

# Attachment 2

## 845 G AVENUE CORONADO, CA 92118

### OWNER / APPLICANT

845G, LLC, AN ARIZONA LIMITED LIABILITY CO  
210 E. ASHWOOD PLACE  
PHOENIX, AZ 85012

### MAP STATEMENT

THIS IS A TENTATIVE MAP FOR 1 RESIDENTIAL PARCEL. THE TOTAL NUMBER OF PROPOSED UNITS IS 4.

### SITE ADDRESS

845 G AVENUE, CORONADO, CA 92118

### LEGAL DESCRIPTION

LOTS 26 AND 27, BLOCK 52 CORONADO BEACH, SOUTH ISLAND, IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP NO. 375, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 12, 1935.

### ASSESSOR'S PARCEL NO.

APN: 537-231-08

### LOT AREA

EXISTING LOT AREA: 7009.03 SQ FT / 0.16 ACRES  
PROPOSED PARCEL AREA: 7009.03 SQ FT / 0.16 ACRES

### WATER SUPPLY

CALIFORNIA AMERICAN WATER

### SEWER SERVICE

CITY OF CORONADO

### BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS A 2" BRASS DISC (BENCH MARK NO. 380) LOCATED AT THE TOP OF CURB AT THE NORTHWESTERLY RETURN OF F AVENUE AND 8TH STREET, CORONADO, CA.  
ELEVATION: 20.245 FT  
DATE: NOV08

### SURVEYOR'S NOTE

1. NO GRADING IS PROPOSED, NO GRADING PLAN IS REQUIRED PER CITY OF CORONADO CODES AND REGULATIONS.
2. (1) STREET TREES EXIST.
3. NO STORM DRAINAGE ARE PROPOSED, SITE IS SURFACE DRAINAGE ONLY.
4. NO PHASING OF THIS PROJECT IS PROPOSED.
5. STREET AND ALLEY IMPROVEMENTS ARE PROPOSED TO THE SATISFACTION OF THE CITY ENGINEERING DEPARTMENT.
6. ALL UTILITIES ARE PROPOSED TO BE UNDERGROUND.

### ZONING

R-3.5 MULTI-FAMILY RESIDENTIAL, 28 DU/AC (1/1536 SQ.FT.), 3500 SQ. FT. MINIMUM LOT SIZE

## TENTATIVE PARCEL MAP 1 PARCEL / 4 UNITS



Allen R. A. Turner III PLS

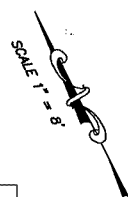
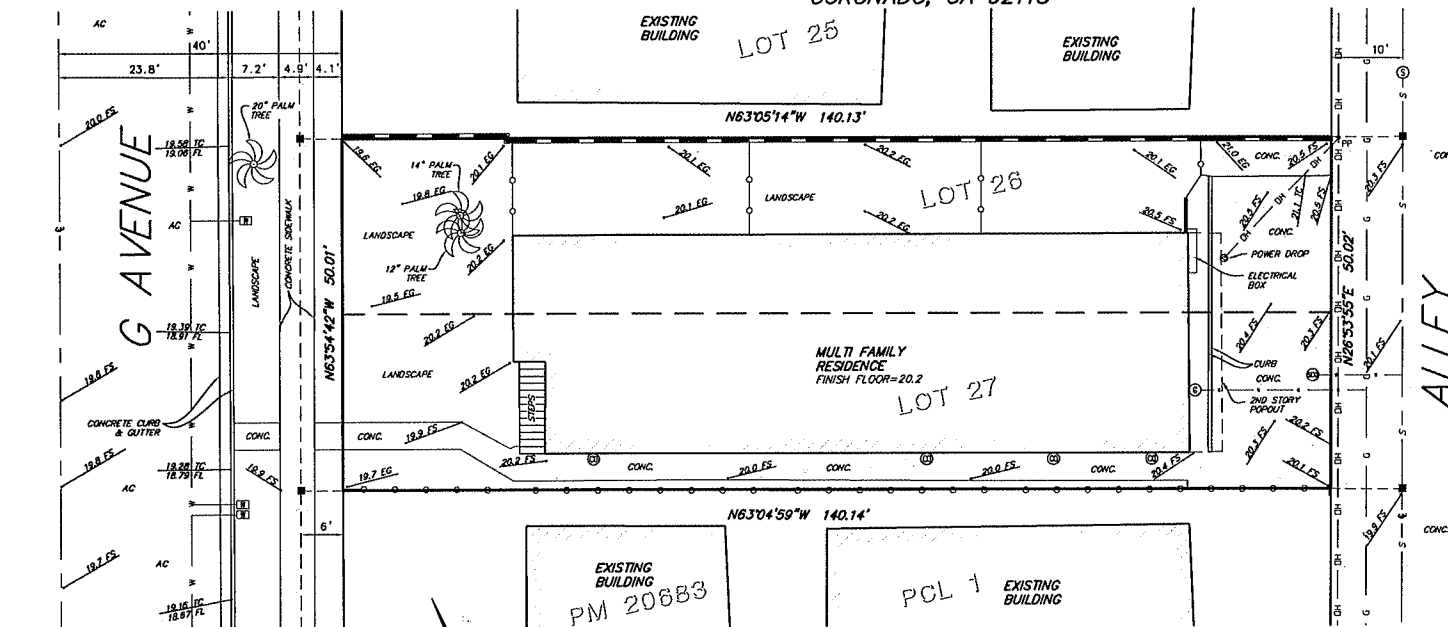
DATE

MAP PREPARATION  
SEPTEMBER 13, 2021

845G, LLC, AN ARIZONA LIMITED LIABILITY CO

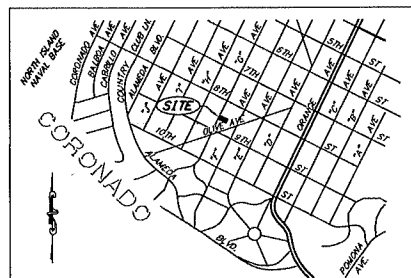
845 G AVENUE

PC 2022-

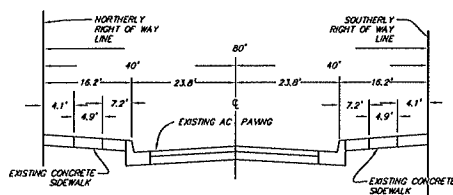


### LEGEND

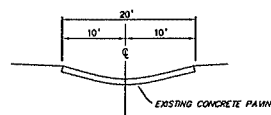
- |      |                  |     |                                      |
|------|------------------|-----|--------------------------------------|
| 20.0 | SPOT ELEVATION   | --- | EXISTING MASONRY BLOCK WALL          |
| FS   | FINISHED SURFACE | --- | EXISTING WOOD FENCE                  |
| EG   | EXISTING GRADE   | --- | EXISTING POWER POLE                  |
| FF   | FINISHED FLOOR   | --- | FOUND LEAD & DISC PER PENDING SURVEY |
| FL   | FLOW LINE        | --- | CONCRETE PAVING                      |
| TC   | TOP OF CURB      | --- | ASPHALT PAVING                       |
| WM   | WATER METER      | --- | PALM TREE                            |
| GM   | GAS METER        | --- |                                      |
| CO   | SEWER CLEAN OUT  | --- |                                      |



VICINITY MAP  
NO SCALE



TYPICAL SECTION OF  
G AVENUE



TYPICAL SECTION OF  
ALLEY