

Goal Line Reliability Project

San Diego County, CA

Civil Site Plan Set

PREPARED FOR:

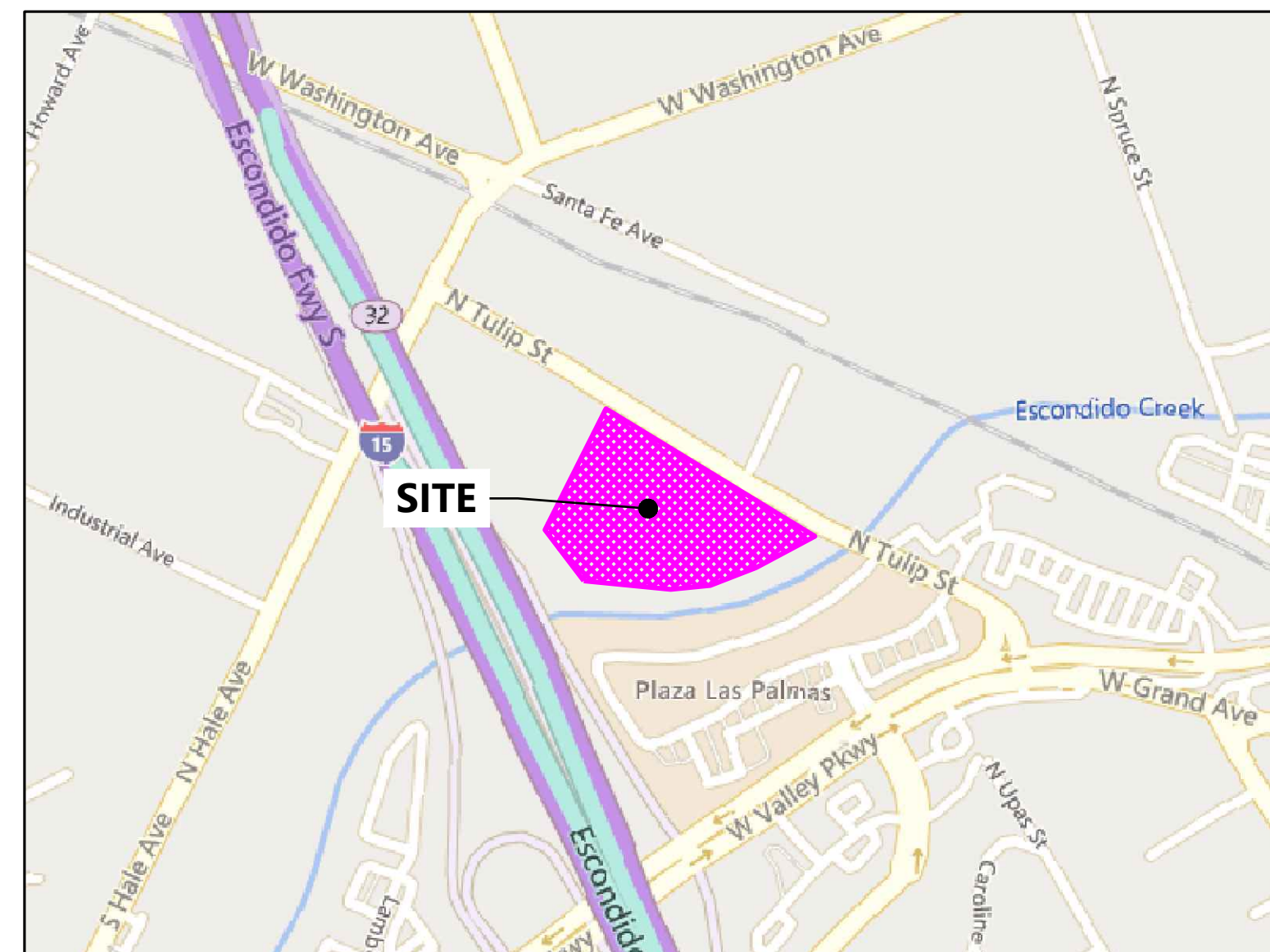


600 Seventeenth St., Suite 2400S
 Denver, CO 80202

REVISIONS:

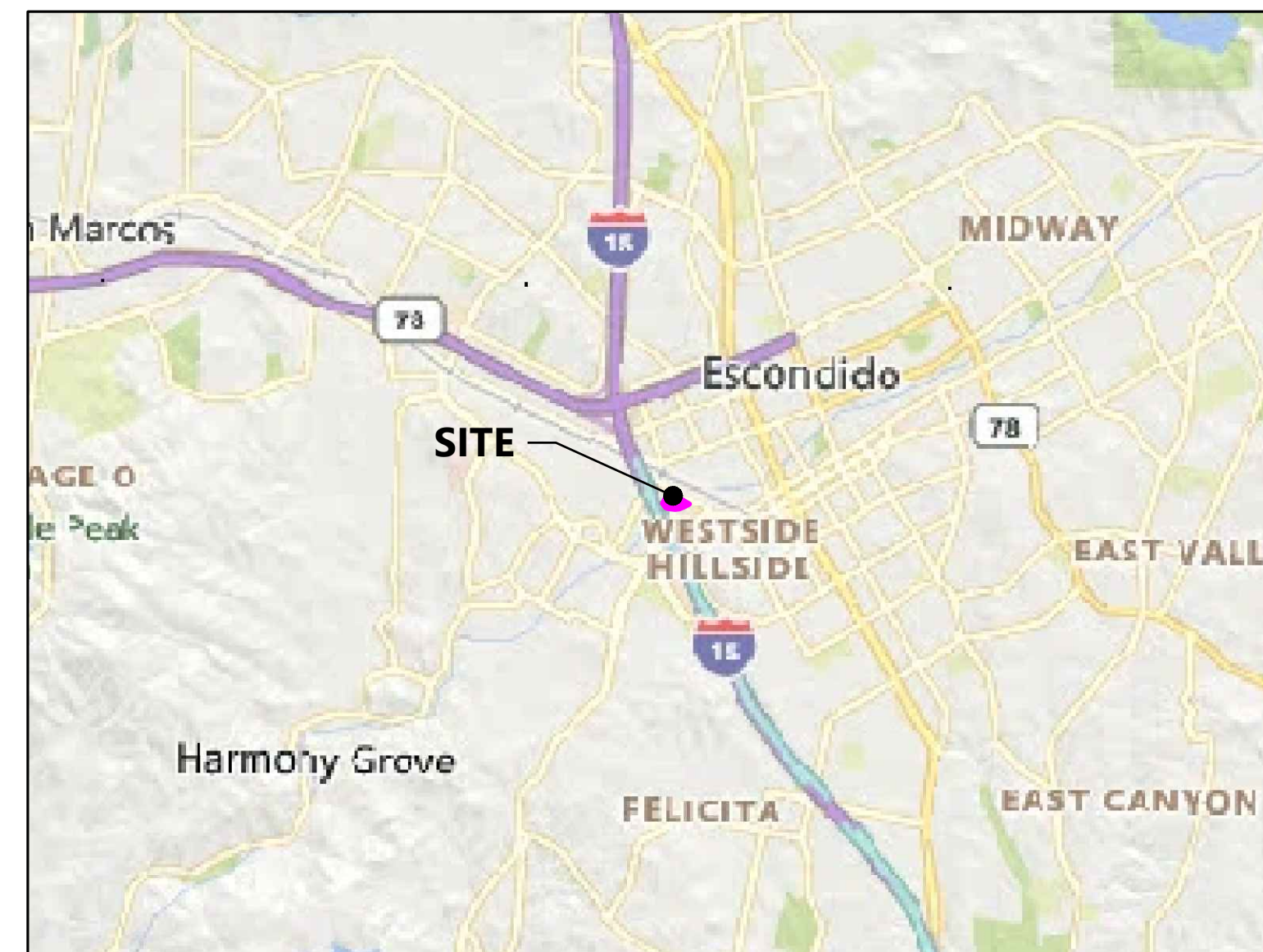
#	DATE	COMMENT	BY	CHK	APR
A	10/21/2022	ISSUED FOR AHJ REVIEW	CN	AK	BM
B	01/13/2023	ISSUED FOR AHJ REVIEW	BJB	AK	BM
C	05/08/2023	ISSUED FOR AHJ REVIEW	MW	MW	BM
D	06/02/2023	ISSUED FOR AHJ REVIEW	MB	MW	BM

VICINITY MAP



SCALE: 1" = 500'

REGIONAL MAP



SCALE: 1" = 5000'

Sheet List Table	
Sheet Number	Sheet Title
C001	Cover Sheet
C100	Existing Conditions & Removal Plan
C200	Preliminary Site Plan
C300	Preliminary Grading, Drainage, and BMP Plan
C400	Slope Analysis
ATTACHMENT	American Surveying & Mapping, Inc. ALTA/NSPS Land Title Survey
ATTACHMENT	BSI Consultants, Inc Utility Plan

PROJECT DESCRIPTION

UTILITY BATTERY ENERGY STORAGE FACILITY - THE FACILITY WILL CONSIST OF MULTIPLE BATTERY CONTAINERS WITH LITHIUM BASED BATTERY TECHNOLOGY AND ASSOCIATED ELECTRICAL EQUIPMENT WHICH CHARGES AND DISCHARGES DIRECTLY TO THE ELECTRICAL GRID VIA AN EXISTING SUBSTATION FACILITY ON-SITE.

SITE ADDRESS

555 N. TULIP ST.
 ESCONDIDO, CA 92025

PROJECT PROPERTY APN
 232-131-25-00

ZONE

EXISTING: COMMERCIAL
 PROPOSED: INDUSTRIAL

CONTACT INFORMATION			
PROJECT ROLE	CONTACT NAME	COMPANY	PHONE
OWNER	EMILIANO PELEGRI	ONWARD ENERGY	303-623-2849
GENERAL CONTRACTOR	TBD	TBD	TBD
PROJECT MANAGER	COLE CAPPEL	WESTWOOD PROFESSIONAL SERVICES	214-473-4645
LEAD CIVIL ENGINEER	MEGAN WELLS	WESTWOOD PROFESSIONAL SERVICES	720-586-8102
ENGINEER OF RECORD	CHRIS CARDA	WESTWOOD PROFESSIONAL SERVICES	952-906-7459

Goal Line Reliability Project

San Diego County, California

Cover Sheet

NOT FOR CONSTRUCTION

DATE: 06/02/2023
 SHEET: C001
 REV: D

PREPARED FOR:



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 Denver, CO 80202

REVISIONS:

#	DATE	COMMENT	BY	CHK	APR
A	10/21/2022	ISSUED FOR AHJ REVIEW	CN	AK	BM
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LEGEND:

- PROJECT BOUNDARY
- EX. STORM DRAIN LINE
- EX. OVERHEAD POWER
- EX. UNDERGROUND POWER
- EX. GAS PIPELINE
- EX. WATER LINE
- EX. FENCE
- EX. EASEMENT
- FLOOD ZONE BOUNDARY
- EX. ROAD CENTERLINE
- RIGHT-OF-WAY LINES
- EX. BUILDING EDGE LINE
- EX. STRUCTURE TO REMAIN
- EX. SURFACE FEATURES TO BE REMOVED (APPROX. EXTENTS)
- EXISTING SCREENING WALL
- EXISTING VEGETATION
- EXISTING LIGHT POLE AND POLE SYMBOL
- EXISTING WATER MAIN, FIRE HYDRANT, AND IRRIGATION UTILITY SYMBOL
- EXISTING STORM DRAIN UTILITIES SYMBOL

NOTES:

- THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE.
- FURTHER SITE DESIGN DETAILS ARE SUBJECT TO SAN DIEGO COUNTY AND CALIFORNIA STATE REQUIREMENTS.
- SURVEY BY WESTWOOD PROFESSIONAL SERVICES INCLUDES FIELD WORK COMPLETED ON 01/25/2023. CONTRACTOR TO FIELD VERIFY AND WALK THE SITE PRIOR TO CONSTRUCTION TO CONFIRM SITE CONDITIONS. NOTIFY ENGINEER OF MAJOR DISCREPANCIES.
- CONTRACTOR SHALL MAINTAIN SITE SECURITY AND ACCESS TO NATURAL GAS PLANT DURING CONSTRUCTION OPERATIONS.
- ADDITIONAL FIRE HYDRANTS, DCA'S, PIV'S AND/OR FDC'S MAY BE REQUIRED BY THE FIRE DEPARTMENT. THIS IS A CONDITION OF APPROVAL AND WILL BE ADDRESSED AT BUILDING PERMIT STAGE.
- THE SOILS REPORT WILL BE PROVIDED WITH THE GRADING PERMIT SUBMITTAL.
- PROTECT EXISTING TREES AND PLANTING AS NOTED ON LANDSCAPE PLANS.

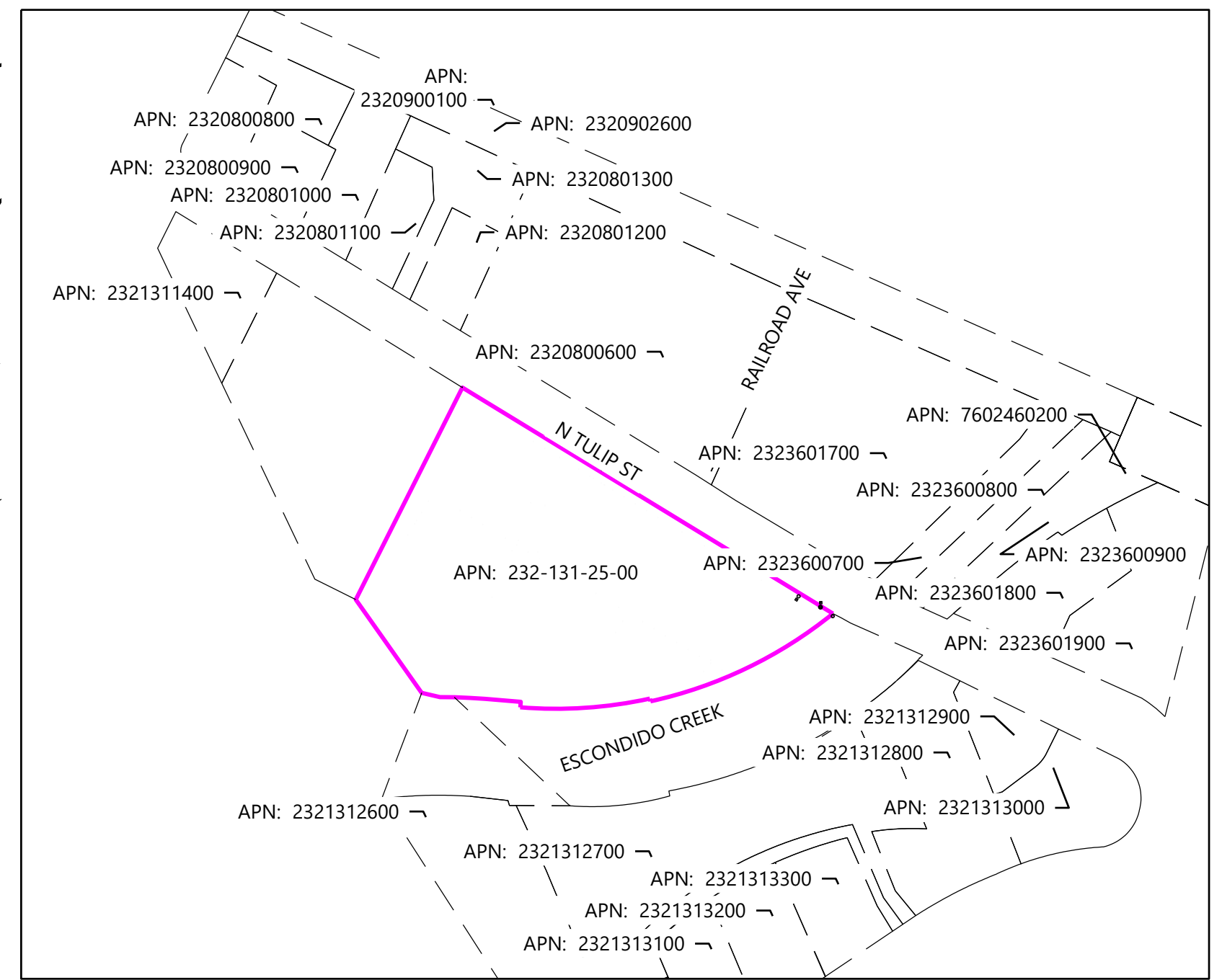
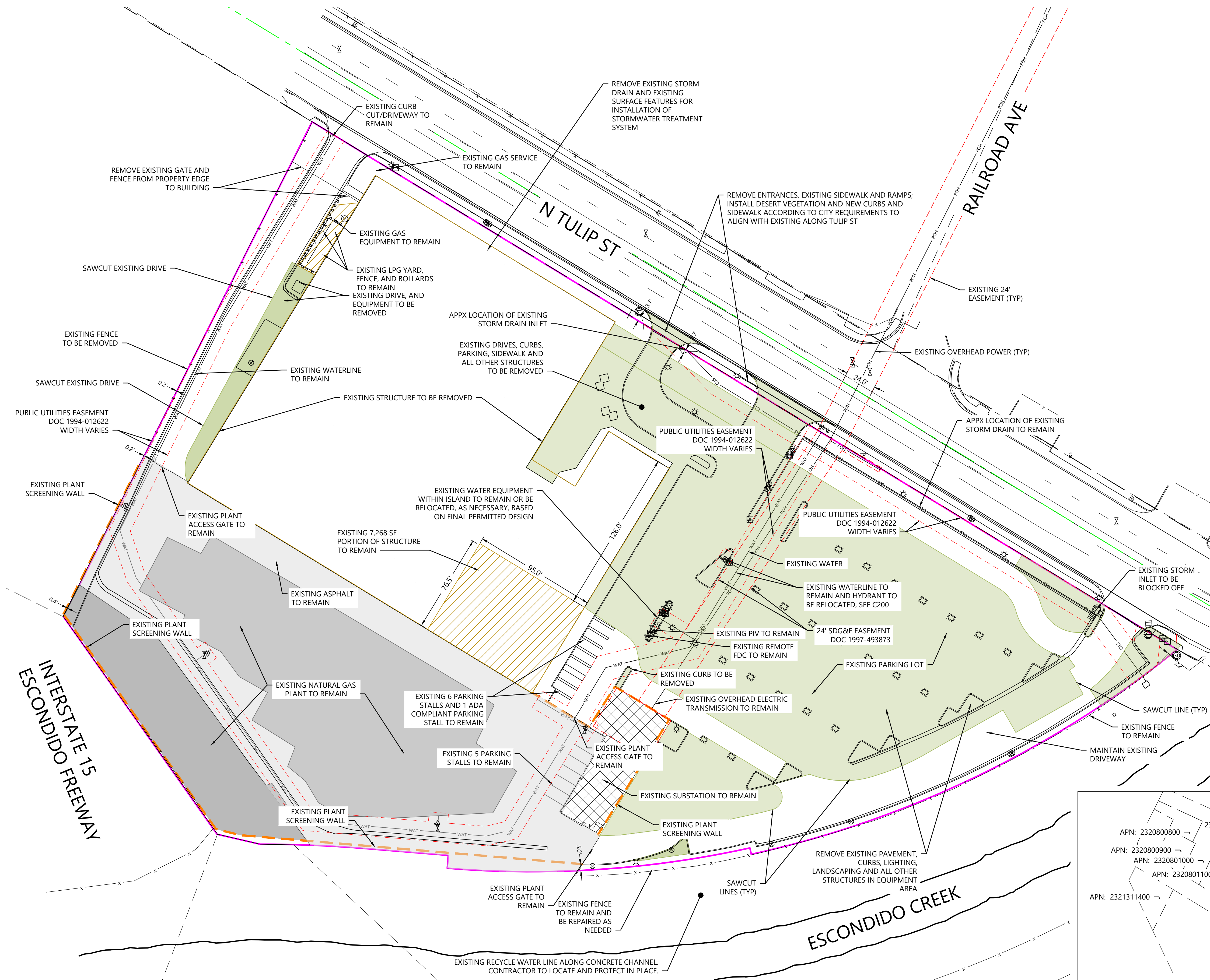
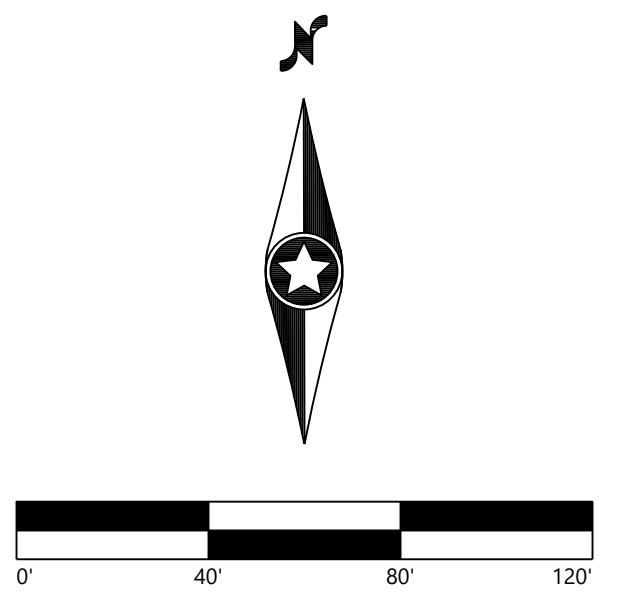
PRELIMINARY EXISTING PROJECT QUANTITIES	
PROPERTY AREA	6.5 AC
EXISTING STRUCTURE (TO BE DEMOLISHED)	70,563 SF
EXISTING STRUCTURE TO REMAIN	7,268 SF
EXISTING SUBSTATION TO REMAIN	0.10 AC
EXISTING PARKING LOT TO REMAIN (AS ACCESS)	2.0 AC
EXISTING GAS PLANT TO REMAIN	1.65 AC
EXISTING FENCE TO BE REMOVED	361 LF
EXISTING FEATURES TO BE REMOVED	1.9 AC

PROPERTY INFORMATION:

SITE ADDRESS:
 555 N. TULIP ST.
 ESCONDIDO, CA 92025

PROJECT PROPERTY APN:
 232-131-25-00

ZONE:
 EXISTING: COMMERCIAL
 PROPOSED: INDUSTRIAL



Goal Line Reliability Project
 San Diego County, California

Existing Conditions & Removal Plan

NOT FOR CONSTRUCTION

DATE: 06/02/2023
 SHEET: C100 D

SCALE: 1" = 250'

Westwood Professional Services, Inc. 10170 Church Ranch Way, Suite #201, Westminster, CO 80021
 Project: 232-131-25-00, Date: 06/02/2023, 2:32 PM, Author: WWS

PREPARED FOR:



600 Seventeenth St., Suite 2400S
 Denver, CO 80202

REVISIONS:

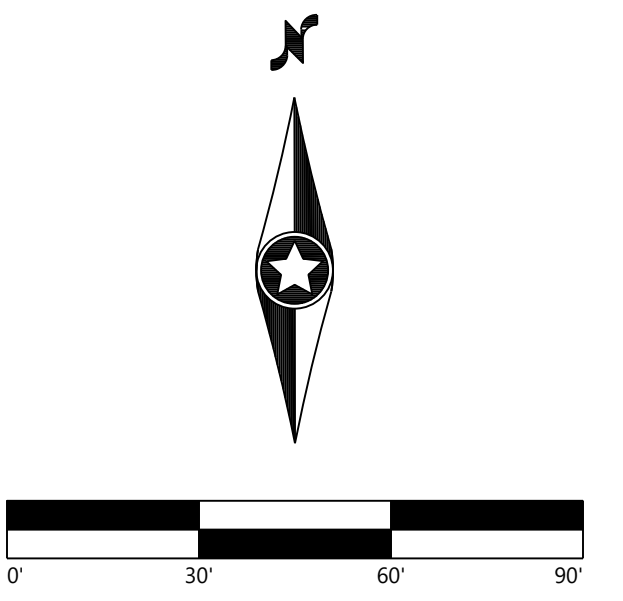
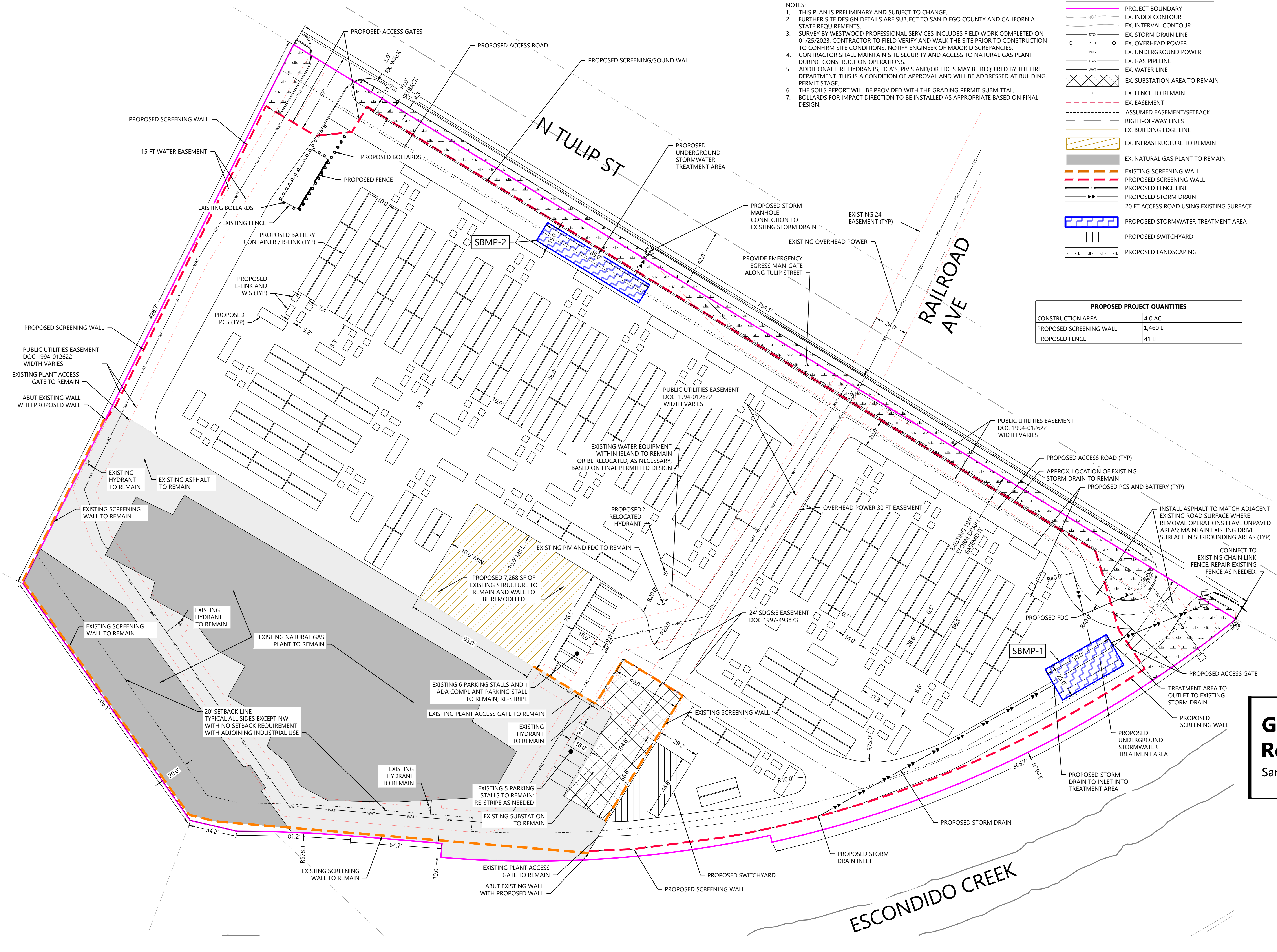
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C	05/08/2023	ISSUED FOR AHJ REVIEW	MW	MW	BM
D	06/01/2023	ISSUED FOR AHJ REVIEW	MB	MW	BM

LEGEND:

- PROJECT BOUNDARY
- EX. INDEX CONTOUR
- EX. INTERVAL CONTOUR
- EX. STORM DRAIN LINE
- EX. OVERHEAD POWER
- EX. UNDERGROUND POWER
- EX. GAS PIPELINE
- EX. WATER LINE
- EX. SUBSTATION AREA TO REMAIN
- EX. FENCE TO REMAIN
- EX. EASEMENT
- ASSUMED EASEMENT/SETBACK
- RIGHT-OF-WAY LINES
- EX. BUILDING EDGE LINE
- EX. INFRASTRUCTURE TO REMAIN
- EX. NATURAL GAS PLANT TO REMAIN
- EXISTING SCREENING WALL
- PROPOSED SCREENING WALL
- PROPOSED FENCE LINE
- PROPOSED STORM DRAIN
- 20 FT ACCESS ROAD USING EXISTING SURFACE
- PROPOSED STORMWATER TREATMENT AREA
- PROPOSED SWITCHYARD
- PROPOSED LANDSCAPING

PROPOSED PROJECT QUANTITIES	
CONSTRUCTION AREA	4.0 AC
PROPOSED SCREENING WALL	1,460 LF
PROPOSED FENCE	41 LF

- NOTES:
- THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE.
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 - SURVEY BY WESTWOOD PROFESSIONAL SERVICES INCLUDES FIELD WORK COMPLETED ON 01/25/2023. CONTRACTOR TO FIELD VERIFY AND WALK THE SITE PRIOR TO CONSTRUCTION TO CONFIRM SITE CONDITIONS. NOTIFY ENGINEER OF MAJOR DISCREPANCIES. CONTRACTOR SHALL MAINTAIN SITE SECURITY AND ACCESS TO NATURAL GAS PLANT DURING CONSTRUCTION OPERATIONS.
 - ADDITIONAL FIRE HYDRANTS, DCA'S, PIV'S AND/OR FDC'S MAY BE REQUIRED BY THE FIRE DEPARTMENT. THIS IS A CONDITION OF APPROVAL AND WILL BE ADDRESSED AT BUILDING PERMIT STAGE.
 - THE SOILS REPORT WILL BE PROVIDED WITH THE GRADING PERMIT SUBMITTAL.
 - BOLLARDS FOR IMPACT DIRECTION TO BE INSTALLED AS APPROPRIATE BASED ON FINAL DESIGN.



Goal Line Reliability Project
 San Diego County, California

Preliminary Site Plan

NOT FOR CONSTRUCTION

DATE: 05/08/2023
 SHEET: C200
 REV: C

Westwood Professional Services, Inc. 10170 Church Ranch Way, Suite #201, Westminster, CO 80021
 Project: Goal Line Reliability Project, San Diego County, California
 Date: 05/08/2023, 4:20 PM, MW, BM

PREPARED FOR:



600 Seventeenth St., Suite 2400S
 Denver, CO 80202

REVISIONS:

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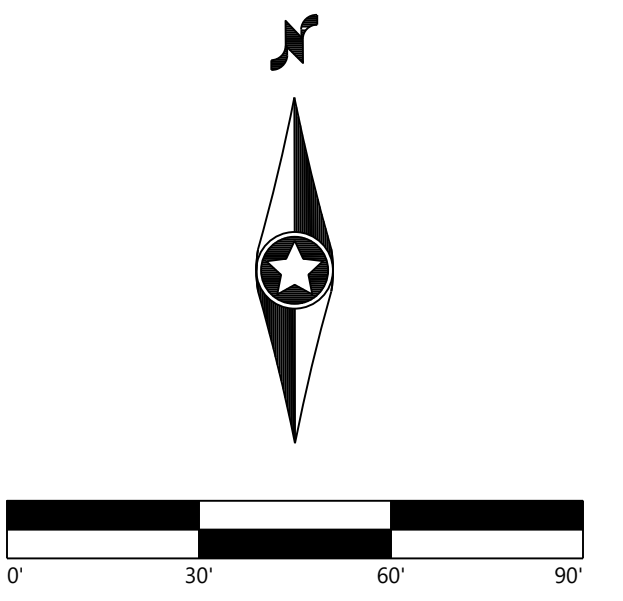
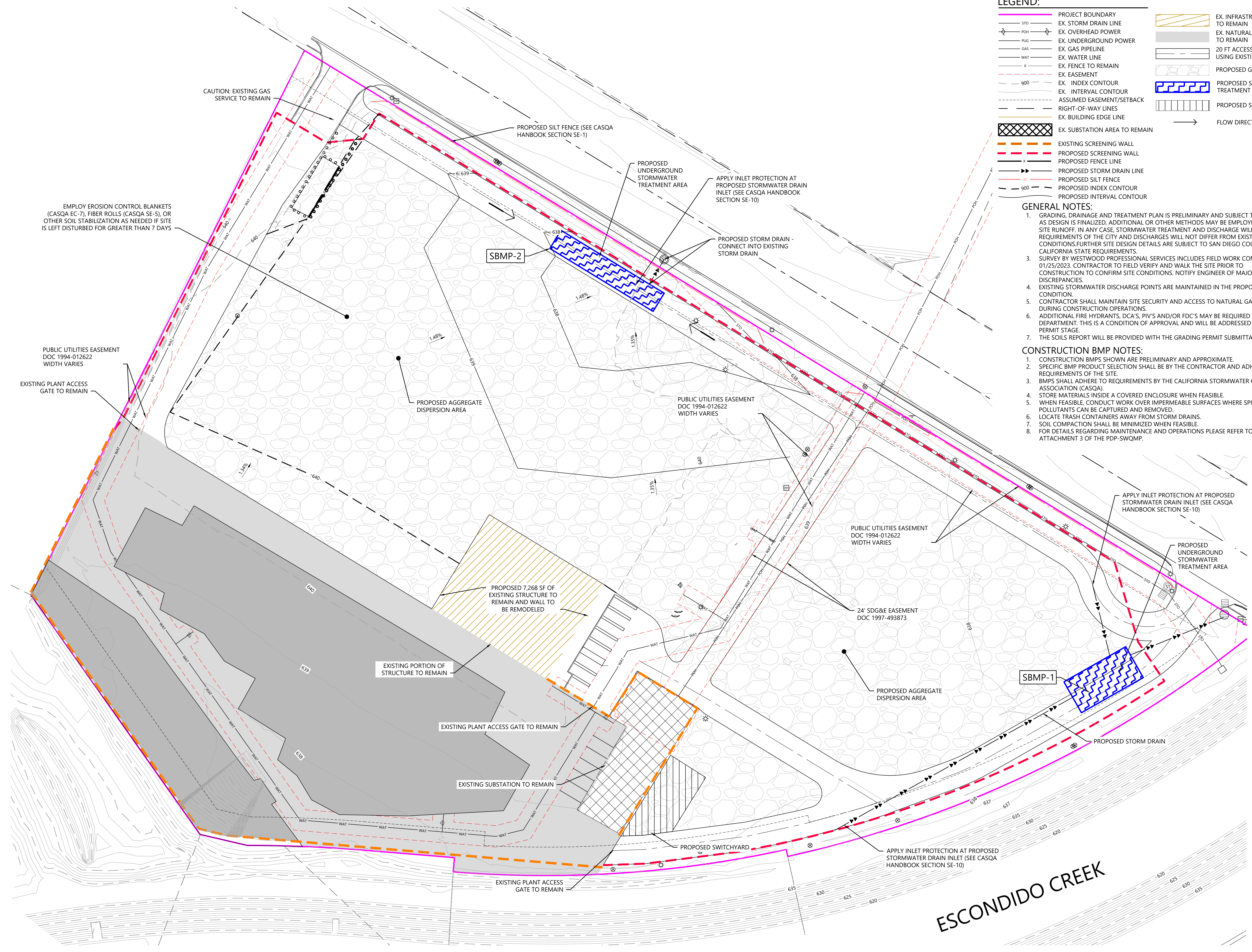
- PROJECT BOUNDARY
- EX. STORM DRAIN LINE
- EX. OVERHEAD POWER
- EX. UNDERGROUND POWER
- GAS
- EX. GAS PIPELINE
- WAT
- EX. WATER LINE
- X
- EX. FENCE TO REMAIN
- EX. EASEMENT
- EX. INDEX CONTOUR
- EX. INTERVAL CONTOUR
- ASSUMED EASEMENT/SETBACK
- RIGHT-OF-WAY LINES
- EX. BUILDING EDGE LINE
- EX. SUBSTATION AREA TO REMAIN
- EXISTING SCREENING WALL
- PROPOSED SCREENING WALL
- PROPOSED FENCE LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED SILT FENCE
- PROPOSED INDEX CONTOUR
- PROPOSED INTERVAL CONTOUR
- EX. INFRASTRUCTURE TO REMAIN
- EX. NATURAL GAS PLANT TO REMAIN
- 20 FT ACCESS ROAD USING EXISTING SURFACE
- PROPOSED GRAVEL SURFACE
- PROPOSED STORMWATER TREATMENT AREA
- PROPOSED SWITCHYARD
- FLOW DIRECTION

GENERAL NOTES:

1. GRADING, DRAINAGE AND TREATMENT PLAN IS PRELIMINARY AND SUBJECT TO CHANGE. AS DESIGN IS FINALIZED, ADDITIONAL OR OTHER METHODS MAY BE EMPLOYED TO TREAT SITE RUNOFF. IN ANY CASE, STORMWATER TREATMENT AND DISCHARGE WILL ADHERE TO REQUIREMENTS OF THE CITY AND DISCHARGE WILL NOT DIFFER FROM EXISTING CONDITIONS FURTHER SITE DESIGN DETAILS ARE SUBJECT TO SAN DIEGO COUNTY AND CALIFORNIA STATE REQUIREMENTS.
2. SURVEY BY WESTWOOD PROFESSIONAL SERVICES INCLUDES FIELD WORK COMPLETED ON 01/25/2023. CONTRACTOR TO FIELD VERIFY AND WALK THE SITE PRIOR TO CONSTRUCTION TO CONFIRM SITE CONDITIONS. NOTIFY ENGINEER OF MAJOR DISCREPANCIES.
3. EXISTING STORMWATER DISCHARGE POINTS ARE MAINTAINED IN THE PROPOSED CONDITION.
4. CONTRACTOR SHALL MAINTAIN SITE SECURITY AND ACCESS TO NATURAL GAS PLANT DURING CONSTRUCTION OPERATIONS.
5. ADDITIONAL FIRE HYDRANTS, DCA'S, PIV'S AND/OR FDC'S MAY BE REQUIRED BY THE FIRE DEPARTMENT. THIS IS A CONDITION OF APPROVAL AND WILL BE ADDRESSED AT BUILDING PERMIT STAGE.
6. THE SOILS REPORT WILL BE PROVIDED WITH THE GRADING PERMIT SUBMITTAL.

CONSTRUCTION BMP NOTES:

1. CONSTRUCTION BMP'S SHOWN ARE PRELIMINARY AND APPROXIMATE.
2. SPECIFIC BMP PRODUCT SELECTION SHALL BE BY THE CONTRACTOR AND ADHERE TO REQUIREMENTS OF THE SITE.
3. BMP'S SHALL ADHERE TO REQUIREMENTS BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA).
4. STORE MATERIALS INSIDE A COVERED ENCLOSURE WHEN FEASIBLE.
5. WHEN FEASIBLE, CONDUCT WORK OVER IMPERMEABLE SURFACES WHERE SPILLS AND POLLUTANTS CAN BE CAPTURED AND REMOVED.
6. LOCATE TRASH CONTAINERS AWAY FROM STORM DRAINS.
7. SOIL COMPACTION SHALL BE MINIMIZED WHEN FEASIBLE.
8. FOR DETAILS REGARDING MAINTENANCE AND OPERATIONS PLEASE REFER TO ATTACHMENT 3 OF THE PDP-SWQMP.



Goal Line Reliability Project
 San Diego County, California

Preliminary Grading,
 Drainage, and BMP
 Plan

NOT FOR CONSTRUCTION

DATE: 06/02/2023
 SHEET: C300 REV: D

Westwood Professional Services, Inc. 10170 Church Ranch Way, Suite #201 Westminster, CO 80021 (720) 531-8350

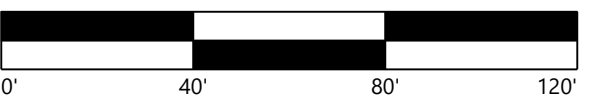
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Goal Line Reliability Project

San Diego County, California

Slope Analysis

NOT FOR CONSTRUCTION

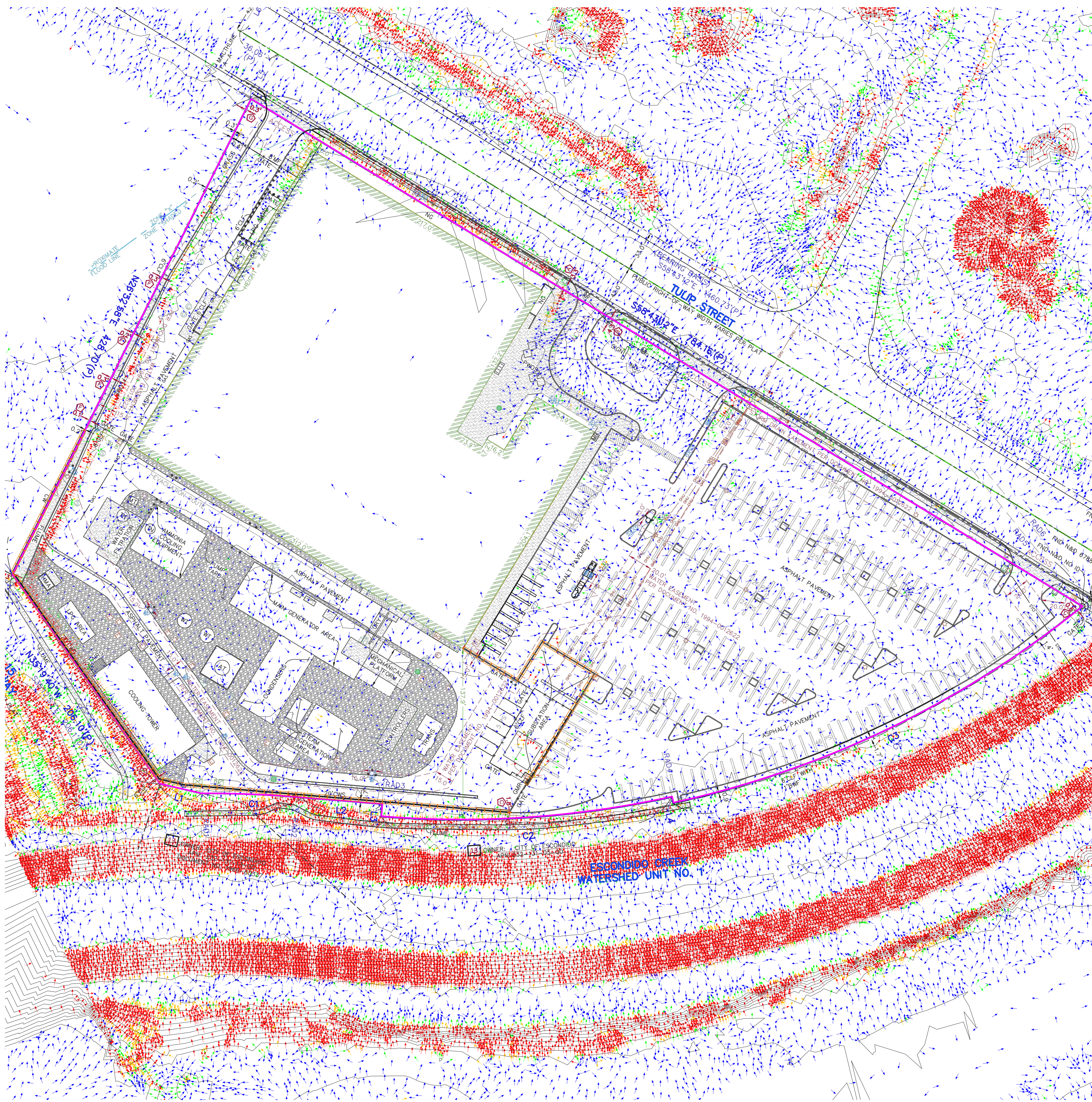
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 SHEET: C400 D

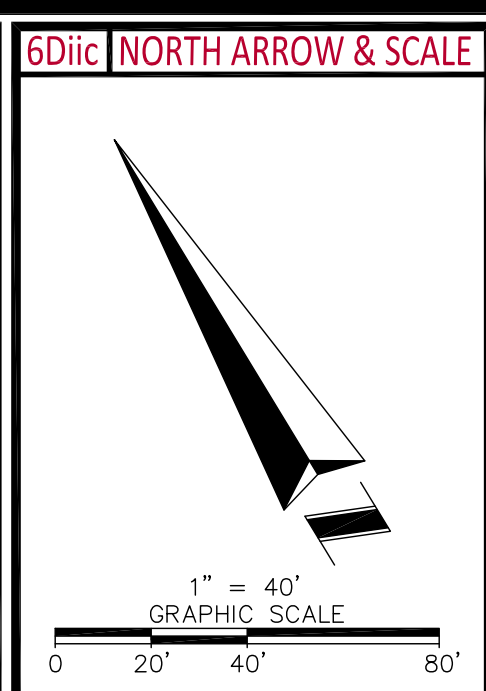
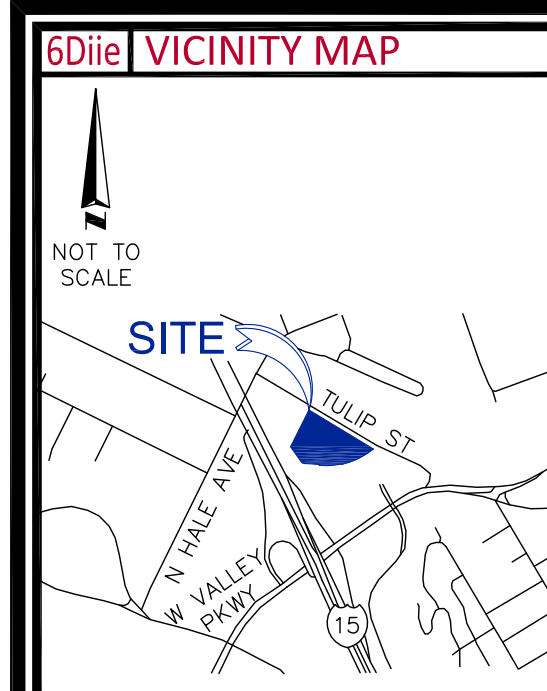
LEGEND:
 PROJECT BOUNDARY

SLOPE RANGE	COLOR	ACRES WITHIN PROPERTY BOUNDARY
0% - 15%	Blue	6.3099
15% - 25%	Green	0.0556
25% - 35%	Yellow	0.0414
35% +	Red	0.0948

NOTES:

- VALUES AND ARROWS SHOWN INDICATE SLOPE AND DIRECTION OF EXISTING SURFACE.
- ACREAGES PROVIDED INDICATE AREAS WITHIN THE PROJECT BOUNDARY WITHIN THE GIVEN SLOPE RANGES.
- PROPOSED SURFACE WILL MAINTAIN EXISTING SLOPES. WHERE IT DOES NOT (SEE GRADING PLAN SHEET C300), A MAJORITY OF SLOPES WILL REMAIN BELOW 15% AND OVERALL ACREAGES ABOVE WILL BE MAINTAINED. WHERE SLOPES EXCEED 15%, SLOPE PROTECTION AND STABILIZATION WILL BE PROVIDED.





3 FLOOD INFORMATION
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONES "X" & "SHADED X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 060209 1076 G (MAP NO. 06073C1076G), WHICH BEARS AN EFFECTIVE DATE OF 05/16/2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "SHADED X" DENOTES AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

TABLE OF REFERENCES

ROS MAP NO. 9719
DOCUMENT NO. 2017-0568483

6Bxi) TITLE COMMITMENT INFORMATION
 THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM: CURRENT TITLE HAS NOT BEEN PROVIDED TO THE SURVEYOR AS OF THE DATE OF THIS SURVEY.
SHEET 1 OF 1

5Ciii) OBSERVED POTENTIAL ENCROACHMENTS

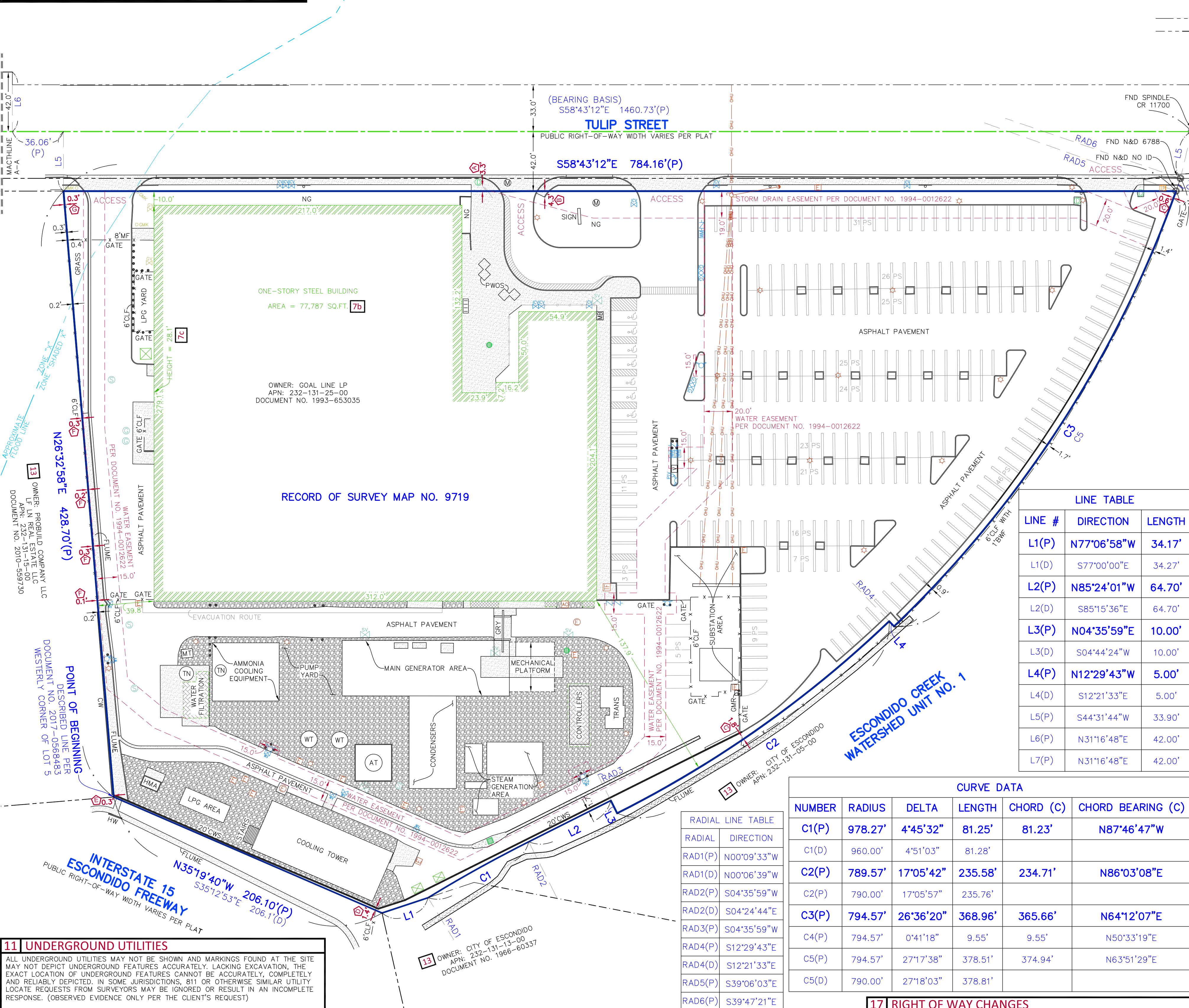
- HANDRAIL CROSSES ONTO RIGHT-OF-WAY BY AT MOST 3.3'.
- CONCRETE WALK CROSSES ONTO PROPERTY BY AT MOST 4.3'.
- 6' CHAIN-LINK FENCE CROSSES ONTO PROPERTY BY AT MOST 1.8'.
- 6' CHAIN-LINK FENCE CROSSES ONTO PROPERTY BY AT MOST 1.4'.
- WALL CROSSES ONTO ADJOINING PROPERTY BY AT MOST 0.3'.
- FLUME AREA CROSSES ONTO ADJOINING PROPERTY BY AT MOST 0.3'.
- 6' CHAIN-LINK FENCE CROSSES ONTO PROPERTY BY AT MOST 0.3'.

6Dii) LEGEND AND ABBREVIATIONS

CONCRETE SURFACE	(P) PER PLAT
NO PARKING AREA	PLAT ROS
GRAVEL SURFACE	(D) RECORD OF SURVEY
OVERHANG AREA	(RAD) RADIAL BEARING
CANOPY AREA	(FND) FOUND
WOOD SHED	(CR) CORNER RECORD
HANDICAP PARKING	(N&D) NAIL & DISC
PARKING SPACE	(CLF) CHAIN-LINK FENCE
ELECTRIC MANHOLE	(B&W) BARBED-WIRE FENCE
ELECTRIC BOX	(MF) METAL FENCE
GUY ANCHOR	(GMR) GATE MOTOR
UTILITY POLE	(NG) NATURAL GROUND
ELECTRIC TRANSFORMER	(LPG) LIQUID PETROLEUM GAS
AIR CONDITIONER	(MT) METAL TANK
STORM MANHOLE	(TN) TANK
CATCH BASIN	(AT) AMMONIA TANK
YARD DRAIN	(TRANS) TRANSFORMERS
SANITARY MANHOLE	(GRY) GANTRY
SANITARY SEWER VALVE	(CWS) CONCRETE WALL & STUCCO
POST INDICATOR VALVE	(CW) CONCRETE WALL
FIRE DEPARTMENT CONNECTION	
IRRIGATION CONTROL VALVE	
BACK FLOW PREVENTER	
FIRE HYDRANT	
WATER VALVE	
WATER METER	
MANHOLE (UNKNOWN)	
TELEPHONE BOX	
UTILITY VAULT	
GREASE MANHOLE	
GAS VALVE	
GAS UTILITY MARKER	
BIKE RACK	
MAIL BOX	
MONUMENT AS NOTED	
BREAK LINE	
FENCE LINE	
HANDRAIL	
OVERHEAD UTILITY LINE	
CENTERLINE	

6Cvii) PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES
 NONE PROVIDED TO THIS SURVEYOR.

5Ei) "SCHEDULE B - SECTION 2" ITEMS
 CURRENT TITLE HAS NOT BEEN PROVIDED TO THE SURVEYOR AS OF THE DATE OF THIS SURVEY.



LINE TABLE

LINE #	DIRECTION	LENGTH
L1(P)	N77°06'58"W	34.17'
L1(D)	S77°00'00"E	34.27'
L2(P)	N85°24'01"W	64.70'
L2(D)	S85°15'36"E	64.70'
L3(P)	N04°35'59"E	10.00'
L3(D)	S04°44'24"W	10.00'
L4(P)	N12°29'43"W	5.00'
L4(D)	S12°21'33"E	5.00'
L5(P)	S44°31'44"W	33.90'
L6(P)	N31°16'48"E	42.00'
L7(P)	N31°16'48"E	42.00'

CURVE DATA

NUMBER	RADIUS	DELTA	LENGTH	CHORD (C)	CHORD BEARING (C)
C1(P)	978.27'	4°45'32"	81.25'	81.23'	N87°46'47"W
C1(D)	960.00'	4°51'03"	81.28'		
C2(P)	789.57'	17°05'42"	235.58'	234.71'	N86°03'08"E
C2(P)	790.00'	17°05'57"	235.76'		
C3(P)	794.57'	26°36'20"	368.96'	365.66'	N64°12'07"E
C4(P)	794.57'	0°41'18"	9.55'	9.55'	N50°33'19"E
C5(P)	794.57'	27°17'38"	378.51'	374.94'	N63°51'29"E
C5(D)	790.00'	27°18'03"	378.81'		

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE

2 "TABLE A" PROPERTY ADDRESS	6Bvi) BEARING BASIS	7 SURVEYOR'S CERTIFICATE
3 "TABLE A" FLOOD INFORMATION	6Bvii) CONTIGUITY STATEMENT	7b) "TABLE A" BUILDING AREA
4 "TABLE A" LAND AREA	6Bviii) TITLE COMMITMENT INFORMATION	7c) "TABLE A" BUILDING HEIGHT
5Biii) ACCESS TO PROPERTY	6Cvii) RECORDED SETBACKS/RESTRICTIONS PROVIDED BY INSURED	9 "TABLE A" PARKING SPACES
5Ciii) SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS	6Dii) NORTH ARROW & SCALE	13 "TABLE A" ADJOINING OWNERS
5Ei) "SCHEDULE B - SECTION 2" ITEMS	6Diii) LEGEND & ABBREVIATIONS	14 "TABLE A" INTERSECTING STREET
5F CEMETERY NOTE	6Dii) VICINITY MAP	16 "TABLE A" EARTH MOVING NOTE
6B) TITLE DESCRIPTION	6Dii) SURVEYOR'S NOTES	17 RIGHT OF WAY CHANGES
6 ZONING INFORMATION	6Dvi) TYPE OF SURVEY	18 WETLAND AREAS
10a) DIVISION/PARTY WALLS	11 UTILITY INFORMATION	19 OFFSITE EASEMENTS OR SERVICITUDES

6 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
PERMITTED USE	COMMERCIAL	COMMERCIAL
MINIMUM LOT AREA (SQ.FT.)	283,281	283,281
MINIMUM FRONTAGE	784.16'	784.16'
MINIMUM LOT WIDTH	-	-
MAX BUILDING COVERAGE	27.5%	27.5%
MAX BUILDING HEIGHT	28.1'	28.1'

NOTES:
 FRONT - 10.0'
 SIDE - 39.8'
 REAR - 137.9'

8 SUBSTANTIAL FEATURES OBSERVED
 SUBSTANTIAL ABOVE GROUND FEATURES THAT WERE OBSERVED ON THE SUBJECT PARCEL, SUCH AS PARKING AREAS, DRIVES, WALKS, PLANTERS/LANDSCAPE AREAS AND OTHER, HAVE BEEN LOCATED AS SHOWN HEREON. NOTE: THERE WERE NO OBSERVED SUBSTANTIAL AREAS OF REFUSE ON THE SUBJECT PARCEL PER THE DATE OF THIS SURVEY.

10a) DIVISION / PARTY WALLS
 NO DESIGNATION FOR DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES, NOR THE OBTAINING OF NECESSARY PERMISSIONS, HAVE BEEN PROVIDED BY THE CLIENT TO THE SURVEYOR PER THE DATE OF THIS SURVEY.

17 RIGHT OF WAY CHANGES
 SURVEYOR HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED AT THE TIME OF THIS SURVEY.

18 WETLAND AREAS
 AT THE TIME OF SURVEY, NO WETLAND AREAS WERE DELINEATED BY APPROPRIATE AUTHORITIES NOR WERE ANY INDICATED TO THE SURVEYOR BY THE CLIENT.

19 OFFSITE EASEMENTS OR SERVICITUDES
 THE PROPERTY DESCRIPTION AS LISTED WITHIN SCHEDULE "A" OF THE FURNISHED TITLE COMMITMENT AS STATED HEREON, DOES NOT INCLUDE ANY PLOTTABLE OFFSITE (I.E. APPURTENANT) EASEMENTS OR SERVICITUDES.

6Bxi) TITLE DESCRIPTION
 REAL PROPERTY LOCATED IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 THAT PORTION OF LOT 5 IN BLOCK 302 OF THE SUBDIVISION OF RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 724, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892, LYING NORTHEASTERLY AND NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:
 BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 5, BEING ALSO THE MOST NORTHERLY CORNER OF THAT PORTION OF CALIFORNIA STATE HIGHWAY II-SD-15, AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED APRIL 17, 1973 AS FILE NO. 73-100587; THENCE ALONG THE NORTHEASTERLY LINE OF SAID STATE HIGHWAY, SOUTH 35° 12' 53" EAST, 206.1 FEET TO THE SOUTHERLY BOUNDARY OF SAID LOT 5; THENCE ALONG SAID SOUTHERLY BOUNDARY, SOUTH 77° 00' 00" EAST, 34.27 FEET TO THE MOST WESTERLY CORNER OF LAND DESCRIBED IN PARCEL 2-A IN THAT FINAL ORDER OF CONDEMNATION UNDER SUPERIOR COURT CASE NO. 280361, RECORDED JANUARY 5, 1966 AS FILE NO. 2167, BEING A POINT ON THE ARC OF A 960.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, A RADIAL LINE OF SAID CURVE BEARS NORTH 00° 06' 39" WEST TO SAID POINT; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL 2-A AS FOLLOWS: EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 51' 03" A DISTANCE OF 91.28 FEET, TANGENT TO SAID CURVE, SOUTH 85° 15' 36" EAST, 64.70 FEET; SOUTH 04° 44' 24" WEST, 10.00 FEET TO A POINT ON THE ARC OF A 790.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY, A RADIAL LINE OF SAID CURVE BEARS SOUTH 04° 44' 24" WEST TO SAID POINT; EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 05' 57" A DISTANCE OF 235.76 FEET; THENCE ALONG THE PROLONGATION OF A RADIAL LINE OF SAID CURVE SOUTH 12° 21' 33" EAST, 5.00 FEET TO A POINT ON THE EASTERLY CONTINUATION OF THE ARC OF A 795.00 FOOT RADIUS CURVE, CONCENTRIC WITH THE LAST ABOVE DESCRIBED 790.00 FOOT RADIUS CURVE, AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27° 18' 03" A DISTANCE OF 378.91 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 5.
 EXCEPTING FROM SAID LOT 5 IN BLOCK 302, THE NORTHEASTERLY 9.00 FEET THEREOF.

6Dii) SURVEYOR'S NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVICITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY STANDARDS.
- ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR SURVEYING IN THE STATE OF CALIFORNIA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

4 LAND AREA 283,281± SQUARE FEET 6.503± ACRES

6Bvi) BEARING BASIS
 BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF TULIP STREET, WHICH BEARS S58°43'12"E, PER PLAT.

5F CEMETERY NOTE
 THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES
 REGULAR = 272 HANDICAP = 7 TOTAL = 279

5Biii) ACCESS TO PROPERTY
 THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO TULIP STREET, A DEDICATED PUBLIC STREET OR HIGHWAY.

16 EARTH MOVING NOTE
 THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

6Bvii) CONTIGUITY STATEMENT
 THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE
 TO:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 07/01/2018. DATE OF PLAT OR MAP: 06/30/2018.

6Dvi) ALTA/NSPS LAND TITLE SURVEY

2

OF
 555 N TULIP STREET
 ESCONDIDO, CALIFORNIA
 SAN DIEGO COUNTY

AMERICAN SURVEYING & MAPPING, INC.
 ORLANDO, FLORIDA 32803
 3191 MAGUIRE BLVD., SUITE 200
 ORLANDO, FL 32803
 PHONE: (407) 426-7979
 FAX: (407) 426-9741
 INFO@AMSCORPORATE.COM

PROFESSIONAL LAND SURVEYOR NO. STATE OF CALIFORNIA PROJECT NO. 1806516-17038

SURVEY PREPARED BY: AMERICAN SURVEYING & MAPPING, INC. 3191 MAGUIRE BLVD., SUITE 200 ORLANDO, FL 32803 PHONE: (407) 426-7979 FAX: (407) 426-9741 INFO@AMSCORPORATE.COM

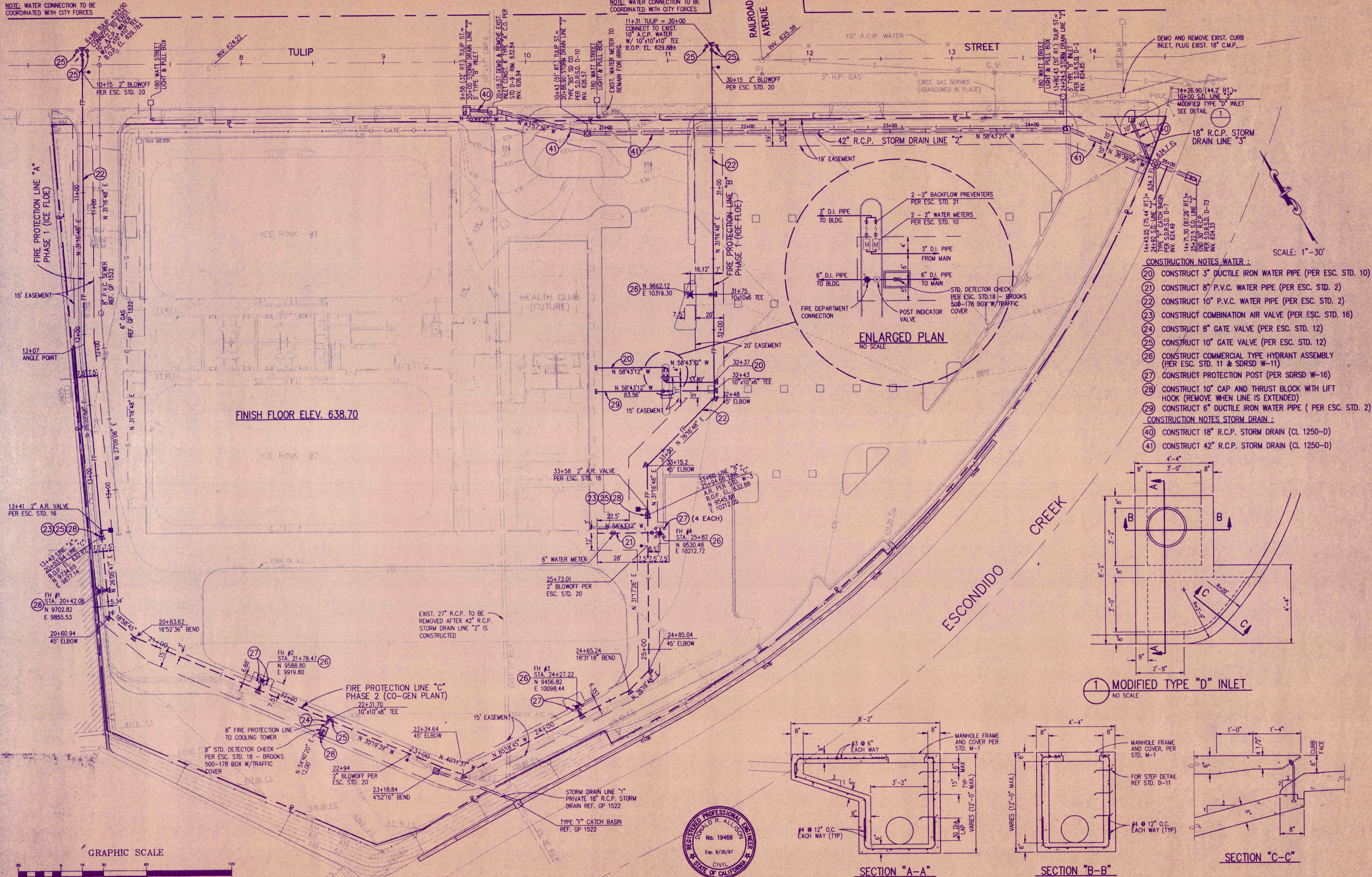
THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT A LICENSED SURVEYOR'S SIGNATURE AND SEAL.

06/02/2023

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NOTE: WATER CONNECTION TO BE COORDINATED WITH CITY FORCES

NOTE: WATER CONNECTION TO BE COORDINATED WITH CITY FORCES



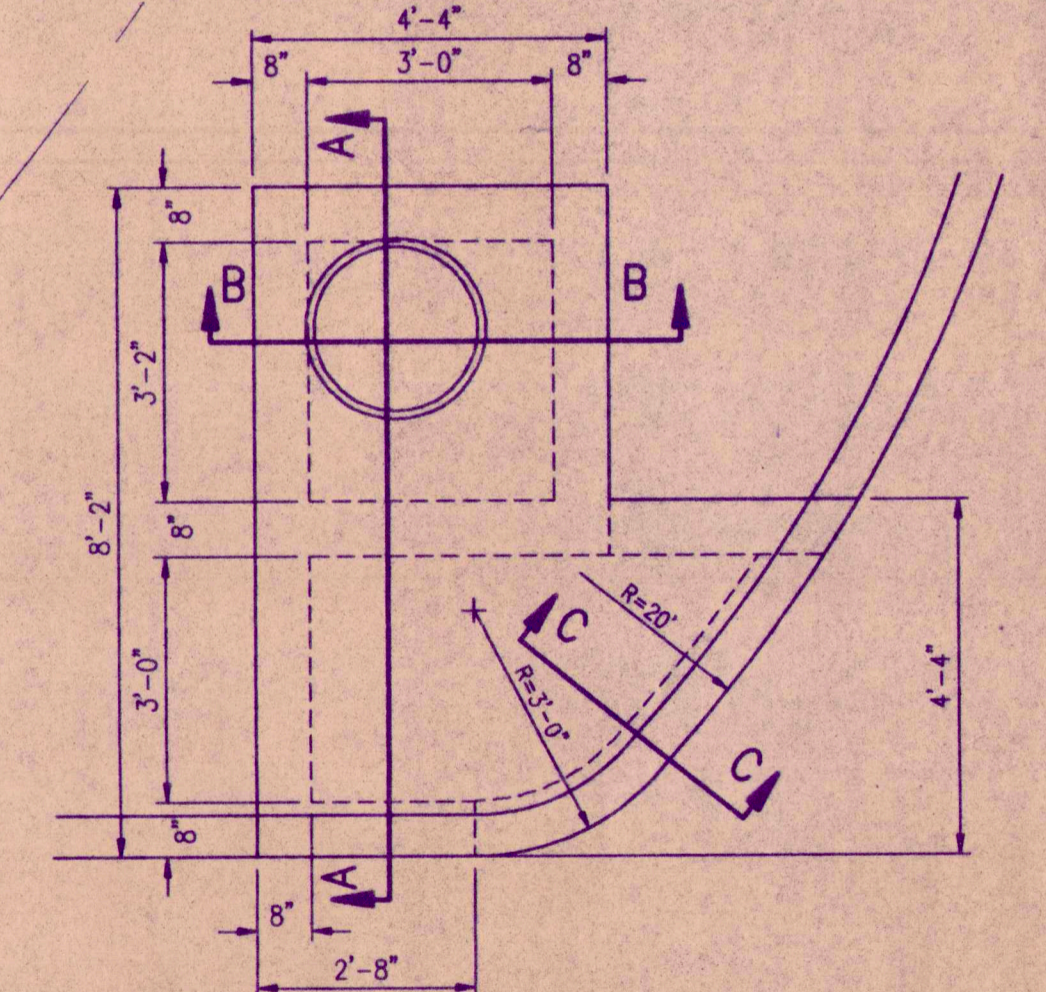
SCALE: 1"=30'

CONSTRUCTION NOTES WATER :

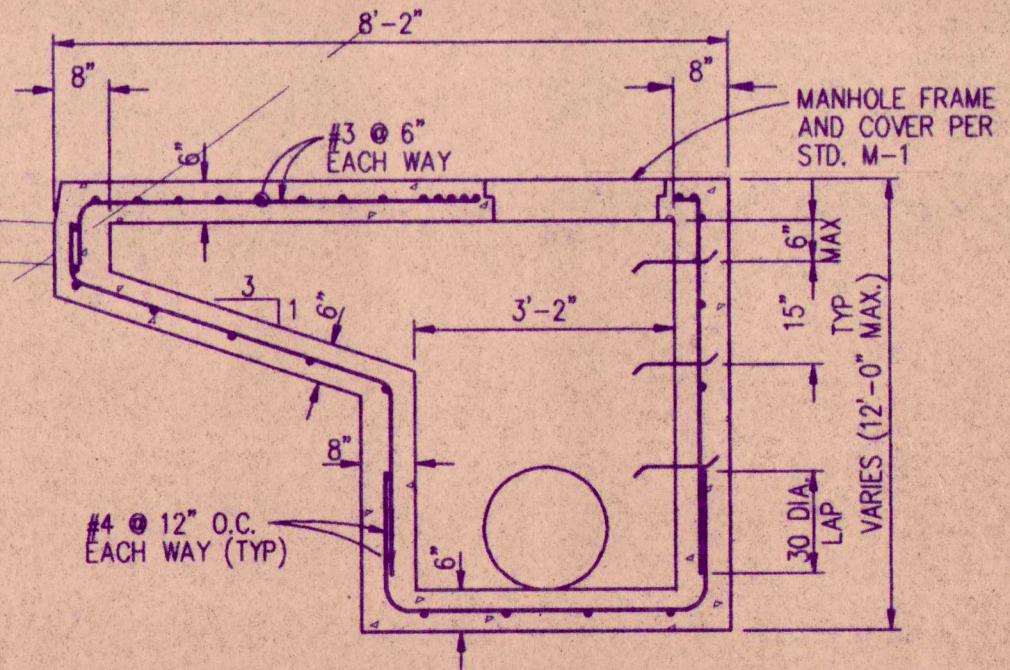
- 20 CONSTRUCT 3" DUCTILE IRON WATER PIPE (PER ESC. STD. 10)
- 21 CONSTRUCT 8" P.V.C. WATER PIPE (PER ESC. STD. 2)
- 22 CONSTRUCT 10" P.V.C. WATER PIPE (PER ESC. STD. 2)
- 23 CONSTRUCT COMBINATION AIR VALVE (PER ESC. STD. 16)
- 24 CONSTRUCT 8" GATE VALVE (PER ESC. STD. 12)
- 25 CONSTRUCT 10" GATE VALVE (PER ESC. STD. 12)
- 26 CONSTRUCT COMMERCIAL TYPE HYDRANT ASSEMBLY (PER ESC. STD. 11 & SDRSD W-11)
- 27 CONSTRUCT PROTECTION POST (PER SDRSD W-16)
- 28 CONSTRUCT 10" CAP AND THRUST BLOCK WITH LIFT HOOK (REMOVE WHEN LINE IS EXTENDED)
- 29 CONSTRUCT 6" DUCTILE IRON WATER PIPE (PER ESC. STD. 2)

CONSTRUCTION NOTES STORM DRAIN :

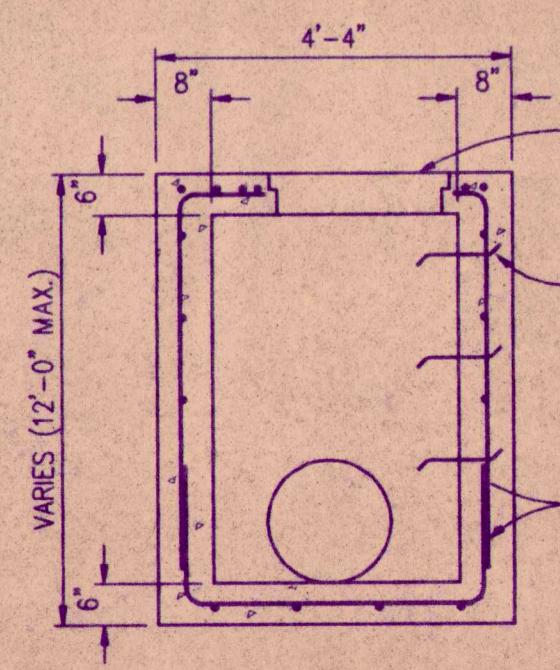
- 40 CONSTRUCT 18" R.C.P. STORM DRAIN (CL 1250-D)
- 41 CONSTRUCT 42" R.C.P. STORM DRAIN (CL 1250-D)



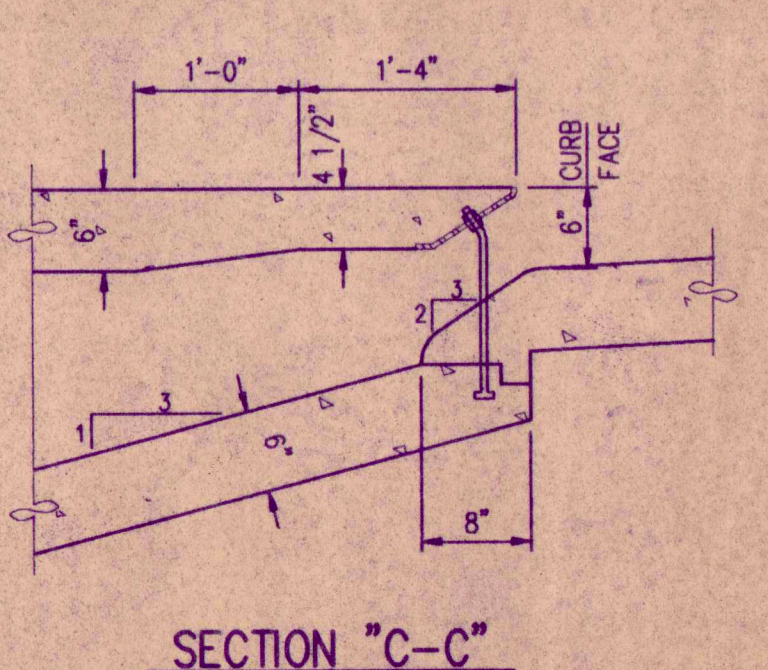
1 MODIFIED TYPE "D" INLET
NO SCALE



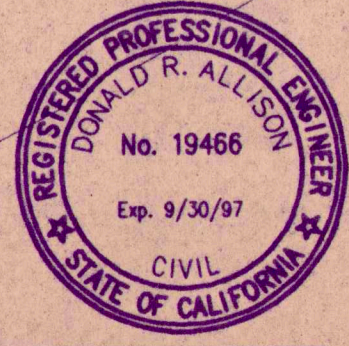
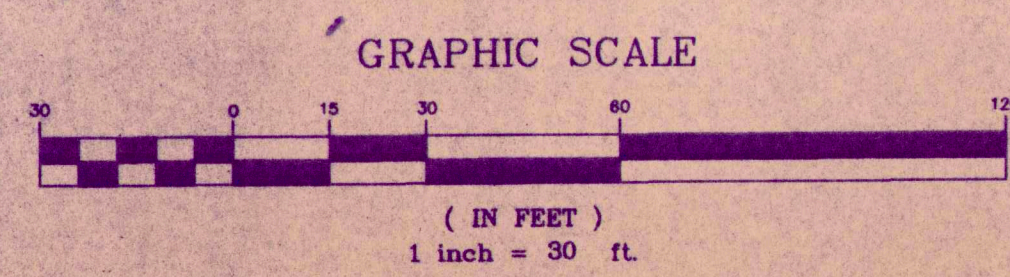
SECTION "A-A"



SECTION "B-B"



SECTION "C-C"



BSI BSI Consultants, Inc.
16890 W. Bernardo Dr.
San Diego, CA 92127
(619) 451-6100

NOTE :
SEE ARCHITECTURAL SHEET A-1 FOR
REVISED BUILDING FLOOR PLAN.

CONSTRUCTION RECORD	REFERENCES	Date	By	REVISIONS	App'd	Date	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Submitted	Approved	CITY OF ESCONDIDO DEPT. OF PUBLIC WORKS	Drawing No.
	GP-1522, 1623						CITY OF ESCONDIDO BM #264-A CHISEL 1" TOP OF CURB, MIDDLE OF CURB RETURN, N.E. CORNER OF INTERSECTION OF HALE AND TULIP STREET ELEV. = 633.40	Horizontal 1" = 30' Vertical	Traffic	Donald R. Allison	D.G.R.	D.R.A.	1/13/93	12/14/93	ICE FLOE COGENERATION FACILITY PUBLIC IMPROVEMENT PLANS	P-D 5
Contractor										Plans Prepared Under Supervision Of			By <i>Patricia Thomas</i>	By <i>David W. Wilson</i>		Sheet 2 Of 4
Inspector										Date <i>12/10/93</i>			Ass't City Engineer	Ass't Director Of Public Works		
Date Completed										R.C.E.No. 19466						

06/02/2023