

C:\Users\jmc\OneDrive\Desktop\23-659 SKOC Church\REVIT PLAN\SKOC (Prelim DRAFT V5) (7-21-23).rvt

Fire Dept. notes added to Trakit.

where will water quality facility be located?

30' interior side yard setback required

note, multiple sewer lines in this location. VWD may not allow parking stalls over sewer lines

driveway to be eliminated or made emergency access only

Is cell tower being moved?

Structure 4 was not part of the geotech study and may need to be relocated.

Parish hall is within the parameter of the geotechnical report study, but the geotechnical firm did not record this building for the feasibility of construction.

Verify that the geotechnical engineering firm is upto date with the building layout and that they approve the feasibility for each building.

special setback for RSF Rd

Revise for accuracy

1 CONCEPT SITE PLAN

1" = 50'-0"

see additional comments on ALTA survey for info on drainage and street improvements

PARKING DATA:

STANDARD SPACES (9X18):	103
COMPACT SPACES (20%) (8.5X16):	0
DISABLED ACCESS SPACES:	5
LOADING ZONE (12X30):	1
BICYCLE SPACES (2X6):	5

OFFICE: 1:250 = 15
*ASSEMBLY: 1: 4 SEATS OR 1:50 = 55
(* SHARED PARKING W/ PARISH HALL)
PARISH HALL = 100

APPROXIMATE SITE AREA DATA:

SITE (AFTER DEDICATION):	127,550 SF
BUILDING FOOTPRINTS:	19,176 SF
WALKWAYS / RAMPS:	16,361 SF
TERRACE:	9,046 SF
PARKING / DRIVEWAYS:	35,370 SF
RETAINING SYSTEMS:	1,760 SF
LANDSCAPE:	25,510 SF
OPEN SPACE:	22,428 SF

BUILDING AREA DATA:

[1] TEMPLE:	5,823 SF
(NAVE ONLY - 3,302 SF)	
[2] PARISH HALL:	
LEVEL 1 -	6,420 SF
LEVEL 2 -	8,418 SF
TOTAL -	14,838 SF
[3] ADMINISTRATION:	3,635 SF
[4] 1-STY RESIDENCE:	1,300 SF
TOTAL ALL STRUCTURES:	25,592 SF

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PROJECT #: 23-659

CURRENT REVISION:

SHEET ISSUED: 07/24/23

DRAWN BY: Jc

SCALE 1" = 50'-0"

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TITLE:
SITE PLAN

NUMBER:

A1.0



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**SLOPE DENSITY BREAKDOWN / CITY OF SAN MARCOS, CA
APPENDIX A ZONING ORDINANCE**

S = SLOPE IN PERCENTAGE
A = SITE AREA IN SQUARE FEET
L = CUMULATIVE SUM OF CONTOUR LINES IN LINEAR FEET
I = CONTOUR LINE INTERVAL (MAX 5')

A = 135,046 SITE AREA (BEFORE DEDICATION)
L = 4,678 LF CONTOUR LENGTHS
I = 5'

AVERAGE SLOPE FORMULA:

$$S = \frac{L \times I}{A} \times 100$$

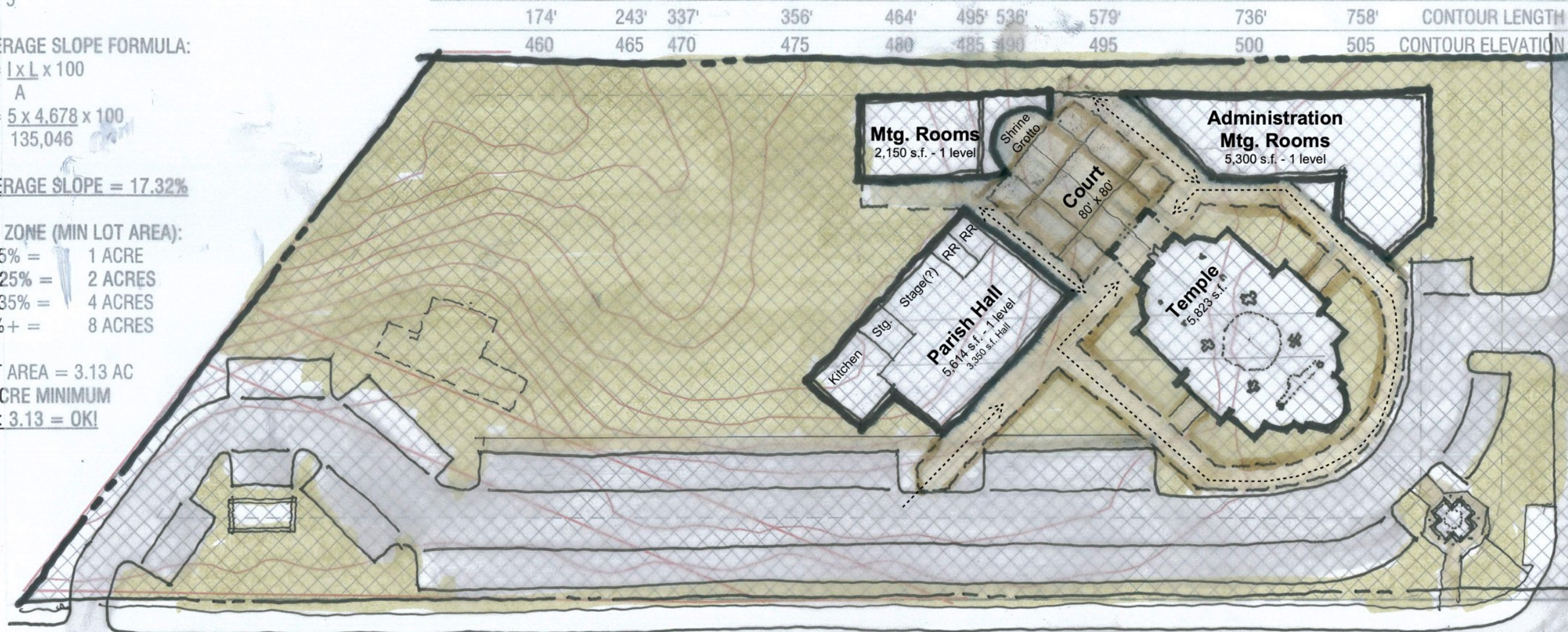
$$S = \frac{5 \times 4,678 \times 100}{135,046}$$

AVERAGE SLOPE = 17.32%

A-1 ZONE (MIN LOT AREA):

0-15% = 1 ACRE
15-25% = 2 ACRES
25-35% = 4 ACRES
35%+ = 8 ACRES

LOT AREA = 3.13 AC
2 ACRE MINIMUM
2 < 3.13 = OK!



1 SITE PLAN - SLOPE / DENSITY BREAKDOWN ANALYSIS

1" = 50'-0"

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