

RESUME:

LEGAL DESCRIPTION:
 REMAINDER OF PARCEL MAP 1805 IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP OF THE COUNTY OF SAN DIEGO, COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 4, 1986, TENTATIVE PARCEL MAP NO. 679-060-2700 & 679-025-000, ASSESSOR'S PARCEL MAP NO. 679-060-2700 & 679-025-000.

PLANT REGIONAL CATEGORY: SEMI RURAL.

COMMUNITY: SAN DIEGUITO

SUBREGIONAL PLAN AREA: SPA SANTA FE VALLEY (SPECIFIC PLAN)

LAND USE DESIGNATION: MAJOR USE PERMIT & ASSOCIATED PERMITS: CREN SPACES, MAJOR USE PERMIT & ASSOCIATED PERMITS: CULMENAN MUNICIPAL WATER DISTRICT

WATER SOURCE/WATER DIST: CULMENAN MUNICIPAL WATER DISTRICT

SEWER DISTRICT: RANCHO SANTA FE COMMUNITY SERVICE DISTRICT

FIRE DISTRICT: RANCHO SANTA FE FIRE PROTECTION DISTRICT

SCHOOL DISTRICT: POWAY UNIFIED SCHOOL DISTRICT

EXISTING ZONING: PARCEL 1: S-88

APPLICANT: CHINESE BIBLE CHURCH OF SAN DIEGO
 12336 World Trade Dr #2
 San Diego, CA 92128-3783
 TEL: (619) 592-9777
 FAX: (619) 575-8778
 CONTACT: Donna Lee
 donna.lee@cbcsd.com

OWNER: CHINESE BIBLE CHURCH OF SAN DIEGO
 San Diego, CA 92128-3783
 TEL: (619) 592-9777
 FAX: (619) 575-8778
 CONTACT: Gloria Lee
 gloria.lee@cbcsd.com

SITE AREA:

GROSS AREA- PRIVATE ROAD EASEMENT:	339,408 SF (8.03 AC)
NET AREA (EXCLUSIVE OF ROAD EASEMENT):	362,413 SF (8.32 AC)
PHASE I BUILDING AREA:	5,868 SF
PHASE II BUILDING AREA:	26,868 SF
TOTAL:	32,736 SF
BUILDING B: CHRISTIAN ED BUILDINGS	6,633 SF
FIRST FLOOR:	6,307 SF
TOTAL:	12,934 SF
BUILDING C: RELIGIOUS MEETING BUILDING	5,932 SF
FIRST FLOOR:	5,932 SF
TOTAL:	11,864 SF
TOTAL PHASE BUILDING AREA:	65,410 SF
PHASE II BUILDING AREA:	10,788 SF
FIRST FLOOR:	10,788 SF
TOTAL:	10,788 SF
BUILDING E: FELLOWSHIP LEARNING CENTER	6,398 SF
FIRST FLOOR:	6,670 SF
TOTAL:	13,068 SF
TOTAL BUILDING AREA:	23,824 SF
PHASE II	65,410 SF
TOTAL	23,824 SF

PARKING:

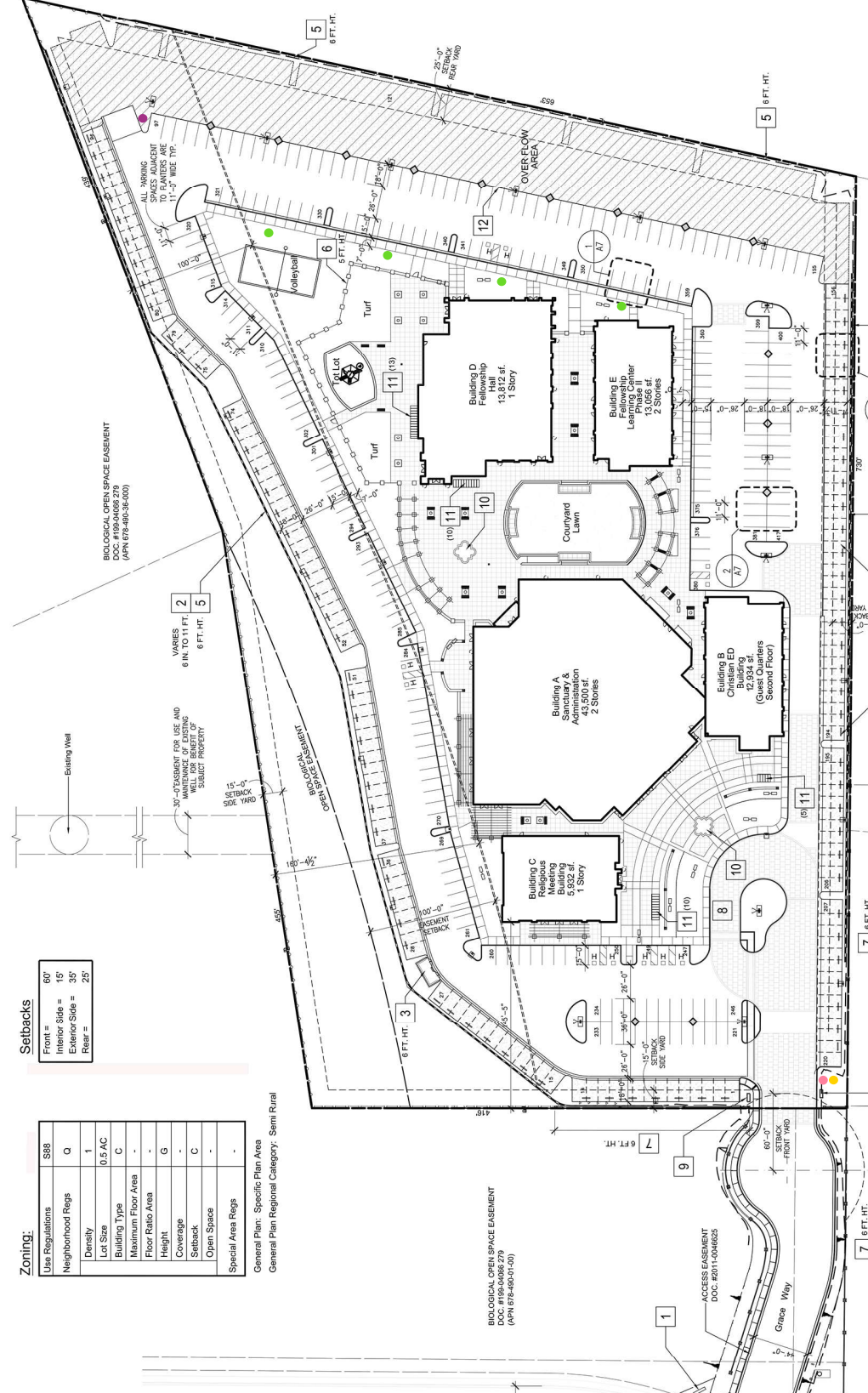
CHURCH PARKING REQUIRED:	1,500 SEATS
PARKING REQUIRED:	41
STANDARD:	394 SPACES
TOTAL PARKING REQUIRED:	375 SPACES
PARKING PROVIDED:	468 SPACES
ACCESSIBLE:	11 SPACES
TOTAL PARKING PROVIDED:	417 SPACES
OVER FLOW AREA (BECAUSE OF FUTURE):	38,806 SF
TOTAL S.F. AREA:	

LEGEND:

- H ACCESSIBLE PARKING SPACE
- DECOMPOSED GRANITE
- RECOMPOSED GRANITE OVER FLOW AREA

KEYNOTES:

- MONUMENT SIGN, REFER TO A3
- MASONRY RETAINING WALL
- TRASH ENCLOSURE
- CHURCH VEHICLE OFF HOUR AND WITH WALLS, FENCE AND LANDSCAPING.
- VINYL COATED CHAIN LINK FENCE
- WROUGHT IRON FENCE W/ STONE COLUMNS
- WROUGHT IRON FENCE W/ STONE VEHICLE LOADING PASSENGERS & SERVICE/ DELIVERY VEHICLES LOADING/ UNLOADING.
- SMALL MONUMENT SIGN, REFER TO A3
- FOUNTAIN
- 4" BICYCLE RACK
- 4" WHITE STRIPE AT FRONT OF PARKING STALLS THIS ABLE



Phase II Site Plan
 Scale: 1" = 40'-0"

Information Signs

- No Loading after 6 pm
- Overflow parking only after 6 pm
- Entry gate closed at 10 pm
- Noise or lighting comments (855) 732-6332 [County Code Enforcement or Church Phone]

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PROJECT INFORMATION:

Project Number: 3300 10-037 (MUP)
 Sheet Title: Phase II Over-all Site Plan
 Date: 01/16/2012 County Resubmit
 08/23/2012 County Resubmit
 02/19/2013 County Resubmit
 06/03/2013 County Resubmit

SILVIAN WRIGHT ARCHITECTS

CHINESE BIBLE CHURCH OF SAN DIEGO
 HARPER COMMUNITIES INC.

Zoning:

Use Regulations	S88
Neighborhood Regs	Q
Density	0.5 AC
Building Type	C
Maximum Floor Area	-
Floor Ratio Area	G
Height	-
Coverage	-
Setback	C
Open Space	-
Special Area Regs	-

Setbacks:

Front	60'
Interior Side	15'
Exterior Side	35'
Rear	25'

General Plan: Specific Plan Area
 General Plan Regional Category: Semi Rural

BIOLOGICAL OPEN SPACE EASEMENT
 DOC: #199-04665-279
 (APN: 679-040-010)

BIOLOGICAL OPEN SPACE EASEMENT
 DOC: #2011-0046625