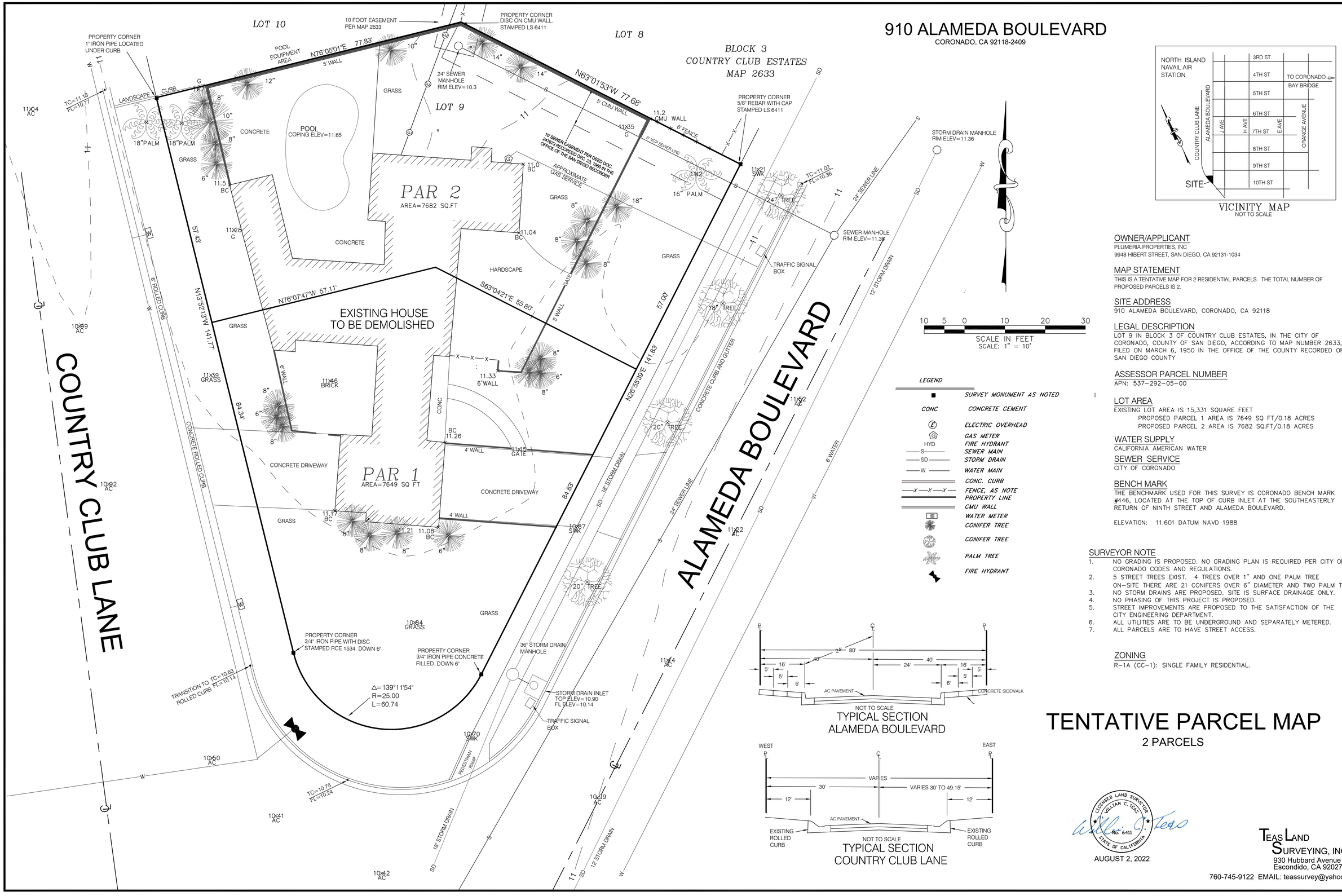
910 ALAMEDA BOULEVARD

CORONADO, CA 92118-2409



VICINITY MAP
NOT TO SCALE

10 5 0 10 20 30
SCALE IN FEET
SCALE: 1" = 10'

LEGEND

■	SURVEY MONUMENT AS NOTED
CONC	CONCRETE CEMENT
(E)	ELECTRIC OVERHEAD
HYD	GAS METER / FIRE HYDRANT
S	SEWER MAIN
SD	STORM DRAIN
W	WATER MAIN
	CONC. CURB
X—X—X	FENCE, AS NOTE PROPERTY LINE
	CMU WALL
	WATER METER
	CONIFER TREE
	CONIFER TREE
	PALM TREE
	FIRE HYDRANT

NOT TO SCALE
TYPICAL SECTION
ALAMEDA BOULEVARD

NOT TO SCALE
TYPICAL SECTION
COUNTRY CLUB LANE

OWNER/APPLICANT

PLUMERIA PROPERTIES, INC
9948 HIBERT STREET, SAN DIEGO, CA 92131-1034

MAP STATEMENT

THIS IS A TENTATIVE MAP FOR 2 RESIDENTIAL PARCELS. THE TOTAL NUMBER OF PROPOSED PARCELS IS 2.

SITE ADDRESS

910 ALAMEDA BOULEVARD, CORONADO, CA 92118

LEGAL DESCRIPTION

LOT 9 IN BLOCK 3 OF COUNTRY CLUB ESTATES, IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, ACCORDING TO MAP NUMBER 2633, FILED ON MARCH 6, 1950 IN THE OFFICE OF THE COUNTY RECORDED OF SAN DIEGO COUNTY

ASSESSOR PARCEL NUMBER

APN: 537-292-05-00

LOT AREA

EXISTING LOT AREA IS 15,331 SQUARE FEET
PROPOSED PARCEL 1 AREA IS 7649 SQ FT/0.18 ACRES
PROPOSED PARCEL 2 AREA IS 7682 SQ.FT/0.18 ACRES

WATER SUPPLY

CALIFORNIA AMERICAN WATER

SEWER SERVICE

CITY OF CORONADO

BENCH MARK

THE BENCHMARK USED FOR THIS SURVEY IS CORONADO BENCH MARK #446, LOCATED AT THE TOP OF CURB INLET AT THE SOUTHEASTERLY RETURN OF NINTH STREET AND ALAMEDA BOULEVARD.

ELEVATION: 11.601 DATUM NAVD 1988

SURVEYOR NOTE

1. NO GRADING IS PROPOSED. NO GRADING PLAN IS REQUIRED PER CITY OF CORONADO CODES AND REGULATIONS.
2. 5 STREET TREES EXIST. 4 TREES OVER 1" AND ONE PALM TREE ON-SITE THERE ARE 21 CONIFERS OVER 6" DIAMETER AND TWO PALM TREES
3. NO STORM DRAINS ARE PROPOSED. SITE IS SURFACE DRAINAGE ONLY.
4. NO PHASING OF THIS PROJECT IS PROPOSED.
5. STREET IMPROVEMENTS ARE PROPOSED TO THE SATISFACTION OF THE CITY ENGINEERING DEPARTMENT.
6. ALL UTILITIES ARE TO BE UNDERGROUND AND SEPARATELY METERED.
7. ALL PARCELS ARE TO HAVE STREET ACCESS.

ZONING

R-1A (CC-1): SINGLE FAMILY RESIDENTIAL.

TENTATIVE PARCEL MAP

2 PARCELS

LICENSED LAND SURVEYOR
WILLIAM C. TEAS
No. 6411
STATE OF CALIFORNIA

AUGUST 2, 2022

TEAS LAND SURVEYING, INC.
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Escondido, CA 92027
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