

UTILITY PROVIDERS:

CABLE TV, BROADBAND & TELEPHONE:
SPECTRUM
(855) 707-7328
FRONTIER
(855) 331-0424

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
(800) 655-4555

GAS:
SOCAL GAS
(800) 427-2200

TELEPHONE:
SOUTHERN CALIFORNIA TELEPHONE & ENERGY
(800) 840-6673

TRASH & WASTE DISPOSAL:
CR&R DISPOSAL
(800) 755-8112

WATER & SEWER SERVICE:
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
(951) 674-3146

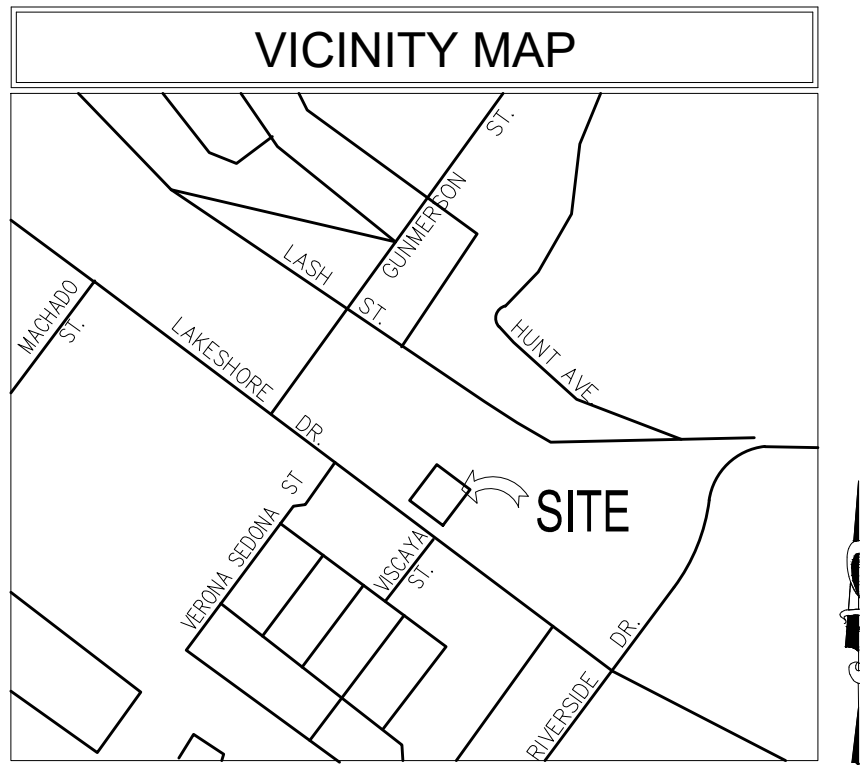
OWNER / APPLICANT

CHO H & HY S. YUN
16758 LAKESHORE DRIVE,
LAKE ELSINORE, CA 92530
EMAIL: HEYSUNG714@gmail.com
PHONE: 714-837-3317

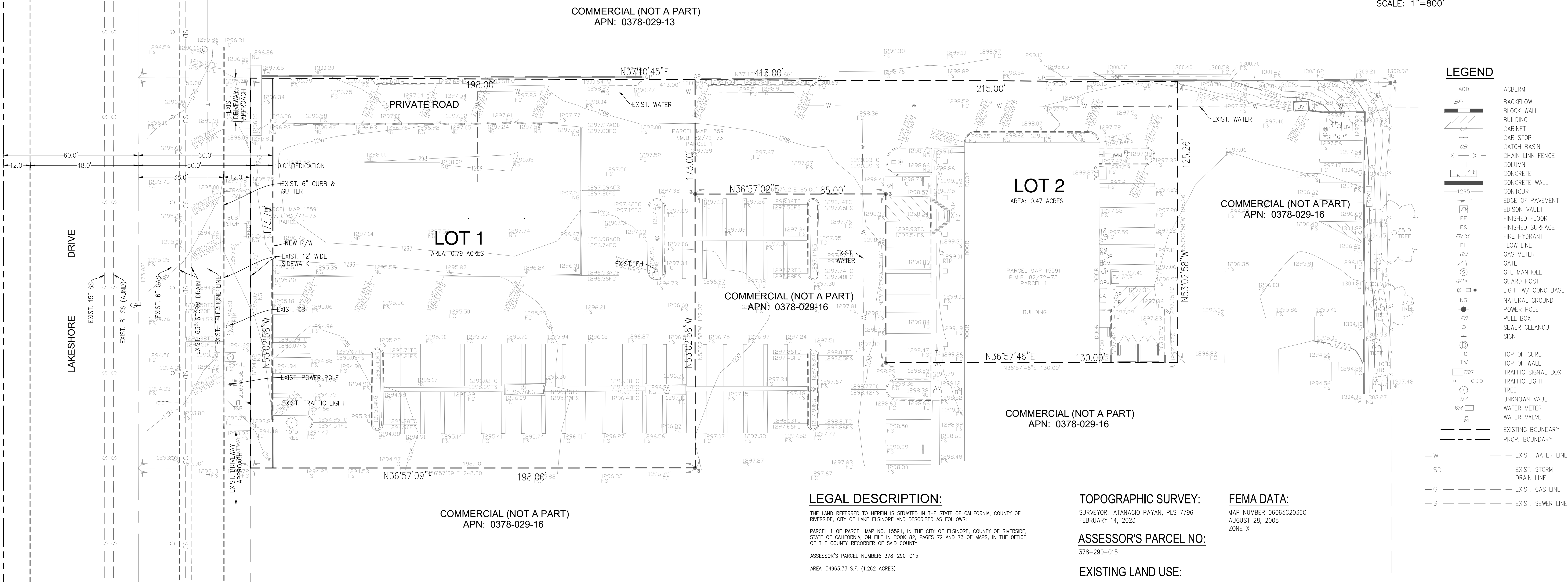
ENGINEER & SURVEY:

TL GROUP
1442 IRVINE BOULEVARD, SUITE 208
TUSTIN, CA 92780
(949) 457-1617
(714) 982-4057

CITY OF LAKE ELSINORE
TENTATIVE PARCEL MAP NO. 38753
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP
SCALE: 1"=800'



LEGEND

- ACB ACBERM
- BF BACKFLOW
- BW BLOCK WALL
- BUILDING BUILDING
- CB CABINET
- CS CAR STOP
- CB CATCH BASIN
- CL CHAIN LINK FENCE
- C COLUMN
- CONCRETE CONCRETE
- CONCRETE WALL CONCRETE WALL
- CONTOUR CONTOUR
- EDGE OF PAVEMENT EDGE OF PAVEMENT
- EDISON VAULT EDISON VAULT
- FF FINISHED FLOOR
- FS FINISHED SURFACE
- FH FIRE HYDRANT
- FL FLOW LINE
- GM GAS METER
- GATE GATE
- GTE MANHOLE GTE MANHOLE
- GP GUARD POST
- GP LIGHT W/ CONC BASE
- NG NATURAL GROUND
- FB POWER POLE
- PULL BOX PULL BOX
- SEWER CLEANOUT SEWER CLEANOUT
- SIGN SIGN
- TOP OF CURB TOP OF CURB
- TOP OF WALL TOP OF WALL
- TRAFFIC SIGNAL BOX TRAFFIC SIGNAL BOX
- TRAFFIC LIGHT TRAFFIC LIGHT
- TREE TREE
- UNKNOWN VAULT UNKNOWN VAULT
- WATER METER WATER METER
- WATER VALVE WATER VALVE
- EXISTING BOUNDARY EXISTING BOUNDARY
- PROP. BOUNDARY PROP. BOUNDARY
- W EXIST. WATER LINE
- SD EXIST. STORM DRAIN LINE
- G EXIST. GAS LINE
- S EXIST. SEWER LINE

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, CITY OF LAKE ELSINORE AND DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP NO. 15591, IN THE CITY OF ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON FILE IN BOOK 82, PAGES 72 AND 73 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER: 378-290-015

AREA: 54963.33 S.F. (1.262 ACRES)

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF LAKESHORE DRIVE, BEING N 53° 02' 58" W AS SHOWN ON PARCEL MAP 15591 FILED IN BOOK 82, PAGES 72 AND 73, RECORDS OF RIVERSIDE COUNTY.

BENCH MARK:

COUNTY OF RIVERSIDE BENCHMARK NO. BM 13-C-93
ELEVATION = 1,280.13 FEET 1995
CAL. D.O.T. BRASS DISK IN WESTERLY CURB RIVERSIDE DRIVE (RTE. 74) 29 FEET NORTHERLY OF NORTHERLY CURB RETURN AT LAKESHORE DRIVE, 9 FEET SOUTHERLY OF CENTER OF 15 FOOT CURB INLET.

TOPOGRAPHIC SURVEY:

SURVEYOR: ATANACIO PAYAN, PLS 7796
FEBRUARY 14, 2023

ASSESSOR'S PARCEL NO:

378-290-015

EXISTING LAND USE:

GC - GENERAL COMMERCIAL

AREA SUMMARY:

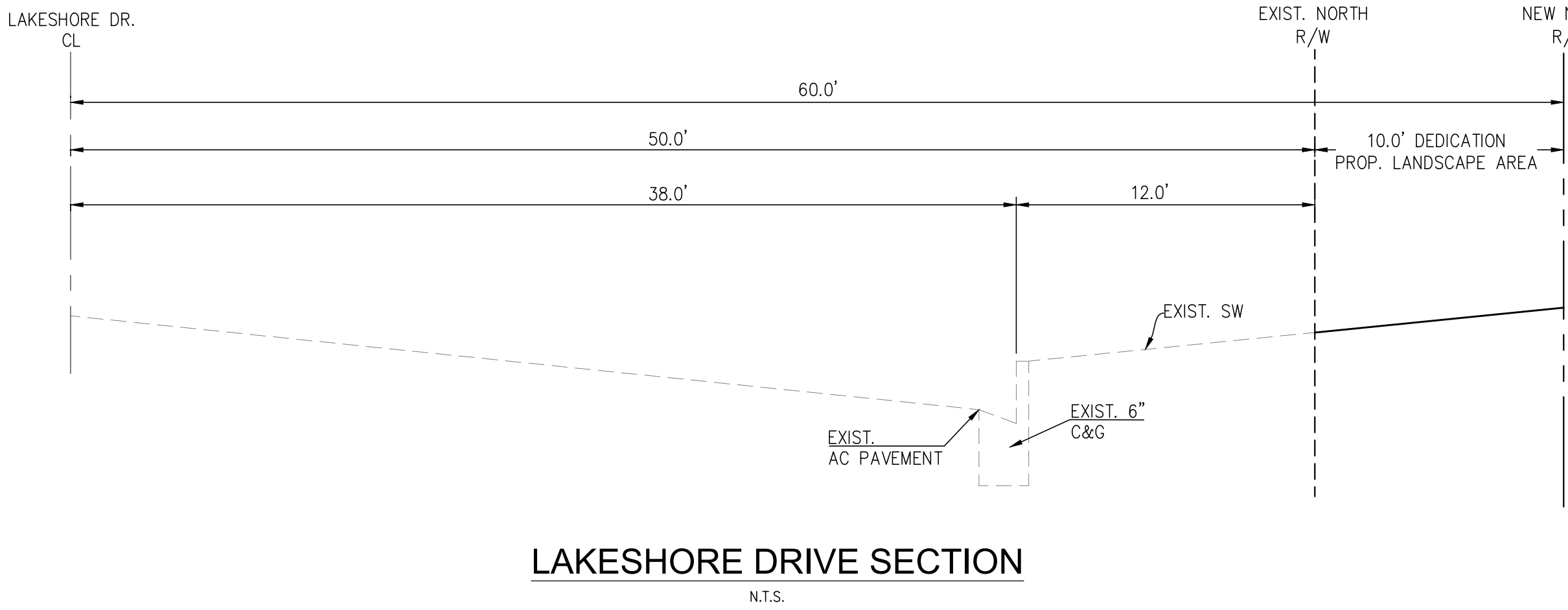
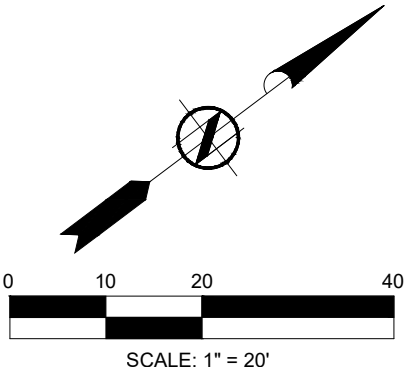
GROSS AREA: 1.26 ACRES
LOT 1 AREA: 0.79 ACRES
LOT 2 AREA: 0.47 ACRES
NET AREA: 1.26 ACRES

GEOTECHNICAL HAZARD:

THERE ARE NO GEOTECHNICAL HAZARD WITHIN THE PROJECT SITE

FEMA DATA:

MAP NUMBER 06065C2036G
AUGUST 28, 2008
ZONE X



PREPARED BY: TL GROUP 1442 Irvine Boulevard, Suite 208 Tustin, CA 92780 Phone: (949) 457 1617 (714) 982 4057 Web: www.tlgroupconsultants.com	SEAL MOHAMMAD ALI GHASSI No. 36479 CIVIL STATE OF CALIFORNIA	SCALE: 1" = 20' DATE: JANUARY 26, 2024	BENCH MARK: AS NOTED ABOVE	CITY OF LAKE ELSINORE TENTATIVE PARCEL MAP NO. 38753	SHEET 1 OF 1 SHEETS FILE No.
PREPARED UNDER SUPERVISION OF: <i>[Signature]</i> MO GHASSI PCE 36479	DATE 01-26-2024				