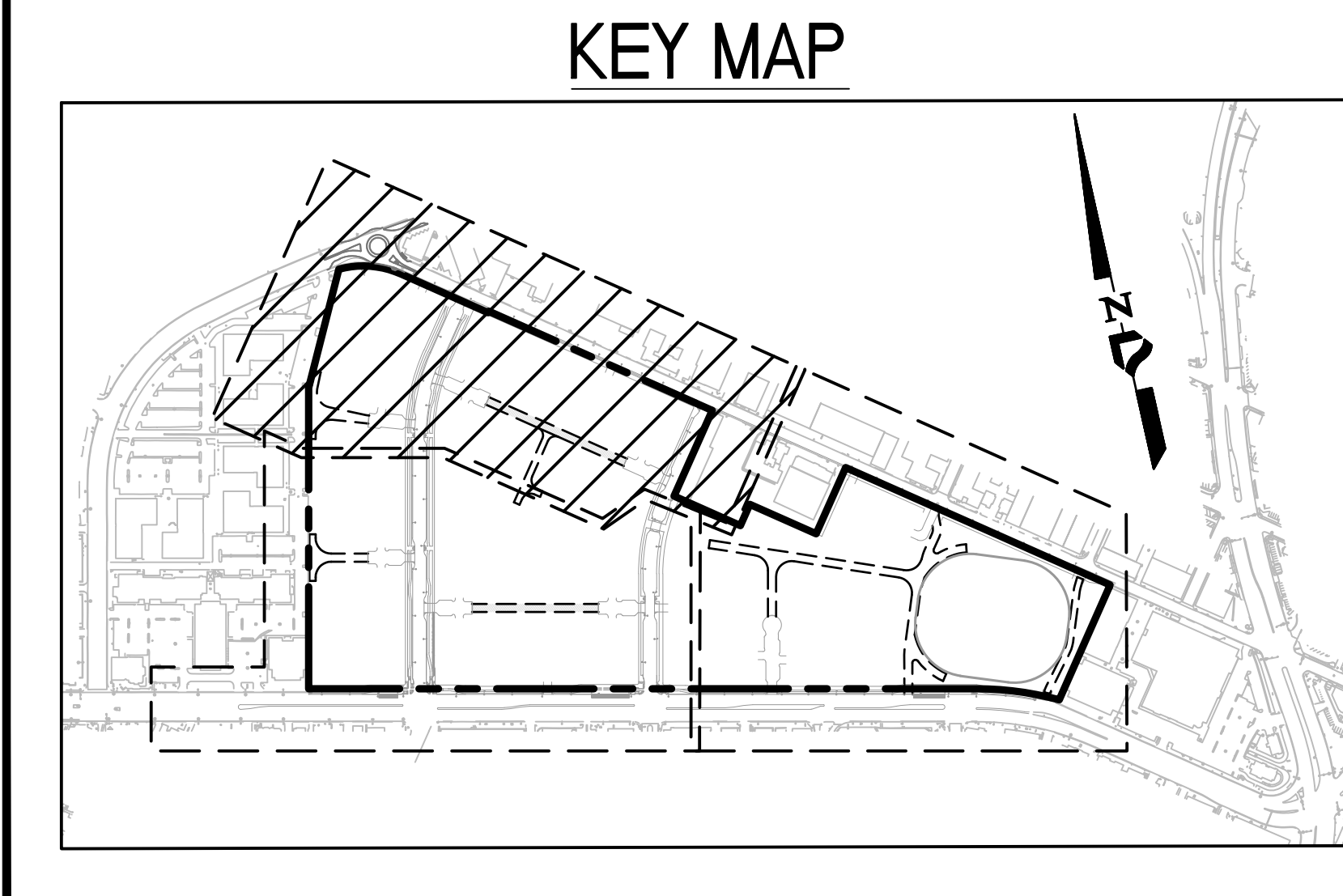
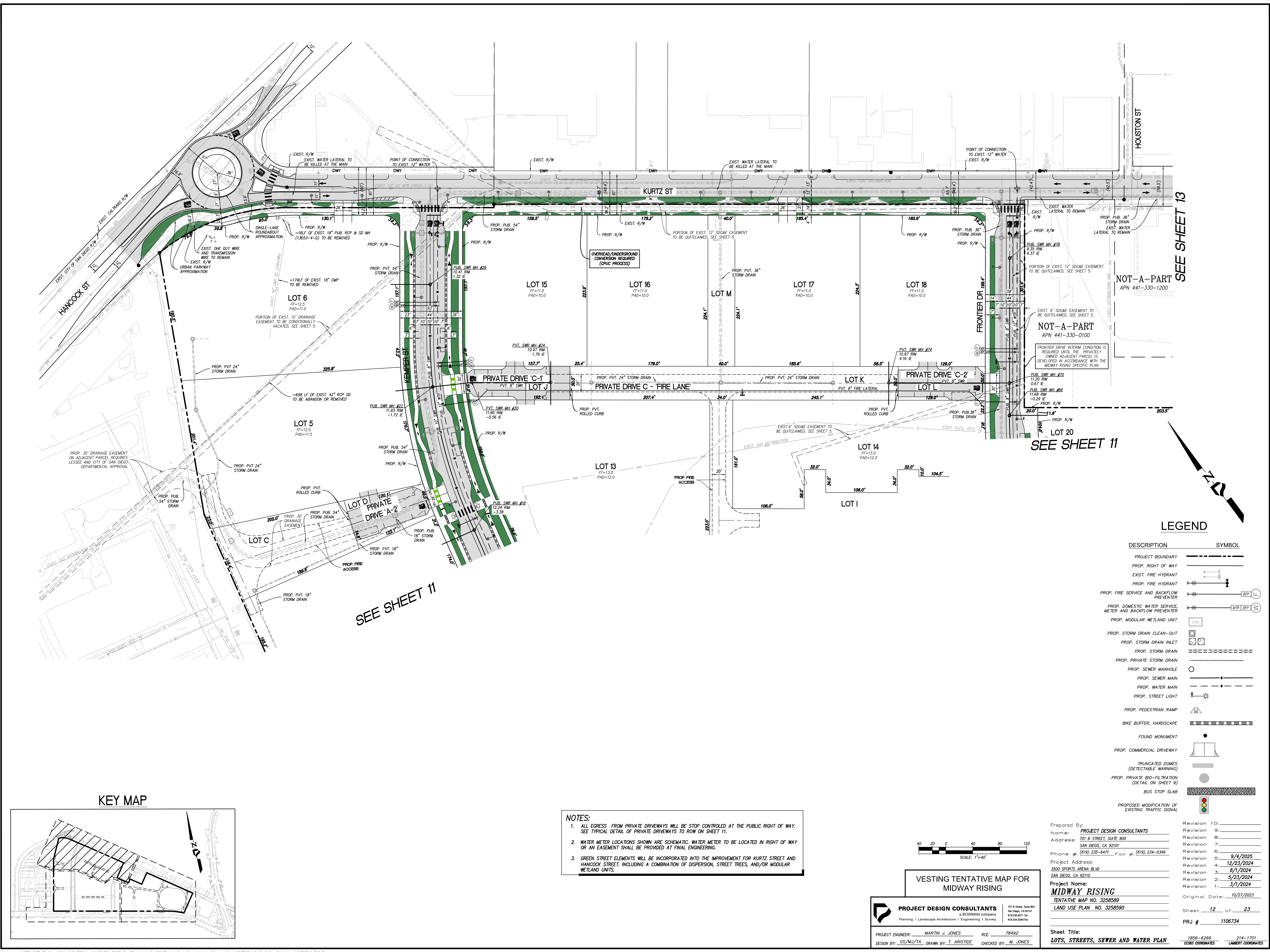
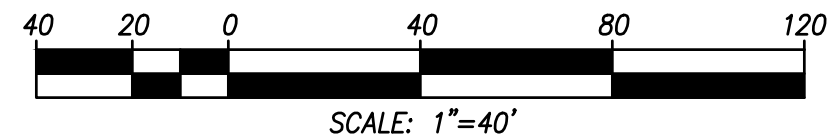




- NOTES:**
1. ALL EGRESS FROM PRIVATE DRIVEWAYS WILL BE STOP CONTROLLED AT THE PUBLIC RIGHT OF WAY. SEE TYPICAL DETAIL OF PRIVATE DRIVEWAYS TO ROW ON SHEET 11.
 2. WATER METER LOCATIONS SHOWN ARE SCHEMATIC. WATER METER TO BE LOCATED IN RIGHT OF WAY OR AN EASEMENT SHALL BE PROVIDED AT FINAL ENGINEERING.
 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

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Project Name: **MIDWAY RISING**
TENTATIVE MAP NO. 3258589
LAND USE PLAN NO. 3258590

Revision 10:	
Revision 9:	
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PRJ #	1106734
1856-6266	214-1701
CCS83 COORDINATES	LAMBERT COORDINATES

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	---

SEE SHEET 11

SEE SHEET 12

NOT-A-PART
APN 441-330-1200

NOT-A-PART
APN 441-330-1100

LOT O

LOT 20
FF=12.5
PAD=11.5

LOT 23
FF=12.5
PAD=11.5

LOT P

LOT O

LOT 20
FF=12.5
PAD=11.5

LOT N

LOT 21
FF=12.5
PAD=11.5

LOT R

LOT 24
FF=12.5
PAD=11.5

SAN DIEGO
ENTERTAINMENT
CENTER

LOT 25
FF=12.5
PAD=11.5

GREENWOOD ST

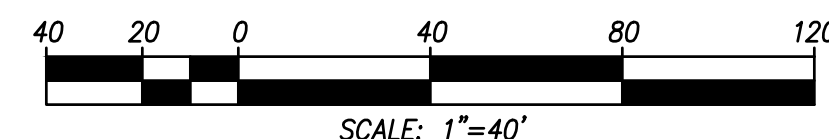
NOT A PART

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	---
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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 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

PROJECT DESIGN CONSULTANTS
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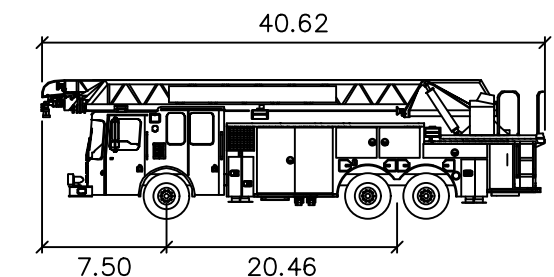
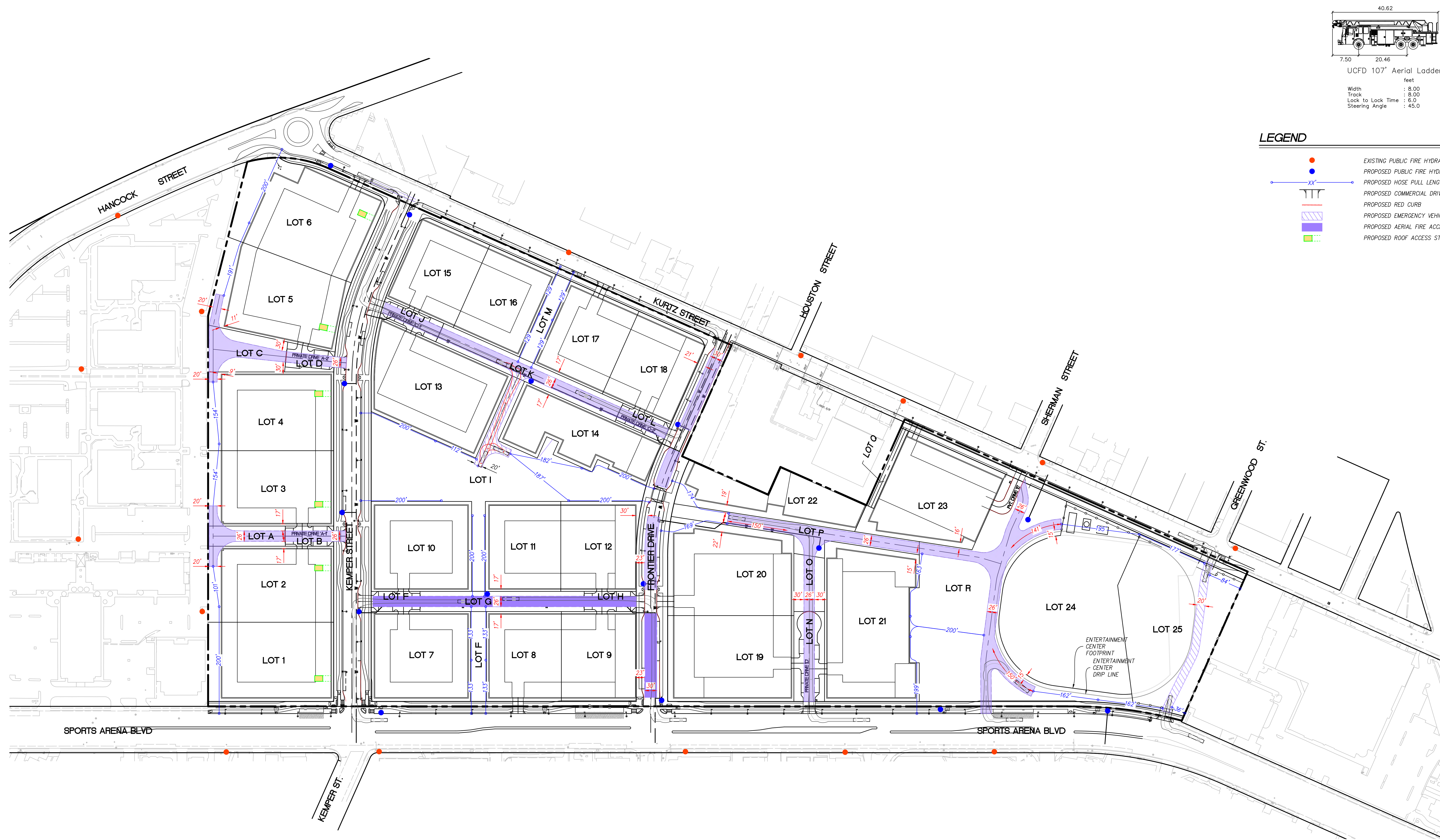
PROJECT ENGINEER: MARTIN J. JONES RCE: 78492
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Project Name: MIDWAY RISING
TENTATIVE MAP NO. 3258589
LAND USE PLAN NO. 3258590

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Revision 9: _____
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Revision 2: 5/23/2024
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Original Date: 10/27/2023
Sheet 13 of 23
PRJ # 1106734

Sheet Title:
LOTS, STREETS, SEWER AND WATER PLAN

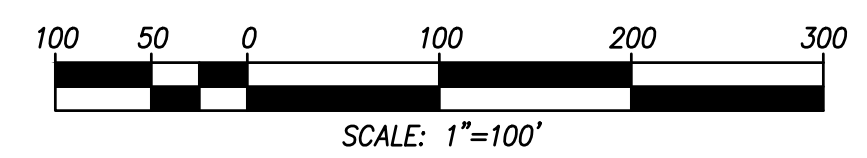
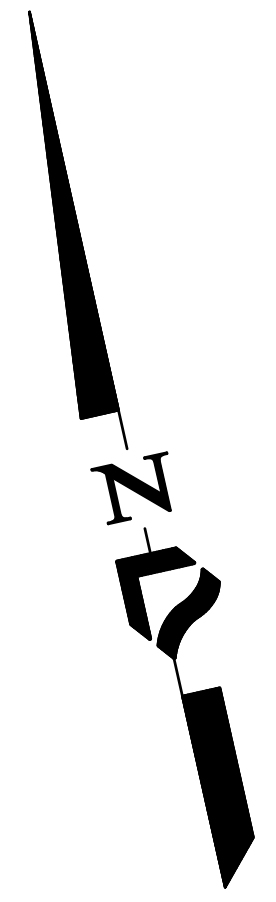
1856-6266 214-1701
CCS83 COORDINATES LAMBERT COORDINATES



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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Original Date: 10/27/2023

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PRJ # 1106734

Sheet Title:
FIRE ACCESS PLAN

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

VESTING TENTATIVE MAP FOR
MIDWAY RISING

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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SAN DIEGO, CA 92110
Project Name:
MIDWAY RISING
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CCSR3 COORDINATES	LAMBERT COORDINATES

SPORTS ARENA BOULVEARD

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.

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 grates. 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.

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.



- A "THE GREEN
- B "THE SQUARE"
- C "THE PLAZA"
- D PROMENADE
- E STREETSCAPES
- F PASEO GREENS
- G PASEO GREENWAYS
- H RESIDENTIAL BUFFER
- PARK BOUNDARIES

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.

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.

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 accomodate 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.

VESTING TENTATIVE MAP FOR
MIDWAY RISING

OJB

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SAN DIEGO, CA 92119
Project Name: MIDWAY RISING
TENTATIVE MAP NO. 3258589
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Original Date: 10/27/2023

Sheet Title: LANDSCAPE DEVELOPMENT PLAN

1856-6266 214-1701
CCS83 COORDINATES LAMBERT COORDINATES

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:

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'
Eriogonum Redrock Daisy - Wayne Roderick Daisy	48" o.c.	1 - 5 GAL	1'	1'-4'
Salvia 'Coastal Star' - Low Purple Sage*	12" o.c.	1 - 5 GAL	0.5'-1'	1'-5"
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'
Sesuvium mandraliscae - Blue Chalksticks	24" o.c.	1 - 5 GAL	0.5'-1"	1'-2"

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 Lilac	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 - Chinese's Wreath	60" o.c.	1 - 5 GAL	6'-12"	3'-6"
Stephanotis floribunda - Madagascan Jasmine	60" o.c.	1 - 5 GAL	6'-20"	6'-10"
Trachelospermum jasminoides - Chinese Star Jasmine	60" o.c.	1 - 5 GAL	2'	1'-10"

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

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

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 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.

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 142.043(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.

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.

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:

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'

D	PROMENADES	QUANTITY	CONTAINER	MATURE HEIGHT	MATURE WIDTH
	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"

E	SPORTS ARENA BLVD LEAVARD 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'

F	KEMPER STREET ROW	QUANTITY	CONTAINER	MATURE HEIGHT	MATURE WIDTH
	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"

G	KURTZ STREET ROW	QUANTITY	CONTAINER	MATURE HEIGHT	MATURE WIDTH
	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"

H	FRONTIER DRIVE (RETAIL STREET) ROW	QUANTITY	CONTAINER	MATURE HEIGHT	MATURE WIDTH
	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'

VESTING TENTATIVE MAP FOR
MIDWAY BLVD

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

A "THE GREEN"

B "THE SQUARE" AND "THE PLAZA"

C PASEOS & RESIDENTIAL BUFFER

D PROMENADES

E SPORTS ARENA BOULEVARD

F KEMPER STREET

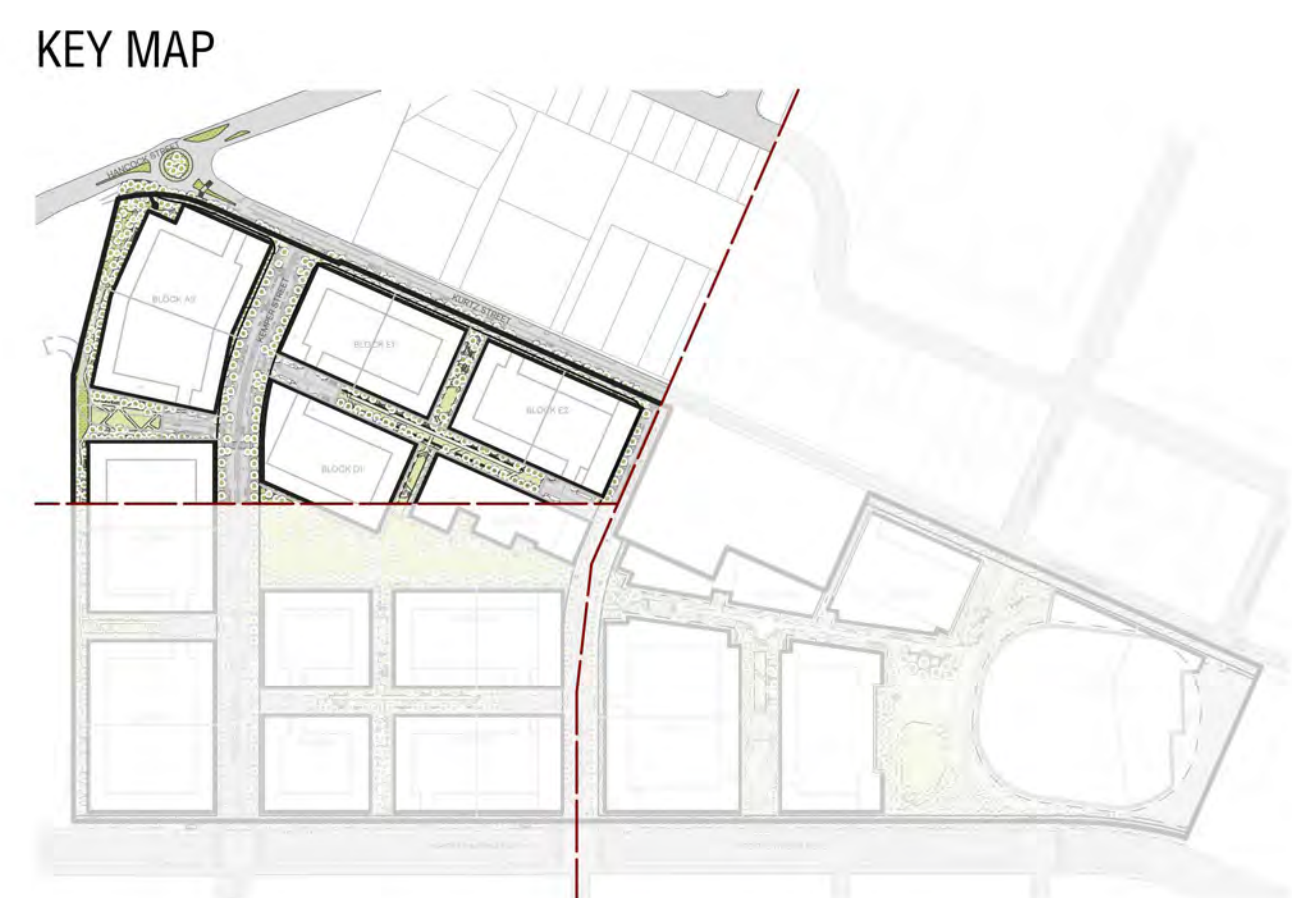
G KURTZ STREET

H FRONTIER DRIVE





- 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
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 - PEDESTRIAN AMENITIES: 1 PER EACH 250 FEET OF STREET FRONTAGE
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 - FIXED AND MOVABLE SEATING
 - PEDESTRIAN-SCALED LIGHTING
 - PUBLIC ARTWORK
 - COMMUNITY WAYFINDING SIGNS
 - PEDESTRIAN ROUTE FROM PUBLIC RIGHT-OF-WAY TO BUILDING ENTRY
 - PARK BOUNDARIES



- 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

0JB

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**VESTING TENTATIVE MAP FOR
MIDWAY RISING**

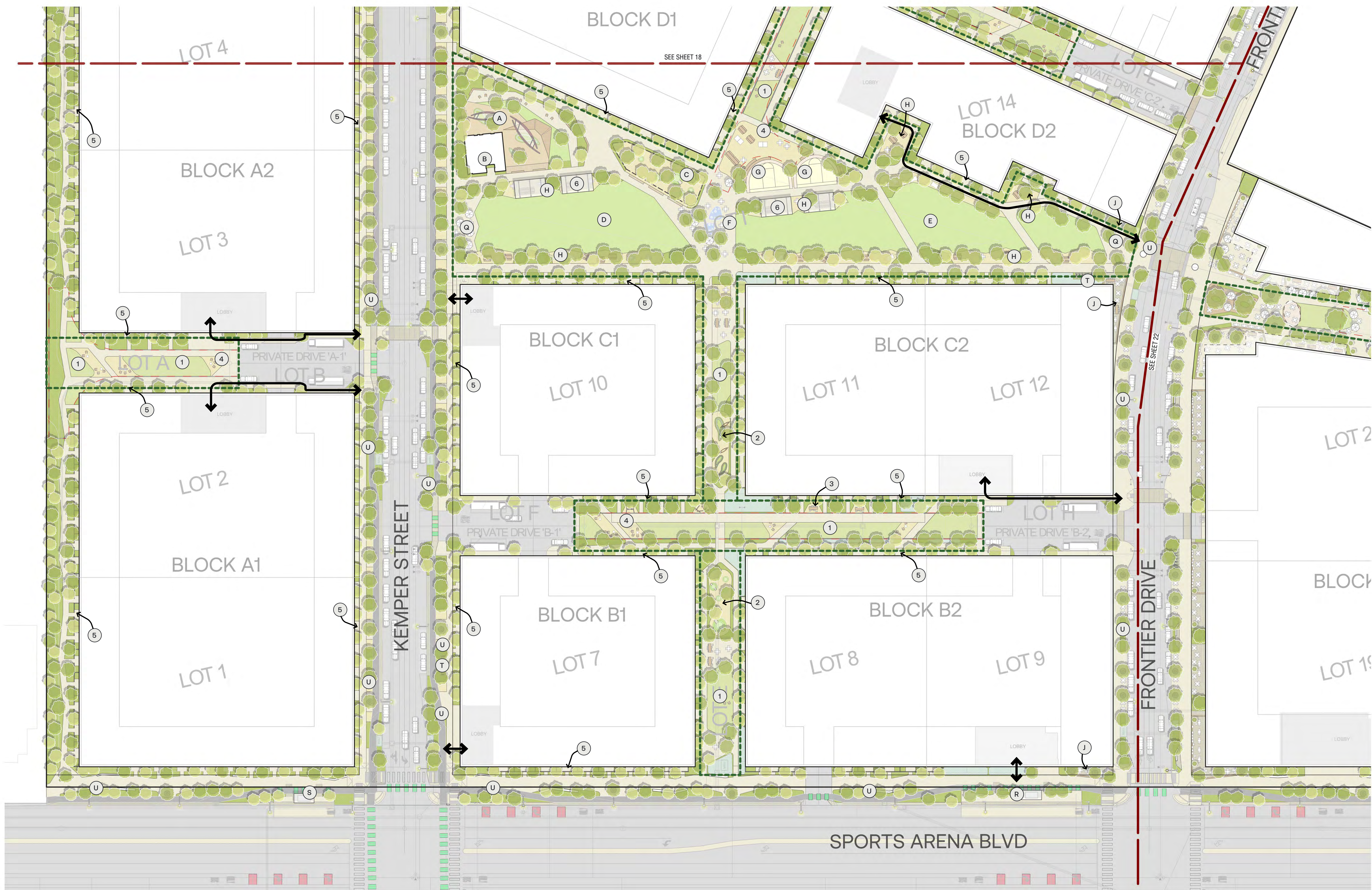
PROJECT ENGINEER: K. FIDDELKE RCE:
DESIGN BY: KF/ED DRAWN BY: E. DIBOS CHECKED BY: K. FIDDELKE

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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: _____
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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PRJ # 1106734
1856-6266 214-1701
CCS83 COORDINATES LAMBERT COORDINATES

Sheet Title: LANDSCAPE DEVELOPMENT PLAN



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
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- FLEXIBLE GATHERING AREA
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 - GAMES
- PRIVATE RESIDENTIAL PATIOS
- SHADE STRUCTURE

AMENITIES LEGEND

- CHILDREN'S PLAY AREA
- PUBLIC RESTROOM
- DOG PARK
- EVENT LAWN WEST
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 - 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

VESTING TENTATIVE MAP FOR MIDWAY RISING

OJB

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SAN DIEGO, CA 92110
Project Name: MIDWAY RISING
TENTATIVE MAP NO. 3258589
LAND USE PLAN NO. 3258590

Sheet Title:
LANDSCAPE DEVELOPMENT PLAN

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Revision 8: _____
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Original Date: 10/27/2023
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PRJ # 1106734

1856-6266 214-1701
CCS83 COORDINATES LAMBERT COORDINATES



KEY MAP



LEGEND

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

NOTE:
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VESTING TENTATIVE MAP FOR
MIDWAY RISING

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Name: 550 LOMAS SANTA FE DRIVE	Revision 9: _____
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Phone #: (858) 793-6970 Fax #:	Revision 7: _____
Project Address: 3500 SPORTS ARENA BLVD	Revision 6: _____
SAN DIEGO, CA 92119	Revision 5: _____
Project Name: MIDWAY RISING	Revision 4: _____
TENTATIVE MAP NO. 3258589	Revision 3: 8/1/2024
LAND USE PLAN NO. 3258590	Revision 2: 5/23/2024
	Revision 1: 3/1/2024
	Original Date: 10/27/2023
Sheet Title: LANDSCAPE DEVELOPMENT PLAN	Sheet 20 of 23
	PRJ # 1106734
	1856-6266 214-1701
	CCS83 COORDINATES LAMBERT COORDINATES

HARDSCAPE LEGEND

ASPHALT	
STANDARD & ENHANCED PAVING	
DECOMPOSED GRANITE	

PARKS & PUBLIC SPACE LEGEND

- MULTI-USE LAWN
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- PARK BOUNDARIES

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 1 POINT EACH
5 GALLON 2 POINTS EACH
15 GALLON OR LARGER 10 POINTS EACH
- PROPOSED TREE
- 24 INCH BOX 20 POINTS EACH
36 INCH BOX 50 POINTS EACH
48 INCH BOX OR LARGER 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	88,423	68,423	1,972,635
Totals:					294,384	119,400	
Estimated Total Water Use (ETWU) Total:							3,442,302
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 of Drip

* Irrigation Efficiency
0.60 for Spray
0.90 for Drip

* ETWU (Annual Gallons Required) = Eto x U_h 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

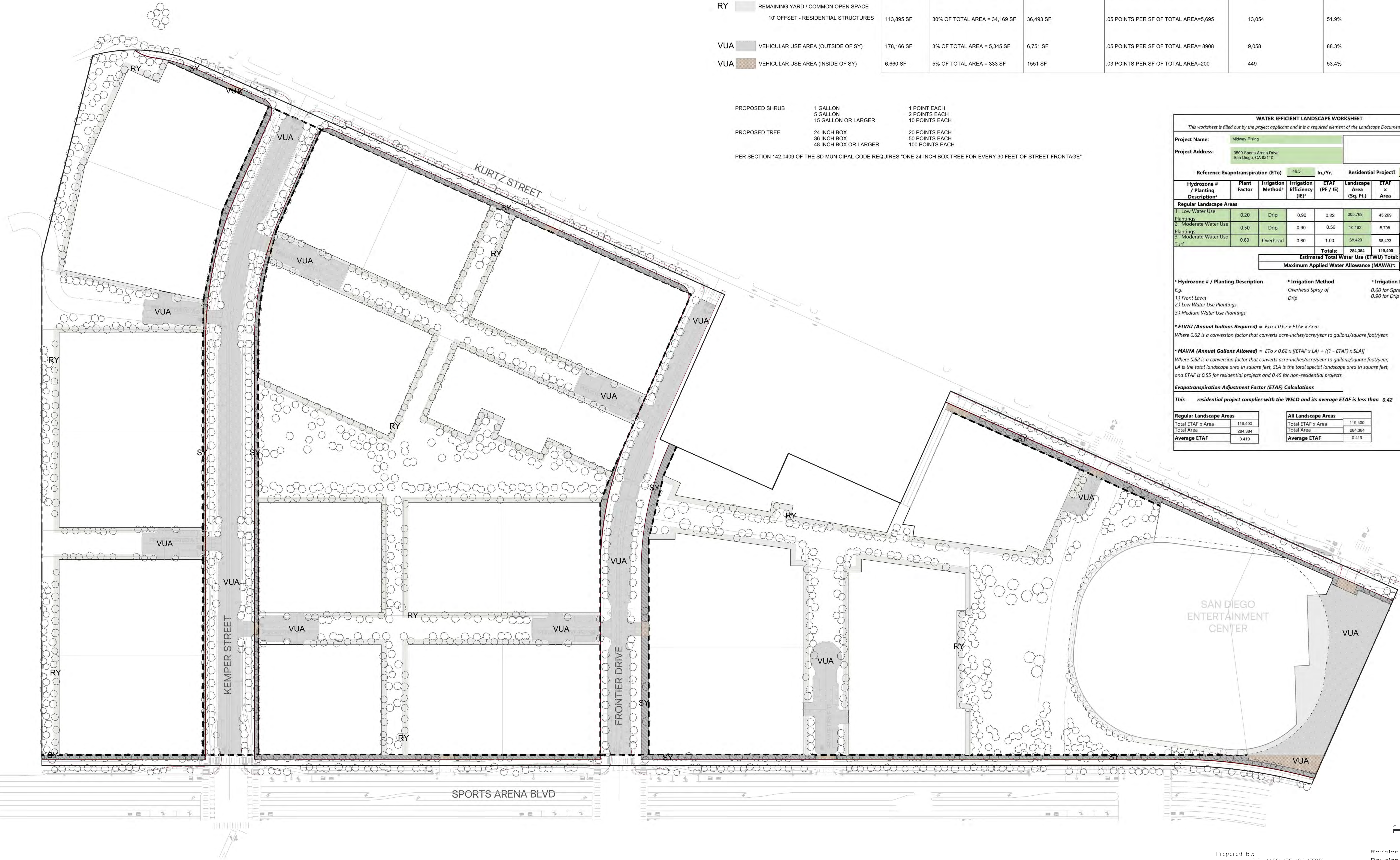
This residential project complies with the WELO and its average ETAF is less than 0.42

Regular Landscape Areas

Total ETAF x Area	119,400
Total Area	284,384
Average ETAF	0.419

All Landscape Areas

Total ETAF x Area	119,400
Total Area	284,384
Average ETAF	0.419



VESTING TENTATIVE MAP FOR
MIDWAY RISING

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DESIGN BY: KF/ED

DRAWN BY: E. DIBOS

RCE:

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

Sheet Title: LANDSCAPE DEVELOPMENT PLAN

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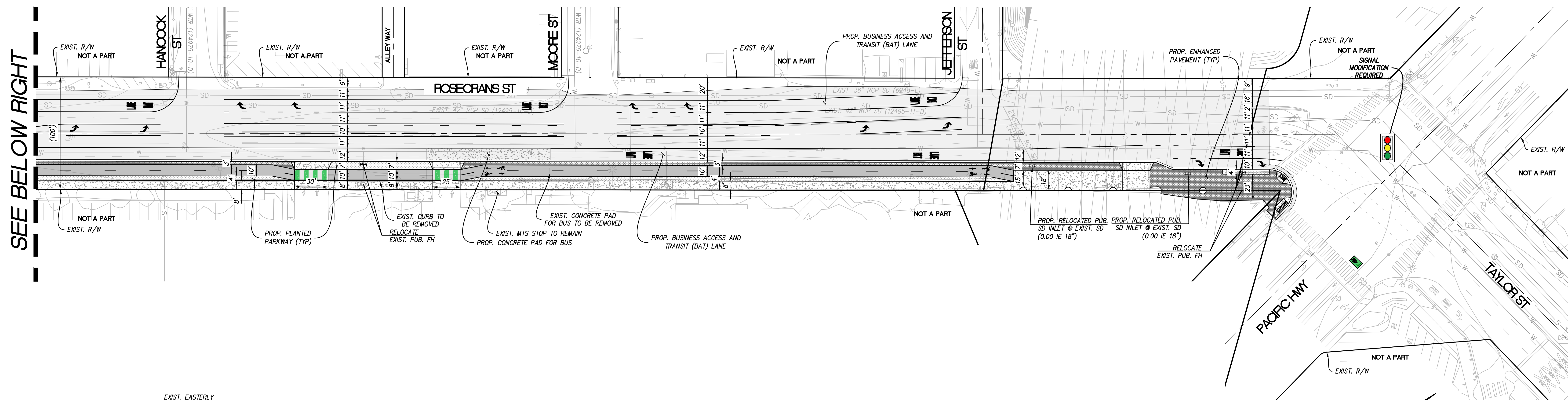
Original Date: 10/27/2023

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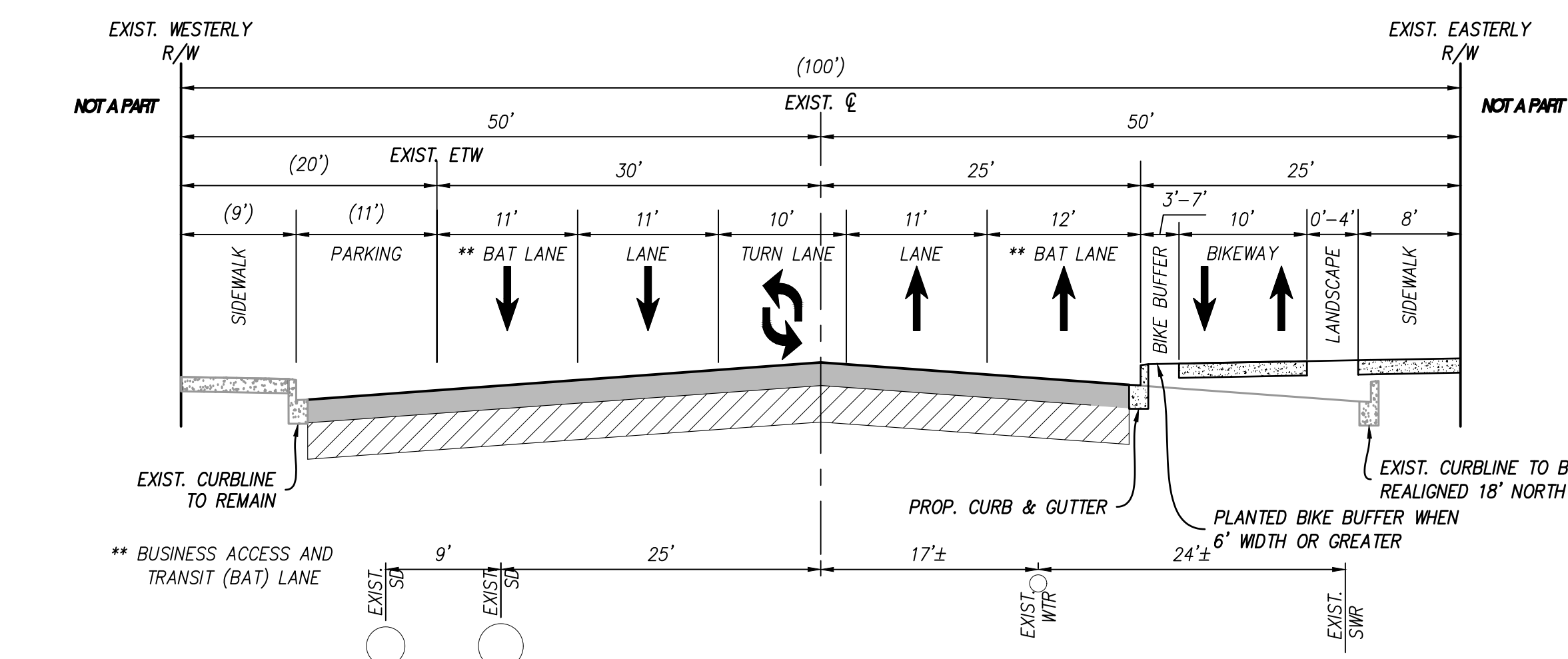
PRJ # 1106734

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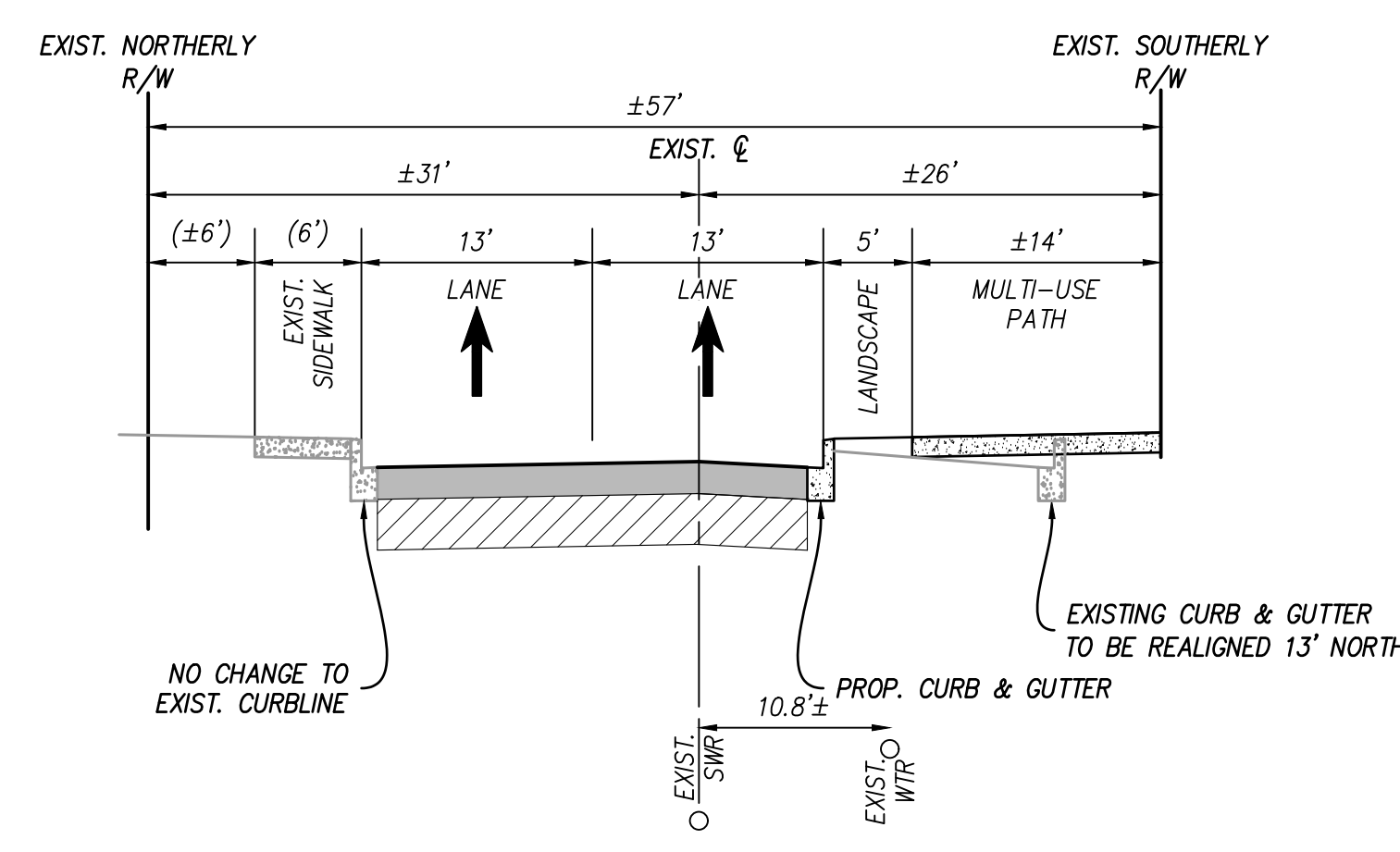


NOTE:
1. GREEN STREET ELEMENTS WILL BE INCORPORATED INTO THE IMPROVEMENT FOR KURTZ STREET AND ROSECRANS STREET, INCLUDING A COMBINATION OF DISPERSION, STREET TREES, AND/OR MODULAR WETLAND UNITS.



ROSECRANS STREET (PUBLIC) OFF-SITE

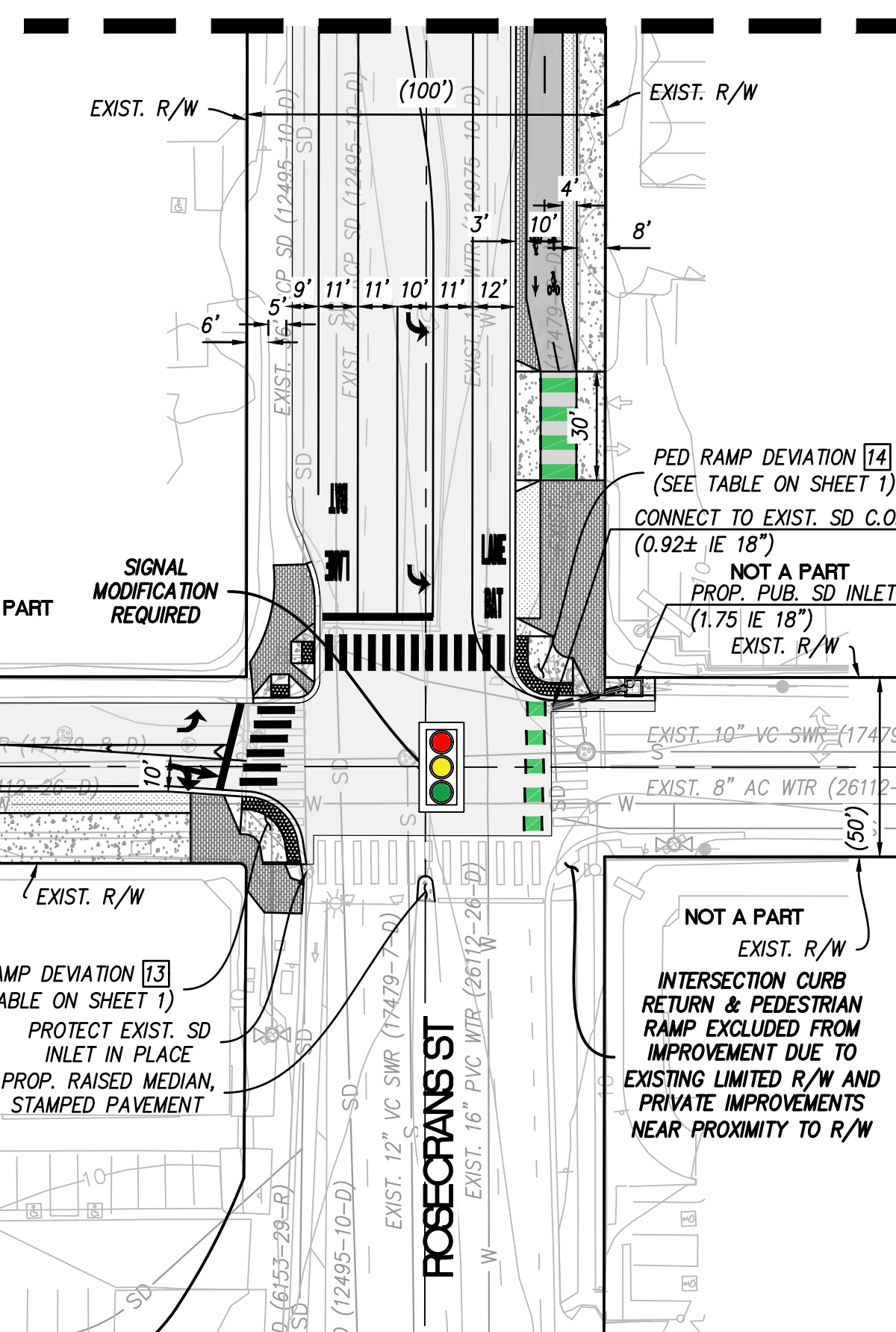
4-LANE COLLECTOR WITH CENTER LEFT TURN LANE (2 GENERAL PURPOSE LANES + 2 FLEXIBLE LANES) (DESIGN SPEED = 35 MPH)



KURTZ STREET (PUBLIC) OFF-SITE (1)

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

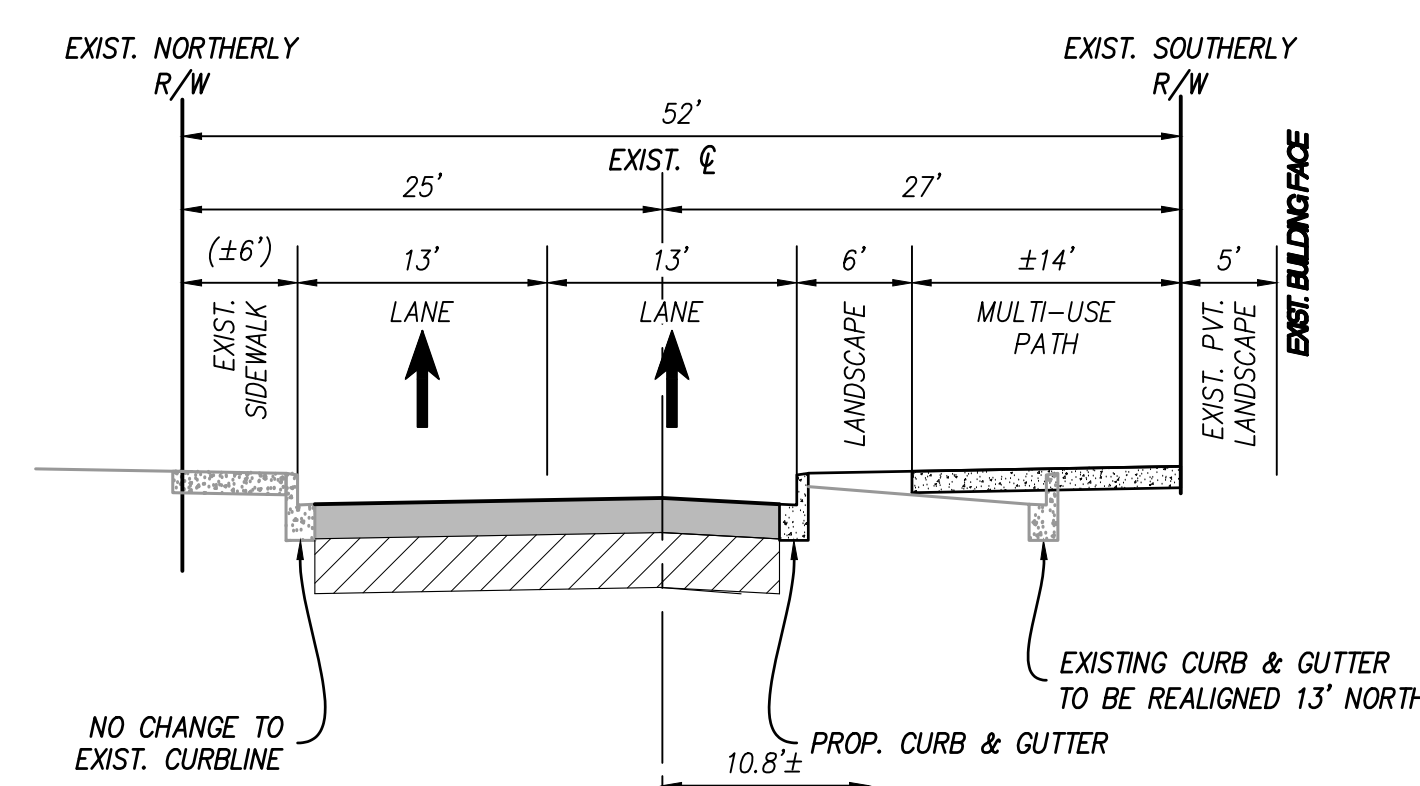
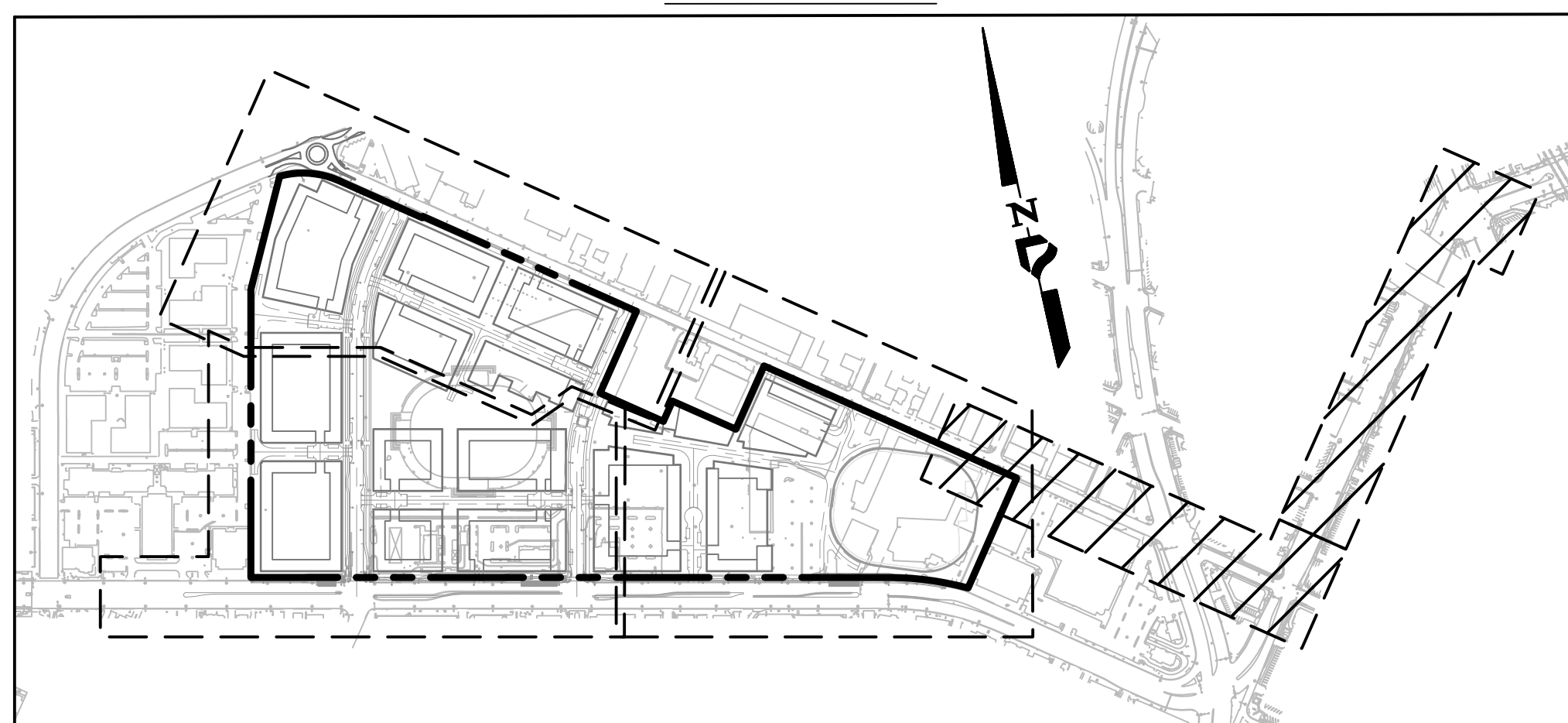
SEE ABOVE LEFT



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



KURTZ STREET (PUBLIC) OFF-SITE (2)

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

VESTING TENTATIVE MAP FOR MIDWAY RISING

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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 22 of 23
PRJ # 1106734

Sheet Title: OFF-SITE TRAFFIC MITIGATION IMPROVEMENTS

1856-6266 214-1701
CASS COORDINATES LAMBERT COORDINATES

