

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 ROD 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

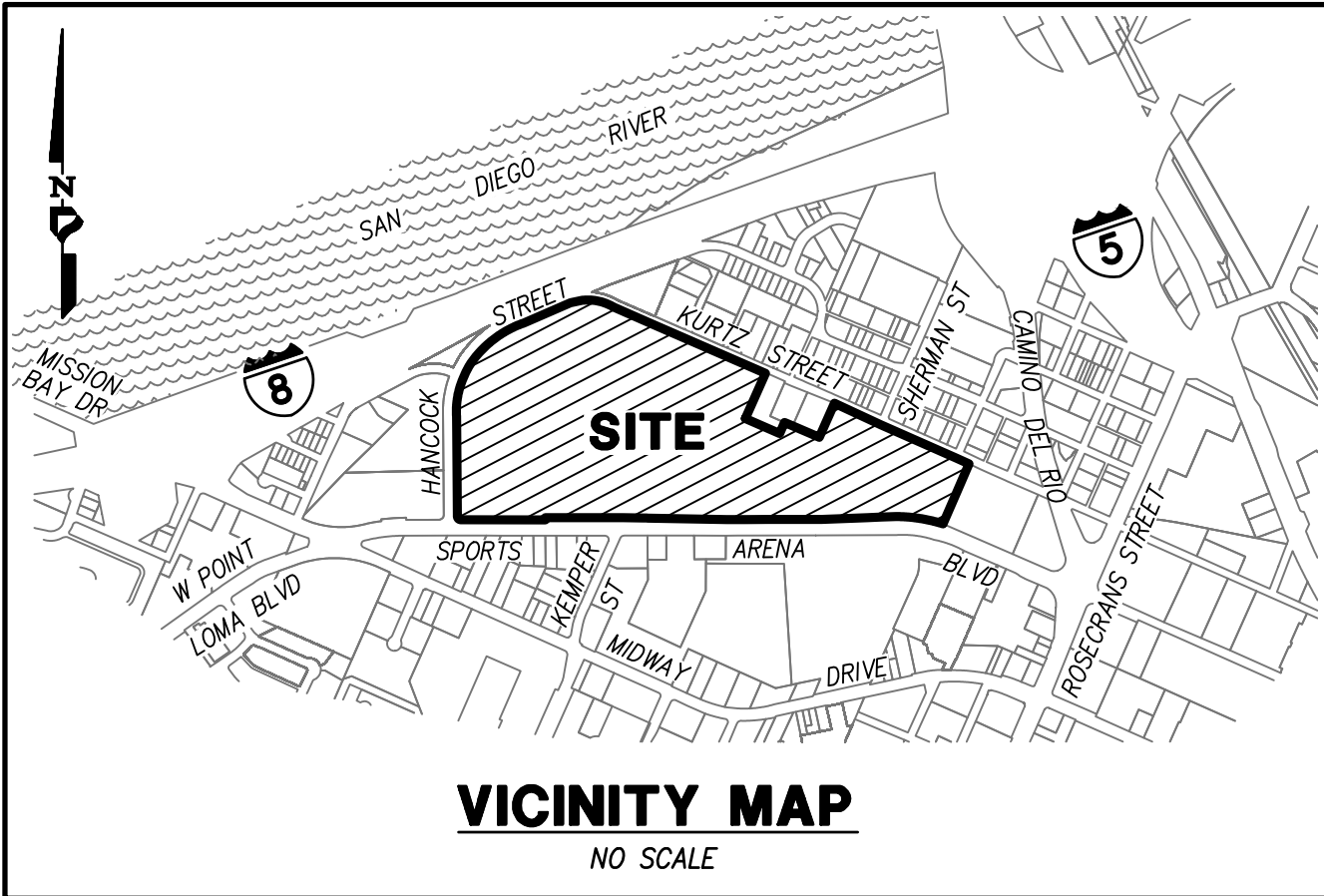
#	Amenity	Amenity Description	Project-Specific Notes	Transportation Amenities Points
1	Transit and Active Transportation Infrastructure as outlined in Community Plan Mobility Elements	Design and construct one or more of the following transit improvements on a street adjacent to the development: (a) the 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.	2 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 parking/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 SPORTS ARENA 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 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 339, 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 PORTIONS OF CASAS AND MICHELE 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 SOUTHWESTERLY 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, 404.64 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 NORTHERLY 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 WATERWEAR 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 83.78 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 SOUTHWESTERLY, 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 2,000 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, A RADIAL TO SAID POINT BEARS NORTH 77° 26' 41" WEST; THENCE ALONG THE NORTHEASTERLY LINE OF KURTZ STREET 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 WATERWEAR 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 4 (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 LOT 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 BEARS 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.

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 WATERWEAR 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 NORTHWESTERLY OF THE NORTHERLY 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	(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		VRD
PROP. STORM DRAIN CLEAN-OUT	(0-09, D-10)	⊙
PROP. STORM DRAIN INLET	(SDW-115, SDW-116, SDW-110)	⊙
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

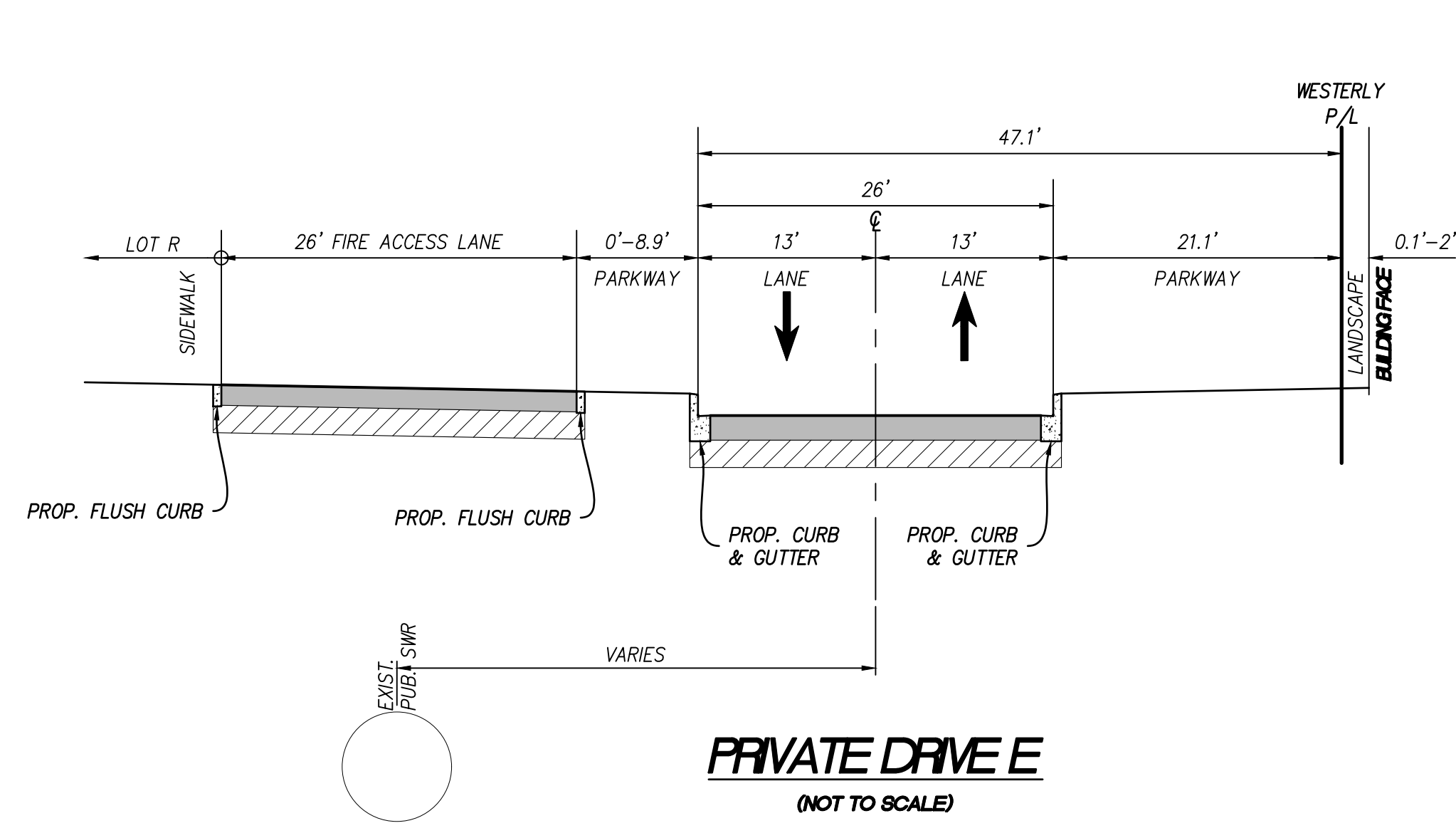


SHEET INDEX

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
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SHEET 22	OFF-SITE TRAFFIC MITIGATION IMPROVEMENTS
SHEET 23	TRANSPORTATION AMENITIES & MOBILITY CHOICES

PEDESTRIAN CURB RAMP DEVIATION FROM STANDARDS *

1	KEMPER ST. AT SPORTS ARENA BLVD. - SW CORNER: NO CHANGE (INSUFFICIENT R/W (EXIST. RAMP EXCEEDS EXIST. LIMITED R/W))
2	KEMPER ST. AT SPORTS ARENA BLVD. - SE CORNER: 8" WIDE MIN. SINGLE CURB RAMP (EXIST. LIMITED R/W & PVT ENCROACHMENT)
3	FRONTIER DR. AT SPORTS ARENA BLVD. - SW CORNER: NO CHANGE (EXIST. RAMP PARTIALLY OUTSIDE OF LIMITED R/W & TRAFFIC CONTROLLER WITHIN SIDEWALK)
4	FRONTIER DR. AT SPORTS ARENA BLVD. - SE CORNER: NO CHANGE (EXIST. RAMP PARTIALLY OUTSIDE OF LIMITED R/W & ATT. MN WITHIN SIDEWALK)
5	EAST DR. AT SPORTS ARENA BLVD. - SW CORNER: NO CHANGE (EXIST. E-W RAMP PARTIALLY OUTSIDE OF LIMITED R/W & N-S DIRECTIONAL RAMP COMPLIANT)
6	EAST DR. AT SPORTS ARENA BLVD. - NW CORNER: 8" WIDE MIN. SINGLE CURB RAMP (EXIST. LIMITED R/W



PRIVATE DRIVE E
(NOT TO SCALE)

PROP. WESTERLY

R/W

MDOT/MSD PROJECT SITE

36'

78'

42'

14'

22'

10'

10'

22'

7'

30' PROMENADE

0'-2'

7'

7'

10'

10'

10'

12' MIN.

10'

0'-4'

BLVD/MSD PROJECT SITE

PARKING

LANE

TURN LANE

LANE

PARKING

LANDSCAPE

MULTI-USE PATH

CAFE ZONE

2' EDGE ZONE

2' EDGE ZONE

PROP. CURB & GUTTER

PROP. CURB & GUTTER

12.5'

11'

10.4' CLR

10' CLR

PROP. PUB. WALK

PROP. PUB. WALK

• WITH PUBLIC ACCESS EASEMENT

FRONTIER DRIVE (PUBLIC)

The site plan illustrates the proposed and ultimate configurations for the Midway Ring Project. The plan includes the following details:

- Proposed and Ultimate Dimensions:**
 - Proposed (R/W):** 78' total width.
 - Ultimate (R/W):** 120' total width, including a 30' adjacent property and a 30' promenade.
- Proposed Features:**
 - Prop. Curb & Gutter:** 12.5' wide.
 - Prop. Street:** 10.4' clear width.
 - Prop. Sidewalk:** 7' wide.
 - Prop. Lane:** 10' wide.
 - Prop. Turn Lane:** 10' wide.
 - Prop. Parking:** 10' wide.
 - Prop. Landscape:** 7' wide.
 - Prop. Edge Zone:** 2' wide.
- Ultimate Features:**
 - Ultimate Curb & Gutter:** 11' wide.
 - Ultimate Street:** 10' clear width.
 - Ultimate Sidewalk:** 7' wide.
 - Ultimate Lane:** 10' wide.
 - Ultimate Turn Lane:** 10' wide.
 - Ultimate Parking:** 10' wide.
 - Ultimate Landscape:** 7' wide.
 - Ultimate Edge Zone:** 2' wide.
 - Ultimate Multi-Use Path:** 12' wide.
 - Ultimate Safe Zone:** 10' wide.
- Other Details:**
 - Midway Ring Project Site:** Indicated by a shaded area.
 - Proposed and Ultimate Landscaping:** Indicated by hatched areas.
 - Proposed and Ultimate Edge Zone:** Indicated by hatched areas.
 - Proposed and Ultimate Curb & Gutter:** Indicated by hatched areas.
 - Proposed and Ultimate Street:** Indicated by hatched areas.
 - Proposed and Ultimate Sidewalk:** Indicated by hatched areas.
 - Proposed and Ultimate Lane:** Indicated by hatched areas.
 - Proposed and Ultimate Turn Lane:** Indicated by hatched areas.
 - Proposed and Ultimate Parking:** Indicated by hatched areas.
 - Proposed and Ultimate Landscape:** Indicated by hatched areas.
 - Proposed and Ultimate Edge Zone:** Indicated by hatched areas.
 - Proposed and Ultimate Multi-Use Path:** Indicated by hatched areas.
 - Proposed and Ultimate Safe Zone:** Indicated by hatched areas.

FRONTIER DRIVE (PUBLIC) INTERIM

KEMPER STREET (PUBLIC)

2-LANE COLLECTOR W/ CENTER LEFT TURN LANE (DESIGN SPEED = 35MPH)

KEMPER STREET (PUBLIC)

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Original Date: 10/27/2023

Sheet 2 of 23

PRJ # 1106734

1856-6266 214-1701
CCS8 COORDINATES LAMBERT COORDINATE

Original Date: 10/27/2012
Sheet 2 of 23
PRJ # 1106734

1856-6266	214-1701
CCS83 COORDINATES	LAMBERT COORDINATES

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.

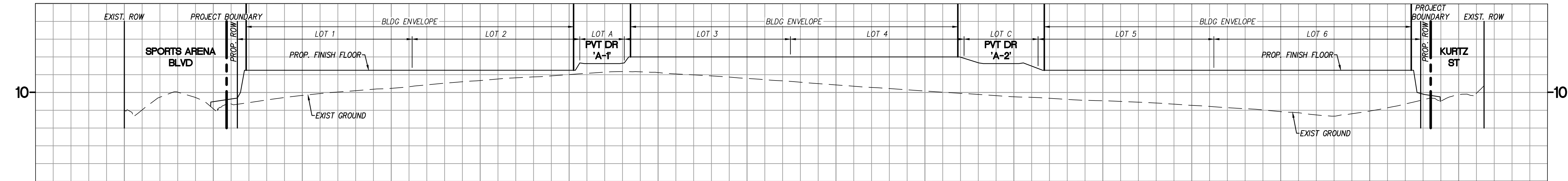
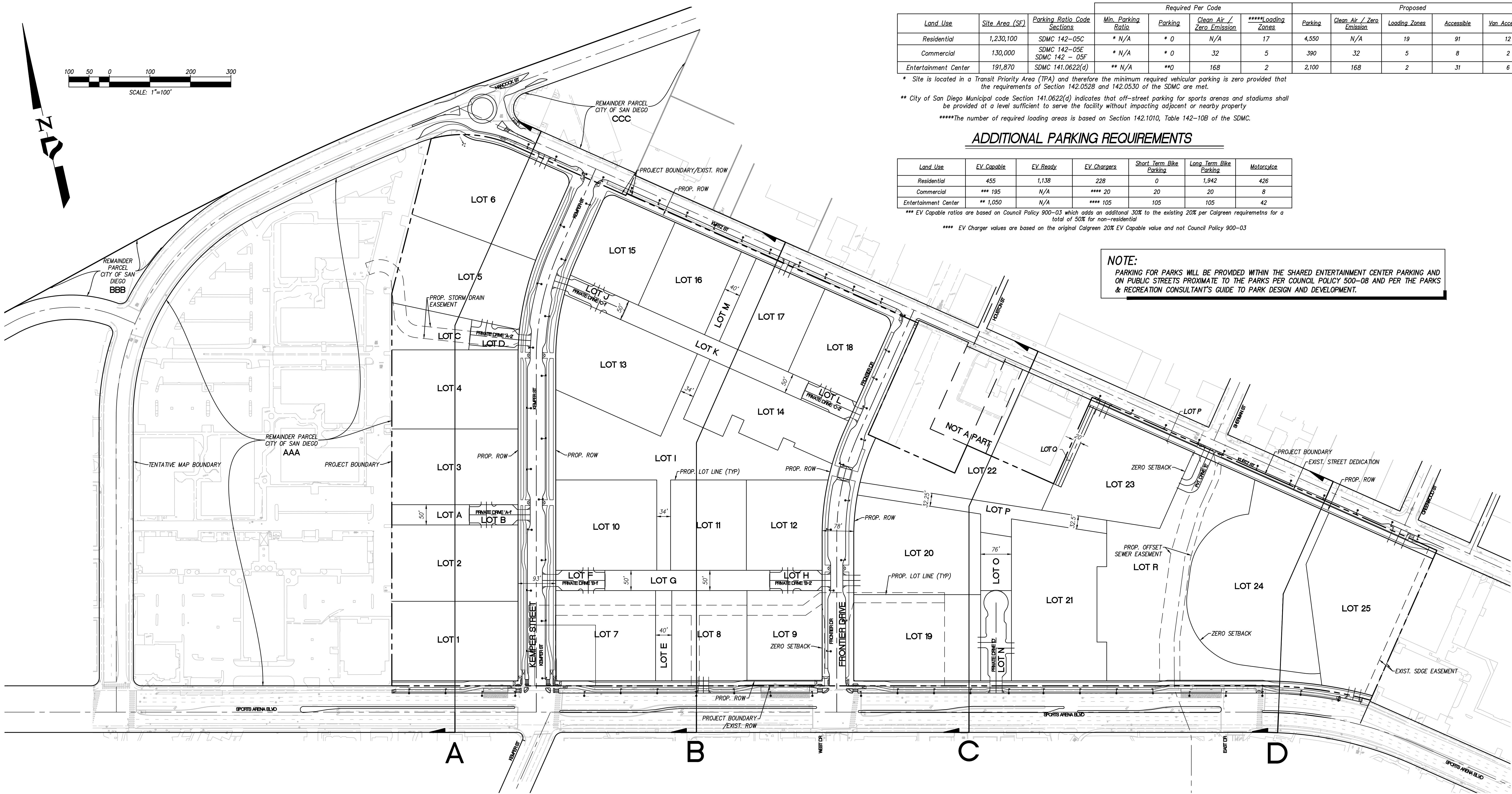
LOT TYPE AND AREAS

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

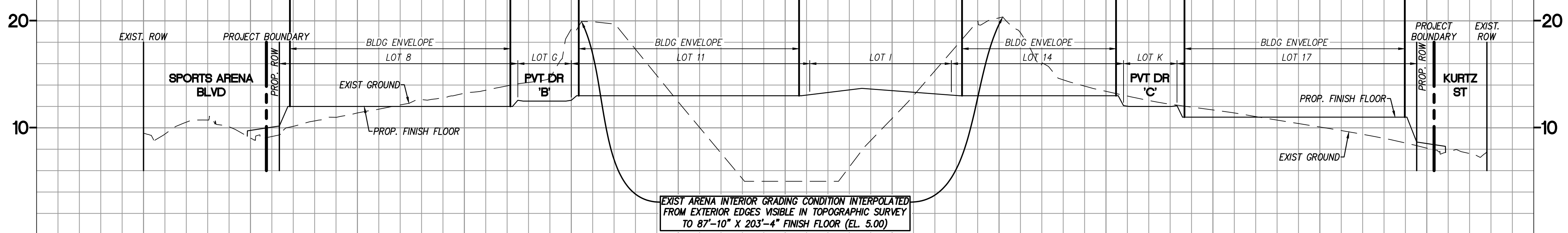
LOT SUMMARY

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



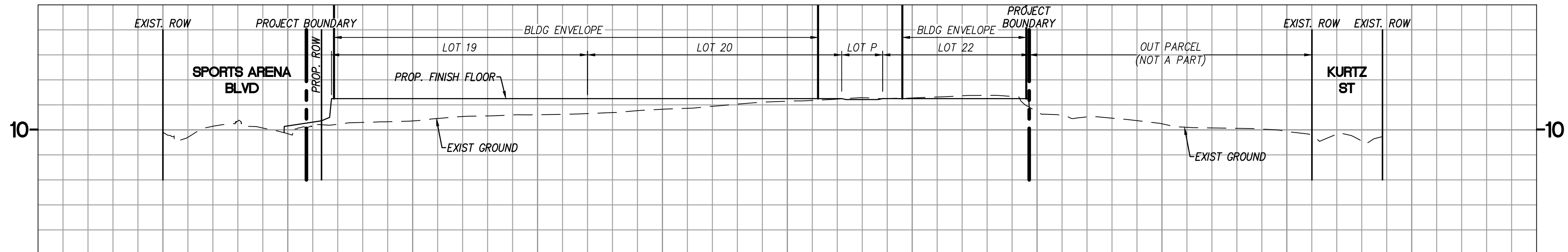
SITE SECTION A-A

SCALE: HORIZ. 1" = 60', VERT. 1" = 6'



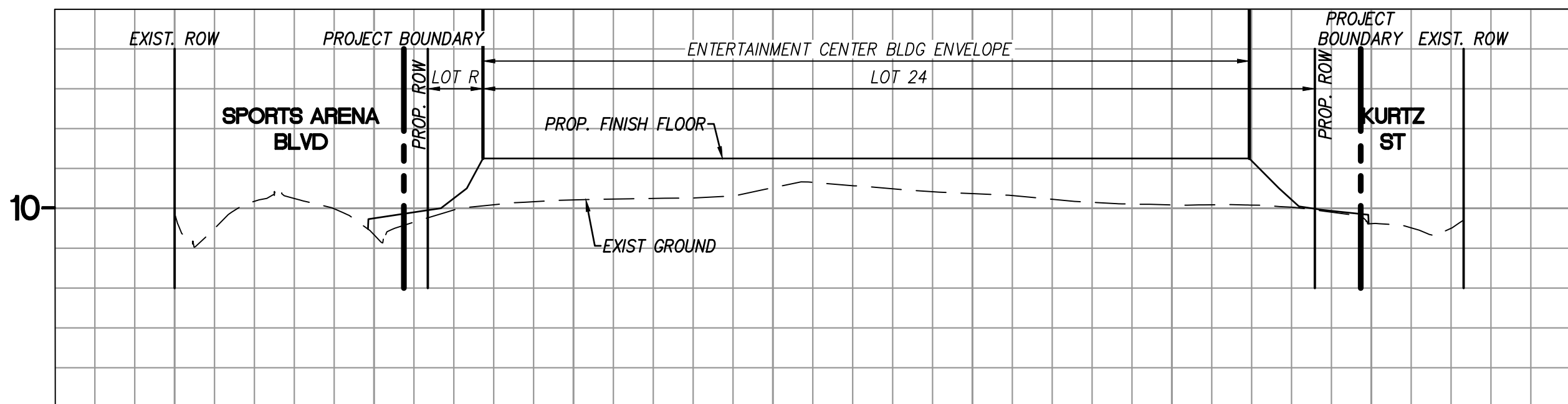
SITE SECTION B-B

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

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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
Name: 701 B STREET, SUITE 800
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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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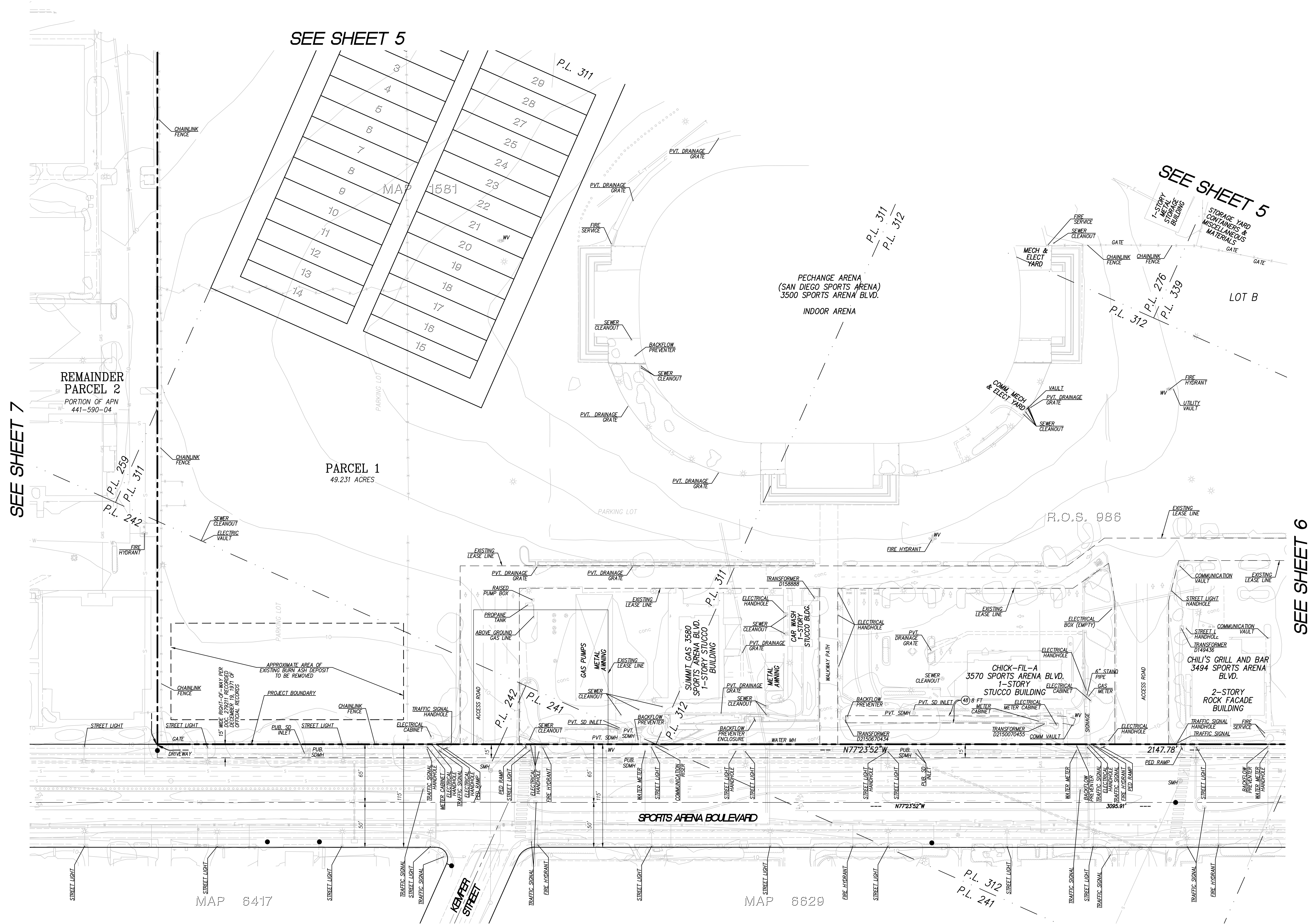
Original Date: 10/27/2023

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PRJ # 1106734

1856-6266 214-1701
CCS83 COORDINATES LAMBERT COORDINATES

Sheet Title:
LOT AREA TABLES AND SITE SECTIONS



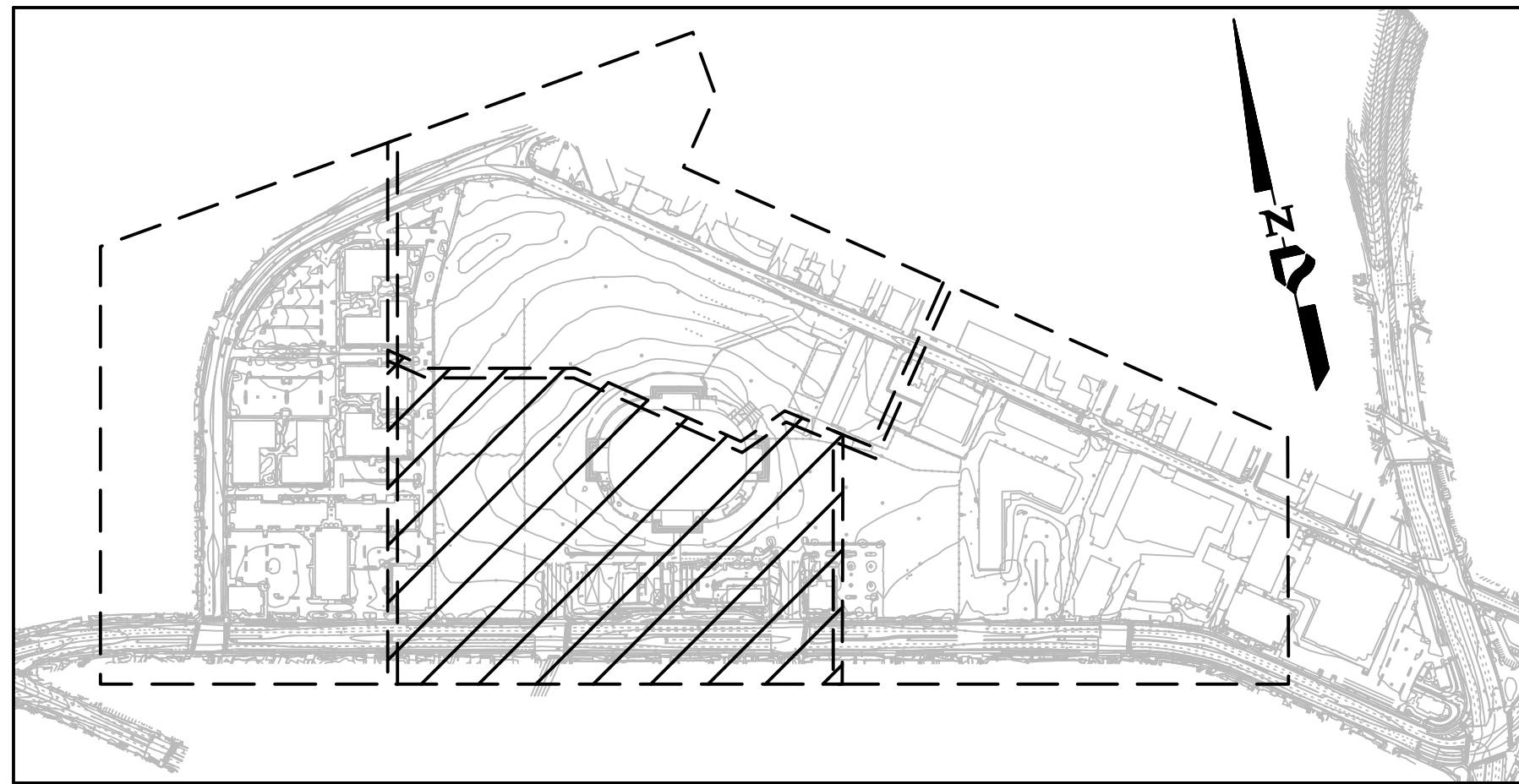
SEE SHEET 7

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SEE SHEET 5

SEE SHEET 5

KEY MAP

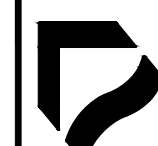


ALTA EASEMENT/ENCUMBRANCES

40 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.

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

VESTING TENTATIVE MAP FOR
MIDWAY RISING



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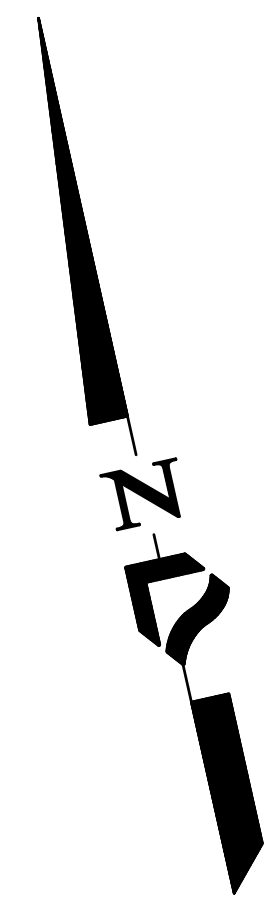
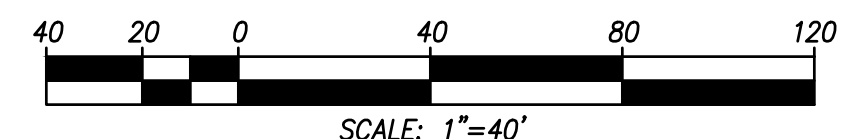
PROJECT ENGINEER: MARTIN J. JONES RCE: 78492
DESIGN BY: OS/MA/TA DRAWN BY: T. ARISTIDE CHECKED BY: M. JONES

Prepared By: PROJECT DESIGN CONSULTANTS
Name: 701 B STREET, SUITE 800
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

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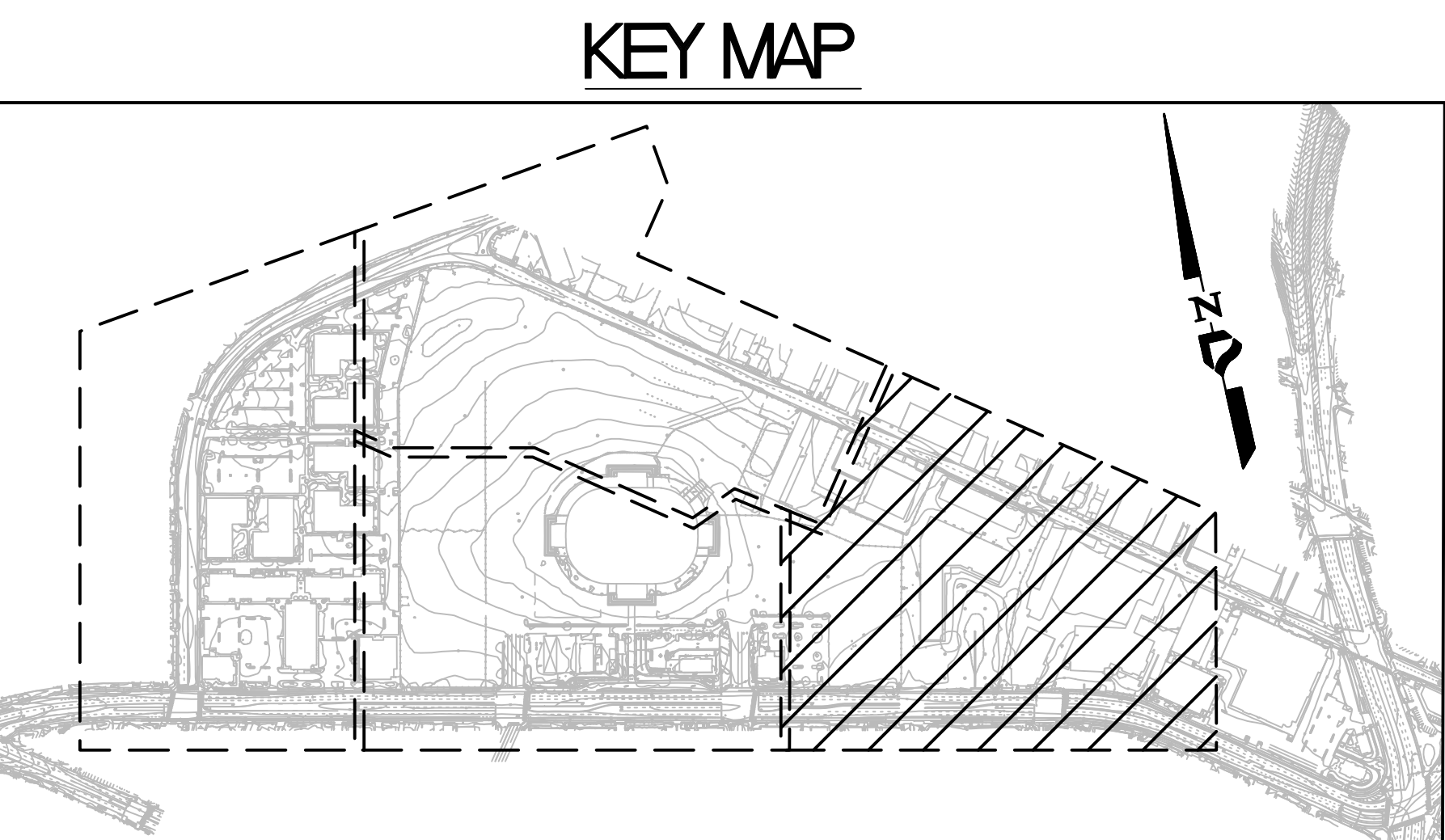
Sheet Title:
BOUNDARY, ENCUMBRANCES, & EXISTING CONDITIONS

1856-6266 214-1701
CCSR COORDINATES LAMBERT COORDINATES



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SEE SHEET 5

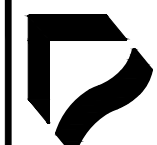


ALTA EASEMENT/ENCUMBRANCES

- (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 THERE TO, 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



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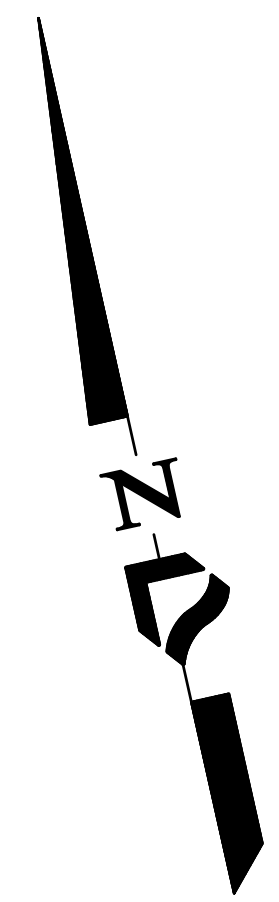
PROJECT ENGINEER: MARTIN J. JONES RCE: 78492
DESIGN BY: GS/MA/TA DRAWN BY: T. ARISTIDE CHECKED BY: M. JONES

Prepared By: PROJECT DESIGN CONSULTANTS
Name: 701 B STREET, SUITE 800
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Phone #: (619) 235-6471 Fax #: (619) 234-0349
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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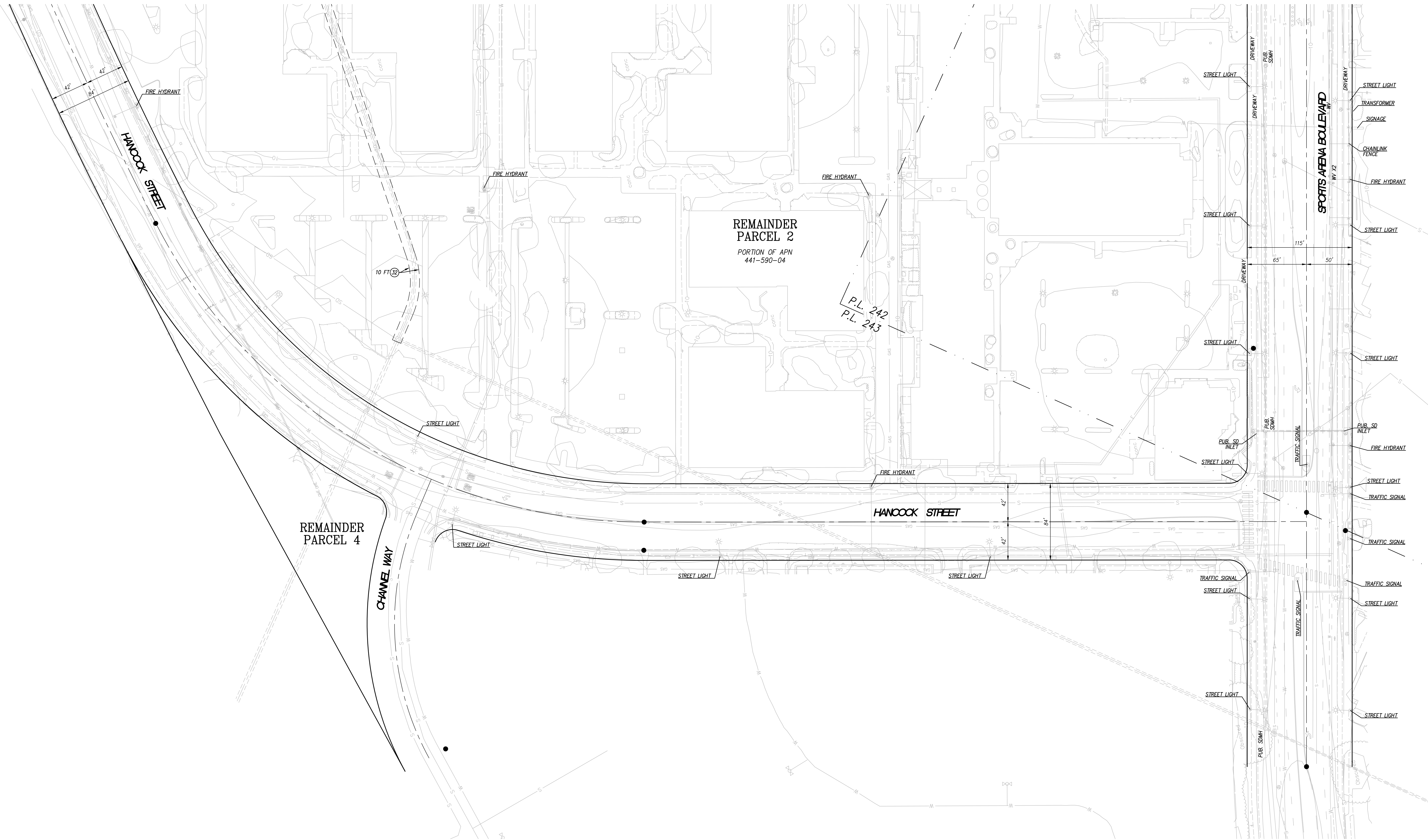
Sheet Title:
BOUNDARY, ENCUMBRANCES, & EXISTING CONDITIONS

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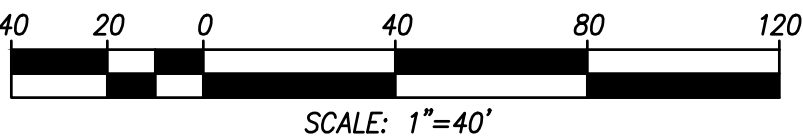
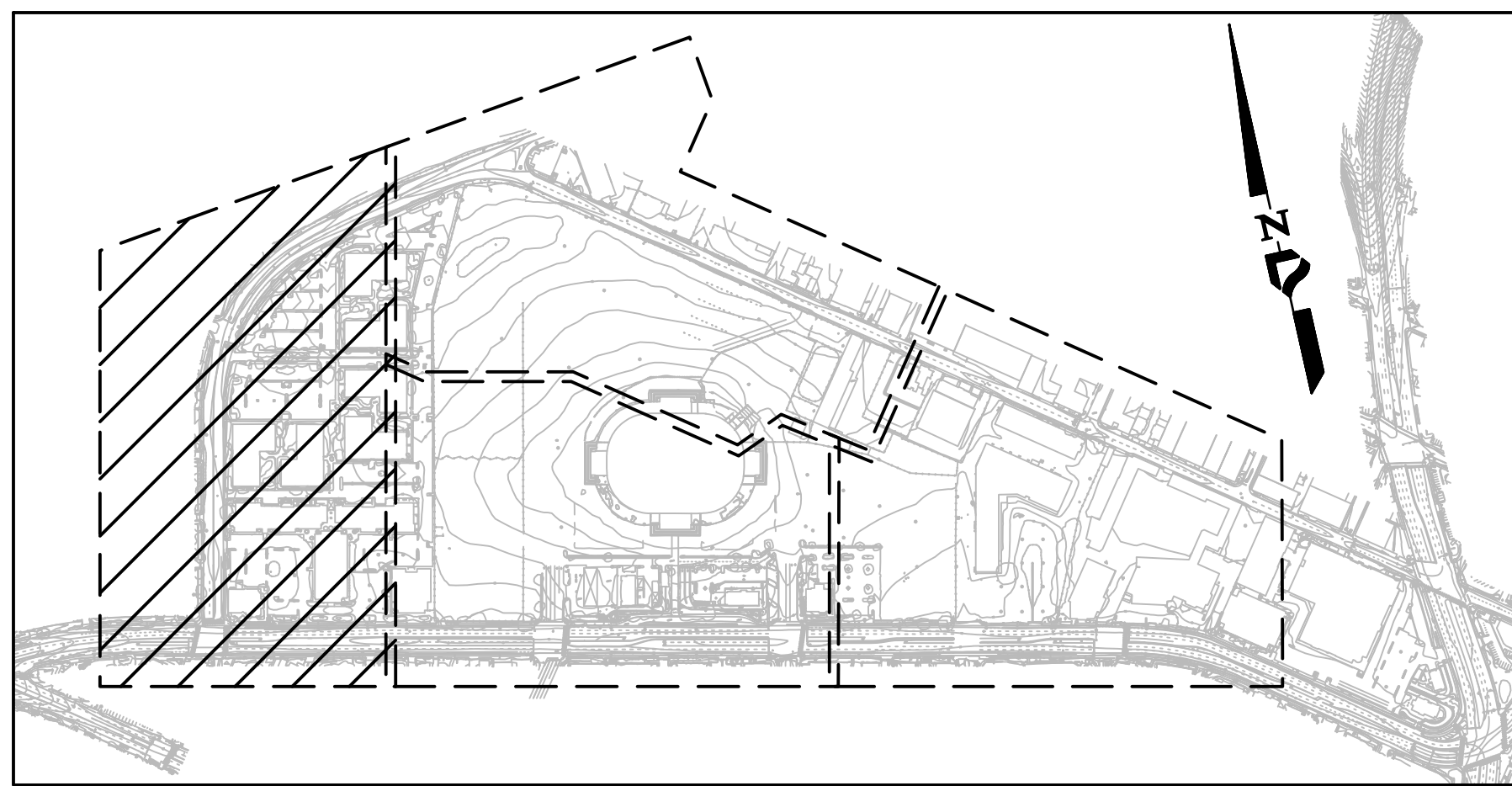
SEE SHEET 5

SEE SHEET 4



ALTA EASEMENT/ENCUMBRANCES
② 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



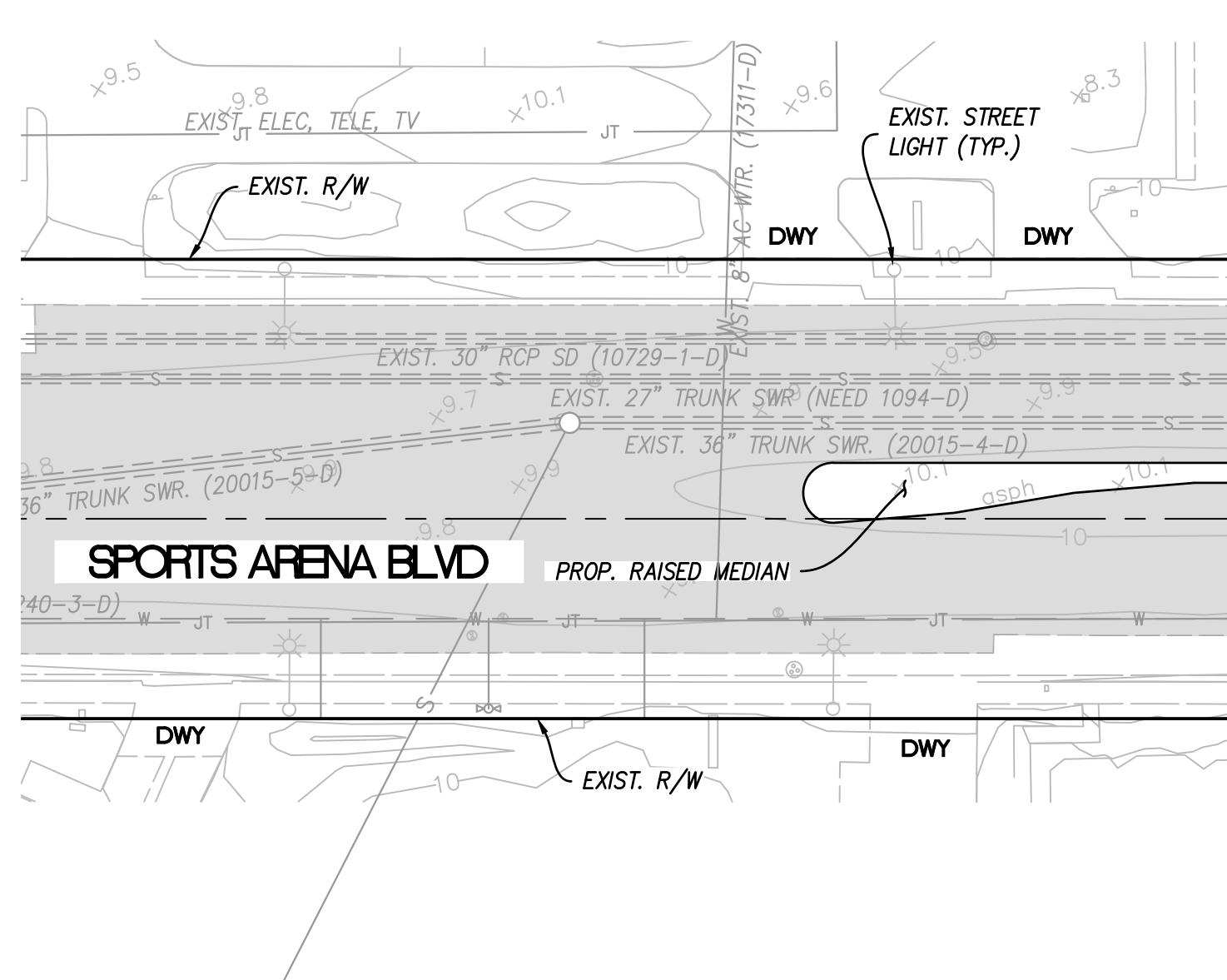
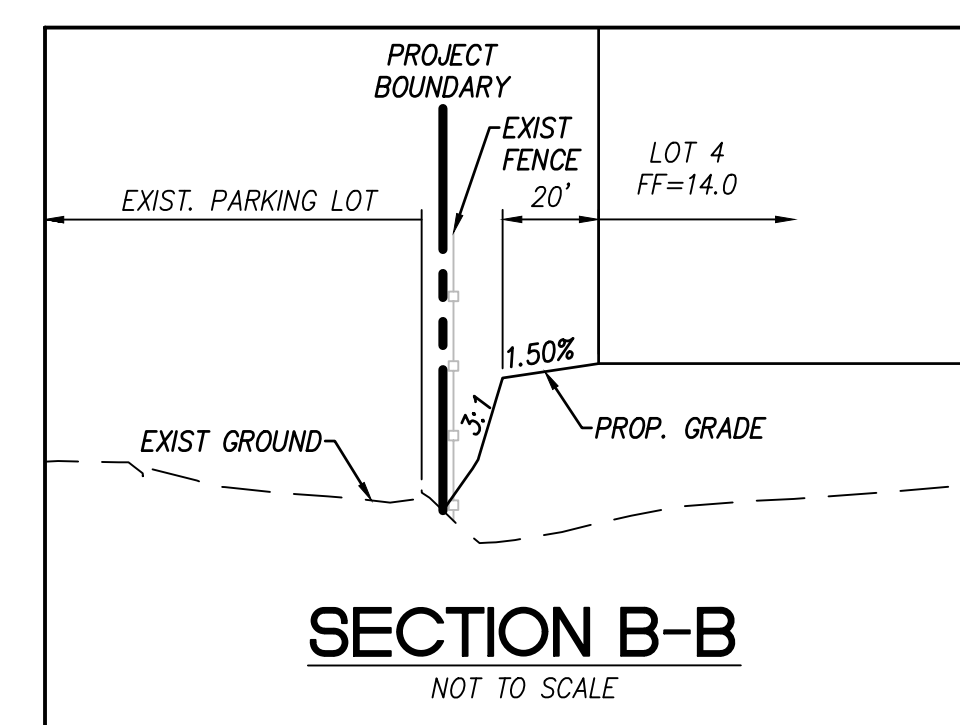
VESTING TENTATIVE MAP FOR
MIDWAY RISING

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

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SAN DIEGO, CA 92110
Project Name: MIDWAY RISING
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 ABOVE LEFT

Prepared By:	<u>PROJECT DESIGN CONSULTANTS</u>	Revision 10:	
Name:		Revision 9:	
Address:	<u>701 B STREET, SUITE 800</u>	Revision 8:	
	<u>SAN DIEGO, CA 92101</u>	Revision 7:	
Phone #:	<u>(619) 235-6471</u>	Revision 6:	
Fax #:	<u>(619) 234-0349</u>	Revision 5:	<u>9/4/2025</u>
Project Address:		Revision 4:	<u>12/23/2024</u>
	<u>3500 SPORTS ARENA BLVD</u>	Revision 3:	<u>8/1/2024</u>
	<u>SAN DIEGO, CA 92110</u>	Revision 2:	<u>5/23/2024</u>
Project Name:		Revision 1:	<u>3/1/2024</u>

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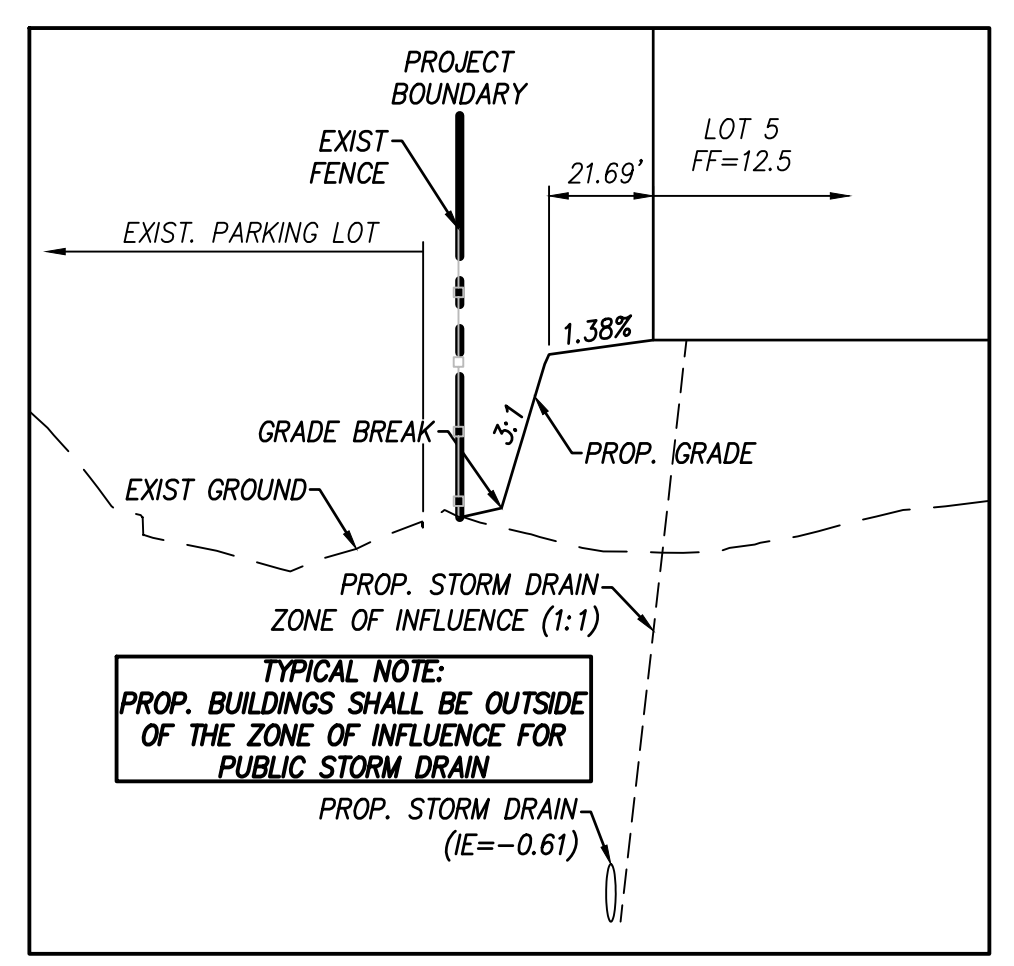
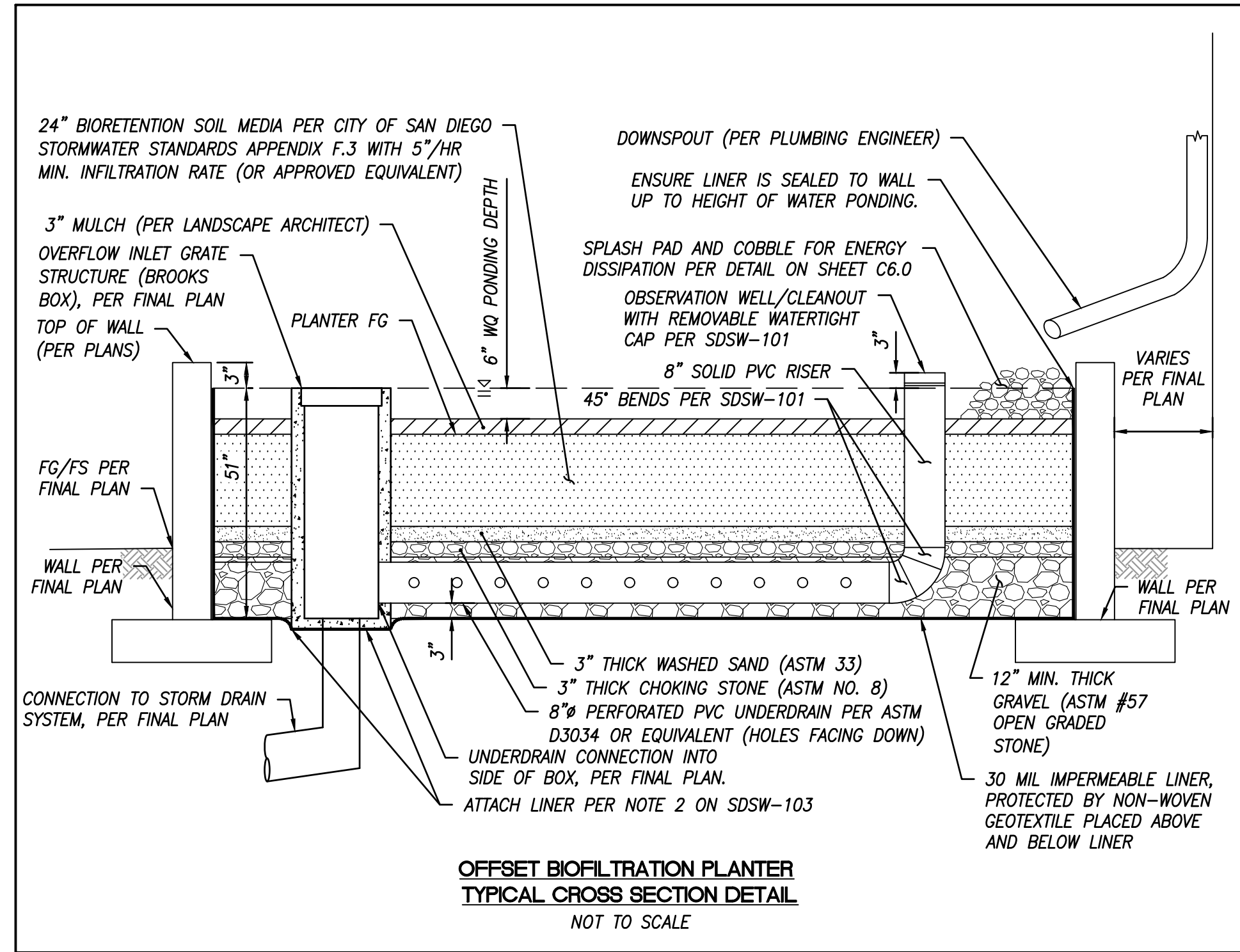
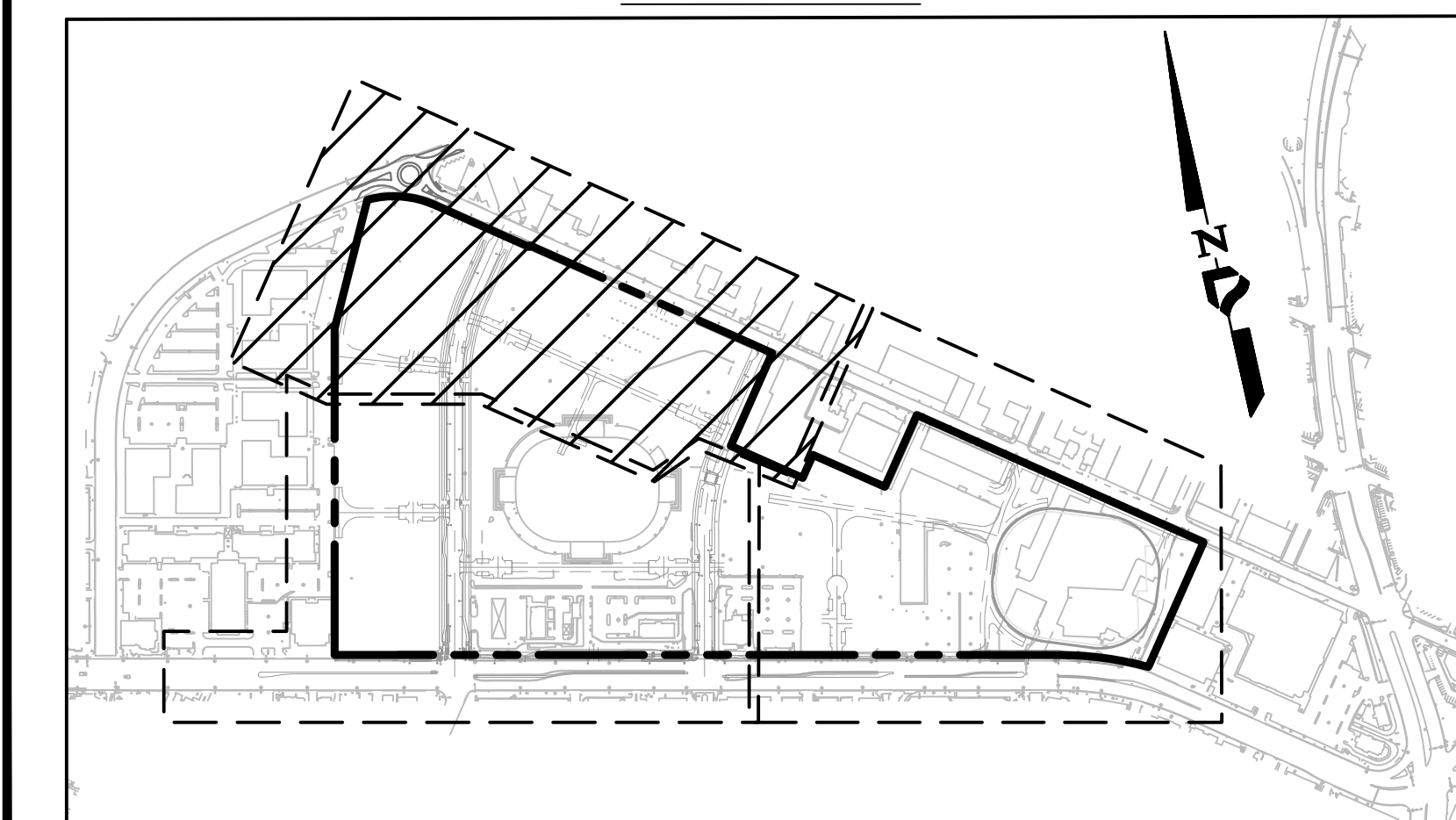
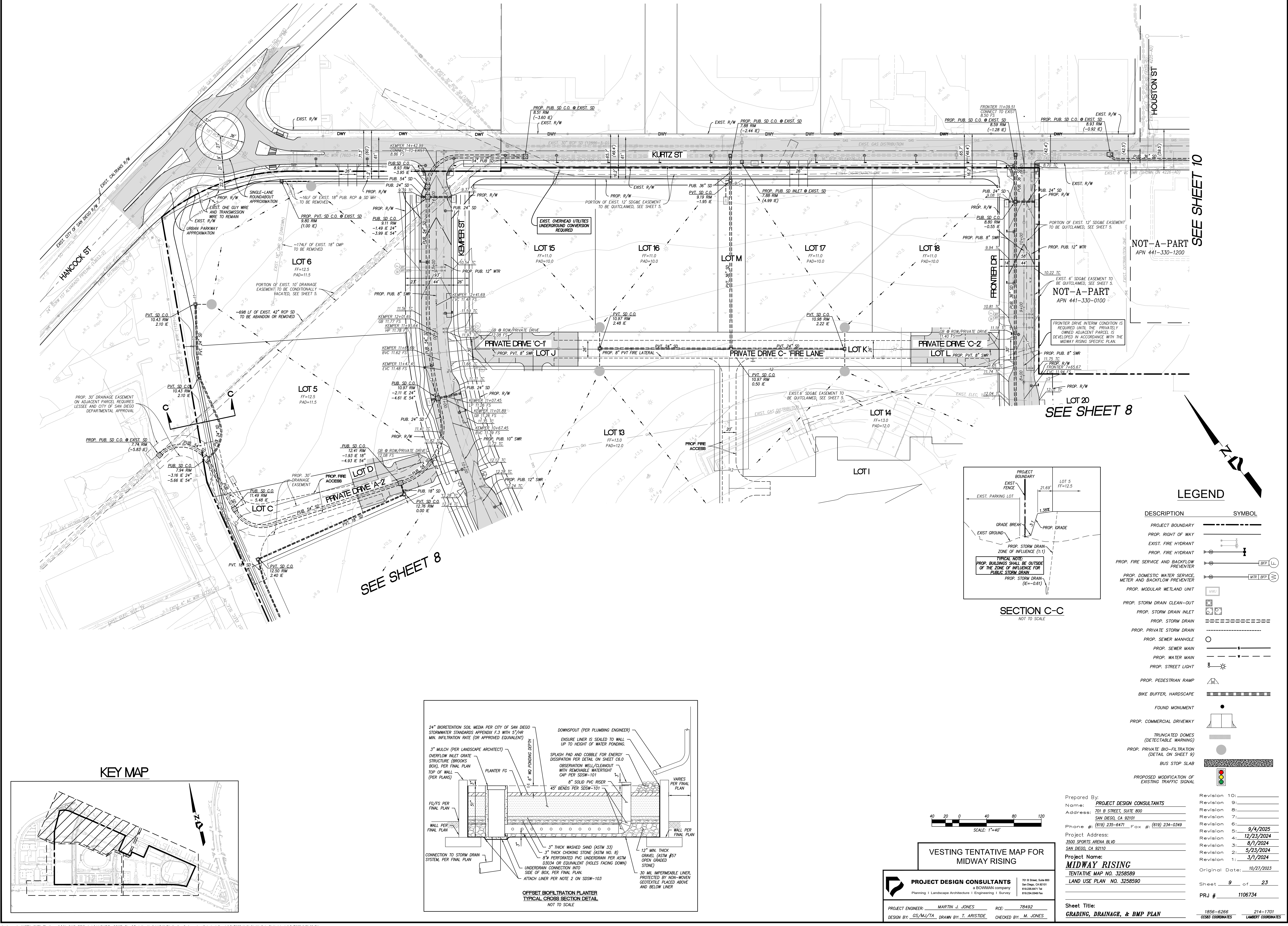
PRJ # 1106734

1856-6266 214-1701

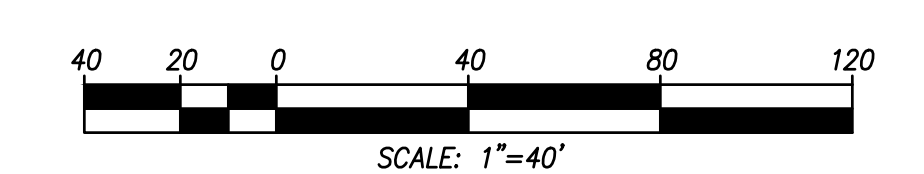
PROJECT DESIGN CONSULTANTS
a BOWMAN company
Planning | Landscape Architecture | Engineering | Survey

701 B Street, Suite 200
San Diego, CA 92101
619.236.6471 Tel
619.234.0349 Fax

PROJECT ENGINEER: MARTIN J. JONES RCE: 78492
DESIGNER: CS/ALL/ITA DRAWN BY: T. ARISTIDE CHECKED BY: M. JONES



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	---



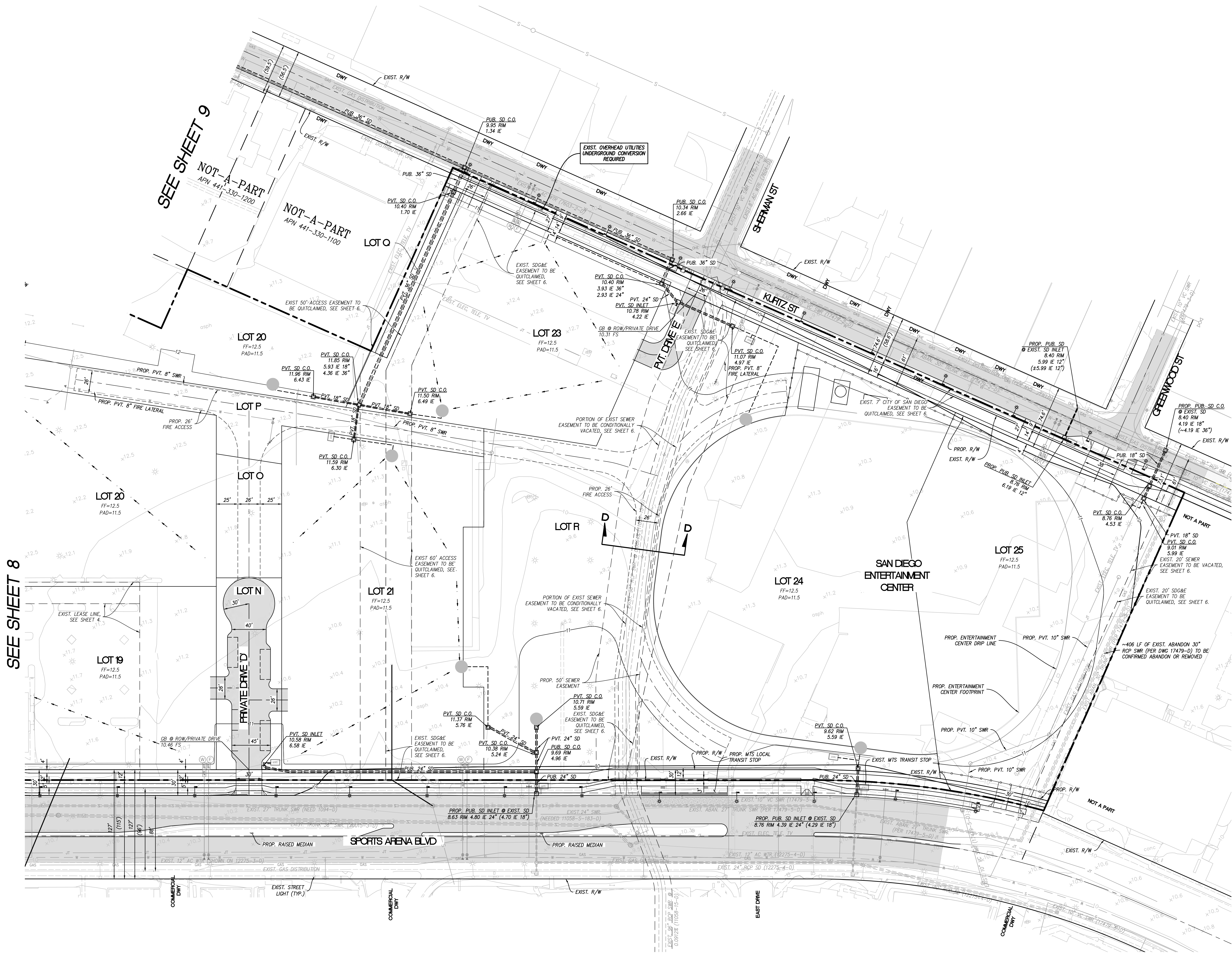
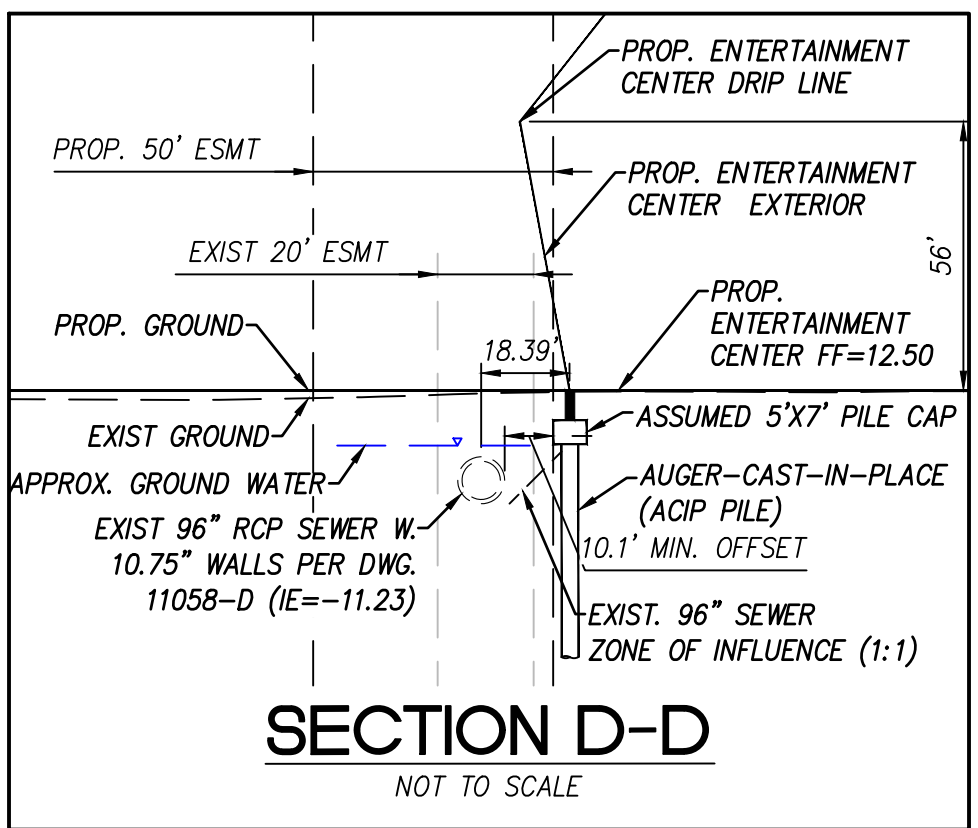
PROJECT DESIGN CONSULTANTS
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PROJECT ENGINEER: MARTIN J. JONES RCE: 78492

DESIGN BY: GS/MJ/TA DRAWN BY: T. ARISTIDE CHECKED BY: M. JONES

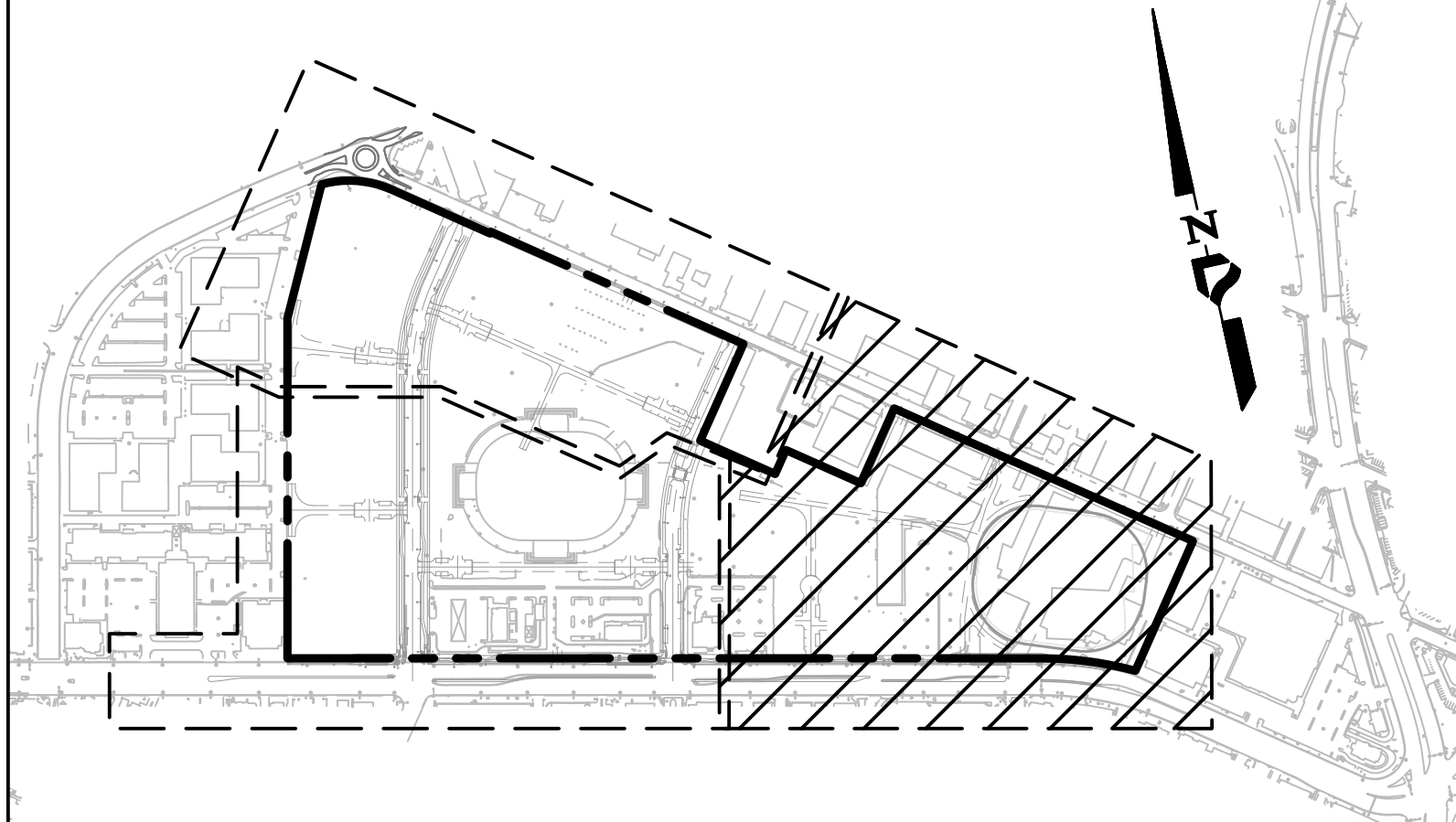
Prepared By: PROJECT DESIGN CONSULTANTS	Revision 10: _____
Name: 201 B STREET, SUITE 800	Revision 9: _____
Address: SAN DIEGO, CA 92101	Revision 8: _____
Phone #: (619) 235-6471 Fax #: (619) 234-0349	Revision 7: _____
Project Address: 3500 SPORTS ARENA BLVD	Revision 6: 9/4/2025
San Diego, CA 92110	Revision 5: 12/23/2024
Project Name: MIDWAY RISING	Revision 4: 8/1/2024
TENTATIVE MAP NO. 3258589	Revision 3: 5/23/2024
LAND USE PLAN NO. 3258590	Revision 2: 3/1/2024
	Revision 1: _____
	Original Date: 10/27/2023
Sheet Title: GRADING, DRAINAGE, & BMP PLAN	Sheet 9 of 23
	PRJ # 1106734
	1856-6266 214-1701
	CSS8 COORDINATES LAMBERT COORDINATES



SEE SHEET 8

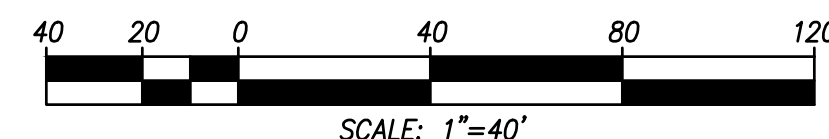
SEE SHEET 9

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. 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	⊕



VESTING TENTATIVE MAP FOR MIDWAY RISING

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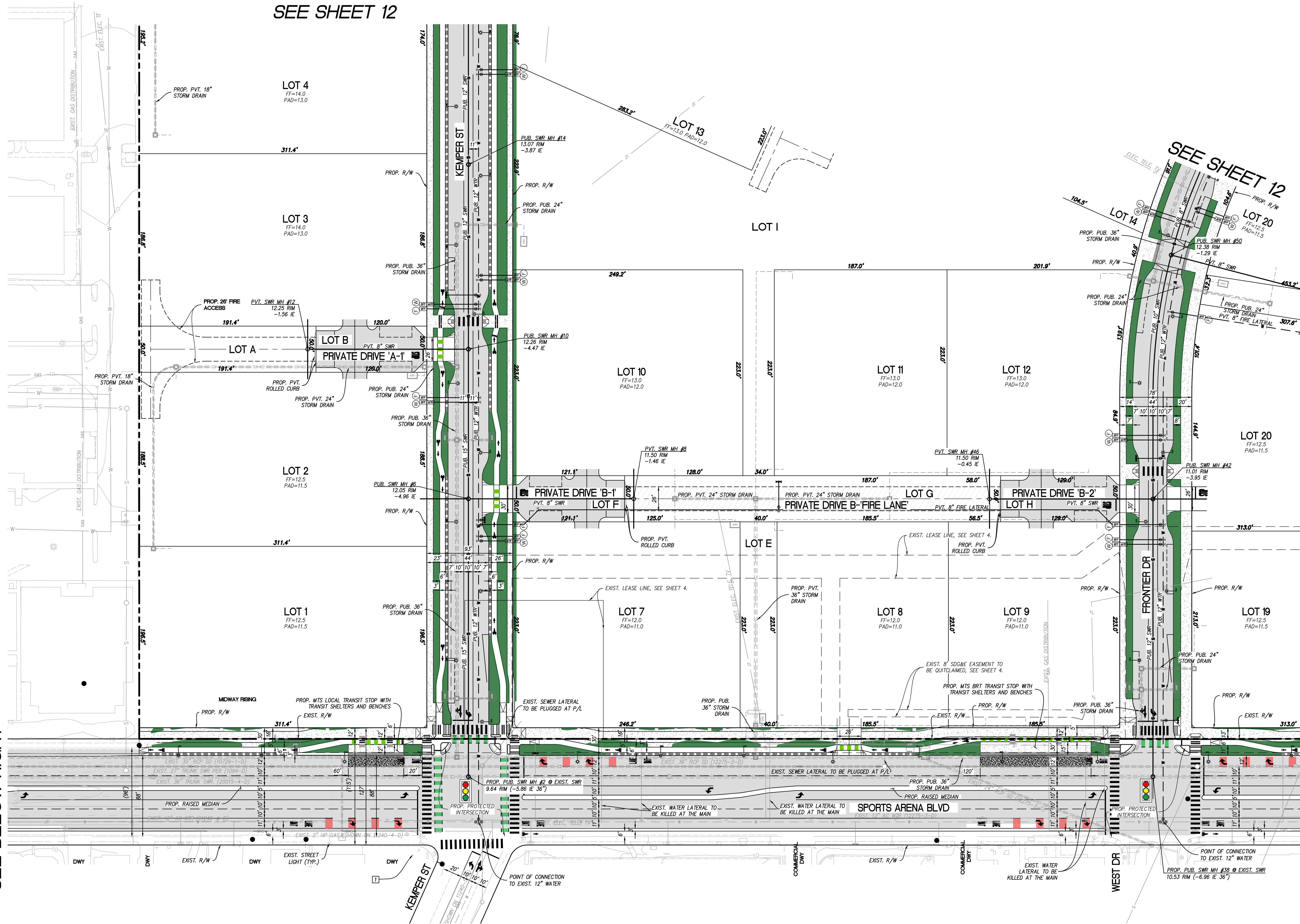
701 B STREET, SUITE 800
SAN DIEGO, CA 92101
619.238.6471 TEL
619.238.0249 FAX

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

Prepared By: PROJECT DESIGN CONSULTANTS
Name: 701 B STREET, SUITE 800
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

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 10 of 23
PRJ # 1106734
1856-6266 214-1701
CCS8 COORDINATES LAMBERT COORDINATES

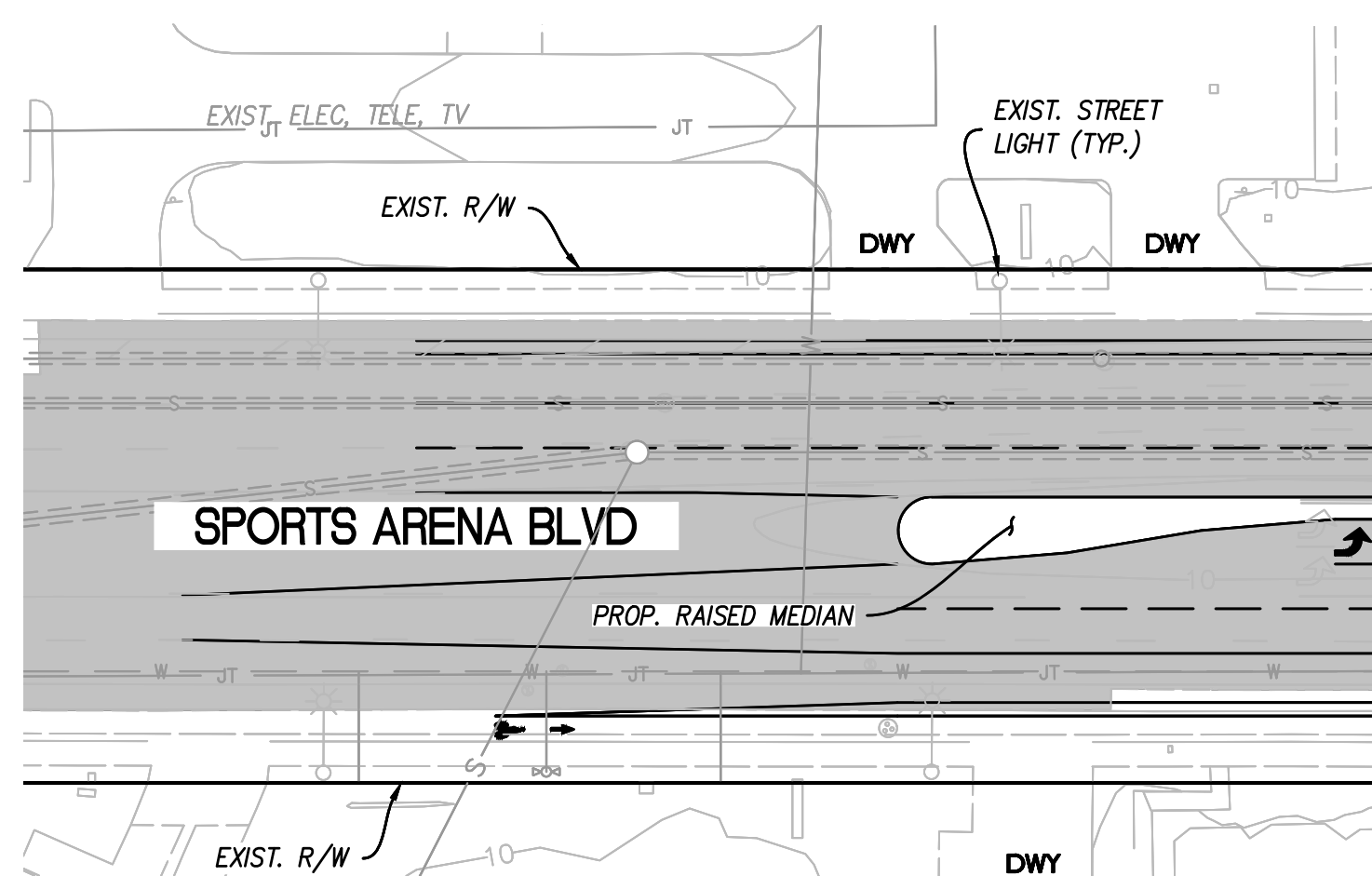
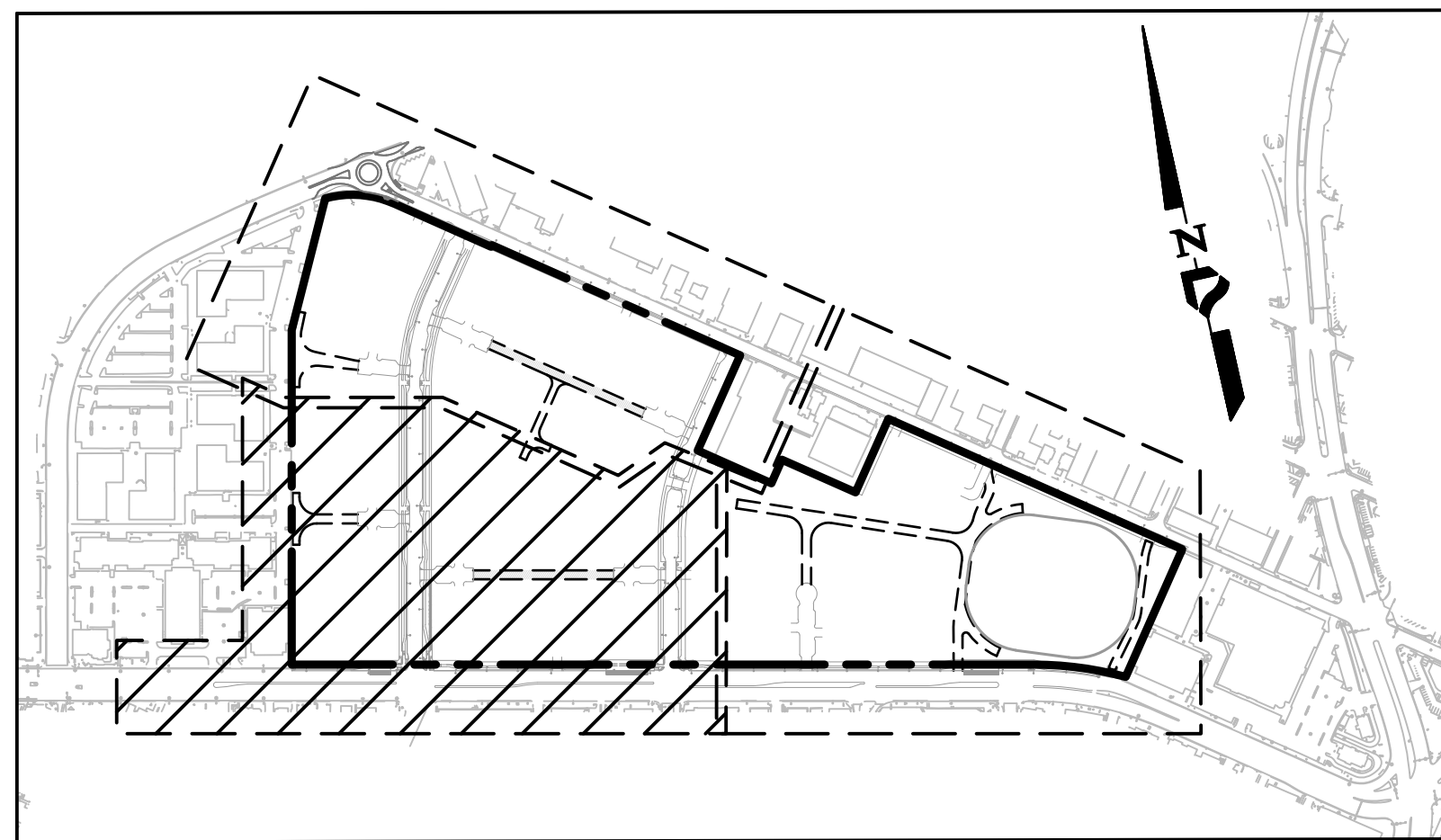
SEE SHEET 12



SEE BELOW RIGHT

SEE SHEET 13

KEY MAP



SEE ABOVE LEFT

NOTES:

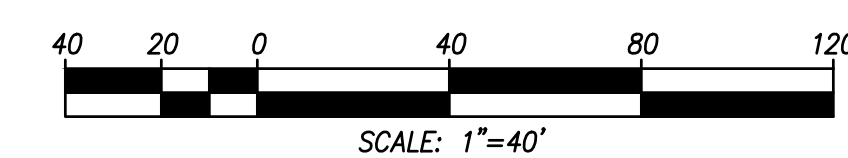
1. ALL EGRESS FROM PRIVATE DRIVEWAYS WILL BE STOP CONTROLLED AT THE PUBLIC RIGHT OF WAY. SEE TYPICAL DETAIL OF PRIVATE DRIVEWAYS TO ROW ON SHEET 11.
2. WATER METER LOCATIONS SHOWN ARE SCHEMATIC. WATER METER TO BE LOCATED IN RIGHT OF WAY OR AN EASEMENT SHALL BE PROVIDED AT FINAL ENGINEERING.
3. GREEN 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
DESIGN BY: OS/MA/TA
DRAWN BY: J. ARISTIDE
RCE: 78492
CHECKED BY: M. JONES

701 B STREET, SUITE 800
SAN DIEGO, CA 92101
619.236.6471 TEL
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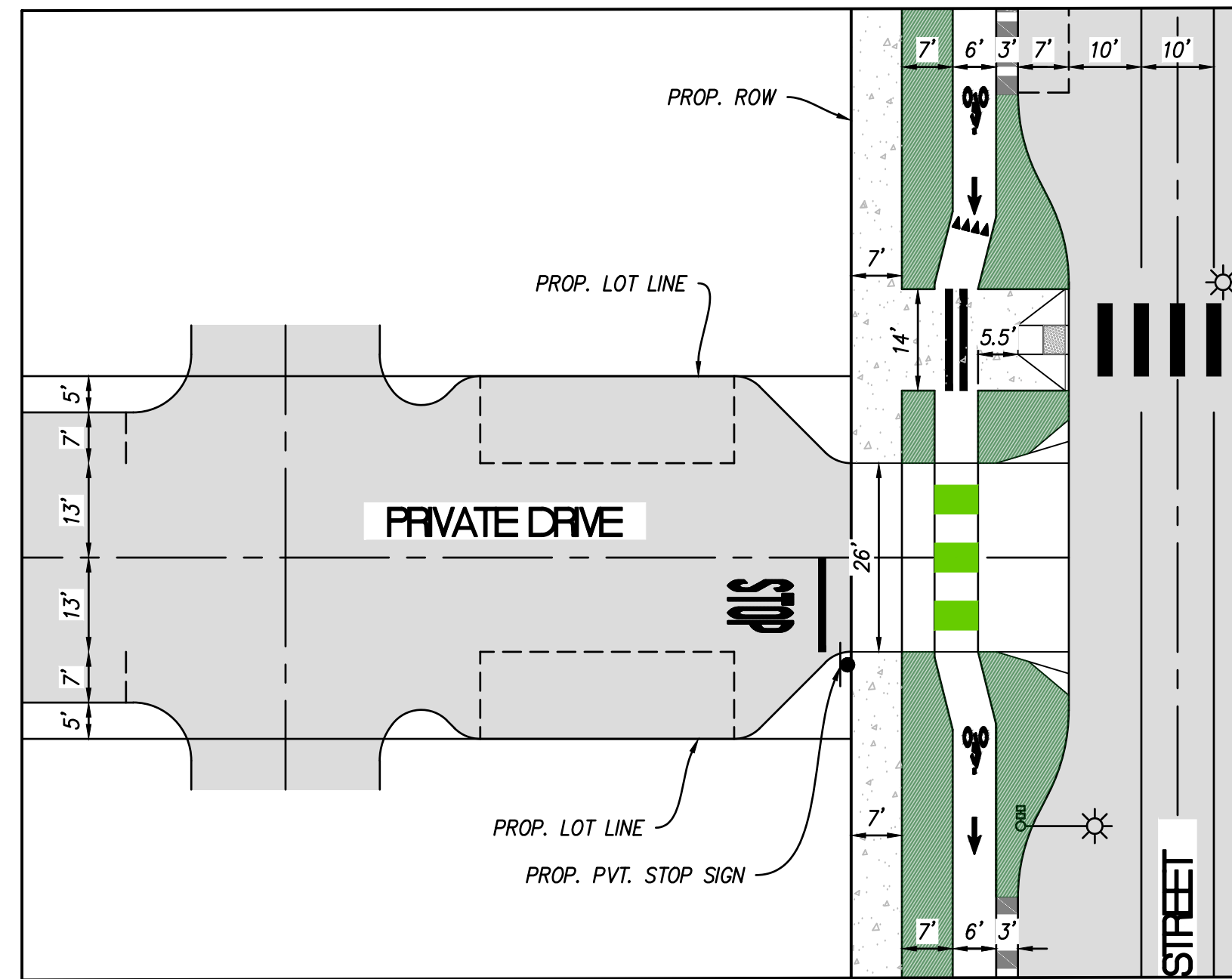


Prepared By: PROJECT DESIGN CONSULTANTS
Name: 201 B STREET, SUITE 800
Address: SAN DIEGO, CA 92101
Phone #: (619) 235-6471 Fax #: (619) 234-0349
Project Address: 3500 SPORTS ARENA BLVD
SAN DIEGO, CA 92110
Project Name: MIDWAY RISING
TENTATIVE MAP NO. 3258589
LAND USE PLAN NO. 3258590

Sheet Title:
LOTS, STREETS, SEWER AND WATER PLAN

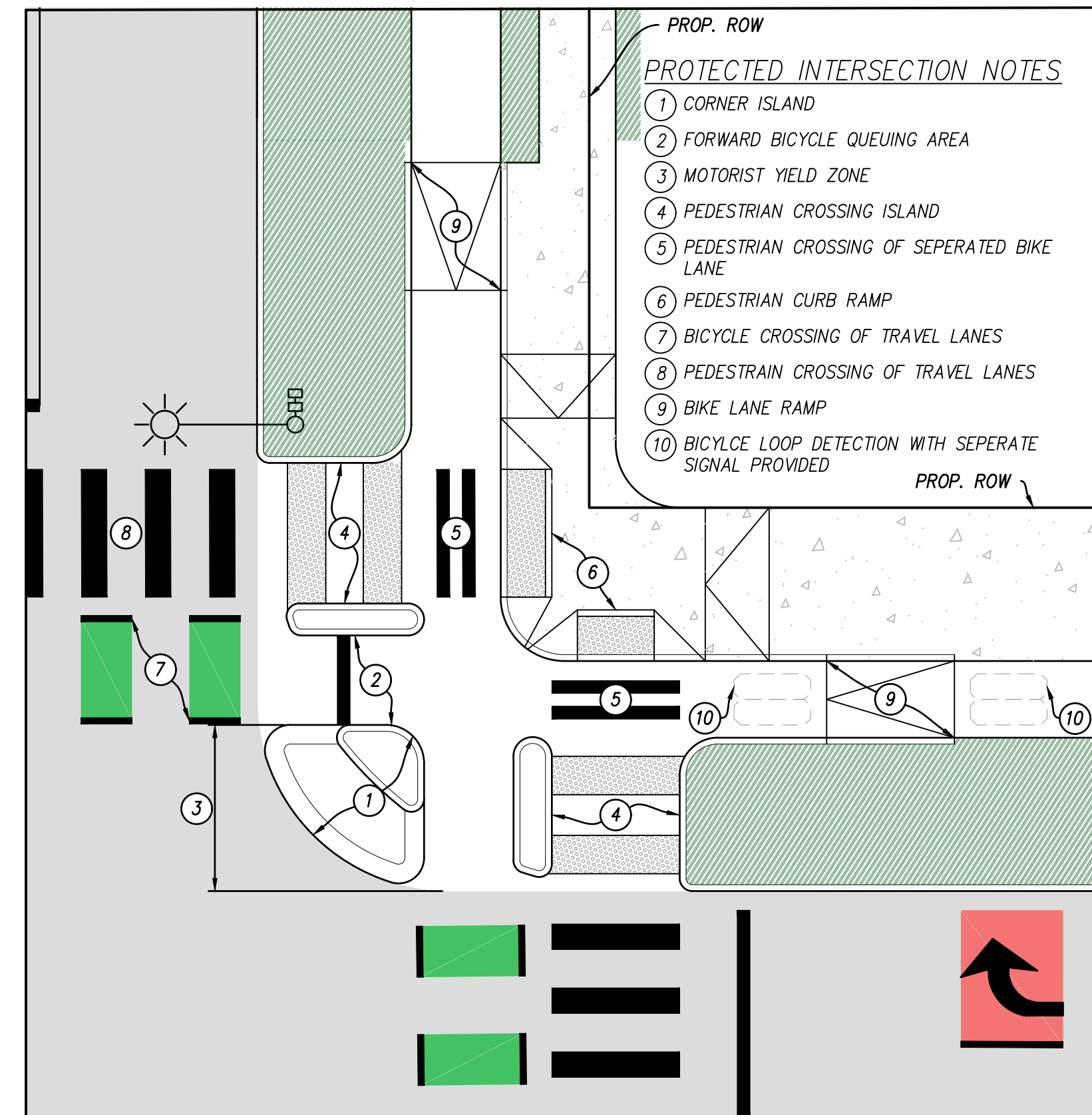
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	9/4/2025
Revision 4:	12/23/2024
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Revision 1:	3/1/2024
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Sheet 11 of 23	
PRJ #	1106734

1856-6266 214-1701
C853 COORDINATES LAMBERT COORDINATES



PRIVATE DRIVE TO RIGHT OF WAY DETAIL (TYP)

SCALE: 1" = 20'



PROTECTED INTERSECTION DETAIL (TYP)

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	⊙