

OWNER

FEE TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:
THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION

APPLICANT

SHELBY JORDAN II
MIDWAY RISING, LLC
700 SECOND STREET
ENCINITAS, CA 92024
P: (213) 458-2735

PROPERTY ADDRESS

3500 SPORTS ARENA BLVD
SAN DIEGO, CA 92110

PROPERTY AREA

GROSS PROJECT AREA= 49.23 ACRES
GROSS PROPERTY AREA= 68.56 ACRES

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS ALTA, IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 GRID BEARING BETWEEN G.P.S. STATION 237 AND G.P.S. STATION 1027 PER RDS 14462, I.E., SOUTH 34°26'55" EAST
THE COMBINED SCALE FACTOR AT G.P.S. STATION 237 IS 1.0000097. QUOTED BEARINGS FROM REFERENCE DEEDS/MAPS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

TOPOGRAPHY NOTES

- TOPOGRAPHY SHOWN ON THIS SURVEY IS BASED UPON AN AERIAL SURVEY BY TERRASCRIBE INC., IN JANUARY 2023, AND A FIELD REVIEW IN FEBRUARY 2023.
- THE LOCATIONS OF UNDERGROUND UTILITIES ON THIS SURVEY HAVE BEEN ESTIMATED BY PHYSICAL SURFACE FEATURES AND BY INFORMATION SUPPLIED BY SAN DIEGO GAS AND ELECTRIC COMPANY, COX CABLE SAN DIEGO, OPTIC BELL, AND THE CITY OF SAN DIEGO ENGINEERING DEPARTMENT. ADDITIONAL UNDERGROUND UTILITIES EXIST OFFSITE AND ONSITE BUT CANNOT BE LOCATED FROM FIELD CONDITIONS.

GRADING TABULATION

TOTAL AMOUNT OF ON-SITE TO BE GRADED AREA 49.23 AC; OR 100.0% OF TOTAL PROJECT SITE.
AMOUNT OF CUT (GEOMETRIC): 66,000 CY AND MAXIMUM DEPTH OF CUT: 9 FT
AMOUNT OF FILL (GEOMETRIC): 88,000 CY AND MAXIMUM DEPTH OF FILL: 5 FT
AMOUNT OF IMPORT: 22,000 CY

RETAINING WALL LENGTH: 0 FT MAXIMUM HEIGHT: 0 FT (MAXIMUM EXPOSED HEIGHT).

NOTE:

NO RECORDED MAP EXISTS WITHIN THE PROJECT BOUNDARY.

NOTES:

- THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.
- THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS FOR THE SHARED ACCESS EASEMENT. THE DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS SHALL STATE: SINCE THE MUTUAL ACCESS EASEMENT AGREEMENT IS A PRIVATE AND NOT A PUBLIC ISSUE, THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN THE PRIVATE PARTIES.
- WHEREAS THE MAP PROPOSES THE SUBDIVISION OF A 49.23 ACRE SITE INTO 43 LOTS FOR A NEW ENTERTAINMENT, RESIDENTIAL, AND MIXED-USE DEVELOPMENT, 11 RESIDENTIAL LOTS, 12 MIXED-USE LOTS, 8 PUBLIC SPACE LOTS, 2 PUBLIC PARK LOTS, 8 PRIVATE DRIVE LOTS AND 2 LOTS FOR THE NEW ENTERTAINMENT CENTER.
- THIS VESTING TENTATIVE MAP IS FOR A PHASED PROJECT AND FINAL MAPS MAY BE RECORDED IN PHASES AND ADJUST, AS NECESSARY. APPLICANT WILL WORK WITH CITY ENGINEER DURING FINAL ENGINEERING TO PROVIDE APPROPRIATE INFRASTRUCTURE TO SUPPORT EACH PROJECT PHASE.

ASSESSOR'S PARCEL NUMBERS:

PARCEL 1: 441-590-04, PORTION OF
PARCEL 2: 441-590-04, PORTION OF
PARCEL 3: 441-590-04, PORTION OF
PARCEL 4: 441-590-04, PORTION OF

PROPOSED ZONES

BASE ZONE RMX-2 AS MODIFIED BY THE MIDWAY RISING SPECIFIC PLAN

FLOODPLAIN NOTE

100-YEAR FLOODPLAIN AND ZONING INFORMATION PER FEMA MAP 06073C16186, REVISED 05/16/2012.

BENCHMARK

A FOUND STANDARD CITY OF SAN DIEGO BRASS PLUG IN TOP OF CURB LOCATED AT THE SOUTH CURB RETURN OF KURTZ AND HANCOCK STREETS.

ELEVATION: 10.06' N.G.V.D. 29

TRANSPORTATION AMENITIES

#	Amenity	Amenity Description	Project-Specific Notes	Transportation Amenities Points
1	Transit and Active Transportation Infrastructure as outlined in Community Plan Mobility Elements	Design and construct one or more of the following transit improvements on a street adjacent to the development: (a) the addition of pedestrian scale lighting (Section 142.0740). (b) sidewalk widening to 6 feet along property frontage and sidewalk widening to 10 feet near corners of intersection to allow for ADA required widths (this improvement shall be in addition to any improvements or measures otherwise required under other regulations or standards). (c) installation of transit shelters and/or benches. Transit shelters and benches shall be designed to MTS and ADA standards and require an approved agreement with MTS.	The project proposes: a. Install a minimum of 6 ft wide sidewalks along the project frontage of Sports Arena Boulevard and Kurtz Street with at least 10 feet of space at the corners of intersections. b. Install transit shelters and benches for the three bus stops along Sports Arena Drive per MTS Design Guide. Transit shelters will be designed to MTS and ADA standards. An approved agreement with MTS will be recorded.	5
2	Transit and Rideshare Information	Install and maintain an on-site kiosk or information center with multi-modal wayfinding information and transit information. The kiosk information center shall be located in a prominent location that can easily be seen by residents entering and exiting the development. The kiosk or information center shall be shown on the project plans.	The project proposes an on-site multi-modal wayfinding kiosk in a location that meets the requirements of this amenity.	1
3	On-Site Bicycle Repair Station	Install and properly maintain an on-site public bicycle repair station. The bicycle repair station must be located in a well-lit area, near the street frontage and must include, at a minimum, a bike pump, English and metric Allen wrenches, pedal wrench, headset wrench, tire levers, and cone wrenches. The bicycle repair station shall be shown on the project plans.	The project proposes two on-site public bicycle repair stations which will meet the requirements of this amenity.	4
4	Delivery Support	Provide a secure area for receipt of deliveries that offers at least one of the following: (1) closed lockers, (2) temporary storage for packages, laundry, and other deliveries, or (3) temporary refrigeration for groceries. The secure area shall be shown on the project plans.	The project proposes a secure area for receipt of deliveries which will meet the requirements of this amenity.	1
5	Outdoor Fitness Circuit	Construct and maintain an outdoor fitness circuit within the development premises. The outdoor fitness circuit shall be available to the public at least 12 hours a day, 7 days a week and shall provide a minimum of 4 workout stations. The outdoor fitness circuit shall be shown on the project plans.	The project proposes an on-site outdoor fitness circuit which will meet the requirements of this amenity.	2
6	Co-Working Space	Provide and maintain a co-working space within the project premises available for resident use. The co-working space shall be at least 500 square feet and shall provide private or semi-private office work spaces. The co-working space shall be shown on the project plans.	The project proposes two co-working spaces which will meet the requirements of this amenity.	4
Minimum Transportation Amenities Points Required				2
Total Transportation Amenities Points				17

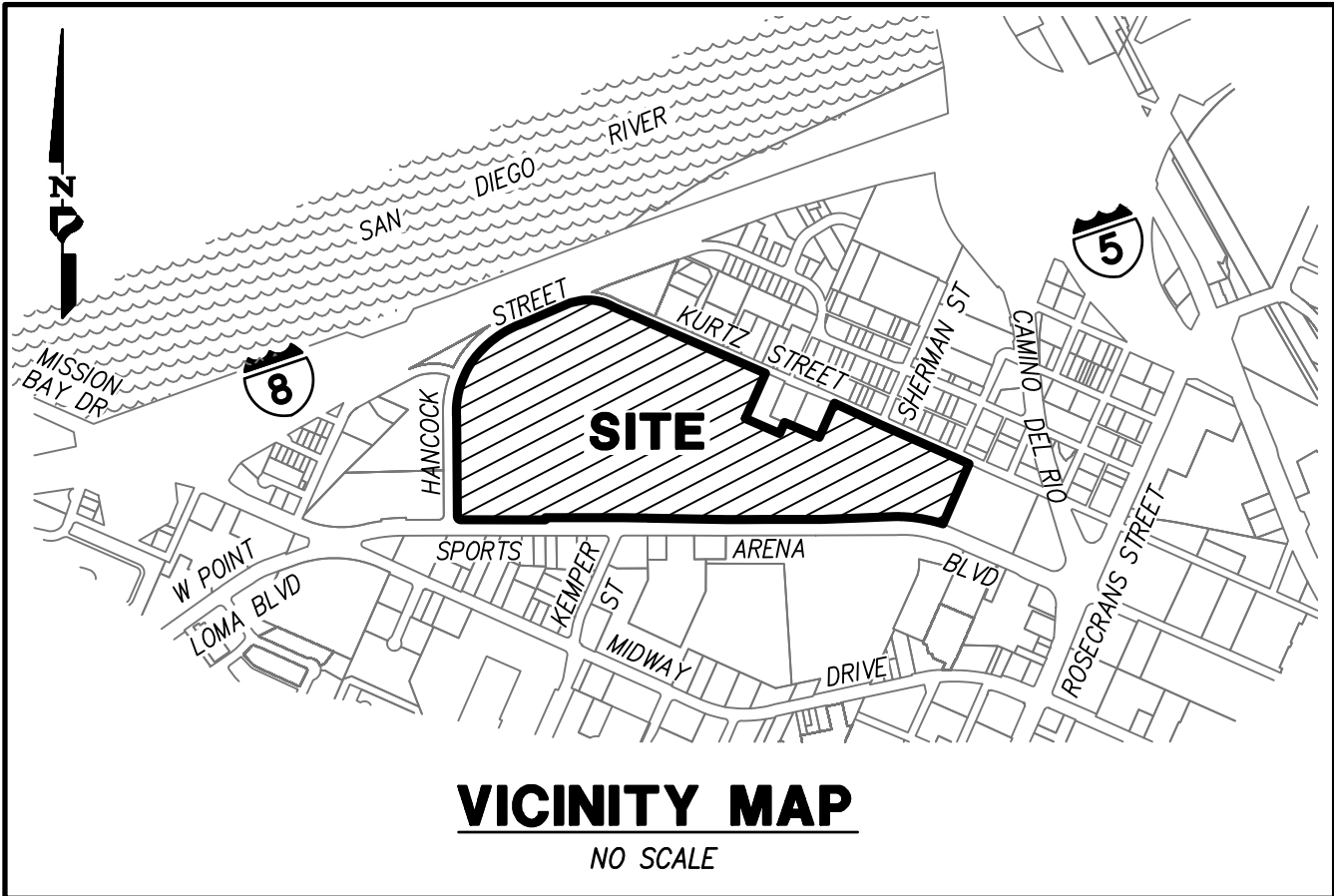
Source: City of San Diego Land Development Manual, Appendix G

VEHICLE MILES TRAVELED REDUCTION MEASURES PER COMPLETE COMMUNITIES: MOBILITY CHOICES

Measure	Project-Specific Notes	Points
Pedestrian 1. Pedestrian scale lighting adjacent to public pedestrian walkways along the entire development frontage.	Pedestrian scale lighting will be provided along the project frontage roadways of Sports Arena Boulevard and Kurtz Street	0.5
Pedestrian 2. Installing pop-outs at adjacent intersections or curb extensions at adjacent mid-block crosswalks. Installation shall comply with the Street Design Manual Traffic Calming Chapter. Coordination with City Fire-Rescue Department staff and/or San Diego Metropolitan Transit System/North County Transit District may be required.	3 locations: • Sports Arena Boulevard & Frontier Drive (half intersection) • Sports Arena Boulevard & Kemper Street (half intersection) • Frontier Drive mid-block crossing (South) (full intersection)	5
Pedestrian 9. Widening sidewalk within the existing public right-of-way to Street Design Manual standards. The reduction of parkway/landscape buffer to less than the width required by the Street Design Manual standards to widen sidewalk width is not permitted. Requires replacement of existing sidewalk.	Multi-use path along Kurtz Street and Rosecrans Street (approximately 2,200 feet)	1.25
Bicycle 12. Providing on-site bicycle repair station.	Located near Class I path along Sherman Street alignment through site.	1.5
Bicycle 13. Installing new bicycle infrastructure (Class I, II) that is part of the City's planned bikeway network that closes or incrementally closes an existing gap between two existing bikeways.	Class I multi-use paths are proposed for the north side of Sports Arena Boulevard, east side of Frontier Drive, through the project site, and east side of Rosecrans Street that would connect to Class II bike lanes on Pacific Highway and Sports Arena Boulevard (approximately 3,960').	2.25
Transit 19. Providing high cost amenities/upgraded features to an existing transit stop (above existing condition), i.e., addition of shelter, real time bus information monitors.	Provide enhanced amenities at proposed new bus stop on the west side of the Sports Arena Boulevard / Kemper Street intersection, including a shelter. Relocate existing bus stop (ID 13345) and upgrade to a RAPID bus stop per the MTS Designing for Transit Manual (February 2018) including real time digital display for rapid bus stop and rapid shelter.	2.5
Transit 20. Providing low cost amenities/upgraded features to an existing transit stop (above existing condition), i.e., addition of bench, public art, static schedule and route display, trash receptacle.	Provide system map for local bus stop (ID 13344) on Sports Arena Boulevard.	1
Other 25. Installing a traffic calm measure, such as speed feedback signs, median slow points (chokers), and speed table/raised crosswalk. Installation shall comply with the Street Design Manual Traffic Calming Chapter. Coordination with City Fire-Rescue Department staff and/or MTS/ACTO may be required.	Raised crossing / intersection on Frontier Drive.	2.5
Minimum VMT Reduction Measure Points Required (Commercial)		16
Total VMT Reduction Measure Points (Commercial)		16.5

Measure	Project-Specific Notes	Points
Pedestrian 2. Installing pop-outs at adjacent intersections or curb extensions at adjacent mid-block crosswalks. Installation shall comply with the Street Design Manual Traffic Calming Chapter. Coordination with City Fire-Rescue Department staff and/or San Diego Metropolitan Transit System/North County Transit District may be required.	2 locations: • Kemper Street mid-block crossing (North) (full intersection) • Kemper Street mid-block crossing (South) (full intersection)	5
Bicycle 12. Providing on-site bicycle repair station.	Located near Blocks D1 and D2	1.5
Transit 20. Providing low cost amenities/upgraded features to an existing transit stop (above existing condition), i.e., addition of bench, public art, static schedule and route display, trash receptacle.	Provide system map for local bus stop (new stop) on Sports Arena Boulevard on the west side of Kemper Street.	1
Minimum VMT Reduction Measure Points Required (Entertainment)		5
Total VMT Reduction Measure Points (Entertainment)		7.5

VESTING TENTATIVE MAP NO. 3258589 FOR MIDWAY RISING SAN DIEGO, CA



PROJECT DESCRIPTION

THE MIDWAY RISING PROJECT PROPOSES TO IMPLEMENT THE MIDWAY RISING SPECIFIC PLAN AND REDEVELOP THE EXISTING ARENA AREA PROPERTY WITH A WALKABLE, TRANSIT-CENTRIC, AND MODERN PLAY-AND-USE NEIGHBORHOOD THAT PROVIDES A DESTINATION THAT OFFERS A MIX OF USES, ACTIVE RETAIL EXPERIENCES, A RANGE OF HOUSING CHOICES AND A VIBRANT PUBLIC REALM. CONTINUOUS OPEN SPACE WILL DRAW PEOPLE INTO THE SITE AND CONNECT ELEMENTS OF THE SITE, THE ENTERTAINMENT CENTER, PARK, SQUARE, PASSES, HOUSING AND RETAIL CONNECTION WITH THE COMMUNITY BY MULTI-USE PATHS, WIDE SIDEWALKS, PASEOS AND GREENWAYS, NEW ROADWAYS, BIKE FACILITIES ON SITE AND ENHANCED TRANSIT STOPS ALONG THE SPORTS ARENA BOULEVARD FRONTAGE. PARKS AND OPEN SPACE, PRIVATE AND COMMON OPEN SPACES INTEGRATED WITH RESIDENTIAL BUILDINGS, AND CONTINUOUS TREE CANOPY ON ALL STREETS MAKE MIDWAY RISING A VIBRANT COMMUNITY WITH PEDESTRIAN-FRIENDLY FACIES AND ACTIVATES FRONTIER DRIVE AND LINKS TO THE ENTERTAINMENT CENTER THROUGH A LIVELY PEDESTRIAN PROMENADE WITH COMMERCIAL SUPPORTING USES.

LEGAL DESCRIPTION

PARCEL 1 (A PORTION OF APN 441-590-04-00):

THOSE PORTIONS OF PUEBLO LOTS 241, 242, 259, 276, 311, 312, 313, 314, 337 AND 338 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, AND KNOWN AS MISCELLANEOUS MAP NO. 36, TOGETHER WITH LOT 1 AND A PORTION OF LOT 338, ACCORDING TO PARTITION MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, IN AN ACTION ENTITLED "STEELE VS. STEELE", SUPERIOR COURT, CASE NO. 5620, TOGETHER WITH MAP OF CASS AND MICHAEL SUBDIVISION, ACCORDING TO MAP THEREOF NO. 1581, FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF PUEBLO LOT 312 WITH THE NORTHERLY LINE OF FRONTIER STREET, (NOW SPORTS ARENA BOULEVARD) AS DESCRIBED IN DEED TO FRONTIER ENTERPRISES, INC., RECORDED MARCH 5, 1941 IN BOOK 1143, PAGE 520 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY, THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE TO A POINT OF INTERSECTION WITH A LINE WHICH IS DISTANT 15.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID SPORTS ARENA BOULEVARD, BEING THE TRUE POINT OF BEGINNING, THENCE SOUTH 77° 23' 46" EAST, 869.92 FEET TO A TANGENT 1,010.93 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 151° 02' 07" A DISTANCE OF 269.13 FEET TO THE SOUTHEASTERLY LINE OF SAID PUEBLO LOT 337, THENCE ALONG SAID SOUTHEASTERLY LINE NORTH 36° 29' 46" EAST, 406.64 FEET TO THE MOST EASTERLY CORNER OF SAID PUEBLO LOT 337, THENCE ALONG THE NORTHEASTERLY LINE OF SAID PUEBLO LOT 337 NORTH 53° 26' 44" WEST, 464.11 FEET TO THE MOST EASTERLY CORNER OF SAID PUEBLO LOT 338, THENCE ALONG THE NORTHEASTERLY LINE OF SAID PUEBLO LOT 338 NORTH 53° 27' 34" WEST, 466.64 FEET TO THE MOST NORTHERLY CORNER OF SAID PUEBLO LOT 338, THENCE SOUTH 36° 37' 28" WEST ALONG THE NORTHERLY LINE OF PUEBLO LOT 338, A DISTANCE OF 233.40 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 14; THENCE NORTH 53° 27' 44" WEST ALONG THE NORTHEASTERLY LINE OF SAID LOT 14; A DISTANCE OF 235.41 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 14; THENCE SOUTH 36° 33' 41" WEST ALONG THE NORTHERLY LINE OF SAID LOT 14; A DISTANCE OF 74.98 FEET TO A POINT DISTANT NORTH 36° 33' 41" EAST, 158.40 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 14; THENCE NORTH 53° 27' 19" WEST, 223.43 FEET TO A POINT IN THE NORTHERLY LINE OF PUEBLO LOT 339 DISTANT SOUTH 36° 36' 21" WEST, 508.51 FEET FROM THE MOST NORTHERLY CORNER OF SAID PUEBLO LOT 339, THENCE NORTH 36° 36' 21" EAST ALONG THE NORTHERLY LINE OF PUEBLO LOT 339, A DISTANCE OF 301.33 FEET TO A LINE WHICH IS PARALLEL WITH AND 7.00 FEET SOUTHWESTERLY OF AND MEASURED AT RIGHT ANGLES TO THE NORTHERLY PROLONGATION OF THE NORTHERLY LINE OF SAID PUEBLO LOT 339, THENCE ALONG SAID PARALLEL LINE NORTH 53° 26' 49" WEST, A DISTANCE OF 786.16 FEET TO A POINT IN THE SOUTHERLY LINE OF KURTZ STREET, AS DESCRIBED IN RESOLUTION NO. 197563 OF THE COUNCIL OF THE CITY OF SAN DIEGO, A COPY OF WHICH WAS RECORDED JULY 30, 1969 AS INSTRUMENT NO. 137838 OF OFFICIAL RECORDS, THENCE ALONG THE BOUNDARY OF SAID KURTZ STREET AS FOLLOWS:

SOUTH 36° 32' 31" WEST, A DISTANCE OF 5.00 FEET, NORTH 53° 26' 49" WEST, A DISTANCE OF 307.00 FEET TO THE BEGINNING OF A 300.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, AND WESTERLY ALONG THE ARC OF SAID CURVE TO AND ALONG THE SOUTHERLY LINE OF HANCOCK STREET DEDICATED BY SAID RESOLUTION, THROUGH A CENTRAL ANGLE OF 39° 03' 30" AN ARC LENGTH OF 204.51 FEET; THENCE SOUTH 26° 31' 31" WEST, A DISTANCE OF 393.86 FEET; THENCE SOUTH 12° 35' 00" WEST, A DISTANCE OF 966.25 FEET TO SAID LINE WHICH IS PARALLEL WITH AND 15.00 FEET NORTHERLY OF THE NORTHERLY LINE OF FRONTIER STREET, THENCE ALONG SAID PARALLEL LINE SOUTH 77° 23' 46" EAST, TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM A PORTION OF SAID LAND, ALL URANIUM, THORIUM, AND ALL OTHER MATERIALS DETERMINED PURSUANT TO SECTION 5(b) (1) OF THE ATOMIC ENERGY ACT OF 1946 (60 STAT. 761), TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSONABLE MATERIAL, CONTAINED IN WATERBORN CONCENTRATION IN DEPOSITS IN THE LANDS COVERED BY THIS INSTRUMENT, TOGETHER WITH THE RIGHT OF THE UNITED STATES THROUGH ITS AUTHORIZED AGENTS OR REPRESENTATIVES AT ANY TIME TO ENTER UPON THE LAND AND PROSPECT FOR, MINE AND REMOVE THE SAME, AS RESERVED FOR THE USE OF THE UNITED STATES, IN A DEED RECORDED JANUARY 31, 1955 IN BOOK 5514, PAGE 182 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM A PORTION OF SAID LAND, ALL URANIUM, THORIUM, AND ALL OTHER MATERIALS DETERMINED PURSUANT TO SECTION 5(b) (1) OF THE ATOMIC ENERGY ACT OF 1946 (60 STAT. 761), TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSONABLE MATERIAL, CONTAINED IN WATERBORN CONCENTRATION IN DEPOSITS IN THE LANDS COVERED BY THIS INSTRUMENT, TOGETHER WITH THE RIGHT OF THE UNITED STATES THROUGH ITS AUTHORIZED AGENTS OR REPRESENTATIVES AT ANY TIME TO ENTER UPON THE LAND AND PROSPECT FOR, MINE AND REMOVE THE SAME, AS RESERVED FOR THE USE OF THE UNITED STATES, IN A DEED RECORDED JANUARY 31, 1955 IN BOOK 5514, PAGE 182 OF OFFICIAL RECORDS.

PARCEL 2 (A PORTION OF APN 441-590-04-00):

ALL THAT PORTION OF PUEBLO LOTS 242, 243, 259 AND 311 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE IN 1970, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 14, 1921, AS MISCELLANEOUS MAP NO. 36, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF PUEBLO LOT 276, THENCE SOUTH 53° 17' 00" EAST ALONG THE NORTHEASTERLY BOUNDARY LINE OF PUEBLO LOT 276, A DISTANCE OF 83.79 FEET; THENCE LEAVING SAID BOUNDARY LINE OF PUEBLO LOT 276, NORTH 72° 53' 15" EAST, A DISTANCE OF 120.70 FEET TO A POINT IN THE ARC OF A 270.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, A RADIAL TO SAID POINT BEARS NORTH 13° 11' 45" EAST; THENCE NORTHERLY AND WESTERLY THROUGH THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20° 28' 03" A DISTANCE OF 96.45 FEET; THENCE SOUTH 82° 42' 42" WEST, A DISTANCE OF 579.30 FEET; THENCE SOUTH 14° 31' 30" WEST, 217.21 FEET TO A POINT IN A 300.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, A RADIAL TO SAID POINT BEARS NORTH 00° 57' 45" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 28' 04" AN ARC LENGTH OF 6.18 FEET TO THE TRUE OF BEGINNING, THENCE CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 41' 21" AN ARC LENGTH OF 35.02 FEET TO THE BEGINNING OF A 4,977.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE BEGINNING OF A 558.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, A RADIAL TO SAID POINT BEAR NORTH 14° 26' 39" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63° 00' 02" AN ARC LENGTH OF 613.68 FEET; THENCE SOUTH 12° 33' 19" WEST, A DISTANCE OF 126.74 FEET TO A POINT IN THE NORTHEASTERLY BOUNDARY LINE OF PUEBLO LOT 243; THENCE CONTINUING SOUTH 12° 33' 19" WEST, A DISTANCE OF 514.24 FEET TO THE BEGINNING OF A 20.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, A RADIAL BEARS SOUTH 17° 26' 41" WEST; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69° 57' 05" AN ARC LENGTH OF 31.40 FEET; THENCE TANGENT TO SAID CURVE SOUTH 77° 23' 46" EAST, 617.63 FEET; THENCE NORTH 12° 35' 00" EAST, 966.25 FEET; THENCE NORTH 26° 31' 31" EAST, 393.86 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM A PORTION OF SAID LAND, ALL URANIUM, THORIUM, AND ALL OTHER MATERIALS DETERMINED PURSUANT TO SECTION 5(b) (1) OF THE ATOMIC ENERGY ACT OF 1946 (60 STAT. 761), TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSONABLE MATERIAL, CONTAINED IN WATERBORN CONCENTRATION IN DEPOSITS IN THE LANDS COVERED BY THIS INSTRUMENT, TOGETHER WITH THE RIGHT OF THE UNITED STATES THROUGH ITS AUTHORIZED AGENTS OR REPRESENTATIVES AT ANY TIME TO ENTER UPON THE LAND AND PROSPECT FOR, MINE AND REMOVE THE SAME, AS RESERVED FOR THE USE OF THE UNITED STATES, IN A DEED RECORDED JANUARY 31, 1955 IN BOOK 5514, PAGE 182 OF OFFICIAL RECORDS.

PARCEL 3 (A PORTION OF APN 441-590-04-00):

THAT PORTION OF PUEBLO LOT 259 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AND KNOWN AS MISCELLANEOUS MAP NO. 36, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF HANCOCK STREET, AS DESCRIBED IN PARCEL 1 OF RESUBDIVISION OF PUEBLO NO. 197563 OF THE CITY OF SAN DIEGO, A CERTIFIED COPY OF SAID RESOLUTION RECORDED JULY 30, 1969 AS INSTRUMENT NO. 137838 OF OFFICIAL RECORDS, SAID POINT BEING THE INTERSECTION OF THE SOUTHERLY LINE WITH THE SOUTHEASTERLY LINE OF SAID PUEBLO LOT 259, THENCE ALONG SAID SOUTHERLY LINE, SOUTH 82° 11' 53" WEST, 460.92 FEET (RECORD SOUTH 82° 42' 42" WEST, 460.91 FEET) TO A POINT 24" OF SAID PARCEL NO. 1, SAID POINT BEING ON THE NORTHEASTERLY LINE OF KURTZ STREET, AS DESCRIBED IN PARCEL NO. 2 OF SAID RESOLUTION NO. 197563 OF OFFICIAL RECORDS, THENCE ALONG SAID NORTHEASTERLY LINE ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 40 FEET THROUGH AN ANGLE OF 136° 07' 53" AN ARC DISTANCE OF 85.04 FEET (RECORD 95.06 FEET); THENCE ALONG THE NORTHEASTERLY LINE OF SAID KURTZ STREET, SOUTH 53° 56' 07" EAST, 304.02 FEET TO THE SOUTHERLY LINE OF SAID PUEBLO LOT 259; THENCE ALONG SAID SOUTHERLY LINE, NORTH 36° 06' 53" EAST, 386.26 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 4 (A PORTION OF APN 441-590-04-00):

EXCEPTING THEREFROM A PORTION OF SAID LAND, ALL URANIUM, THORIUM, AND ALL OTHER MATERIALS DETERMINED PURSUANT TO SECTION 5(b) (1) OF THE ATOMIC ENERGY ACT OF 1946 (60 STAT. 761), TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSONABLE MATERIAL, CONTAINED IN WATERBORN CONCENTRATION IN DEPOSITS IN THE LANDS COVERED BY THIS INSTRUMENT, TOGETHER WITH THE RIGHT OF THE UNITED STATES THROUGH ITS AUTHORIZED AGENTS OR REPRESENTATIVES AT ANY TIME TO ENTER UPON THE LAND AND PROSPECT FOR, MINE AND REMOVE THE SAME, AS RESERVED FOR THE USE OF THE UNITED STATES, IN A DEED RECORDED JANUARY 31, 1955 IN BOOK 5514, PAGE 182 OF OFFICIAL RECORDS.

THAT PORTION OF PUEBLO LOT 259, AS SAID PUEBLO LOT IS SHOWN ON THE MAP OF THE PUEBLO LANDS OF SAN DIEGO, MADE BY JAMES PASCOE IN 1970, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, A CERTIFIED COPY OF SAID PASCOE'S MAP IS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AS MISCELLANEOUS MAP NO. 36, WHICH LIES NORTHEASTERLY OF THE NORTHEASTERLY LINE OF HANCOCK STREET, NORTHERLY OF THE NORTHERLY LINE OF CHANNEY WAY AS DESCRIBED UNDER PARCELS 1 AND 3, RESPECTIVELY, IN RESOLUTION NO. 197563 OF JULY 24, 1969 BY THE COUNCIL OF THE CITY OF SAN DIEGO, RECORDED JULY 30, 1969 AS INSTRUMENT NO. 137838 OF OFFICIAL RECORDS, AND WHICH LIES SOUTHERLY OF THE SOUTHERLY BOUNDARY OF 11-30-109, HIGHWAY 109 AS DESCRIBED UNDER PARCEL 2 IN DEED TO THE STATE OF CALIFORNIA, RECORDED MARCH 26, 1969 AS INSTRUMENT NO. 46552 OF OFFICIAL RECORDS.

LEGEND

DESCRIPTION	STANDARD PLAN	SYMBOL
PROJECT BOUNDARY		---
PROP. RIGHT OF WAY		---
EXIST. FIRE HYDRANT		⊙
PROP. FIRE HYDRANT	(SDW-104, SDW-151, SDW-153)	⊙
PROP. FIRE SERVICE AND BACKFLOW PREVENTER	(SDW-105, SDW-118, SDW-151, SDW-153)	⊙ BFP
PROP. DOMESTIC WATER SERVICE, METER AND BACKFLOW PREVENTER	(SDW-141, SDW-151, SDW-156, WS-04)	⊙ MTR BFP
PROP. MODULAR WETLAND UNIT		WU
PROP. STORM DRAIN CLEAN-OUT	(0-09, D-10)	CO
PROP. STORM DRAIN INLET	(SDW-115, SDW-116, SDW-110)	DI
PROP. STORM DRAIN	(SDW-110)	---
PROP. PRIVATE STORM DRAIN		---
PROP. SEWER MANHOLE	(SDS-106, SDS-107, SDS-108)	○
PROP. SEWER MAIN	(SDS-101, SDS-105, SDS-119)	---
PROP. WATER MAIN	(SDW-110, SDW-151)	---
PROP. STREET LIGHT	(SDE-101)	⊙
PROP. PEDESTRIAN RAMP	(SDG-131, SDG-132, SDG-134, SDG-135, SDG-136, SDG-137, SDG-139)	⊙
BIKE BUFFER, HARDCAPE		---
FOUND MONUMENT		●
PROP. COMMERCIAL DRIVEWAY	(SDG-160, SDG-163, SDG-164)	---
TRUNCATED DOWNS (DETECTABLE WARNING)	(SDG-130)	---
PROP. PRIVATE BIO-FILTRATION (DETAIL ON SHEET 9)		---
BUS STOP SLAB	(SDG-102)	---
PROPOSED MODIFICATION OF EXISTING TRAFFIC SIGNAL		---

LIST OF ABBREVIATIONS

BFE	BASE FLOOD ELEVATION
BVC	BEGIN VERTICAL CURVE
C/L	CENTERLINE
C&G	CURB AND GUTTER
EOP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EXIST.	EXISTING
FG	FINISH GRADE
FS	FINISHED SURFACE
HP	HIGH POINT
IE	INVERT ELEVATION
LP	LOW POINT
LT	LEFT
NFM	NO FUCKING MAP
NTS	NOT TO SCALE
PRC	POINT OF REVERSE CURVE
PROP.	PROPOSED
PVI	POINT OF VERTICAL INTERSECTION
R/W	RIGHT OF WAY
RM	MANHOLE RIM ELEVATION
ROP	REINFORCED CONCRETE PIPE
RT	RIGHT
SD	STORM DRAIN
TC	TOP OF CURB
TOR	TOP OF RIM

LUMINARIES

TYPE Y-MID	- STREET
TYPE Z-MID	- STREET
TYPE Y-INT	- STREET

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT IN MY PROFESSIONAL OPINION THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITY FOR PROJECT DESIGN.

MARTIN J. JONES, RCE 78492
DATE: 9/4/2025



SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	TYPICAL STREET CROSS-SECTIONS
SHEET 3	LOT AREA TABLES AND SITE SECTIONS
SHEET 4-7	BOUNDARY, ENCUMBRANCES, & EXISTING CONDITIONS
SHEET 8-10	GRADING, DRAINAGE, & BMP PLAN
SHEET 11-13	LOTS, STREETS, SEWER AND WATER PLAN
SHEET 14	FIRE ACCESS PLAN
SHEET 15-21	LANDSCAPE PLANS
SHEET 22	OFF-SITE TRAFFIC MITIGATION IMPROVEMENTS
SHEET 23	TRANSPORTATION AMENITIES & MOBILITY CHOICES

PEDESTRIAN CURB RAMP DEVIATION FROM STANDARDS *

LAND USE PARKING REQUIREMENTS

Land Use	Site Area (SF)	Parking Ratio Code Sections	Required Per Code				Proposed				
			Min. Parking Ratio	Parking	Clean Air / Zero Emission	****Loading Zones	Parking	Clean Air / Zero Emission	Loading Zones	Accessible	Van Accessible
Residential	1,230,100	SDMC 142-05C	* N/A	* 0	N/A	17	4,550	N/A	19	91	12
Commercial	130,000	SDMC 142-05F SDMC 142 - 05F	* N/A	* 0	32	5	390	32	5	8	2
Entertainment Center	191,870	SDMC 141.0622(d)	** N/A	**0	168	2	2,100	168	2	31	6

* Site is located in a Transit Priority Area (TPA) and therefore the minimum required vehicular parking is zero provided that the requirements of Section 142.0528 and 142.0530 of the SDMC are met.

** City of San Diego Municipal code Section 141.0622(d) indicates that off-street parking for sports arenas and stadiums shall be provided at a level sufficient to serve the facility without impacting adjacent or nearby property

****The number of required loading areas is based on Section 142.1010, Table 142-10B of the SDMC.

ADDITIONAL PARKING REQUIREMENTS

Land Use	EV Capable	EV Ready	EV Chargers	Short-Term Bike Parking	Long-Term Bike Parking	Motorcycle
Residential	455	1,138	228	0	1,942	426
Commercial	*** 195	N/A	**** 20	20	20	8
Entertainment Center	** 1,050	N/A	**** 105	105	105	42

*** EV Capable ratios are based on Council Policy 900-03 which adds an additional 30% to the existing 20% per Calgreen requirements for a total of 50% for non-residential

**** EV Charger values are based on the original Calgreen 20% EV Capable value and not Council Policy 900-03

NOTE:
PARKING FOR PARKS WILL BE PROVIDED WITHIN THE SHARED ENTERTAINMENT CENTER PARKING AND ON PUBLIC STREETS PROXIMATE TO THE PARKS PER COUNCIL POLICY 500-08 AND PER THE PARKS & RECREATION CONSULTANTS GUIDE TO PARK DESIGN AND DEVELOPMENT.

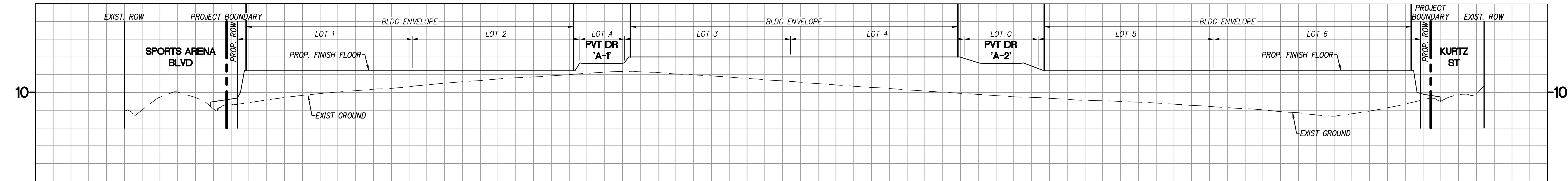
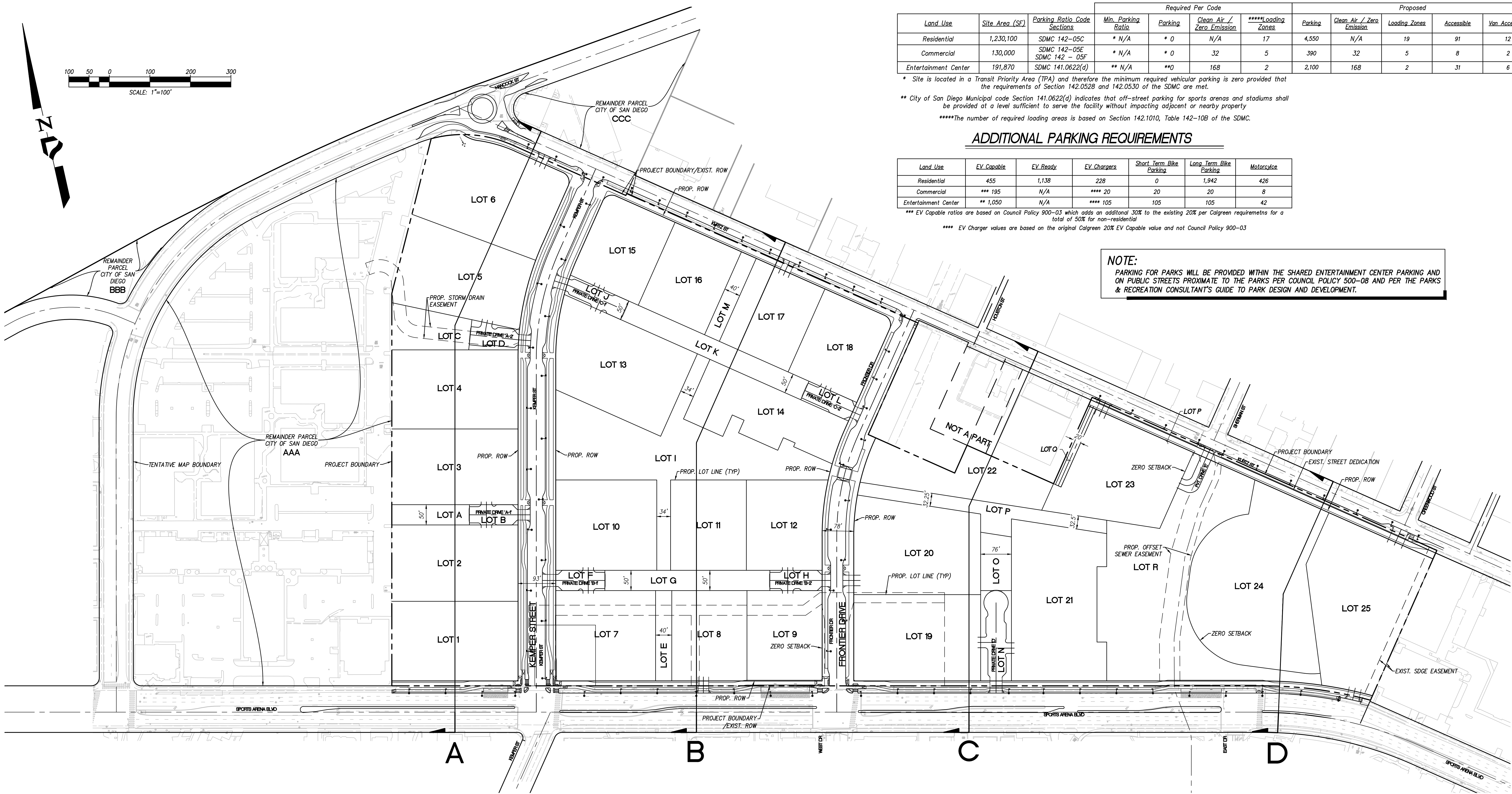
LOT TYPE AND AREAS

Lot Type	Lot Designator	Area (Ac)
Residential	1	1.40
Residential	2	1.35
Residential	3	1.34
Residential	4	1.40
Residential	5	1.48
Residential	6	1.78
Residential	7	1.26
Mixed-Use	8	0.95
Mixed-Use	9	0.95
Residential	10	1.28
Mixed-Use	11	0.96
Mixed-Use	12	0.97
Residential	13	1.68
Mixed-Use	14	1.14
Residential	15	0.94
Residential	16	0.92
Mixed-Use	17	0.95
Mixed-Use	18	0.95
Mixed-Use	19	1.53
Mixed-Use	20	1.60
Mixed-Use	21	1.96
Mixed-Use	22	0.98
Mixed-Use	23	1.49
Entertainment Center	24	2.67
Entertainment Center	25	2.05
Park	* A	0.22
PVT-Driveway	* B	0.14
Park	* C	0.43
PVT-Driveway	* D	0.17
Park	* E	0.20
PVT-Driveway	* F	0.14
Park	* G	0.47
PVT-Driveway	* H	0.15
Park	* I	2.32
PVT-Driveway	* J	0.18
Park	* K	0.56
PVT-Driveway	* L	0.15
Park	* M	0.21
PVT-Driveway	* N	0.39
Park	* O	0.24
Park	* P	0.54
PVT-Driveway	* Q	0.10
Park	* R	2.93
ROW Dedication	KEMPER ST	2.61
ROW Dedication	FRONTIER DR	1.46
ROW Dedication	KURTZ ST	0.99
ROW Dedication	SPORTS ARENA BLVD	0.67
	TOTAL:	49.23

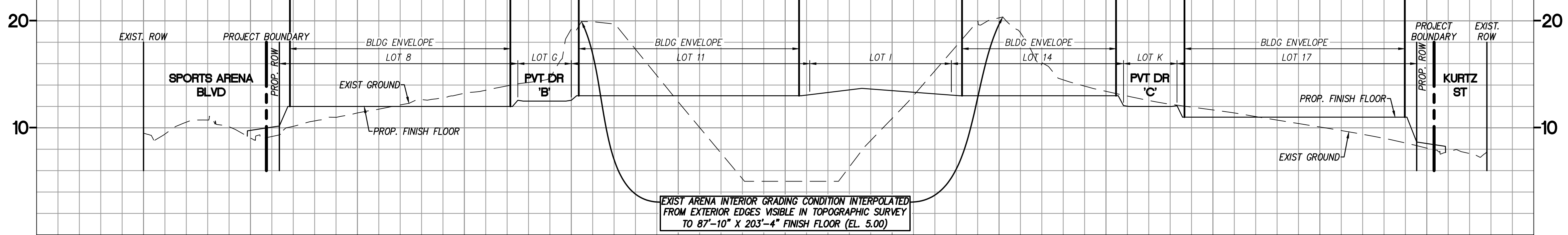
* THIS LOT IS LESS THEN THE MINIMUM LOT AREA OF 20,000 SF

LOT SUMMARY

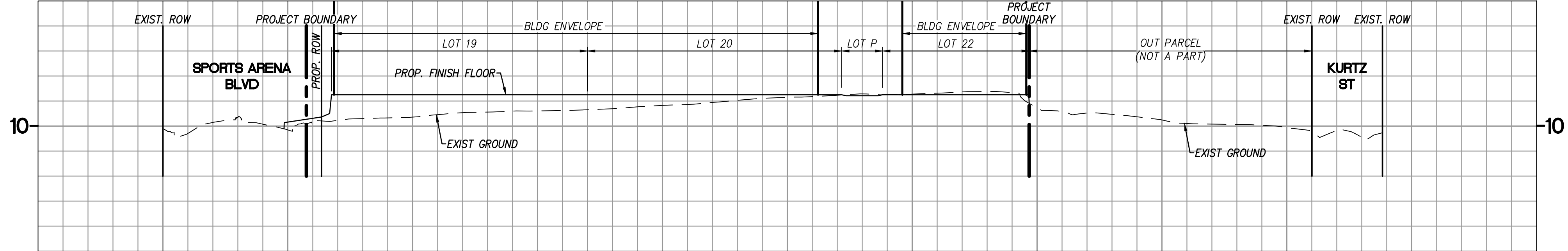
Lot Type	Lot Designator	Area (Ac)
PROJECT BOUNDARY	1-25, A-R, AA, BB, CC, DD	43.49
ROW DEDICATION	KEMPER, FRONTIER, KURTZ, SAB	5.74
REMAINDER PARCEL	AAA	16.57
REMAINDER PARCEL	BBB	0.61
REMAINDER PARCEL	CCC	1.75
	TOTAL:	68.56



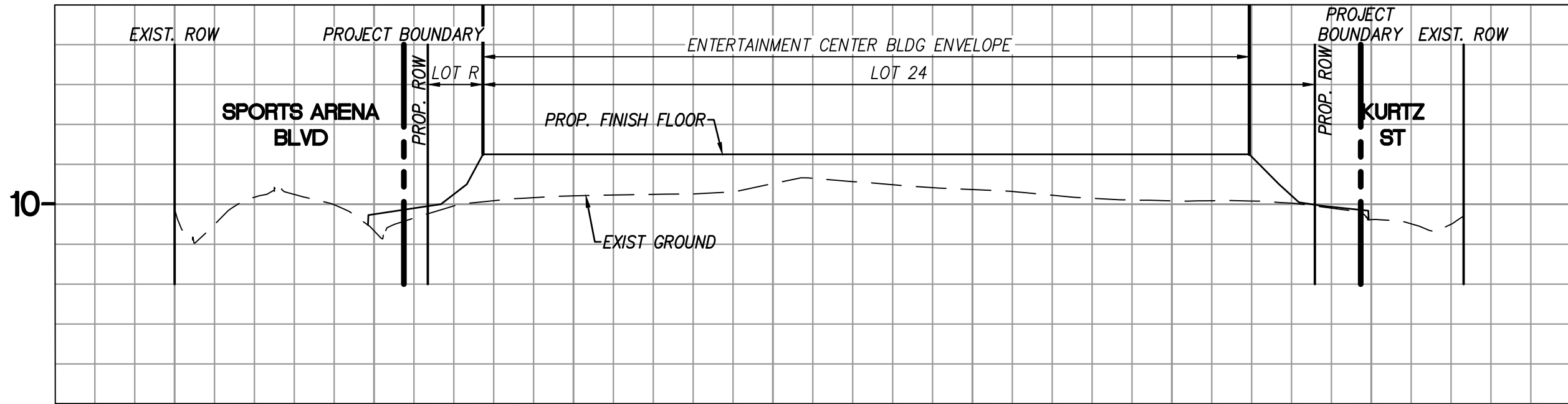
SITE SECTION A-A
SCALE: HORIZ. 1" = 60', VERT. 1" = 6'



SITE SECTION B-B
SCALE: HORIZ. 1" = 60', VERT. 1" = 6'



SITE SECTION C-C
SCALE: HORIZ. 1" = 60', VERT. 1" = 6'



SITE SECTION D-D
SCALE: HORIZ. 1" = 60', VERT. 1" = 6'

VESTING TENTATIVE MAP FOR
MIDWAY RISING

PROJECT DESIGN CONSULTANTS
a BOWMAN company
Planning | Landscape Architecture | Engineering | Survey

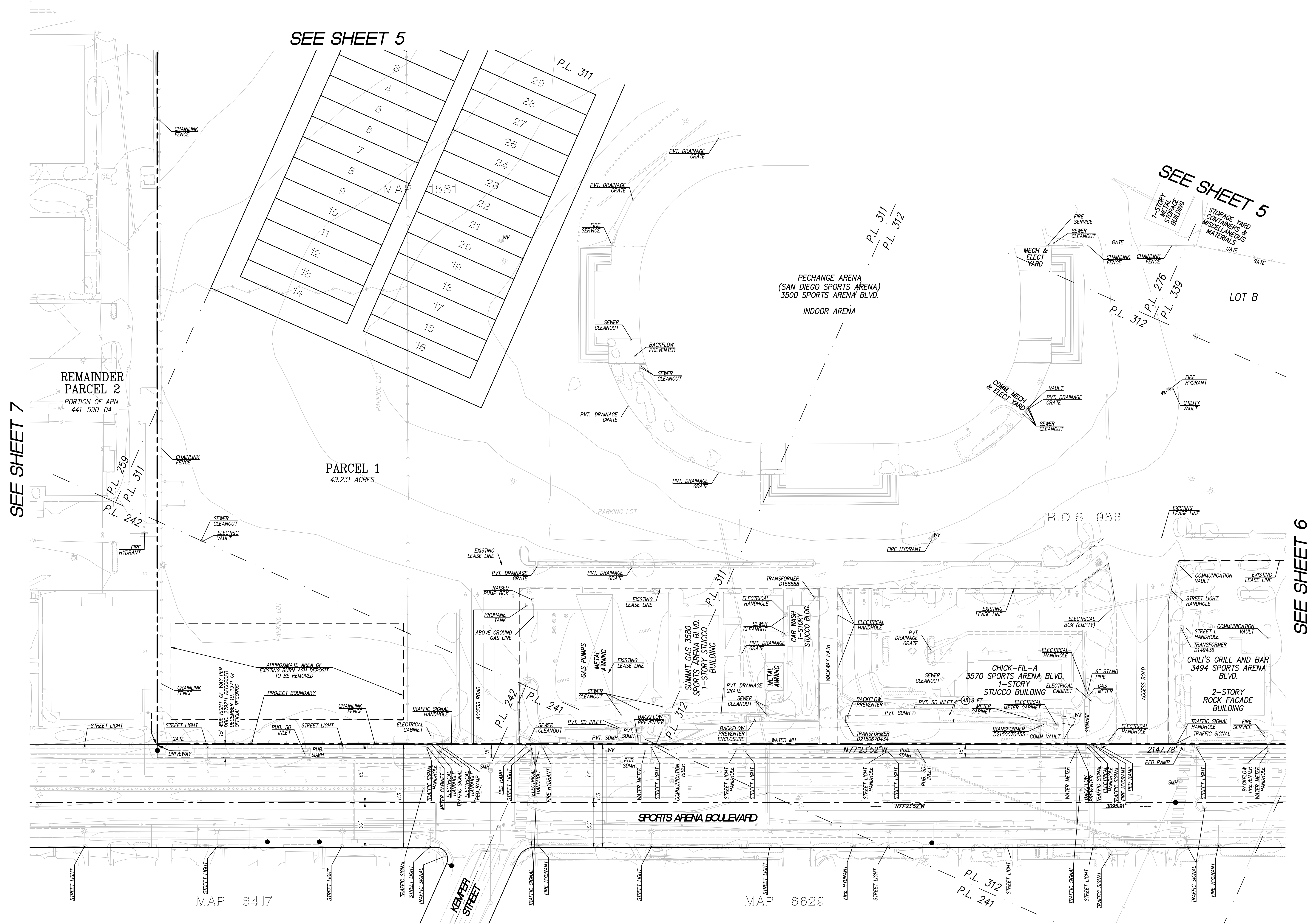
701 B Street, Suite 800
San Diego, CA 92101
619.234.6471 Tel
619.234.0840 Fax

PROJECT ENGINEER: MARTIN J. JONES RCE: 78492
DESIGN BY: GS/MA/JA DRAWN BY: T. ARISTIDE CHECKED BY: M. JONES

Prepared By: PROJECT DESIGN CONSULTANTS
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Address: SAN DIEGO, CA 92101
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Project Address: 3500 SPORTS ARENA BLVD
SAN DIEGO, CA 92110
Project Name: MIDWAY RISING
TENTATIVE MAP NO. 3258589
LAND USE PLAN NO. 3258590

Revision 10: _____
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Revision 6: _____
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Revision 2: 5/23/2024
Revision 1: 3/1/2024
Original Date: 10/27/2023
Sheet 3 of 23
PRJ # 1106734

Sheet Title:
LOT AREA TABLES AND SITE SECTIONS
1856-6266 214-1701
CCS83 COORDINATES LAMBERT COORDINATES



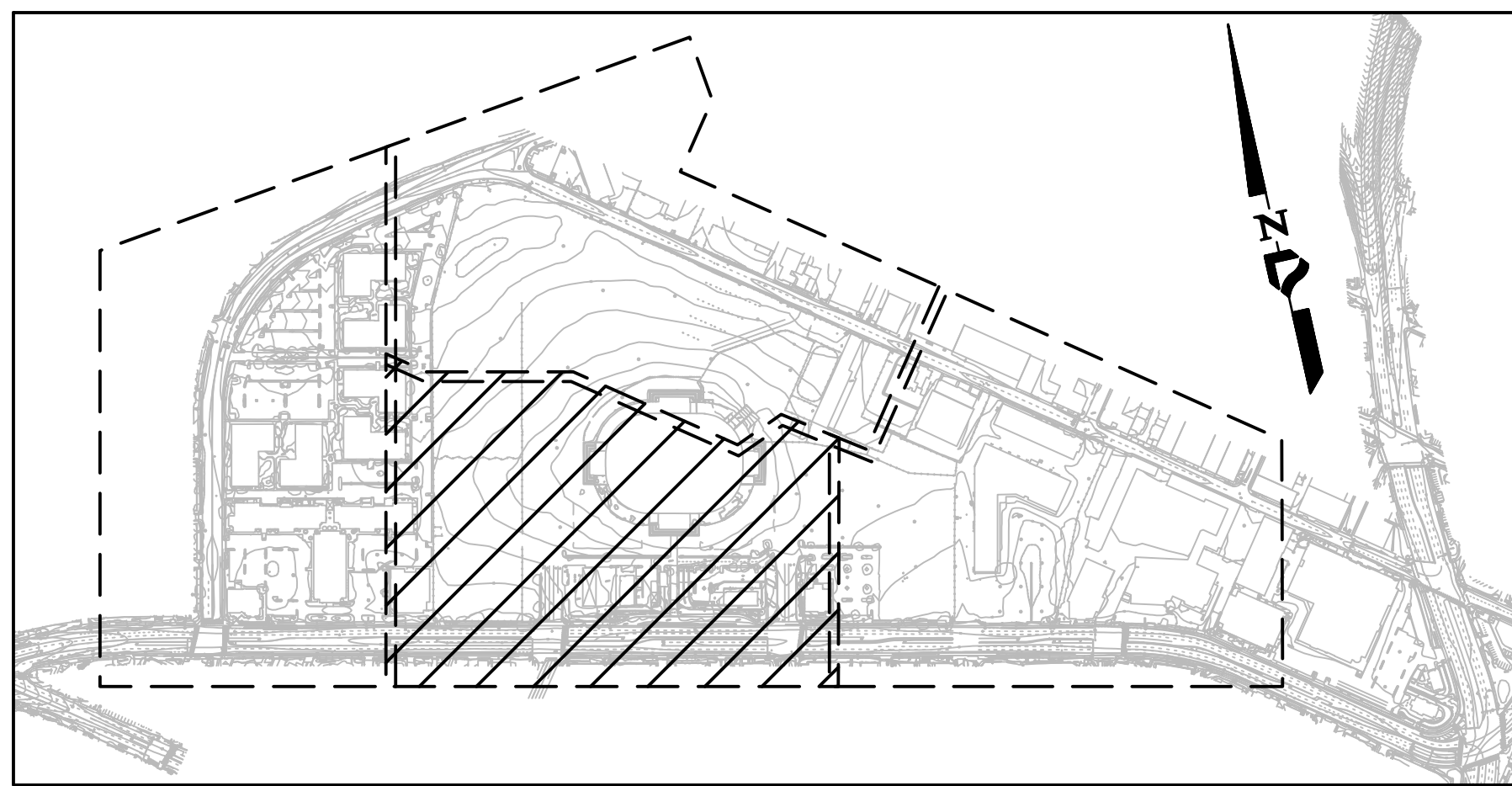
SEE SHEET 7

SEE SHEET 6

SEE SHEET 5

SEE SHEET 5

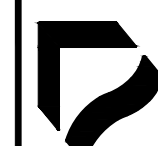
KEY MAP



ALTA EASEMENT/ENCUMBRANCES

(48) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES TO SDG&E, RECORDED NOVEMBER 5, 1974 AS INSTRUMENT NO. 74-293375 OF OFFICIAL RECORDS. TO BE QUITCLAIMED.

VESTING TENTATIVE MAP FOR
MIDWAY RISING



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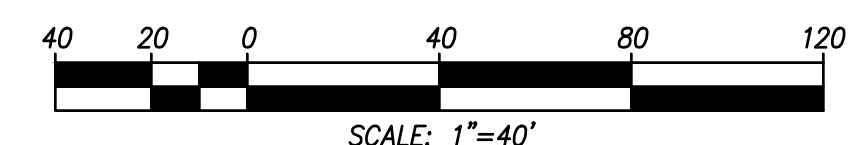
PROJECT ENGINEER: MARTIN J. JONES RCE: 78492
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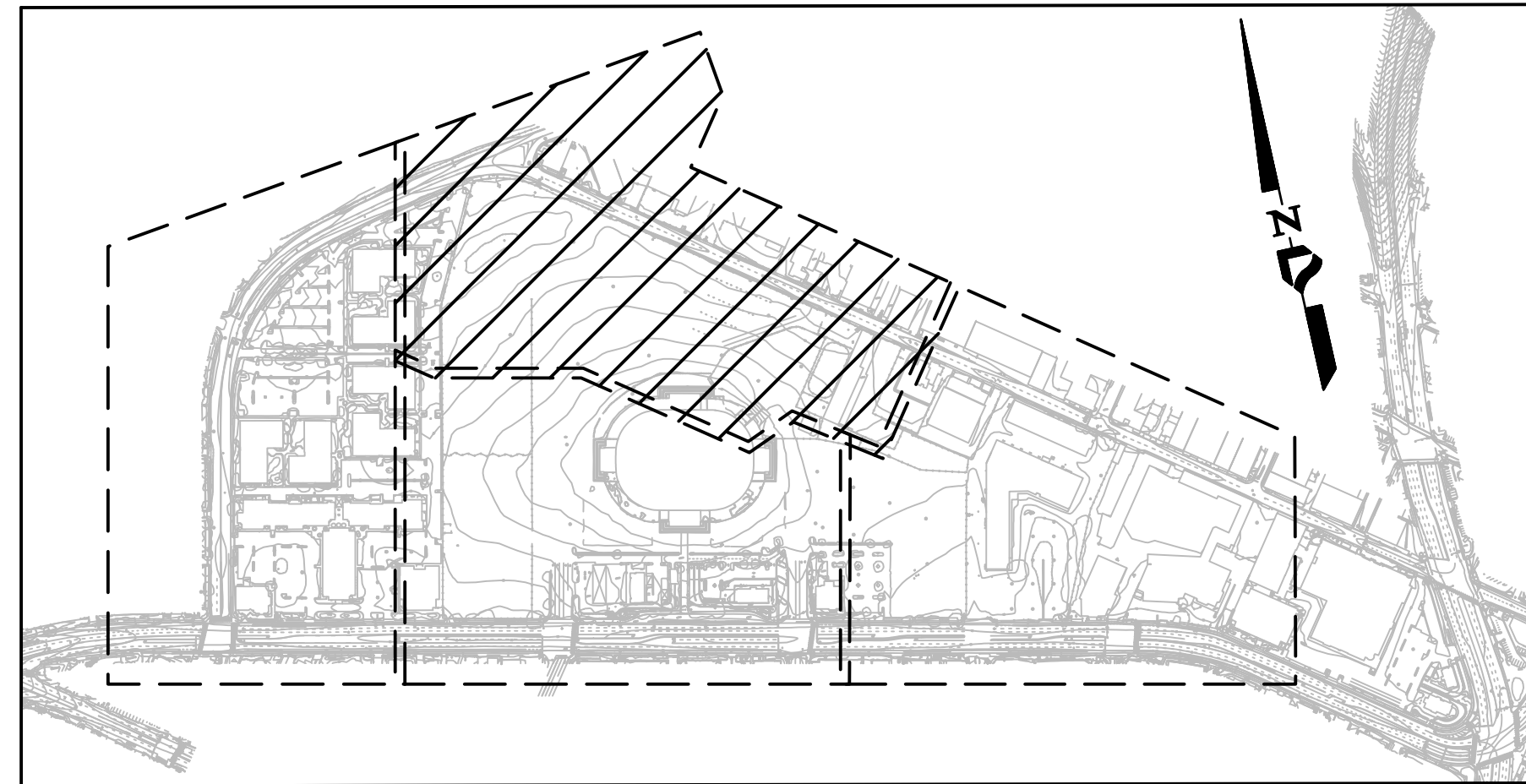
Revision 10: _____
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PRJ # 1106734

Sheet Title:
BOUNDARY, ENCUMBRANCES, & EXISTING CONDITIONS

1856-6266 214-1701
CCSR COORDINATES LAMBERT COORDINATES



TITLE REPORT NOTE:
THE EXISTING EASEMENTS AND ENCUMBRANCES SHOWN ARE BASED UPON
PRELIMINARY REPORT ORDER NO. MHSC-116148A-SD

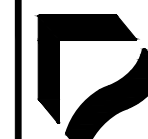


ALTA EASEMENT/ENCUMBRANCES

- (3) AN EASEMENT FOR STORM DRAIN AND APPURTENANCES AS SHOWN BY RESOLUTION NO. 137574 OF THE COUNCIL OF CITY OF SAN DIEGO, PASSED AND ADOPTED JANUARY 31, 1957 IN BOOK 6446, PAGE 240 OF OFFICIAL RECORDS UNDER INSTRUMENT NO. 19239. PORTION TO BE CONDITIONALLY VACATED.
- (5) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES TO SDG&E, RECORDED DECEMBER 16, 1966 AS INSTRUMENT NO. 185998 OF OFFICIAL RECORDS. PORTIONS TO BE QUITCLAIMED.
- (17) AN EASEMENT FOR PUBLIC UTILITIES TO SDG&E, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 16, 1966 AS INSTRUMENT NO. 186009 OF OFFICIAL RECORDS. TO BE QUITCLAIMED.

TITLE REPORT NOTE:
THE EXISTING EASEMENTS AND ENCUMBRANCES SHOWN ARE BASED UPON PRELIMINARY REPORT ORDER NO. NHSC-116148A-SD

VESTING TENTATIVE MAP FOR MIDWAY RISING



PROJECT DESIGN CONSULTANTS
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619.236.0849 FAX

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Project Address: 3500 SPORTS ARENA BLVD
SAN DIEGO, CA 92110
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TENTATIVE MAP NO. 3258589
LAND USE PLAN NO. 3258590

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PRJ # 1106734

Sheet Title:
BOUNDARY, ENCUMBRANCES, & EXISTING CONDITIONS

1856-6266 214-1701
CCSR3 COORDINATES LAMBERT COORDINATES

SEE SHEET 7

SEE SHEET 4

SEE SHEET 4

SEE SHEET 6

NOT-A-PART
APN 441-330-1200

NOT-A-PART
APN 441-330-0100

SEE SHEET 4

SCALE: 1"=40'

KEY MAP

SEE SHEET 4

SEE SHEET 5

KEY MAP

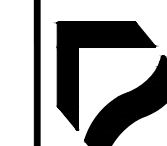
ALTA EASEMENT/ENCUMBRANCES

- (2) AN EASEMENT FOR SANITARY SEWER MAIN AND INCIDENTAL PURPOSES TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, RECORDED MARCH 15, 1944 AS BOOK 1636, PAGE 476 OF OFFICIAL RECORDS. TO BE VACATED.
- (3) AN EASEMENT FOR PUBLIC SEWER AND INCIDENTAL PURPOSES TO THE CITY OF SAN DIEGO, RECORDED SEPTEMBER 19, 1961 AS INSTRUMENT NO. 163271 OF OFFICIAL RECORDS. PORTION TO BE CONDITIONALLY VACATED UPON DEDICATION OF A NEW 50' WIDE OFFSET EASEMENT.
- (4) AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES TO SDG&E, RECORDED OCTOBER 13, 1970 AS INSTRUMENT NO. 186773 OF OFFICIAL RECORDS. TO BE QUITCLAIMED.
- (7) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AN EASEMENT FOR ACCESS ROAD, WITH INCIDENTS THERETO, IN THAT CERTAIN GROUND LEASE AGREEMENT" RECORDED AUGUST 6, 1971 AS INSTRUMENT NO. 174410 OF OFFICIAL RECORDS. TO BE QUITCLAIMED.
- (8) AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES TO THE CITY OF SAN DIEGO, RECORDED SEPTEMBER 17, 1971 AS INSTRUMENT NO. 211713 OF OFFICIAL RECORDS. TO BE QUITCLAIMED.
- (9) AN EASEMENT FOR DISTRIBUTION OF ELECTRICITY AND GAS AND INCIDENTAL PURPOSES TO SDG&E, RECORDED JUNE 21, 1977 AS INSTRUMENT NO. 77-245487 OF OFFICIAL RECORDS. SAID EASEMENT HAS NO SPECIFIC LOCATION SET FORTH AND IS BLANKET IN NATURE. TO BE QUITCLAIMED.
- (10) AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF GAS AND INCIDENTAL PURPOSES TO SDG&E, RECORDED JULY 21, 1978 AS INSTRUMENT NO. 78-306862 OF OFFICIAL RECORDS. TO BE QUITCLAIMED.

TITLE REPORT NOTE:

THE EXISTING EASEMENTS AND ENCUMBRANCES SHOWN ARE BASED UPON PRELIMINARY REPORT ORDER NO. NHSC-116148A-SD

VESTING TENTATIVE MAP FOR MIDWAY RISING



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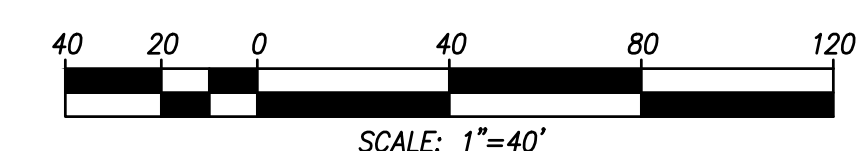
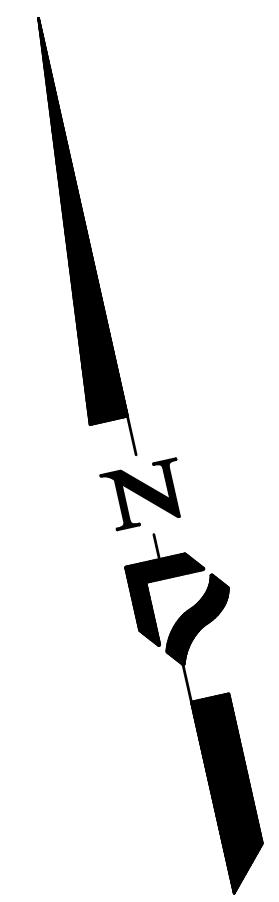
PROJECT ENGINEER: MARTIN J. JONES RCE: 78492
DESIGN BY: GS/MA/JTA DRAWN BY: T. ARISTIDE CHECKED BY: M. JONES

Prepared By: PROJECT DESIGN CONSULTANTS
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Project Address: 3300 SPORTS ARENA BLVD
SAN DIEGO, CA 92110
Project Name: **MIDWAY RISING**
TENTATIVE MAP NO. 3258589
LAND USE PLAN NO. 3258590

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Sheet 6 of 23
PRJ # 1106734

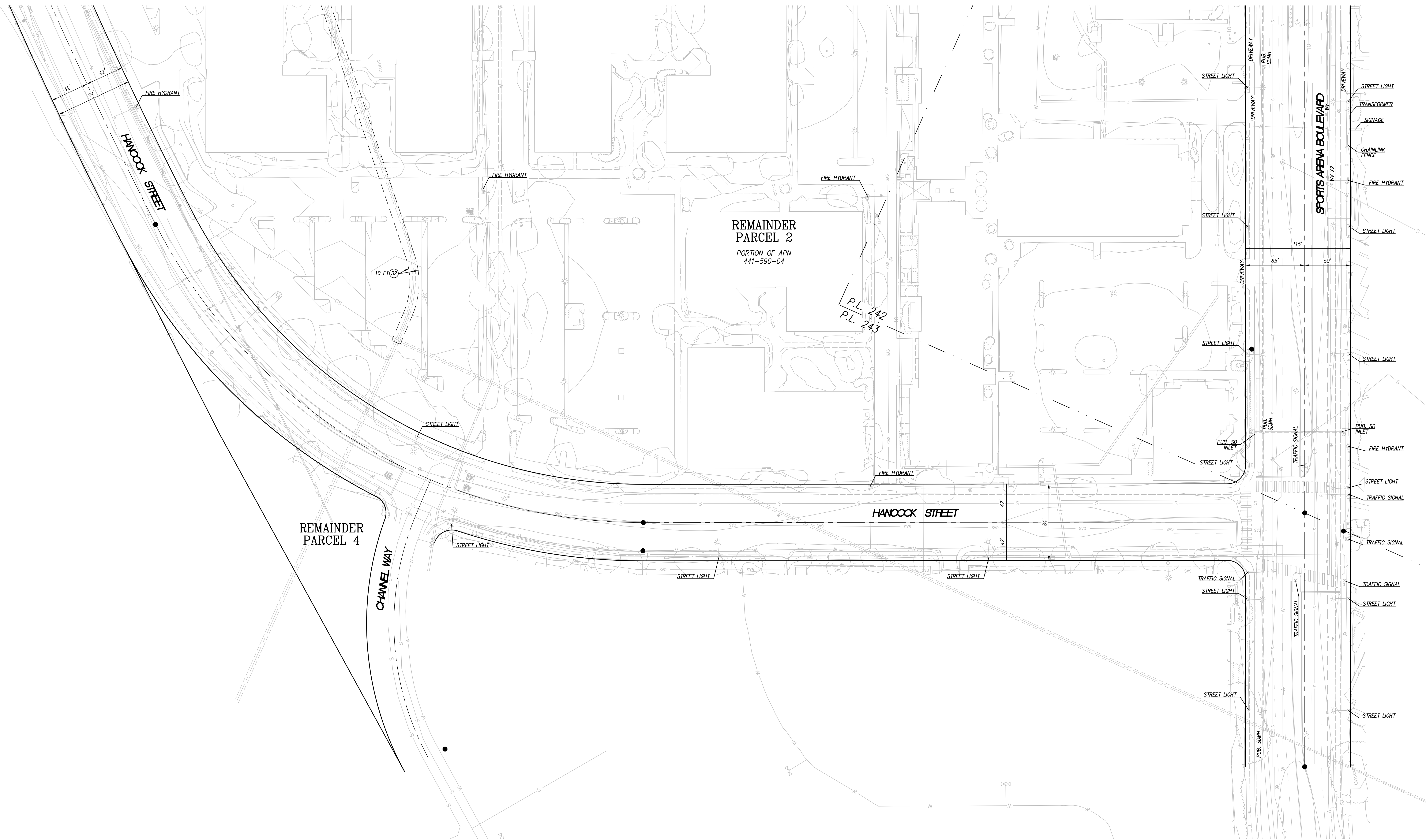
Sheet Title:
BOUNDARY, ENCUMBRANCES, & EXISTING CONDITIONS

1856-6266 214-1701
CCS83 COORDINATES LAMBERT COORDINATES



SEE SHEET 5

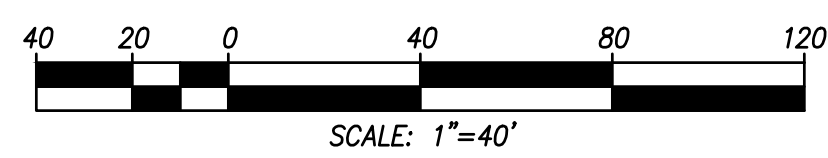
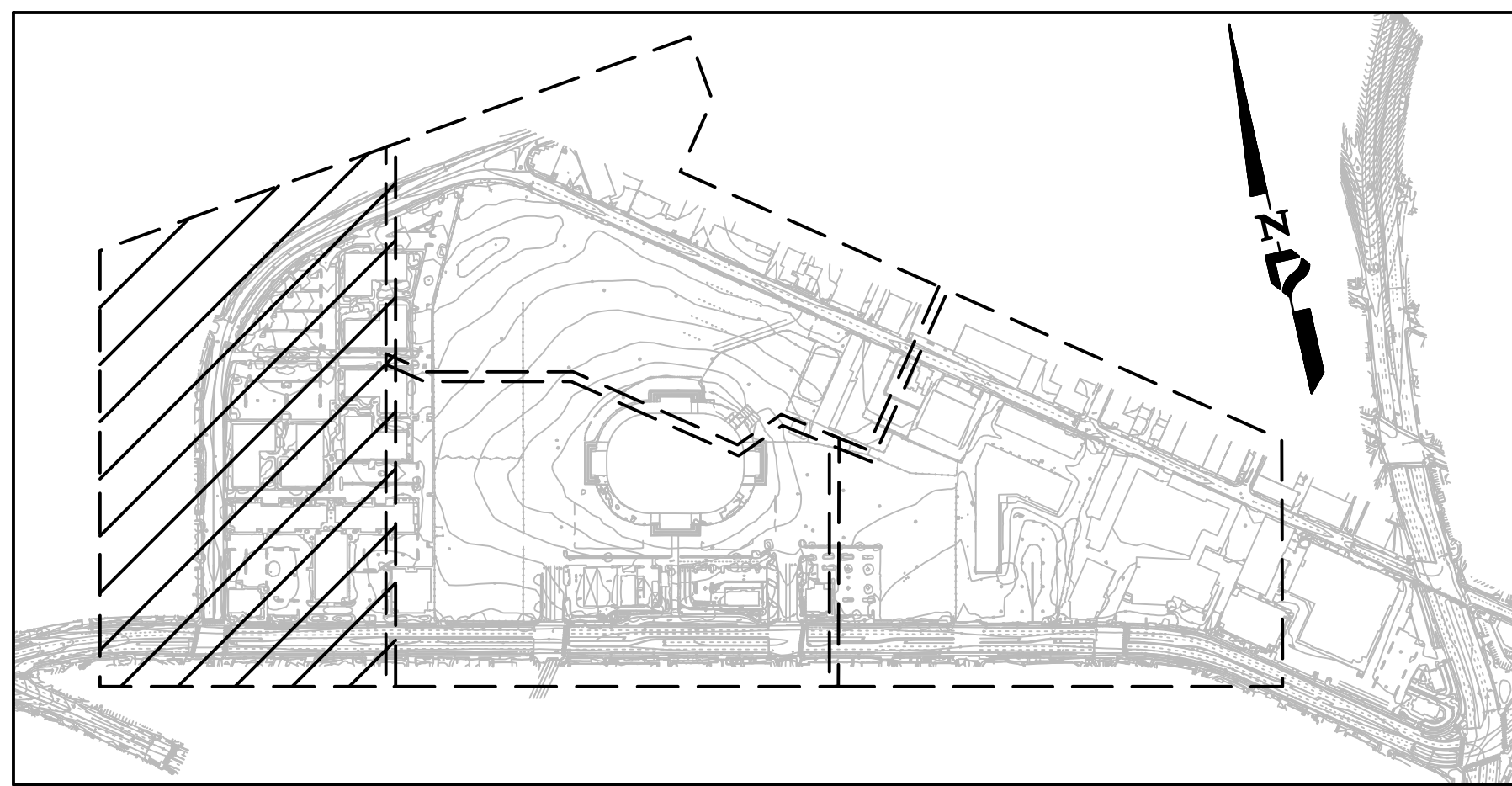
SEE SHEET 4



ALTA EASEMENT/ENCUMBRANCES

AN EASEMENT FOR STORM DRAIN AND APPURTENANCES AS SHOWN BY RESOLUTION NO. 137574 OF THE COUNCIL OF CITY OF SAN DIEGO, PASSED AND ADOPTED JANUARY 31, 1957 IN BOOK 6446, PAGE 240 OF OFFICIAL RECORDS UNDER INSTRUMENT NO. 19239. PORTION TO BE CONDITIONALLY VACATED.

KEY MAP



VESTING TENTATIVE MAP FOR MIDWAY RISING

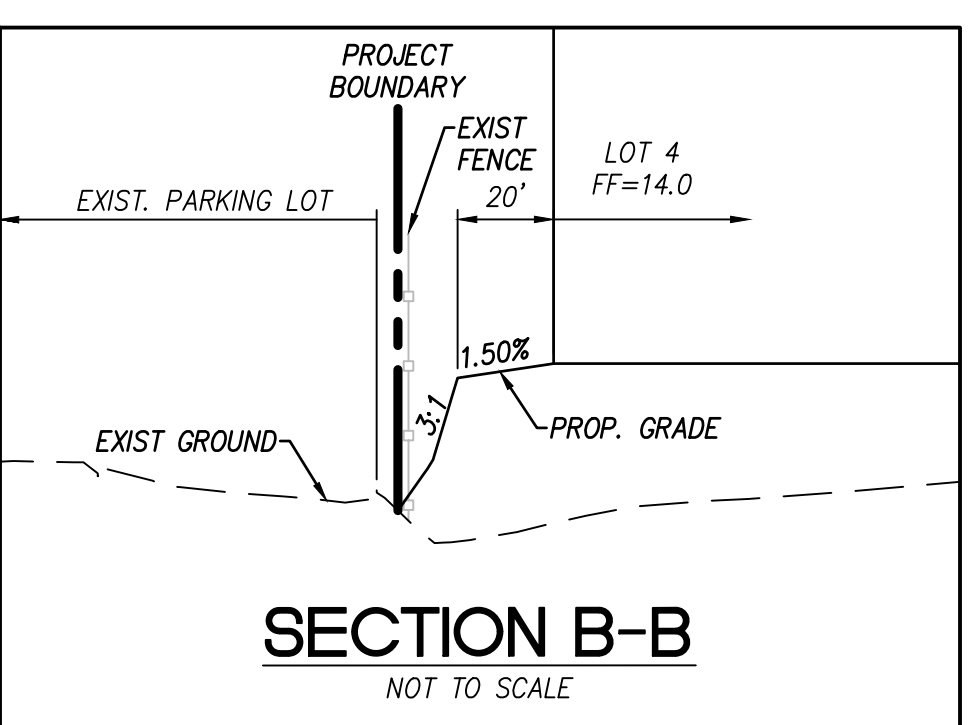
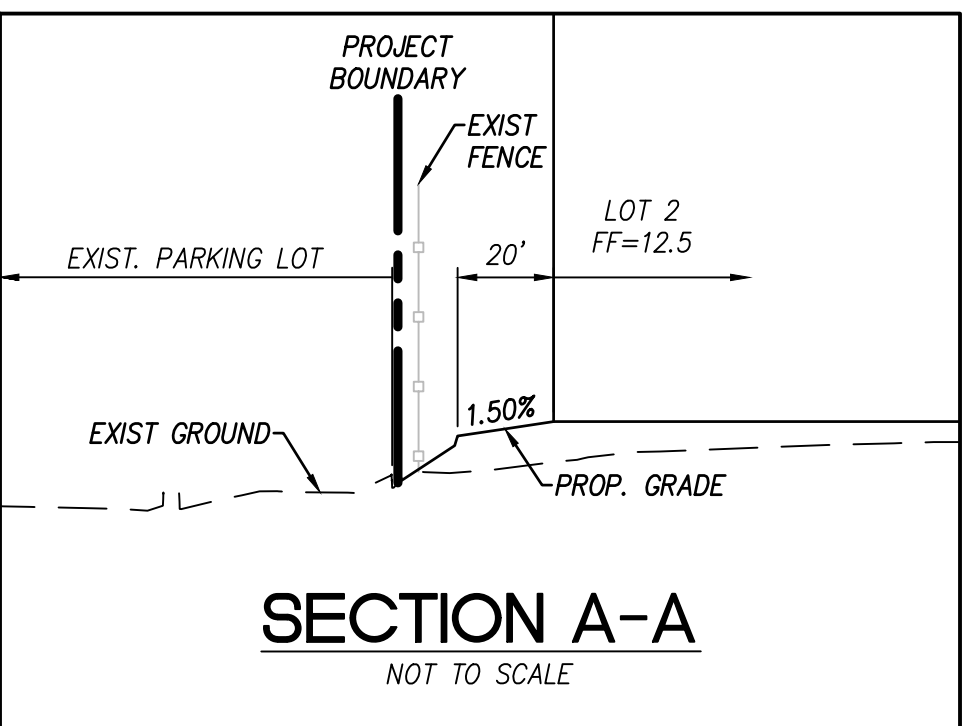
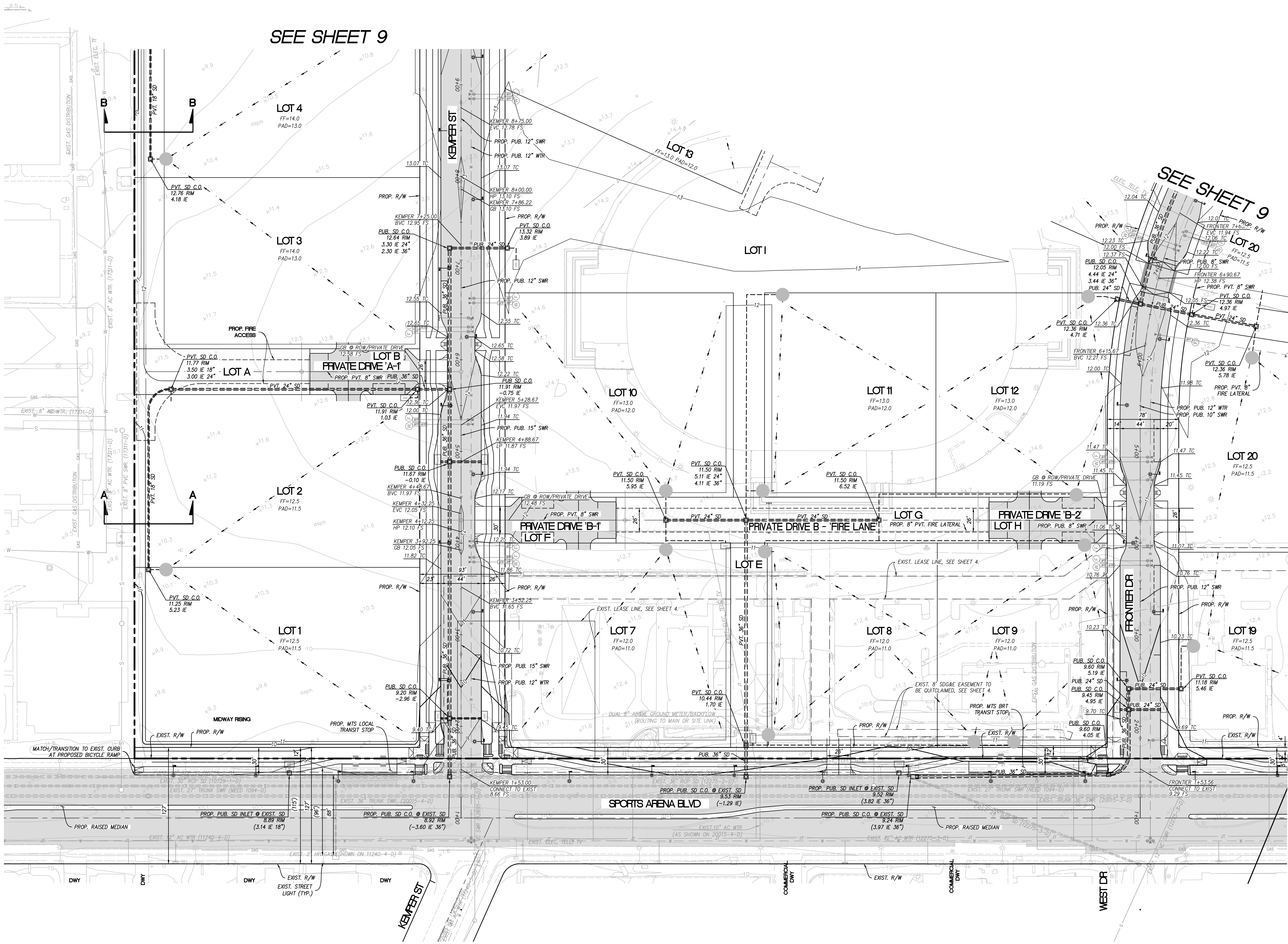
PROJECT ENGINEER: MARTIN J. JONES RCE: 78492
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Sheet 7 of 23
PRJ # 1106734

Sheet Title: BOUNDARY, ENCUMBRANCES, & EXISTING CONDITIONS

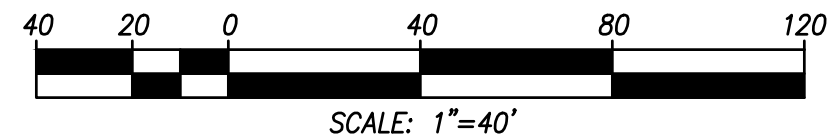
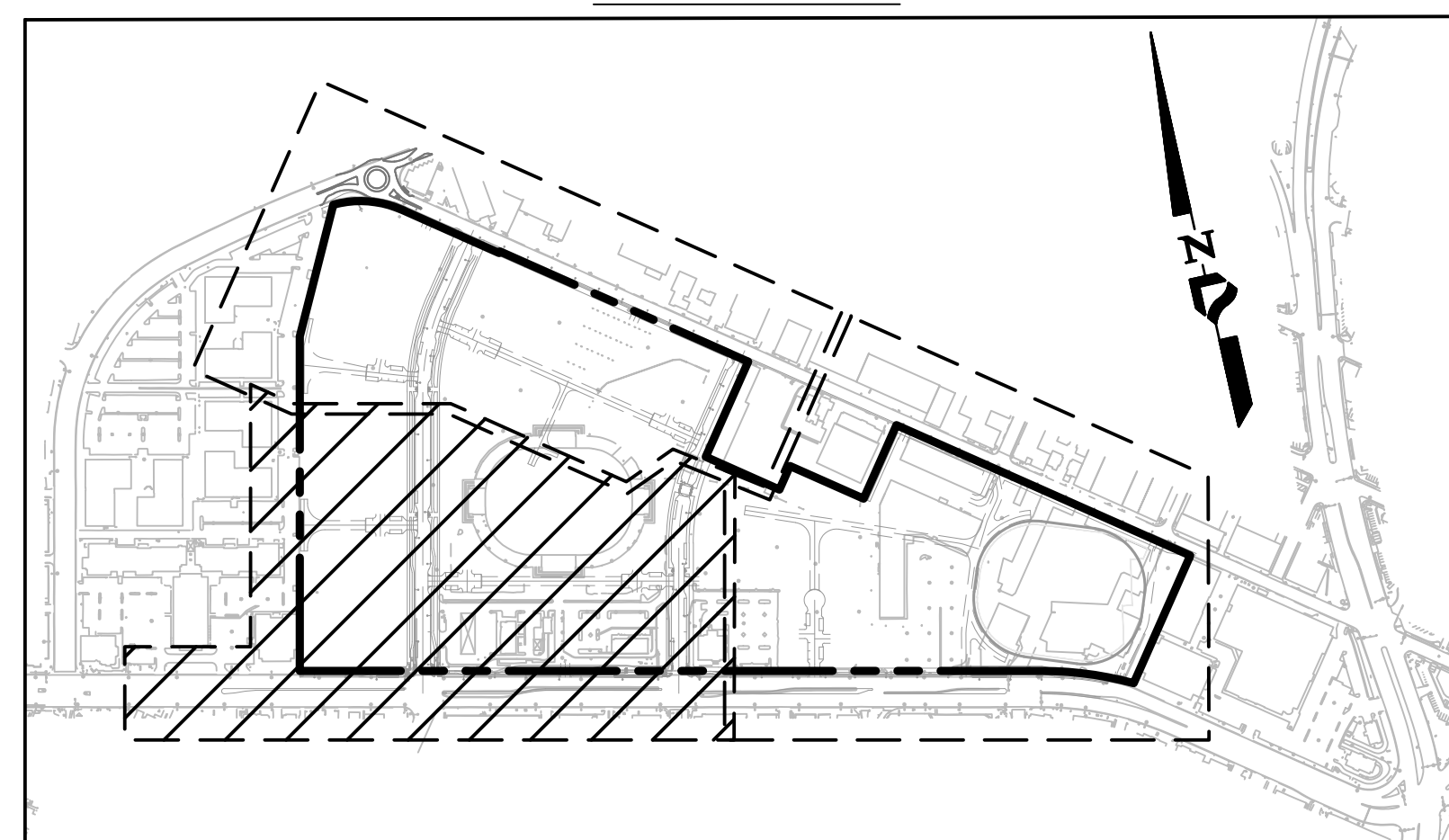
1856-6266 214-1701
CCSR3 COORDINATES LAMBERT COORDINATES



LEGEND

DESCRIPTION	SYMBOL
PROJECT BOUNDARY	---
PROP. RIGHT OF WAY	---
EXIST. FIRE HYDRANT	⊙
PROP. FIRE HYDRANT	⊙
PROP. FIRE SERVICE AND BACKFLOW PREVENTER	⊙
PROP. DOMESTIC WATER SERVICE, METER AND BACKFLOW PREVENTER	⊙
PROP. MODULAR WETLAND UNIT	WU
PROP. STORM DRAIN CLEAN-OUT	⊙
PROP. STORM DRAIN	---
PROP. PRIVATE STORM DRAIN	---
PROP. SEWER MANHOLE	⊙
PROP. SEWER MAIN	---
PROP. WATER MAIN	---
PROP. STREET LIGHT	⊙
PROP. PEDESTRIAN RAMP	---
BIKE BUFFER, HARDSCAPE	---
FOUND MONUMENT	⊙
PROP. COMMERCIAL DRIVEWAY	---
TRUNCATED DOMES (DETECTABLE WARNING)	---
PROP. PRIVATE BIO-FILTRATION (DETAIL ON SHEET 9)	---
BUS STOP SLAB	---
PROPOSED MODIFICATION OF EXISTING TRAFFIC SIGNAL	---

KEY MAP



VESTING TENTATIVE MAP FOR MIDWAY RISING

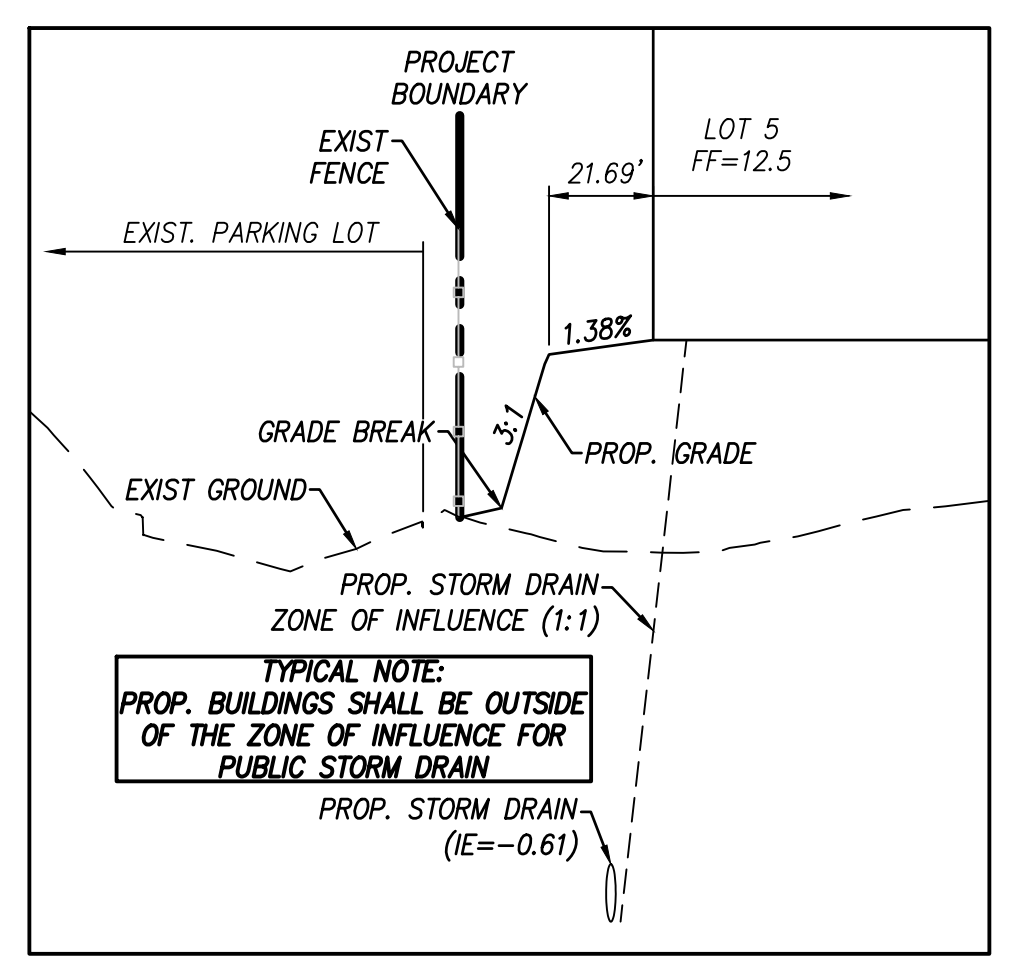
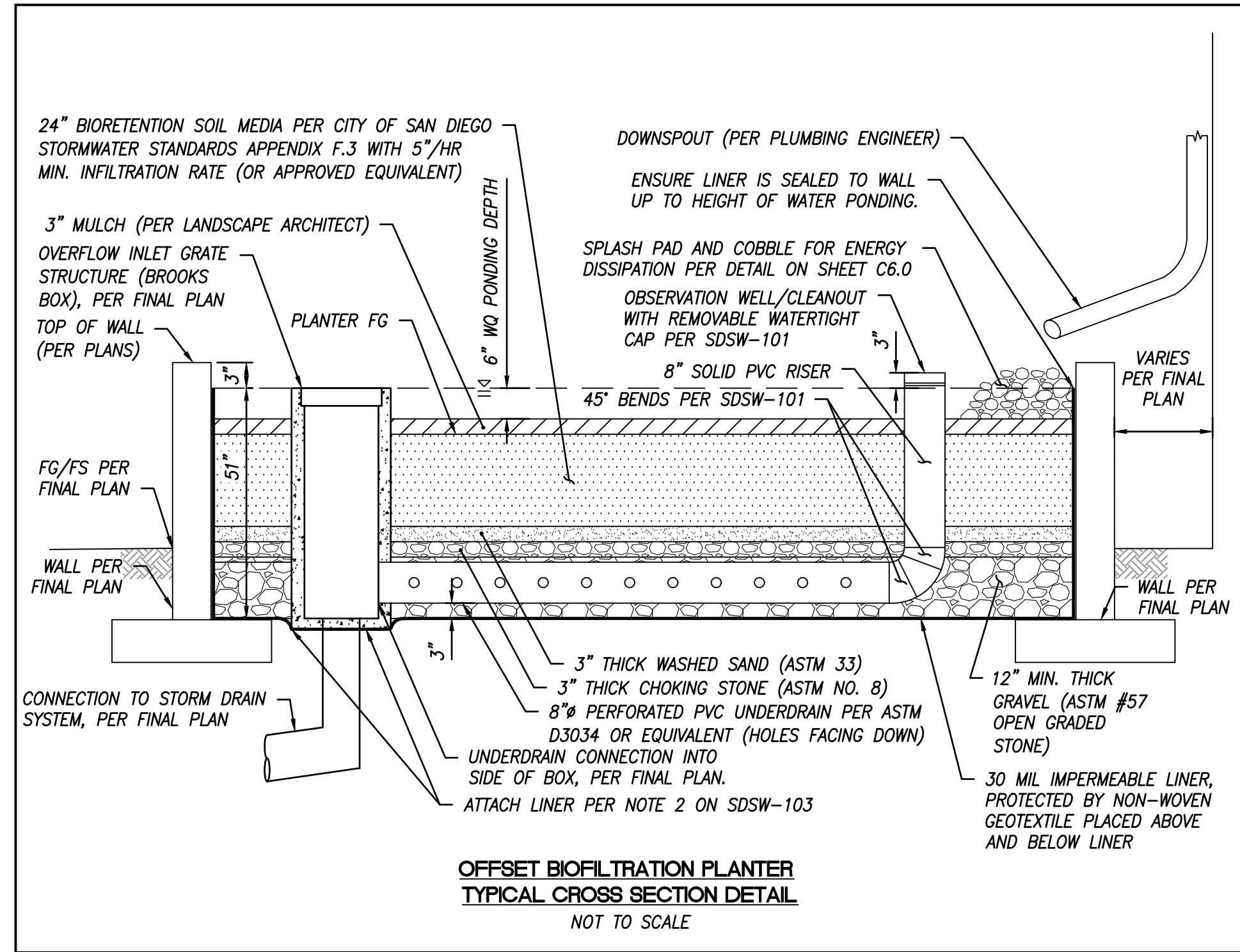
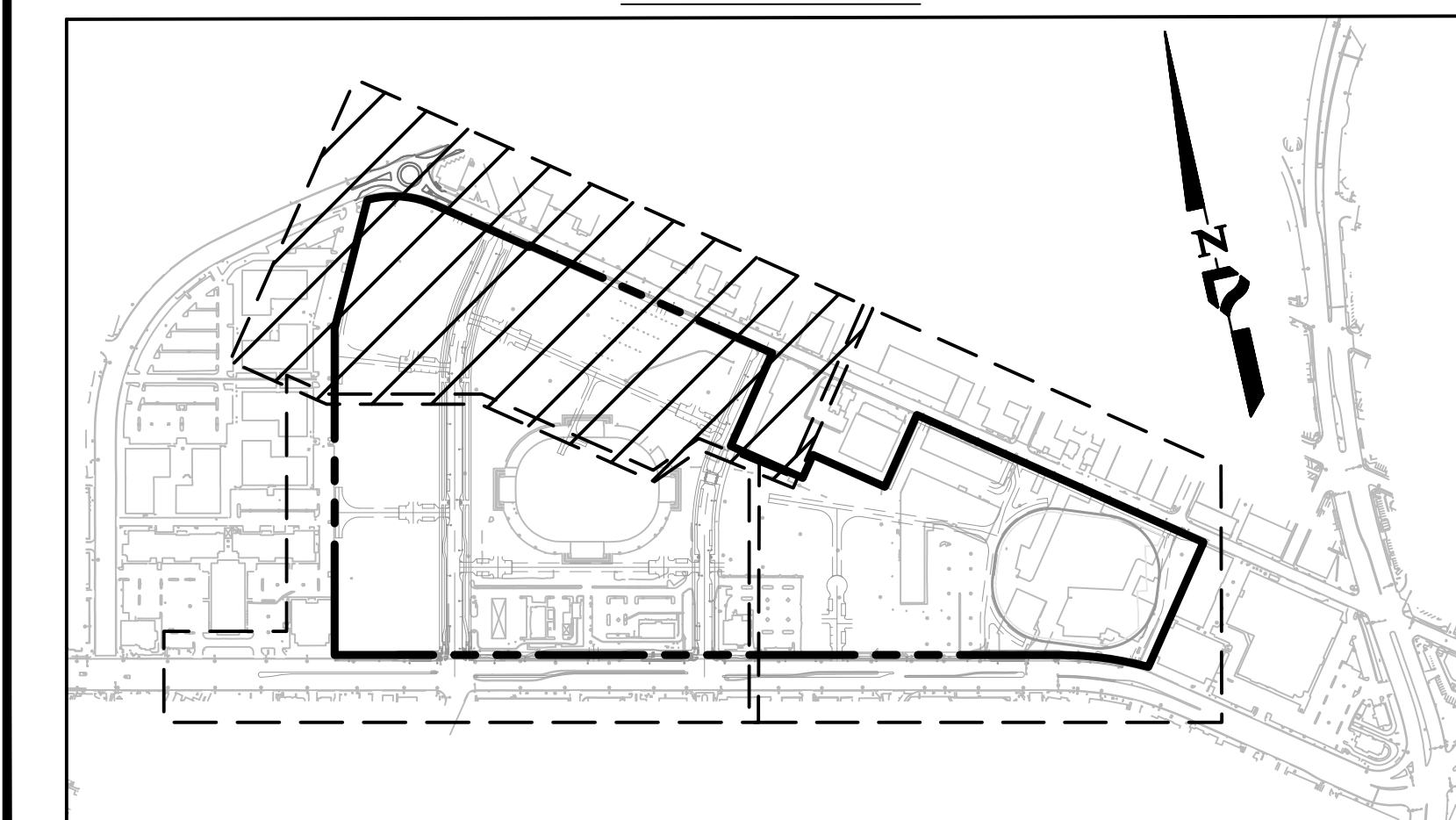
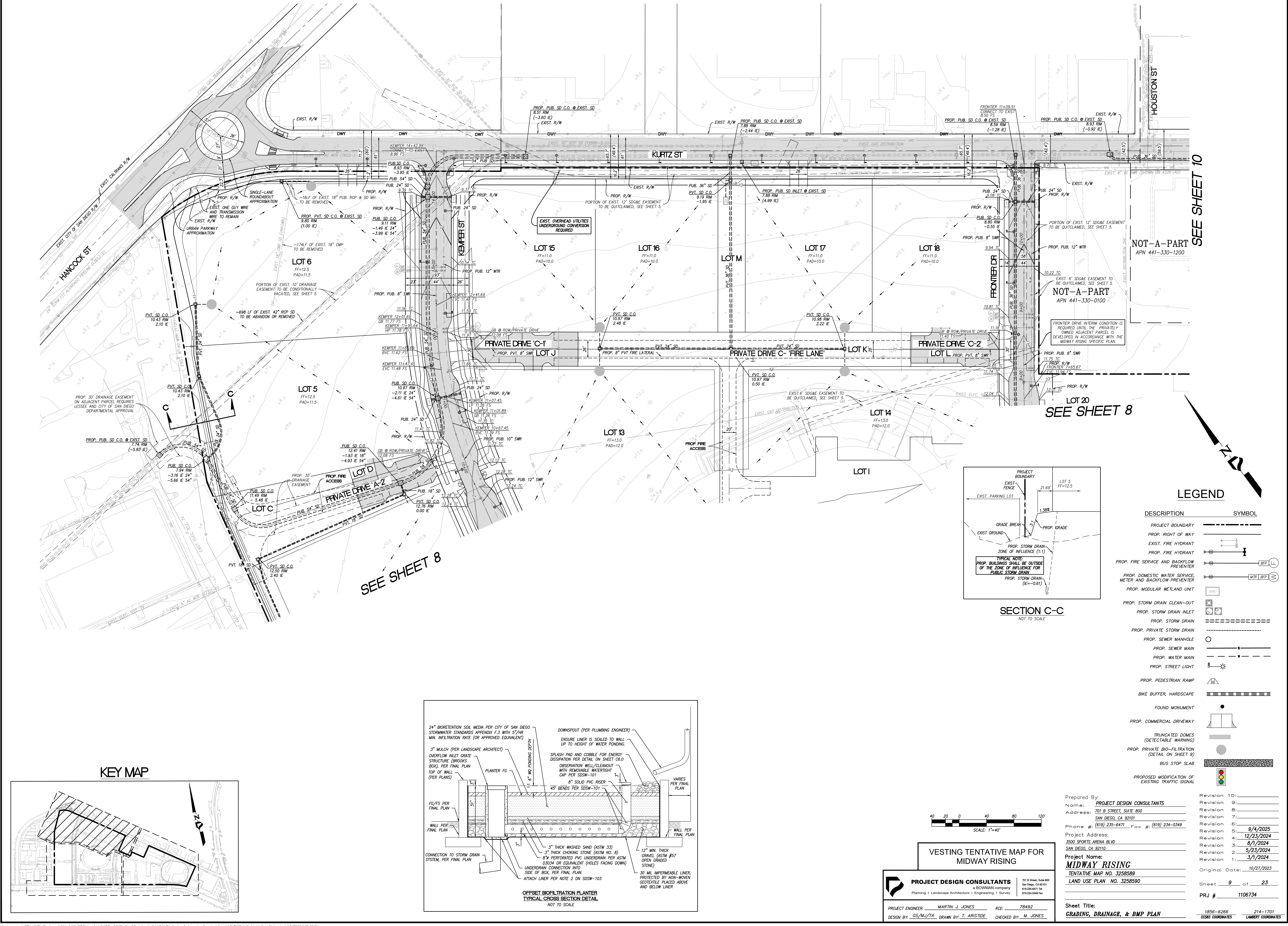
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DRAWN BY: J. ARISTIDE
CHECKED BY: M. JONES

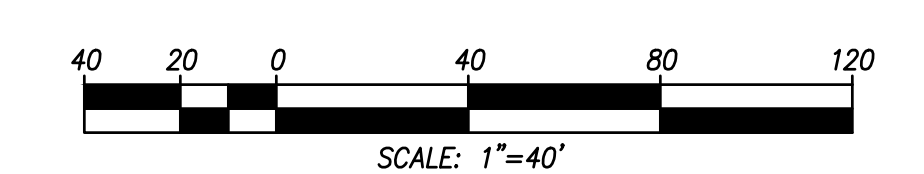
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78492
RCE

Prepared By:	PROJECT DESIGN CONSULTANTS	Revision 10:	
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Phone #:	(619) 235-6471	Revision 7:	
Fax #:	(619) 234-0349	Revision 6:	
Project Address:	3500 SPORTS ARENA BLVD	Revision 5:	9/4/2025
	SAN DIEGO, CA 92110	Revision 4:	12/23/2024
Project Name:	MIDWAY RISING	Revision 3:	8/1/2024
TENTATIVE MAP NO. 3258589		Revision 2:	5/23/2024
LAND USE PLAN NO. 3258590		Revision 1:	3/1/2024
		Original Date:	10/27/2023
Sheet Title:	GRADING, DRAINAGE, & BMP PLAN	Sheet	8 of 23
		PRJ #	1106734
		1856-6266	214-1701
		CCS83 COORDINATES	LAMBERT COORDINATES



SECTION C-C
NOT TO SCALE



VESTING TENTATIVE MAP FOR
MIDWAY RISING

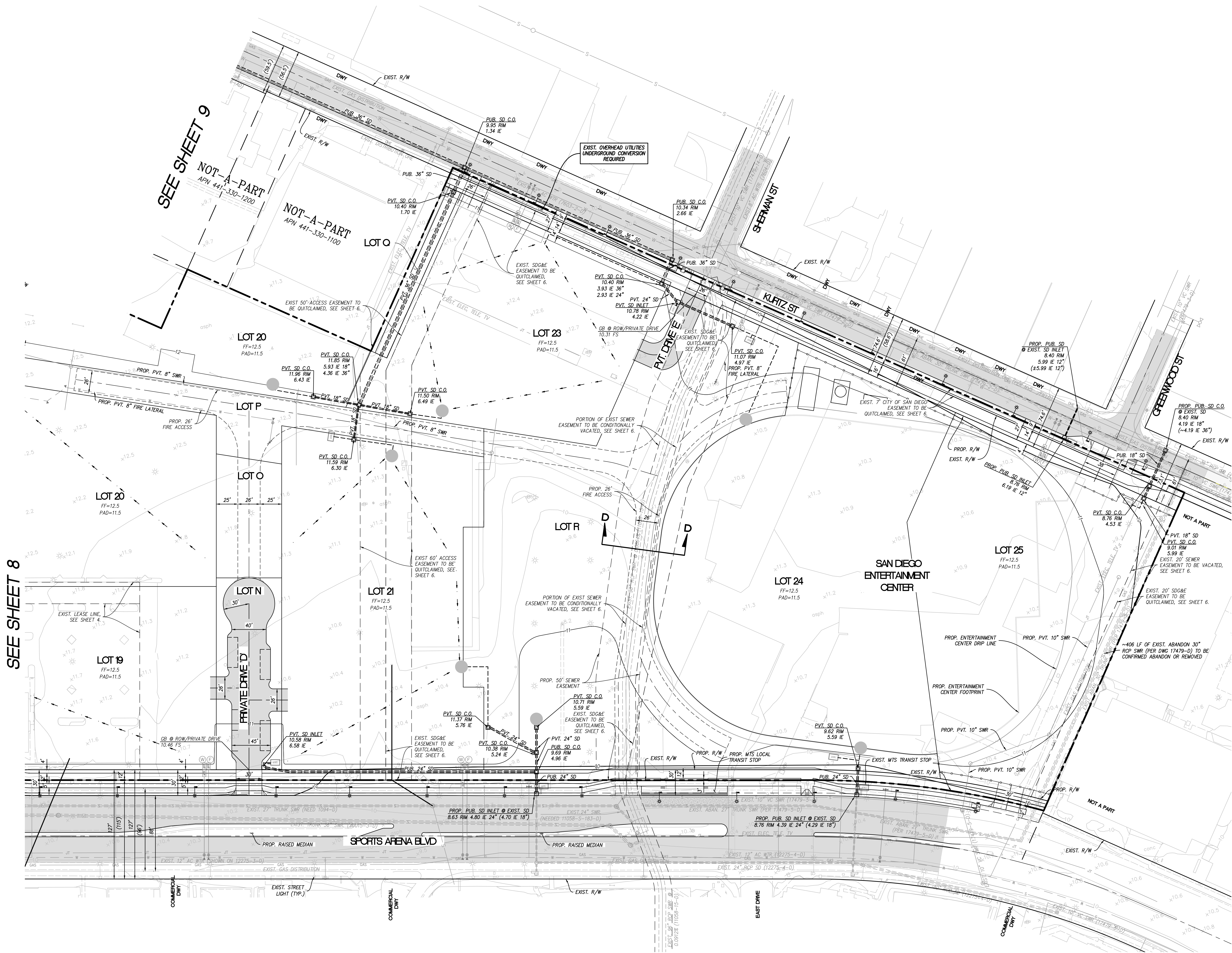
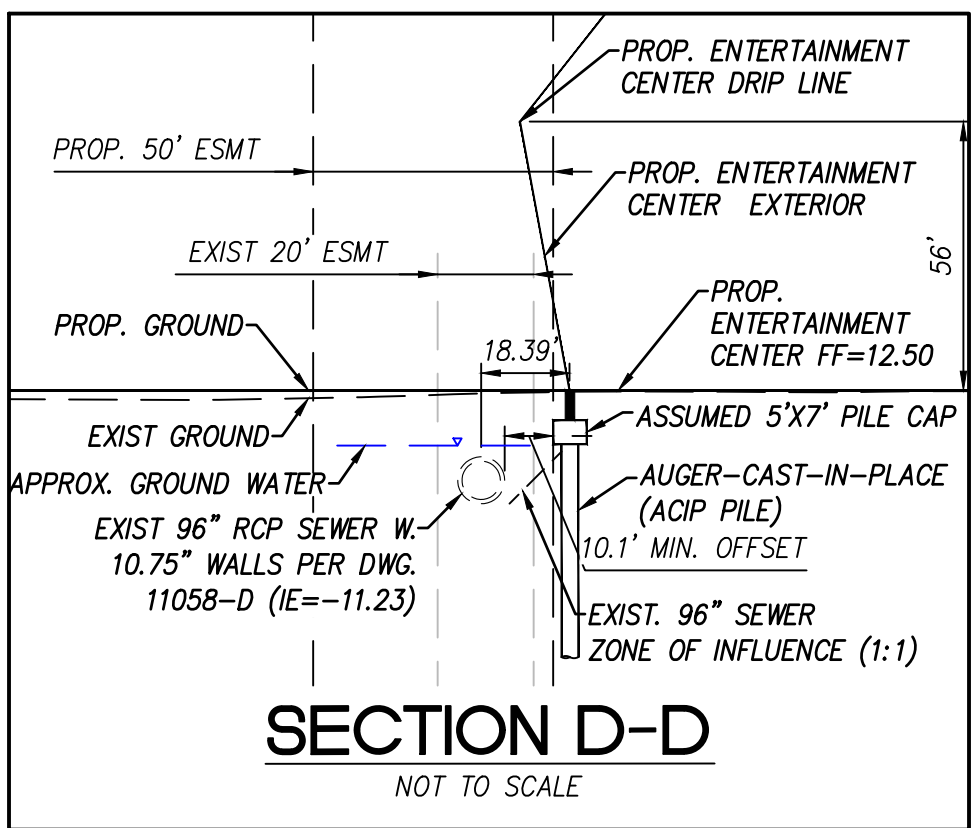
PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey

PROJECT ENGINEER: MARTIN J. JONES
DESIGN BY: GS/MJ/TA
RCE: 78492
DRAWN BY: T. ARISTIDE
CHECKED BY: M. JONES

Prepared By:	PROJECT DESIGN CONSULTANTS	Revision 10:	
Name:	201 B STREET, SUITE 800	Revision 9:	
Address:	SAN DIEGO, CA 92101	Revision 8:	
Phone #:	(619) 235-6471	Revision 7:	
Fax #:	(619) 234-0349	Revision 6:	9/4/2025
Project Address:	3500 SPORTS ARENA BLVD	Revision 5:	12/23/2024
	SAN DIEGO, CA 92110	Revision 4:	8/1/2024
Project Name:	MIDWAY RISING	Revision 3:	5/23/2024
TENTATIVE MAP NO. 3258589		Revision 2:	3/1/2024
LAND USE PLAN NO. 3258590		Revision 1:	
Original Date:	10/27/2023	Sheet	9 of 23
		PRJ #	1106734
		1856-6266	214-1701
		CCS83 COORDINATES	LABERTY COORDINATES

LEGEND

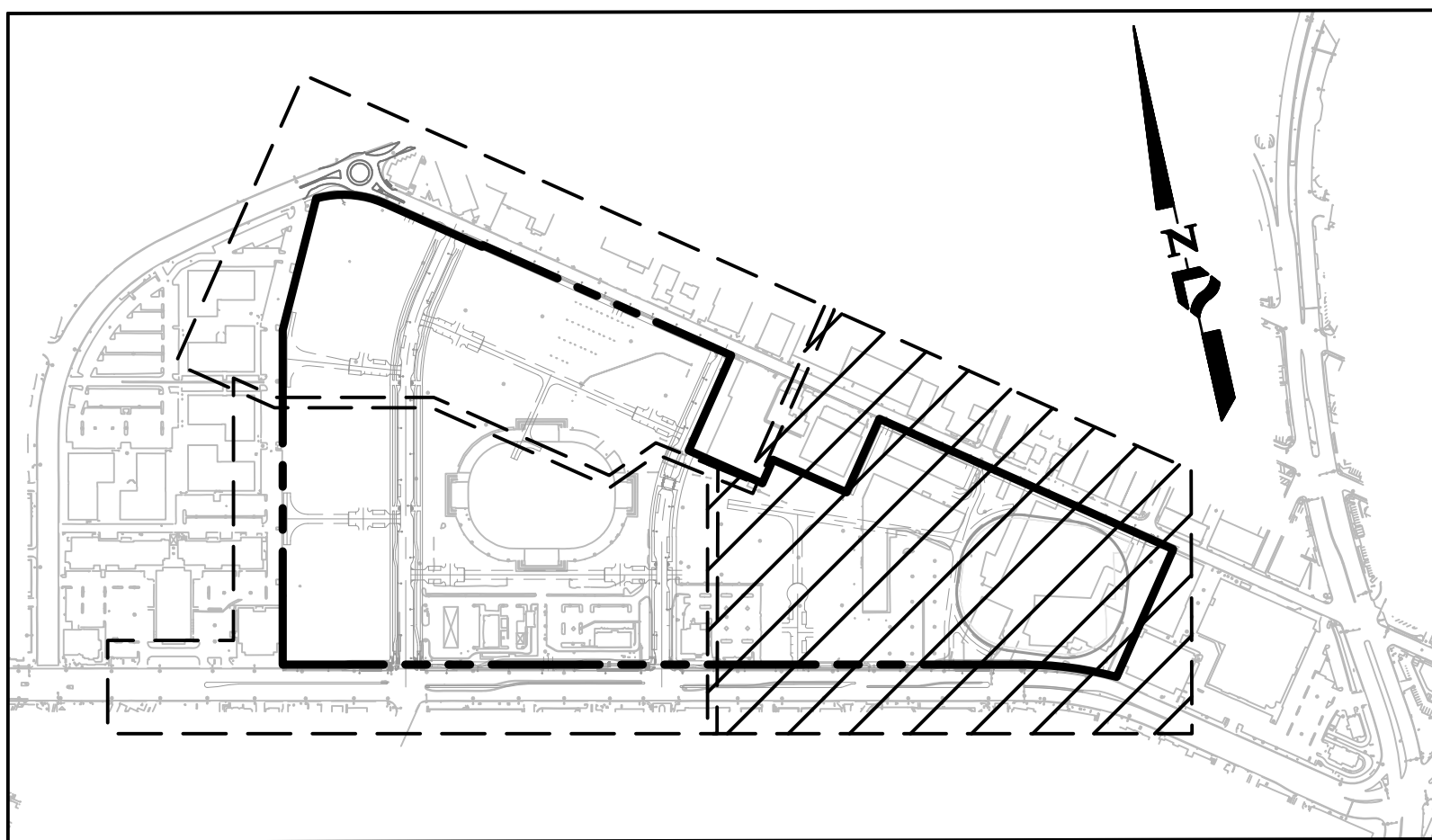
DESCRIPTION	SYMBOL
PROJECT BOUNDARY	---
PROP. RIGHT OF WAY	---
EXIST. FIRE HYDRANT	⊙
PROP. FIRE HYDRANT	⊙
PROP. FIRE SERVICE AND BACKFLOW PREVENTER	⊙
PROP. DOMESTIC WATER SERVICE, METER AND BACKFLOW PREVENTER	⊙
PROP. MODULAR WETLAND UNIT	WU
PROP. STORM DRAIN CLEAN-OUT	⊙
PROP. STORM DRAIN INLET	⊙
PROP. STORM DRAIN	---
PROP. PRIVATE STORM DRAIN	---
PROP. SEWER MANHOLE	⊙
PROP. SEWER MAIN	---
PROP. WATER MAIN	---
PROP. STREET LIGHT	⊙
PROP. PEDESTRIAN RAMP	---
BIKE BUFFER, HARDSCAPE	---
FOUND MONUMENT	⊙
PROP. COMMERCIAL DRIVEWAY	---
TRUNCATED DOMES (DETECTABLE WARNING)	---
PROP. PRIVATE BIO-FILTRATION (DETAIL ON SHEET 9)	---
BUS STOP SLAB	---
PROPOSED MODIFICATION OF EXISTING TRAFFIC SIGNAL	---



SEE SHEET 8

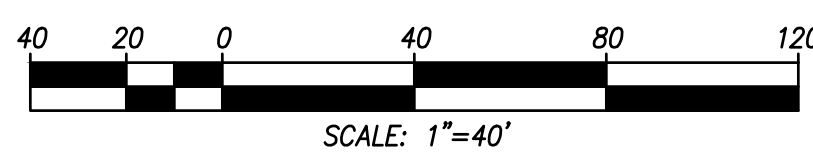
SEE SHEET 9

KEY MAP



LEGEND

DESCRIPTION	SYMBOL
PROJECT BOUNDARY	---
PROP. RIGHT OF WAY	---
EXIST. FIRE HYDRANT	⊕
PROP. FIRE HYDRANT	⊕
PROP. FIRE SERVICE AND BACKFLOW PREVENTER	⊕
PROP. DOMESTIC WATER SERVICE, METER AND BACKFLOW PREVENTER	⊕
PROP. MODULAR WETLAND UNIT	WU
PROP. STORM DRAIN CLEAN-OUT	⊕
PROP. STORM DRAIN INLET	⊕
PROP. PRIVATE STORM DRAIN	---
PROP. SEWER MANHOLE	⊕
PROP. SEWER MAIN	---
PROP. WATER MAIN	---
PROP. STREET LIGHT	⊕
PROP. PEDESTRIAN RAMP	---
BIKE BUFFER, HARDSCAPE	---
FOUND MONUMENT	⊕
PROP. COMMERCIAL DRIVEWAY	---
TRUNCATED DOMES (DETECTABLE WARNING)	---
PROP. PRIVATE BIO-FILTRATION (DETAIL ON SHEET 9)	---
BUS STOP SLAB	---
PROPOSED MODIFICATION OF EXISTING TRAFFIC SIGNAL	---



VESTING TENTATIVE MAP FOR MIDWAY RISING

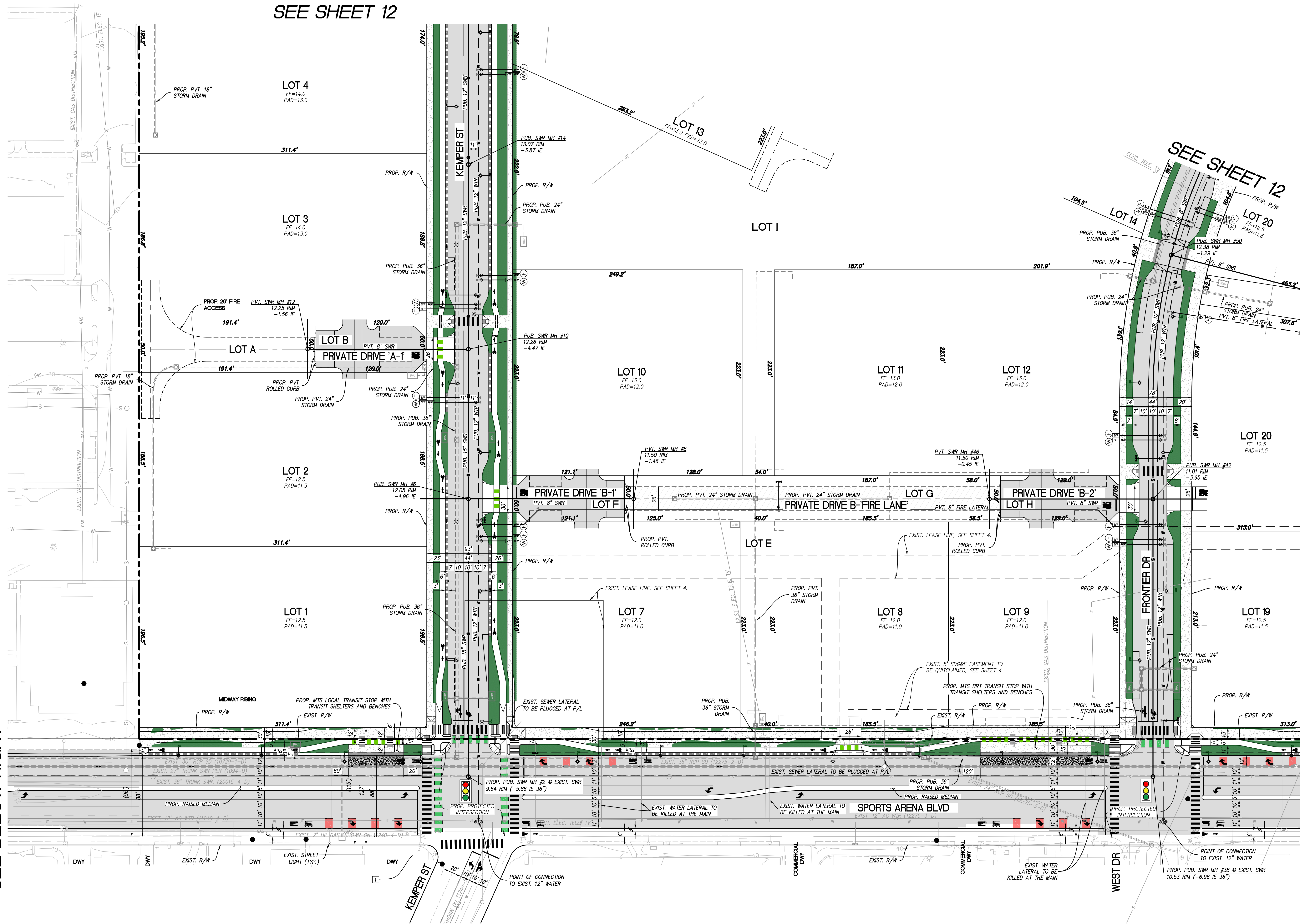
PROJECT DESIGN CONSULTANTS
a BOWMAN company
Planning | Landscape Architecture | Engineering | Survey

PROJECT ENGINEER: MARTIN J. JONES
DESIGN BY: GS/MA/TA
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Project Address: 3500 SPORTS ARENA BLVD
SAN DIEGO, CA 92110
Project Name: **MIDWAY RISING**
TENTATIVE MAP NO. 3258589
LAND USE PLAN NO. 3258590
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: 9/4/2025
Revision 4: 12/23/2024
Revision 3: 8/1/2024
Revision 2: 5/23/2024
Revision 1: 3/1/2024
Original Date: 10/27/2023
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PRJ # 1106734
1856-6266 214-1701
CCS83 COORDINATES LAMBERT COORDINATES

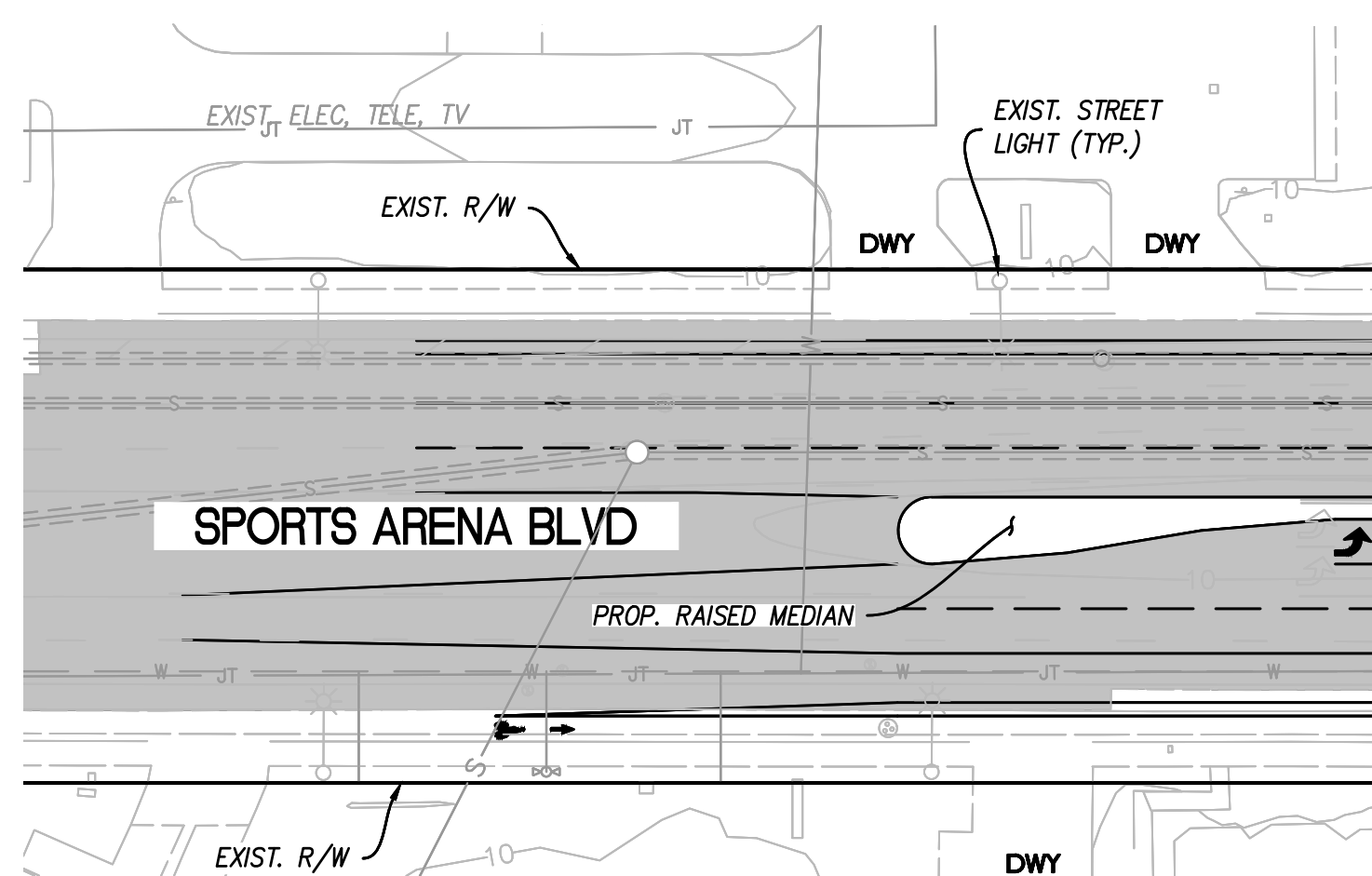
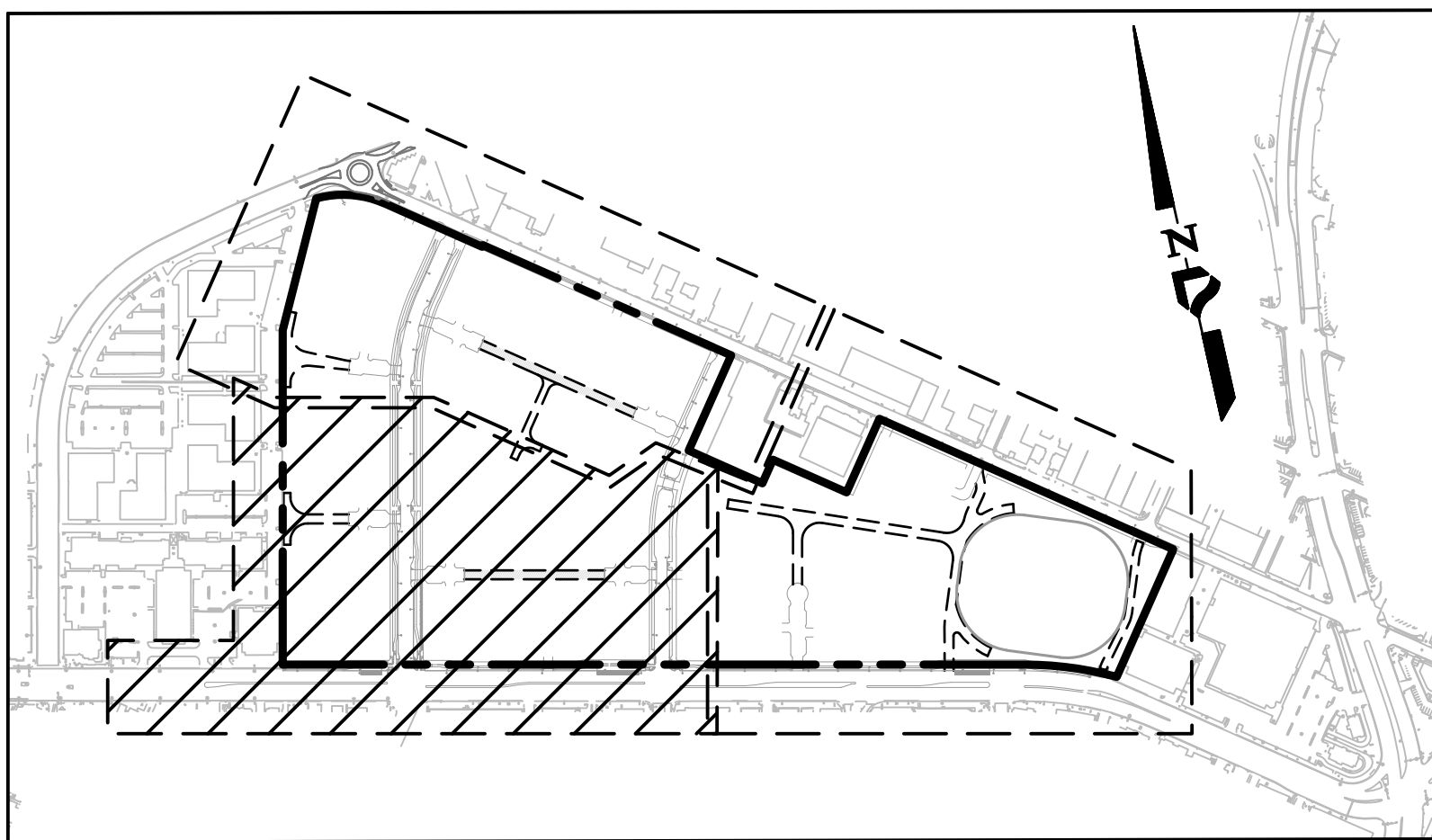
SEE SHEET 12



SEE BELOW RIGHT

SEE SHEET 13

KEY MAP

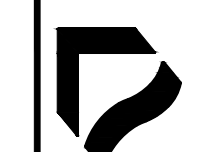


SEE ABOVE LEFT

NOTES:

1. ALL EGRESS FROM PRIVATE DRIVEWAYS WILL BE STOP CONTROLLED AT THE PUBLIC RIGHT OF WAY. SEE TYPICAL DETAIL OF PRIVATE DRIVEWAYS TO ROW ON SHEET 11.
2. WATER METER LOCATIONS SHOWN ARE SCHEMATIC. WATER METER TO BE LOCATED IN RIGHT OF WAY OR AN EASEMENT SHALL BE PROVIDED AT FINAL ENGINEERING.
3. GREEN STREET ELEMENTS WILL BE INCORPORATED INTO THE IMPROVEMENT FOR SPORTS ARENA BLVD. INCLUDING A COMBINATION OF DISPERSION, STREET TREES, AND/OR MODULAR WETLAND UNITS.
4. BUSINESS ACCESS AND TRANSIT (BAT) LANES ARE PROVIDED IN BOTH DIRECTIONS ON SPORTS ARENA BLVD.

VESTING TENTATIVE MAP FOR MIDWAY RISING



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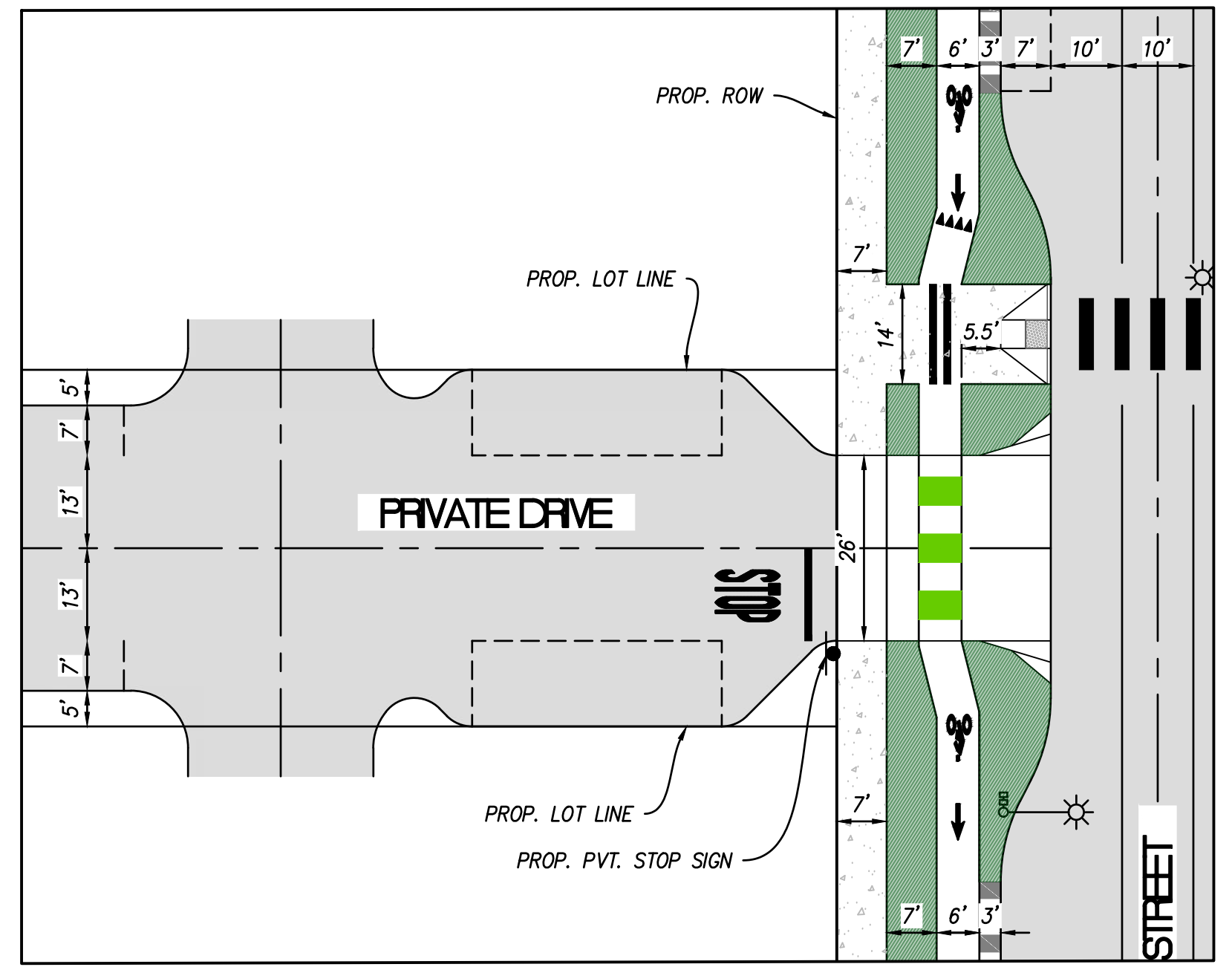
PROJECT ENGINEER: MARTIN J. JONES RCE: 78492
DESIGN BY: GS/MA/TA DRAWN BY: T. ARISTIDE CHECKED BY: M. JONES

Prepared By: PROJECT DESIGN CONSULTANTS
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Project Address: 3500 SPORTS ARENA BLVD
SAN DIEGO, CA 92110
Project Name: MIDWAY RISING
TENTATIVE MAP NO. 3258589
LAND USE PLAN NO. 3258590

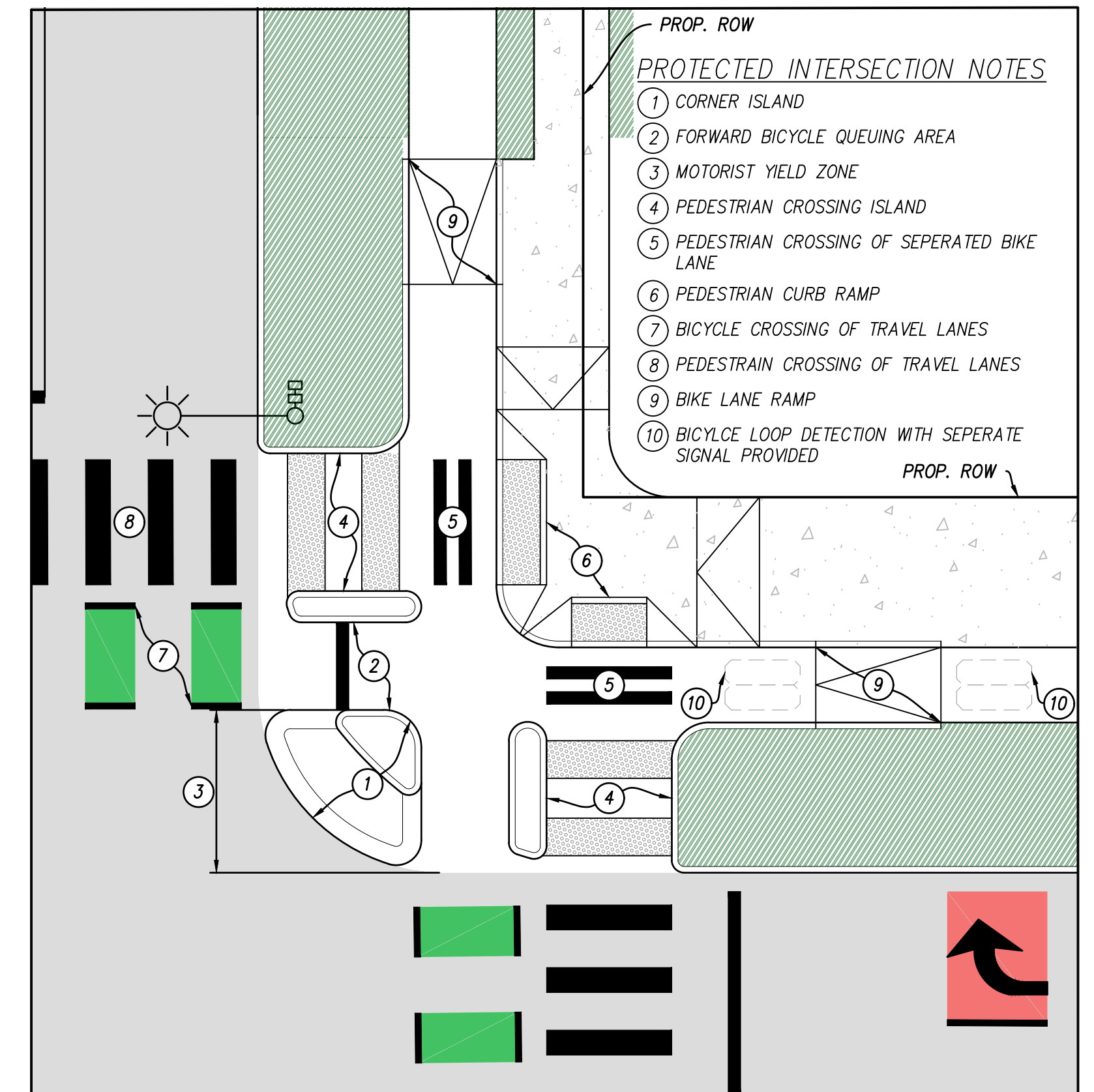
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	9/4/2025
Revision 4:	12/23/2024
Revision 3:	8/1/2024
Revision 2:	5/23/2024
Revision 1:	3/1/2024
Original Date:	10/27/2023
Sheet 11 of 23	
PRJ #	1106734

Sheet Title:
LOTS, STREETS, SEWER AND WATER PLAN

1856-6266 214-1701
CASSIDIAN COORDINATES LAMBERT COORDINATES



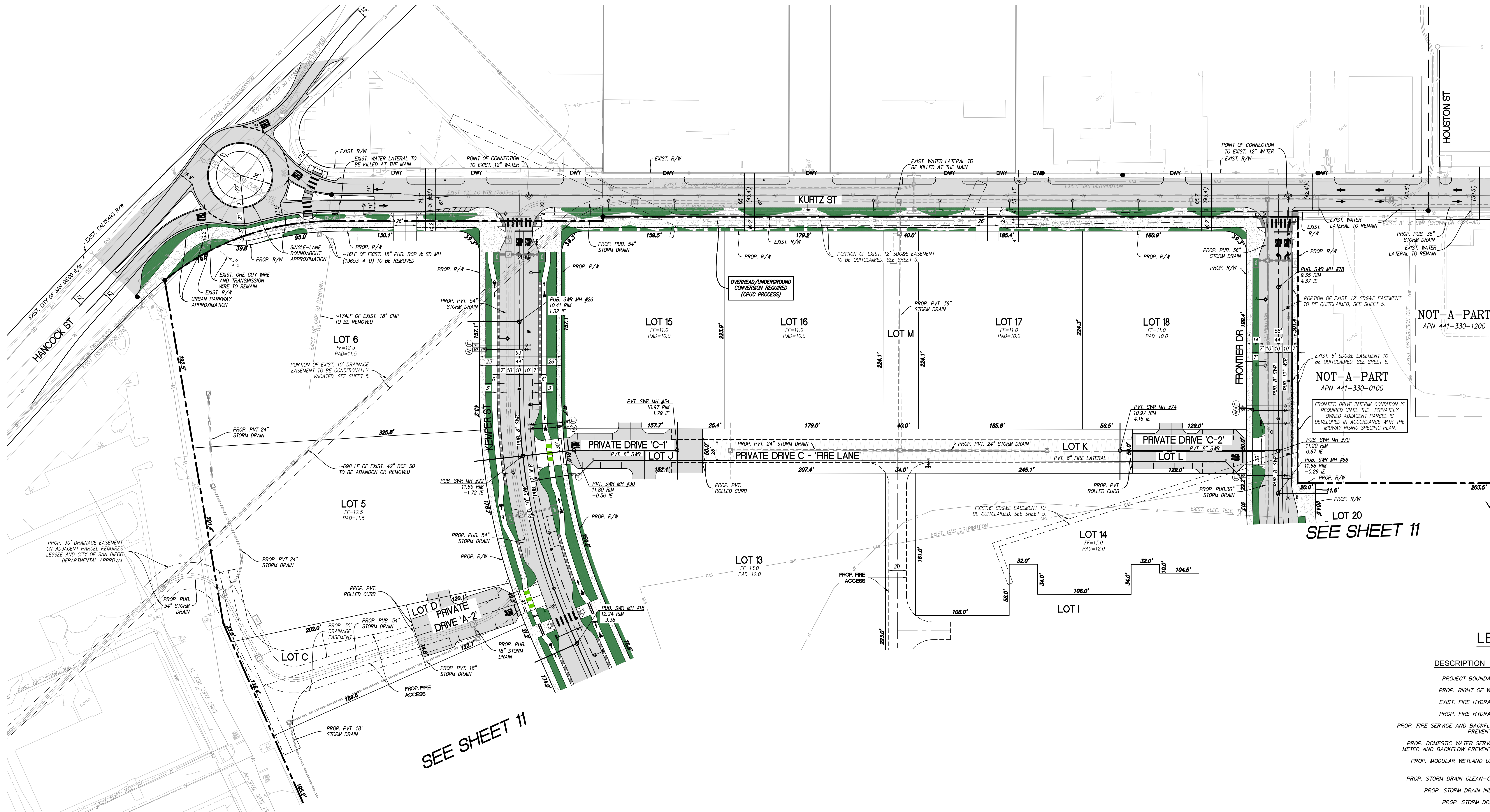
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SCALE: 1" = 20'



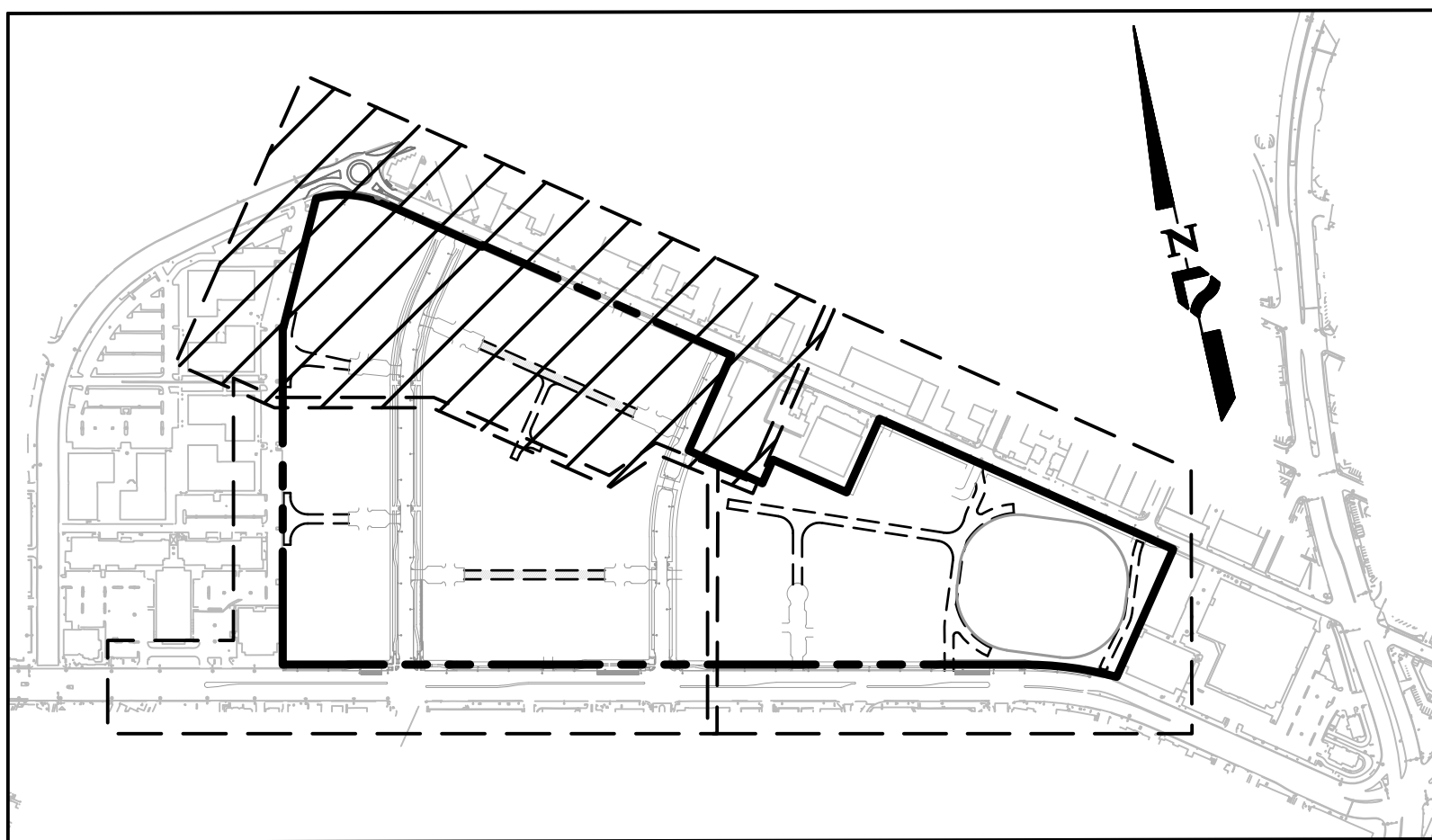
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SCALE: 1" = 10'

LEGEND

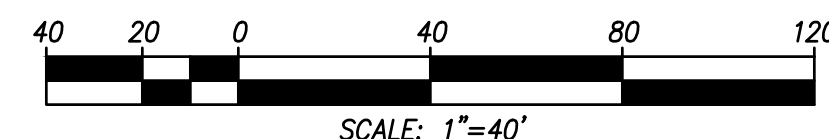
DESCRIPTION	SYMBOL
PROJECT BOUNDARY	---
PROP. RIGHT OF WAY	---
EXIST. FIRE HYDRANT	⊙
PROP. FIRE HYDRANT	⊙
PROP. FIRE SERVICE AND BACKFLOW PREVENTER	⊙
PROP. DOMESTIC WATER SERVICE METER AND BACKFLOW PREVENTER	⊙
PROP. MODULAR WETLAND UNIT	WU
PROP. STORM DRAIN CLEAN-OUT	⊙
PROP. STORM DRAIN	---
PROP. PRIVATE STORM DRAIN	---
PROP. SEWER MANHOLE	⊙
PROP. SEWER MAIN	---
PROP. WATER MAIN	---
PROP. STREET LIGHT	⊙
PROP. PEDESTRIAN RAMP	---
BIKE BUFFER, HARDSCAPE	---
FOUND MONUMENT	⊙
PROP. COMMERCIAL DRIVEWAY	---
TRUNCATED DOMES (DETECTABLE WARNING)	---
PROP. PRIVATE BIO-FILTRATION (DETAIL ON SHEET 9)	---
BUS STOP SLAB	---
PROPOSED MODIFICATION OF EXISTING TRAFFIC SIGNAL	---



KEY MAP



- NOTES:
1. ALL EGRESS FROM PRIVATE DRIVEWAYS WILL BE STOP CONTROLLED AT THE PUBLIC RIGHT OF WAY. SEE TYPICAL DETAIL OF PRIVATE DRIVEWAYS TO ROW ON SHEET 11.
 2. WATER METER LOCATIONS SHOWN ARE SCHEMATIC. WATER METER TO BE LOCATED IN RIGHT OF WAY OR AN EASEMENT SHALL BE PROVIDED AT FINAL ENGINEERING.
 3. GREEN STREET ELEMENTS WILL BE INCORPORATED INTO THE IMPROVEMENT FOR KURTZ STREET AND HANCOCK STREET. INCLUDING A COMBINATION OF DISPERSION, STREET TREES, AND/OR MODULAR WETLAND UNITS.



VESTING TENTATIVE MAP FOR
MIDWAY RISING

PROJECT DESIGN CONSULTANTS
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PROJECT ENGINEER: MARTIN J. JONES RC: 78492
DESIGN BY: GS/MA/TA DRAWN BY: T. ARISTIDE CHECKED BY: M. JONES

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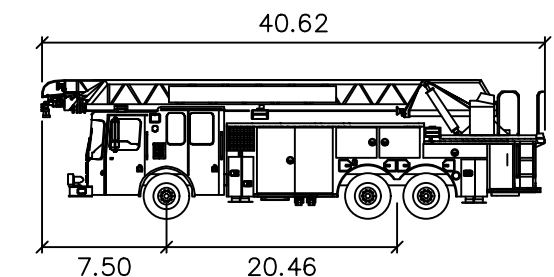
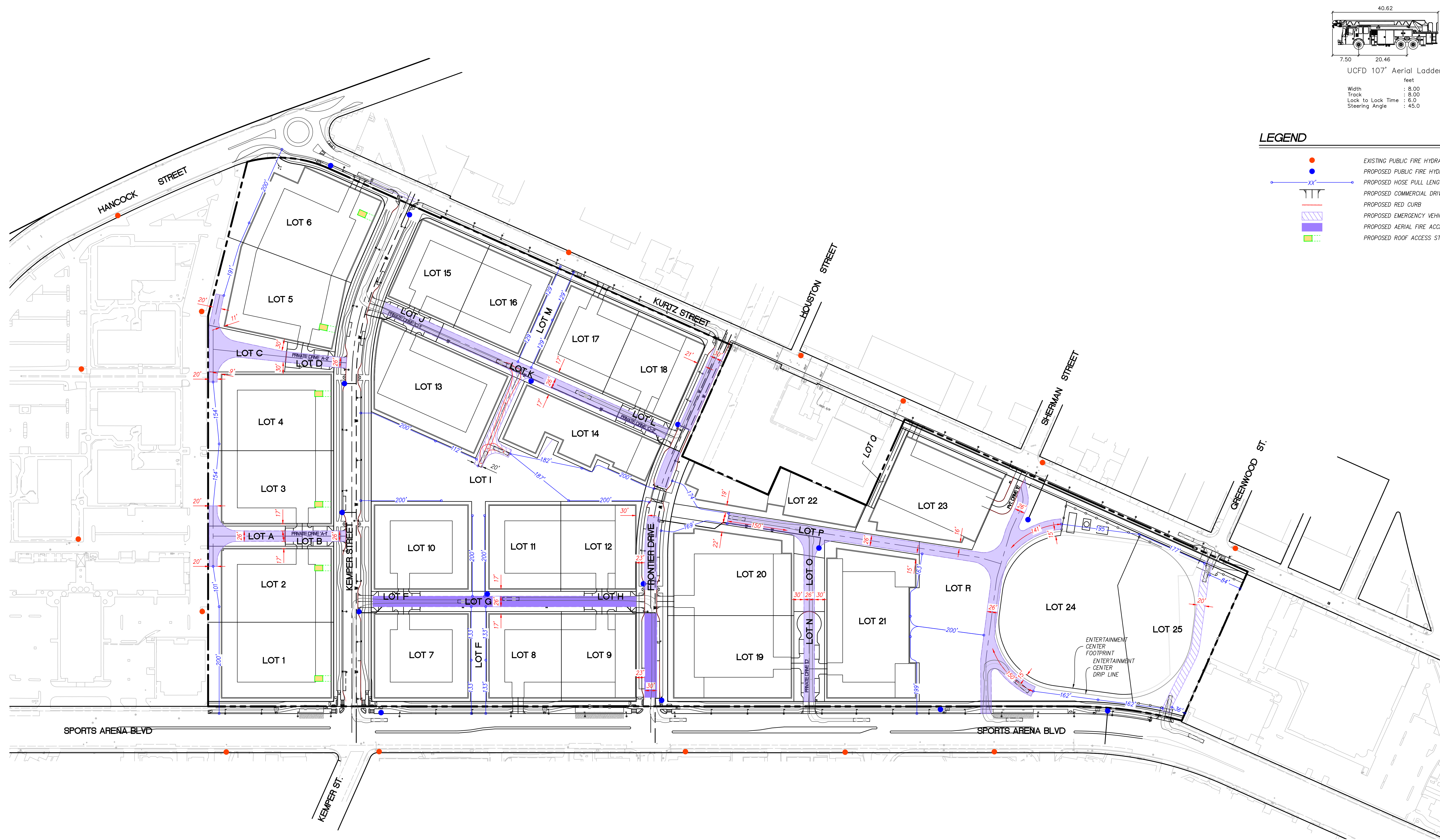
Prepared By: PROJECT DESIGN CONSULTANTS
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Address: SAN DIEGO, CA 92101
Phone #: (619) 235-6471 Fax #: (619) 234-0349
Project Address: 3500 SPORTS ARENA BLVD
SAN DIEGO, CA 92110
Project Name: MIDWAY RISING
TENTATIVE MAP NO. 3258589
LAND USE PLAN NO. 3258590

Sheet Title:
LOTS, STREETS, SEWER AND WATER PLAN

LEGEND

DESCRIPTION	SYMBOL
PROJECT BOUNDARY	---
PROP. RIGHT OF WAY	---
EXIST. FIRE HYDRANT	---
PROP. FIRE HYDRANT	---
PROP. FIRE SERVICE AND BACKFLOW PREVENTER	---
PROP. DOMESTIC WATER SERVICE METER AND BACKFLOW PREVENTER	---
PROP. MODULAR WETLAND UNIT	---
PROP. STORM DRAIN CLEAN-OUT	---
PROP. STORM DRAIN INLET	---
PROP. STORM DRAIN	---
PROP. PRIVATE STORM DRAIN	---
PROP. SEWER MANHOLE	---
PROP. SEWER MAIN	---
PROP. WATER MAIN	---
PROP. STREET LIGHT	---
PROP. PEDESTRIAN RAMP	---
BIKE BUFFER, HARDSCAPE	---
FOUND MONUMENT	---
PROP. COMMERCIAL DRIVEWAY	---
TRUNCATED DOMES (DETECTABLE WARNING)	---
PROP. PRIVATE BIO-FILTRATION (DETAIL ON SHEET 9)	---
BUS STOP SLAB	---
PROPOSED MODIFICATION OF EXISTING TRAFFIC SIGNAL	---

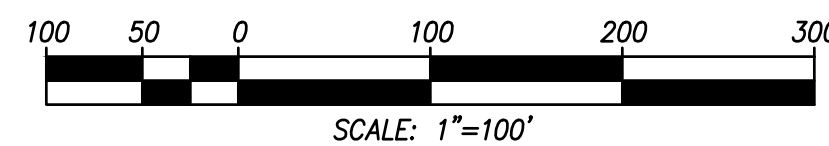
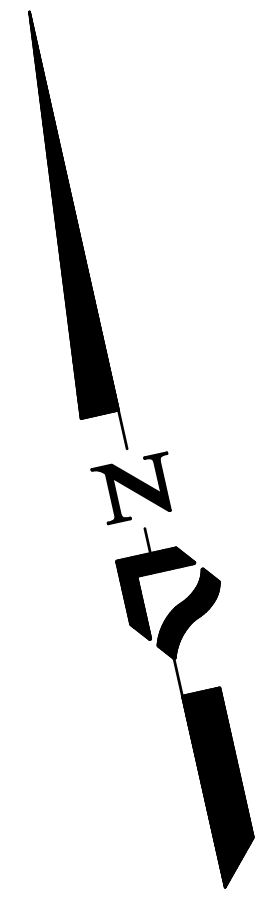
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	9/4/2025
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Revision 3:	8/1/2024
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PRJ #	1106734
1856-6266	214-1701
CSSS COORDINATES	LAMBERT COORDINATES



UCFD 107' Aerial Ladder Pierce Arrow XT
feet
Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 45.0

LEGEND

- EXISTING PUBLIC FIRE HYDRANT
- PROPOSED PUBLIC FIRE HYDRANT
- PROPOSED HOSE PULL LENGTH
- PROPOSED COMMERCIAL DRIVEWAY
- PROPOSED RED CURB
- PROPOSED EMERGENCY VEHICLE ACCESS
- PROPOSED AERIAL FIRE ACCESS ROAD
- PROPOSED ROOF ACCESS STAIRWELL



VESTING TENTATIVE MAP FOR
MIDWAY RISING



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Project Address: 3500 SPORTS ARENA BLVD
SAN DIEGO, CA 92110
Project Name: MIDWAY RISING
TENTATIVE MAP NO. 3258589
LAND USE PLAN NO. 3258590

Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
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Revision 4: 12/23/2024
Revision 3: 8/1/2024
Revision 2: 5/23/2024
Revision 1: 3/1/2024
Original Date: 10/27/2023
Sheet 14 of 23
PRJ # 1106734
1856-6266 214-1701
CCSR3 COORDINATES LAMBERT COORDINATES



LEGEND	
DESCRIPTIONS	
PROJECT BOUNDARY	—
RIGHT OF WAY	—
LOT LINES	—
MATCH LINES	—
PARK BOUNDARIES	—
FIRE LANE	—
UTILITY EASEMENT	—

NOTE:
BOUNDARY OF PARK LAND IS SUBJECT TO CHANGE
BASED ON THE TERMS OF THE SPECIFIC PLAN AND
FINALIZATION OF THE VTTM

OJB

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550 LOMAS SANTA FE DRIVE, SOLANA BEACH, 92075
PHONE: (858) 793 - 76970
WWW.OJB.COM

PROJECT ENGINEER: K. FIDDELKE RCE: _____
DESIGN BY: KF/ED DRAWN BY: E. DIBOS CHECKED BY: K. FIDDELKE

VESTING TENTATIVE MAP FOR
MIDWAY RISING

TENTATIVE MAP NO. 3258589
LAND USE PLAN NO. 3258590

Prepared By: OJB LANDSCAPE ARCHITECTS
Name: 550 LOMAS SANTA FE DRIVE
Address: SAN DIEGO, CA 92075
Phone #: (858) 793-6970 Fax #: _____
Project Address: 3500 SPORTS ARENA BLVD
Address: SAN DIEGO, CA 92110
Project Name: MIDWAY RISING
TENTATIVE MAP NO. 3258589
LAND USE PLAN NO. 3258590

Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
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Revision 5:	_____
Revision 4:	_____
Revision 3:	8/1/2024
Revision 2:	5/23/2024
Revision 1:	3/1/2024
Original Date:	10/27/2023
Sheet	15 of 23
PRJ #	1106734
1856-6266	214-1701
CCSR3 COORDINATES	LAMBERT COORDINATES

SPORTS ARENA BOULEVARD

Sports Arena Boulevard will undergo improvements to meet the requirements of the Midway Pacific Highway Community Plan (CPU) and city code requirements, with respect to land use, mobility and sustainability. Improvements should include a promenade, which would enhance pedestrian and bicycle experience and connectivity. The promenade may include a 12' wide multi-modal bike and pedestrian path, which would also serve as the Bay-To-Bay Urban Path on Sports Arena Boulevard. The path may meander through the promenade, maintaining a 12' clear path of travel. The path should be composed of standard pedestrian rated concrete, with enhanced paving at plazas and intersections. A double-row of street trees should conform with the CPU street tree requirements for the Bay-To-Bay Urban Path. Planting areas should vary in size and location throughout the Promenade. Additional amenities should be placed within the promenade to activate and enrich the space. Such amenities may include small plazas and seating areas with enhanced paving, stabilized decomposed granite gravel and fixed seating. Pedestrian amenities such as trash and recycling receptacles, etc will be located at a minimum of 1 for every 250 feet of street frontage. Opportunities for public art should be accommodated within the streetscape. For short-term bike parking, bike racks should be provided along Sports Arena Boulevard and dispersed evenly throughout the property. In addition to code required roadway lights (per civil), pedestrian-scaled lighting fixtures should be provided within the promenade to create a safe and walkable environment. Bus stops - local and BRT - would be located on Sports Arena Boulevard, providing essential mobility linkages (per traffic engineers). Shaded and enhanced bus stops are encouraged. To further optimize mobility, an additional 6' wide bike path and a 3' buffer should be provided along the curb.

KURTZ STREET

Kurtz Street should undergo improvements to meet the requirements of the Midway Pacific Highway Community Plan (CPU) and city code requirements, with respect to land use, mobility and sustainability. Improvements should include a promenade on the south side of the street, which would enhance pedestrian and bicycle experience and connectivity. The promenade may include a 12' wide multi-modal bike and pedestrian path. The path may meander through the promenade, maintaining a 12' clear path of travel. The path should be composed of standard pedestrian-rated standard concrete, with enhanced paving at plazas and intersections. Truncated dome pavers will be necessary at all locations where the path meets a driveway or street intersection. Additionally, the promenade would include shade trees in planting areas. Planting areas should vary in size and location. Additional amenities and park features should be placed within the promenade to activate and enrich the space. Such amenities may include small plazas and seating areas with enhanced paving, decomposed granite gravel and fixed seating. Children's play elements, fitness stations, and small lawn areas may be included within the promenade. Opportunities for public art should be accommodated within the streetscape. Bike racks should be provided for short-term bicycle parking in multiple locations. In addition to code required roadway lights (per civil), pedestrian-scaled lighting fixtures should be provided within the promenade to create a safe and walkable environment. Interpretive and wayfinding signage may be provided within the promenade to enhance the walkability and to optimize accessibility through the project site.

FRONTIER DRIVE

Frontier Drive is a new retail-oriented street that would provide connectivity, promote walkability and ease of access for cyclists. Improvements should include a promenade on the east side of the street, which includes a 12' wide multi-modal bike and pedestrian path. All paving along Frontier Drive should consist of enhanced paving with a mix of colored concrete and/or unit pavers. The multi-modal path should be buffered from the street by a generous furnishings zone, which should include a range of park amenities recommended in the CPU, including fixed seating, bike racks and interpretive and wayfinding signage, small decomposed granite plazas, and planting areas. Opportunities for public art should be accommodated within the streetscape. Additionally, the promenade would include shade trees, located in planting areas and in tree grates. A retail frontage zone will be included within the promenade, which should serve as a space for outdoor cafe seating. The streetscape on the west side of Frontier Drive should include a parkway consisting of a 7' clear walkway and a 7' wide furnishing/planting zone. The walkway should be made up of pedestrian-rated enhanced paving, and the furnishings zone should include fixed and movable seating, bike racks, lighting, planting areas and shade trees. For stormwater quality, at-grade water quality treatment features such as modular wetlands should be provided (per civil) within the streetscape. These features may be enhanced with decorative aggregate and boulders to create a visually pleasing streetscape aesthetic. Interpretive and wayfinding signage may be provided within the promenade to optimize accessibility through the project site and create a sense of place.



KEMPER STREET

Kemper Street is a new residential-oriented street that should enhance circulation for pedestrians and cyclists at the community scale. Class IV cycle tracks should be provided on both east and west sides of the street. On the east side of Kemper, this cycle track is buffered from vehicular traffic, within the Promenade. The Promenade should also include a range of park amenities recommended in the CPU, including fixed seating, bike racks and interpretive and wayfinding signage, small decomposed granite plazas, small lawn areas and planting. Opportunities for public art should be accommodated within the streetscape. The pedestrian pathway within the Promenade should be composed of standard pedestrian rated standard concrete, with enhanced paving at plazas and intersections. Additionally, the Promenade should include shade trees in planting areas. Planting areas should vary in size and location. The streetscape on the west side of Frontier Street should include a parkway consisting of a 7' clear walkway and a 7' wide furnishing zone which may include include fixed and movable seating, bike racks, lighting, planting areas and shade trees in planting and in tree grades. The walkway should be made up of pedestrian-rated enhanced paving. For stormwater quality, at-grade water quality treatment features such as modular wetlands should be provided (per civil) within the streetscape.

PASEO GREENS

Paseo Greens are residential-focused park spaces located at the ground level of residential housing blocks. These paseos are planned to accommodate park amenities and enhance connectivity for the residential community. The Paseo Greens should include shade trees, lawn areas, planting, decomposed granite gravel, and pedestrian walkways with enhanced paving. Individually they should vary in character and may have enhancements such as children's play areas, gated dog runs, shade structures and seating areas. Smaller recreational opportunities such as bocce ball, basketball, fitness stations, game tables and movable furnishings should also be considered. Water quality basins will be strategically incorporated within Paseo Green planting areas in an effort to meet stormwater quality regulations. Ground floor units shall have a private patio space surrounded with a low masonry wall or ornamental fencing (not shown) with planting and paving as required. In some instances, fire access lanes are located within the Paseo Greens. The 26' wide fire lanes should be composed of vehicular-rated enhanced paving, Grasspave and/or Gravelpave - drivable surface products that offer a softer alternative to traditional hardscape. These products enable turf grass and stabilized decomposed granite gravel to be placed within the fire lane, creating space for play, seating and activation. Pedestrian walkways of standard concrete allow for walkability through the greens. Ornamental and shade trees should line the walkways to provide visual screening of the residences. Paseo Greens sit adjacent to private drives which contain parallel parking spaces for leasing visitors and for moving truck loading and unloading. Private drives should consist of asphalt paving or concrete (per civil) with standard raised driveway curbs.

PASEO GREENWAYS

Paseo Greenways are usable park spaces that also serve as fire lanes or for emergency access. The 26' wide fire lanes should be composed of vehicular-rated enhanced paving, Grasspave and/or Gravelpave - drivable surface products that offer a softer alternative to traditional hardscape. These products enable turf grass and decomposed granite gravel to be placed within the fire lane, creating flexible spaces for play, seating and activation. Pedestrian walkways of standard concrete allow for walkability through the greenways. Ornamental and shade trees should line the walkways to provide visual screening of the residences. Small seating areas and plazas should be located within the Paseo Greenways. Paved with decomposed granite gravel, they may include amenities such as small play features, fire features, and movable and fixed seating. Ground floor units shall have a private patio space surrounded with a low masonry wall or ornamental fencing (not shown) with planting and paving as required. Residential parking garage access off Frontier and Kemper are located via Private Drives at ends of the Paseo Greenways. Private drives contain parallel parking spaces to accommodate leasing visitors and for moving truck loading and unloading. Private drives should consist of asphalt paving or concrete (per civil) with standard raised driveway curbs. Pedestrian walkways of pedestrian-rated concrete should be implemented on both sides of the private drives.

THE GREEN

The Green is a neighborhood park, composed of park program elements and amenities tailored toward community and residential uses. The park should be welcoming for residents and the public, promoting community cohesion, providing space for children and pets to play, while accommodating events of varying scales. The park may include open multi-use lawns to allow for free-play activities like pick-up soccer and frisbee, movie nights and outdoor yoga classes, or other flexible uses. Children's play areas should be outfitted with play equipment, nature play elements and small water play features. For day-to-day activation, the park may include game tables, swings, and public art to welcome park-goers. Plaza spaces should be provided as central zones to accommodate community events. These plaza spaces may be composed of enhanced paving with public art and/or architectural shade structures. A well-designed public restroom/storage facility with drinking fountains should be provided within the park. A series of wide, generous walkways consisting of pedestrian-rated enhanced paving should be provided along the perimeter of the park, allowing for seamless walkability to residences and park features. A multi-modal path should be provided within the park to allow for bicycles to traverse through The Green. Shade trees should be abundantly located throughout the park to provide shade and an aesthetically pleasing atmosphere. Planting areas should be provided for visual screening where necessary, creating a leisurely park atmosphere. Ground floor units shall have a private patio space surrounded with a masonry wall or ornamental fencing with planted landscape buffers to clearly separate patios from park areas.

THE PLAZA

The Plaza is designed as an experiential restaurant and retail experience, fronted with al fresco dining patios and public plaza amenities. The Plaza acts as a primary pedestrian connector between the Square and the Green - the two largest public parks on site. The Plaza may be made up of pedestrian-rated and vehicular-rated concrete unitized pavers. Small lawn areas and performance spaces may be provided within the Plaza, softened by stabilized decomposed granite seating terraces and cooled by interactive water features. Seating areas for dining and leisure will spill out from beneath architectural canopies, creating a strong indoor-outdoor connection. Retail and lobby entries will be graciously planted to allow for a welcoming entrance. Large shade trees should be liberally placed throughout the Plaza, creating a green and verdant atmosphere. A 26' wide portion of the Plaza that is designated for vehicular fire access will contain only movable furnishings, with no fixed furnishings or trees. Other amenities within the Plaza may include fixed and movable seating, shade structures and bicycle racks, to create a functional, welcoming and vibrant public realm open space.

THE SQUARE

The Square should be a vibrant and highly activated public plaza for outdoor cultural, and community events. The Square is located directly adjacent to the arena, and is scaled to accommodate large quantities of event attendees. Public programming and entertainment opportunities should be accommodated within the Square. The Square should serve as a large, dynamic plaza space composed of pedestrian-rated and vehicle-rated enhanced concrete unit pavers. Lighting, power and event infrastructure should be provided within the Square to power food trucks, outdoor concerts, and other programming activities with electrical needs. Shade structures, performance pavilion and an outdoor performance stage may be provided within the Square. Public art in the form of wall murals, sculptures and interpretive graphics may be included within the Square. An interactive water feature may be provided within the Square to provide interest and foster community. Fixed and moveable seating will be provided in the Square. Planting areas with large shade trees will be strategically located to provide shade, buffer noise, frame and soften views where necessary. A 26' wide fire access lane will be provided through the Square to access the arena and adjacent buildings. The fire access lane may be composed of a combination of vehicular-rated enhanced paving. A gracious bicycle path shall be provided through the Square.

Prepared By: QUB LANDSCAPE ARCHITECTS
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MIDWAY RISING
TENTATIVE MAP NO. 3258589
LAND USE PLAN NO. 3258590

Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: 8/1/2024
Revision 2: 5/23/2024
Revision 1: 3/1/2024

Original Date: 10/27/2023

Sheet 16 of 23
PRJ # 1106734

Sheet Title:
LANDSCAPE DEVELOPMENT PLAN

1856-6266	214-1701
CCS83 COORDINATES	LAMBERT COORDINATES

	<h2 style="margin: 0;">VESTING TENTATIVE MAP FOR MIDWAY RISING</h2>						
<p style="text-align: center;">© 2022 OJB LANDSCAPE ARCHITECTURE 550 LOMAS SANTA FE DRIVE, SOLANA BEACH, 92075 PHONE: (858) 793 - 76970 WWW.OJB.COM</p>							
<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">PROJECT ENGINEER:</td> <td style="width: 33%; border-bottom: 1px solid black; text-align: center;">K. FIDDELKE</td> <td style="width: 33%; border-bottom: 1px solid black;">RCE: _____</td> </tr> <tr> <td style="border-bottom: 1px solid black;">DESIGN BY: <i>KF/CD</i></td> <td style="border-bottom: 1px solid black; text-align: center;">DRAWN BY: <i>E. DIOS</i></td> <td style="border-bottom: 1px solid black; text-align: center;">CHECKED BY: <i>K. FIDDELKE</i></td> </tr> </table>		PROJECT ENGINEER:	K. FIDDELKE	RCE: _____	DESIGN BY: <i>KF/CD</i>	DRAWN BY: <i>E. DIOS</i>	CHECKED BY: <i>K. FIDDELKE</i>
PROJECT ENGINEER:	K. FIDDELKE	RCE: _____					
DESIGN BY: <i>KF/CD</i>	DRAWN BY: <i>E. DIOS</i>	CHECKED BY: <i>K. FIDDELKE</i>					

PLANTS LEGEND

Native and adaptive plants with one or more of the following characteristics have been selected for consideration: native, drought-tolerance, low maintenance, visual/seasonal interest, habitat generator, pollinators, and growth habits. Plant species for the Midway Rising project may include, but are not limited to, the following:

SHRUBS FOR SCREENING AND HEDGES	SPACING	CONTAINER	HEIGHT	WIDTH
Arbutus unedo 'Compacta' - Dwarf Strawberry Tree	72" o.c.	15 GAL	7'-10'	7'-10'
Acanthus mollis - Bear's Breech	24" o.c.	1- 5 GAL	3'-5'	2'-3'
Artemisia x 'Powis Castle' - Powis Castle Artemisia	24" o.c.	1- 5 GAL	2'-4'	4'-6'
Ceanothus thyrsiflorus - Skylan Ceanothus*	36" o.c.	1- 5 GAL	4'-6'	5'
Heteromeles arbutifolia - Toyon*	72" o.c.	15 GAL	8'-15'	8'
Mahonia nevinii - Nevin's Barberry*	36" o.c.	1- 5 GAL	10'-15'	10'-15'
Myrica californica - Pacific Wax Myrtle*	72" o.c.	15 GAL	20'-30'	10'-20'
Olea europaea 'Montra' - Little Ollie Olive	30" o.c.	15 GAL	6'-8'	6'-8'
Podocarpus henkelii - Long-leaved Yellowwood	30" o.c.	15 GAL	15'-20'	12'-20'
Philodendron xanadu - Xanadu Philodendron	30" o.c.	1- 5 GAL	1'-2'	2'-3'
Rhus integrifolia - Lemonade Berry*	72" o.c.	15 GAL	6'-10'	10'-15'
Rhamnus californica 'Eve Case' - Eve Case Coffeeferry*	72" o.c.	15 GAL	3'-6'	4'-6'
Rosmarinus officinalis - Upright Rosemary	36" o.c.	1- 5 GAL	4'-6'	4'-6'
Westringia fruticosa 'Mundi' - Low Coast Rosemary	60" o.c.	1- 5 GAL	1'-2'	4'-6'
Westringia fruticosa 'Wynabbie Gem' - Coast Rosemary	60" o.c.	1- 5 GAL	6'	10'-12'

SUB-SHRUBS AND PERENNIALS	SPACING	CONTAINER	HEIGHT	WIDTH
Achillea millefolium - Yarrow*	36" o.c.	1- 5 GAL	2'-3'	2'-3'
Asclepias fascicularis - Narrowleaf Milkweed*	36" o.c.	1- 5 GAL	3'	3'
Asclepias speciosa - Showy Milkweed*	36" o.c.	1- 5 GAL	2'-4'	2'-3'
Dudleya edulis - Lady Fingers*	24" o.c.	1- 5 GAL	0.5'-0.75'	1'
Ercallia californica - Canyon Sunflower*	24" o.c.	1- 5 GAL	3'-5'	1'-5'
Heuchera maxima - Island Alum Root*	36" o.c.	1- 5 GAL	3'	2'-3'
Mimulus guttatus - Monkeyflower*	36" o.c.	1- 5 GAL	2'	2'
Penstemon margarita 'BOP' - Foothill Penstemon*	36" o.c.	1- 5 GAL	0.5'-0.8'	1'-1.5'
Salvia apiana - White Sage*	36" o.c.	1- 5 GAL	6'	6'
Salvia clevelandii - Cleveland Sage*	36" o.c.	1- 5 GAL	3'-5'	5'-8'
Salvia leucantha 'Santa Barbara' - Santa Barbara Sage	36" o.c.	1- 5 GAL	3'-4'	3'-4'
Salvia mellifera - Black Sage*	36" o.c.	1- 5 GAL	5'	2'-3'
Solidago californica - California Goldenrod	24" o.c.	1- 5 GAL	1.5'	5'
Sphaeralcea ambigua - Desert Mallow*	60" o.c.	1- 5 GAL	3'-5'	2'-4'
Trichostema lanatum - Woolly Blue Curls*	24" o.c.	1- 5 GAL	3'-5'	3'-5'
Verbena illacina 'De La Mina' - Lilac Verbena*	36" o.c.	1- 5 GAL	1'-2'	3'-4'
Vigiera lacinata - San Diego Sunflower*	36" o.c.	1- 5 GAL	3'	3'

GROUNDCOVERS:	SPACING	CONTAINER	HEIGHT	WIDTH
Acacia redolens 'Low Boy' - Low Boy Bank Catclaw	48" o.c.	1- 5 GAL	1'-2'	8'-15'
Arctostaphylos Pacific Mist - Pacific Mist Manzanita*	48" o.c.	1- 5 GAL	2.5'	4'-10'
Baccharis pilularis 'Pigeon Point' - Pigeon Point Coyote Brush*	72" o.c.	1- 5 GAL	1'-2'	8'-10'
Ceanothus 'Centennial' - Centennial Ceanothus*	48" o.c.	1- 5 GAL	0.5'-1'	4'-5'
Erigeron g. x 'Wayne Roderick Daisy' - Wayne Roderick Daisy	48" o.c.	1- 5 GAL	1'	1.5'
Salvia 'Point Sal' - Low Purple Sage*	12" o.c.	1- 5 GAL	0.5'-1'	1'-4'
Salvia spathacea - Hummingbird Sage*	12" o.c.	1- 5 GAL	1'-2'	4'-5'
Salvia sonomensis - Creeping Sage*	12" o.c.	1- 5 GAL	0.5'-1'	2'-4'
Rosmarinus officinalis 'Prostratus'	24" o.c.	1- 5 GAL	2'-3'	8'
Senecio mandraliscae - Blue Chalksticks	24" o.c.	1- 5 GAL	0.5'-1'	1'-2'

BIORETENTION SPECIES:-	SPACING	CONTAINER	HEIGHT	WIDTH
Anemopsis californica - Yerba mansa*	12" o.c.	1- 5 GAL	1'	1'
Baccharis pilularis 'Pigeon Point' - Pigeon Point Coyote Brush*	72" o.c.	1- 5 GAL	1'-2'	8'-10'
Carex praegracilis - Clustered Field Sedge*	12" o.c.	1- 5 GAL	1'	3'
Chondropetalum tectorum - Small Cape Rush	18" o.c.	1- 5 GAL	3'	3'
Juncus patens - California Grey Rush*	18" o.c.	1- 5 GAL	2'-3'	2'-3'
Mimulus cardinalis - Scarlet Monkeyflower*	12" o.c.	1- 5 GAL	1.5'-3'	3'

VINES:	SPACING	CONTAINER	HEIGHT	WIDTH
Bauhinia corymbosa - Phanera Vine	60" o.c.	1- 5 GAL	9'	9'
Ficus pumila - Fig Vine	60" o.c.	1- 5 GAL	3'-25'	3'-25'
Hardenbergia vilacea - Purple Vine Ulac	60" o.c.	1- 5 GAL	6'-8'	6'-8'
Passiflora vitifolia - Passion Flower Vine	60" o.c.	1- 5 GAL	6'-20'	3'-5'
Petrea volubilis - Queen's Wreath	60" o.c.	1- 5 GAL	6'-12'	3'-6'
Stephanotis floribunda - Madagascar Jasmine	60" o.c.	1- 5 GAL	6'-20'	6'-10'
Trachelospermum jasminoides - Chinese Star Jasmine	60" o.c.	1- 5 GAL	2'	10'-20'

CACTUS & SUCCULENTS	SPACING	CONTAINER	HEIGHT	WIDTH
Aeonium urbicum - Dinner Plate Aeonium	36" o.c.	1- 5 GAL	3'	3'
Agave attenuata - Foxtail Agave	24" o.c.	1- 5 GAL	4'-5'	6'-8'
Agave americana - Century Plant	60" o.c.	1- 5 GAL	6'-10'	8'-13'
Agave x 'Blue Flame' - Blue Flame Agave	36" o.c.	1- 5 GAL	3'-5'	3'-5'
Agave x 'Blue Glow' - Blue Glow Agave	36" o.c.	1- 5 GAL	1'-2'	1'-2'
Agave vilmoriniana - Octopus Agave	48" o.c.	1- 5 GAL	3'-4'	3'-4'
Aloe barbadensis - Aloe Vera	24" o.c.	1- 5 GAL	2'-3'	2'-3'
Aloe striata - Coral Aloe	24" o.c.	1- 5 GAL	2'-3'	1'-2'
Echinocactus grusonii- Golden Barrel Cactus	36" o.c.	1- 5 GAL	2'-3'	2'
Hesperaloe 'Brakelights' - Red Yucca	36" o.c.	15 GAL	3'	2'-3'
Opuntia santa rita - Santa Rita Pricklypear	36" o.c.	1- 5 GAL	4'	6'
Sanseveria zeylanica - Bowstring Sanseveria	24" o.c.	1- 5 GAL	2'-3'	1'
Yucca elephantipes - Soft Tip Yucca	48" o.c.	15 GAL	3'-6'	3'
Yucca whipplei - Chapparral Yucca	48" o.c.	15 GAL	3'	6'

FERNS	SPACING	CONTAINER	HEIGHT	WIDTH
Dryopteris erythrosora - Autumn Fern	24" o.c.	1- 5 GAL	1'-2'	1'-2'
Microlepia strigosa - Lace Fern	24" o.c.	1- 5 GAL	2'-3'	2'-3'
Polystichum munitum - Western Sword Fern*	24" o.c.	1- 5 GAL	2'-3'	2'-4'
Rumohra adiantiformis - Leatherleaf Fern	24" o.c.	1- 5 GAL	3'	3'

GRASSES AND GRASS-LIKE SPECIES	SPACING	CONTAINER	HEIGHT	WIDTH
Aristida purpurea - Purple Three-Awn	12" o.c.	1- 5 GAL	2'	2'
Carex divulsa - Berkeley Sedge	12" o.c.	1- 5 GAL	1'-1.5'	2'
Chondropetalum tectorum - Small Cape Rush	18" o.c.	1- 5 GAL	3'	3'
Chondropetalum elephanthium - Large Cape Rush	48" o.c.	1- 5 GAL	5'-6'	4'-6'
Dianella revoluta 'Clarity Blue' - Clarity Blue Dianelle	24" o.c.	1- 5 GAL	1.5'	2'
Hybrid Bermuda - Turf Sod				
Leymus condensatus - Giant Wildrye*	48" o.c.	1- 5 GAL	2'-3'	4'-6'
Lomandra longifolia 'Breeze' - Dwarf Mat Rush	30" o.c.	1- 5 GAL	3'	3'
Muhlenbergia rigens - Deer Grass*	48" o.c.	1- 5 GAL	2'-3'	2'-3'
Sesleria autumnalis - Autumn Moor Grass	48" o.c.	1- 5 GAL	1'	1'
Sisyrinchium bellum - Blue Eyed Grass*	48" o.c.	1- 5 GAL	1'	1'

*California Native species
+Per City of San Diego Stormwater Standards plant List for Bioretention / Biofiltration BMPs

IRRIGATION NOTES

1. ALL PLANTING AREAS WILL BE IRRIGATED ACCORDING TO HYDROZONES, PLANT TYPE & ENVIRONMENTAL EXPOSURE AND WILL RECEIVE 100% COVERAGE BY MEANS OF AUTOMATICALLY CONTROLLED, ELECTRONICALLY OR SATELLITE OPERATED, UNDERGROUND PIPED PERMANENT SYSTEM.

2. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE ORDINANCE AND CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.

3. AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

LANDSCAPE NOTES

1. A MINIMUM ROOT ZONE OF 40 SF IN AREA, (TYP. 5X8) SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FT PER SDMC 142.0403(b)(5).

2. NO TREES OR SHRUBS WHOLE HEIGHT WILL EXCEED 3 FT AT MATURITY SHALL BE INSTALLED OR RETAINED WITHIN 5 FT OF ANY PUBLICLY MAINTAINED WATER FACILITIES OR WITHIN 10 FT OF ANY PUBLICLY MAINTAINED SEWER FACILITIES.

3. MINIMUM TREE SEPARATION DISTANCE
- TRAFFIC SIGNALS/ STOP SIGN 20 FT
- UNDERGROUND UTILITY LINES 5 FT
- SEWER LINES 10 FT
- ABOVE GROUND UTILITY LINES 10 FT
- DRIVEWAY ENTRIES 10 FT
- INTERSECTIONS 25 FT (INTERSECTING CURB LINES OF TWO STREETS)

4. NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS WITHIN THE VISIBILITY TRIANGLE SHALL EXCEED 36" IN HEIGHT.

NOTE:
STREET TREE LOCATION AND QUANTITIES ARE SUBJECT TO CHANGE BASED ON FINAL LOCATIONS OF DRIVEWAYS AND UNDERGROUND UTILITIES. HOWEVER, THE MINIMUM STREET TREE RATE REQUIREMENT ALONG EACH STREET FRONTAGE SHALL BE ACHIEVED.

TREES LEGEND

The Tree Species Diagram illustrates varying tree palettes for the Midway Rising community. Native and adaptive trees with the following characteristics have been selected for consideration: abundant shade canopy, drought-tolerance, low maintenance, seasonal interest, and as recommended in the Midway Pacific Highway Community Plan. Tree species for the Midway Rising project may include, but are not limited to, the following:

A	THE GREEN	QUANTITY	CONTAINER	MATURE HEIGHT	MATURE WIDTH
	Chilopsis linearis - Desert Willow*	187 TOTAL	24" Box	10'-30'	6'-25'
	Quercus spp. - Oak species*		60" Box	25'-80'	25'-60'
	Platanus racemosa - California Sycamore*		60" Box	40'-50'	30'-45'
	Pinus torreyana - Torrey Pine*		60" Box	50'	20'-25'
	Tabebuia chrysotricha - Golden Trumpet Tree		24" Box	25'-35'	25'-35'
	Tristania conferta - Brisbane Box		36" Box	30'-45'	25'
B	THE SQUARE & THE PLAZA	QUANTITY	CONTAINER	MATURE HEIGHT	MATURE WIDTH
	Tristania conferta - Brisbane Box	183 TOTAL	36" Box	30'-45'	25'
	Quercus spp. - Oak species*		60" Box	25'-80'	25'-60'
	Platanus mexicana - Mexican Sycamore*		60" Box	60'	60'
	Platanus racemosa - California Sycamore*		60" Box	40'-50'	30'-45'
	Tipu tipuana - Tipu Tree		36" Box	25'-50'	25'-50'
	Ulmus parvifolia 'Drake' - Drake Elm		24" Box	35'-45'	35'-50'
	Tabebuia chrysotricha - Golden Trumpet Tree		24" Box	25'-35'	25'-35'
	Chilopsis linearis - Desert Willow*	400 TOTAL	24" Box	10'-30'	6'-25'
	Laurus nobilis - Bay Laurel		36" Box	20'-30'	10'-25'
	Platanus racemosa - California Sycamore*		60" Box	40'-50'	30'-45'
	Pinus torreyana - Torrey Pine*		60" Box	50'	20'-25'
	Prosopis chilensis - Chilean Mesquite		24" Box	35'	35'
	Tabebuia chrysotricha - Golden Trumpet Tree		24" Box	25'-35'	25'-35'
	Arbutus x Marina- Marina Strawberry Tree		36" Box	50'-60'	40'-50'
	Arbutus x 'Marina' - Marina Strawberry Tree	305 TOTAL	36" Box min.	50'-60'	40'-50'
	Platanus racemosa - California Sycamore*		36" Box min.	40'-50'	30'-45'
	Quercus spp. - Oak species*		48" Box min.	25'-80'	25'-60'
	Tabebuia chrysotricha - Golden Trumpet Tree		24" Box	25'-35'	25'-35'
	Tipu tipuana - Tipu Tree		36" Box min.	25'-50'	25'-50'
	Tristania conferta - Brisbane Box		36" Box min.	30'-45'	25'
	Ulmus parvifolia 'Drake' - Drake Elm		36" Box min.	35'-45'	35'-50'

ON-SITE TREES	QUANTITY PROVIDED	QUANTITY REQUIRED PER CLIMATE ACTION PLAN REGULATIONS
	1,075 TOTAL	858 TOTAL

CLIMATE ACTION PLAN

1.TREES SHALL BE PLACED TO MEET CLIMATE ACTION PLAN REGULATIONS: A MINIMUM 50% OF PEDESTRIAN AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE SHADED BY STREET TREES AT 10 YEARS MATURITY.

2. FOR RESILIENT INFRASTRUCTURE AND HEALTHY ECOSYSTEMS - TWO TREES SHALL BE PROVIDED ON THE PREMISES FOR EVERY 5,000 SQ.FT. OF LOT AREA, WITH A MINIMUM OF ONE TREE PER PREMISES

4. NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS WITHIN THE VISIBILITY TRIANGLE SHALL EXCEED 36" IN HEIGHT.



E	SPORTS ARENA BOULEVARD ROW	QUANTITY	CONTAINER	MATURE HEIGHT	MATURE WIDTH
	Arbutus x Marina - Marina Strawberry Tree	95 TOTAL	36" Box min.	50'-60'	40'-50'
	Platanus mexicana - Mexican Sycamore*		36" Box min.	60'	60'
	Platanus racemosa - California Sycamore*		36" Box min.	40'-50'	30'-45'
	Pinus torreyana - Torrey Pine*		36" Box min.	50'	20'-25'
	Quercus spp. - Oak species*		48" Box min.	25'-80'	25'-60'
	Tipu tipuana - Tipu Tree		36" Box min.	25'-50'	25'-50'
	Tristania conferta - Brisbane Box		36" Box min.	30'-45'	25'
	Ulmus parvifolia 'Drake' - Drake Elm		36" Box min.	35'-45'	35'-50'
	Tristania conferta - Brisbane Box	113 TOTAL	36" Box	30'-45'	25'
	Quercus spp. - Oak species*		60" Box	25'-80'	25'-60'
	Platanus mexicana - Mexican Sycamore*		60" Box	60'	60'
	Platanus racemosa - California Sycamore*		60" Box	40'-50'	30'-45'
	Tipu tipuana - Tipu Tree		36" Box	25'-50'	25'-50'
	Arbutus x 'Marina' - Marina Strawberry Tree		36" Box	50'-60'	40'-50'
	Ulmus parvifolia 'Drake' - Drake Elm		24" Box	35'-45'	35'-50'
	Tristania conferta - Brisbane Box	94 TOTAL	36" Box	30'-45'	25'
	Quercus spp. - Oak species*		60" Box	25'-80'	25'-60'
	Platanus mexicana - Mexican Sycamore*		60" Box	60'	60'
	Platanus racemosa - California Sycamore*		60" Box	40'-50'	30'-45'
	Tipu tipuana - Tipu Tree		36" Box	25'-50'	25'-50'
	Arbutus menziesii - Pacific Madrone*		36" Box	50'-60'	40'-50'
	Ulmus parvifolia 'Drake' - Drake Elm		24" Box	35'-45'	35'-50'
	Pinus torreyana - Torrey Pine*		60" Box	50'	20'-25'
	Ulmus parvifolia 'Drake' - Drake Elm	53 TOTAL	24" Box	35'-45'	35'-50'
	Tabebuia chrysotricha - Golden Trumpet Tree		24" Box	25'-35'	25'-35'
	Tristania conferta - Brisbane Box		36" Box	30'-45'	25'
	Platanus mexicana - Mexican Sycamore*		60" Box	60'	60'
	Tipu tipuana - Tipu Tree		36" Box	25'-50'	25'-50'

STREET TREES IN ROW	QUANTITY PROVIDED
	355 TOTAL

OJB

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550 LOMAS SANTA FE DRIVE, SOLANA BEACH, 92075
PHONE: (858) 793 - 76970
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PROJECT ENGINEER: K. FIDDELKE

DESIGN BY: KF/ED

RCE: _____

DRAWN BY: E. DIBOS

CHECKED BY: K. FIDDELKE

VESTING TENTATIVE MAP FOR
MIDWAY RISING

Prepared By: OJB LANDSCAPE ARCHITECTS
Name: _____
Address: 550 LOMAS SANTA FE DRIVE
SAN DIEGO, CA 92075
Phone #: (858) 793-6970 Fax #: _____
Project Address: 3500 SPORTS ARENA BLVD
SAN DIEGO, CA 92119
Project Name: MIDWAY RISING
TENTATIVE MAP NO. 3258589
LAND USE PLAN NO. 3258590

Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: 8/1/2024
Revision 2: 5/23/2024
Revision 1: 3/1/2024
Original Date: 10/27/2023

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CCS81 COORDINATES LAMBERT COORDINATES



HARDSCAPE LEGEND

- ASPHALT
- STANDARD & ENHANCED PAVING
- DECOMPOSED GRANITE

PARKS & PUBLIC SPACE LEGEND

- 1 MULTI-USE LAWN
- 2 RESIDENTIAL AMENITY AREA
 - DOG PARK
 - PLAYGROUND
 - FITNESS
- 3 FIXED GATHERING AREA
 - VARIETY OF FIXED & MOVABLE SEATING
 - GAMES
 - HAMMOCKS
 - FITNESS
 - BBO
- 4 FLEXIBLE GATHERING AREA
 - MOVABLE SEATING
 - GAMES
- 5 PRIVATE RESIDENTIAL PATIOS
- 6 SHADE STRUCTURE

AMENITIES LEGEND

- A CHILDREN'S PLAY AREA
- B PUBLIC RESTROOM
- C DOG PARK
- D EVENT LAWN WEST
- E EVENT LAWN EAST
- F INTERACTIVE WATER FEATURE
- G BASKETBALL COURT
- H GATHERING AREA
 - VARIETY OF FIXED & MOVABLE SEATING
 - GAMES
 - HAMMOCKS
 - FITNESS
- I DINING PATIO / CAFE ZONE
- K MOVEABLE SEATING
- L SHADE/EVENT PAVILION
- M FOOD TRUCK COURT
- N FOOD & BEVERAGE KOSK
- P THE SQUARE EVENT LAWN
- Q PLAZA
- R BUS RAPID TRASIT STOP
- S LOCAL BUS STOP
- T SHORT-TERM BIKE PARKING; TOTAL QTY- 140
- U PEDESTRIAN AMENITIES: 1 PER EACH 250 FEET OF STREET FRONTAGE
 - TRASH RECEPTACLE AND RECYCLING CONTAINER
 - FIXED AND MOVABLE SEATING
 - PEDESTRIAN-SCALED LIGHTING
 - PUBLIC ARTWORK
 - COMMUNITY WAYFINDING SIGNS
- PEDESTRIAN ROUTE FROM PUBLIC RIGHT-OF-WAY TO BUILDING ENTRY
- PARK BOUNDARIES

KEY MAP



LEGEND

- DESCRIPTIONS
- PROJECT BOUNDARY
- RIGHT OF WAY
- LOT LINES
- MATCH LINES
- PARK BOUNDARIES
- FIRE LANE
- UTILITY EASEMENT

NOTE:
BOUNDARY OF PARK LAND IS SUBJECT TO CHANGE
BASED ON THE TERMS OF THE SPECIFIC PLAN AND
FINALIZATION OF THE VTTM

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VESTING TENTATIVE MAP FOR
MIDWAY RISING

PROJECT ENGINEER: K. FIDDELKE RCE:
DESIGN BY: KF/ED DRAWN BY: E. DIBOS CHECKED BY: K. FIDDELKE

Prepared By: OJB LANDSCAPE ARCHITECTS

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Phone #: (858) 793-6970 Fax #: _____

Project Address: 3500 SPORTS ARENA BLVD

SAN DIEGO, CA 92110

Project Name: MIDWAY RISING

TENTATIVE MAP NO. 3258589

LAND USE PLAN NO. 3258590

Revision 10: _____

Revision 9: _____

Revision 8: _____

Revision 7: _____

Revision 6: _____

Revision 5: _____

Revision 4: _____

Revision 3: 8/1/2024

Revision 2: 5/23/2024

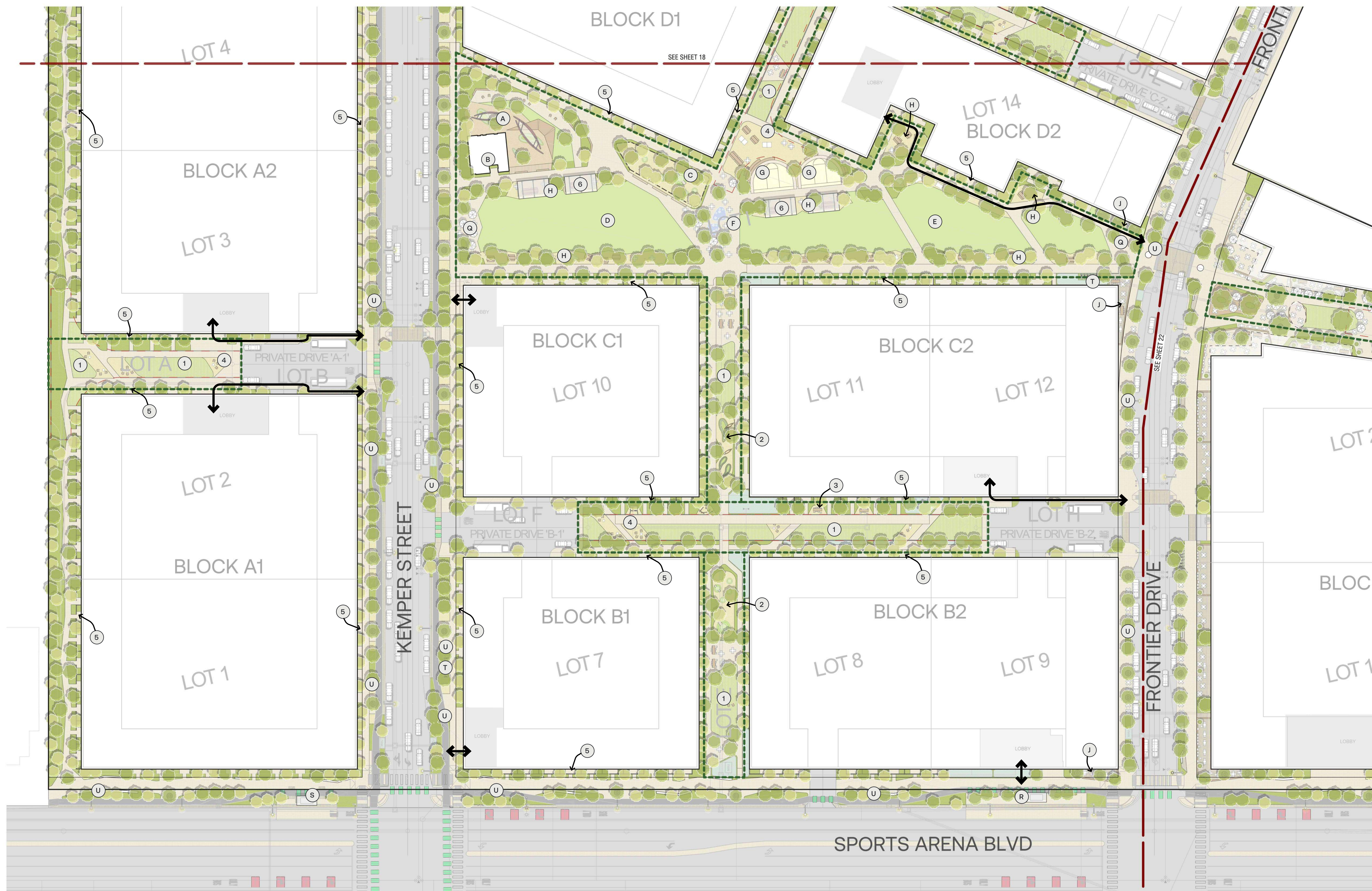
Revision 1: 3/1/2024

Original Date: 10/27/2023

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1856-6266 214-1701
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HARDSCAPE LEGEND

- ASPHALT
- STANDARD & ENHANCED PAVING
- DECOMPOSED GRANITE

PARKS & PUBLIC SPACE LEGEND

- MULTI-USE LAWN
- RESIDENTIAL AMENITY AREA
 - DOG PARK
 - PLAYGROUND
 - FITNESS
- FIXED GATHERING AREA
 - VARIETY OF FIXED & MOVABLE SEATING
 - GAMES
 - HAMMOCKS
 - FITNESS
 - BBO
- FLEXIBLE GATHERING AREA
 - MOVABLE SEATING
 - GAMES
- PRIVATE RESIDENTIAL PATIOS
- SHADE STRUCTURE

AMENITIES LEGEND

- CHILDREN'S PLAY AREA
- PUBLIC RESTROOM
- DOG PARK
- EVENT LAWN WEST
- EVENT LAWN EAST
- INTERACTIVE WATER FEATURE
- BASKETBALL COURT
- GATHERING AREA
 - VARIETY OF FIXED & MOVABLE SEATING
 - GAMES
 - HAMMOCKS
 - FITNESS
- DINING PATIO / CAFE ZONE
- MOVEABLE SEATING
- SHADE/EVENT PAVILION
- FOOD TRUCK COURT
- FOOD & BEVERAGE KOSK
- THE SQUARE EVENT LAWN
- PLAZA
- BUS RAPID TRANSIT STOP
- LOCAL BUS STOP
- SHORT-TERM BIKE PARKING; TOTAL QTY- 140
- PEDESTRIAN AMENITIES: 1 PER EACH 250 FEET OF STREET FRONTAGE
 - TRASH RECEPTACLE AND RECYCLING CONTAINER
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 - PEDESTRIAN-SCALED LIGHTING
 - PUBLIC ARTWORK
 - COMMUNITY WAYFINDING SIGNS
- PEDESTRIAN ROUTE FROM PUBLIC RIGHT-OF-WAY TO BUILDING ENTRY
- PARK BOUNDARIES

KEY MAP



LEGEND

- DESCRIPTIONS
- PROJECT BOUNDARY
- RIGHT OF WAY
- LOT LINES
- MATCH LINES
- PARK BOUNDARIES
- FIRE LANE
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NOTE:
BOUNDARY OF PARK LAND IS SUBJECT TO CHANGE
BASED ON THE TERMS OF THE SPECIFIC PLAN AND
FINALIZATION OF THE VTTM

VESTING TENTATIVE MAP FOR MIDWAY RISING

OJB

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PROJECT ENGINEER: K. FIDDELKE RCE:
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Project Address: 3500 SPORTS ARENA BLVD
SAN DIEGO, CA 92119
Project Name: MIDWAY RISING
TENTATIVE MAP NO. 3258589
LAND USE PLAN NO. 3258590

Sheet Title:
LANDSCAPE DEVELOPMENT PLAN

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KEY MAP



LEGEND

DESCRIPTIONS	
PROJECT BOUNDARY	—
RIGHT OF WAY	—
LOT LINES	—
MATCH LINES	- - -
PARK BOUNDARIES	- - -
FIRE LANE	- - -
UTILITY EASEMENT	- - -

NOTE:
BOUNDARY OF PARK LAND IS SUBJECT TO CHANGE
BASED ON THE TERMS OF THE SPECIFIC PLAN AND
FINALIZATION OF THE VTTM

VESTING TENTATIVE MAP FOR
MIDWAY RISING

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DESIGN BY: KF/ED DRAWN BY: E. DIBOS CHECKED BY: K. FIDDELKE

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LANDSCAPE DEVELOPMENT PLAN

HARDSCAPE LEGEND

ASPHALT	—
STANDARD & ENHANCED PAVING	—
DECOMPOSED GRANITE	—

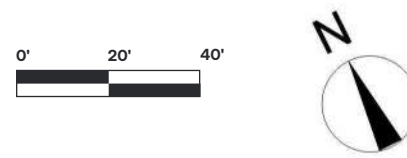
PARKS & PUBLIC SPACE LEGEND

- ① MULTI-USE LAWN
- ② RESIDENTIAL AMENITY AREA
 - DOG PARK
 - PLAYGROUND
 - FITNESS
- ③ FIXED GATHERING AREA
 - VARIETY OF FIXED & MOVABLE SEATING
 - GAMES
 - HAMMOCKS
 - FITNESS
 - BBQ
- ④ FLEXIBLE GATHERING AREA
 - MOVABLE SEATING
 - GAMES
- ⑤ PRIVATE RESIDENTIAL PATIOS
- ⑥ SHADE STRUCTURE

AMENITIES LEGEND

- Ⓐ CHILDREN'S PLAY AREA
- Ⓑ PUBLIC RESTROOM
- Ⓒ DOG PARK
- Ⓓ EVENT LAWN WEST
- Ⓔ EVENT LAWN EAST
- Ⓕ INTERACTIVE WATER FEATURE
- Ⓖ BASKETBALL COURT
- Ⓗ GATHERING AREA
 - VARIETY OF FIXED & MOVABLE SEATING
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 - FITNESS
- Ⓙ DINING PATIO / CAFE ZONE
- Ⓚ MOVEABLE SEATING
- Ⓛ SHADE/EVENT PAVILION
- Ⓜ FOOD TRUCK COURT
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- Ⓡ BUS RAPID TRANSIT STOP
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- ↔ PEDESTRIAN ROUTE FROM PUBLIC RIGHT-OF-WAY TO BUILDING ENTRY

--- PARK BOUNDARIES



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LANDSCAPE CALCULATIONS

- SY STREET YARD
- RY REMAINING YARD / COMMON OPEN SPACE
10' OFFSET - RESIDENTIAL STRUCTURES
- VUA VEHICULAR USE AREA (OUTSIDE OF SY)
- VUA VEHICULAR USE AREA (INSIDE OF SY)

TOTAL AREA	PLANTING AREA REQUIRED	PLANTING AREA PROVIDED	PLANTING POINTS REQUIRED	PLANTING POINTS PROVIDED	% OF POINTS PROVIDED BY TREES
66,866 SF	50% OF TOTAL AREA = 33,433 SF	35,399 SF	.05 POINTS PER SF OF TOTAL AREA=3,343	12,118	51.3%
113,895 SF	30% OF TOTAL AREA = 34,169 SF	36,493 SF	.05 POINTS PER SF OF TOTAL AREA=5,695	13,054	51.9%
178,166 SF	3% OF TOTAL AREA = 5,345 SF	6,751 SF	.05 POINTS PER SF OF TOTAL AREA= 8908	9,058	88.3%
6,660 SF	5% OF TOTAL AREA = 333 SF	1551 SF	.03 POINTS PER SF OF TOTAL AREA=200	449	53.4%

- PROPOSED SHRUB
- 1 GALLON
5 GALLON
15 GALLON OR LARGER
- 1 POINT EACH
2 POINTS EACH
10 POINTS EACH
- PROPOSED TREE
- 24 INCH BOX
36 INCH BOX
48 INCH BOX OR LARGER
- 20 POINTS EACH
50 POINTS EACH
100 POINTS EACH
- PER SECTION 142.0409 OF THE SD MUNICIPAL CODE REQUIRES *ONE 24-INCH BOX TREE FOR EVERY 30 FEET OF STREET FRONTAGE*

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package

Project Name:

Midway Rising

Project Address:

3500 Sports Arena Drive
San Diego, CA 92110

Reference Evapotranspiration (Eto)

46.5

In./Yr.

Residential Project?

Yes

Hydrozone # / Planting Description*	Plant Factor	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PE / IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
1. Low Water Use Plantings	0.20	Drip	0.90	0.22	205,769	45,269	1,305,105
2. Moderate Water Use Plantings	0.50	Drip	0.90	0.56	10,192	5,708	164,562
3. Moderate Water Use Turf	0.60	Overhead	0.60	1.00	68,423	68,423	1,972,635
Totals:					284,384	119,400	
Estimated Total Water Use (ETWU) Total:							9,442,302
Maximum Applied Water Allowance (MAWA)*:							8,198,791

* Hydrozone # / Planting Description

E.g.
1.) Front Lawn
2.) Low Water Use Plantings
3.) Medium Water Use Plantings

* Irrigation Method

Overhead Spray or Drip

* Irrigation Efficiency

0.60 for Spray
0.90 for Drip

* ETWU (Annual Gallons Required) = Eto x UoL x LA x Area

Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year.

* MAWA (Annual Gallons Allowed) = Eto x 0.62 x ((ETAF x LA) + ((1 - ETAF) x SLA))

Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential projects and 0.45 for non-residential projects.

Evapotranspiration Adjustment Factor (ETAF) Calculations

This residential project complies with the WELO and its average ETAF is less than 0.42

Regular Landscape Areas

Total ETAF x Area119,400

Total Area284,384

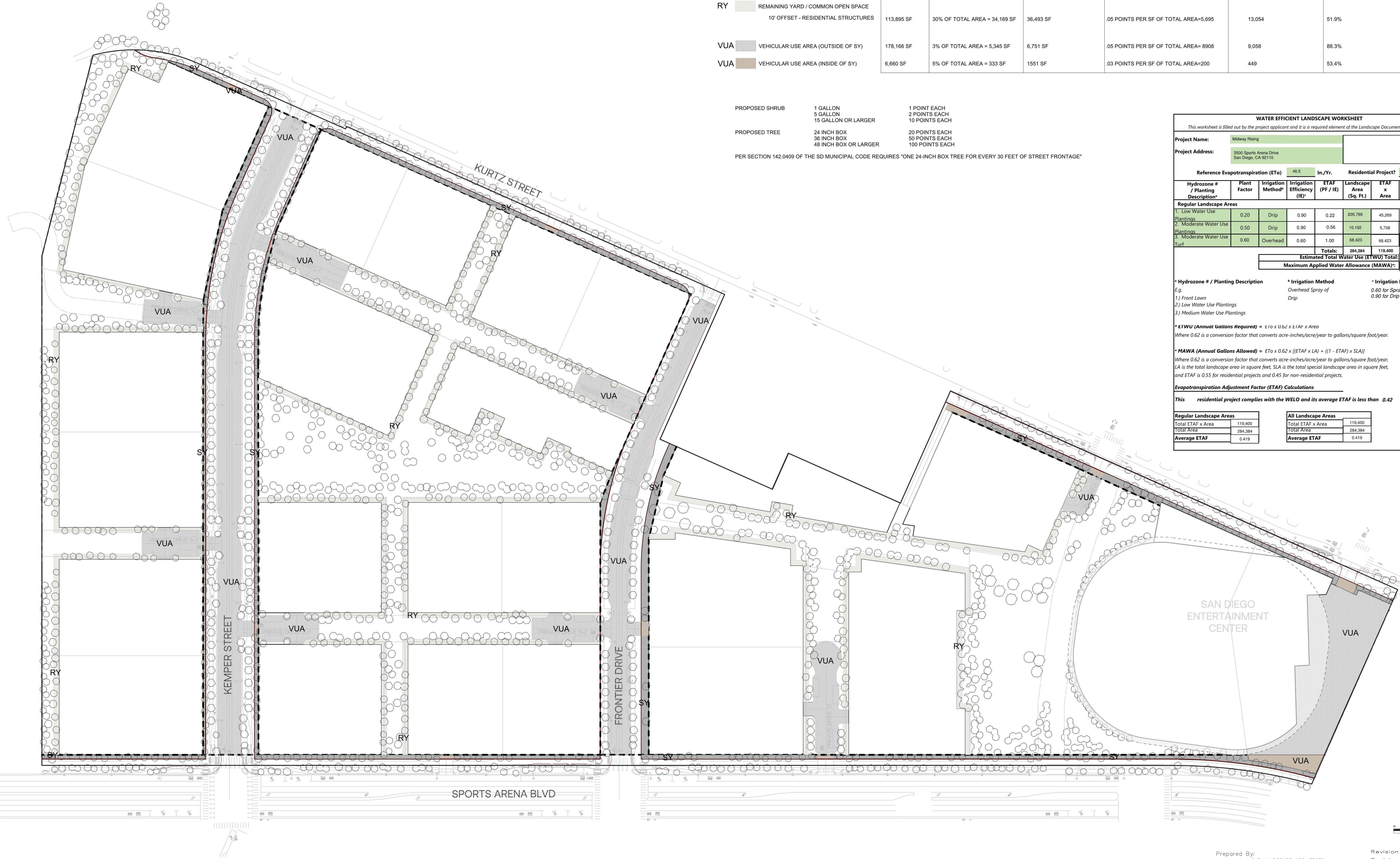
Average ETAF0.419

All Landscape Areas

Total ETAF x Area119,400

Total Area284,384

Average ETAF0.419



VESTING TENTATIVE MAP FOR
MIDWAY RISING

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550 LOMAS SANTA FE DRIVE, SOLANA BEACH, 92075
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PROJECT ENGINEER: K. FIDDELKE

DESIGN BY: KF/ED

RCE:

DRAWN BY: E. DIBOS

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Phone #: (858) 793-6970 Fax #:

Project Address: 3500 SPORTS ARENA BLVD

San Diego, CA 92110

Project Name: MIDWAY RISING

TENTATIVE MAP NO. 3258589

LAND USE PLAN NO. 3258590

Sheet Title: LANDSCAPE DEVELOPMENT PLAN

Revision 10: _____

Revision 9: _____

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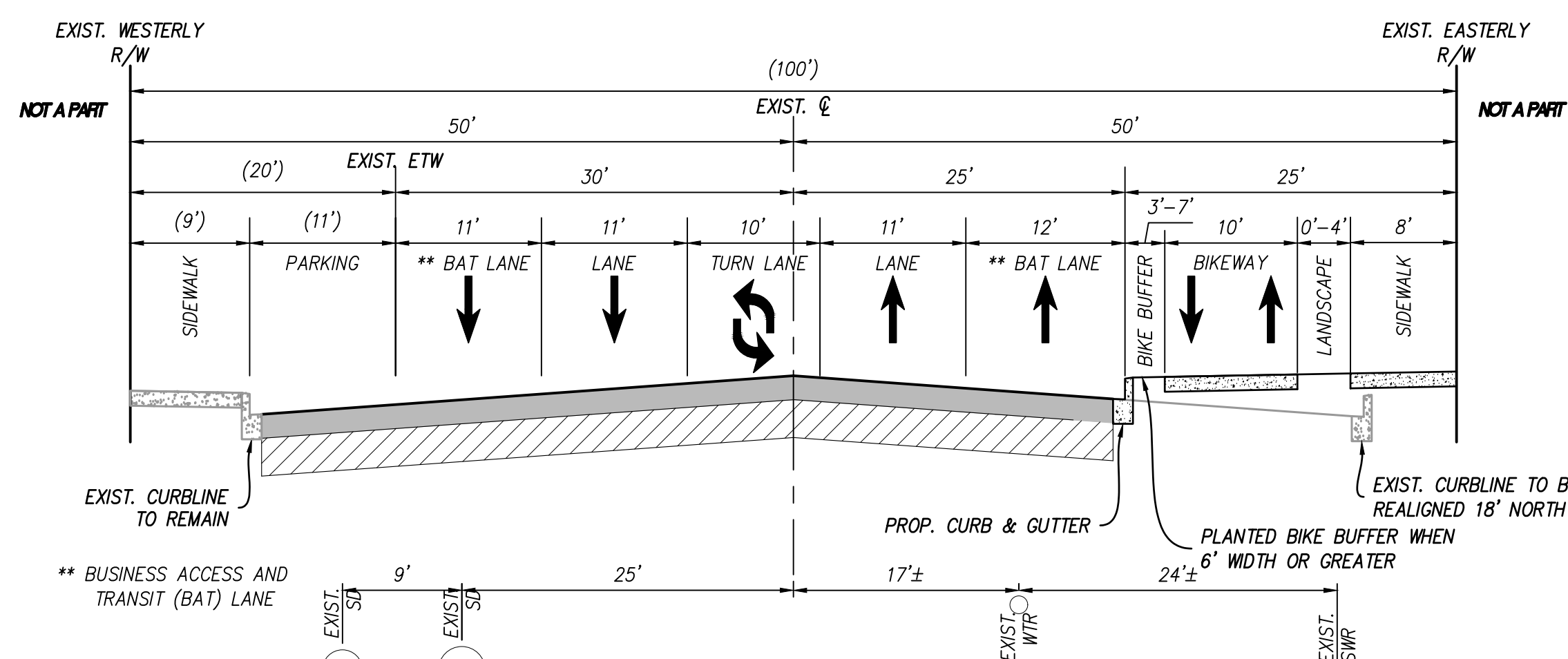
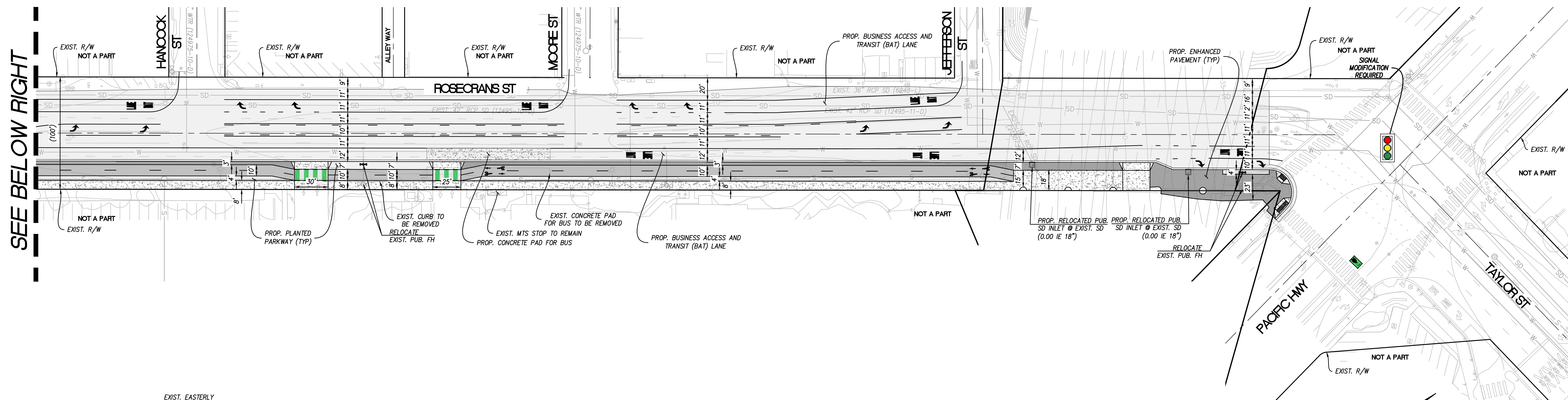
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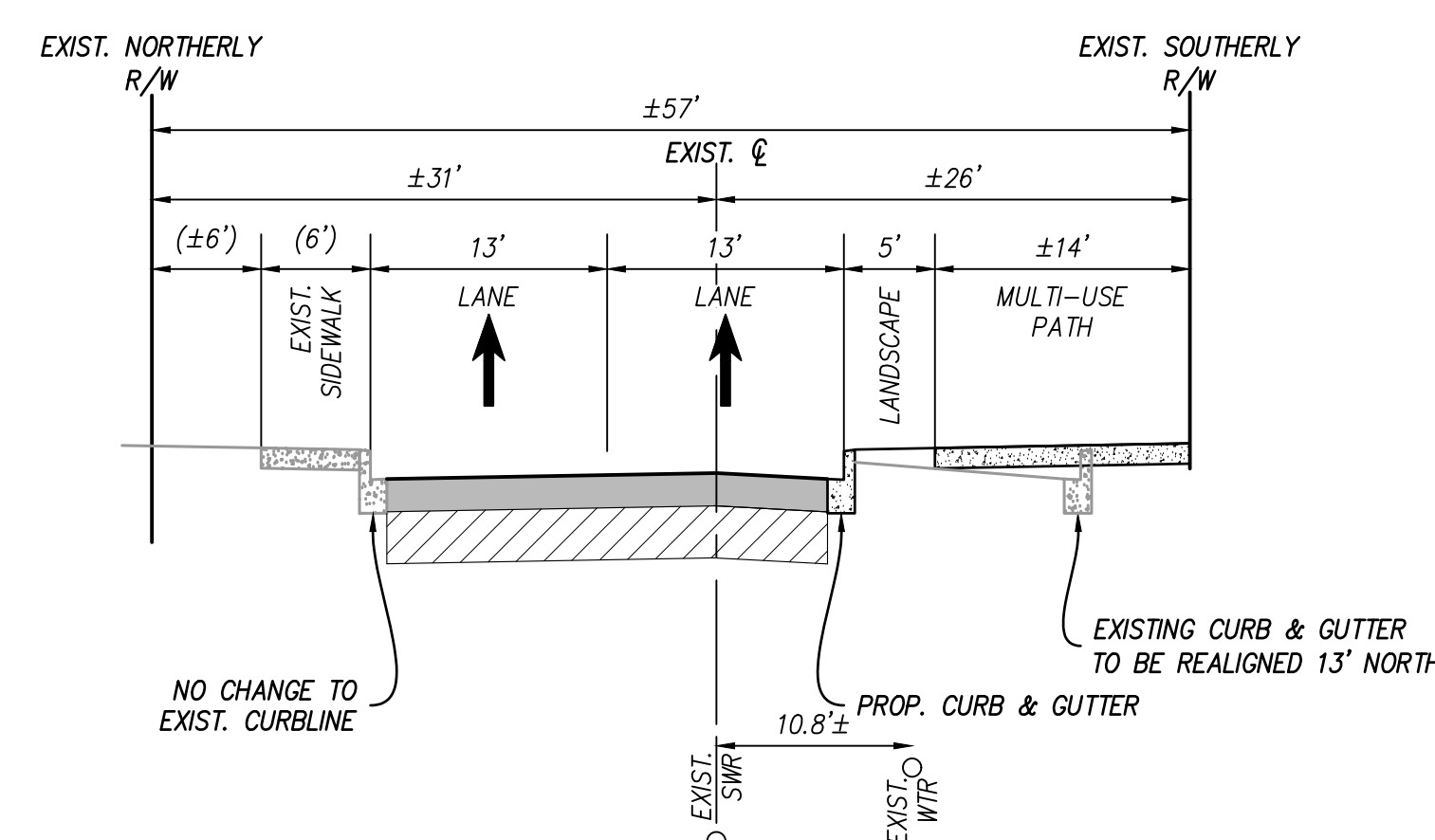
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ROSECRANS STREET (PUBLIC) OFF-SITE

4-LANE COLLECTOR WITH CENTER LEFT TURN LANE (2 GENERAL PURPOSE LANES + 2 FLEXIBLE LANES) (DESIGN SPEED = 35 MPH)

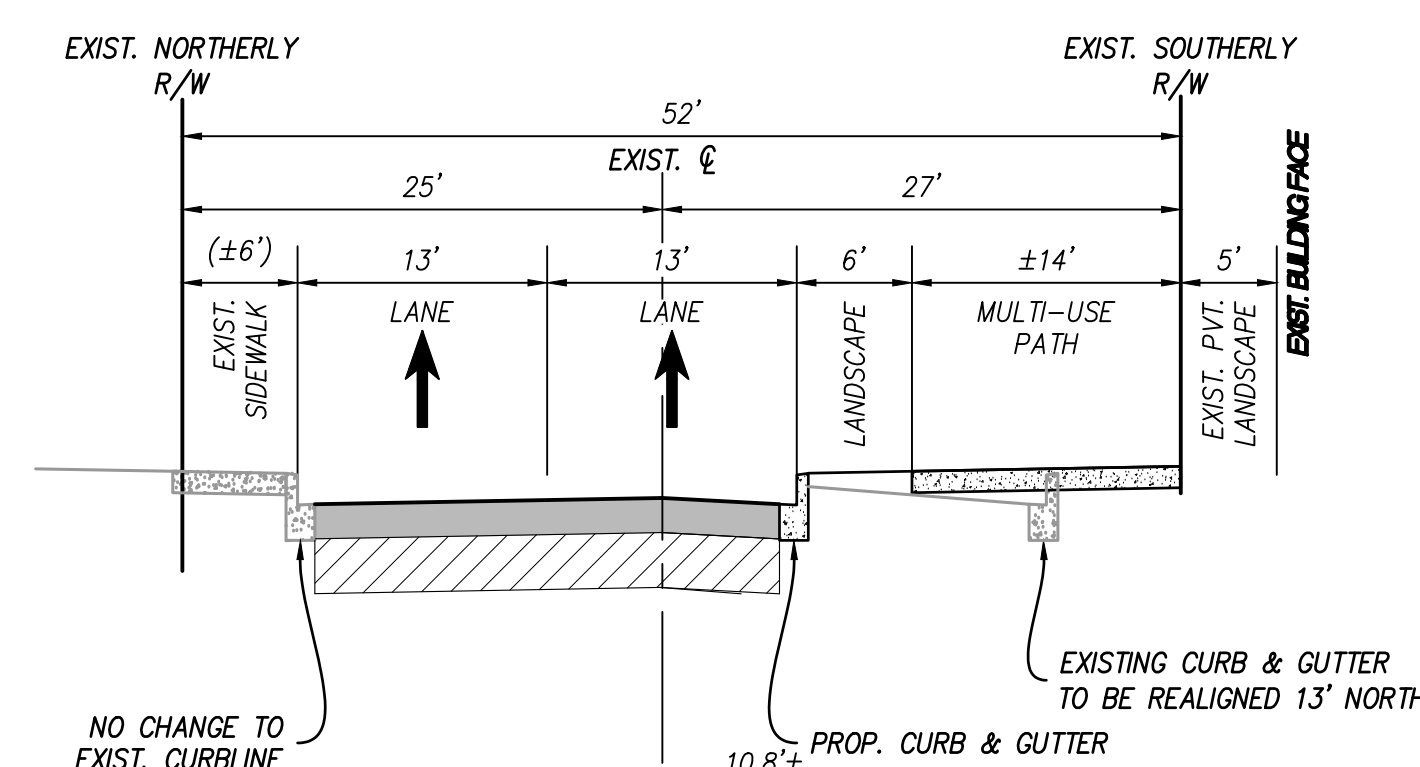
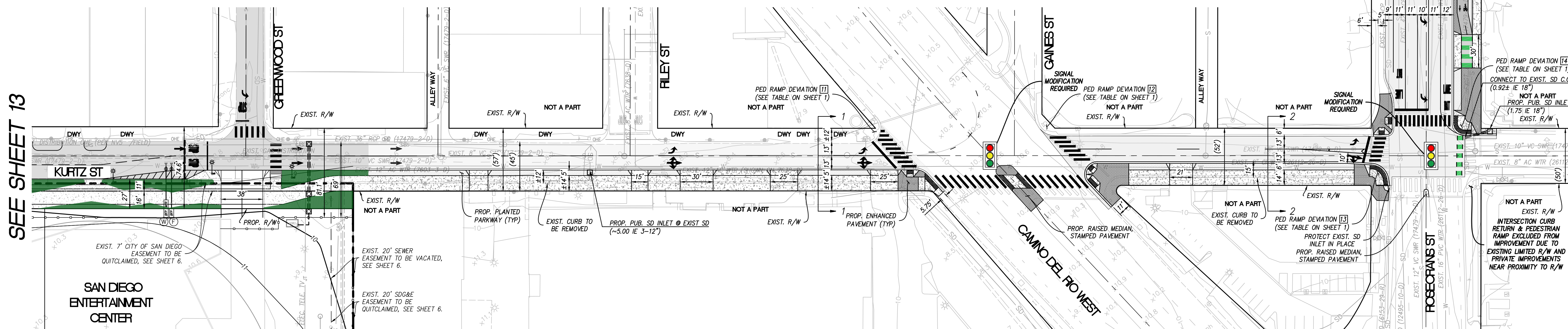


KURTZ STREET (PUBLIC) OFF-SITE (1)

MODIFIED 1-WAY 2-LANE COLLECTOR (DESIGN SPEED = 30 MPH)

NOTE:
1. GREEN STREET ELEMENTS WILL BE INCORPORATED INTO THE IMPROVEMENT FOR KURTZ STREET AND ROSECRANS STREET, INCLUDING A COMBINATION OF DISPERSION, STREET TREES, AND/OR MODULAR WETLAND UNITS.

SEE ABOVE LEFT



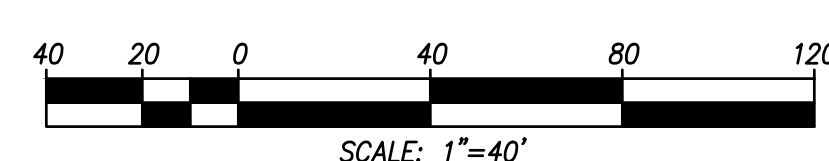
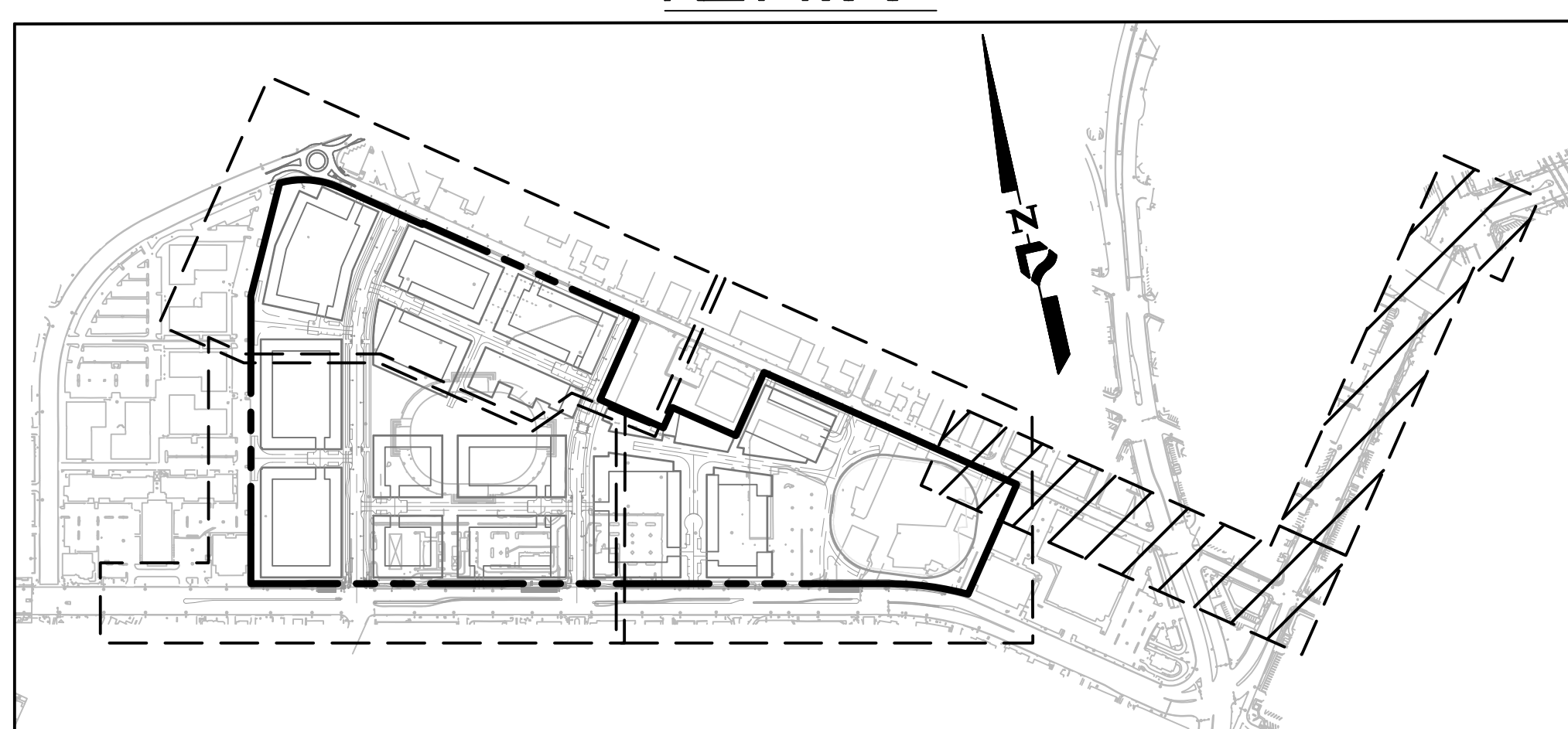
KURTZ STREET (PUBLIC) OFF-SITE (2)

MODIFIED 1-WAY 2-LANE COLLECTOR (DESIGN SPEED = 30 MPH)

LEGEND

DESCRIPTION	SYMBOL
PROJECT BOUNDARY	---
PROP. RIGHT OF WAY	---
EXIST. FIRE HYDRANT	⊙
PROP. FIRE HYDRANT	⊙
PROP. FIRE SERVICE AND BACKFLOW PREVENTER	⊙
PROP. DOMESTIC WATER SERVICE METER AND BACKFLOW PREVENTER	⊙
PROP. MODULAR WETLAND UNIT	WU
PROP. STORM DRAIN CLEAN-OUT	⊙
PROP. STORM DRAIN	---
PROP. PRIVATE STORM DRAIN	---
PROP. SEWER MANHOLE	⊙
PROP. SEWER MAIN	---
PROP. WATER MAIN	---
PROP. STREET LIGHT	⊙
PROP. PEDESTRIAN RAMP	---
BIKE BUFFER, HARDSCAPE	---
FOUND MONUMENT	⊙
PROP. COMMERCIAL DRIVEWAY	---
TRUNCATED DOMES (DETECTABLE WARNING)	---
PROP. PRIVATE BIO-FILTRATION (DETAIL ON SHEET 9)	---
BUS STOP SLAB	---
PROPOSED MODIFICATION OF EXISTING TRAFFIC SIGNAL	⊙

KEY MAP



VESTING TENTATIVE MAP FOR
MIDWAY RISING

PROJECT DESIGN CONSULTANTS
a BOWMAN company
Planning | Landscape Architecture | Engineering | Survey

PROJECT ENGINEER: MARTIN J. JONES RC: 78492
DESIGN BY: GS/MA/TA DRAWN BY: T. ARISTIDE CHECKED BY: M. JONES

Prepared By: PROJECT DESIGN CONSULTANTS
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Project Name: MIDWAY RISING
TENTATIVE MAP NO. 3258589
LAND USE PLAN NO. 3258590

Revision 10: _____
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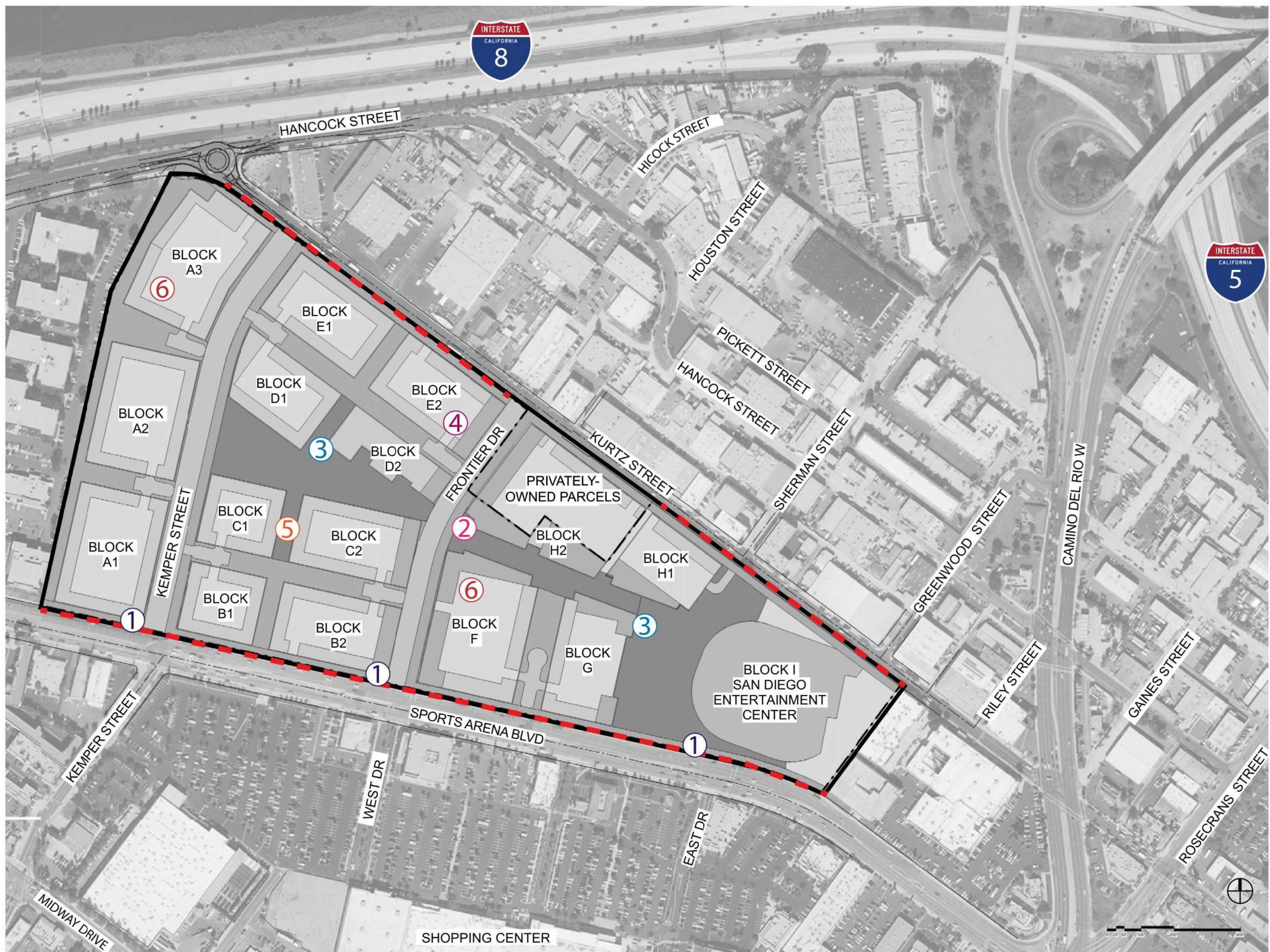
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CCSR COORDINATES LAMBERT COORDINATES

Sheet Title:
OFF-SITE TRAFFIC MITIGATION IMPROVEMENTS

TRANSPORTATION AVENITIES

THE LOCATIONS OF TRANSPORTATION AVENITIES SHOWN ARE SCHEMATIC IN NATURE AND SUBJECT TO CHANGE WITH THE FINAL PROJECT DESIGN

- LEGEND
- 1 TRANSIT SHELTERS AND BENCHES (TRANSIT AND ACTIVE TRANSPORTATION INFRASTRUCTURE)
 - 2 MULTI-MODAL WAYFINDING KIOSK (TRANSIT AND RIDESHARE INFORMATION)
 - 3 BICYCLE REPAIR STATION (ON-SITE BICYCLE REPAIR STATION)
 - 4 SECURE PACKAGE AREA (DELIVERY SUPPORT)
 - 5 OUTDOOR FITNESS CIRCUIT
 - 6 CO-WORKING SPACE
 - 6FT SIDEWALKS WITH 10FT OF SPACE AT INTERSECTIONS (TRANSIT AND ACTIVE TRANSPORTATION INFRASTRUCTURE)



VEHICLE MILES TRAVELED REDUCTION MEASURES PER COMPLETE COMMUNITIES MOBILITY CHOICES

THE LOCATIONS OF MOBILITY CHOICES SHOWN ARE SCHEMATIC IN NATURE AND SUBJECT TO CHANGE WITH THE FINAL PROJECT DESIGN

- LEGEND
- BULBOUTS ADDED TO INTERSECTION (VMT REDUCTION MEASURE #2)
 - PROTECTED INTERSECTION (VMT REDUCTION MEASURE #2)
 - MID-BLOCK CROSSING WITH BULBOUTS (VMT REDUCTION MEASURE #2)
 - SIDEWALK WIDENING (VMT REDUCTION MEASURE #9)
 - BICYCLE REPAIR STATION (VMT REDUCTION MEASURE #12)
 - CLASS I BIKE PATH (VMT REDUCTION MEASURE #13)
 - REAL-TIME DISPLAY ADDED TO BUS RAPID TRANSIT STOP (VMT REDUCTION MEASURE #19)
 - SYSTEM MAP ADDED TO LOCAL BUS STOP (VMT REDUCTION MEASURE #20)
 - RAISED CROSSWALK (VMT REDUCTION MEASURE #25)



VESTING TENTATIVE MAP FOR MIDWAY RISING

PROJECT DESIGN CONSULTANTS
a BOWMAN company
Planning | Landscape Architecture | Engineering | Survey

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619.235.6471 Tel
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DESIGN BY: GS/MA/JTA DRAWN BY: J. ARISTIDE CHECKED BY: M. JONES

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PRJ # 1106734

Sheet Title:
TRANSPORTATION AVENITIES & MOBILITY CHOICES

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