

Goal Line Reliability Project

San Diego County, CA

Civil Site Plan Set

PREPARED FOR:

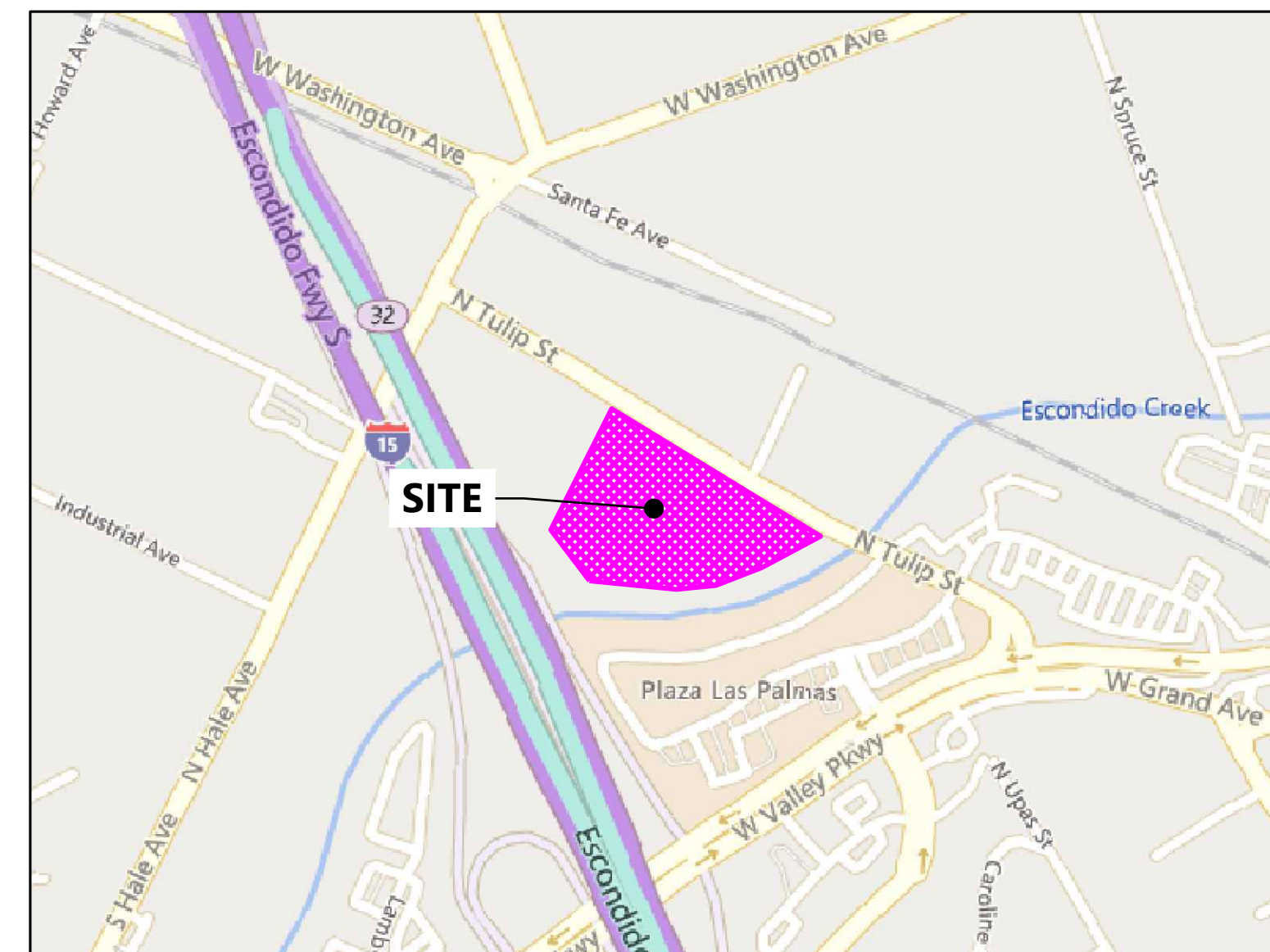


600 Seventeenth St., Suite 2400S
 Denver, CO 80202

REVISIONS:

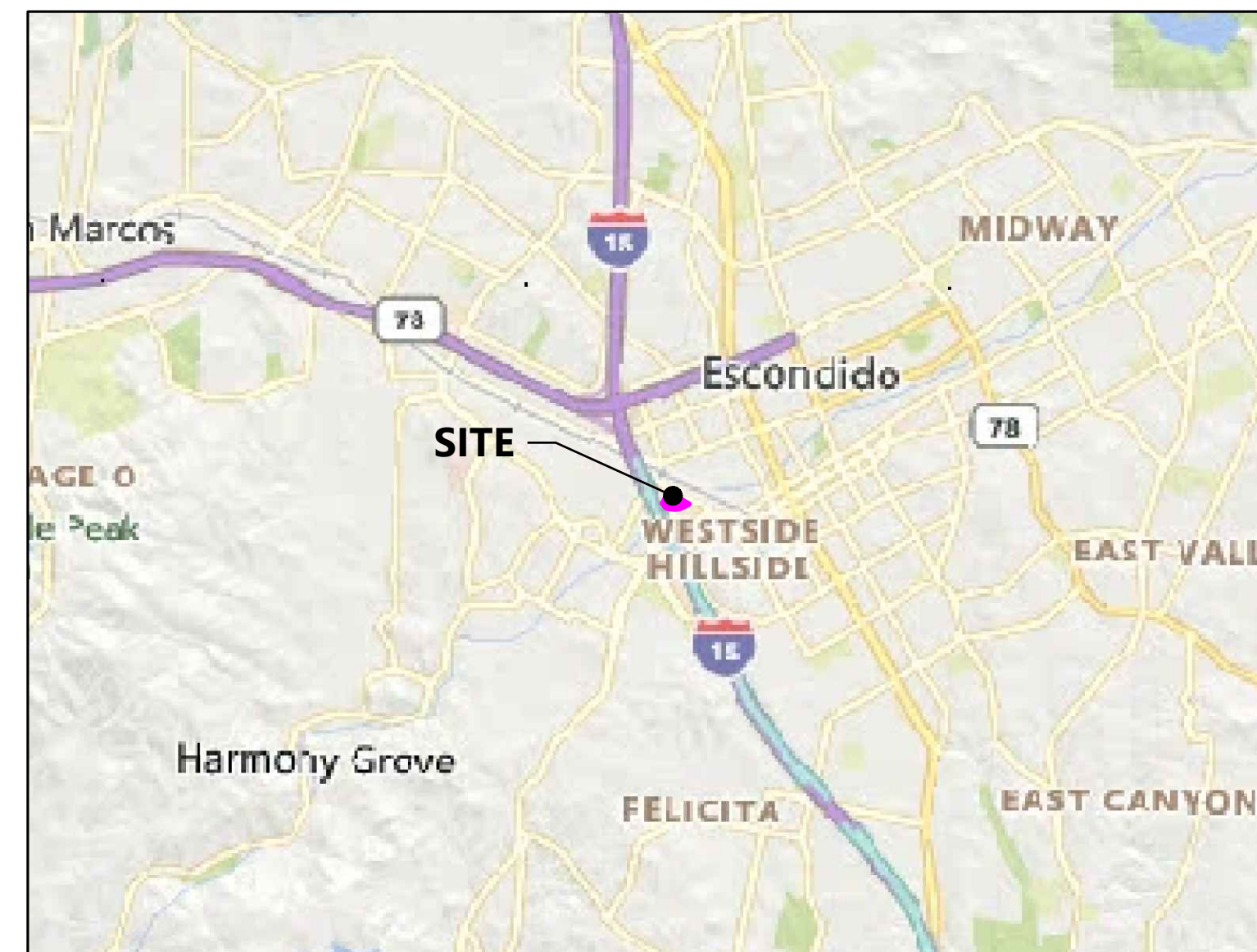
#	DATE	COMMENT	BY	CHK	APR
A	10/21/2022	ISSUED FOR AHJ REVIEW	CN	AK	BM
B	01/13/2023	ISSUED FOR AHJ REVIEW	BJB	AK	BM
C	05/08/2023	ISSUED FOR AHJ REVIEW	MW	MW	BM
D	06/01/2023	ISSUED FOR AHJ REVIEW	MB	MW	BM
E	08/16/2023	ISSUED FOR AHJ REVIEW	MB	MW	BM

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

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: PLANNED DEVELOPMENT INDUSTRIAL
 PROPOSED: GENERAL 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: 05/08/2023

SHEET: C001 C

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 Denver, CO 80202

REVISIONS:

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A	10/21/2022	ISSUED FOR AHJ REVIEW	CN	AK	BM
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LEGEND:

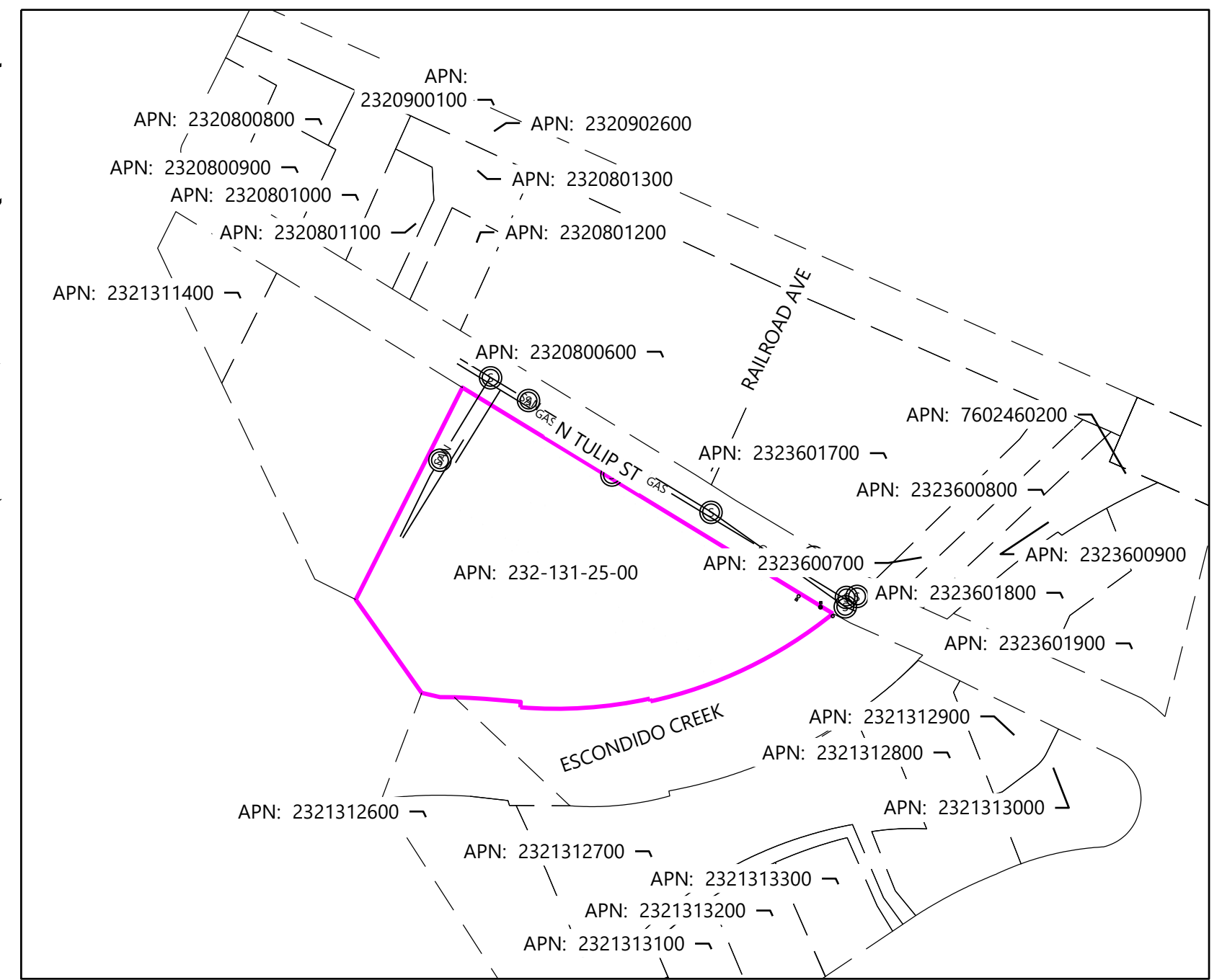
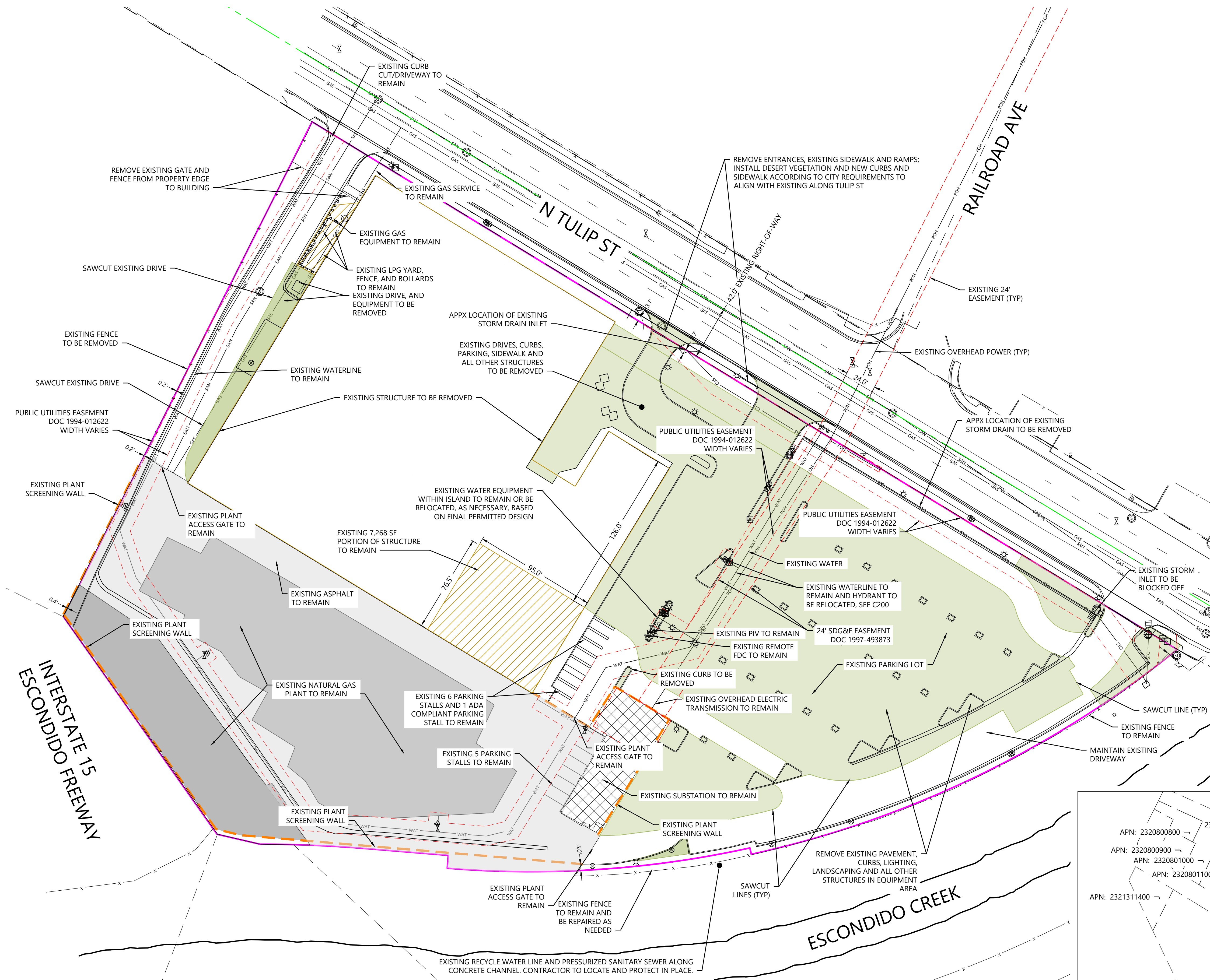
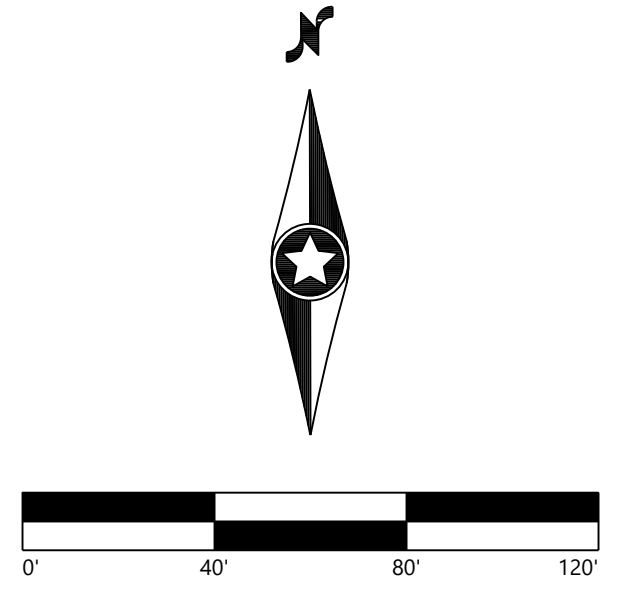
- PROPERTIES LINE
- EX. STORM DRAIN LINE
- EX. OVERHEAD POWER
- EX. UNDERGROUND POWER
- EX. GAS PIPELINE
- EX. WATER LINE
- EX. FENCE
- EX. EASEMENT
- FLOOD ZONE BOUNDARY
- EX. ROAD CENTERLINE
- RIGHT-OF-WAY LINES
- EX. BUILDING EDGE LINE
- ▨ EX. STRUCTURE TO REMAIN
- ▨ EX. SURFACE FEATURES TO BE REMOVED (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: 08/16/2023
 SHEET: C100 E

SCALE: 1" = 250'

Westwood Professional Services, Inc. 10170 Church Ranch Way, Suite #201, Westminster, CO 80021. Project: 232-131-25-00. Date: 08/16/2023. 1:250. PLS: MWA

PREPARED FOR:



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

REVISIONS:

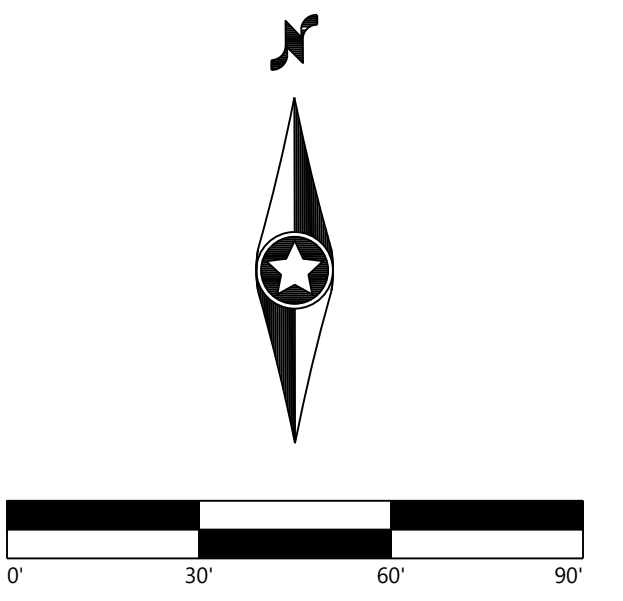
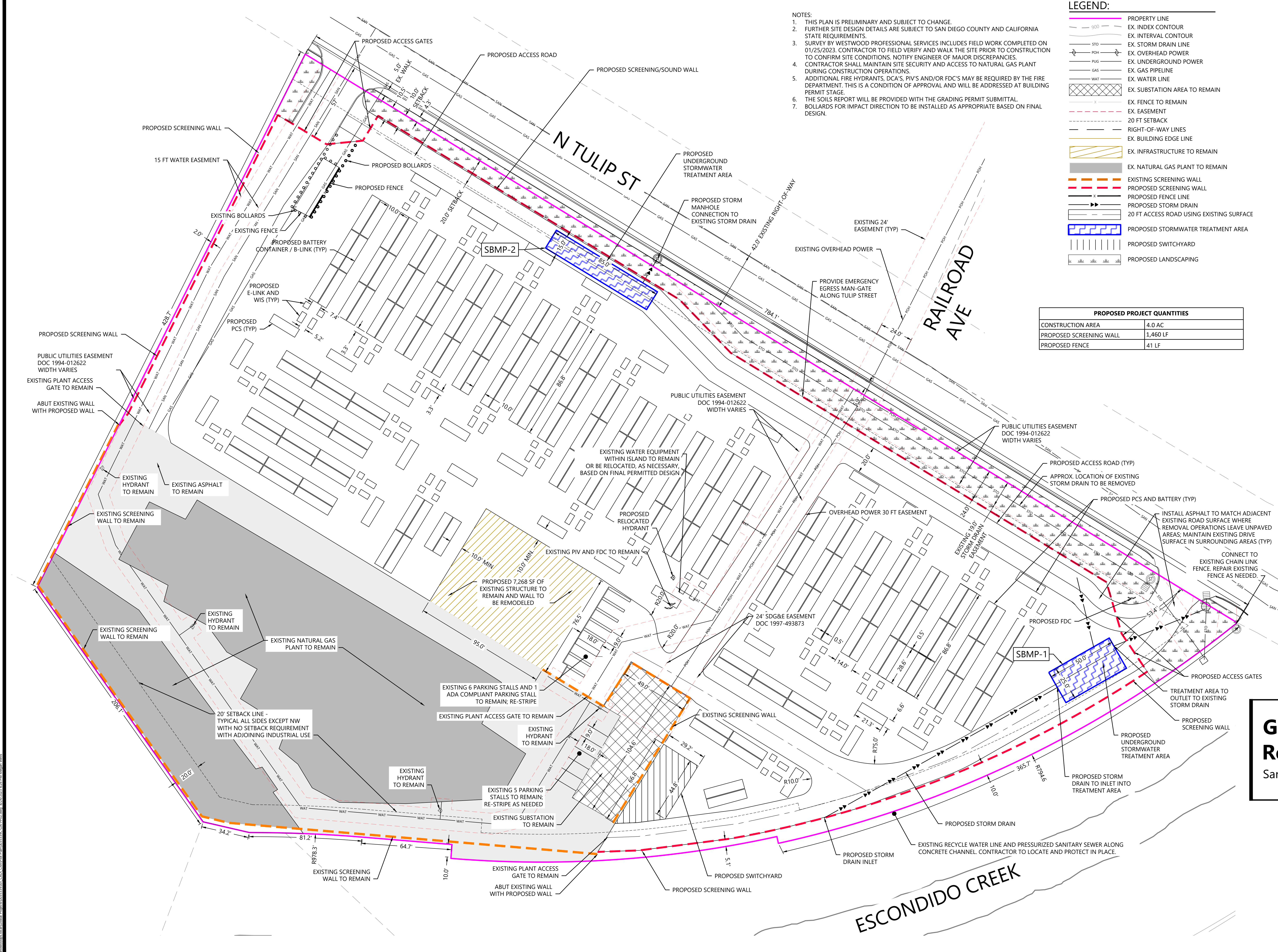
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LEGEND:

- PROPERTY LINE
- 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
- 20 FT 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

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 - 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

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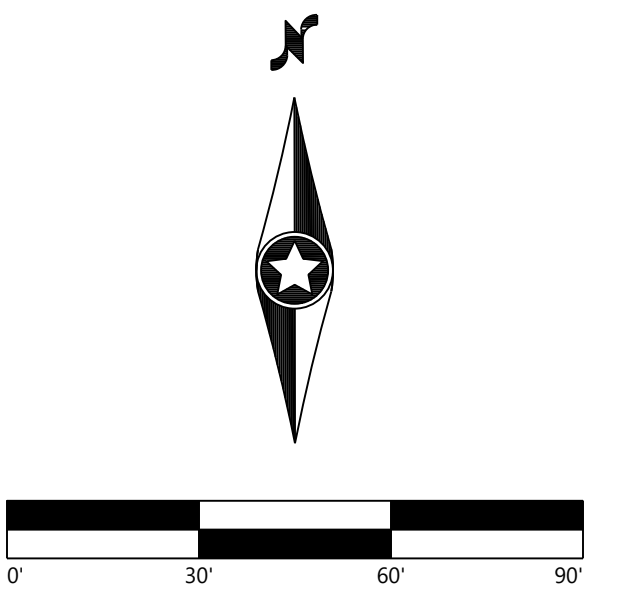
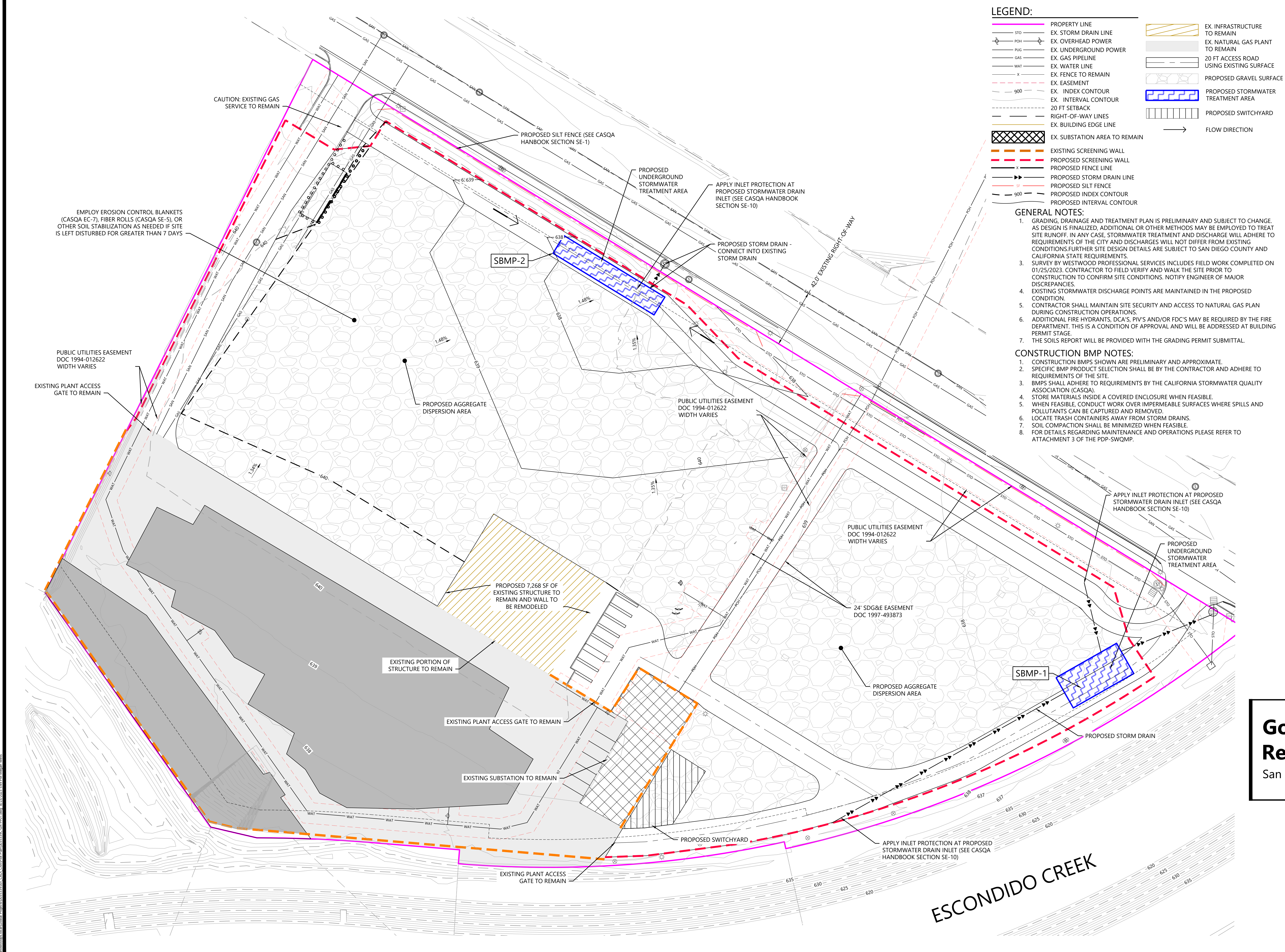
- PROPERTY LINE
- EX. STORM DRAIN LINE
- EX. OVERHEAD POWER
- EX. UNDERGROUND POWER
- EX. GAS PIPELINE
- EX. WATER LINE
- X EX. FENCE TO REMAIN
- EX. EASEMENT
- 900 EX. INDEX CONTOUR
- EX. INTERVAL CONTOUR
- 20 FT SETBACK
- RIGHT-OF-WAY LINES
- EX. BUILDING EDGE LINE
- EX. SUBSTATION AREA TO REMAIN
- EXISTING SCREENING WALL
- PROPOSED SCREENING WALL
- X PROPOSED FENCE LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED SILT FENCE
- 900 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 DISCHARGES 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.



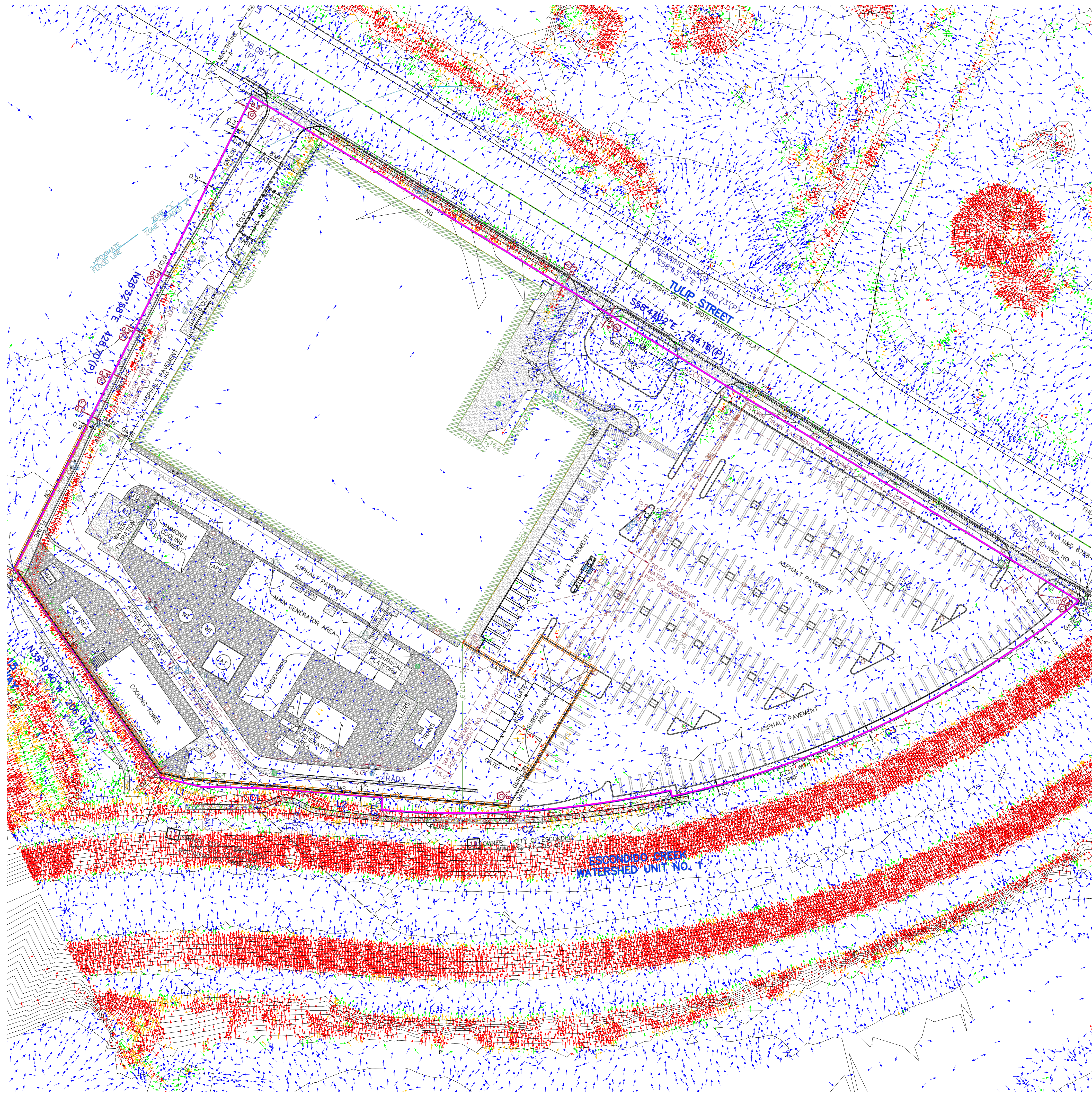
Goal Line Reliability Project
 San Diego County, California

Preliminary Grading,
 Drainage, and BMP
 Plan

NOT FOR CONSTRUCTION

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

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LEGEND:
 _____ PROPERTY LINE

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.

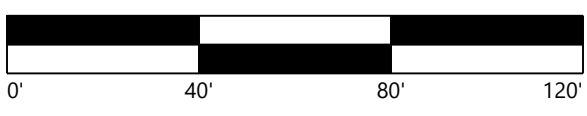
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Goal Line Reliability Project
 San Diego County, California

Slope Analysis

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DATE: 08/16/2023
 SHEET: C400 REV: E

Westwood Professional Services, Inc. 20230816 Goal Line Reliability Project - C400.dwg, 8/16/2023 3:58 PM, Mwanza Wani