

OWNER

FEE TITLE TO SAVED 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 A.L.T.A. 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 ROS 1946Z. I.E., SOUTH 34°26'55" EAST THE COMBINED SCALE FACTOR AT G.P.S. STATION 237 IS 1.0000077. QUOTED BEARINGS FROM REFERENCE DEEDS/MAPS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

TOPOGRAPHY NOTES

- 1. TOPOGRAPHY SHOWN ON THIS SURVEY IS BASED UPON AN AERIAL SURVEY BY TERRASCRIBE INC., IN JANUARY 2023, AND A FIELD REVIEW IN FEBRUARY 2023. 2. 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, PACIFIC 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): 86,000 CY AND MAXIMUM DEPTH OF CUT: 9 FT AMOUNT OF FILL (GEOMETRIC): 86,000 CY AND MAXIMUM DEPTH OF FILL: 5 FT AMOUNT OF WALLS: 22,000 CY

RETAINING WALLS: LENGTH: 0 FT MAXIMUM HEIGHT: 0 FT (MAXIMUM EXPOSED HEIGHT)

NOTE: NO RECORDED MAP EXISTS WITHIN THE PROJECT BOUNDARY.

- NOTES: 1. 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. 2. 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. 3. 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. 4. 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

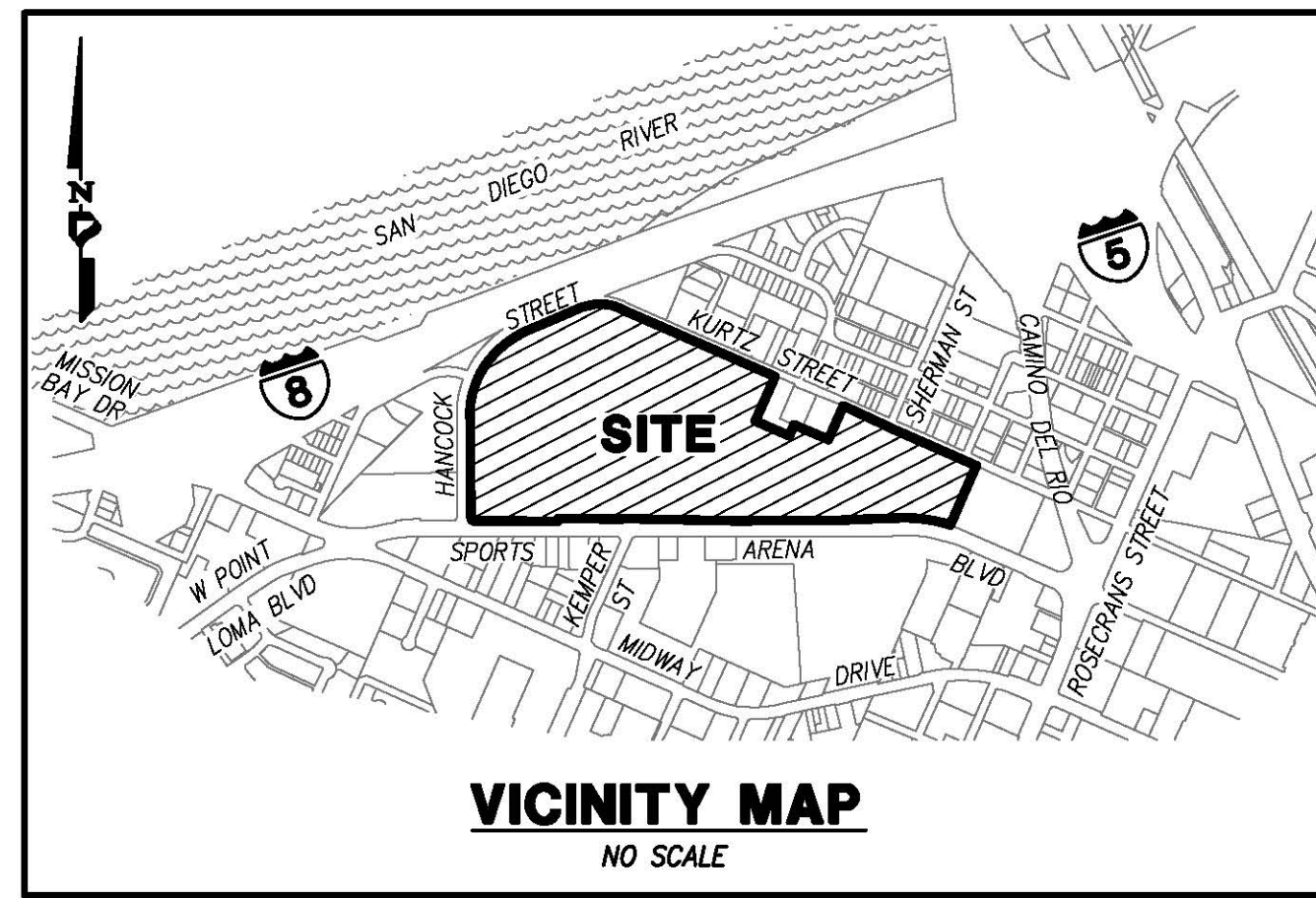
TRANSPORTATION AMENITIES

Table with 4 columns: #, Amenity, Amenity Description, Project-Specific Notes, Transportation Amenities Points. Lists 6 categories of amenities including transit, bicycle, and delivery services.

VEHICLE MILES TRAVELED REDUCTION MEASURES PER COMPLETE COMMUNITIES' MOBILITY CHOICES

Table with 3 columns: Measure, Project-Specific Notes, Points. Lists 25 measures for reducing vehicle miles traveled, such as pedestrian scale lighting and bicycle repair stations.

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-ORIENTED, HOBBY-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...

LEGAL DESCRIPTION

PARCEL 1 (A PORTION OF APN 441-590-04-00): THESE PORTIONS OF PUEBLO LOTS 242, 243, 259, 270, 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...

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. PARCEL 3 (A PORTION OF APN 441-590-04-00): ALL 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 IN 1970...

LEGEND

Table with 3 columns: DESCRIPTION, STANDARD PLAN, SYMBOL. Lists various engineering symbols for project boundaries, utilities, and transportation features.

LIST OF ABBREVIATIONS

Table with 2 columns: ABBREVIATION, FULL NAME. Lists abbreviations for engineering terms like BFE, BVC, C/L, etc.

LUMINARIES

Table with 2 columns: TYPE, DESCRIPTION. Lists luminaire types like Y-MD, Z-MD, and Y-NT.

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM AN 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.



MARTIN J. JONES, RCE 78492 DATE

SHEET INDEX

Table with 2 columns: SHEET #, TITLE SHEET. Lists sheets 1 through 23 covering various project components like title sheet, street cross-sections, and landscape plans.

Table titled 'PEDESTRIAN CURB RAMP DEVIATION FROM STANDARDS \*' listing 14 items detailing deviations from standard curb ramp specifications.

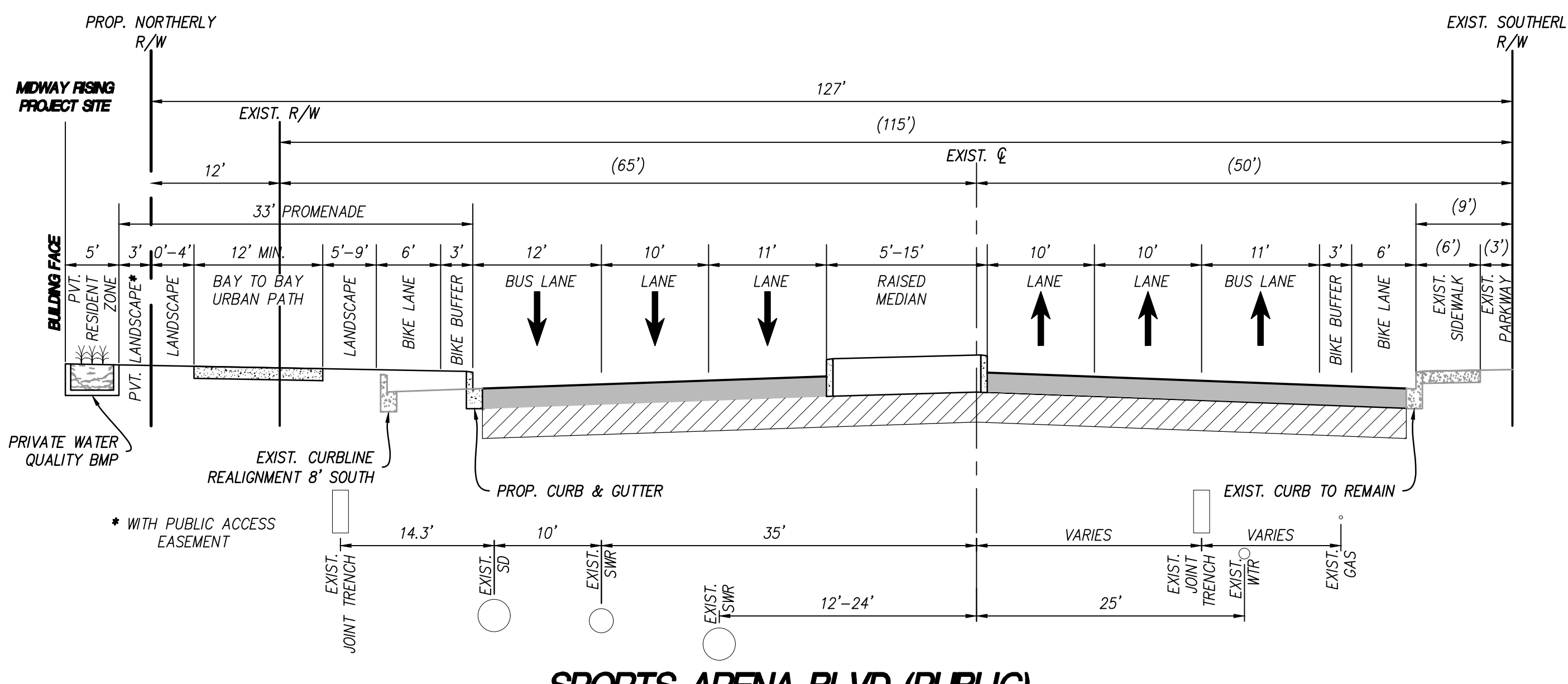
\* CURB RAMP DEVIATIONS WILL REQUIRE REVIEW AND APPROVAL OF DEVIATION FROM STANDARDS FORMS AT THE MINISTERIAL REVIEW, PRIOR TO OBTAINING A CONSTRUCTION PERMIT. THE CITY ENGINEER MAY REQUIRE ADDITIONAL CURB RAMP REPLACEMENTS BASED ON THE REVIEW OF DEVIATION FROM STANDARDS FORMS.

Prepared By: PROJECT DESIGN CONSULTANTS Address: 701 B STREET, SUITE 800 SAN DIEGO, CA 92101 Phone #: (619) 235-6471 Fax #: (619) 234-0249

Revision 10: 11/27/2023 Revision 9: 8/1/2024 Revision 8: 5/23/2024 Revision 7: 3/1/2024 Revision 6: Revision 5: Revision 4: Revision 3: Revision 2: Revision 1: Original Date: 10/27/2023

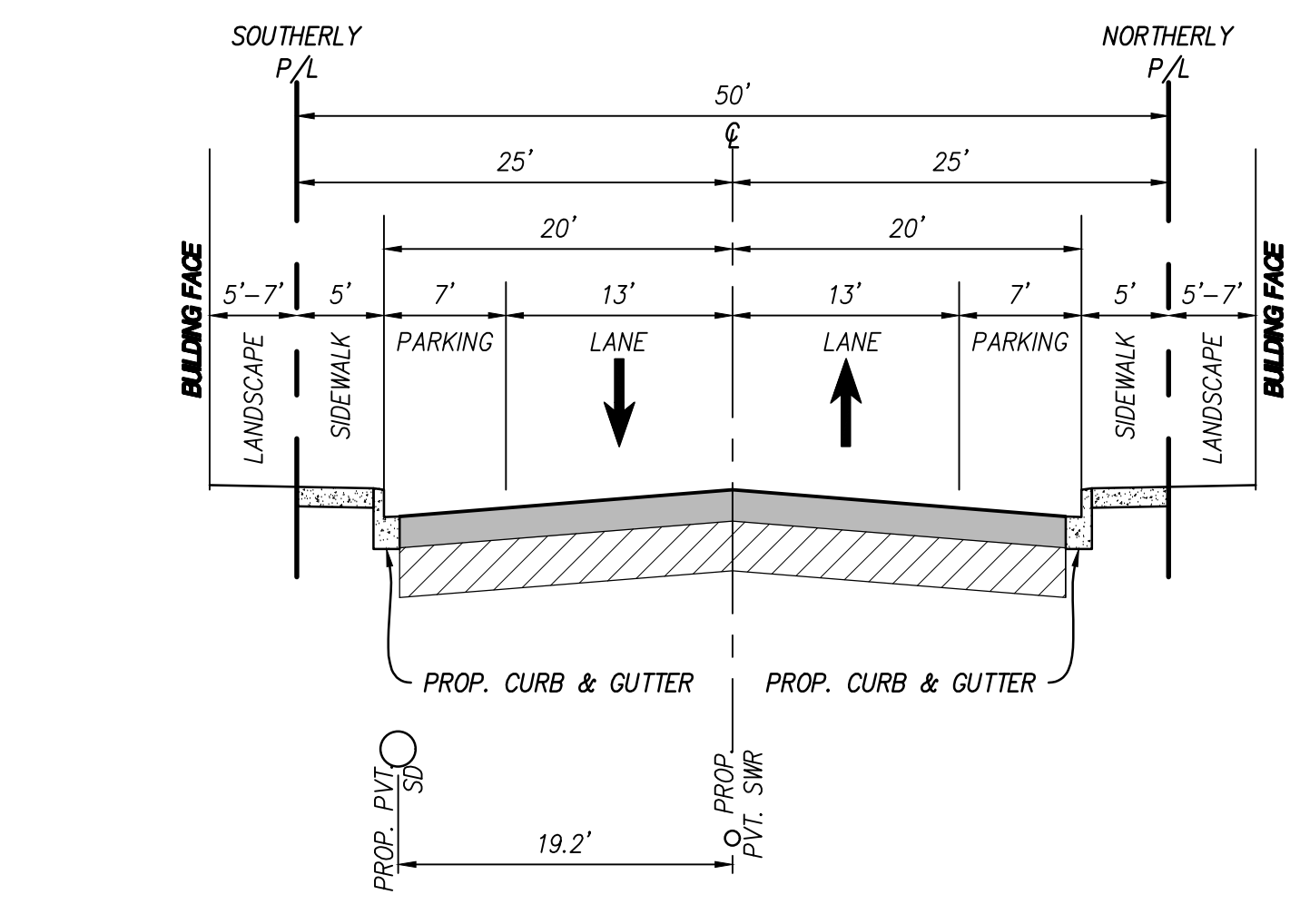
PROJECT DESIGN CONSULTANTS a BOWMAN COMPANY Planning | Landscape Architecture | Engineering | Survey PROJECT ENGINEER: MARTIN J. JONES RCE: 78492 DESIGN BY: GS/AM/TA DRAIN BY: T. ARISTIDE CHECKED BY: M. JONES



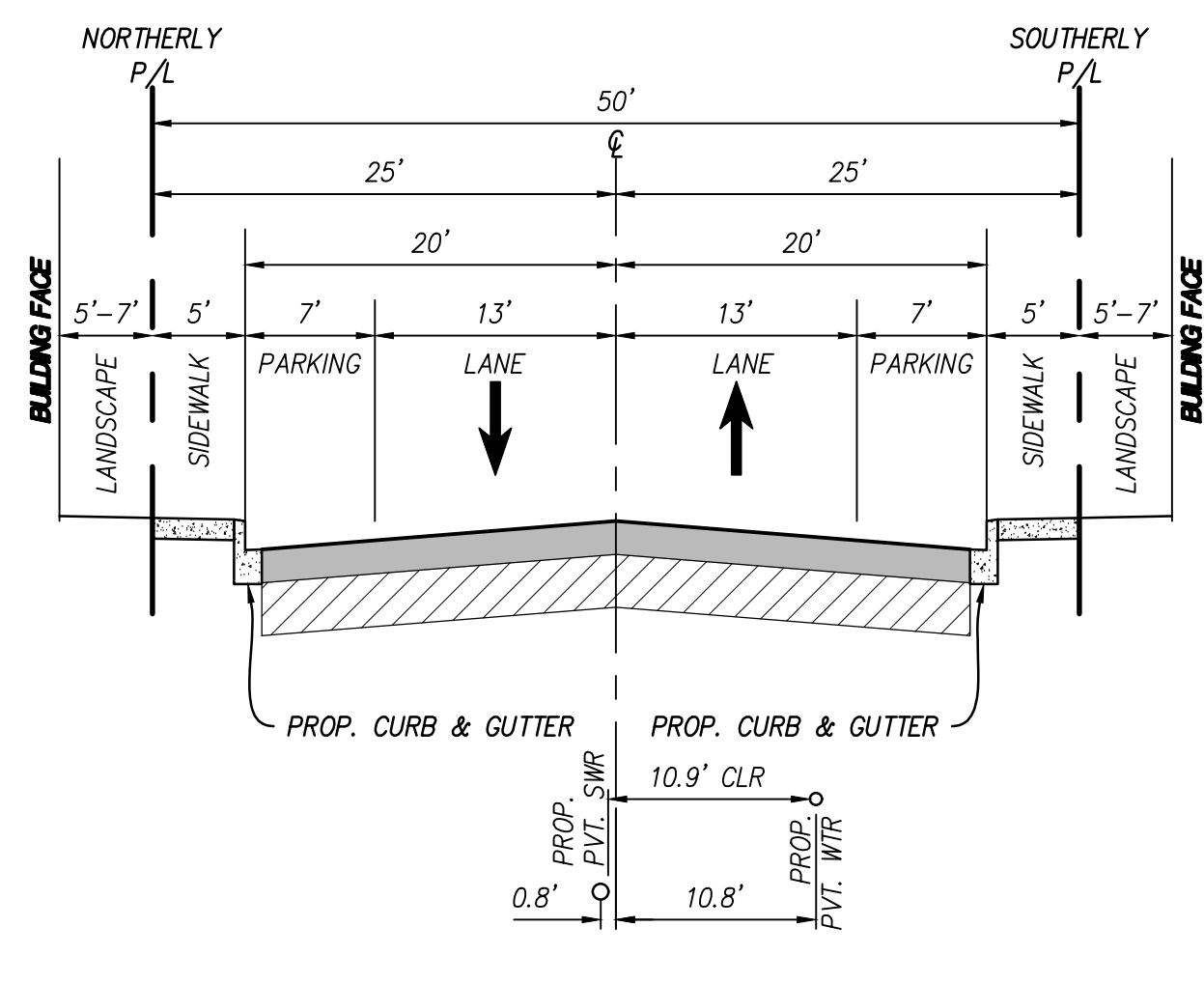


**SPORTS ARENA BLVD (PUBLIC)**  
(NOT TO SCALE)

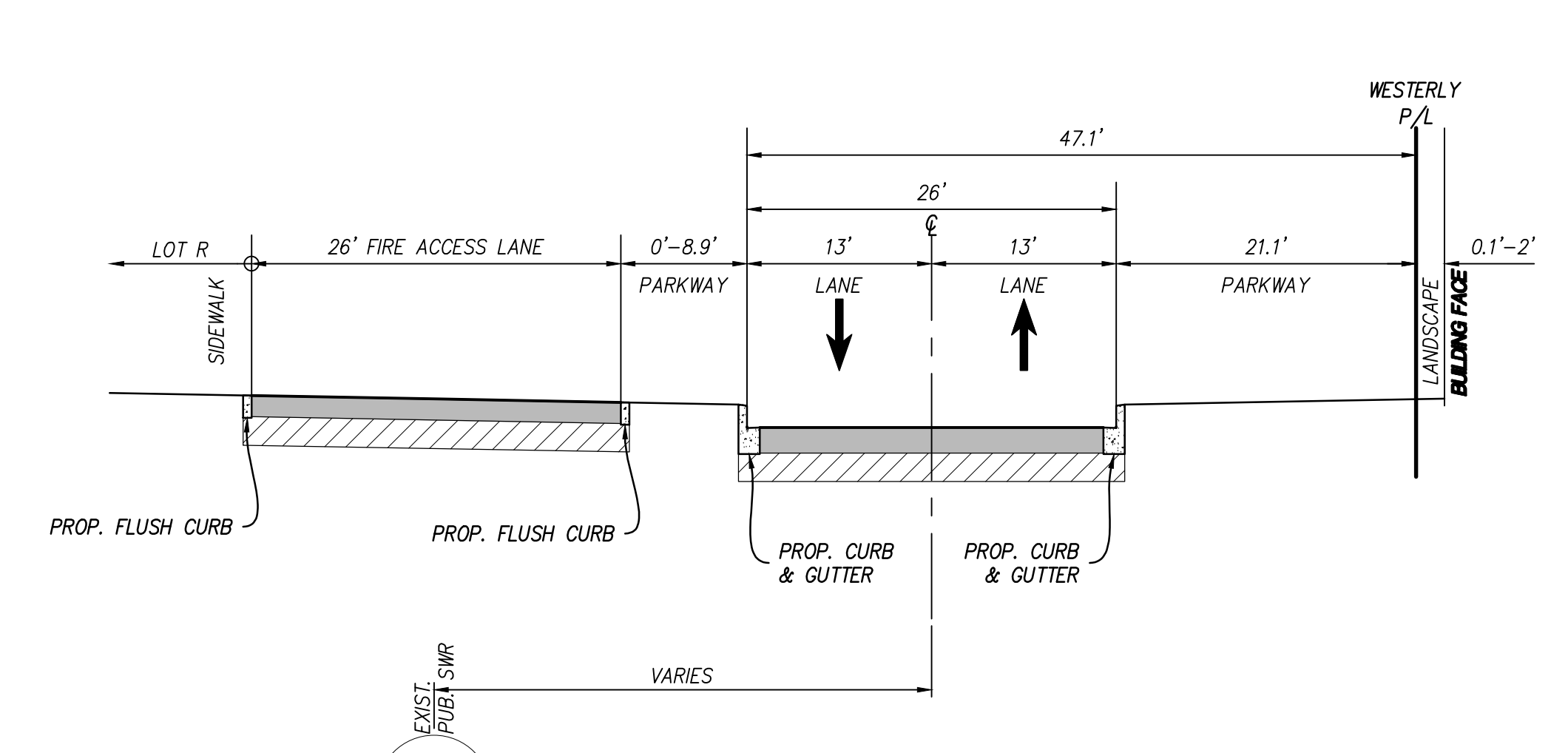
**MODIFIED 6-LANE MAJOR ARTERIAL (4 GENERAL PURPOSE LANES + 2 FLEXIBLE LANES) (DESIGN SPEED - 45 MPH)**  
12' ADDITIONAL RIGHT-OF-WAY



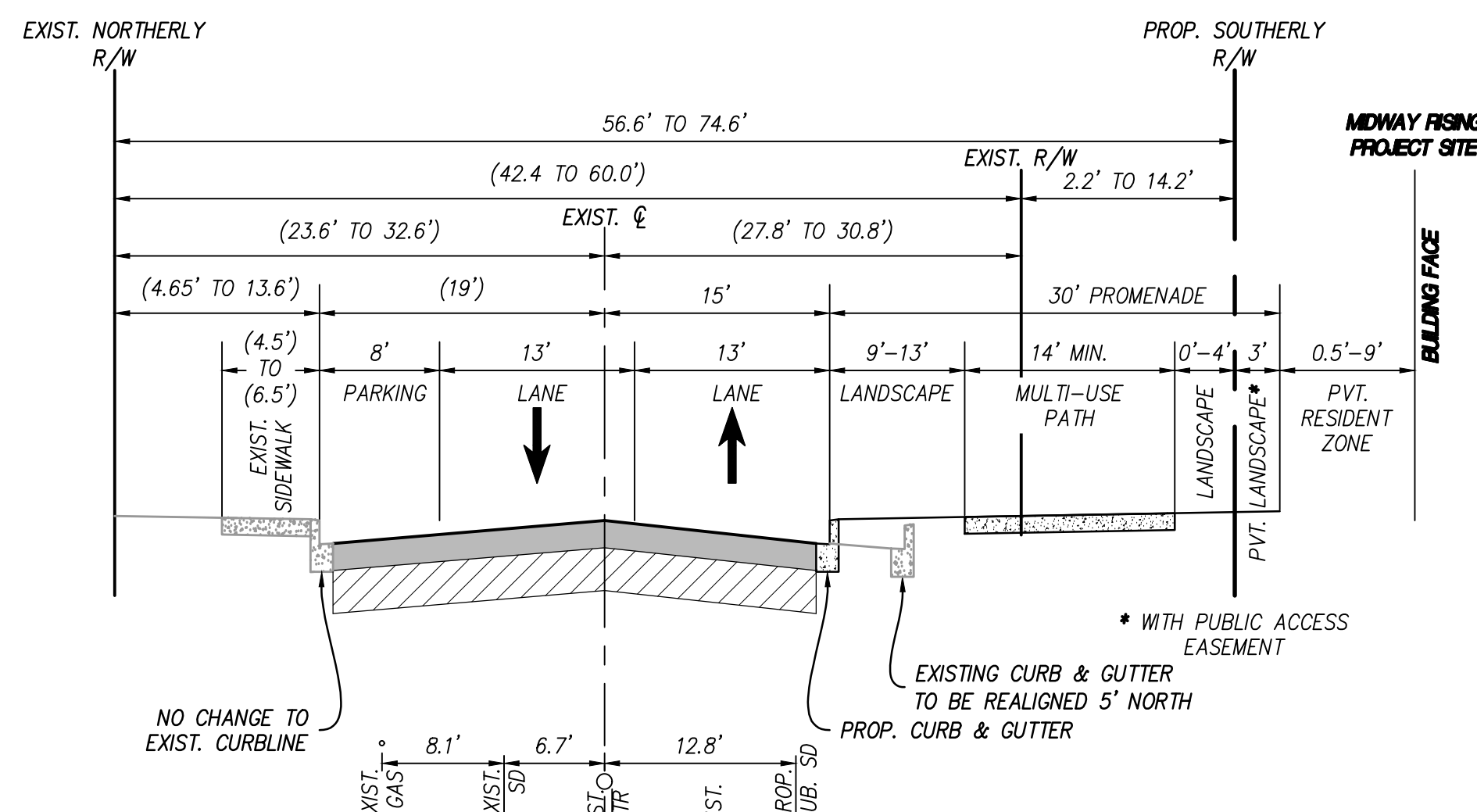
**PRIVATE DRIVE A-1**  
(NOT TO SCALE)  
2-WAY STREET



**PRIVATE DRIVE C-1**  
(NOT TO SCALE)  
2-WAY STREET

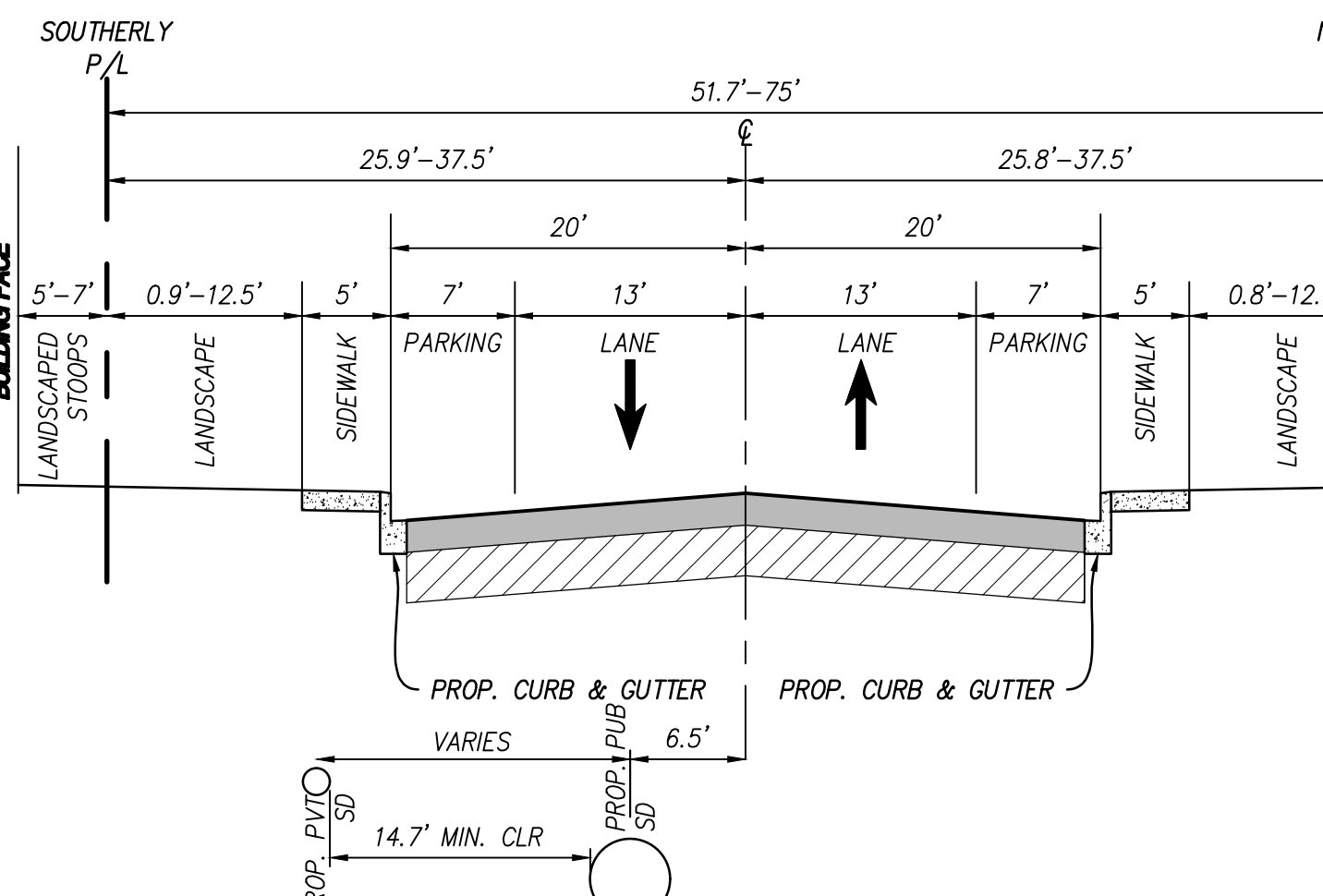


**PRIVATE DRIVE E**  
(NOT TO SCALE)

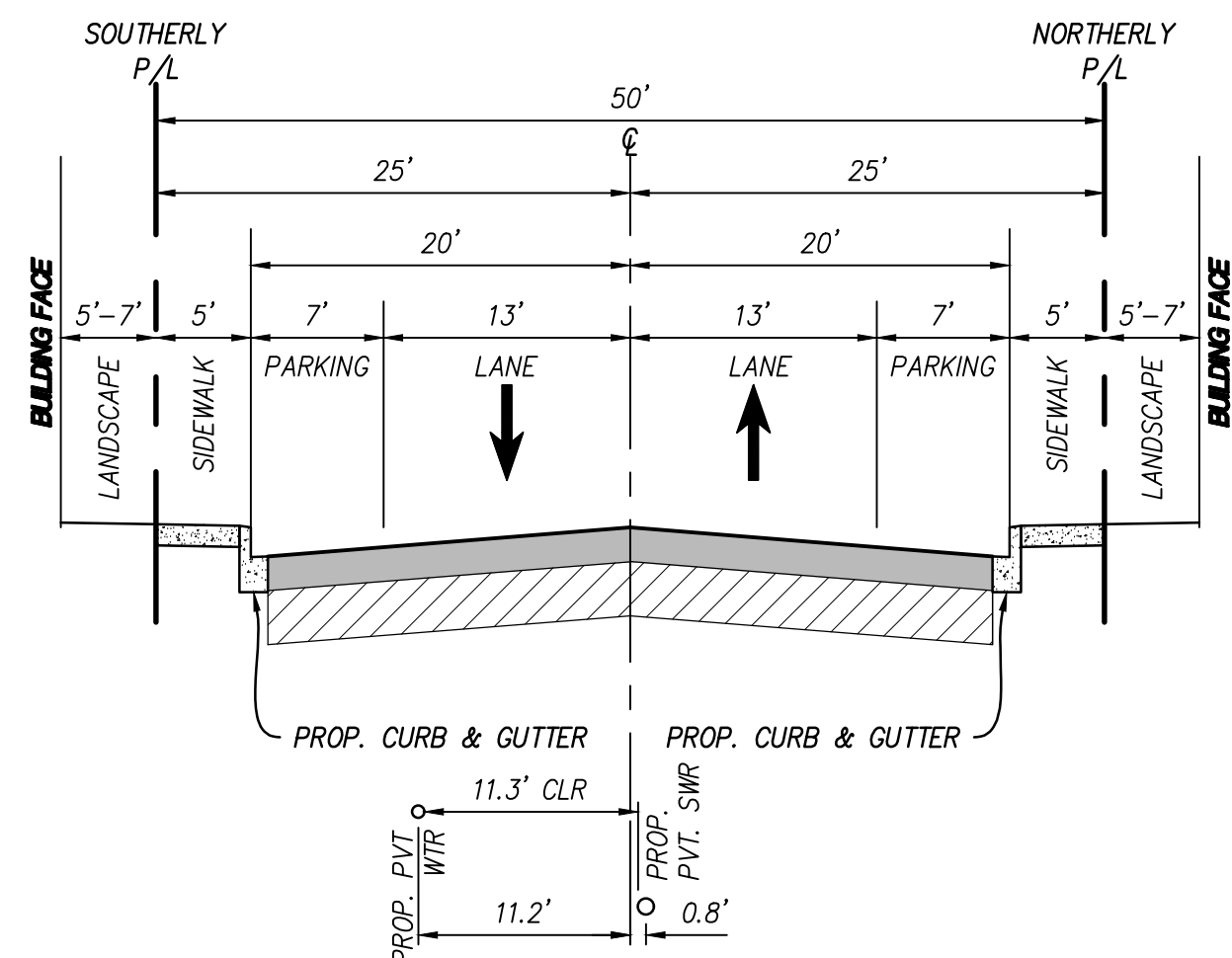


**KURTZ STREET (PUBLIC) (1)**  
(NOT TO SCALE)

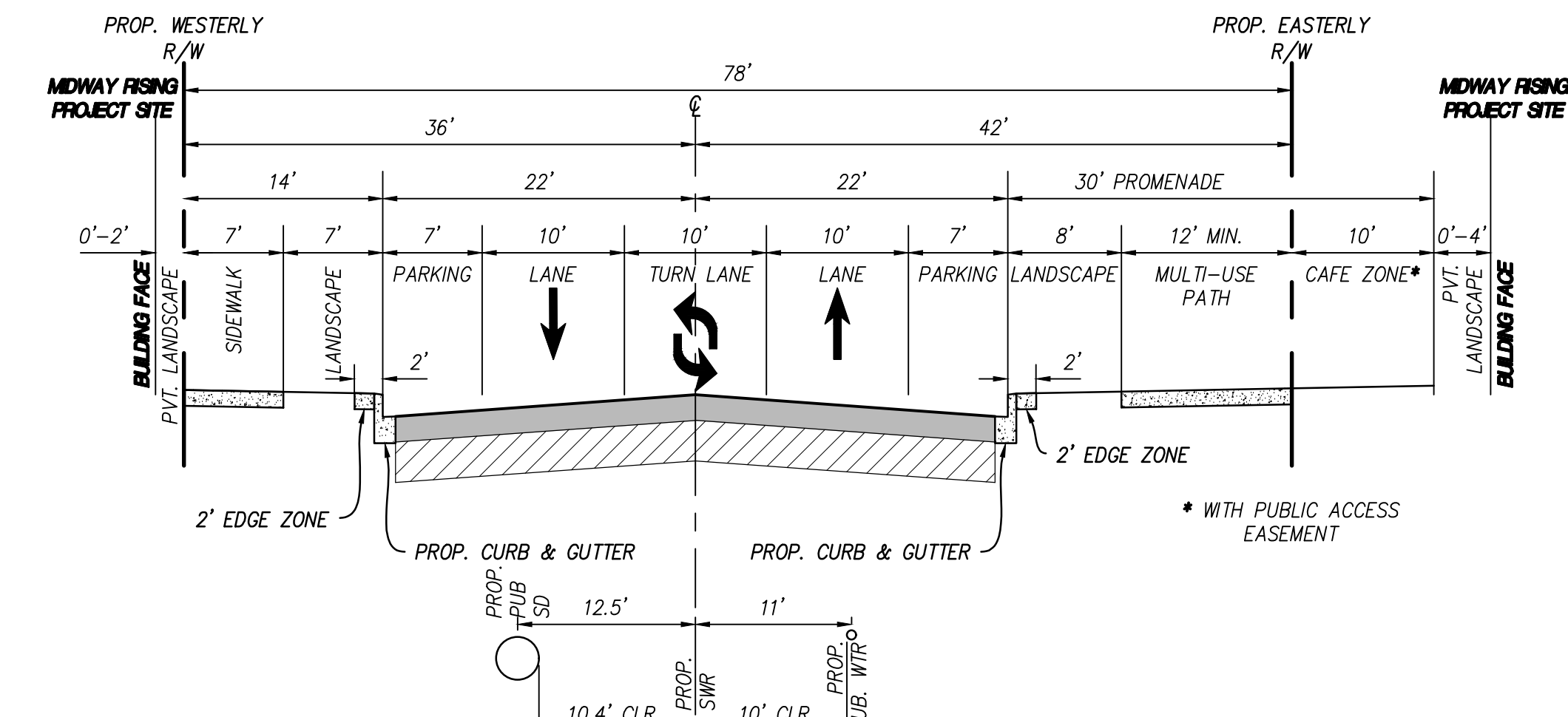
**MODIFIED 2-WAY 2-LANE COLLECTOR (DESIGN SPEED - 30 MPH)**  
22'-14.2' ADDITIONAL RIGHT-OF-WAY



**PRIVATE DRIVE A-2**  
(NOT TO SCALE)  
2-WAY STREET

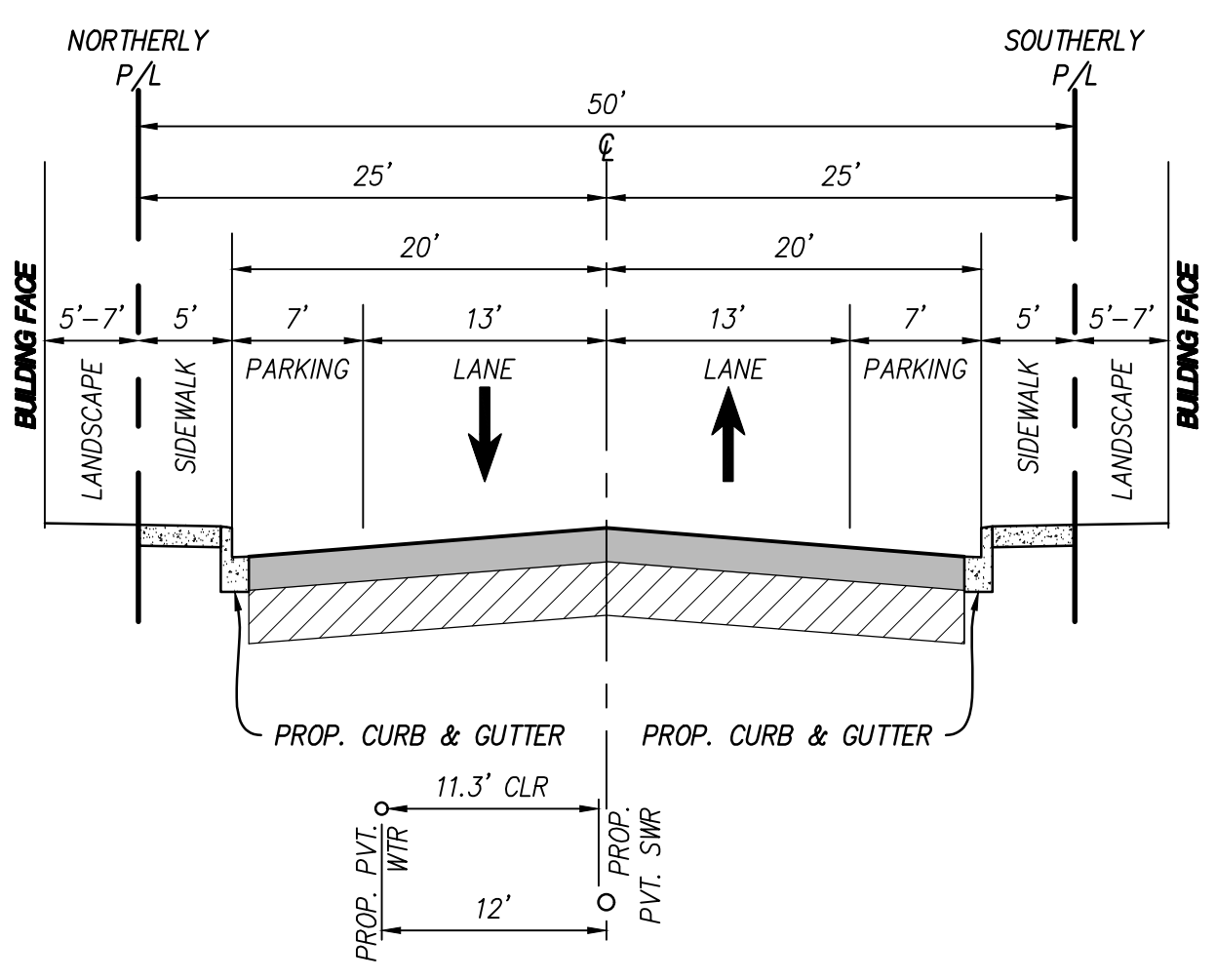


**PRIVATE DRIVE C-2**  
(NOT TO SCALE)  
2-WAY STREET

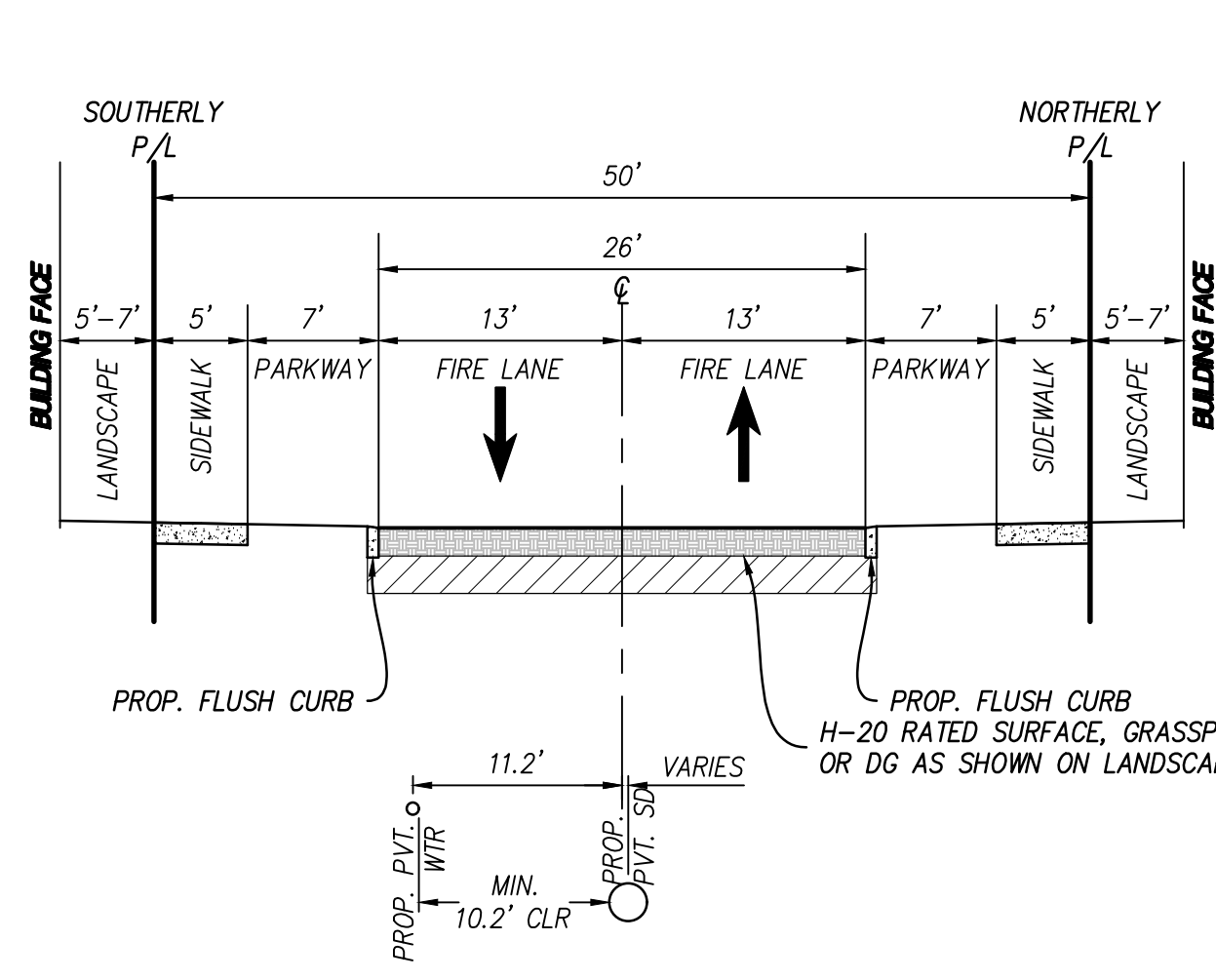


**FRONTIER DRIVE (PUBLIC)**  
(NOT TO SCALE)

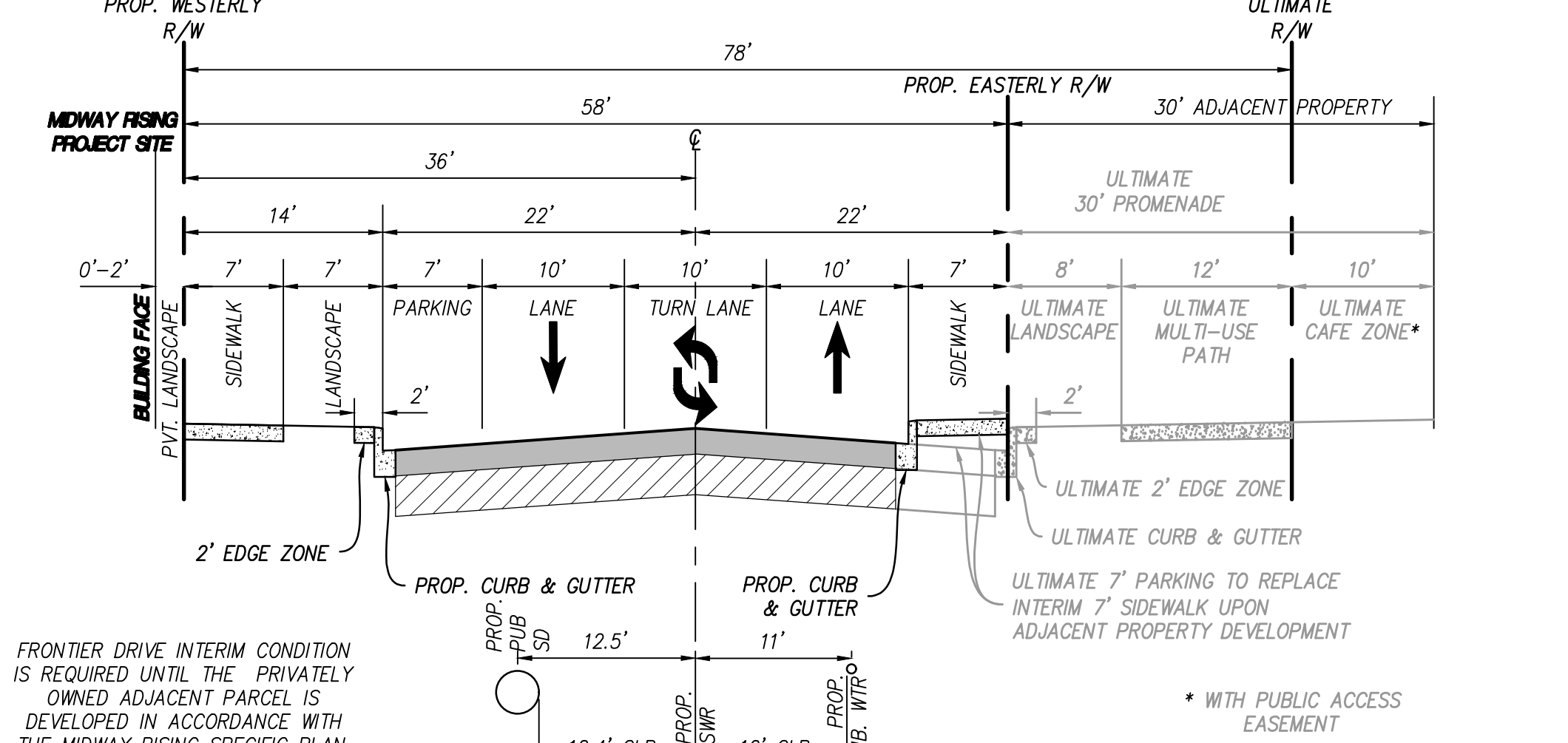
**2-LANE COLLECTOR W/CENTER LEFT TURN LANE (DESIGN SPEED - 35MPH)**



**PRIVATE DRIVE B-1**  
(NOT TO SCALE)  
2-WAY STREET

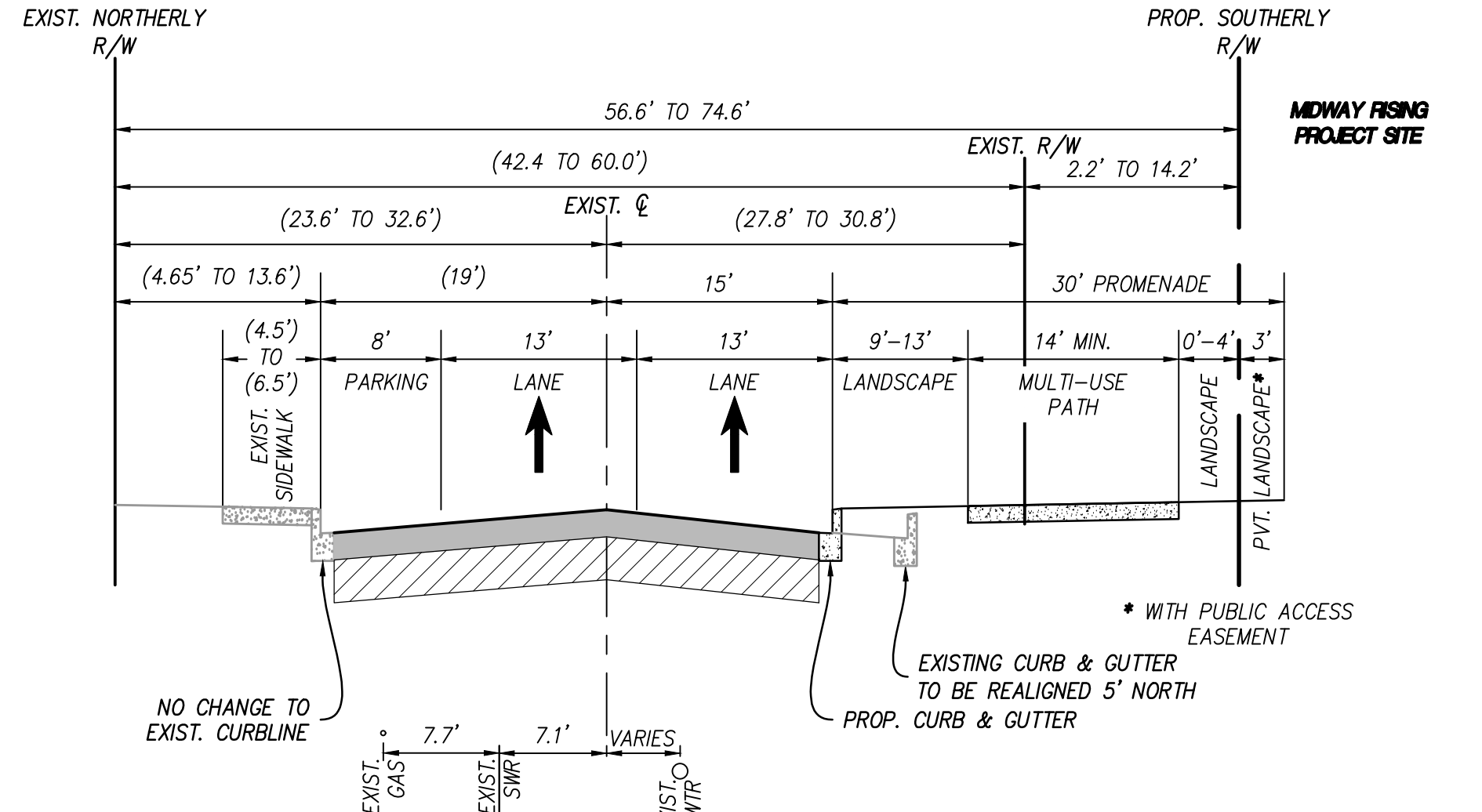


**PRIVATE DRIVE C - FIRE LANE**  
(NOT TO SCALE)



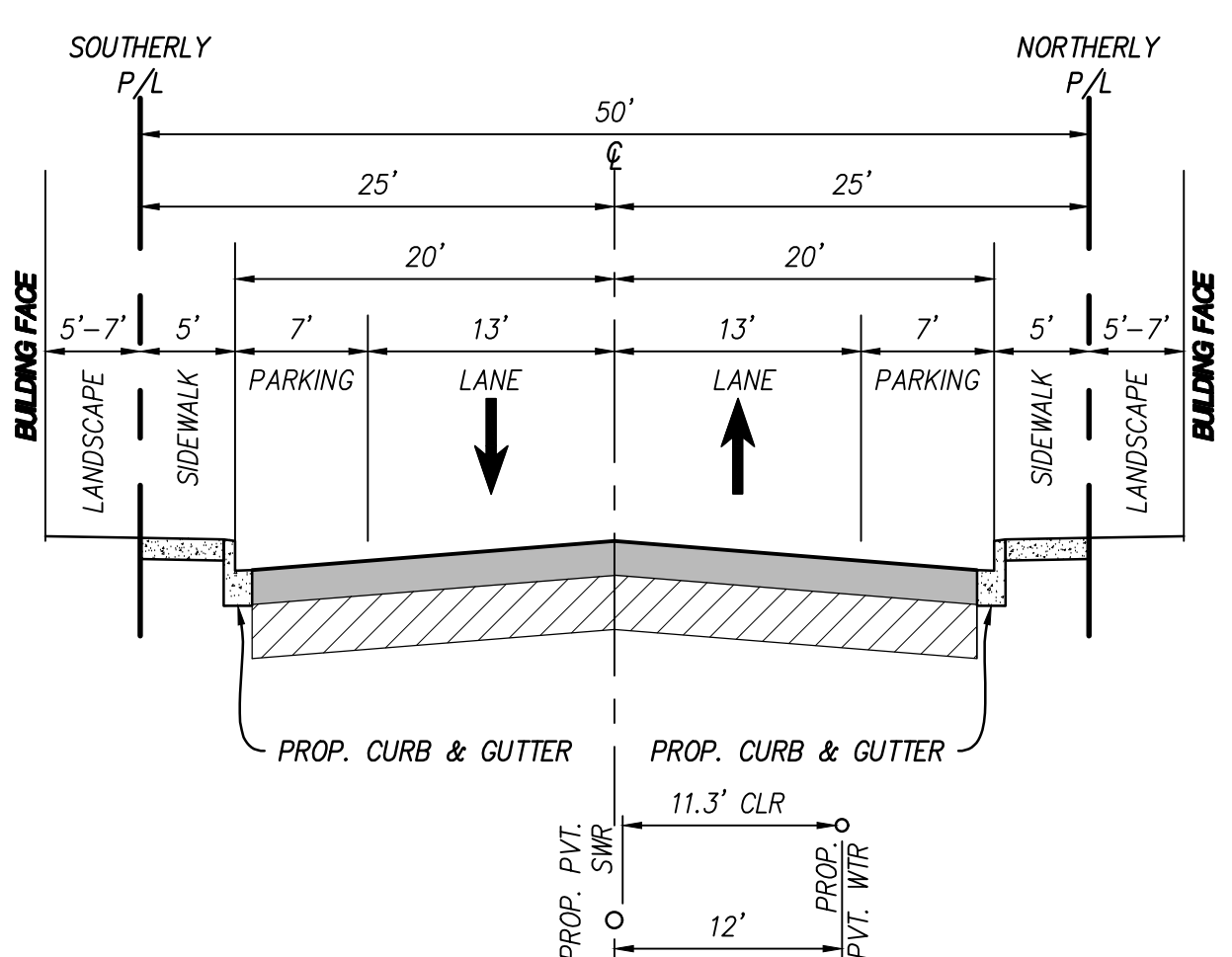
**FRONTIER DRIVE (PUBLIC) INTERIM**  
(NOT TO SCALE)

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

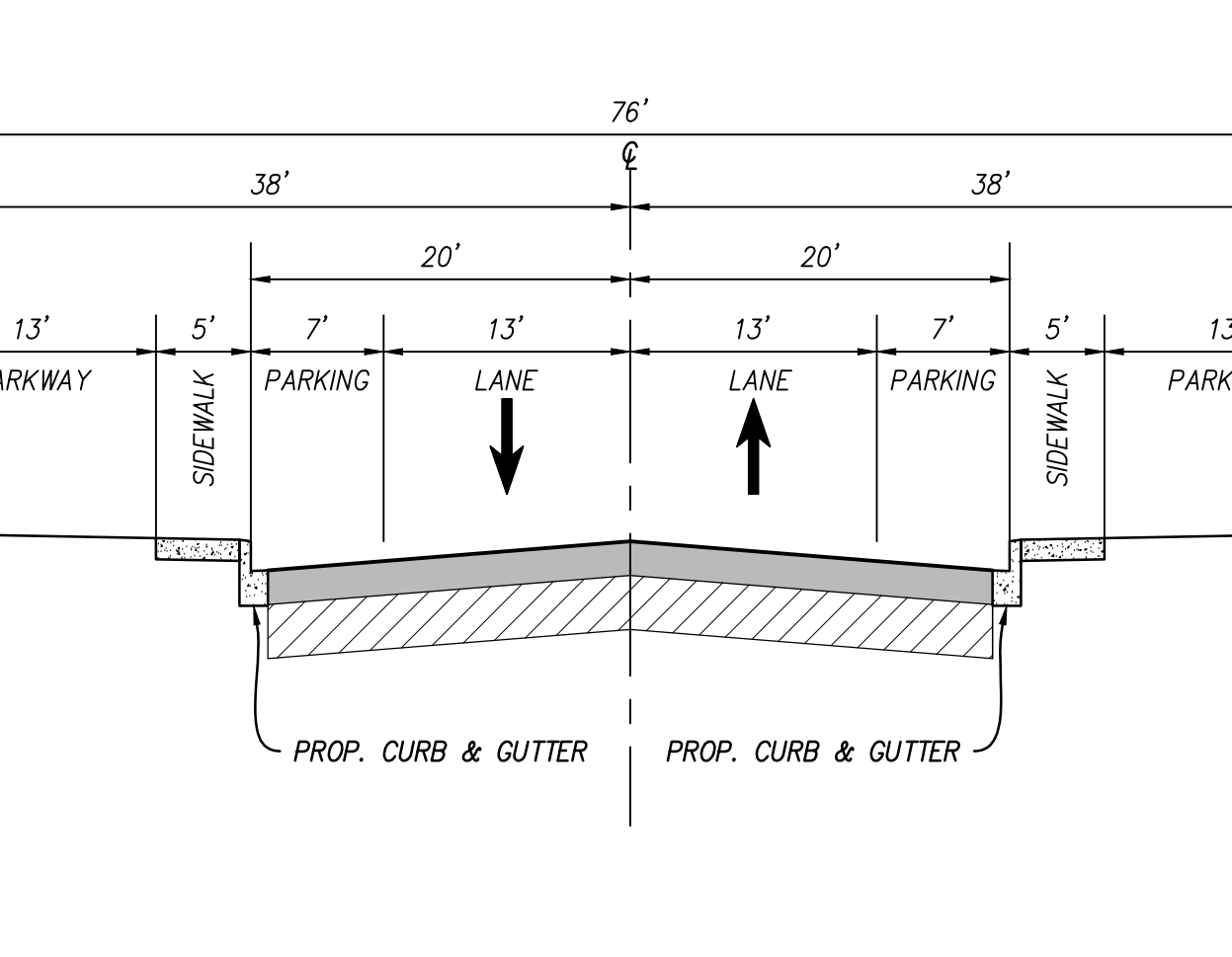


**KURTZ STREET (PUBLIC) (2)**  
(NOT TO SCALE)

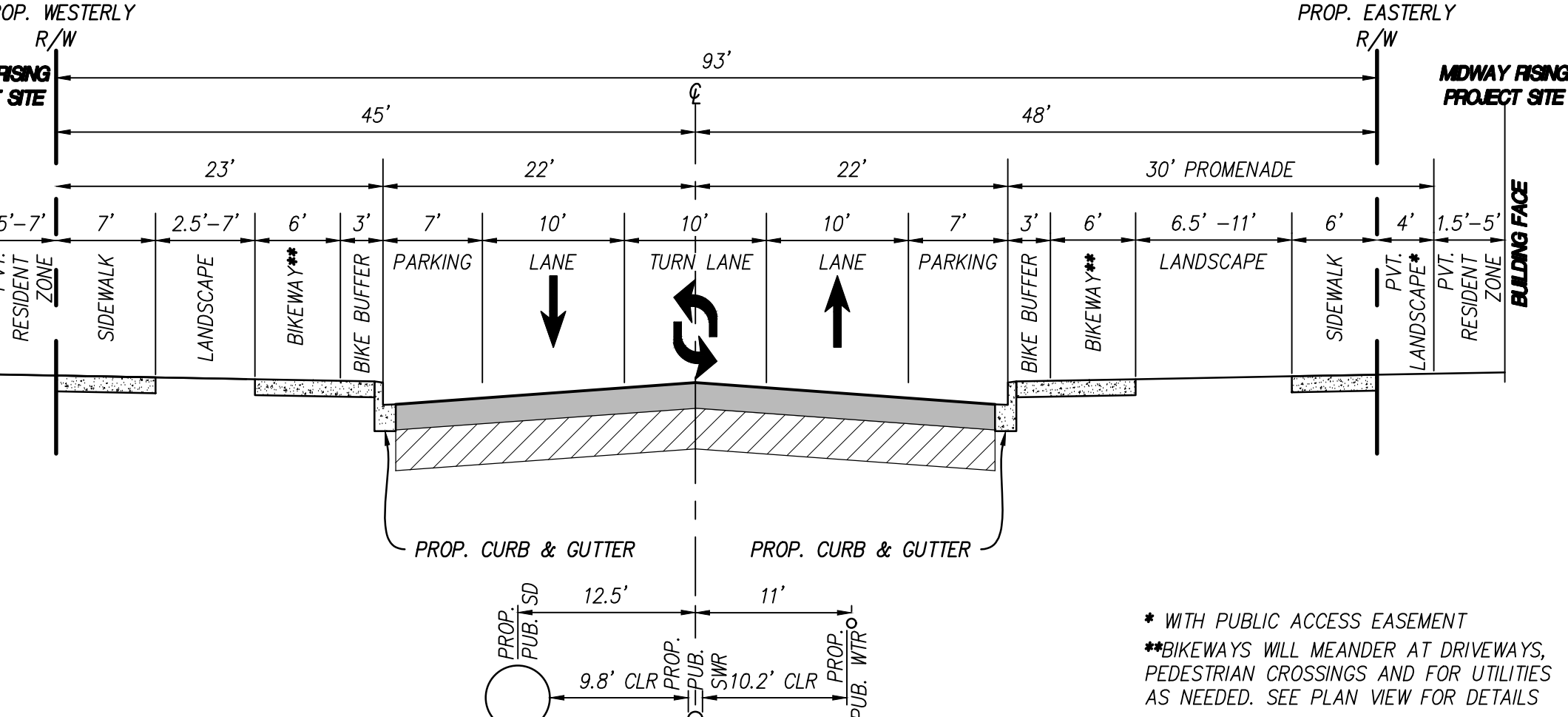
**MODIFIED 1-WAY 2-LANE COLLECTOR (DESIGN SPEED - 30 MPH)**  
22'-10.2' ADDITIONAL RIGHT-OF-WAY



**PRIVATE DRIVE B-2**  
(NOT TO SCALE)  
2-WAY STREET

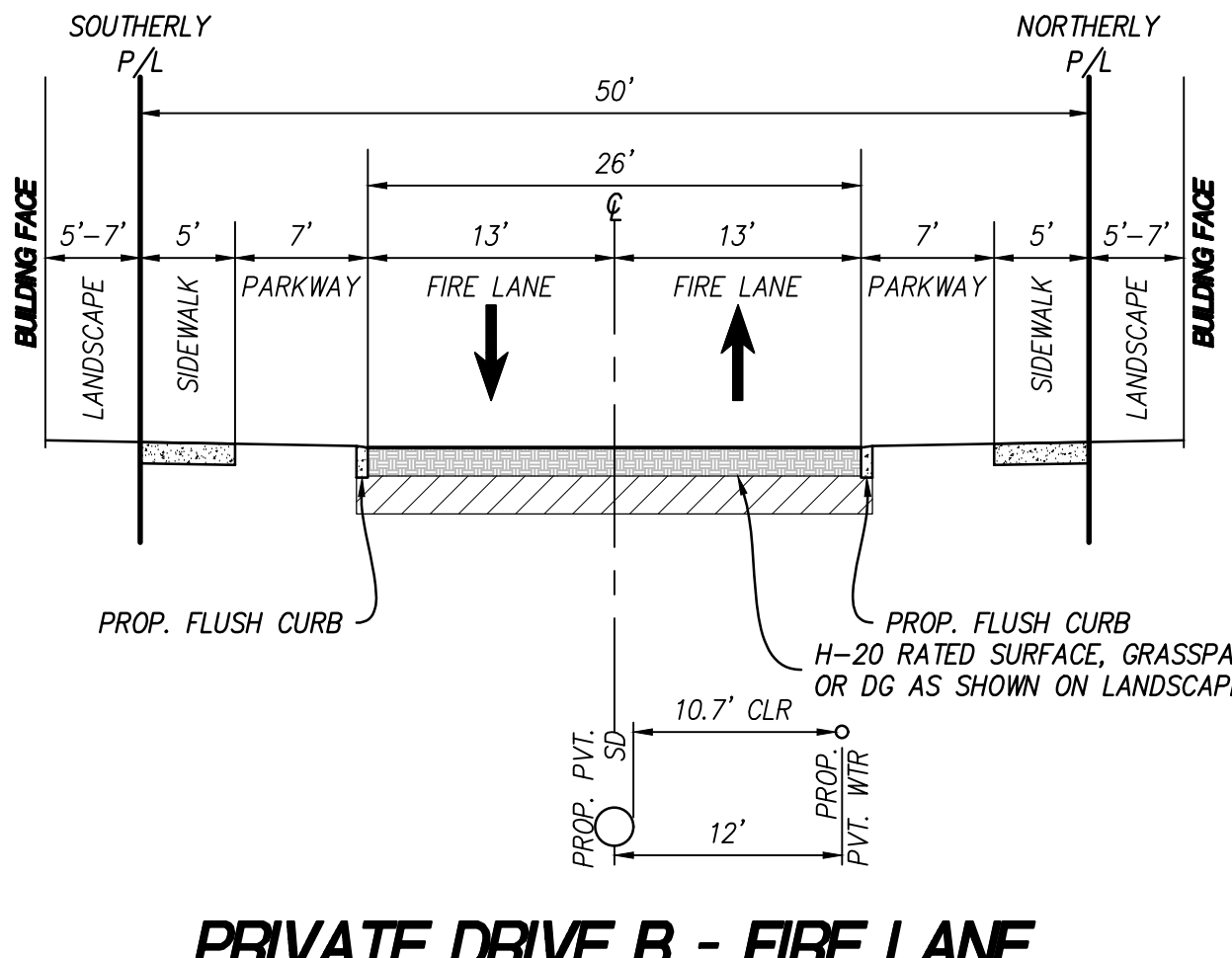


**PRIVATE DRIVE D**  
(NOT TO SCALE)  
2-WAY STREET



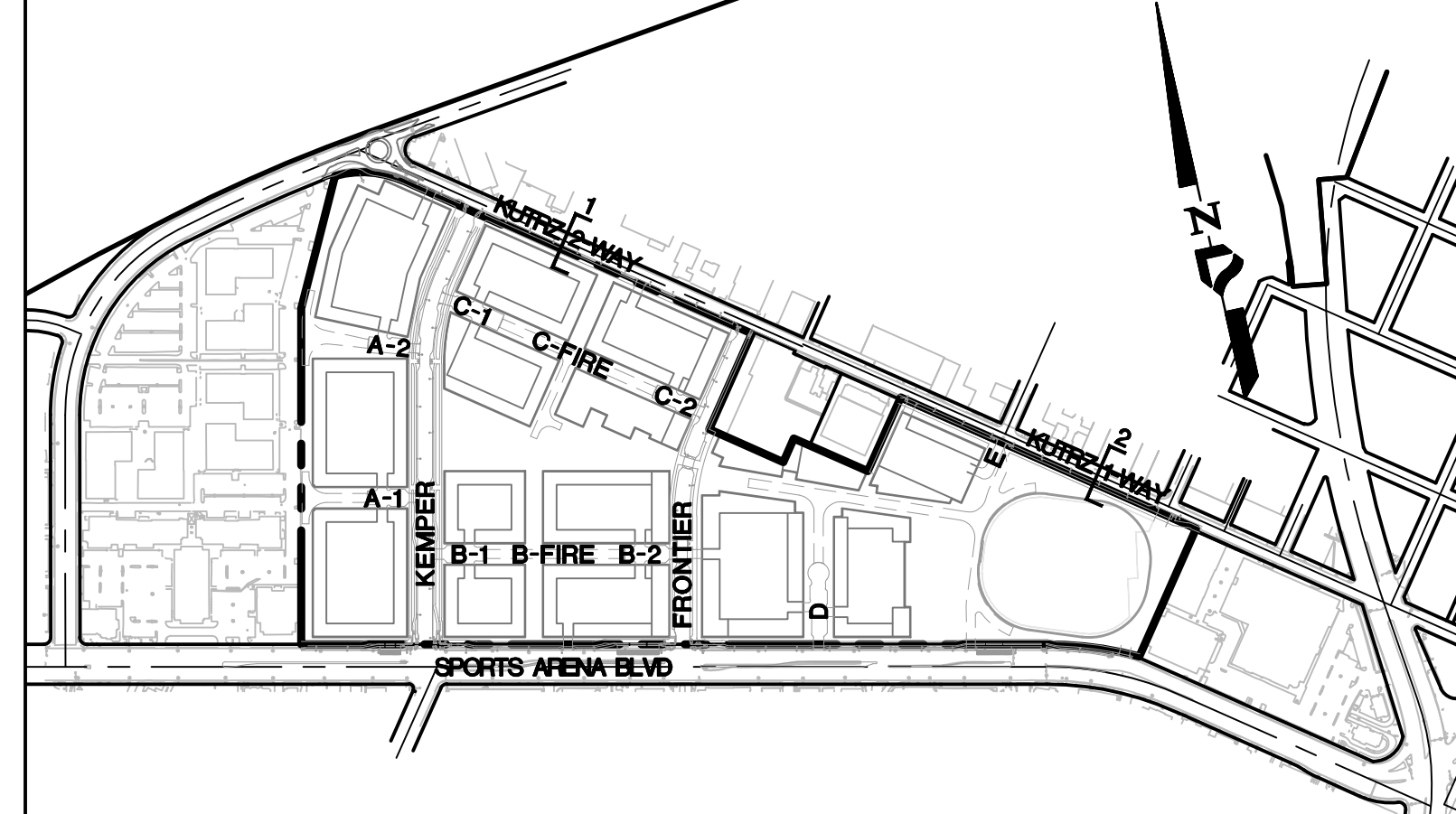
**KEMPER STREET (PUBLIC)**  
(NOT TO SCALE)

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



**PRIVATE DRIVE B - FIRE LANE**  
(NOT TO SCALE)

**KEY MAP**



**NOTE:**  
STORM DRAIN AND SEWER EDGE TO EDGE SEPARATION LESS THAN TEN FEET (10') ON PUBLIC STREETS REQUIRE APPROVED DEVIATION.

**VESTING TENTATIVE MAP FOR MIDWAY RISING**

**PROJECT DESIGN CONSULTANTS**  
Planning | Landscape Architecture | Engineering | Survey

701 B Street, Suite 800  
San Diego, CA 92101  
619.234.6471 Fax  
619.234.0249 Fax

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

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

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

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1856-6266 214-1701  
C883 COORDINATES LAMBERT COORDINATES



**LAND USE PARKING REQUIREMENTS**

Land Use	Site Area (SF)	Parking Ratio Code Sections	Required Per Code				Proposed				
			Min. Parking Ratio	Parking	Clear Air / Zero Emission	****Loading Zones	Parking	Clear 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 142-05E 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.

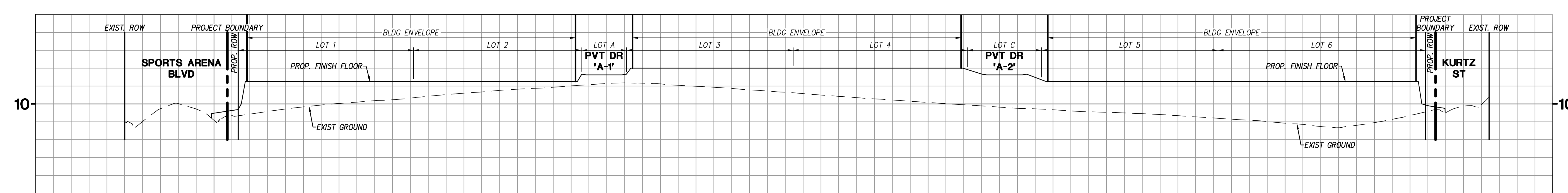
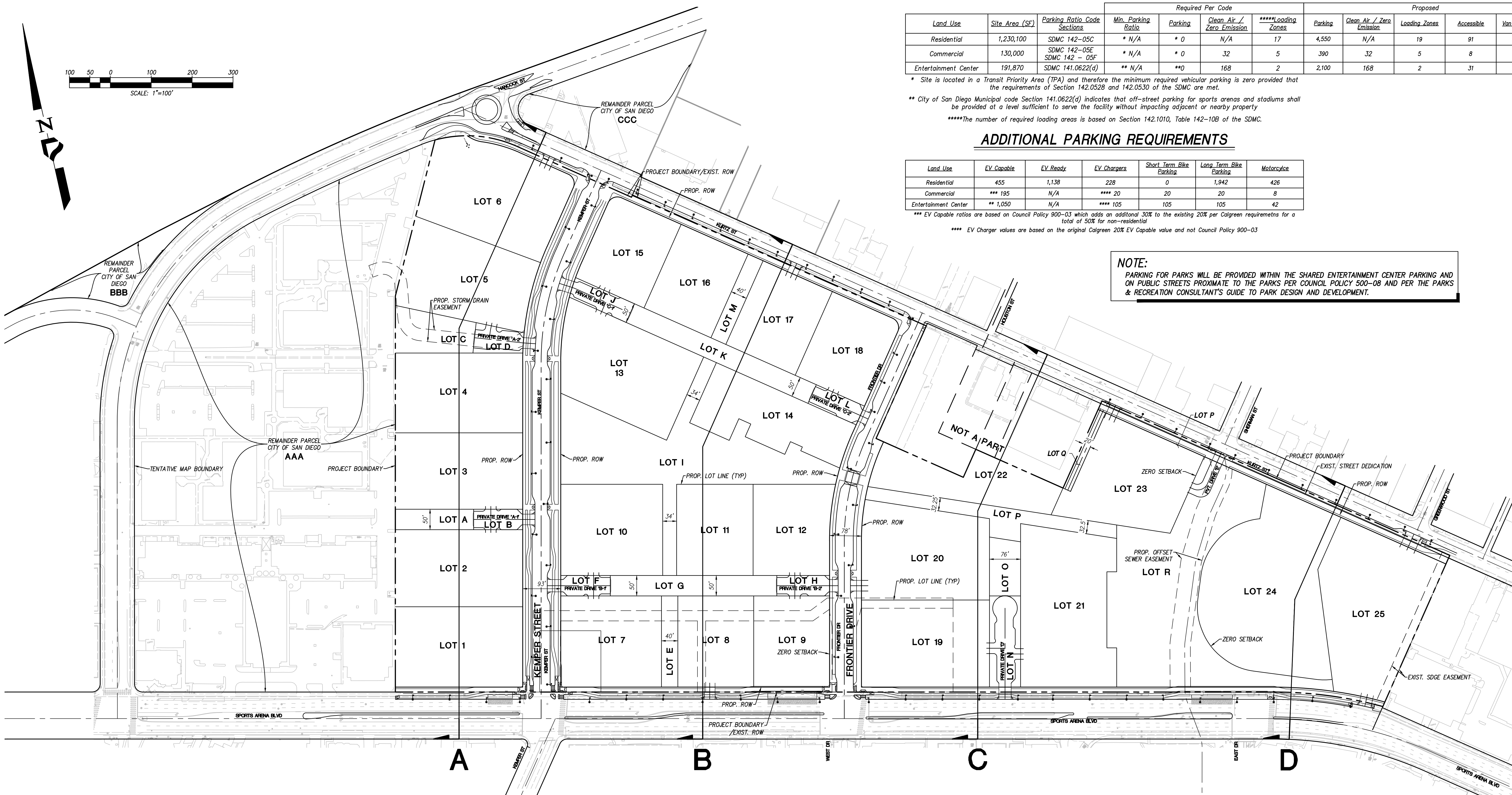
**LOT TYPE AND AREAS**

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
<b>TOTAL:</b>		<b>49.23</b>

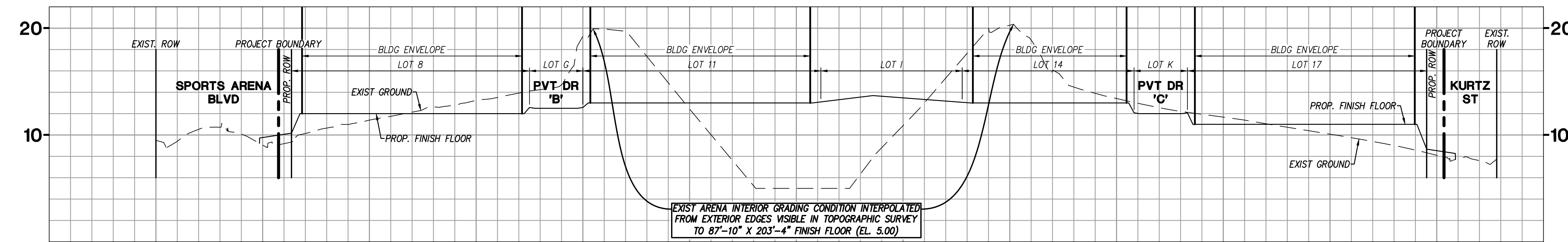
\* THIS LOT IS LESS THEN THE MINIMUM LOT AREA OF 20,000 SF

**LOT SUMMARY**

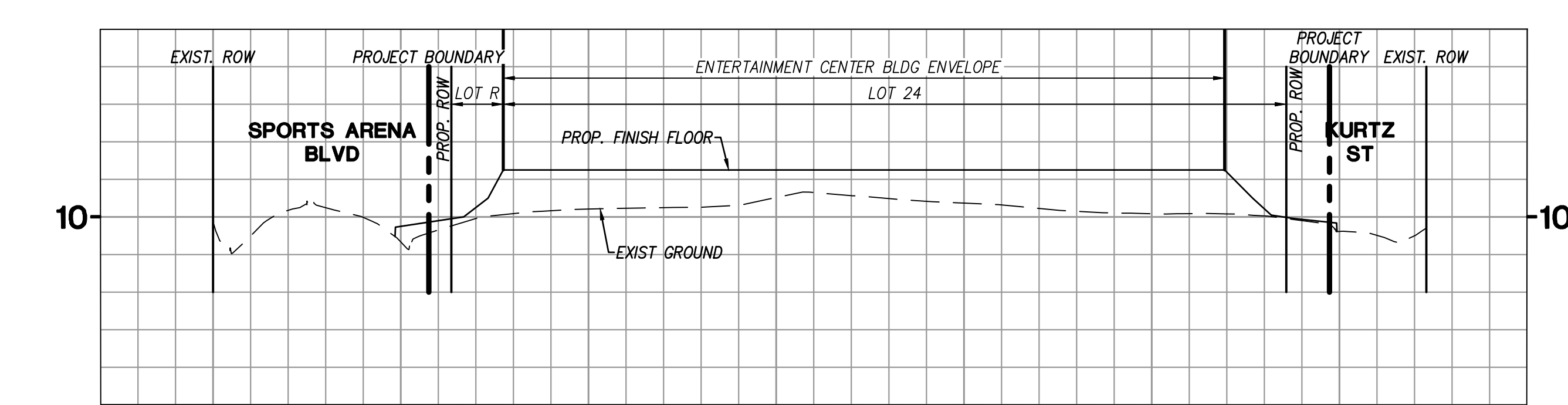
Lot Type	Lot Designator	Area (Ac)
PROJECT BOUNDARY	1-25, A-R, AA, BB, CC, DD	43.49
ROW DEDICATION	KEMPER, FRONTIER, KURTZ, SAB	5.74
REMAINDER PARCEL	AAA	16.57
REMAINDER PARCEL	BBB	0.61
REMAINDER PARCEL	CCC	1.75
<b>TOTAL:</b>		<b>68.56</b>



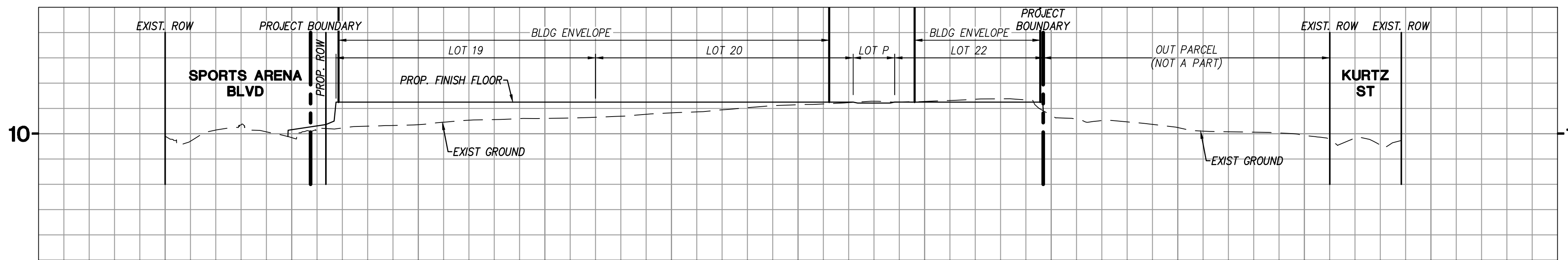
**SITE SECTION A-A**  
SCALE: HORIZ. 1" = 60', VERT. 1" = 6'



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



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



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

**VESTING TENTATIVE MAP FOR MIDWAY RISING**

**PROJECT DESIGN CONSULTANTS**  
Planning | Landscape Architecture | Engineering | Survey

701 B Street, Suite 800  
San Diego, CA 92101  
619.238.6471 Tel  
619.234.0249 Fax

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

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CCS83 COORDINATES LAMBERT COORDINATES





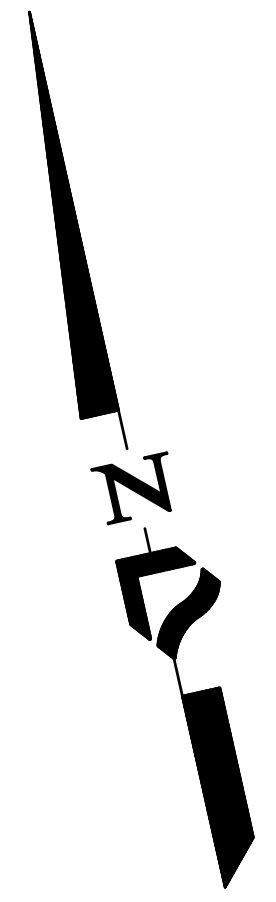
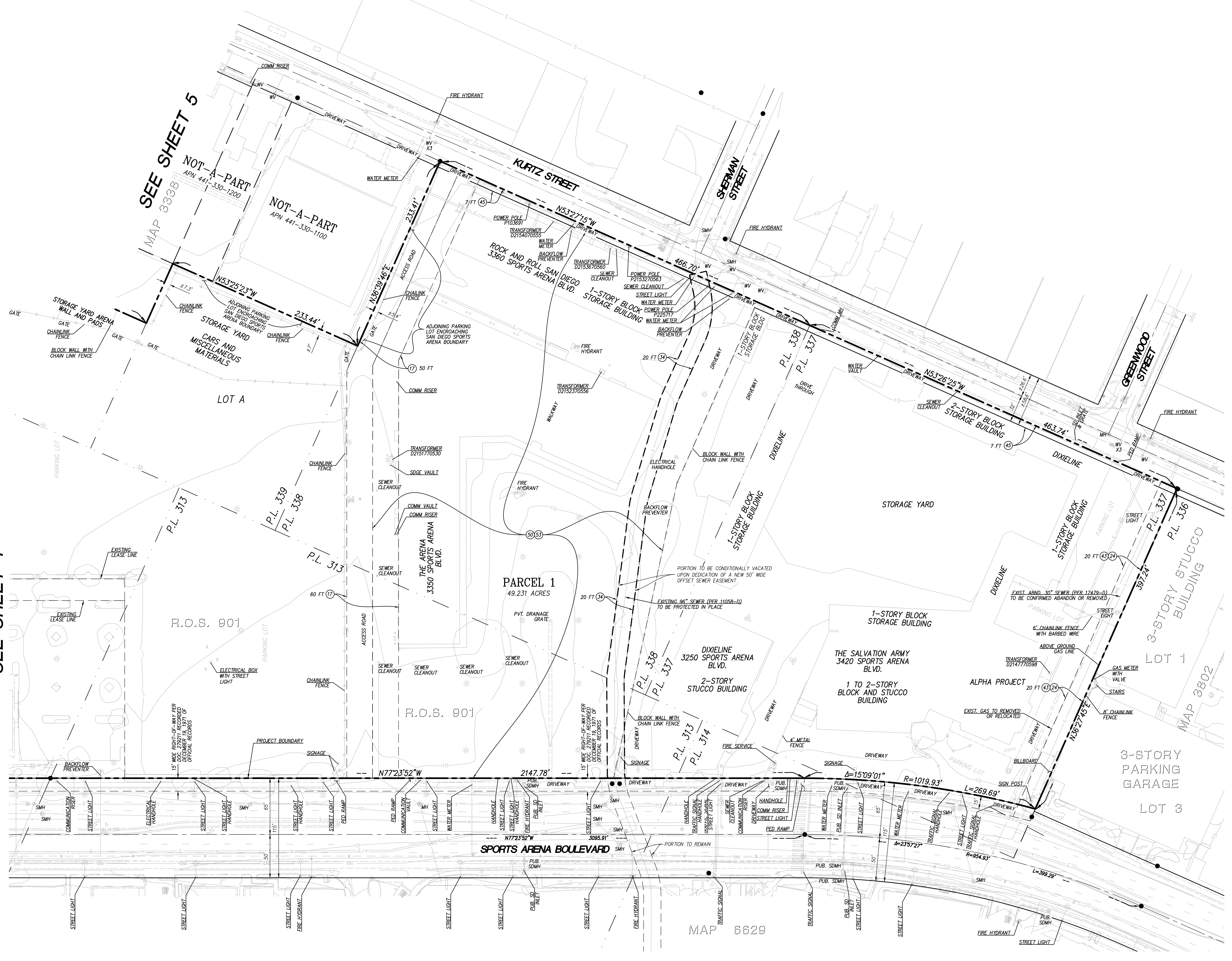




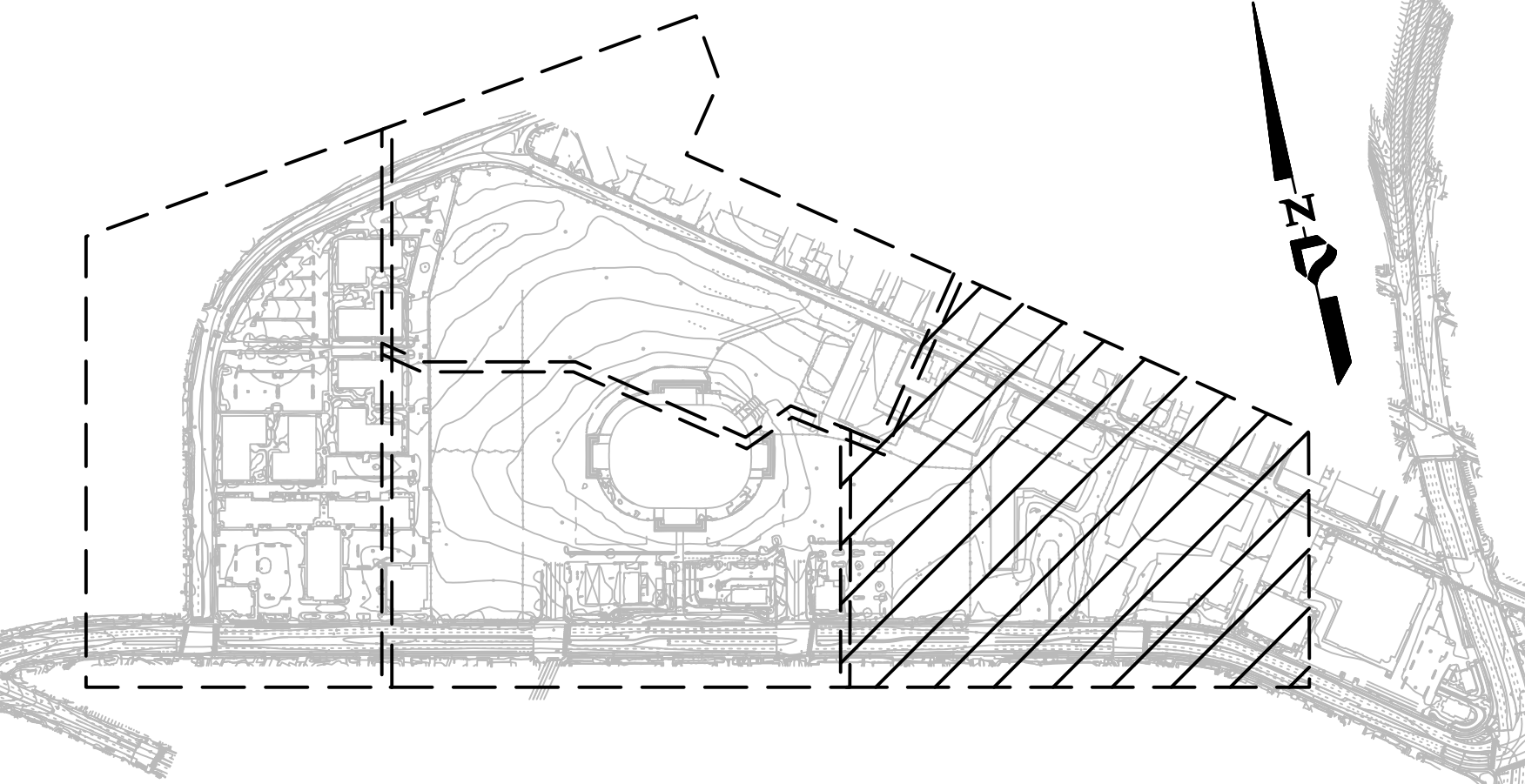


SEE SHEET 4

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 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 QUILTCLAIMED.
- (7) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AN EASEMENT FOR ACCESS ROAD, WITH INCIDENTS THEREIN, IN THAT CERTAIN GROUND LEASE AGREEMENT" RECORDED AUGUST 6, 1971 AS INSTRUMENT NO. 174410 OF OFFICIAL RECORDS. TO BE QUILTCLAIMED.
- (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 QUILTCLAIMED.
- (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 QUILTCLAIMED.
- (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 QUILTCLAIMED.

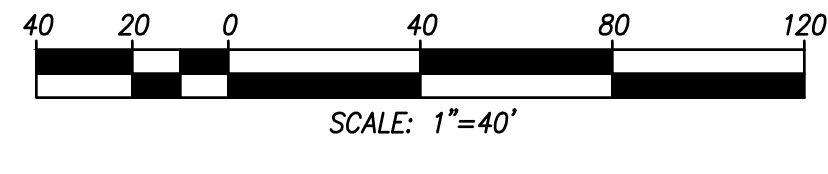
**TITLE REPORT NOTE:**  
 THE EXISTING EASEMENTS AND ENCUMBRANCES SHOWN ARE BASED UPON PRELIMINARY REPORT ORDER NO. MHSC-116148A-SD

**VESTING TENTATIVE MAP FOR MIDWAY RISING**

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

701 B Street, Suite 800  
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 619.234.6471 Tel  
 619.234.0249 Fax

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



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

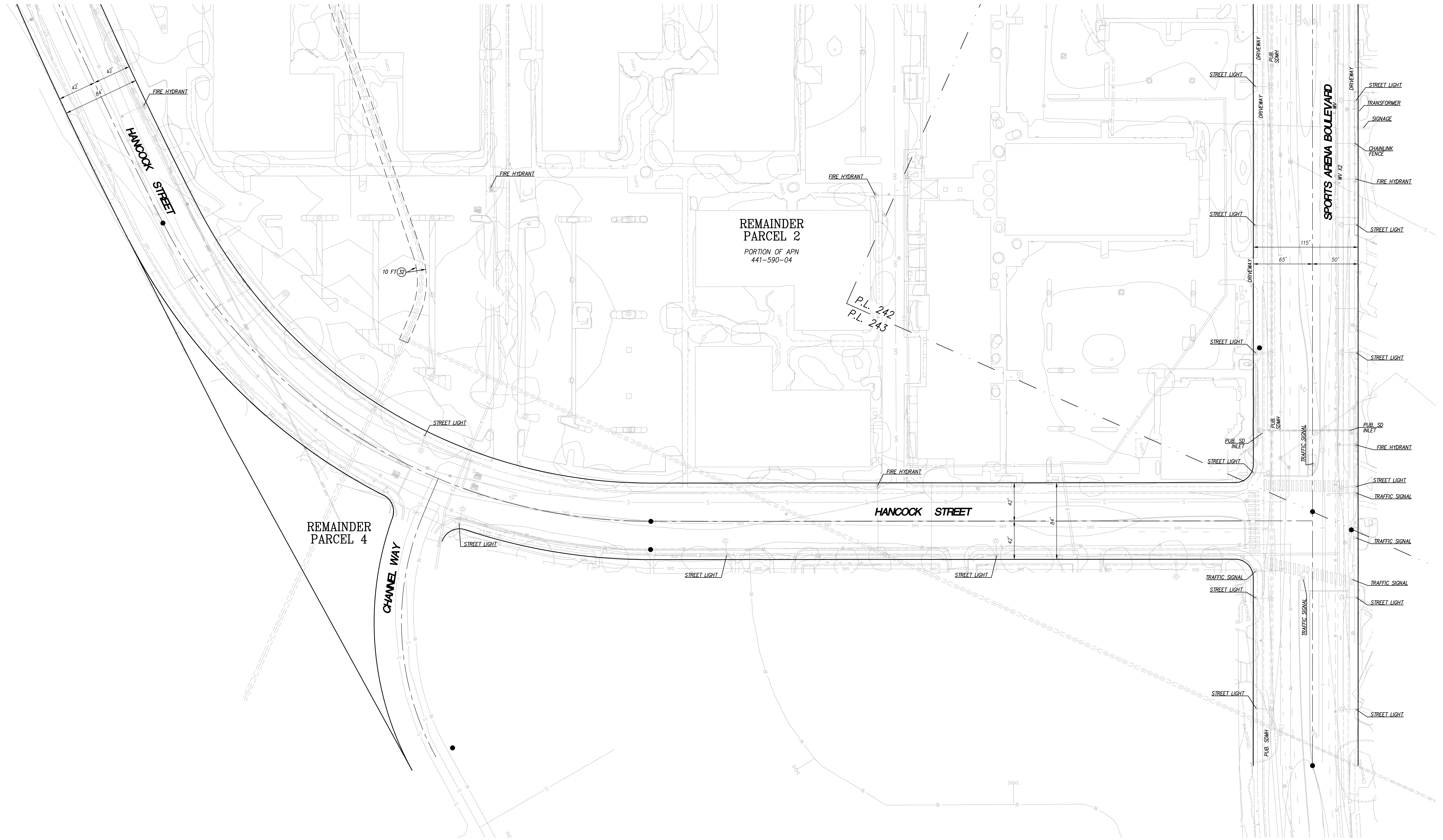
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	8/1/2024
Revision 3:	5/23/2024
Revision 2:	3/1/2024
Revision 1:	
Original Date:	10/27/2023
Sheet	6 of 23
PRJ #	1106734

Sheet Title: **BOUNDARY, ENCUMBRANCES, & EXISTING CONDITIONS**  
 1856-6266    214-1701  
 CASSID COORDINATES    LAMBERT COORDINATES



SEE SHEET 5

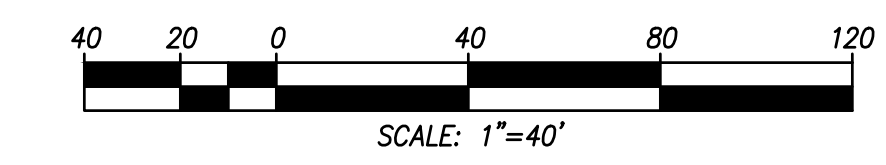
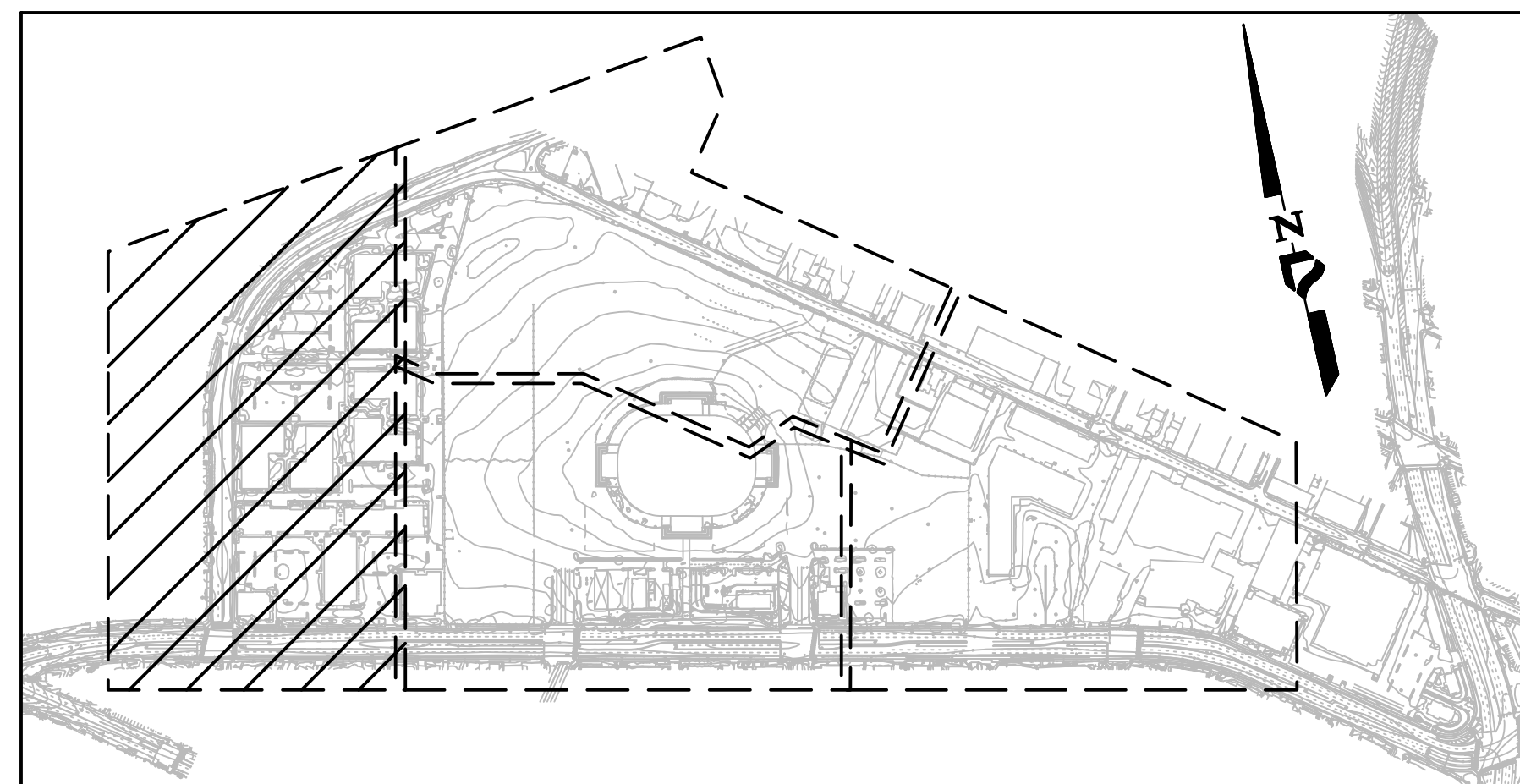
SEE SHEET 4



**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**



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

**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  
 619.234.0249 Fax

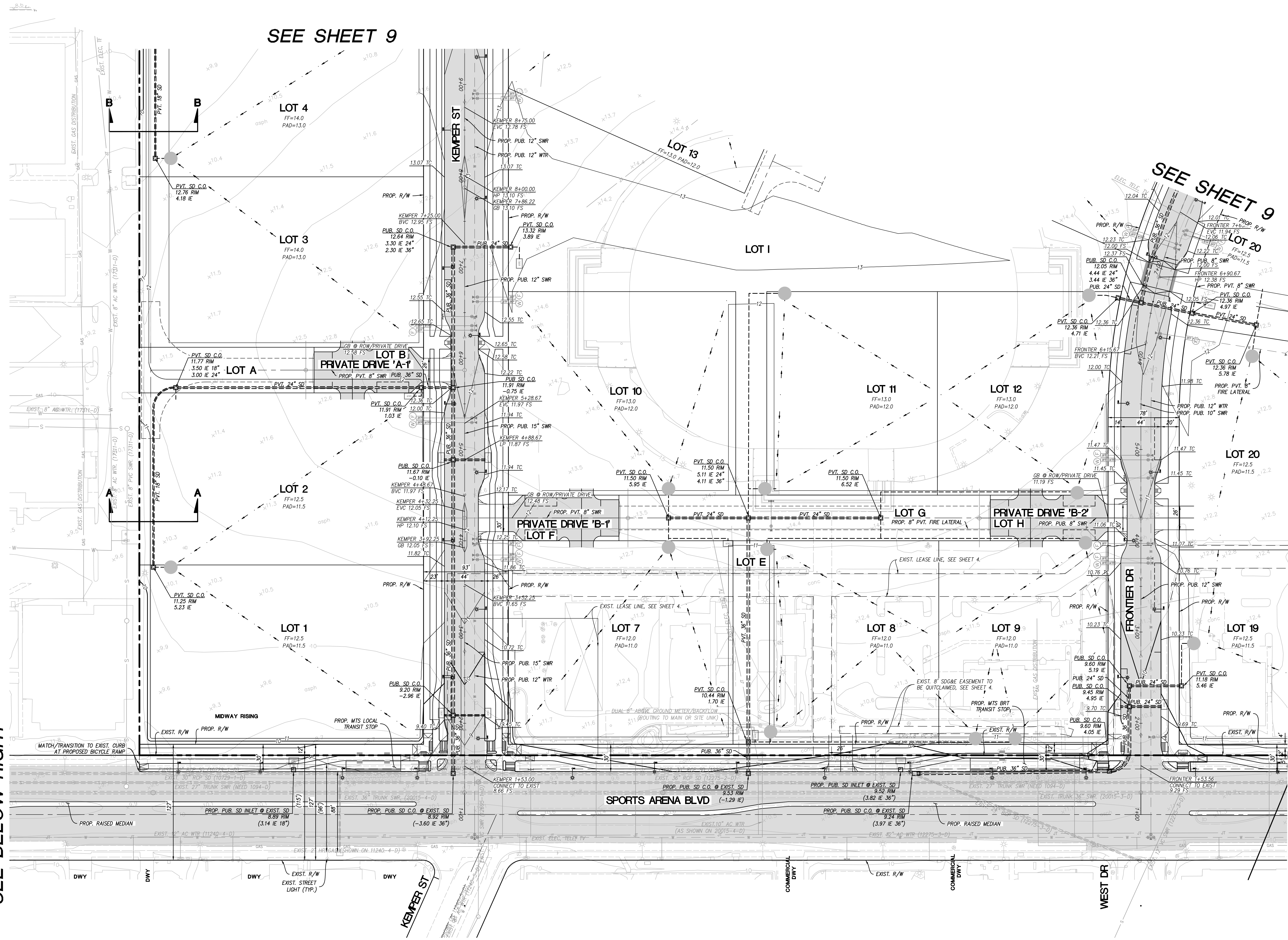
PROJECT ENGINEER: MARTIN J. JONES RC: 78492  
 DESIGN BY: GS/MA/TA DRAWN BY: T. ARISTIDE CHECKED BY: M. JONES

Prepared By: PROJECT DESIGN CONSULTANTS  
 Name: PROJECT DESIGN CONSULTANTS  
 Address: 201 B STREET, SUITE 800  
 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:	_____
Revision 4:	_____
Revision 3:	8/1/2024
Revision 2:	5/23/2024
Revision 1:	3/1/2024
Original Date:	10/27/2023
Sheet	7 of 23
PRJ #	1106734

Sheet Title: **BOUNDARY, ENCUMBRANCES, & EXISTING CONDITIONS**  
 1856-6266 214-1701  
 CASS8 COORDINATES LAMBERT COORDINATES





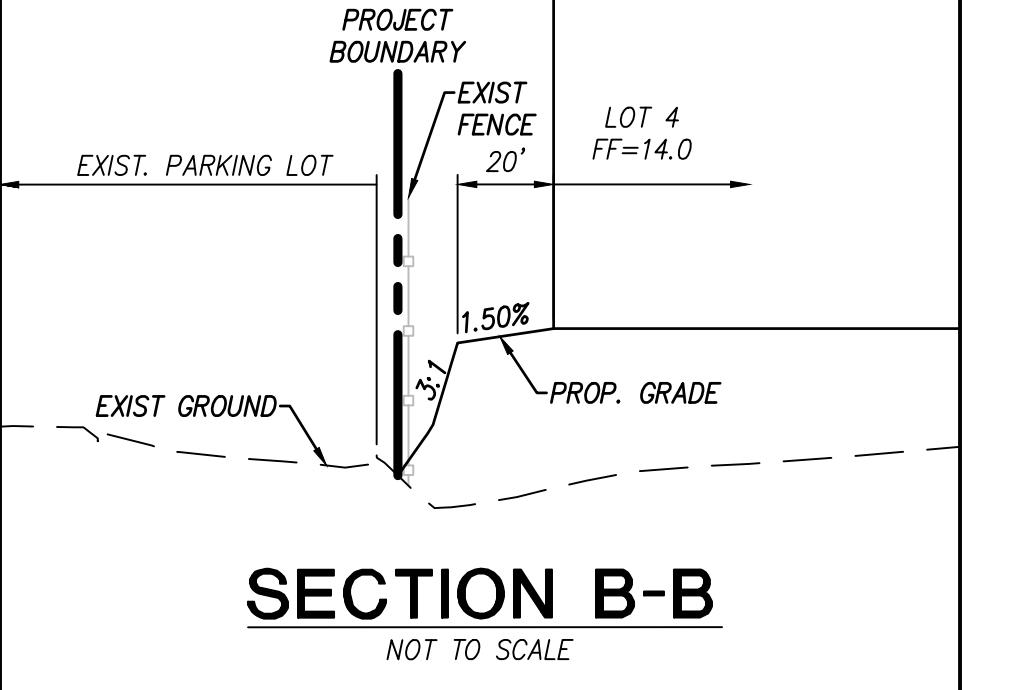
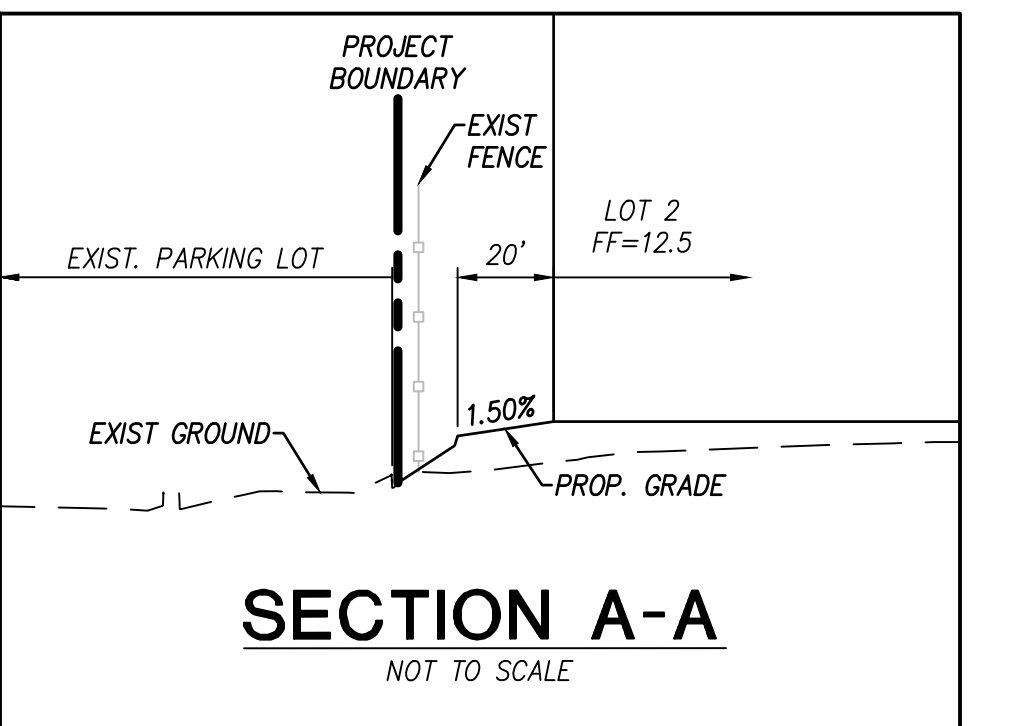
SEE SHEET 9

SEE SHEET 9

SEE SHEET 10

SEE BELOW RIGHT

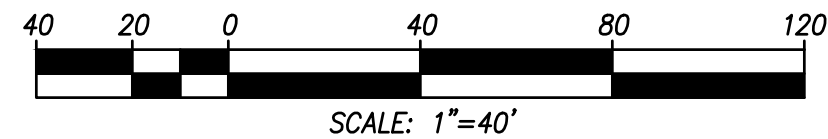
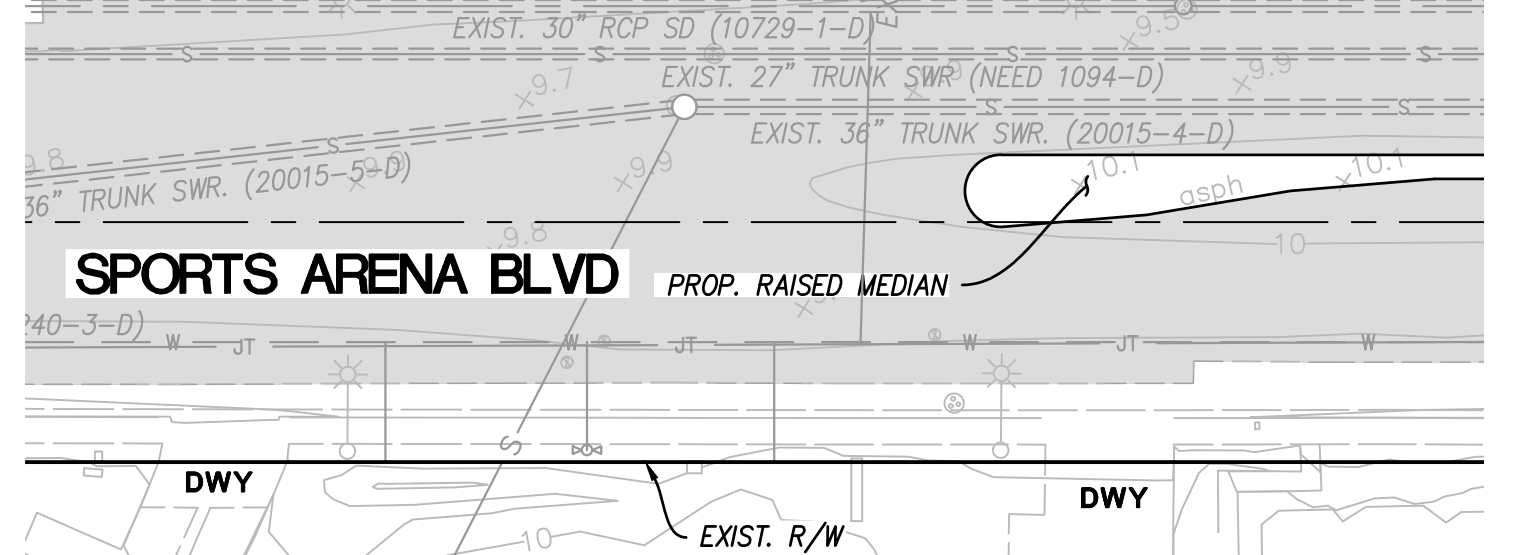
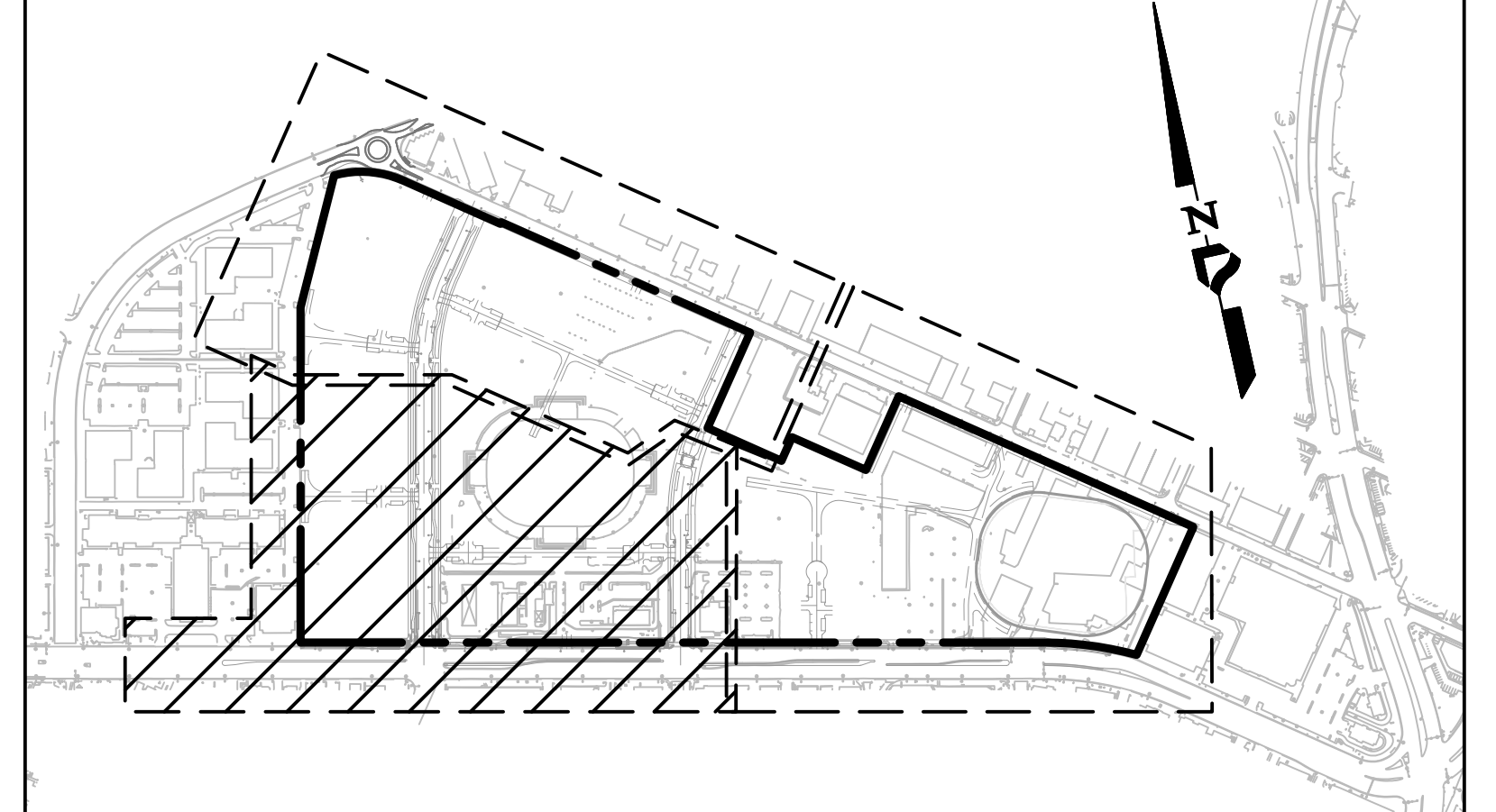
SEE ABOVE LEFT



LEGEND

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

KEY MAP



VESTING TENTATIVE MAP FOR MIDWAY RISING

**PROJECT DESIGN CONSULTANTS**  
 Planning | Landscape Architecture | Engineering | Survey  
 701 B Street, Suite 800  
 San Diego, CA 92101  
 619.234.0411 Tel  
 619.234.0449 Fax

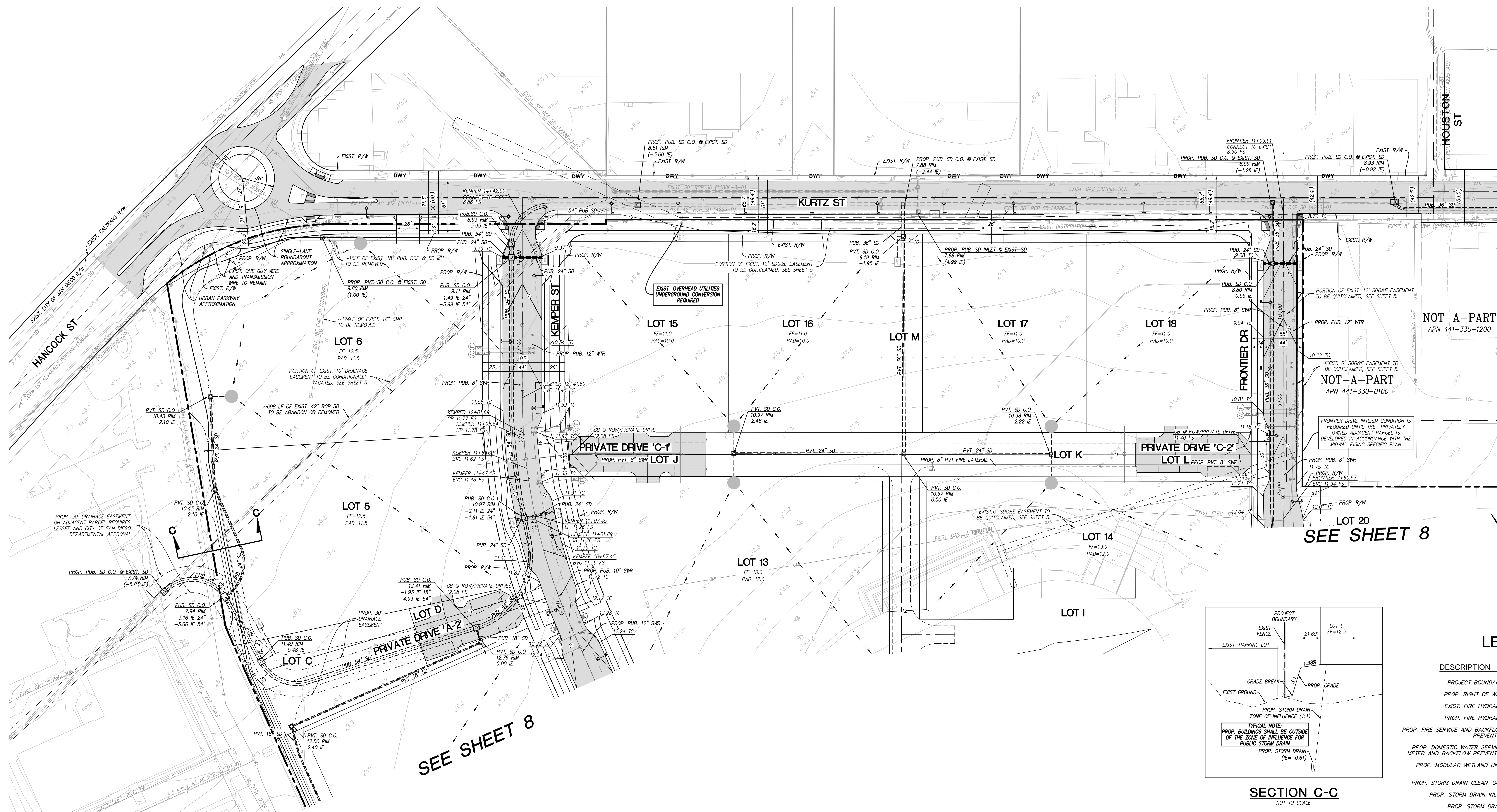
PROJECT ENGINEER: MARTIN J. JONES RC: 78492  
 DESIGN BY: GS/MA/TA DRAWN BY: T. ARISTIDE CHECKED BY: M. JONES

Prepared By: PROJECT DESIGN CONSULTANTS  
 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

Revision 10: \_\_\_\_\_  
 Revision 9: \_\_\_\_\_  
 Revision 8: \_\_\_\_\_  
 Revision 7: \_\_\_\_\_  
 Revision 6: \_\_\_\_\_  
 Revision 5: \_\_\_\_\_  
 Revision 4: 8/1/2024  
 Revision 3: 5/23/2024  
 Revision 2: 3/1/2024  
 Revision 1: \_\_\_\_\_  
 Original Date: 10/27/2023  
 Sheet 8 of 23  
 PTS # \_\_\_\_\_

Sheet Title: **GRADING, DRAINAGE, & BMP PLAN**  
 1856-6266 214-1701  
 CSDS COORDINATES LAMBERT COORDINATES

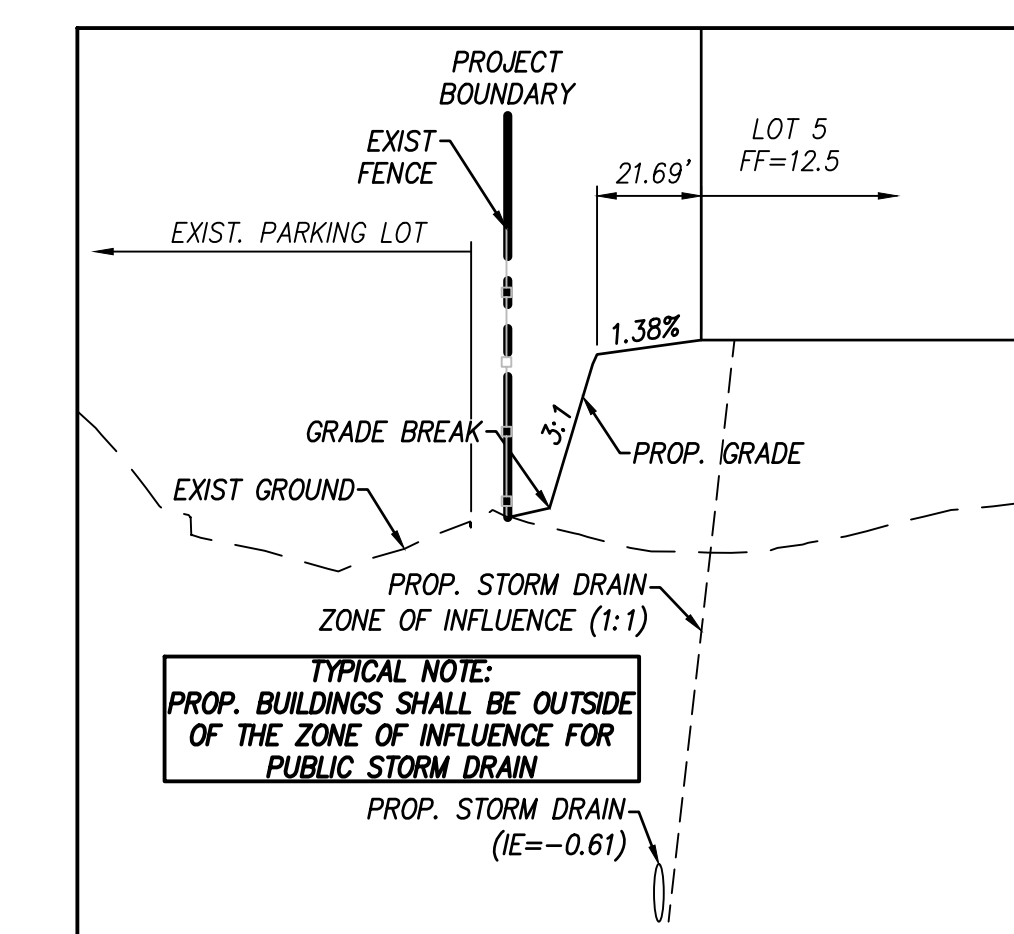




SEE SHEET 10

SEE SHEET 8

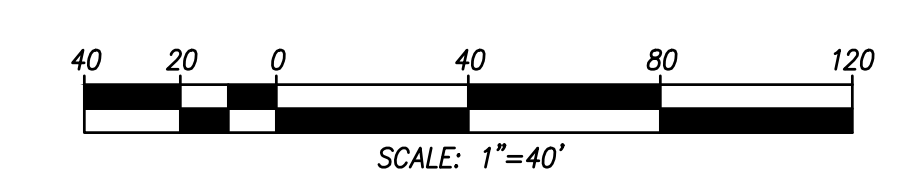
SEE SHEET 8



SECTION C-C  
NOT TO SCALE

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	⊕



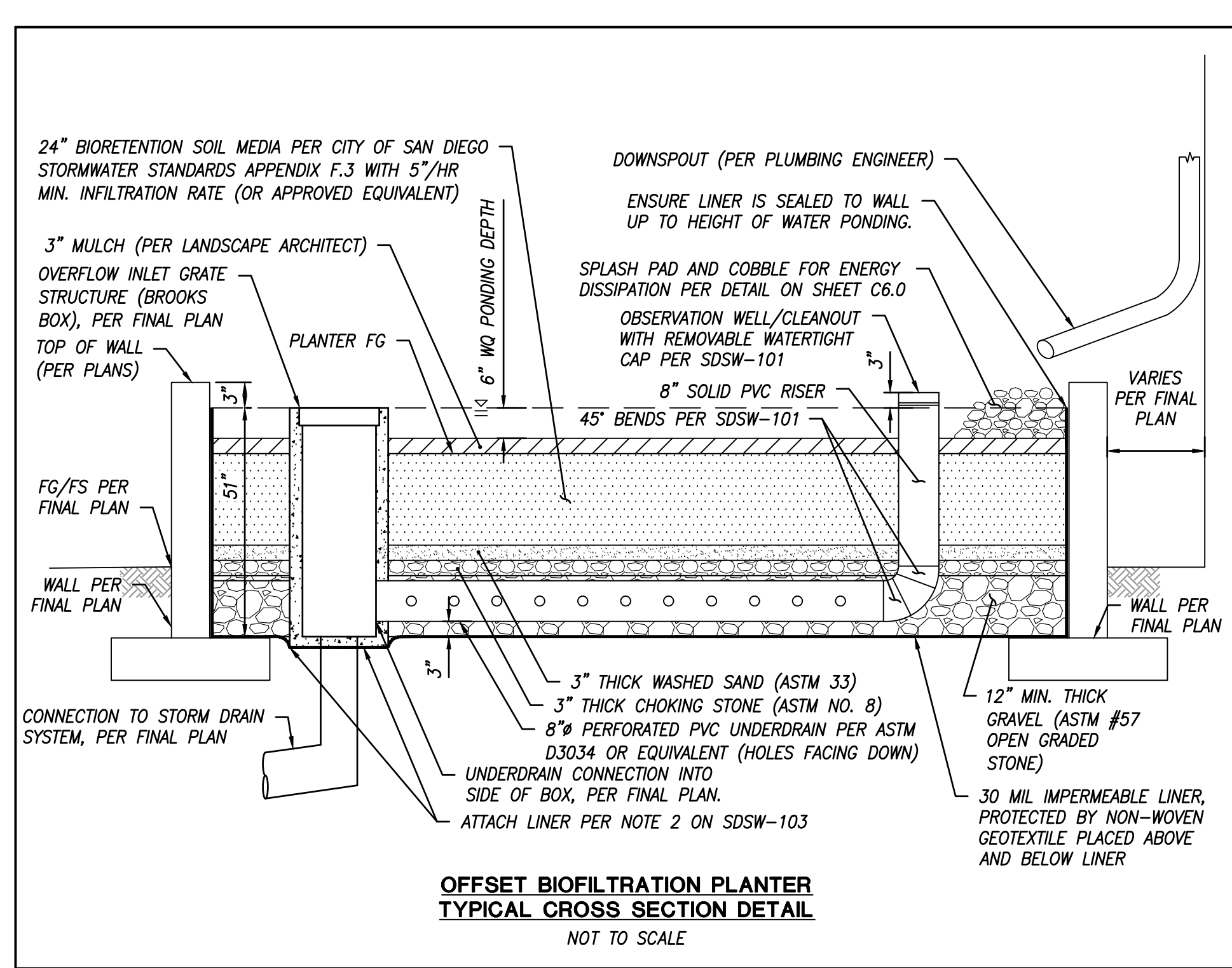
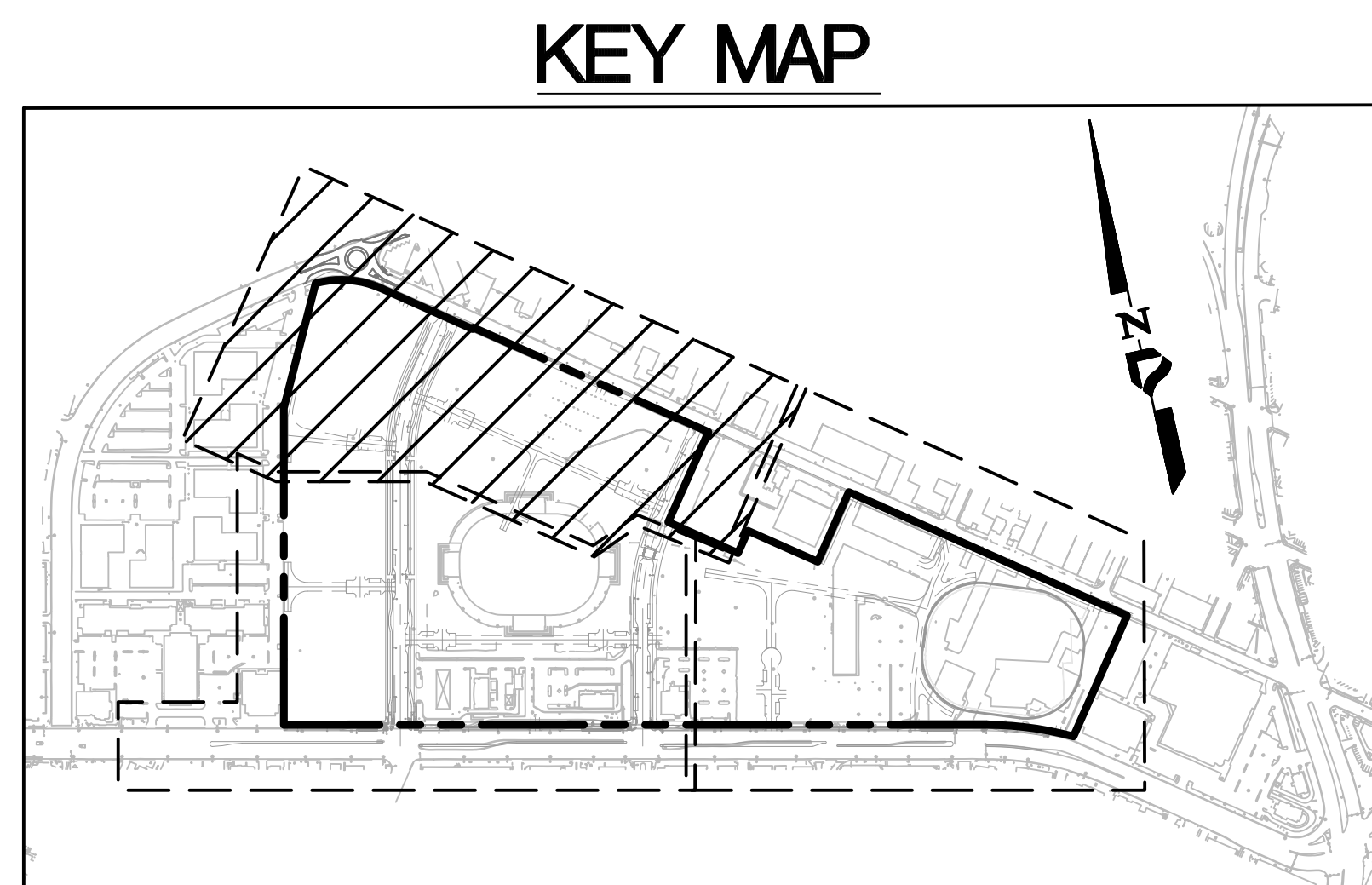
VESTING TENTATIVE MAP FOR  
MIDWAY RISING

**PROJECT DESIGN CONSULTANTS**  
Planning | Landscape Architecture | Engineering | Survey  
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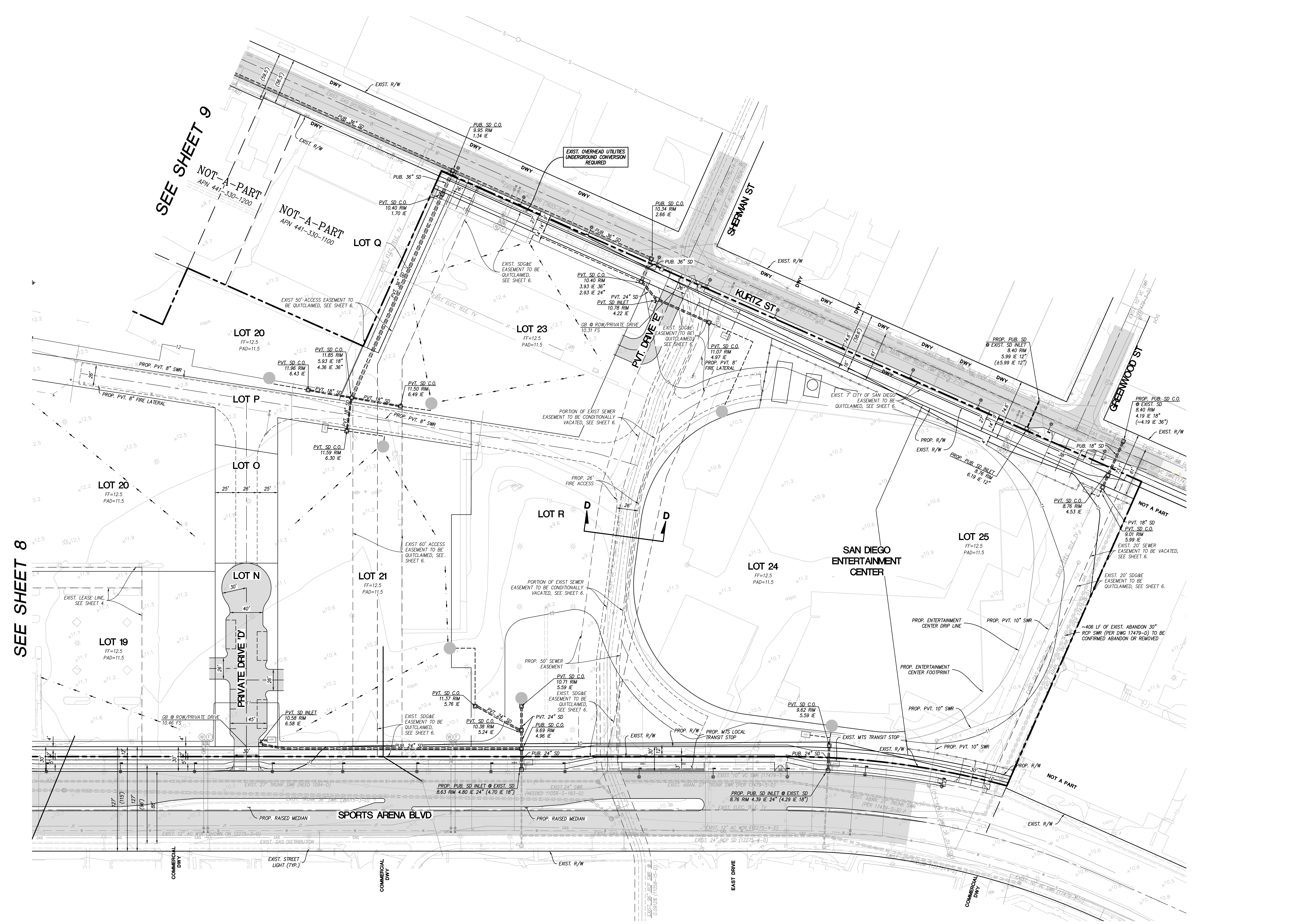
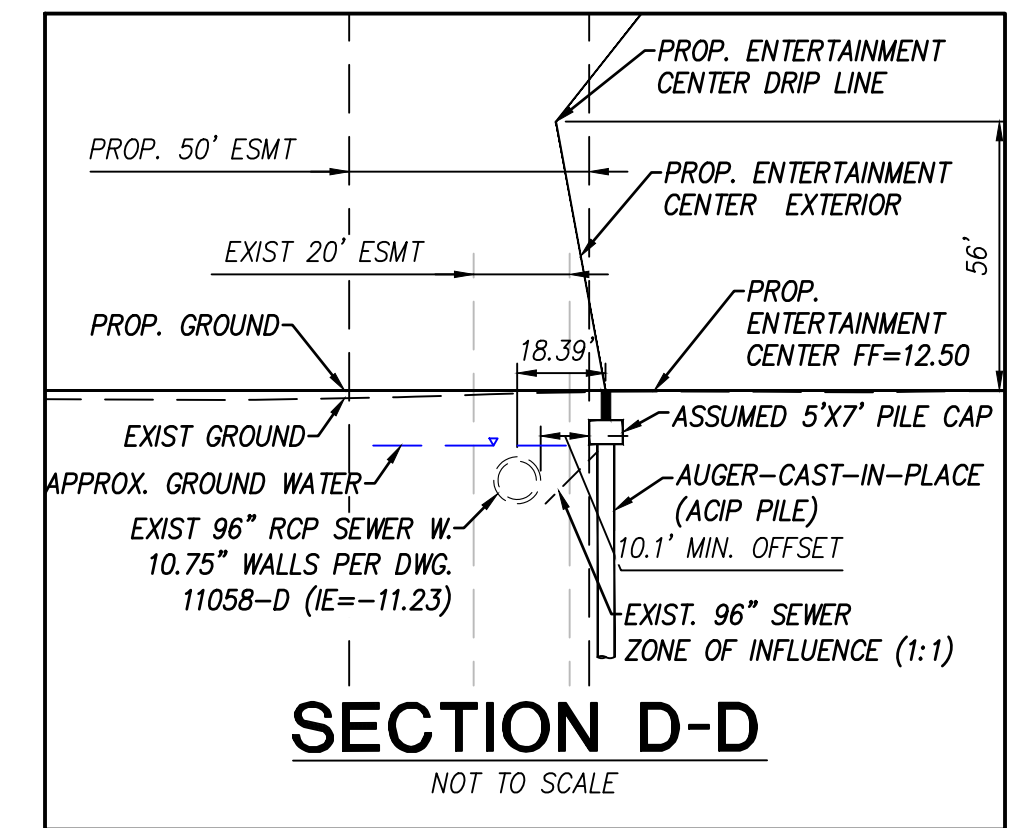
Prepared By: PROJECT DESIGN CONSULTANTS  
Name: 701 B STREET, SUITE 800  
Address: SAN DIEGO, CA 92101  
Phone #: (619) 235-6471 Fax #: (619) 234-0349  
Project Address: 3500 SPORTS ARENA BLVD  
SAN DIEGO, CA 92110  
Project Name: MIDWAY RISING  
TENTATIVE MAP NO. 3258589  
LAND USE PLAN NO. 3258590

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

Sheet Title: GRADING, DRAINAGE, & BMP PLAN  
1856-6266 214-1701  
C883 COORDINATES LAMBERT COORDINATES

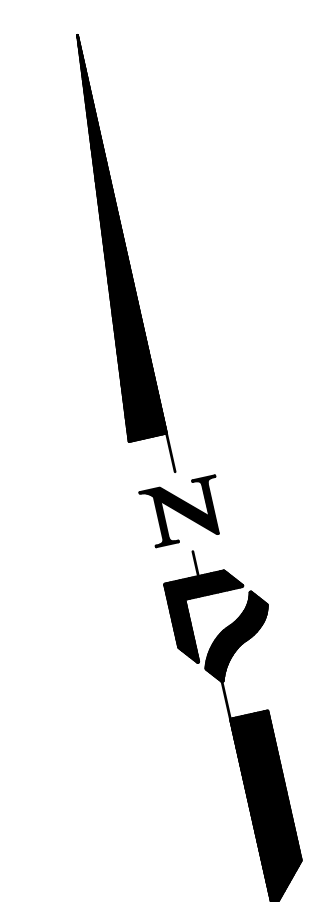






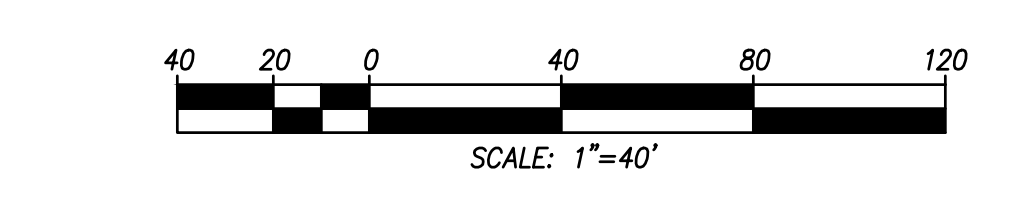
SEE SHEET 8

SEE SHEET 9



**LEGEND**

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



**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  
 619.238.6471 Tel  
 619.238.0249 Fax

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  
 Name: 701 B STREET, SUITE 800  
 Address: SAN DIEGO, CA 92101  
 Phone #: (619) 235-6471 Fax #: (619) 234-0349

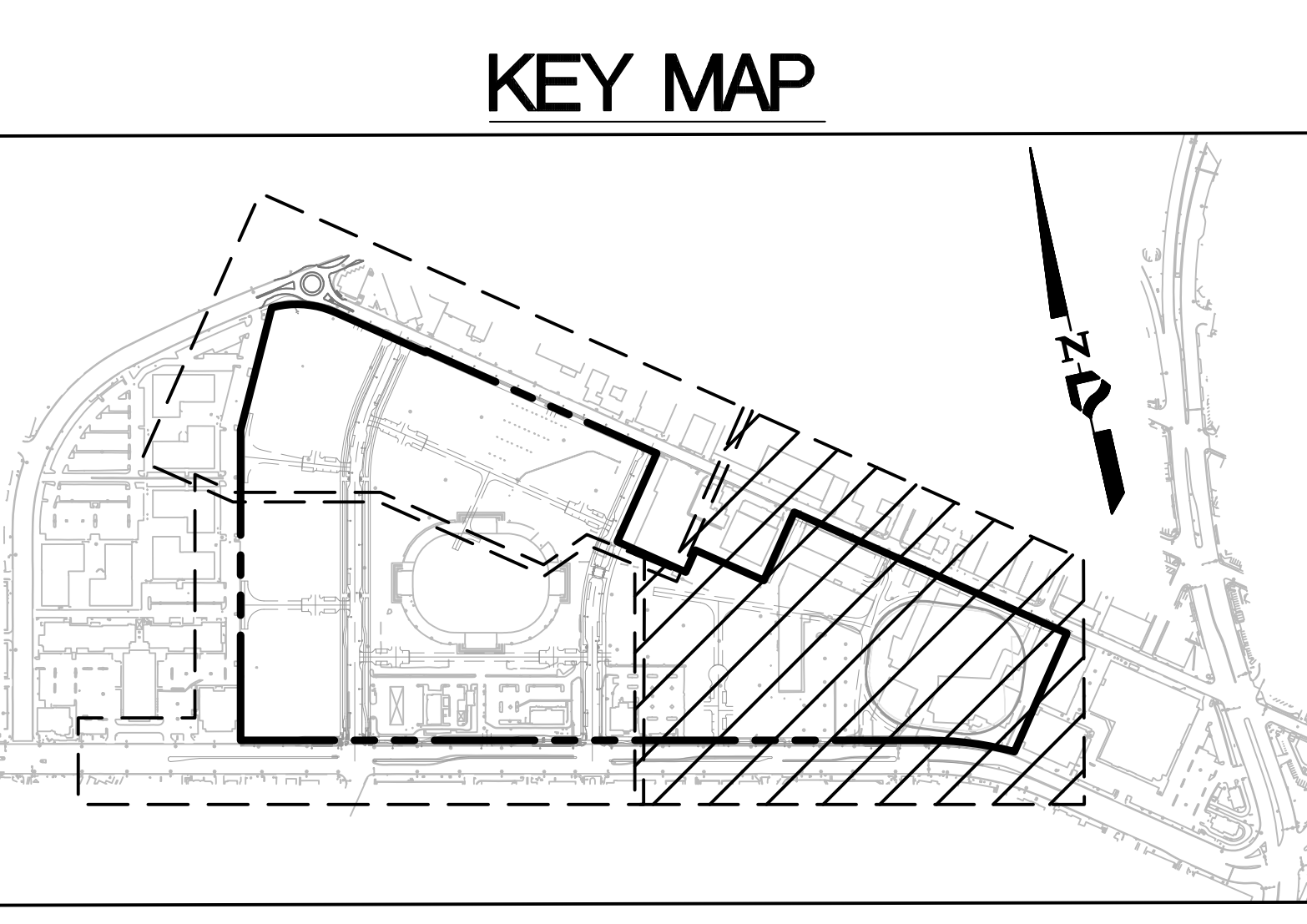
Project Address:  
 3500 SPORTS ARENA BLVD  
 SAN DIEGO, CA 92110

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

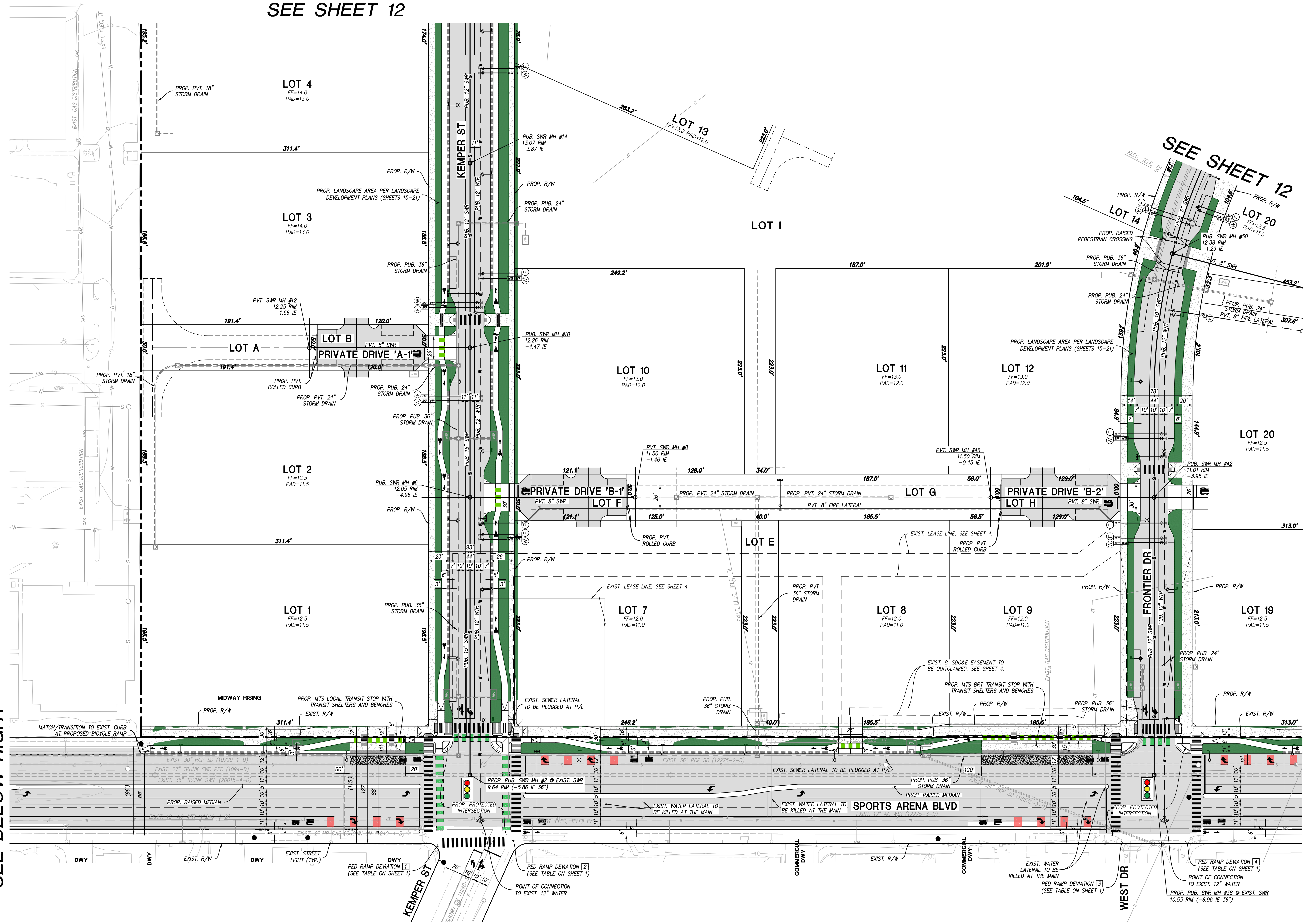
Sheet 10 of 23  
 PTS # \_\_\_\_\_

1856-6266    214-1701  
 CSDS COORDINATES    LAMBERT COORDINATES



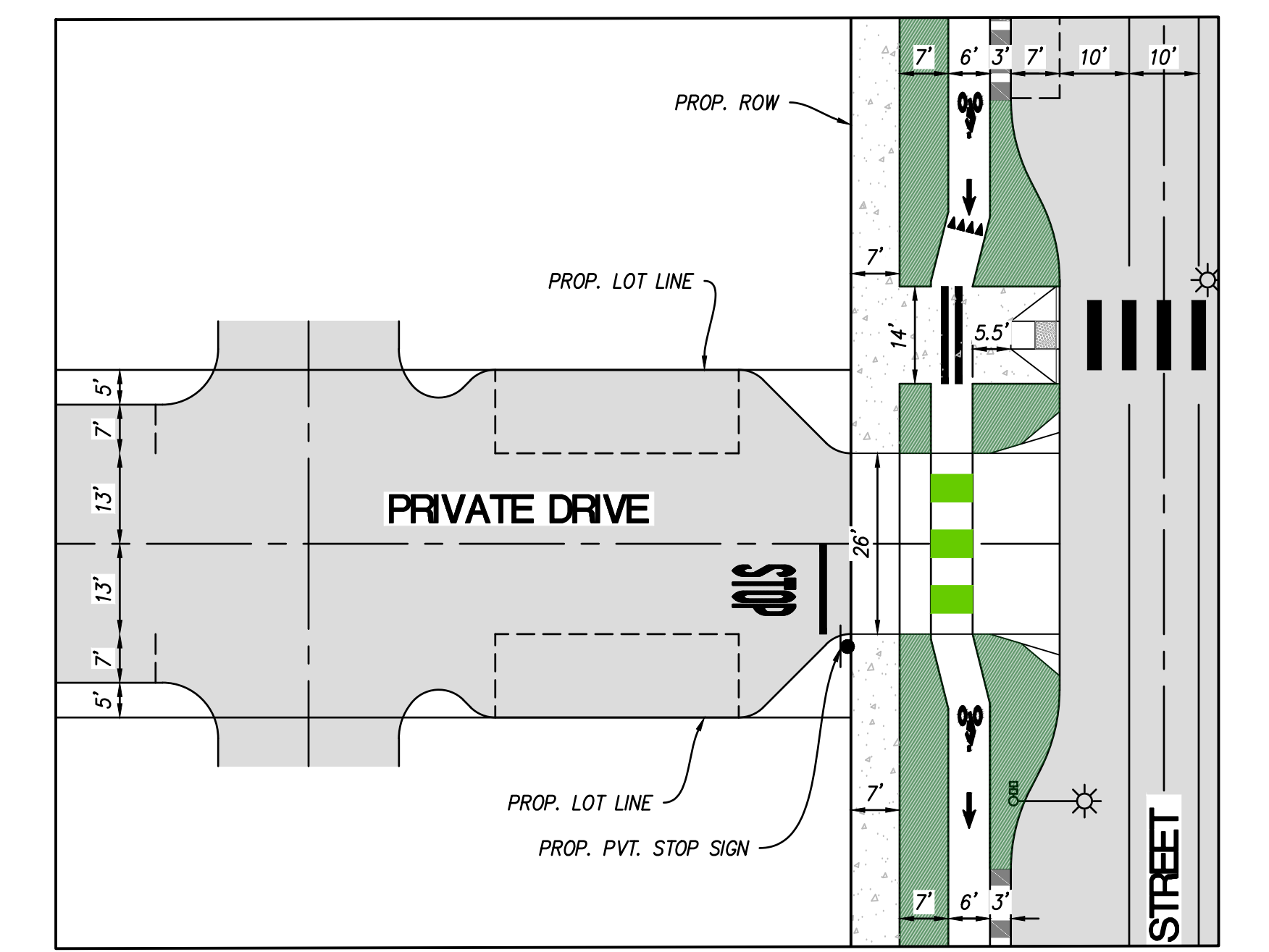


SEE SHEET 12

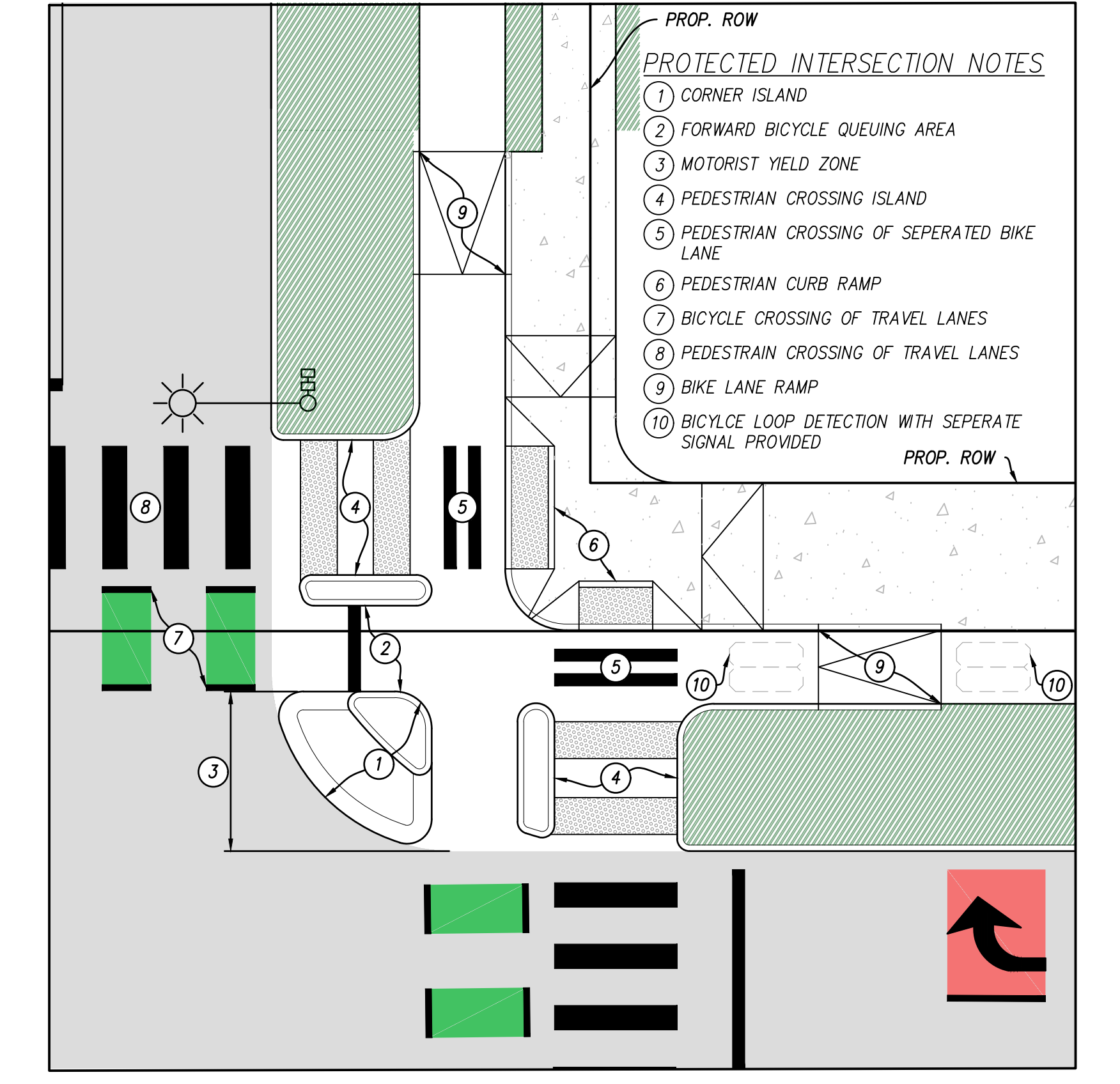


SEE BELOW RIGHT

SEE SHEET 13



PRIVATE DRIVE TO RIGHT OF WAY DETAIL (TYP)  
SCALE: 1" = 20'

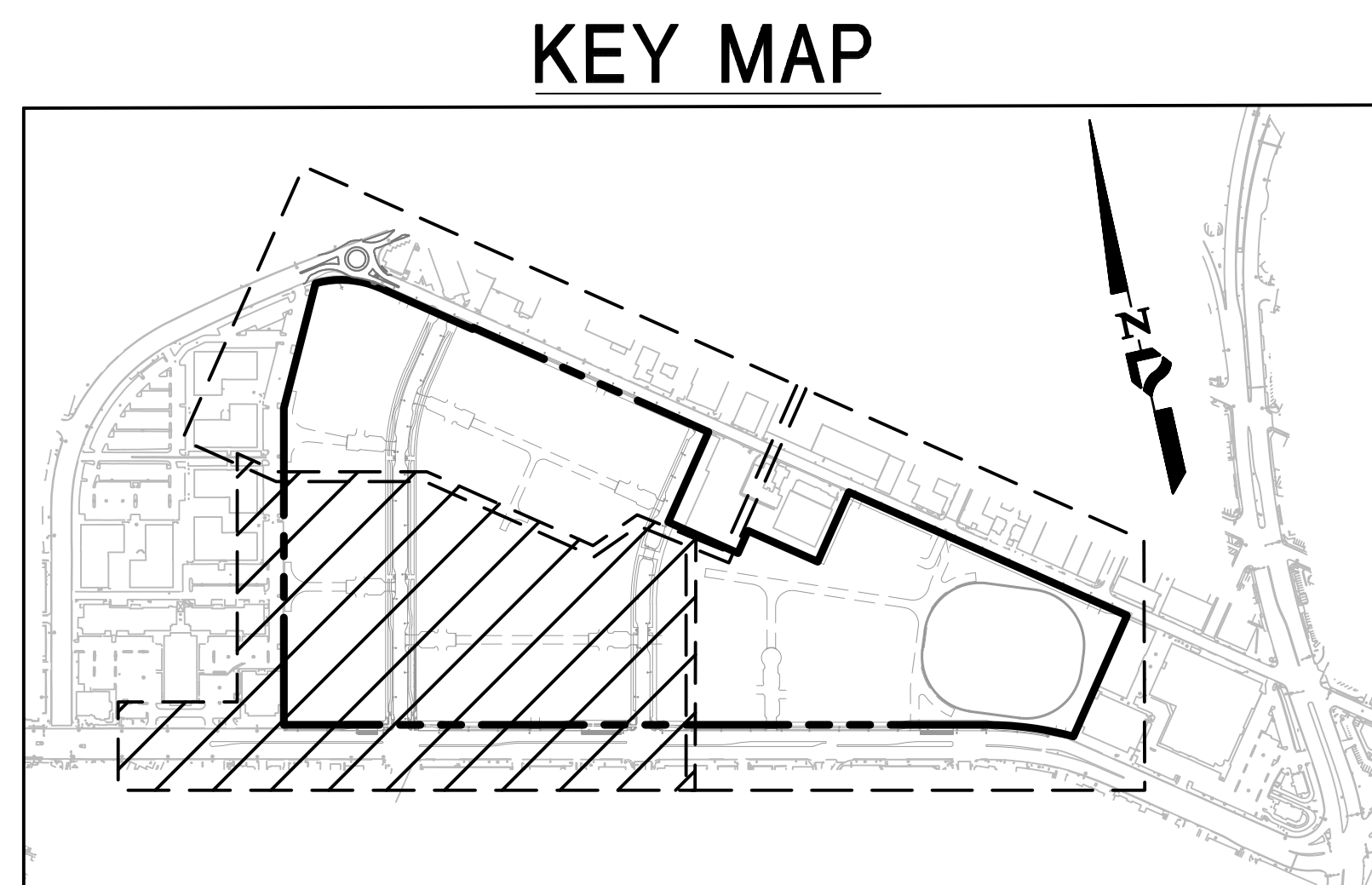


PROTECTED INTERSECTION DETAIL (TYP)  
SCALE: 1" = 10'

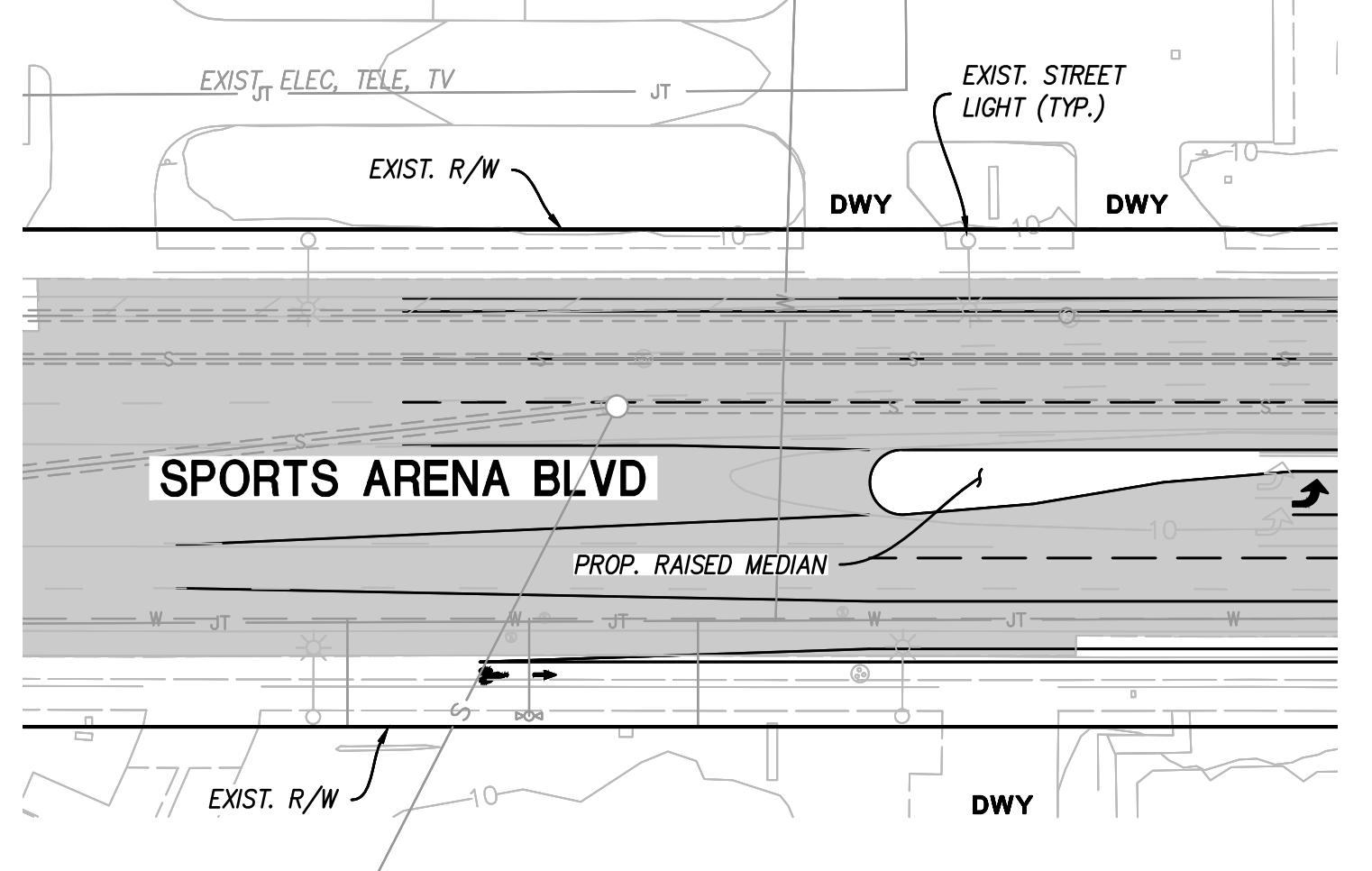
- PROTECTED INTERSECTION NOTES**
- CORNER ISLAND
  - FORWARD BICYCLE QUEUING AREA
  - MOTORIST YIELD ZONE
  - PEDESTRIAN CROSSING ISLAND
  - PEDESTRIAN CROSSING OF SEPARATED BIKE LANE
  - PEDESTRIAN CURB RAMP
  - BICYCLE CROSSING OF TRAVEL LANES
  - PEDESTRIAN CROSSING OF TRAVEL LANES
  - BIKE LANE RAMP
  - BICYCLE LOOP DETECTION WITH SEPARATE SIGNAL PROVIDED

**LEGEND**

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

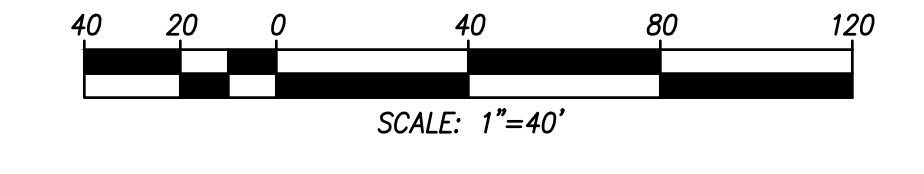


KEY MAP



SEE ABOVE LEFT

- NOTES:**
- 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.
  - WATER METER LOCATIONS SHOWN ARE SCHEMATIC. WATER METER TO BE LOCATED IN RIGHT OF WAY OR AN EASEMENT SHALL BE PROVIDED AT FINAL ENGINEERING.
  - 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.



SCALE: 1" = 40'

VESTING TENTATIVE MAP FOR MIDWAY RISING

**PROJECT DESIGN CONSULTANTS**  
 Planning | Landscape Architecture | Engineering | Survey

PROJECT ENGINEER: MARTIN J. JONES  
 DESIGN BY: OS/MA/JA, DRAWN BY: T. ARISTIDE, CHECKED BY: M. JONES

Prepared By: PROJECT DESIGN CONSULTANTS  
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 Address: SAN DIEGO, CA 92110  
 Phone #: (619) 235-6471 Fax #: (619) 234-0349

Project Address: 3500 SPORTS ARENA BLVD  
 SAN DIEGO, CA 92110

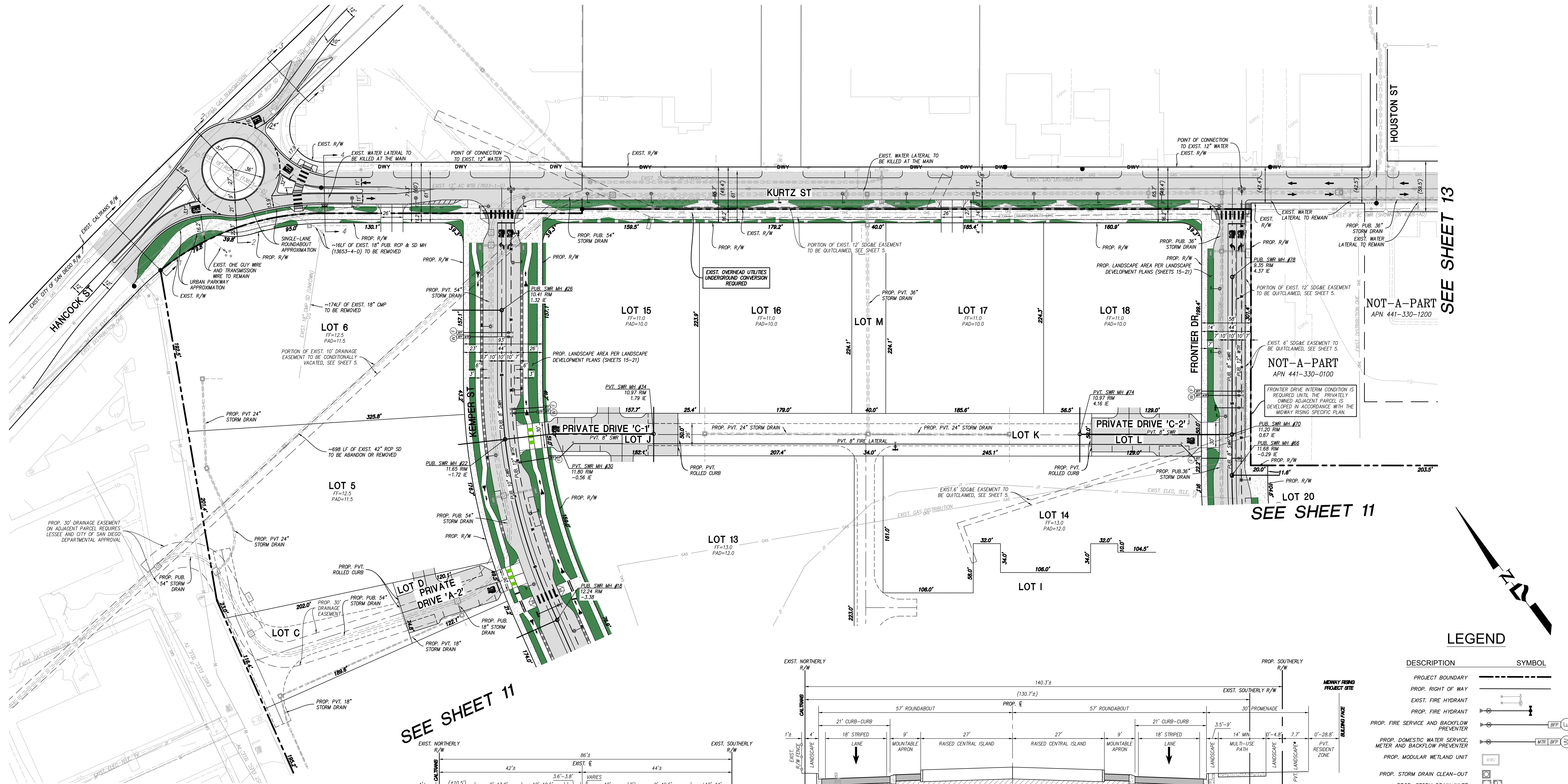
Project Name: **MIDWAY RISING**  
 TENTATIVE MAP NO. 3258589  
 LAND USE PLAN NO. 3258590

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

Sheet 11 of 23  
 PTS #

1856-6266 214-1701  
 CCGS COORDINATES LAMBERT COORDINATES



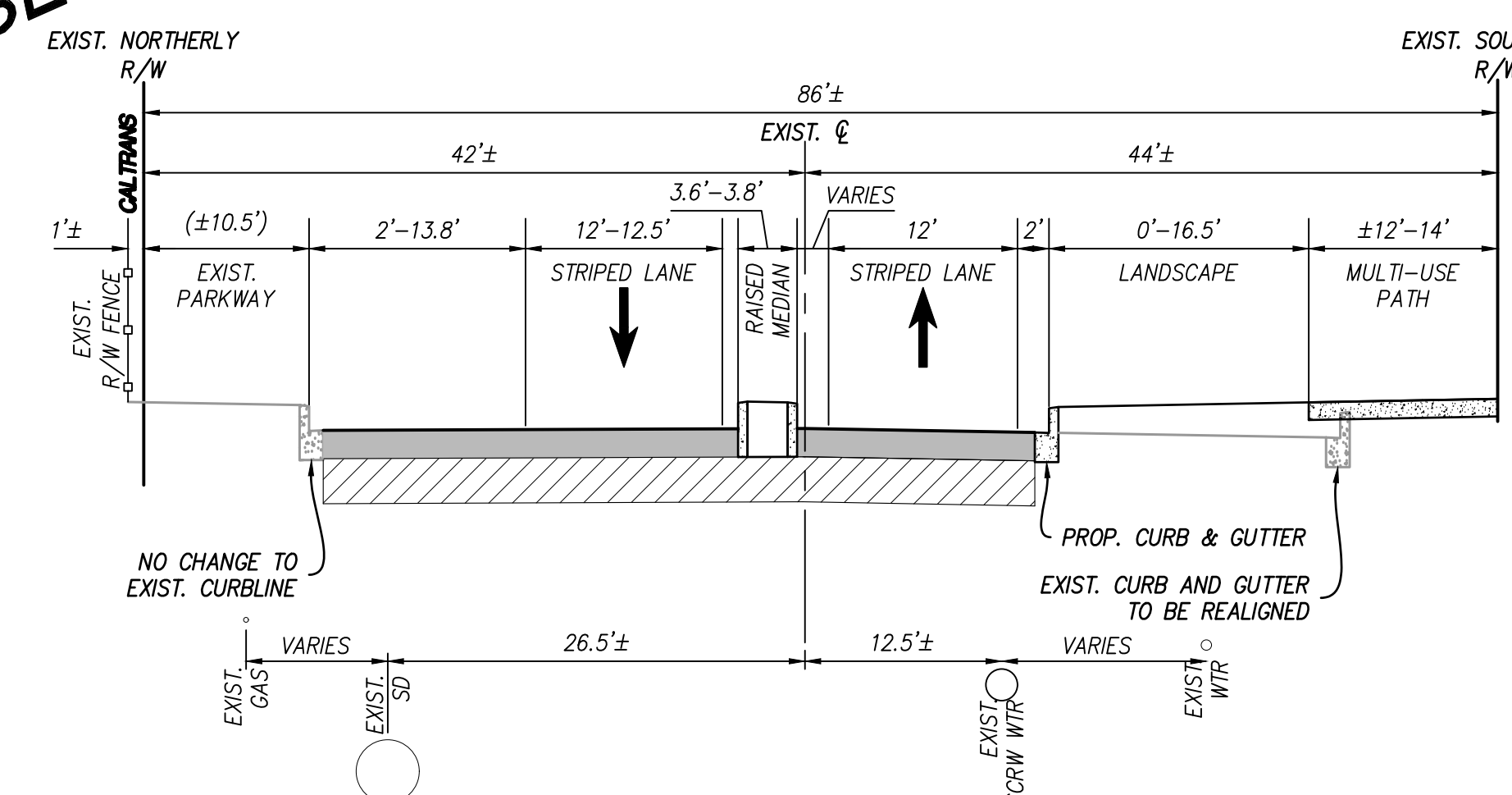
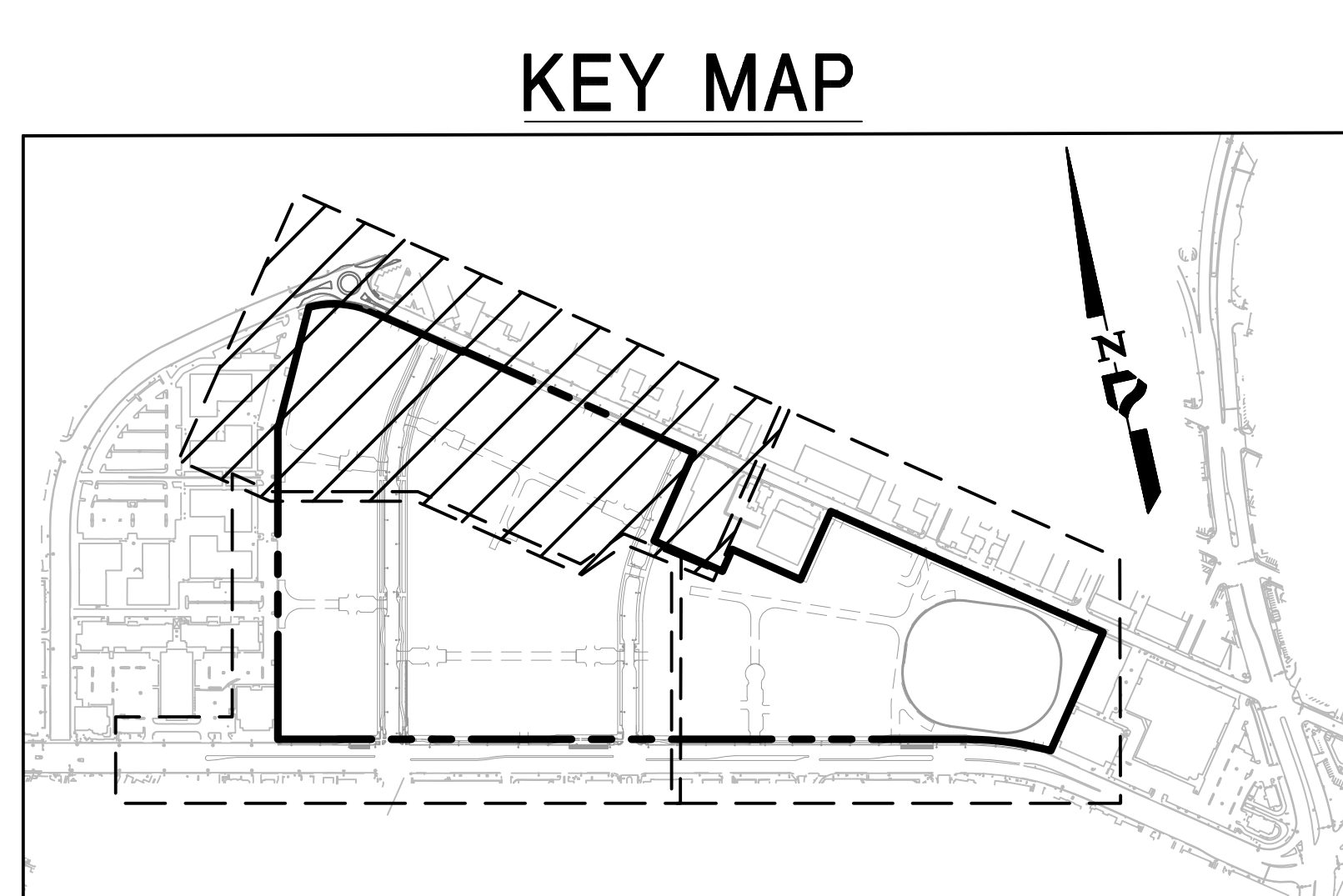


SEE SHEET 11

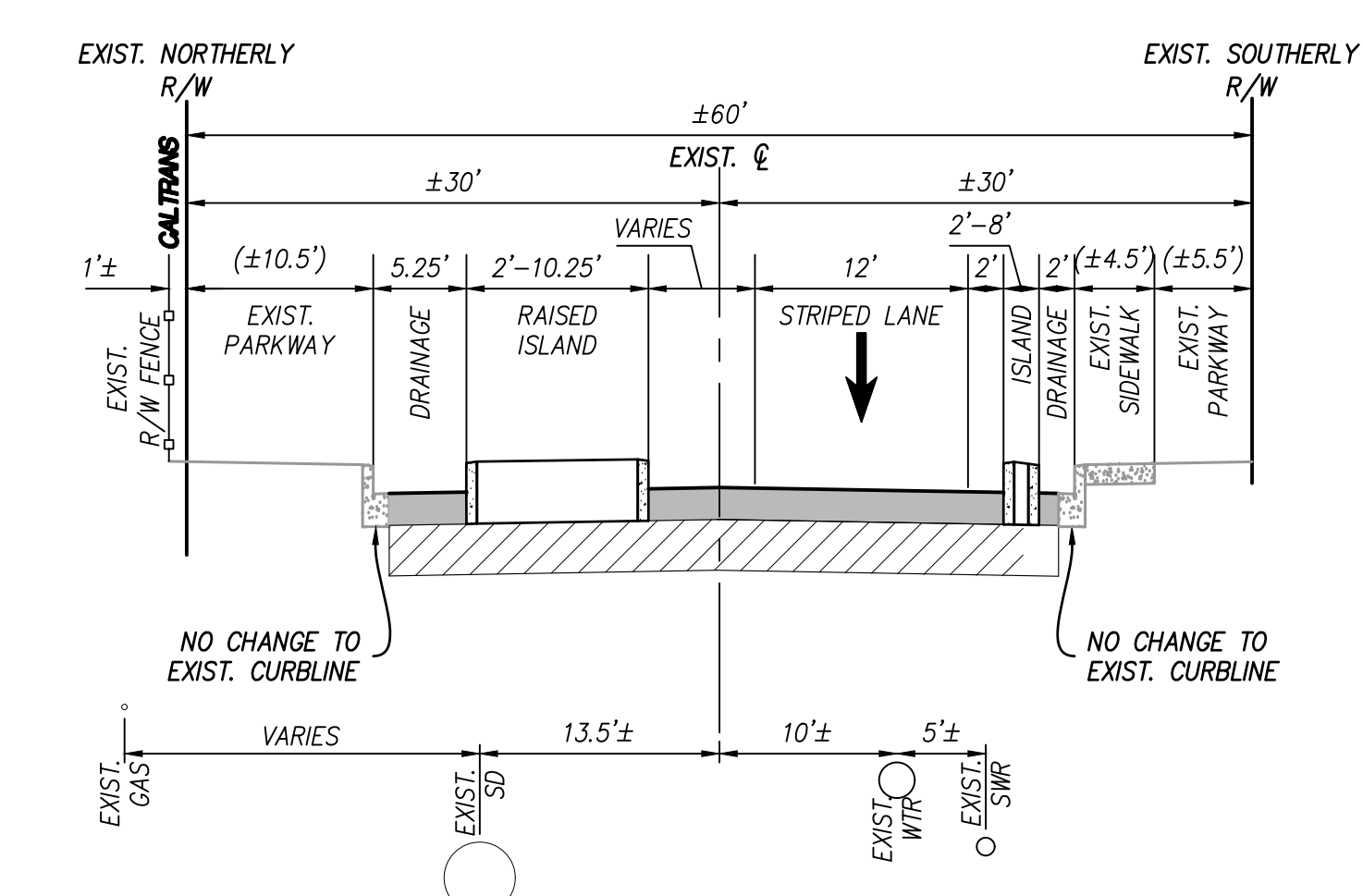
SEE SHEET 11

SEE SHEET 13

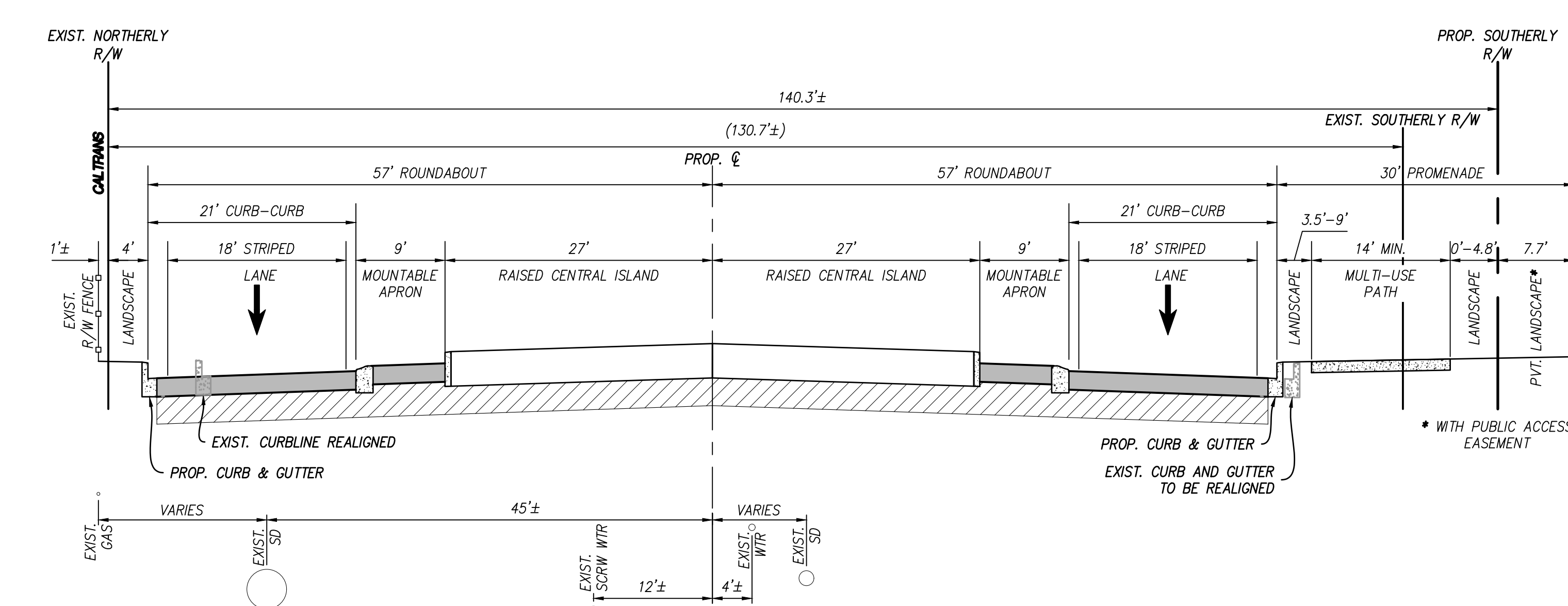
- NOTES:**
- ALL EGRESS FROM PRIVATE DRIVEWAYS WILL BE STOP CONTROLLED AT THE PUBLIC RIGHT OF WAY. SEE TYPICAL DETAIL OF PRIVATE DRIVEWAYS ON SHEET 11.
  - WATER METER LOCATIONS SHOWN ARE SCHEMATIC. WATER METER TO BE LOCATED IN RIGHT OF WAY OR AN EASEMENT SHALL BE PROVIDED AT FINAL ENGINEERING.
  - GREEN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



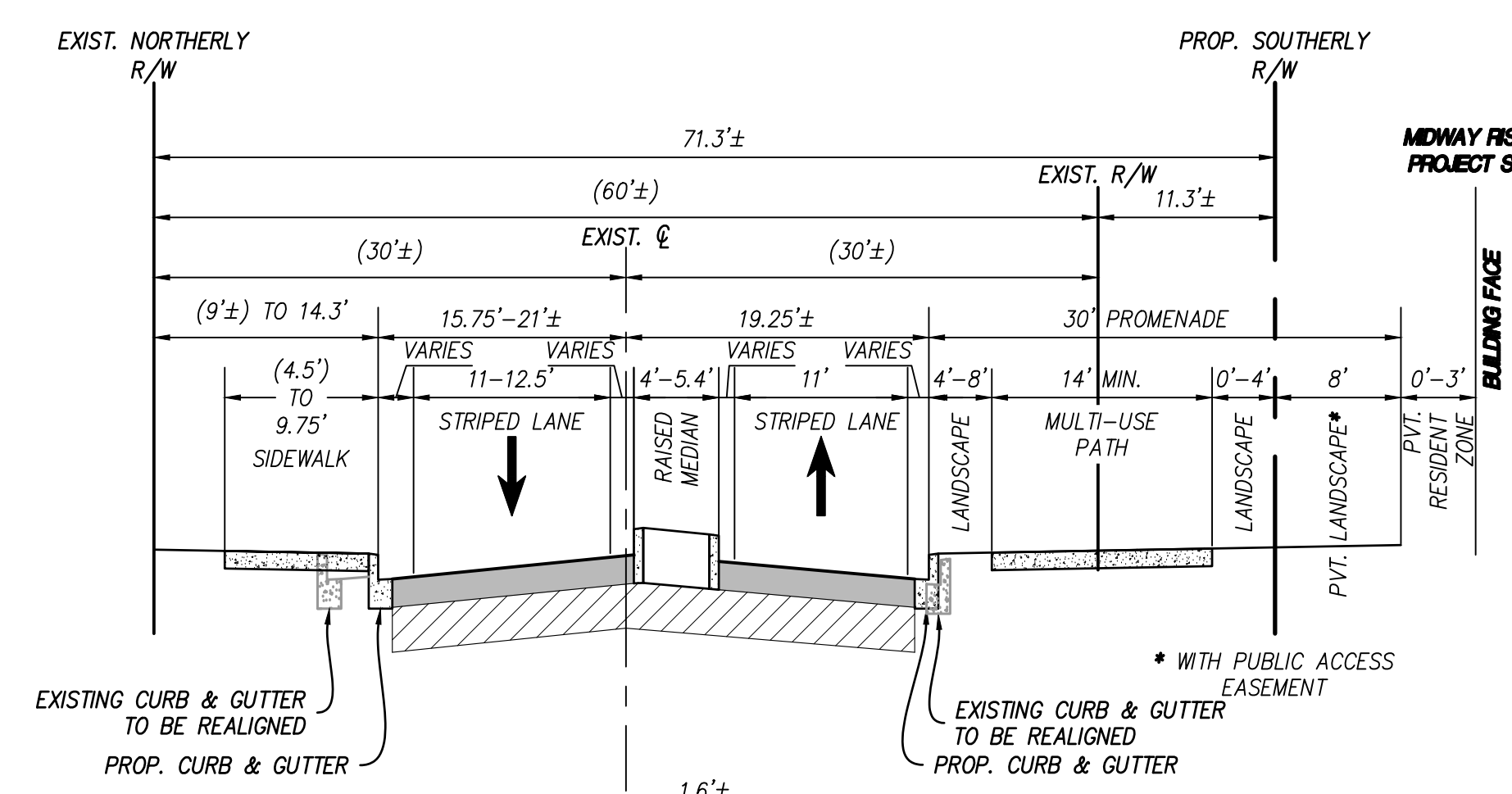
SECTION 1-1 HANCOCK STREET (PUBLIC)  
NOT TO SCALE



SECTION 3-3 HANCOCK STREET (PUBLIC)  
NOT TO SCALE



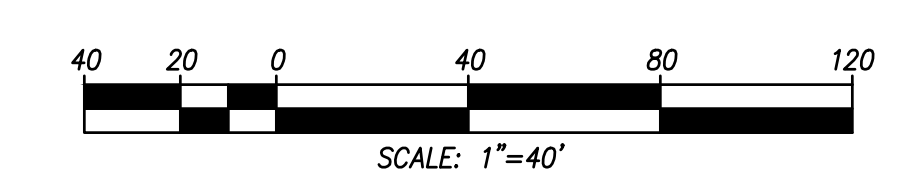
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NOT TO SCALE



SECTION 4-4 KURTZ STREET (PUBLIC)  
NOT TO SCALE

**LEGEND**

DESCRIPTION	SYMBOL
PROJECT BOUNDARY	---
PROP. RIGHT OF WAY	---
EXIST. FIRE HYDRANT	⊕
PROP. FIRE HYDRANT	⊕
PROP. FIRE SERVICE AND BACKFLOW PREVENTER	⊕ BFP
PROP. DOMESTIC WATER SERVICE METER AND BACKFLOW PREVENTER	⊕ MWH BFP
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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 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 4: 8/1/2024  
 Revision 3: 5/23/2024  
 Revision 2: 3/1/2024  
 Revision 1: \_\_\_\_\_  
 Original Date: 10/27/2023

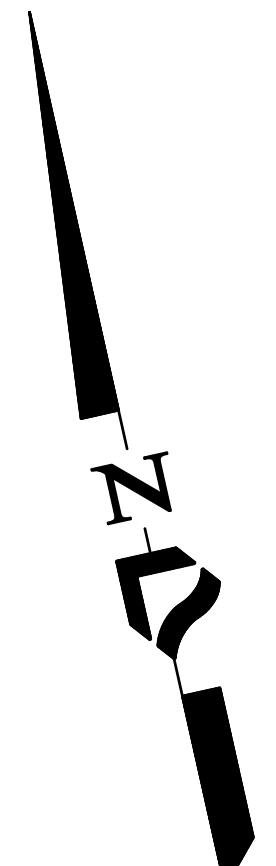
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 PTS # \_\_\_\_\_  
 1856-6266 214-1701  
 CCGS COORDINATES LAMBERT COORDINATES





SEE SHEET 11

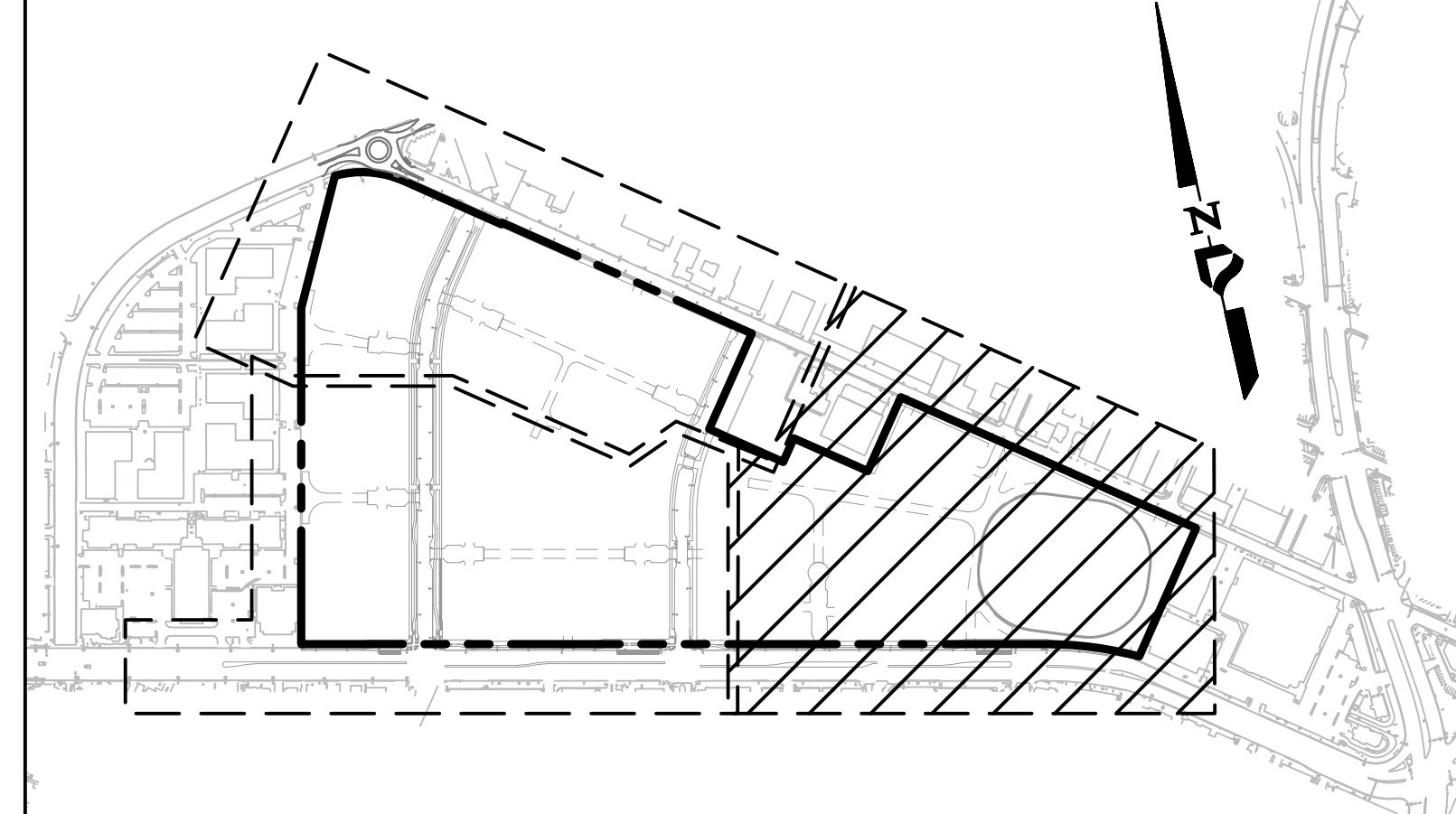
SEE SHEET 12



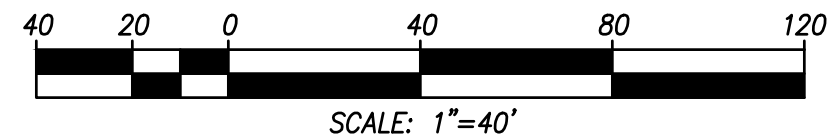
**LEGEND**

DESCRIPTION	SYMBOL
PROJ. RIGHT OF WAY	---
EXIST. FIRE HYDRANT	⊕
PROJ. FIRE HYDRANT	⊕
PROJ. FIRE SERVICE AND BACKFLOW PREVENTER	⊕
PROJ. DOMESTIC WATER SERVICE METER AND BACKFLOW PREVENTER	⊕
PROJ. MODULAR WETLAND UNIT	⊕
PROJ. STORM DRAIN CLEAN-OUT	⊕
PROJ. PRIVATE STORM DRAIN	⊕
PROJ. SEWER MANHOLE	⊕
PROJ. WATER MAIN	⊕
PROJ. STREET LIGHT	⊕
PROJ. PEDESTRIAN RAMP	⊕
BIKE BUFFER, HARDSCAPE	⊕
FOUND MONUMENT	⊕
PROJ. COMMERCIAL DRIVEWAY	⊕
TRUNCATED DOMES (DETECTABLE WARNING)	⊕
PROJ. 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.



**VESTING TENTATIVE MAP FOR MIDWAY RISING**

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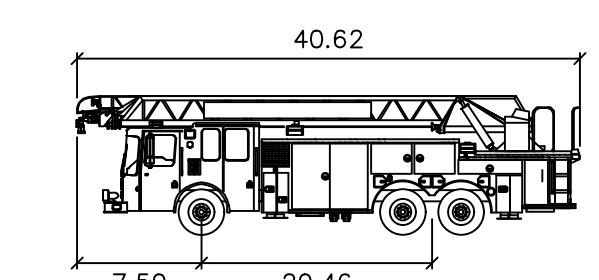
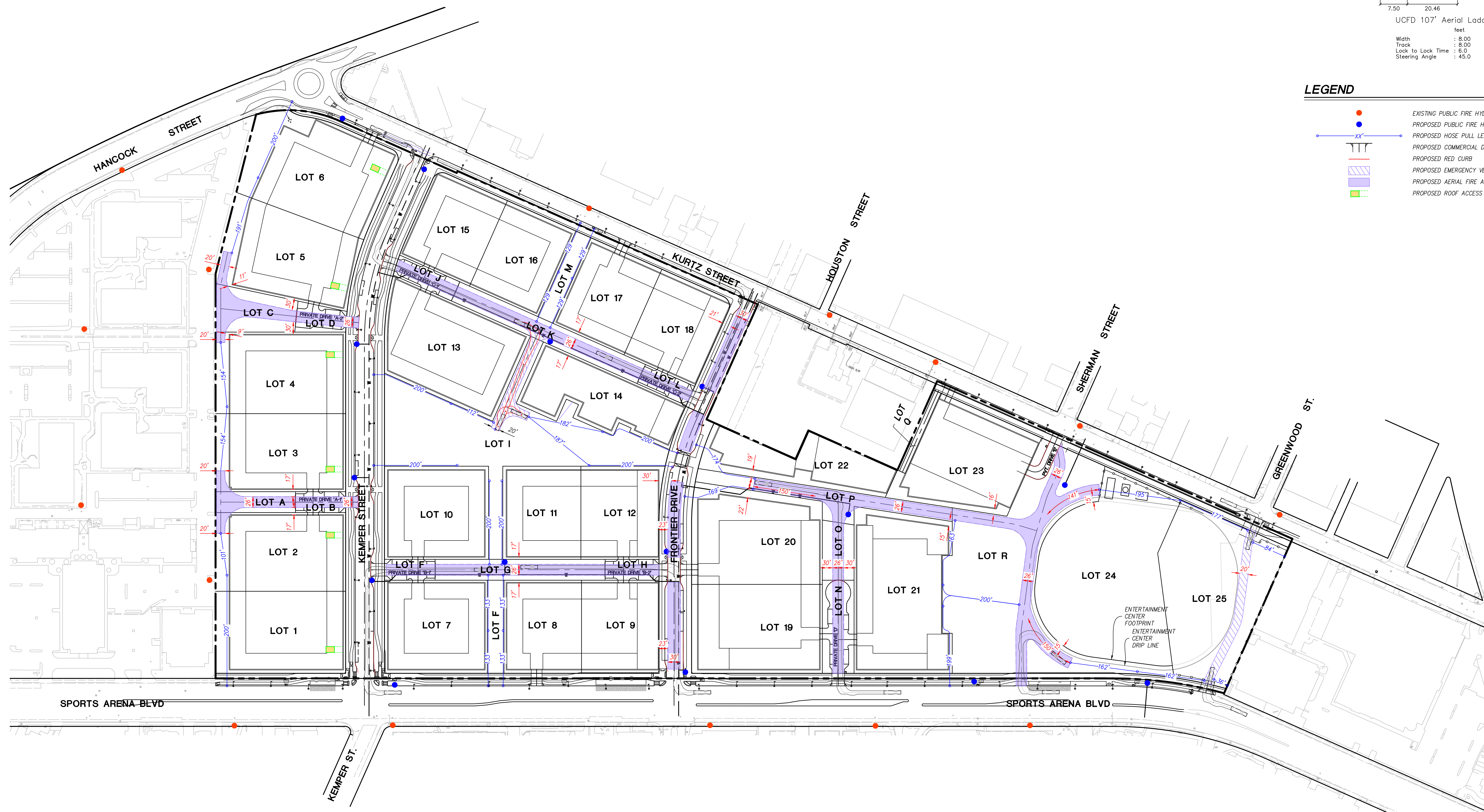
PROJECT ENGINEER: MARTIN J. JONES RC: 78492  
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 SAN DIEGO, CA 92110  
 Project Name: MIDWAY RISING  
 TENTATIVE MAP NO. 3258589  
 LAND USE PLAN NO. 3258590

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Revision 5:	
Revision 4:	8/1/2024
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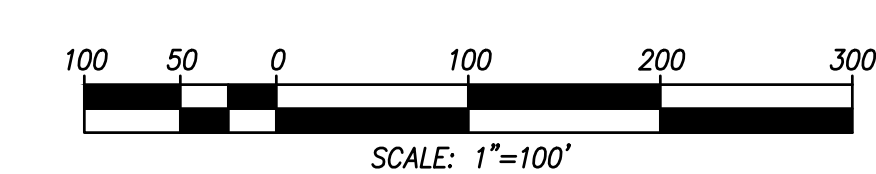
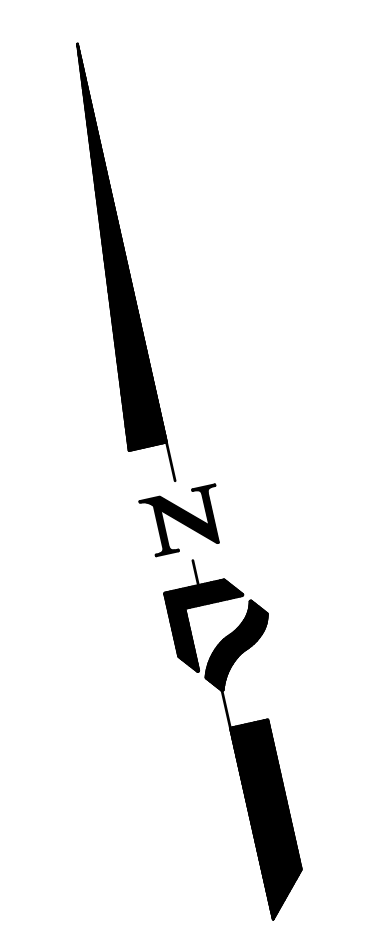
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 CC883 COORDINATES LAMBERT COORDINATES





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 Name:  
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CCSR3 COORDINATES	LAMBERT COORDINATES





**LEGEND**

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

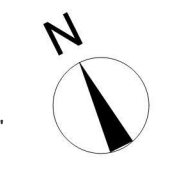
NOTE:  
BOUNDARY OF PARK LAND IS SUBJECT TO CHANGE  
BASED ON THE TERMS OF THE SPECIFIC PLAN AND  
FINALIZATION OF THE VTTM

**VESTING TENTATIVE MAP FOR  
MIDWAY RISING**

**OJB**  
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PROJECT ENGINEER:            K. FIDDELKE            RCE:             
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Phone #:	<u>          </u> (858) 793-6970 Fax #:	Revision 7:	<u>          </u>
Project Address:	<u>          </u> 3500 SPORTS ARENA BLVD	Revision 6:	<u>          </u>
	<u>          </u> SAN DIEGO, CA 92119	Revision 5:	<u>          </u>
Project Name:	<u>          </u> MIDWAY RISING	Revision 4:	<u>          </u>
	<u>          </u> TENTATIVE MAP NO. 3258589	Revision 3:	<u>          </u> 8/1/2024
	<u>          </u> LAND USE PLAN NO. 3258590	Revision 2:	<u>          </u> 5/23/2024
		Revision 1:	<u>          </u> 3/1/2024
Sheet Title:	<u>          </u> LANDSCAPE DEVELOPMENT PLAN	Original Date:	<u>          </u> 10/27/2023
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		1856-6266	214-1701
		CCSR1 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.

**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 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.

**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.

**VESTING TENTATIVE MAP FOR  
MIDWAY RISING**

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MIDWAY RISING  
TENTATIVE MAP NO. 3258589  
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Revision 10: \_\_\_\_\_  
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Original Date: 10/27/2023

Sheet Title: \_\_\_\_\_  
LANDSCAPE DEVELOPMENT PLAN

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PRJ # 1106734  
1856-6266      214-1701  
CCSB7 COORDINATES      LAMBERT COORDINATES



**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 - Skyark 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 Olive	30" o.c.	15 GAL	6'-8'	6'-8'
Podocarpus henkeli - 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 Coffeeberry*	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'
Encelia californica - Canyon Sunflower*	24" o.c.	1- 5 GAL	3'-5'	3'-5'
Heuchera maxima - Island Alum Root*	36" o.c.	1- 5 GAL	3'	2'
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 Curly*	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'
Viguiera laciniata - 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'
Eriogon 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 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 - 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.	15 GAL	3'	2'-3'
Hesperaloe 'brakelights' - Red Yucca	36" o.c.	1- 5 GAL	4'	6'
Opuntia santa rita - Santa Rita Pricklypear	24" o.c.	1- 5 GAL	2'-3'	1'
Sanseveria zeylanica - Bowstring Sanseveria	48" o.c.	15 GAL	3'-6'	3'
Yucca elephantipes - Soft Tip 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 elephanium - 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 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:

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

<b>E SPORTS ARENA BOULEVARD ROW</b>	Arbutus x Marina - Marina Strawberry Tree Platanus mexicana - Mexican Sycamore* Platanus racemosa - California Sycamore* Pinus torreyana - Torrey Pine* Quercus spp. - Oak species* Tipu ttipuana - Tipu Tree Tristania conferta - Brisbane Box Ulmus parvifolia 'Drake' - Drake Elm	QUANTITY 95 TOTAL	CONTAINER 36" Box min. 36" Box min. 36" Box min. 36" Box min. 36" Box min. 36" Box min. 36" Box min. 36" Box min.	MATURE HEIGHT 50'-60' 60' 40'-50' 20'-25' 25'-80' 25'-50' 30'-45' 35'-45'	MATURE WIDTH 40'-50' 60' 30'-45' 20'-25' 25'-60' 25'-50' 25'-50' 35'-50'
<b>F KEMPER STREET ROW</b>	Tristania conferta - Brisbane Box Quercus spp. - Oak species* Platanus mexicana - Mexican Sycamore* Platanus racemosa - California Sycamore* Tipu ttipuana - Tipu Tree Arbutus x 'Marina' - Marina Strawberry Tree Ulmus parvifolia 'Drake' - Drake Elm	QUANTITY 113 TOTAL	CONTAINER 36" Box 60" Box 60" Box 60" Box 36" Box 36" Box 24" Box	MATURE HEIGHT 30'-45' 25'-80' 60' 40'-50' 25'-50' 50'-60' 35'-45'	MATURE WIDTH 25' 25'-60' 60' 30'-45' 25'-50' 40'-50' 35'-50'
<b>G KURTZ STREET ROW</b>	Tristania conferta - Brisbane Box Quercus spp. - Oak species* Platanus mexicana - Mexican Sycamore* Platanus racemosa - California Sycamore* Tipu ttipuana - Tipu Tree Arbutus menziesii - Pacific Madrone* Ulmus parvifolia 'Drake' - Drake Elm Pinus torreyana - Torrey Pine*	QUANTITY 94 TOTAL	CONTAINER 36" Box 60" Box 60" Box 60" Box 36" Box 36" Box 24" Box 60" Box	MATURE HEIGHT 30'-45' 25'-80' 60' 40'-50' 25'-50' 50'-60' 35'-45' 50'	MATURE WIDTH 25' 25'-60' 60' 30'-45' 25'-50' 40'-50' 35'-50' 20'-25'
<b>H FRONTIER DRIVE (RETAIL STREET) ROW</b>	Ulmus parvifolia 'Drake' - Drake Elm Tabebuia chrysostricha - Golden Trumpet Tree Tristania conferta - Brisbane Box Platanus mexicana - Mexican Sycamore* Tipu ttipuana - Tipu Tree	QUANTITY 53 TOTAL	CONTAINER 24" Box 24" Box 36" Box 60" Box 36" Box	MATURE HEIGHT 35'-45' 25'-35' 30'-45' 60' 25'-50'	MATURE WIDTH 35'-50' 25'-35' 25' 60' 25'-50'

**ON-SITE TREES** QUANTITY PROVIDED 1,075 TOTAL

**QUANTITY REQUIRED PER CLIMATE ACTION PLAN REGULATIONS** 858 TOTAL

**STREET TREES IN ROW**

**QUANTITY PROVIDED** 355 TOTAL



<b>A</b>	"THE GREEN"
<b>B</b>	"THE SQUARE" AND "THE PLAZA"
<b>C</b>	PASEOS & RESIDENTIAL BUFFER
<b>D</b>	PROMENADES
<b>E</b>	SPORTS ARENA BOULEVARD
<b>F</b>	KEMPER STREET
<b>G</b>	KURTZ STREET
<b>H</b>	FRONTIER DRIVE

**VESTING TENTATIVE MAP FOR MIDWAY RISING**

© 2022 OJB LANDSCAPE ARCHITECTURE  
550 LOMAS SANTA FE DRIVE, SOLANA BEACH, 92075  
PHONE: (858) 793 - 76970  
WWW.OJB.COM

PROJECT ENGINEER: K. FIDDELKE IFC: \_\_\_\_\_  
DESIGN BY: KF/ED DRAWN BY: E. DIBOS CHECKED BY: K. FIDDELKE

Prepared By: OJB LANDSCAPE ARCHITECTS  
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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: \_\_\_\_\_  
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Revision 1: 3/1/2024  
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1856-6266 214-1701  
CCSB3 COORDINATES LAMBERT COORDINATES

Sheet Title: LANDSCAPE DEVELOPMENT PLAN





**HARDSCAPE LEGEND**

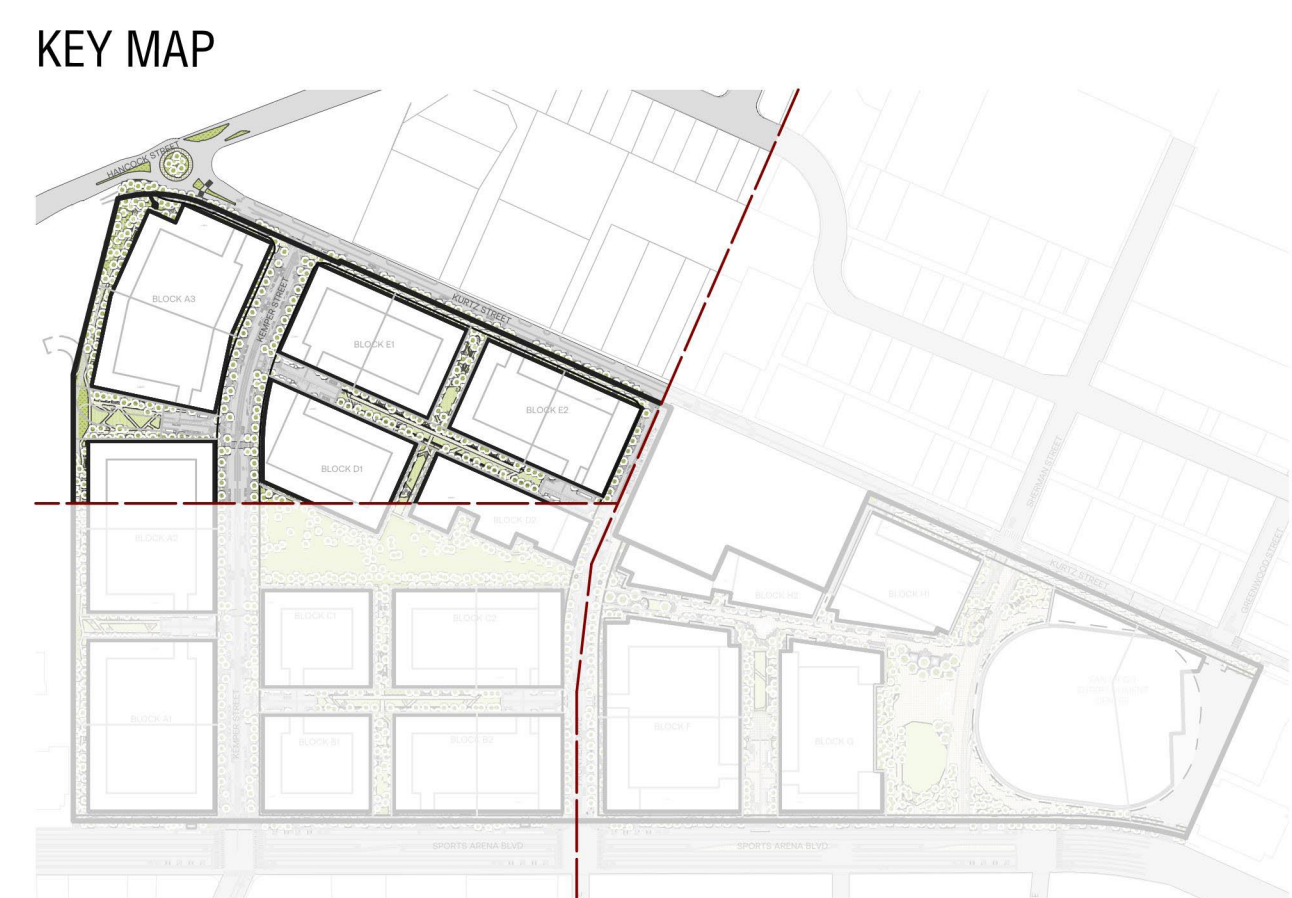
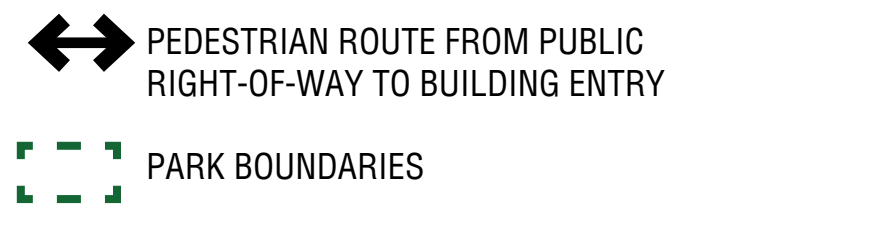
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- STANDARD & ENHANCED PAVING
- DECOMPOSED GRANITE

**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**

- 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
- J DINING PATIO / CAFE ZONE
- K MOVEABLE SEATING
- L SHADE/EVENT PAVILION
- M FOOD TRUCK COURT
- N FOOD & BEVERAGE KOSK
- O THE SQUARE EVENT LAWN
- P PLAZA
- R BUS RAPID TRANSIT 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



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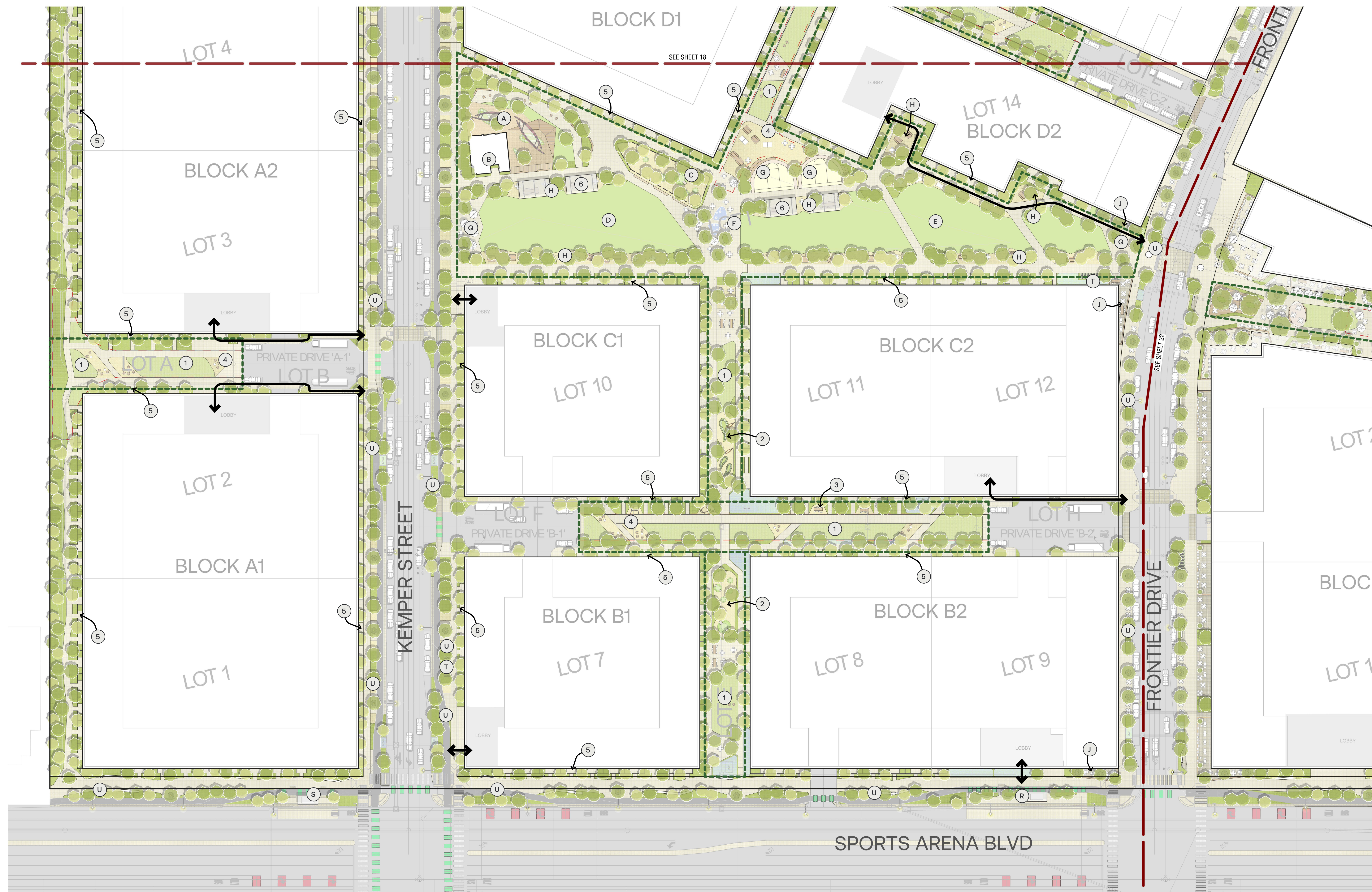
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DESIGN BY: KF/ED DRAWN BY: E. DIBOS CHECKED BY: K. FIDDELKE

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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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**HARDSCAPE LEGEND**

- ASPHALT
- STANDARD & ENHANCED PAVING
- DECOMPOSED GRANITE

**PARKS & PUBLIC SPACE LEGEND**

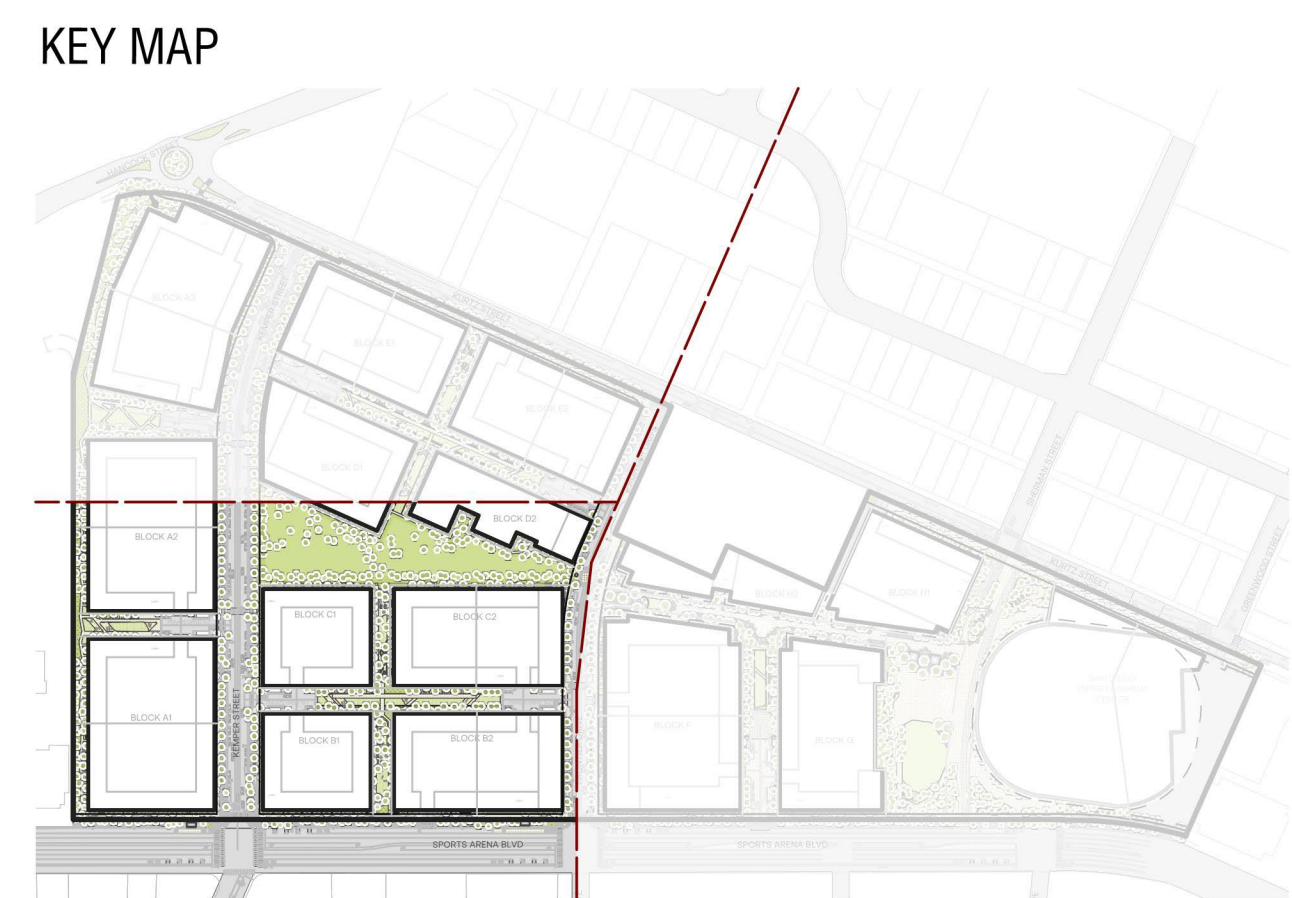
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  - PUBLIC ARTWORK
  - COMMUNITY WAYFINDING SIGNS

↔ 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

**VESTING TENTATIVE MAP FOR MIDWAY RISING**

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

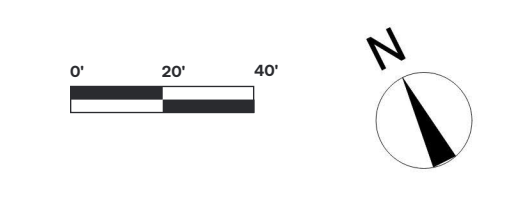
Prepared By: OJB LANDSCAPE ARCHITECTS  
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Phone #: (858) 793-6970 Fax #:  
Project Address: 3900 SPORTS ARENA BLVD  
SAN DIEGO, CA 92110  
Project Name: MIDWAY RISING  
TENTATIVE MAP NO. 3258589  
LAND USE PLAN NO. 3258590

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PRJ # 1106734

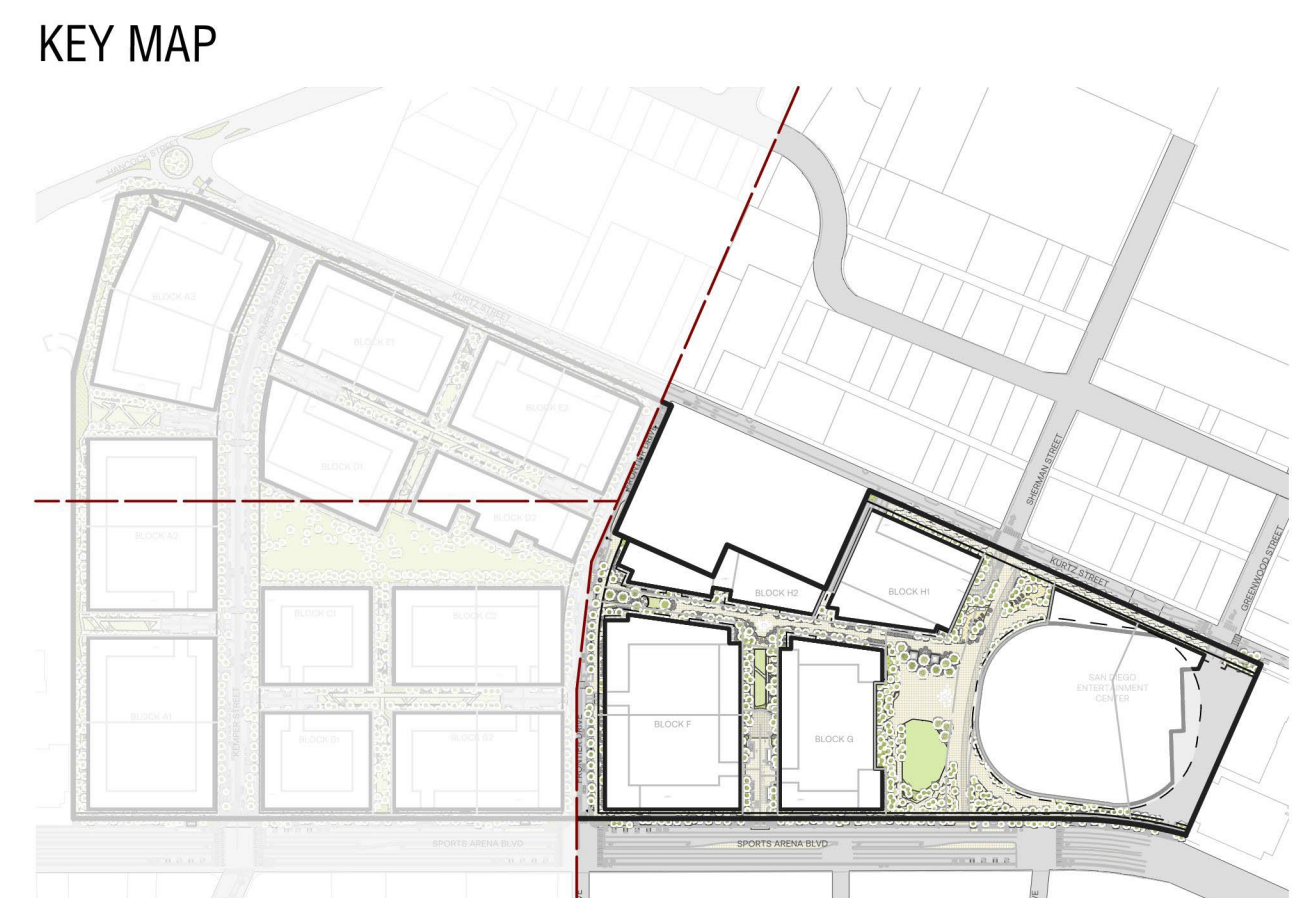
1856-6266 214-1701  
CCS81 COORDINATES LAMBERT COORDINATES







- HARDSCAPE LEGEND**
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  - STANDARD & ENHANCED PAVING
  - DECOMPOSED GRANITE
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  - F INTERACTIVE WATER FEATURE
  - G BASKETBALL COURT
  - H GATHERING AREA
    - VARIETY OF FIXED & MOVABLE SEATING
    - GAMES
    - HAMMOCKS
    - FITNESS
  - J DINING PATIO / CAFE ZONE
  - K MOVEABLE SEATING
  - L SHADE/EVENT PAVILION
  - M FOOD TRUCK COURT
  - N FOOD & BEVERAGE KOSK
  - O THE SQUARE EVENT LAWN
  - P PLAZA
  - R BUS RAPID TRANSIT 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



**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**  
© 2022 OJB LANDSCAPE ARCHITECTURE  
550 LOMAS SANTA FE DRIVE, SOLANA BEACH, 92075  
PHONE: (858) 793-76970  
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PROJECT ENGINEER: K. FIDDELKE  
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
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1856-6266	214-1701
CCSR COORDINATES	LAMBERT COORDINATES



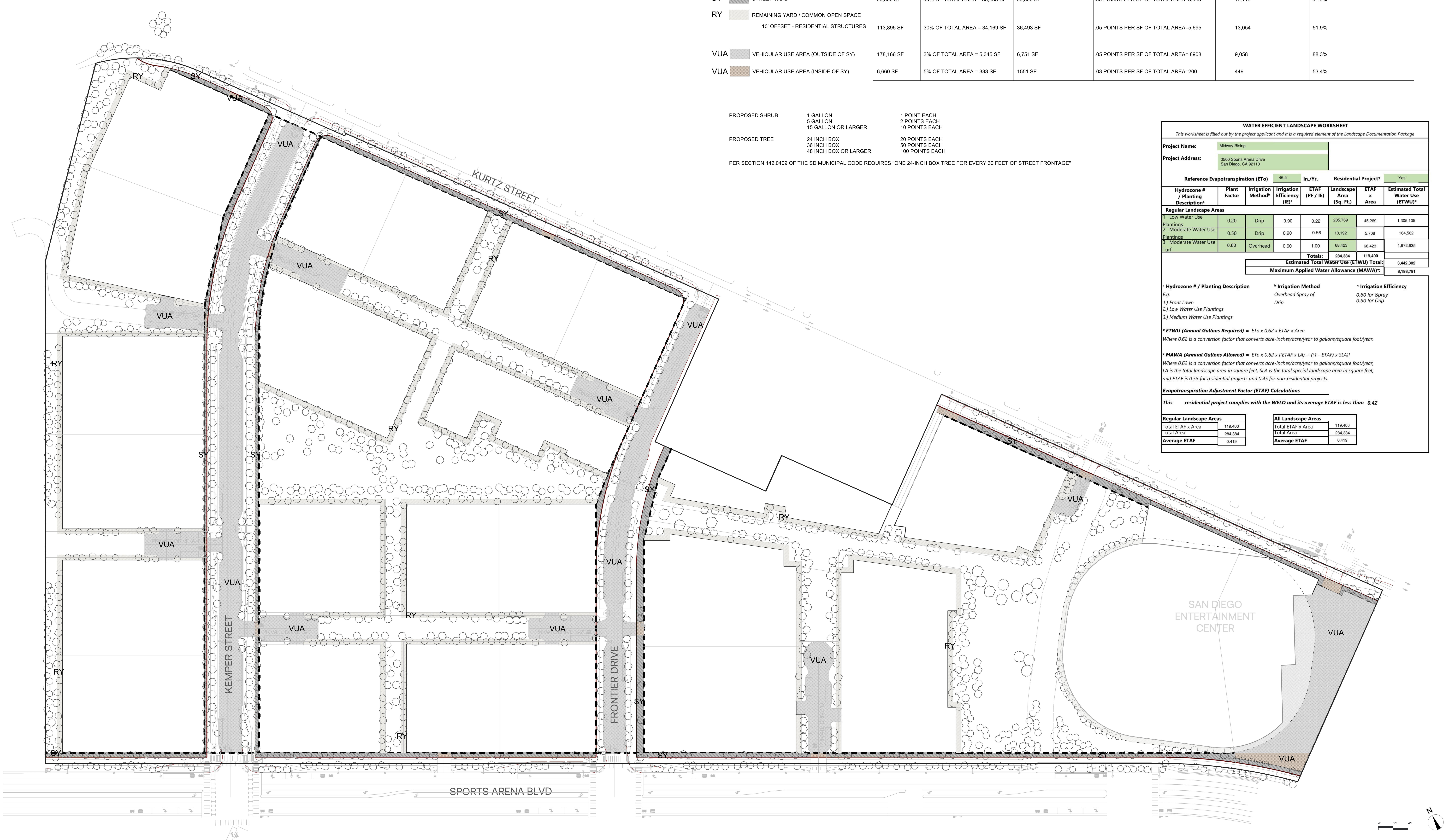
**LANDSCAPE CALCULATIONS**

- 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 (PF / IE)	Landscape Area (Sq. Ft.)	Estimated Total Water Use (ETWU)*
<b>Regular Landscape Areas</b>						
1. Low Water Use Plantings	0.20	Drip	0.90	0.22	205,769	45,269
2. Moderate Water Use Plantings	0.50	Drip	0.90	0.56	10,192	5,708
3. Moderate Water Use Turf	0.60	Overhead	0.60	1.00	68,423	68,423
<b>Totals:</b>					284,384	119,400
<b>Estimated Total Water Use (ETWU) Total:</b>					3,442,302	
<b>Maximum Applied Water Allowance (MAWA):*</b>					8,198,791	
<b>* Hydrozone # / Planting Description</b>		<b>* Irrigation Method</b>		<b>* Irrigation Efficiency</b>		
Eg. 1) Front Lawn 2) Low Water Use Plantings 3) Medium Water Use Plantings		Overhead Spray of Drip		0.60 for Spray 0.90 for Drip		
<b>* ETWU (Annual Gallons Required) = Eto x U<sub>h</sub> x LA x Area</b> Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year.						
<b>* MAWA (Annual Gallons Allowed) = Eto x 0.62 x [(ETAF x LA) + (1 - ETAF) x SLA]</b> 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.						
<b>Evapotranspiration Adjustment Factor (ETAF) Calculations</b>						
This residential project complies with the WELO and its average ETAF is less than 0.42						
<b>Regular Landscape Areas</b>		<b>All Landscape Areas</b>				
Total ETAF x Area	119,400	Total ETAF x Area	119,400			
Total Area	284,384	Total Area	284,384			
Average ETAF	0.419	Average ETAF	0.419			



**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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 Phone #: (858) 793-6970 Fax #:  
 Project Address: 3500 SPORTS ARENA BLVD  
 SAN DIEGO, CA 92110  
 Project Name: MIDWAY RISING  
 TENTATIVE MAP NO. 3258589  
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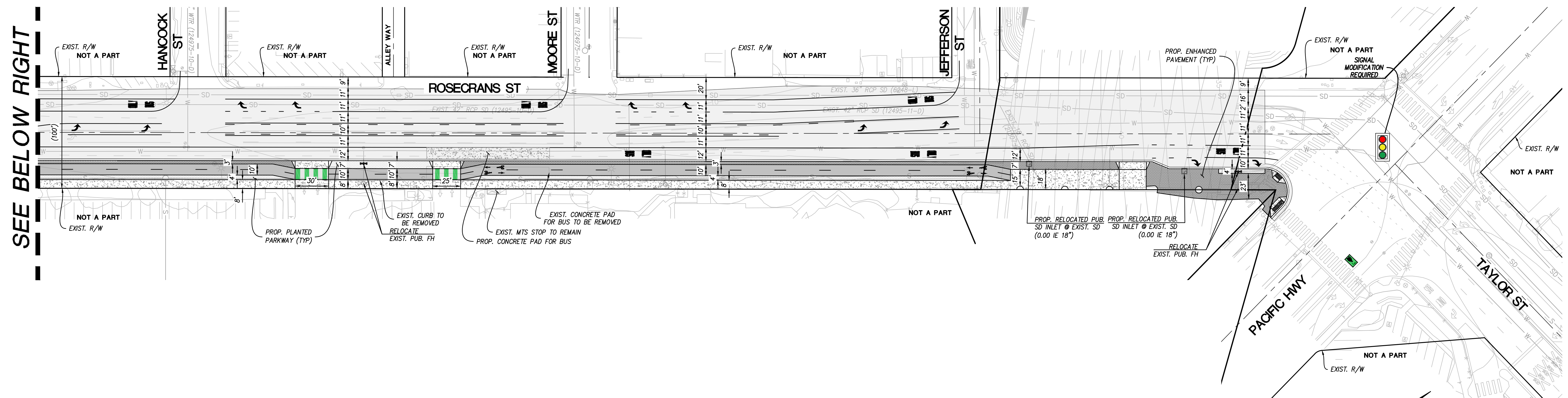
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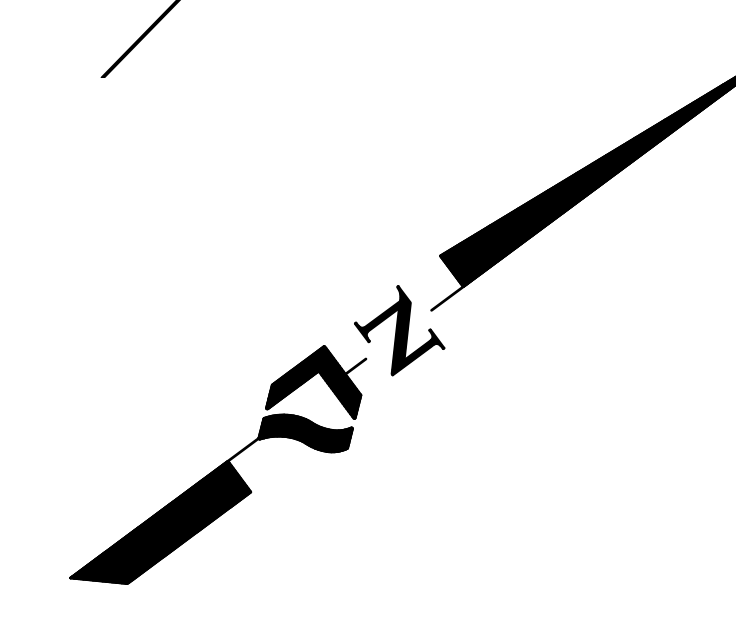
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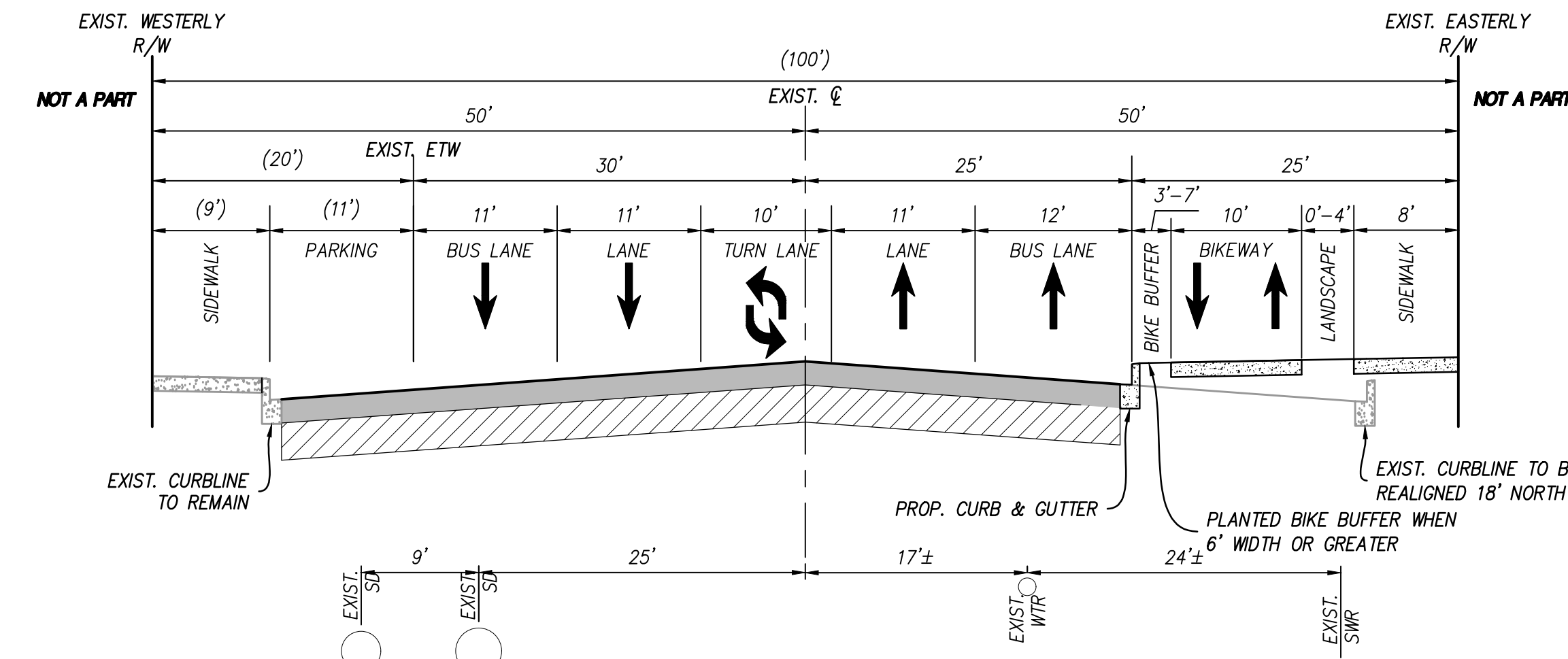




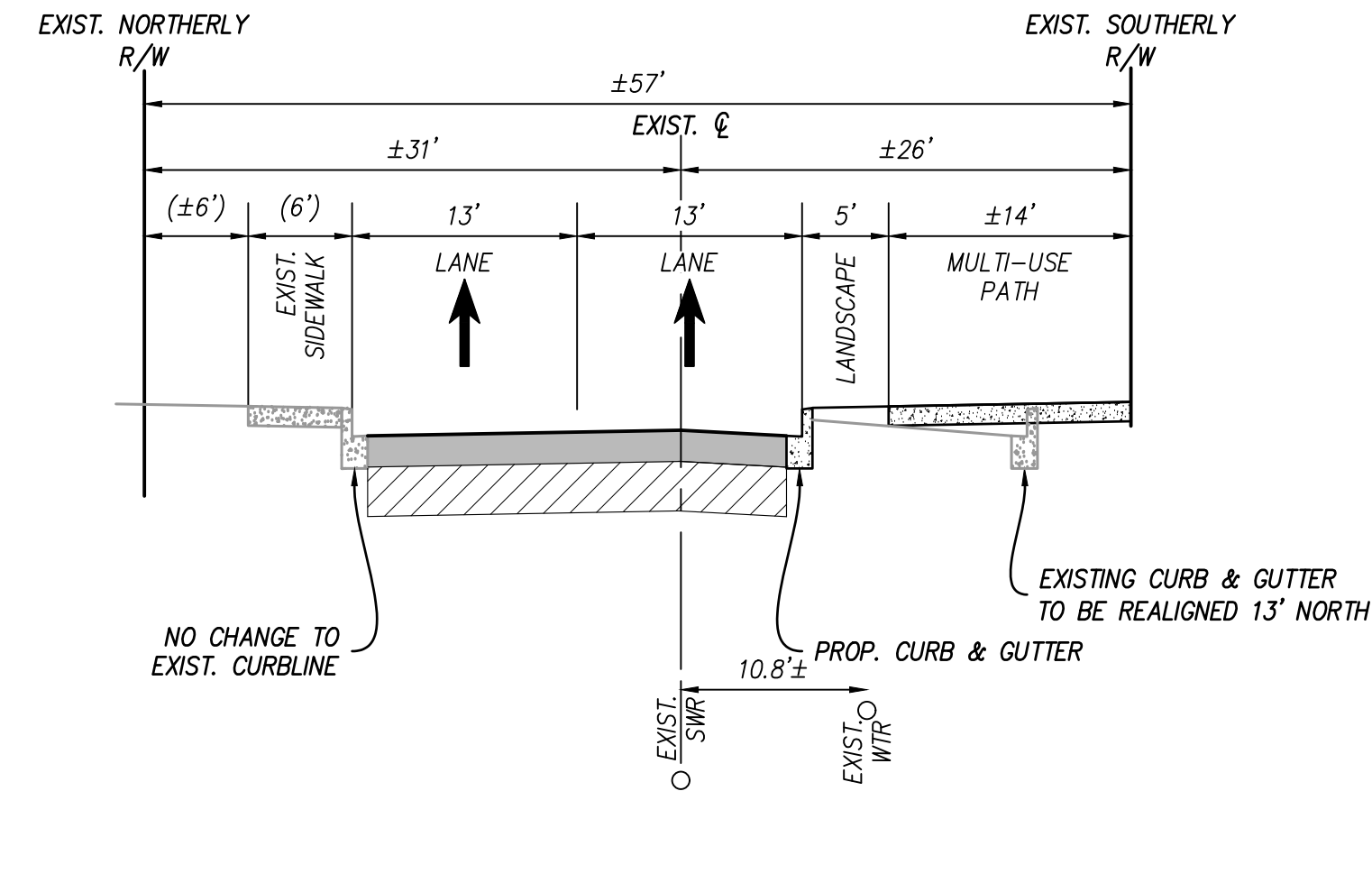
SEE BELOW RIGHT



**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**  
 (NOT TO SCALE)

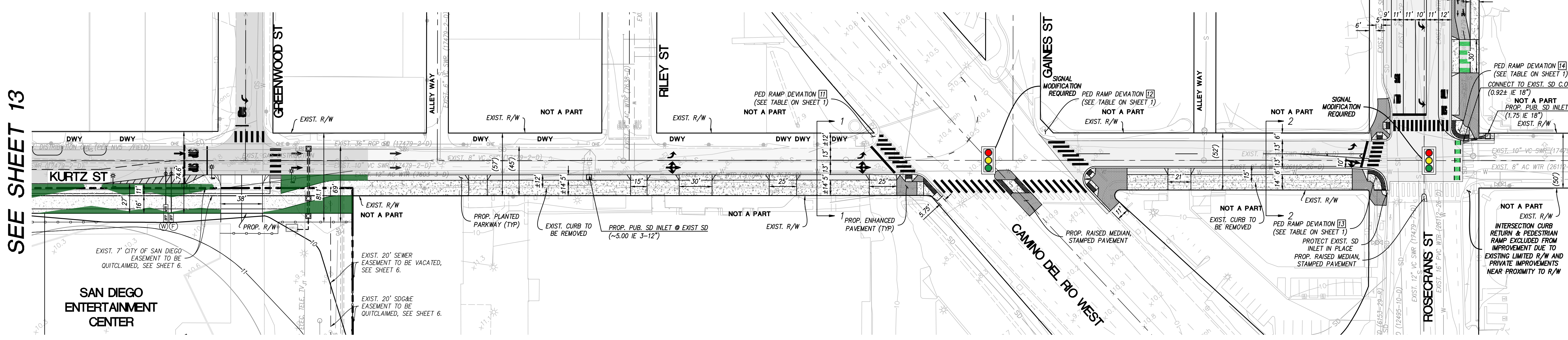


**KURTZ STREET (PUBLIC) OFF-SITE (1)**  
 (NOT TO SCALE)

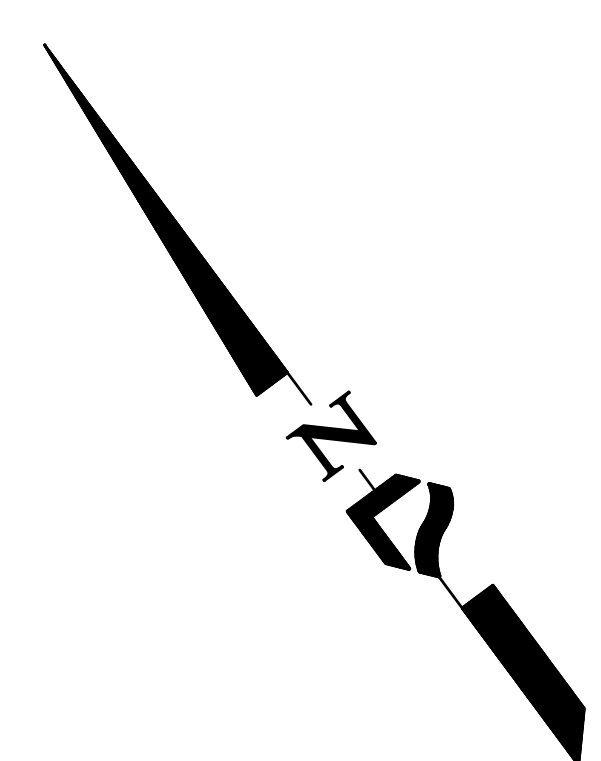
4-LANE COLLECTOR WITH CENTER LEFT TURN LANE (2 GENERAL PURPOSE LANES + 2 FLEXIBLE LANES) (DESIGN SPEED - 35MPH)

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

SEE ABOVE LEFT



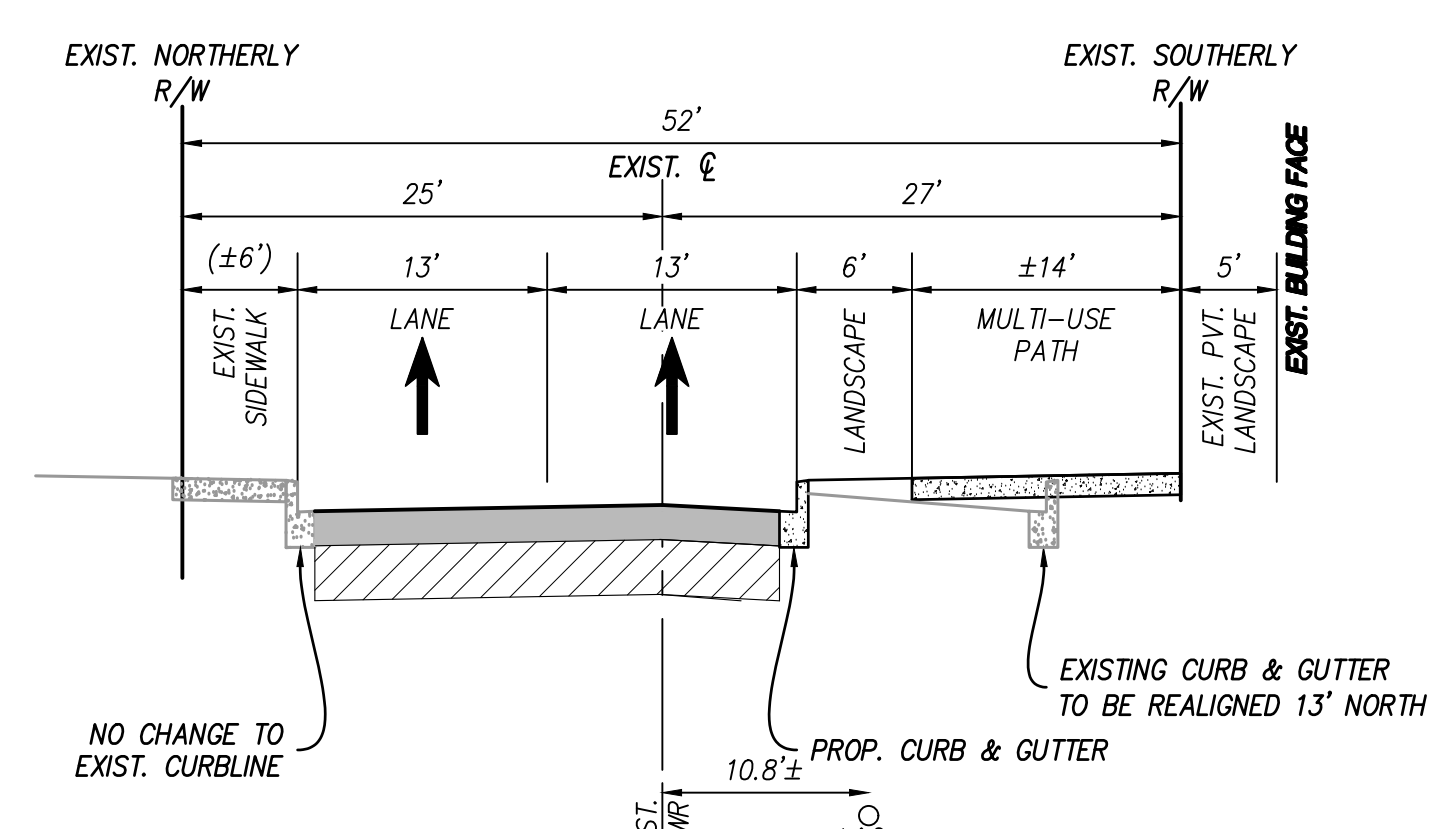
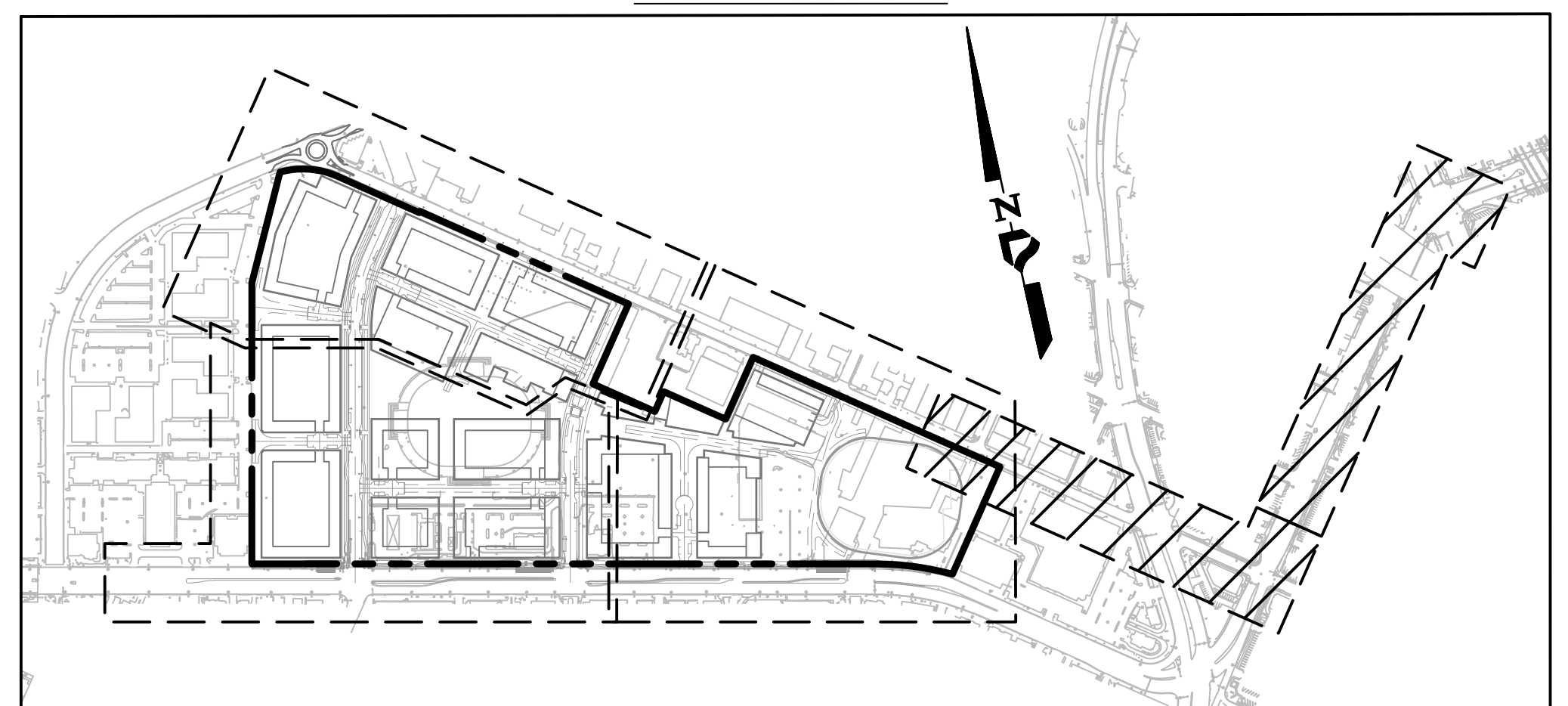
SEE SHEET 13



**LEGEND**

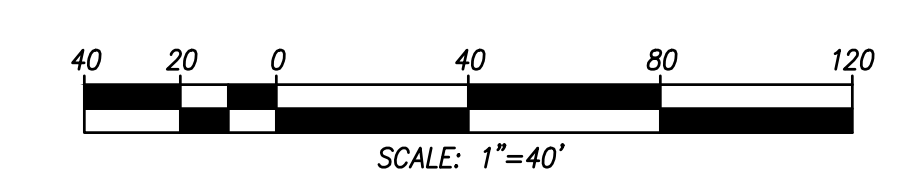
DESCRIPTION	SYMBOL
PROJECT BOUNDARY	---
PROP. RIGHT OF WAY	---
EXIST. FIRE HYDRANT	⊕
PROP. FIRE HYDRANT	⊕
PROP. FIRE SERVICE AND BACKFLOW PREVENTER	⊕
PROP. DOMESTIC WATER SERVICE METER AND BACKFLOW PREVENTER	⊕
PROP. MODULAR WETLAND UNIT	⊕
PROP. STORM DRAIN CLEAN-OUT	⊕
PROP. STORM DRAIN	---
PROP. PRIVATE 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)**  
 (NOT TO SCALE)

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



**VESTING TENTATIVE MAP FOR MIDWAY RISING**

**PROJECT DESIGN CONSULTANTS**  
 Planning | Landscape Architecture | Engineering | Survey  
 701 B Street, Suite 800  
 San Diego, CA 92101  
 619.238.6411 Tel  
 619.238.0249 Fax

PROJECT ENGINEER: MARTIN J. JONES RC: 78492  
 DESIGN BY: GS/MA/JA 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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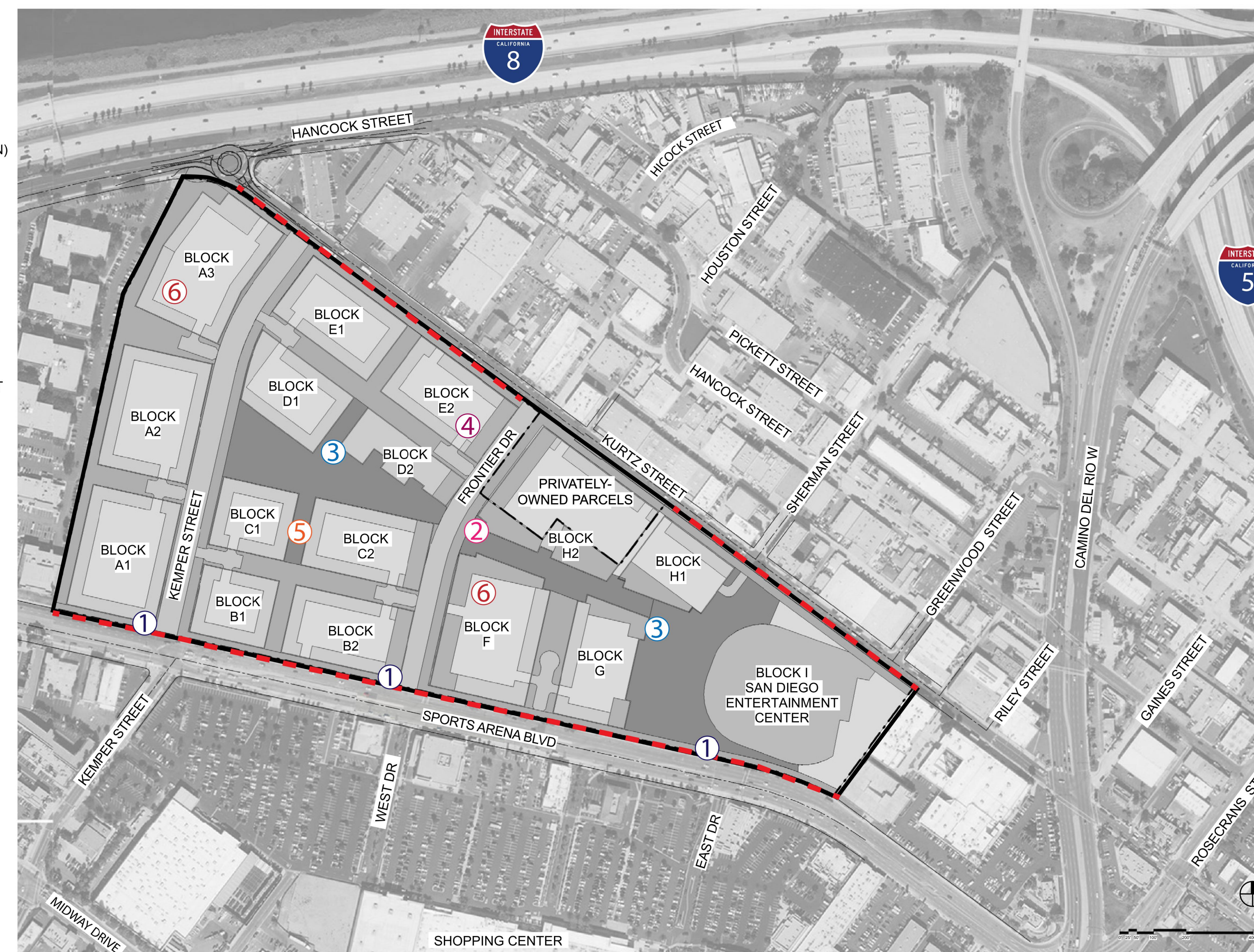


## TRANSPORTATION AMENITIES

THE LOCATIONS OF TRANSPORTATION AMENITIES 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)

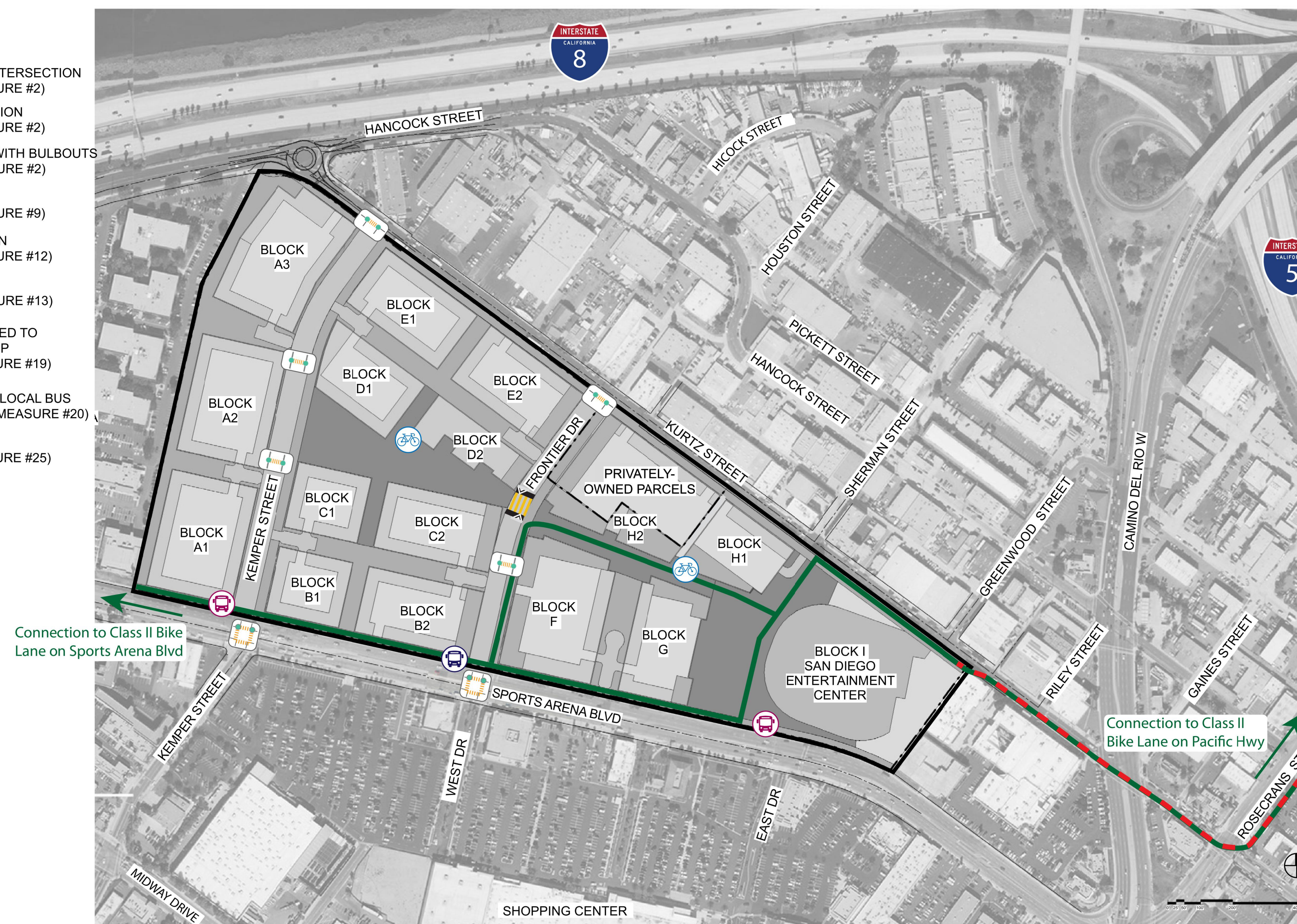


## VEHICLE MILES TRAVELED REDUCTION MEASURES PER COMPLETE COMMUNITIES: MOBILITY CHOICES

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)



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**VESTING TENTATIVE MAP FOR MIDWAY RISING**

**PROJECT DESIGN CONSULTANTS**  
a BOWMAN company  
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Sheet Title: TRANSPORTATION AMENITIES & MOBILITY CHOICES  
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