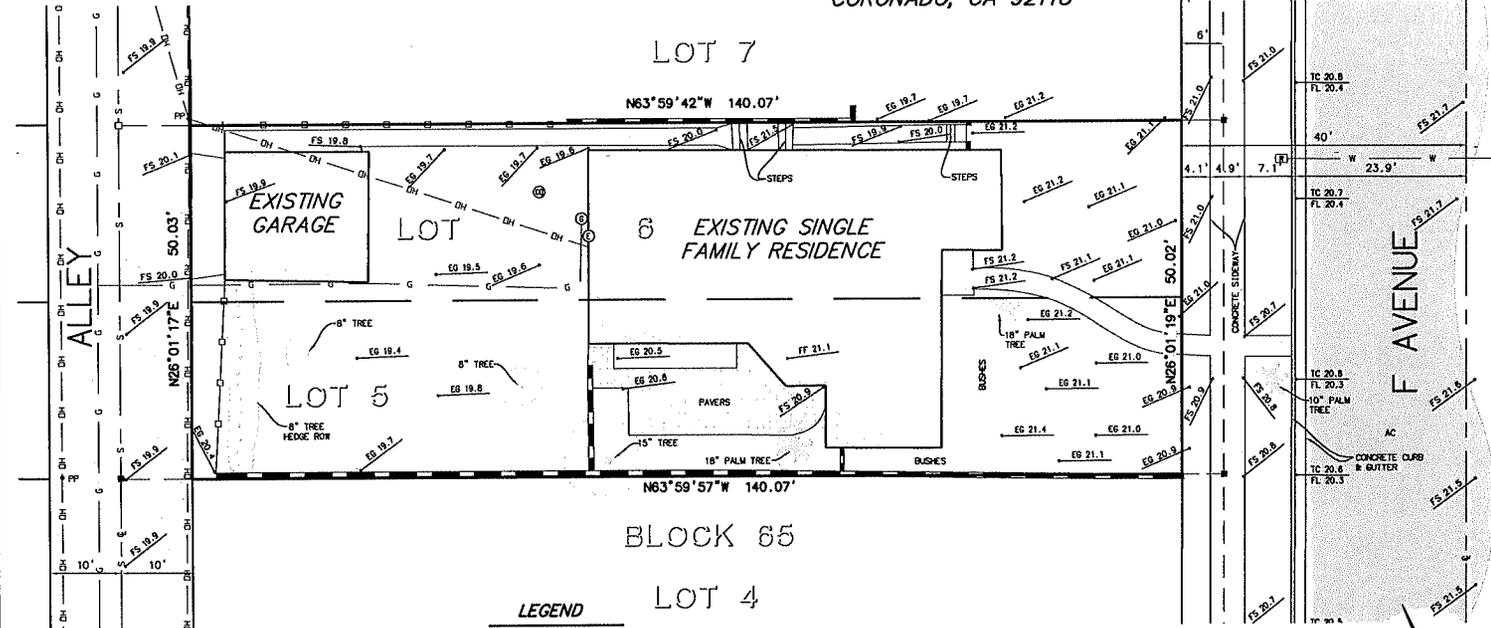


756 F AVENUE

CORONADO, CA 92118



OWNER / APPLICANT
 TRUSTEES OF THE SPEAR FAMILY
 ROBERT M. SPEAR AND JANE L. SPEAR
 7130 FLOREN 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

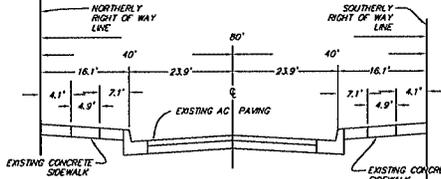
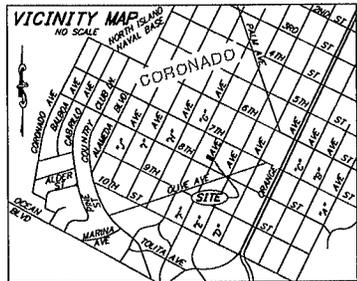
BENCHMARK
 THE BENCHMARK USED FOR THIS SURVEY IS A 2" BRASS DISC (BENCHMARK NO. 389) LOCATED AT THE TOP OF CURB AT THE NORTHWESTERLY RETURN OF 8TH STREET AND F AVENUE, CORONADO, CA.
 ELEVATION: 20.245
 DATUM: NAVD83

SURVEYOR'S NOTE

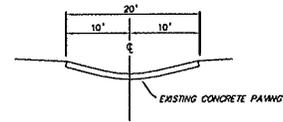
- NO GRADING IS PROPOSED, NO GRADING PLAN IS REQUIRED PER CITY OF CORONADO CODES AND REGULATIONS.
- ONE (1) STREET TREE EAST.
- NO STORM DRAINS ARE PROPOSED, SITE IS SURFACE DRAINAGE ONLY.
- NO PHASING OF THIS PROJECT IS PROPOSED.
- STREET AND ALLEY IMPROVEMENTS ARE PROPOSED TO THE SATISFACTION OF THE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

LEGEND

21.1	SPOT ELEVATION	□	FENCE	CONC.	CONCRETE PAVING
CONC.	CONCRETE PAVING	—	MASONRY BLOCK WALL	AC	ASPHALT PAVING
AC	ASPHALT PAVING	DH	OVERHEAD UTILITY LINES	BRICK	BRICK PAVERS
FS	FINISH SURFACE	G	GAS MAIN	—	TREE DAPPLINE
EG	EXISTING GRADE	W	WATER MAIN	—	PALM TREE
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				



TYPICAL SECTION OF F AVENUE



TYPICAL SECTION OF ALLEY

TENTATIVE PARCEL MAP

1 PARCEL
 1 LOT / 4 UNITS

KAPPA SURVEYING & ENGINEERING, INC.
 8402 S. MARGUERITE AVE., SUITE C, SAN DIEGO, CA 92121 (619) 449-1800



Allen R. A. Turner III PLS DATE

MAP PREPARATION
 JANUARY 26, 2022

756 F AVENUE
 4073291-1
 4073291-1P
 4073291-1P