

OWNER/SUBDIVIDER:

CHINA STAR INTERNATIONAL, INC.
4170 CHANDON CIRCLE,
CORONA, CA 92883
TEL. NO.: (909) 499-0078

BENCHMARK:

BENCHMARK: EL-38-80
ELEVATION: 1,264.84'
DATE: 08/26/1980
DATUM: NAD83 OR NAVD88
DESCRIPTION: FROM THE INTERSECTION OF GRAHAM AVENUE AND LAKESHORE DRIVE SE 0.20 MI. ALONG LAKESHORE DRIVE TO THE INTERSECTION OF SCRIVENER AVENUE AND LAKESHORE DRIVE, 51' ± S OF ABOVE INTER; 1' ± E OF 4" DIA. FENCE POLE; 93' ± SURVEY MARKER POST.

BASIS OF BEARING:

COORDINATE SYSTEM: LOCAL COORDINATE SYSTEM
DESCRIPTION: THE BASIS OF BEARING USED ON THIS PLAN IS THE CENTERLINE OF GRAHAM AVENUE HAVING A BEARING OF N 71°35'48" W, AS PER RECORD OF SURVEY MAP 141, PAGE 69.

UTILITY SERVICES:

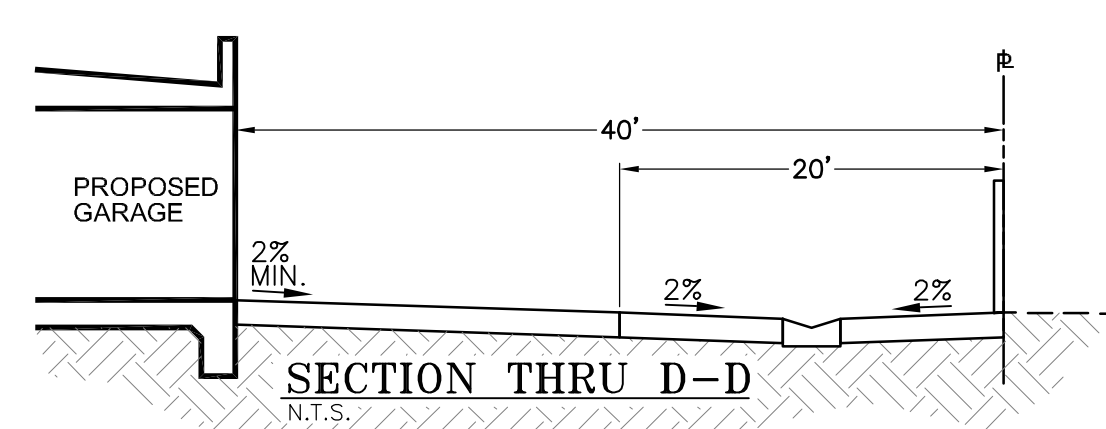
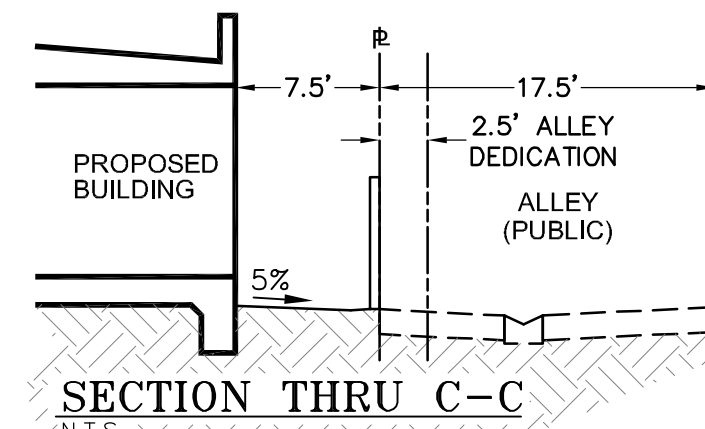
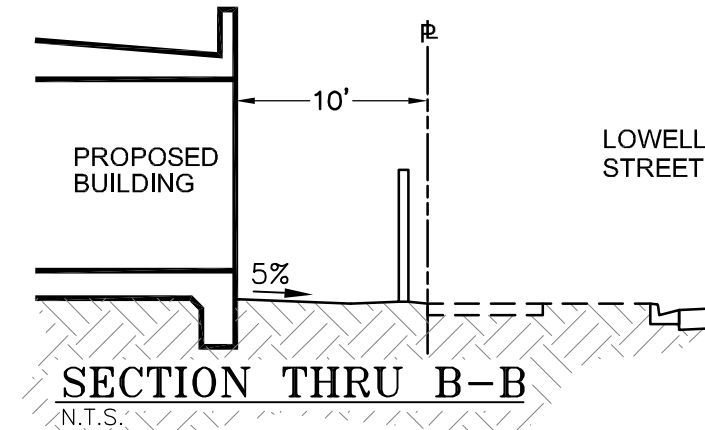
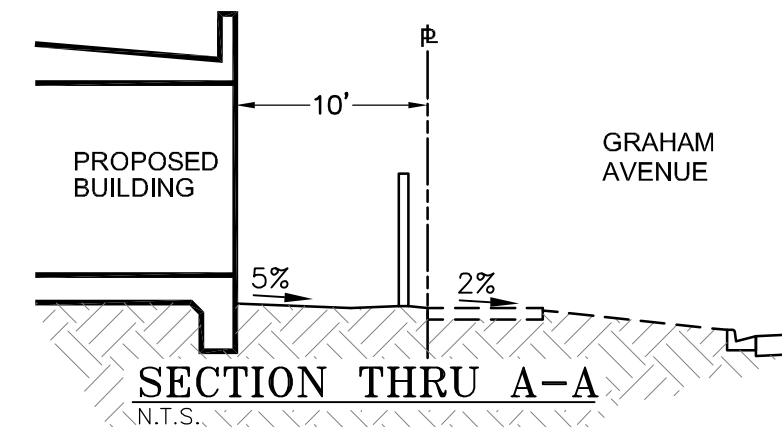
CABLE - SPECTRUM
WATER - ELSINORE VALLEY MUNICIPAL WATER DISTRICT
SEWER - ELSINORE VALLEY MUNICIPAL WATER DISTRICT
GAS - THE GAS COMPANY
ELECTRICAL - SOUTHERN CALIFORNIA EDISON
TELEPHONE - SOUTHERN CALIFORNIA TELEPHONE & ENERGY
SCHOOL - LAKE ELSINORE UNIFIED SCHOOL DISTRICT
FIRE - LAKE ELSINORE FIRE DEPARTMENT
SHERIFF - RIVERSIDE COUNTY SHERIFF DEPARTMENT
TRASH - CR&R WASTE SERVICES

NOTES:

PROJECT DESCRIPTION: PROPOSE FIVE RESIDENTIAL CONDOMINIUM UNIT ON A SINGLE LOT
ZONE: RMU-RESIDENTIAL MIXED USED
EXISTING LAND USE: MULTI-FAMILY RESIDENTIAL
A.P.N.: 374-183-018
1 LOT
NUMBER OF EX. LOTS:
NUMBER OF PROP. UNITS: 5 RESIDENTIAL CONDOMINIUM UNITS
TOTAL GROSS AREA: 14,863 S.F. = 0.341 ACRES
TOTAL NET AREA: 14,638 S.F. = 0.336 ACRES

CONSTRUCTION NOTES:

- PROPOSED NEW BUILDING
- PROPOSED NEW CONCRETE DRIVEWAY PAVEMENT
- PROPOSED NEW CONCRETE CATCH BASIN
- PROPOSED NEW AREA DRAIN
- PROPOSED NEW STORMDRAIN PIPE
- PROPOSED NEW CONCRETE BLOCK WALL
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO REMAIN AND PROTECTED IN PLACE
- PROPOSED RAIN BARREL



LAND SURVEYOR:

JACK C. LEE
CALLAND ENGINEERING, INC.
576 E. LANBERT ROAD,
BREA, CA. 92821
TEL. NO.: (714) 671-1050

LEGEND:

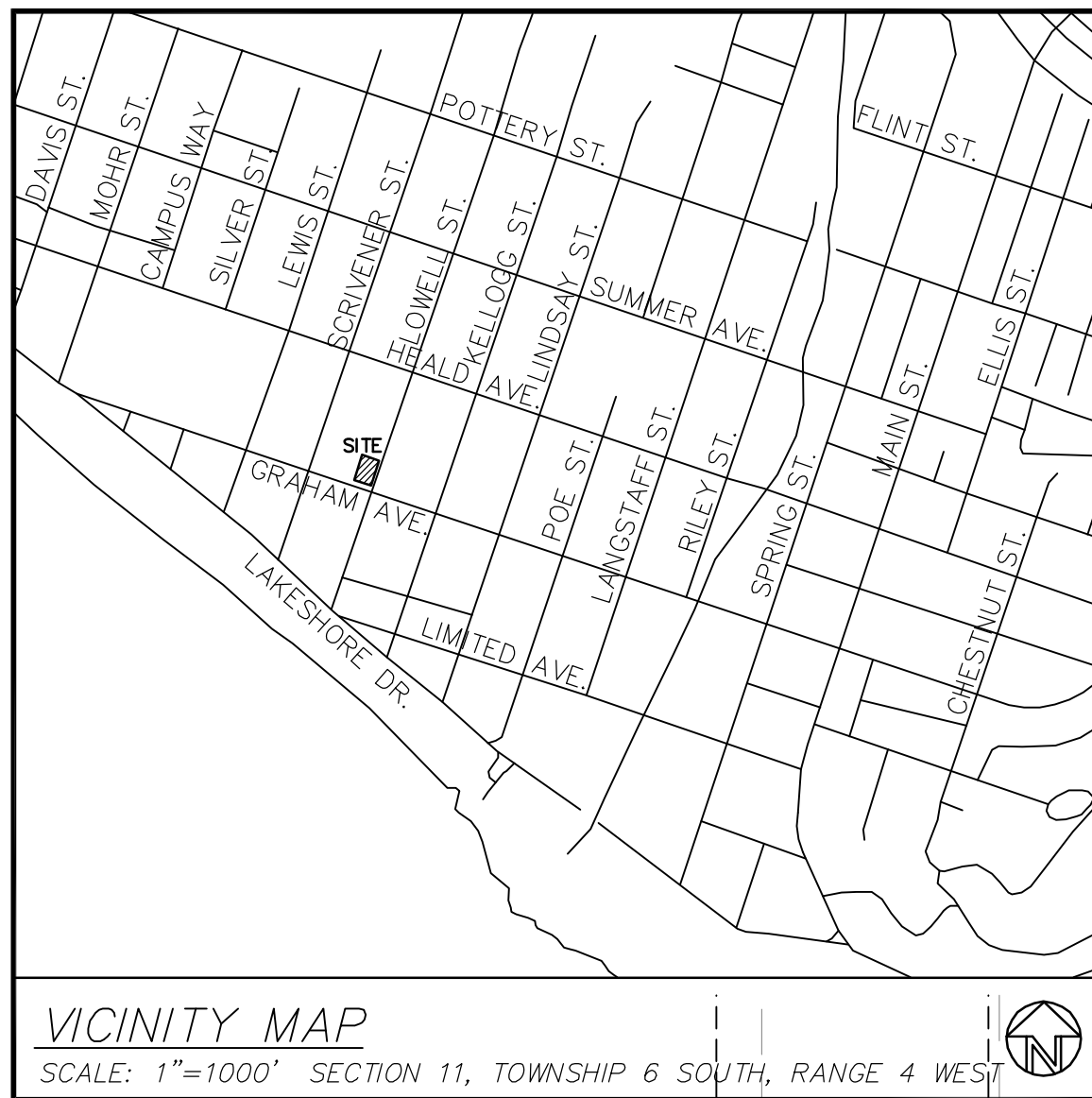
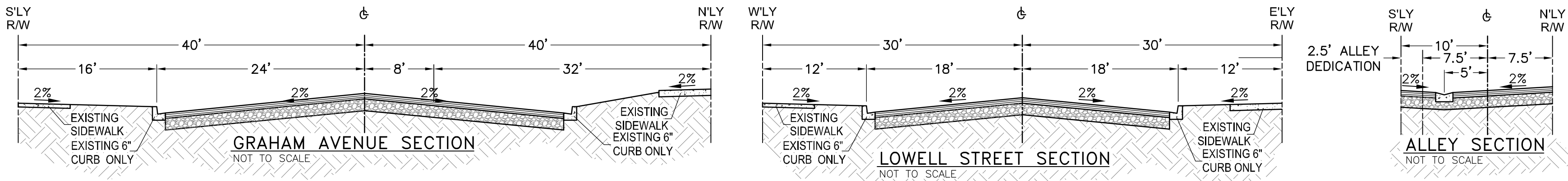
(123.45).....EXISTING ELEVATION
123.45.....PROPOSED ELEVATION
-(123)-.....EXISTING CONTOUR
-123-.....PROPOSED CONTOUR
---W.....DRAINAGE PATTERN
---.....EX. BLOCK WALL
---.....PROP. BLOCK WALL
---.....PROP. STRUCTURE
S/W.....SIDEWALK
---.....STREET LIGHT
---.....CENTERLINE
---.....PROPERTY LINE
---.....CONSTRUCTION NOTE
---.....SANDBAG
---.....TOP OF CURB
F.L.....FLOW LINE
F.G.....FINISH GRADE
F.S.....FINISH SURFACE
F.F.....FLOOR FINISH
H.P.....HIGH POINT
P.P.....POWER POLE
D/W.....DRIVEWAY
W.M.....WATER METER
INV.....INVERT ELEVATION
T.G.....TOP OF GRATE

TENTATIVE TRACT MAP NO. 38616

FOR CONDOMINIUM CONVERSION PURPOSES
LOCATED IN THE CITY OF LAKE ELSINORE
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

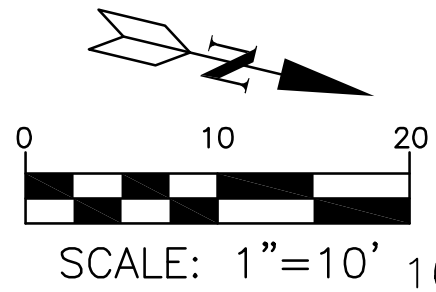
LOT 1 AND THE EASTERLY RECTANGULAR 40 FEET OF LOT 2, BLK 28, MAP BOOK 6, PAGE 302,
IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

APN: 374-183-018

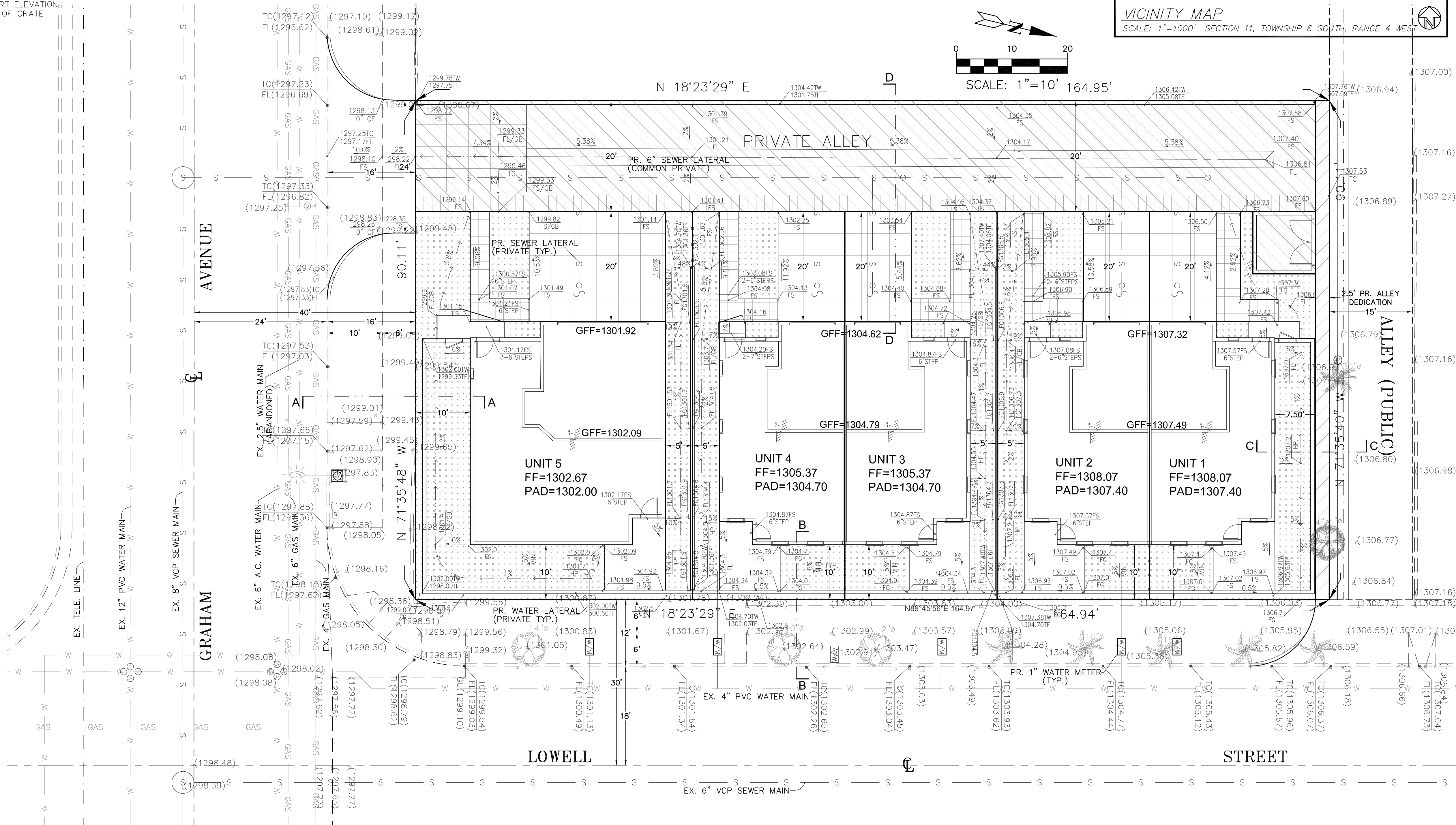


VICINITY MAP

SCALE: 1"=1000' SECTION 11, TOWNSHIP 6 SOUTH, RANGE 4 WEST



SCALE: 1"=10' 164.95'



CALLAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS
576 E. LANBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED

REVISIONS

PROJECT LOCATION:

801 WEST GRAHAM AVENUE,
LAKE ELSINORE, CA 92530

DRAWN: EYS

CHECKED:

DATE: 01-30-2023

JOB NO.: 21-019-014

SCALE: 1"=10'

FILE NAME: Graham_Tentative.dwg

TM-1

SHEET 1 OF 2 SHT.

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TRACT MAINTENANCE PLAN

FOR TENTATIVE TRACT MAP NO. 38616

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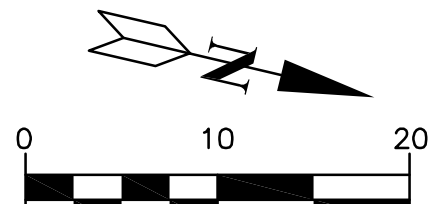
APN: 374-183-018

TRACT MAINTENANCE PLAN TABLE					
AREA	SQUARE FOOTAGE	CONSTRUCTION	ONCE SOLD	SEWER LATERAL	WATER LATERAL
UNIT 1	1,973	DEVELOPER	PRIVATE OWNER	PRIVATE OWNER	PRIVATE OWNER
UNIT 2	1,928	DEVELOPER	PRIVATE OWNER	PRIVATE OWNER	PRIVATE OWNER
UNIT 3	1,928	DEVELOPER	PRIVATE OWNER	PRIVATE OWNER	PRIVATE OWNER
UNIT 4	1,928	DEVELOPER	PRIVATE OWNER	PRIVATE OWNER	PRIVATE OWNER
UNIT 5	3,504	DEVELOPER	PRIVATE OWNER	PRIVATE OWNER	PRIVATE OWNER
COMMON DRIVEWAY	3,377	DEVELOPER	HOA	HOA	
ALLEY DEDICATION	225	DEVELOPER	CITY		

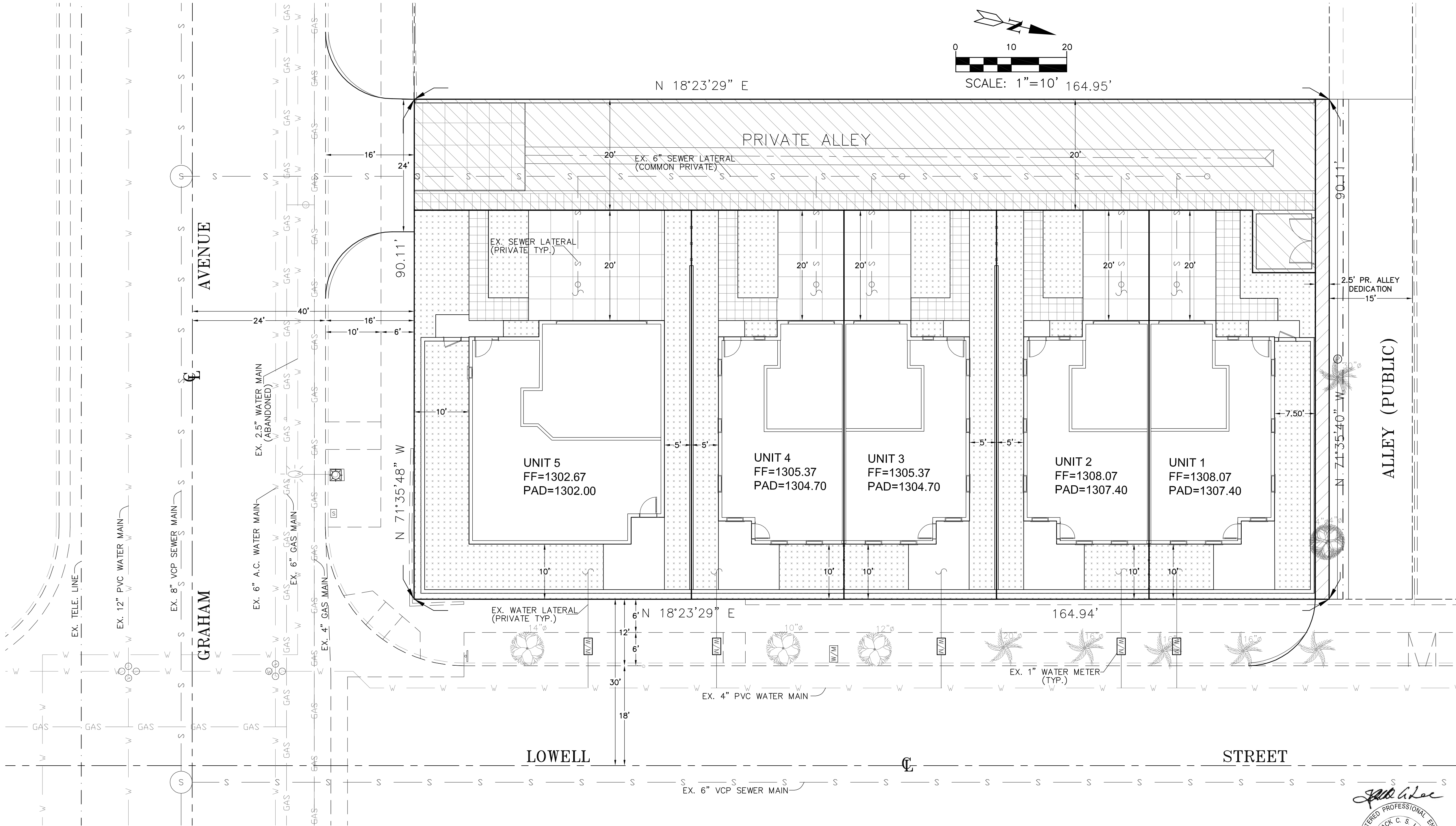


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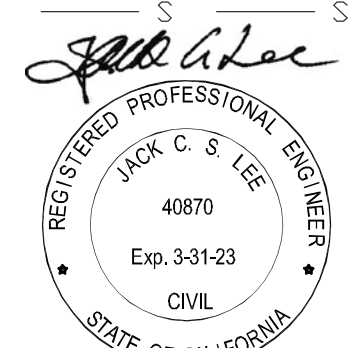
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TM-2

SHEET 2 OF 2 SHT.