

756 F AVENUE

CORONADO, CA 92118

LOT 7



N63°59'42"W 140.07'

EXISTING SINGLE
FAMILY RESIDENCE

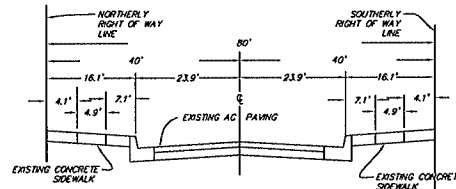
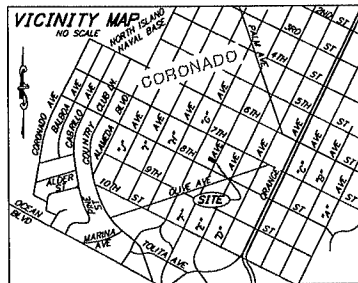
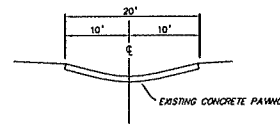
BLOCK 65

LOT 4

LEGEND

21.1	SPOT ELEVATION		FENCE	
CONC.	CONCRETE PAVING		MASONRY BLOCK WALL	CO
AC	ASPHALT PAVING	— OH —	OVERHEAD UTILITY LINES	A
FS	FINISH SURFACE	— G —	GAS MAIN	BRI
EG	EXISTING GRADE	— W —	WATER MAIN	
FF	FINISH FLOOR	— S —	SEWER MAIN	
TC	TOP OF CURB	• PP	POWER POLE	
FL	FLOW LINE	■	FOUND LEAD & DISC PER PENDING SURVEY	
WM	WATER METER	□	SET LEAD & DISC MARKED "S 7844" PER PENDING SURVEY	
GM	GAS METER			
CO	SEWER CLEAN OUT			
EM	ELECTRIC METER			

CONC.	CONCRETE PAVING
AC	ASPHALT PAVING
BRICK	BRICK PAVING
	TREE DRAPLINE
	PALM TREE

TYPICAL SECTION OF
F AVENUETYPICAL SECTION OF
ALLEY

OWNER / APPLICANT

TRUSTEES OF THE SPEAR FAMILY
ROBERT M. SPEAR AND JANE L. SPEAR
1130 FLORENCE AVENUE
CORONADO, CA 92118

MAP STATEMENT

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

SITE ADDRESS

756 F AVENUE, CORONADO, CA 92118

LEGAL DESCRIPTION

LOTS 5 AND 6 IN BLOCK 65 OF CORONADO BEACH SOUTH ISLAND, IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 376, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 12, 1906.

ASSESSOR'S PARCEL NO.

APN: 537-071-18

LOT AREA

EXISTING LOT AREA: 7006.8 SQ FT / 0.16 ACRES
PROPOSED PARCEL AREA: 7006.8 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. 388) LOCATED AT THE TOP OF CURB AT THE NORTHWESTERLY RETURN OF 8TH STREET AND F AVENUE, CORONADO, CA.
ELEVATION: 20.245
DATUM: NAVD88

SURVEYOR'S NOTE

1. NO GRADING IS PROPOSED, NO GRADING PLAN IS REQUIRED PER CITY OF CORONADO CODES AND REGULATIONS.
2. ONE (1) STREET TREE EAST.
3. NO STORM DRAINS 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, MULTIFAMILY RESIDENTIAL, 20 DU/AC (1/1556 SQ.FT.), 3500 SQ. FT. MINIMUM LOT SIZE

TENTATIVE PARCEL MAP

1 PARCEL

1 LOT / 4 UNITS

KAPPA SURVEYING & ENGINEERING, INC.
8401 S. MAGNOLIA AVE., SUITE C, SAN DIEGO, CA 92108 (619) 440-0903



Allen R. A. Turner III PLS

DATE

MAP PREPARATION
JANUARY 26, 2022

TRUSTEES OF THE SPEAR FAMILY 756 F AVENUE

PC 2022-

NO. 407261-F AVENUE
DWC NO. 407261-1 (P)ALDING