSIBLE)
- FIRE TRUCK HAMMERHEAD TURNAROUND
- ZERO CURB WITH REMOVABLE BOLLARDS AND DETECTABLE TRUNCATED DOMES
- **BICYCLE RACK**
- ENTRY PLAZA WITH ENHANCED CONCRETE (EMERGENCY VEHICLE ACCESSIBLE)
- ROUND PICNIC TABLES
- **BENCHES**
- CONCRETE PAD FOR TEMPORARY RESTROOMS
- **ENTRY PLAZA SEATWALL**
- NATURE PLAY EXERCISE FEATURES
- STABILIZED DECOMPOSED GRANITE DISCOVERY TRAIL
- **BOULDERS**
- EXISTING TAFT MIDDLE SCHOOL TENNIS COURTS, RESURFACED AND RESTRIPED FOR USE BY JOINT USE AREA
- 12' WIDE STABILIZED DECOMPOSED GRANITE PATH
- DRINKING FOUNTAIN
- RELOCATED EXISTING BASEBALL BACKSTOPS
- PICNIC TABLES ON CONCRETE PADS
- BENCHES
- LOW LANDSCAPE MOUNDING
- LOW CONCRETE STAGE AND SEATWALL
- **EXERCISE EQUIPMENT STATIONS**
- EXISTING SCHOOL PERIMETER FENCE
- MULTI-USE FIELD (SOCCER FIELD OVERLAY SHOWN FOR SCALE)
- RELOCATED BASKETBALL COURT
- HALF-COURT BASKETBALL
- PICKLEBALL COURTS
- POLICE / AMBULANCE HAMMERHEAD TURNAROUND
- NEW ELECTRIC METER FOR JOINT-USE AREA
- 1/16 MILE MARKERS ON 1/4 MILE LOOP
- PUBLIC ACCESS GATE TO BE CONTROLLED BY SCHOOL DURING SCHOOL HOURS. TO BE CONTROLLED BY PARK AND REC AFTER SCHOOL HOURS
- ACCESS GATES TO BE CONTROLLED BY SCHOOL ONLY

PROJECT DESIGN TEAM

LANDSCAPE ARCHITECT: KTU+A PLANNING AND LANDSCAPE ARCHITECTURE NASLAND ENGINEERING CIVIL ENGINEER: ELECTRICAL DESIGN, INC. **ELECTRICAL ENGINEER:** GEOTECHNICAL:

ORION STRUCTURAL ENGINEERING, INC

OWNER

STRUCTURAL:

CITY OF SAN DIEGO, DEPARTMENT OF PARK AND RECREATION

SAN DIEGO, CA 92101-3865

CONTACT: ALEXANDRA CORSI, ARCHITECTURAL ENGINEERING AND PARKS DIVISION PUBLIC WORKS DEPARTMENT - ENGINEERING & CAPITAL PROJECTS CITY OF SAN DIEGO 525 B STREET SUITE 750

PROJECT ADDRESS

TAFT MIDDLE SCHOOL

9191 GRAMERCY DRIVE, SAN DIEGO, CA 92123

ASSESSORS PARCEL#

439-011-07-00

LEGAL DESCRIPTION

THAT PORTION OF LOT 41, RANCHO MISSION OF SAN DIEGO, MORE PARTICULARLY DESCRIBED AS

ANGLE OF 19°07'10" THENCE TANGENT TO SAID CURVE NORTH 86°31'40" WEST, 714.77 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN MISSION VILLAGE UNIT NO. 31'40" WEST, 714.77 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN MISSION VILLAGE UNIT NO. 4, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3676, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY,

PARCEL 2:

LOTS 323 AND 324 OF MISSION VILLAGE UNIT NO. 4, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, , ACCORDING TO MAP THEREOF NO. 3676, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 19, 1957.

APN: 429-011-07 AND 429-021-01

JOINT USE AREA CONCEPT

THIS 4.75 ACRE JOINT USE AREA WILL IMPROVE THE EXISTING MULTI-USE PLAY FIELD AND TAFT MIDDLE SCHOOL AND PROVIDE THE SURROUNDING COMMUNITY OF SERA MESA WITH NEW JOINT USE PARK AMENITIES INCLUDING A MULTI-USE TURF FIELD, 12 FOOT WIDE, 1/4 MILE STABILIZED FULL BASKETBALL COURT, ONE HALF BASKETBALL COURT, AND THREE PICKLE BALL COURTS. AN OVERLOOK SEATING AREA IS ALSO PROVIDED WITH A STAGE AREA FOR SPECIAL EVENTS. A LARGE MULTI-USE TURF AREA IS PROVIDED TO SUPPORT INFORMAL ACTIVE USES SUCH AS SOFTBALL, SOCCER, AND FOOTBALL

ACCESS TO THE NEW JOINT USE AREA WILL BE FROM GRAMERCY DRIVE. VEHICLES WILL FOLLOW AN ACCESS DRIVEWAY TO A NEW PARKING LOT WITH 46 PARKING STALLS. A NEW ACCESSIBLE WALKWAY IS BEING PROVIDED TO GIVE PEDESTRIANS ACCESS FROM THE RIGHT OF WAY ALONG GRAMERCY DRIVE. A NEW ENTRY PLAZA WILL WELCOME VISITORS ENTERING THE JOINT USE AREA FROM THE PARKING LOT WITH A COLLONADE OF SHADE TREES AND ENHANCED CONCRETE PAVING. THE PLAZA WILL ALSO ACCOMODATE EMERGENCY VEHICLE ACCESS INCLUDING FIRE ENGINES, POLICE, AND AMBULANCE.

AS A JOINT USE AREA SHARED BY TAFT MIDDLE SCHOOL, THE JOINT USE IMPROVEMENTS ARE INTENDED TO SUPPORT THE OUTDOOR ACTIVITY NEEDS OF THE SCHOOL AND STUDENTS.

LANDSCAPE AND PLANTING DESIGN WILL BE AN EXTENSION OF THE ADJACENT CANYONS. NATIVE PLANT SPECIES WILL BE USED AROUND THE ENTIRE PERIMETER OF THE JOINT USE AREA AND IN THE BIO RETENTION BASINS TO HELP BLEND THE JOINT USE AREA WITH THE SURROUNDING MHPA. SHADE TREES ARE PROVIDED ALONG THE DECOMPOSED GRANITE WALKING TRAIL TO PROVIDE SHADE AT BENCHES AND PICNIC TABLES. CANOPY SHADE TREES WILL BE SELECTED TO NOT ONLY PROVIDE SHADE, BUT TO ALLOW FOR UNOBSTRUCTED VIEWS INTO THE ADJACENT

SITE LIGHTING

SITE LIGHTING IS BEING KEPT AT A MINIMUM TO PROVIDE ONLY SECURITY LEVEL LIGHTING FOR THE ENTRY DRIVE AND WALKWAY, PARKING LOT, AND ENTRY PLAZA. SPORTS FIELD LIGHTING IS NOT BEING PROVIDED.

IRRIGATION

THE NEW JOINT USE AREA WILL BE IRRIGATED WITH THE LATEST WATER EFFICIENT IRRIGATION TECHNOLOGY TO MAXIMIZE WATER EFFICIENCY. DUE TO LOW PRESSURE AVAILABLE TO THE SITE, AN IRRIGATION BOOSTER PUMP WILL BE REQUIRED. THE IRRIGATION SYSTEM WILL BE CONTROLLED BY A WEATHER BASED SMART CONTROLLER TO MINIMIZE OVER-WATERING. SEPARATE IRRIGATION BUBBLERS WILL BE PROVIDED AT TREES.

JOINT-USE AREA SQUARE FOOTAGE

TURF: 74,185 SF LANDSCAPE (INCLUDES BIORETENTION BASINS): 46,570 SF HARDSCAPE: 73,850 SF STABILIZED DECOMPOSED GRANITE: 18,940 SF





CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

TAFT MIDDLE SCHOOL

JOINT USE PARK

(PSD #)

		IMPROVEMENTS SUMMARY (DATA FROM GDP DRAWINGS)							
	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	
ACRES:	TOTAL SITE	4.75 AC.	TENNIS CTS. (existing)	16,975 SF	PAVED WALKWAYS	13,505 SF	SECURITY LTS.	5 STDS	
ACRES:	IMPROVED AREA	4.75 AC.	FULL BASKETBALL CT.	3,637 SF	PARKING LOT, INCL. DRIVE	25,300 SF	BACKSTOPS (existing)	2 EA	
	TURF	1.7 AC.	HALF BASKETBALL CT.	1,957 SF	PARKING STALLS-STD.	44	BENCHES	7 EA	
	SHRUB BED	0.9 AC.	PICKLEBALL CTS.	3,900 SF	PARKING STALLS-DISABLE) 2	PICNIC TABLES	9 EA	
DRWG. NO.	INFILTRATION BASIN	0.1 AC.	EXERCISE STATIONS	4 EA.	LAWN EDGING	1,267 LF	TRASH RECEPTACLES	10 EA	
DRWG. NO.	D.G. PAVING	0.43 AC.	NATURAL PLAY FEATURES	4 EA.	DRINKING FOUNTAIN	1 EA.	RECYCLING RECEPTACLES	10 EA	
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