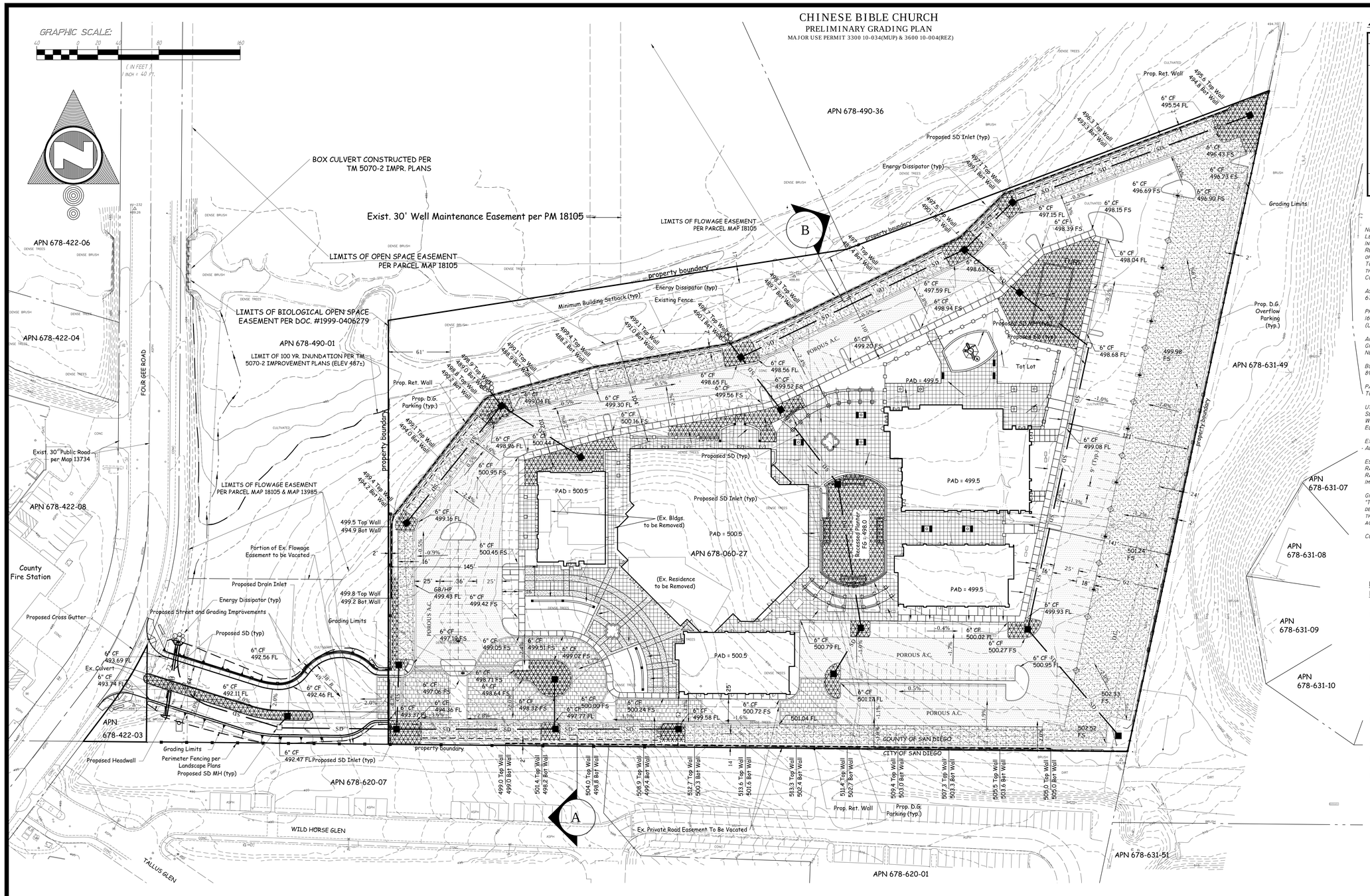
CHINESE BIBLE CHURCH

PRELIMINARY GRADING PLAN

MAJOR USE PERMIT 3300 10-034(MUP) & 3600 10-004(REZ)



ZONING:

	EXIST.	PROP.
USE REGULATIONS	S88	RS
NEIGHBORHOOD REGS	Q	Q
DENSITY	1	1
LOT SIZE	0.5 AC	0.5 AC
BUILDING TYPE	C	C
MAXIMUM FLOOR AREA	-	-
FLOOR RATIO AREA	-	-
HEIGHT	G	J
COVERAGE	-	-
SETBACK	C	C
OPEN SPACE	-	-
SPECIAL AREA REGS	-	-

NOTES:

LEGAL DESCRIPTION:
IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA:
REMAINDER PARCEL OF PARCEL MAP 18105, ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 4, 1998.
TOGETHER WITH LOT 114 OF COUNTY OF SAN DIEGO TRACT NO. 5070-1, ACCORDING THE MAP THEREOF FILED AS MAP NO. 13734 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 18, 1999.

ASSESSOR'S PARCEL NUMBER:
678-060-27, 678-422-03

PROPERTY ADDRESS:
16919 FOUR GEE ROAD
(UNINCORPORATED)

ACREAGE:
GROSS: 9.09
NET: 8.42

BUILDING AREA:
89,234 SQUARE FEET

PARKING SPACES:
TOTAL: 417 SPACES

UTILITIES & SERVICES
SEWER: RANCHO SANTE FE COMMUNITY SERVICES DISTRICT
WATER: OLIVENHAIN MUNICIPAL WATER DISTRICT
ELECTRIC & GAS: SAN DIEGO GAS & ELECTRIC

EXISTING STRUCTURES:
- ALL EXISTING ON-SITE BUILDINGS TO BE REMOVED.

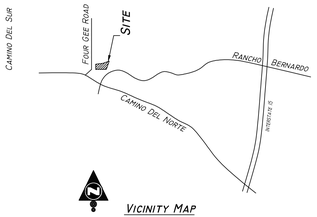
ESTIMATED EARTHWORK QUANTITIES:
RAW CUT: 32,000 CY
RAW FILL: 32,000 CY
IMPORT/EXPORT: 0 CY

GRADING NOTES:
"THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY."

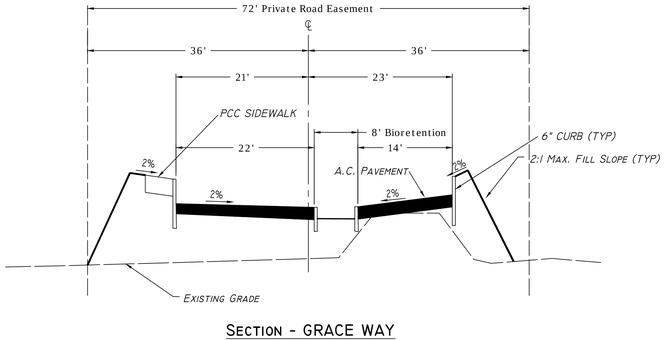
CUT AND FILL SLOPE RATIOS SHALL NOT EXCEED 2:1.

LEGEND

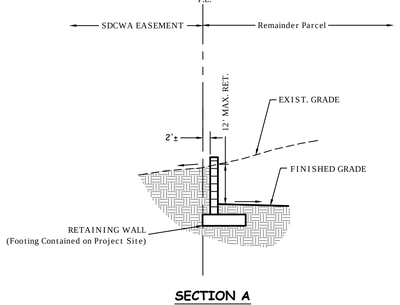
IMPROVEMENTS:	DWG. NO. **	SYMBOL
PROJECT BOUNDARY (PROPERTY LINE)		
EASEMENT LINE		
6" CURB & GUTTER	G-2	
6" CURB ONLY	G-1	
D.G. PARKING (SECTION TO BE DETERMINED BY SOILS ENGINEER)		
POROUS A.C. PAVING (SECTION TO BE DETERMINED BY SOILS ENGINEER)		
CONCRETE PAVERS (SECTION TO BE DETERMINED BY SOILS ENGINEER)		
BIORETENTION BMP		
STORM DRAIN	D-60	SD
LID PLANTER DRAIN INLET (UNLESS OTHERWISE LABELED)		
RIP RAP	D-40	



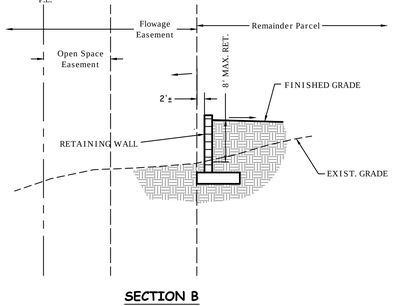
VICINITY MAP
NOT TO SCALE



SECTION - GRACE WAY
NOT TO SCALE



SECTION A
NOT TO SCALE



SECTION B
NOT TO SCALE

MLB
Engineering
Professional Civil Engineers and Land Surveyors
404 South Live Oak Park Road, Fallbrook, CA 92028
Phone 760 731-6603 FAX 760 897-2165 E-Mail: MBenesh@MLBEngineering.com

REGISTERED PROFESSIONAL ENGINEER MICHAEL BENESH RCE 37893 CIVIL STATE OF CALIFORNIA

SHEET	COUNTY OF SAN DIEGO	2 SHEETS
1		

SITE PLAN:
CHINESE BIBLE CHURCH OF SAN DIEGO
PRELIMINARY GRADING PLAN RPL1

CALIFORNIA COORDINATE INDEX: -

PREPARED BY:

7/1/2013

MICHAEL L. BENESH, R.C.E. 37893

ENGINEER'S NAME: MLB ENGINEERING
PHONE NO. (760) 731-6603