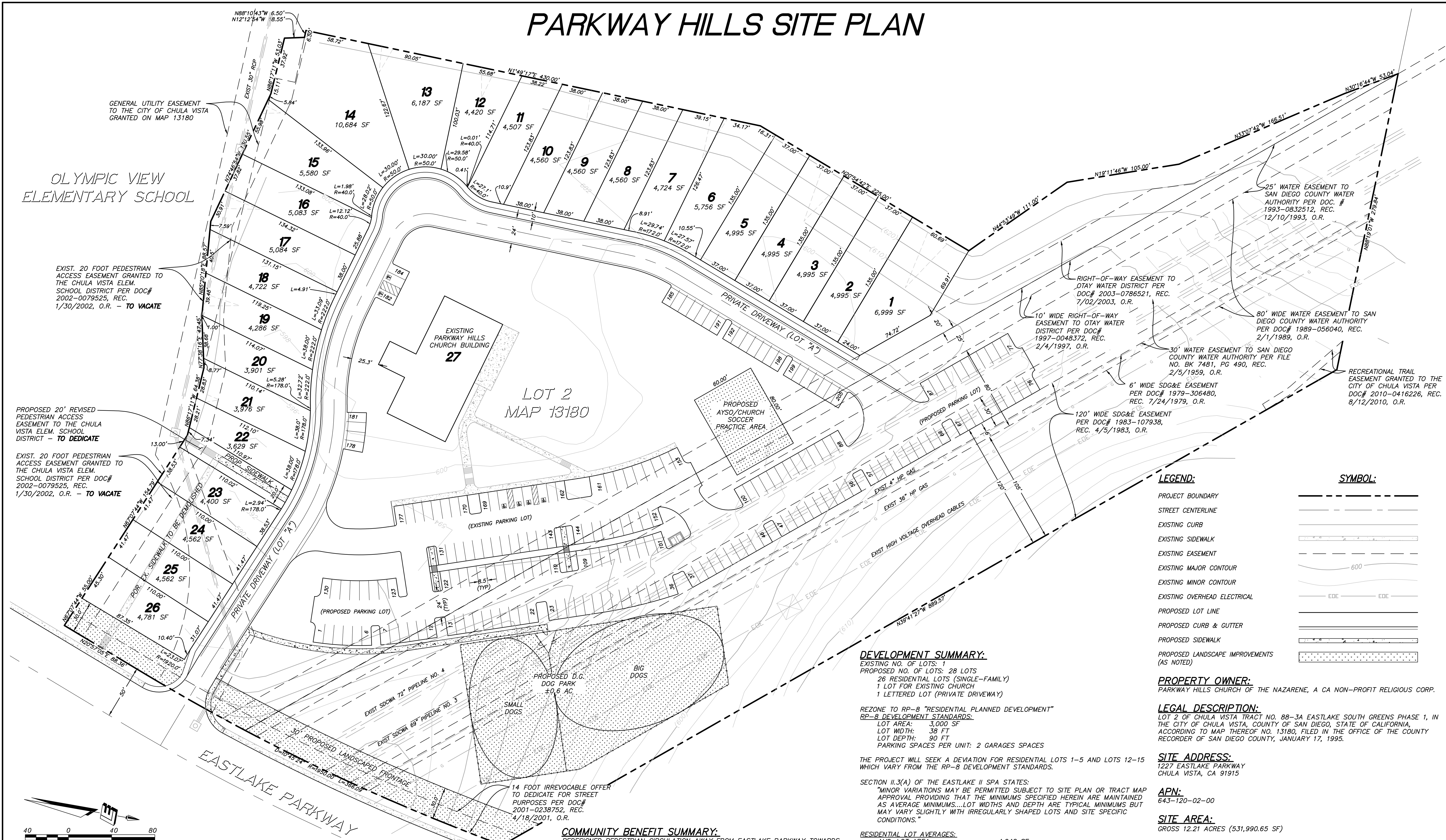


PARKWAY HILLS SITE PLAN



OLYMPIC VIEW
ELEMENTARY SCHOOL

EXIST. 20 FOOT PEDESTRIAN
ACCESS EASEMENT GRANTED TO
THE CHULA VISTA ELEM.
SCHOOL DISTRICT PER DOC#
2002-0079525, REC.
1/30/2002, O.R. - TO VACATE

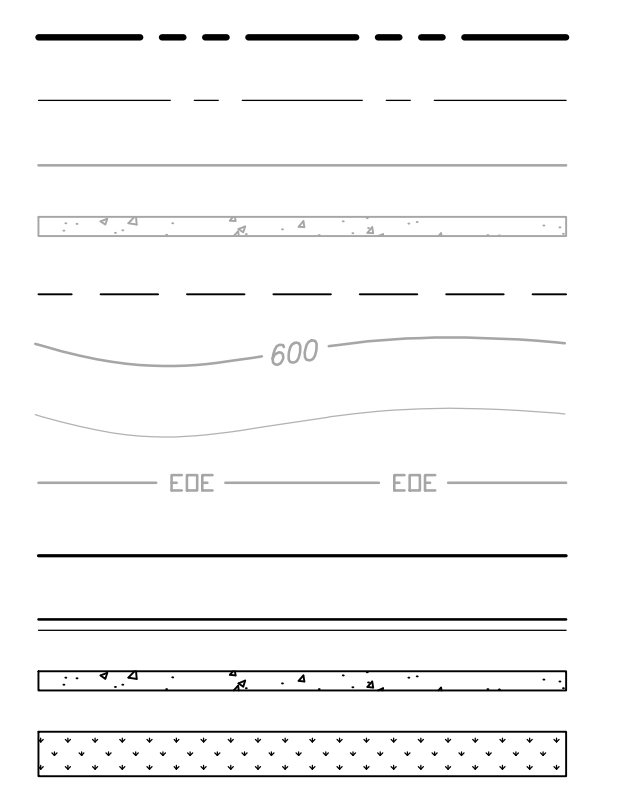
PROPOSED 20' REVISED
PEDESTRIAN ACCESS
EASEMENT TO THE CHULA
VISTA ELEM. SCHOOL
DISTRICT - TO DEDICATE

EXIST. 20 FOOT PEDESTRIAN
ACCESS EASEMENT GRANTED TO
THE CHULA VISTA ELEM.
SCHOOL DISTRICT PER DOC#
2002-0079525, REC.
1/30/2002, O.R. - TO VACATE

LEGEND:

- PROJECT BOUNDARY
- STREET CENTERLINE
- EXISTING CURB
- EXISTING SIDEWALK
- EXISTING EASEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVERHEAD ELECTRICAL
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED LANDSCAPE IMPROVEMENTS (AS NOTED)

SYMBOL:



DEVELOPMENT SUMMARY:

EXISTING NO. OF LOTS: 1
 PROPOSED NO. OF LOTS: 28 LOTS
 26 RESIDENTIAL LOTS (SINGLE-FAMILY)
 1 LOT FOR EXISTING CHURCH
 1 LETTERED LOT (PRIVATE DRIVEWAY)

REZONE TO RP-8 "RESIDENTIAL PLANNED DEVELOPMENT"
 RP-8 DEVELOPMENT STANDARDS:
 LOT AREA: 3,000 SF
 LOT WIDTH: 38 FT
 LOT DEPTH: 90 FT
 PARKING SPACES PER UNIT: 2 GARAGES SPACES

THE PROJECT WILL SEEK A DEVIATION FOR RESIDENTIAL LOTS 1-5 AND LOTS 12-15 WHICH VARY FROM THE RP-8 DEVELOPMENT STANDARDS.

SECTION II.3(A) OF THE EASTLAKE II SPA STATES:
 "MINOR VARIATIONS MAY BE PERMITTED SUBJECT TO SITE PLAN OR TRACT MAP APPROVAL PROVIDING THAT THE MINIMUMS SPECIFIED HEREIN ARE MAINTAINED AS AVERAGE MINIMUMS...LOT WIDTHS AND DEPTH ARE TYPICAL MINIMUMS BUT MAY VARY SLIGHTLY WITH IRREGULARLY SHAPED LOTS AND SITE SPECIFIC CONDITIONS."

RESIDENTIAL LOT AVERAGES:
 AVG. LOT AREA: 4,942 SF
 AVG. FRONTAGE WIDTH: 38 FT
 AVG. LOT WIDTH AT 15FT BACK: 39 FT
 AVG. LOT DEPTH: 118 FT

PARKING SUMMARY:

EXISTING CONDITION:
 SURFACE PARKING 190 SPACES

DEVELOPED CONDITION:
 SURFACE PARKING 205 SPACES (6 ACCESSIBLE SPACES)
 GARAGE PARKING (2-CAR GARAGES) 52 SPACES*
 TOTAL PARKING SPACES: 257 SPACES

*DOES NOT INCLUDE DRIVEWAY SPACES

COMMUNITY BENEFIT SUMMARY:

REDESIGNED PEDESTRIAN CIRCULATION AWAY FROM EASTLAKE PARKWAY TOWARDS ON-SITE PRIVATE DRIVEWAY PROVIDING IMPROVED SAFETY FOR CHILDREN WALKING TO AND FROM OLYMPIC VIEW ELEMENTARY SCHOOL AND IMPROVED PARENT DROP OFF/PICK UP

PUBLIC DOG PARK WITH SEPARATE AREAS FOR SMALL AND LARGER DOGS WITH AMPLE PARKING (TO BE MAINTAINED BY THE CHURCH)

AYSO/CHURCH SOCCER PRACTICE AREA WITH AMPLE PARKING (TO BE MAINTAINED BY THE CHURCH)

ENHANCED LANDSCAPED FRONTAGE ALONG EASTLAKE PARKWAY (TO BE MAINTAINED BY THE CHURCH)

AFTER SCHOOL TUTORING PROGRAM TO BE PROVIDED BY THE CHURCH

PROPERTY OWNER:

PARKWAY HILLS CHURCH OF THE NAZARENE, A CA NON-PROFIT RELIGIOUS CORP.

LEGAL DESCRIPTION:

LOT 2 OF CHULA VISTA TRACT NO. 88-3A EASTLAKE SOUTH GREENS PHASE 1, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13180, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 17, 1995.

SITE ADDRESS:

1227 EASTLAKE PARKWAY
 CHULA VISTA, CA 91915

APN:

643-120-02-00

SITE AREA:

GROSS 12.21 ACRES (531,990.65 SF)

EXISTING USE:

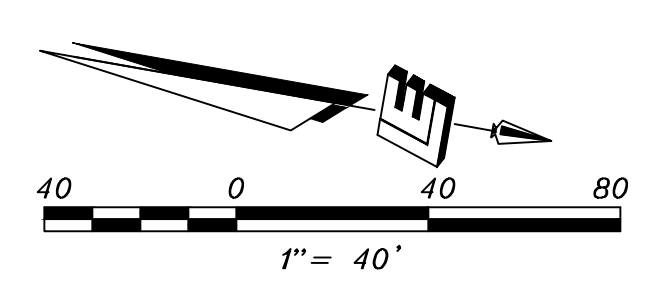
PARKWAY HILLS CHURCH OF THE NAZARENE
 FIRE MARSHALL MAXIMUM OCCUPANCY POSTED: 267

EXISTING ZONING:

EASTLAKE II PLANNED COMMUNITY: PC4PQ "QUASI-PUBLIC FACILITIES"
 CHULA VISTA GENERAL PLAN: LOW-MEDIUM RESIDENTIAL (3-6 DU/AC)

EASEMENT NOTE:

EASEMENT GRANTED TO SDG&E RECORDED AUGUST 6, 1991 AS FILE NO. 91-0393191, O.R. HAS NO SPECIFIC LOCATION IN THE DEED AND CANNOT BE PLOTTED. (TITLE NO. 15)



NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
6				12			
5				11			
4	01/14/16	KS	CLIENT REVISIONS	10			
3	10/15/15	JMR	CLIENT REVISIONS	9			
2	09/11/15	JMR	CLIENT REVISIONS	8			
1	09/10/15	JMR	ORIGINAL	7			

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
12				1			
11				2			
10				3			
9				4			
8				5			
7				6			

APPROVED BY ENGINEER OF WORK:	REGISTRATION R.C.E.:	26283
FILE CODE:	DATE:	
CV 20.01-12.14		
PREPARATION AND REVISION LOG		

Leppert Engineering CORPORATION
 5180 Governor Drive, Suite 205, San Diego, Ca. 92122-2848
 Phone: (619) 597-2001 Fax: (619) 597-2009