

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. 376 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 12, 1938.

ASSESSOR'S PARCEL NO.

APH: 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. 500) LOCATED AT THE TOP OF CURB AT THE NORTHWESTERLY RETURN OF F AVENUE AND 8TH STREET, CORONADO, CA.
ELEVATION: 20.245 FT
DATE: NAVD83

SURVEYOR'S NOTE

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

ZONING

R-3 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

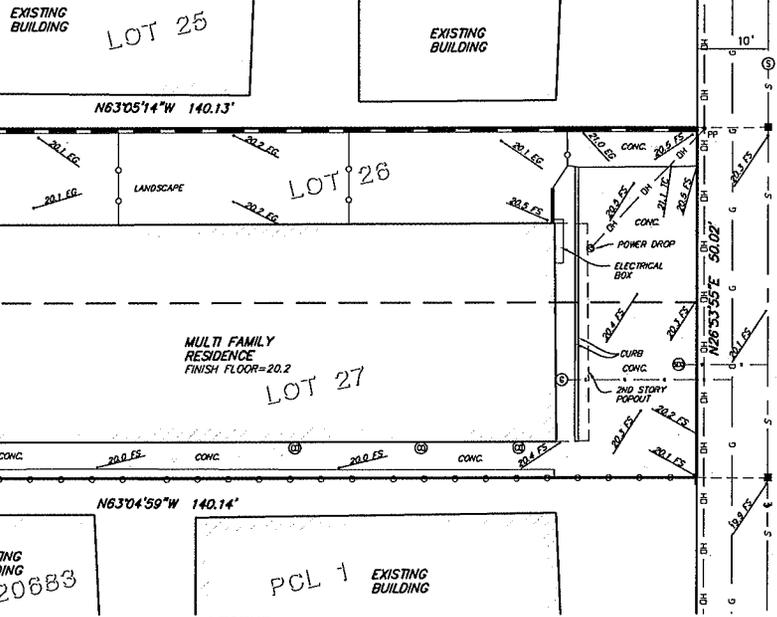
MAP PREPARATION
SEPTEMBER 13, 2021

845G, LLC, AN ARIZONA LIMITED LIABILITY CO

845 G AVENUE

PC 2022-

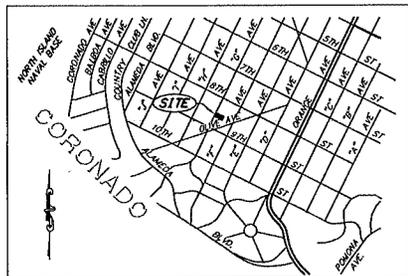
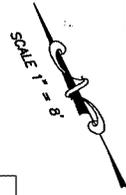
DATE PLOTTED: 9/15/2021 10:45 AM



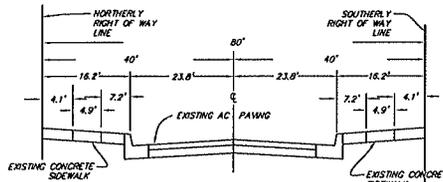
ALLEY

LEGEND

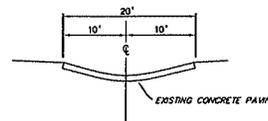
- 20.0 — SPOT ELEVATION
- FS — FINISHED SURFACE
- EG — EXISTING GRADE
- FF — FINISHED FLOOR
- FL — FLOW LINE
- TC — TOP OF CURB
- MM — WATER METER
- GM — GAS METER
- CO — SEWER CLEAN OUT
- — EXISTING MASONRY BLOCK WALL
- — EXISTING WOOD FENCE
- * PP — EXISTING POWER POLE
- — FOUND LEAD & DISC PER PENDING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



VICINITY MAP
NO SCALE



TYPICAL SECTION OF
G AVENUE



TYPICAL SECTION OF
ALLEY