

# 465-467 E AVENUE

CORONADO, CA 92118

**OWNER / APPLICANT**

RJB DEVELOPMENT  
465-467 E AVENUE  
CORONADO, CA 92118

**MAP STATEMENT**

THIS IS A TENTATIVE MAP FOR 1 RESIDENTIAL PARCEL. THE TOTAL NUMBER OF UNITS IS 2.

**SITE ADDRESS**

465 E AVENUE, CORONADO, CA. 92118

**LEGAL DESCRIPTION**

LOT 37 IN BLOCK 123 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 RECORDER OF SAN DIEGO COUNTY, NOVEMBER 12, 1886.

**ASSESSOR'S PARCEL NO.**

APN: 536-301-12

**LOT AREA**

EXISTING LOT AREA: 3500 SQ FT / 0.08 ACRES  
PROPOSED PARCEL AREA: 3500 SQ FT / 0.08 ACRES

**WATER SUPPLY**

CALIFORNIA AMERICAN WATER

**SEWER SERVICE**

CITY OF CORONADO

**BENCHMARK**

THE BENCH MARK USED FOR THIS SURVEY IS A 2" BRASS DISC (BENCH MARK NO. 338) LOCATED AT THE TOP OF CURB AT THE SOUTHWESTERLY RETURN OF 4TH STREET AND E AVENUE, CORONADO, CA.

ELEVATION: 23.070

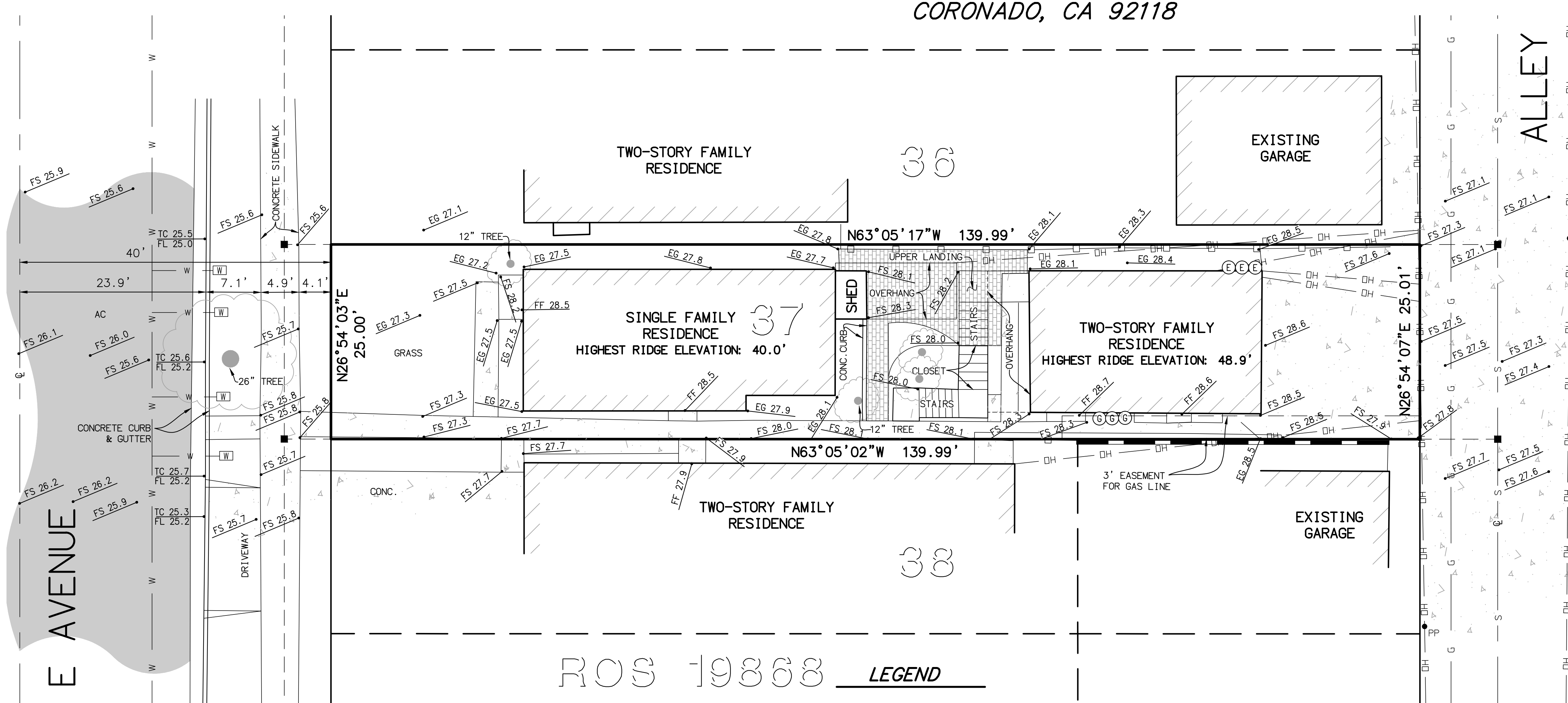
DATUM: NAVD88

**SURVEYOR'S NOTE**

- NO GRADING IS PROPOSED, NO GRADING PLAN IS REQUIRED PER CITY OF CORONADO CODES AND REGULATIONS.
- NO (1) STREET TREES EXIST.
- 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.

**ZONING**

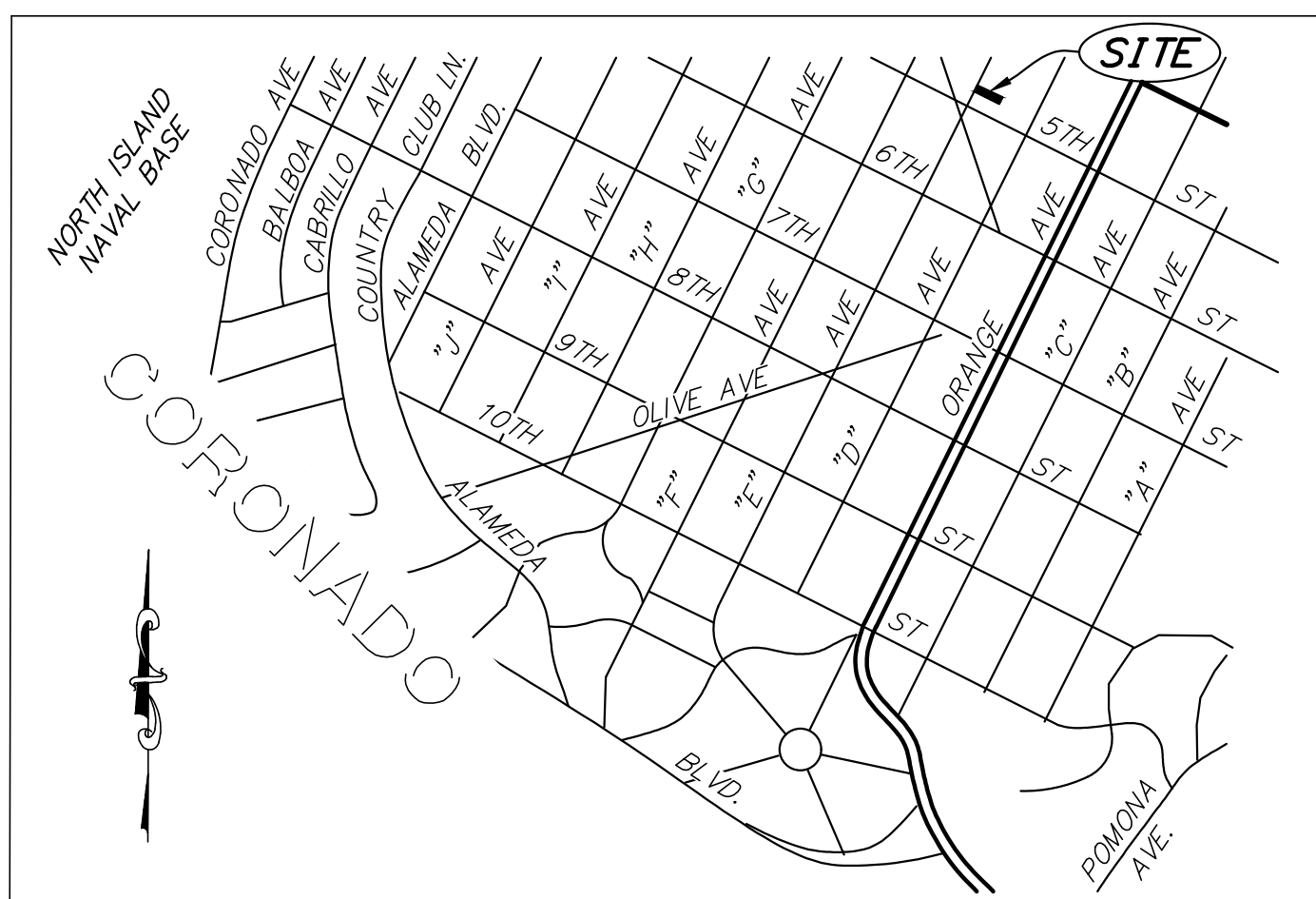
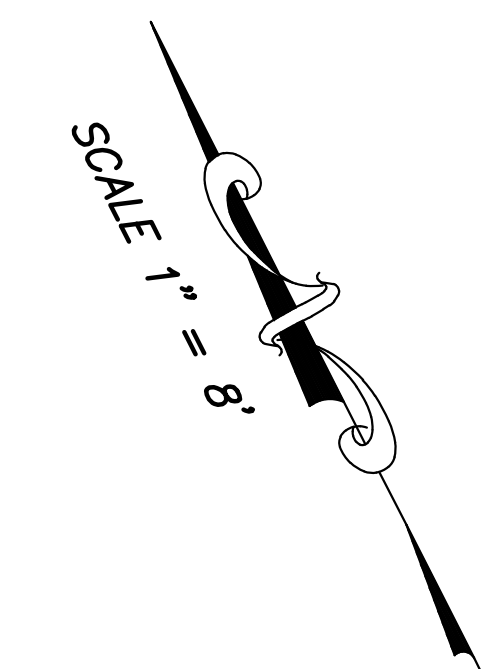
R-3; MULTI-FAMILY RESIDENTIAL, 3500 SQ. FT. MINIMUM LOT SIZE



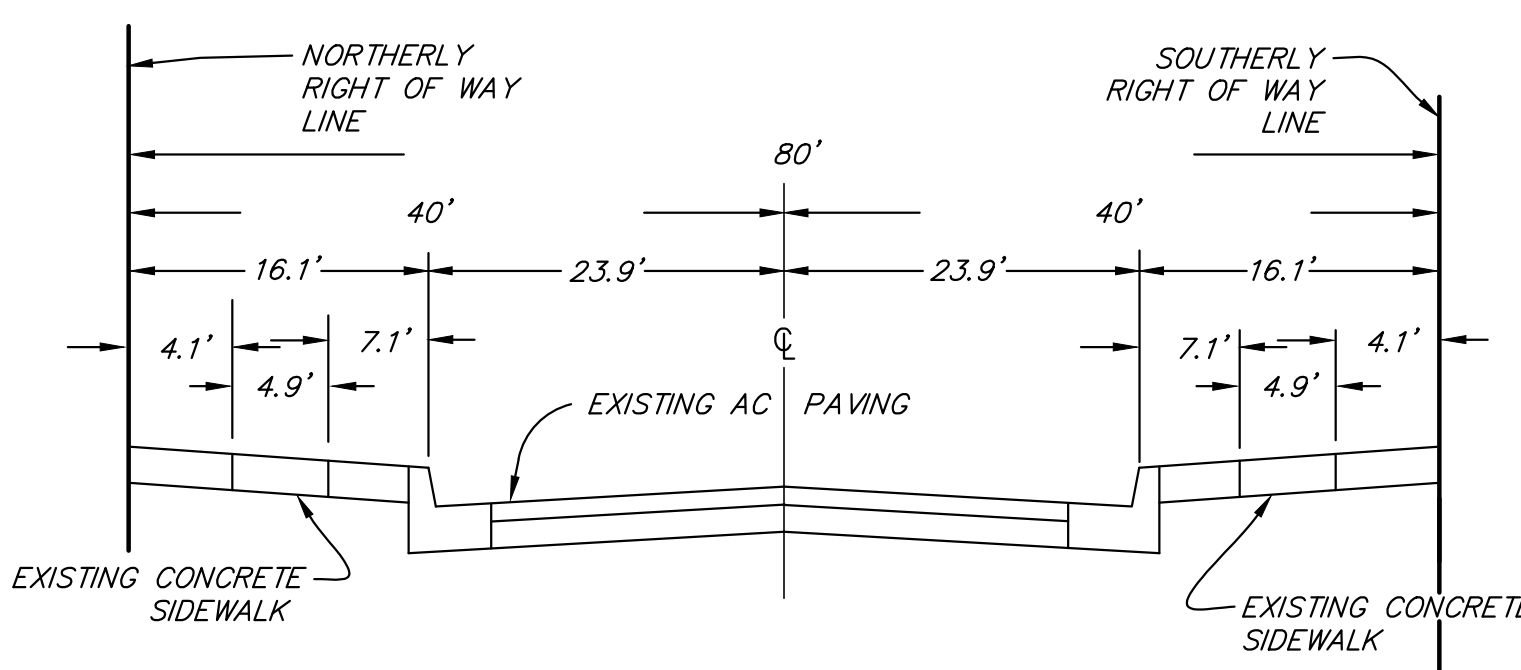
ROS 19868

**LEGEND**

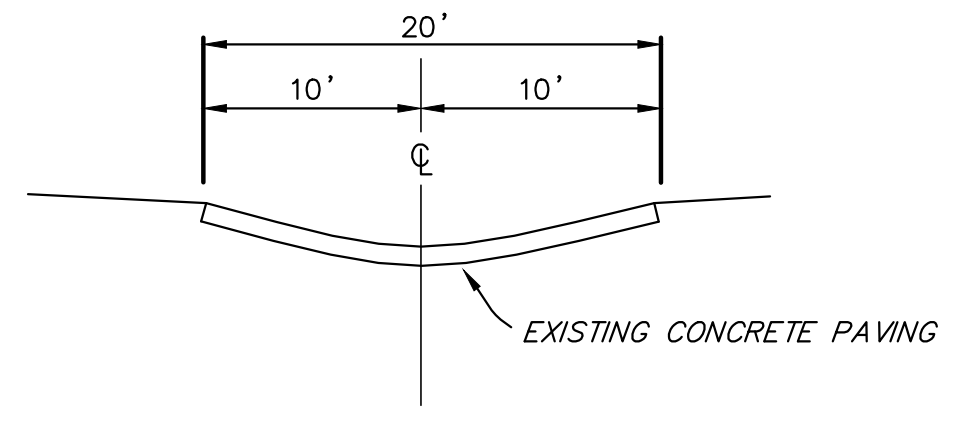
27.1	SPOT ELEVATION	□	WOOD FENCE
CONC.	CONCRETE PAVING	▬	MASONRY BLOCK WALL
AC	ASPHALT PAVING	— OH —	OVERHEAD UTILITY LINES
FS	FINISH SURFACE	— G —	GAS MAIN
EG	EXISTING GRADE	— W —	WATER MAIN
FF	FINISH FLOOR	— S —	SEWER MAIN
TC	TOP OF CURB	● PP	POWER POLE
FL	FLOW LINE	■	MONUMENT PER PENDING SURVEY
WM	WATER METER	CONC.	CONCRETE PAVING
GM	GAS METER	AC	ASPHALT PAVING
EM	ELECTRIC METER	BRICK	BRICK PAVERS
		○	TREE DRIPLINE



**VICINITY MAP**  
NO SCALE



**TYPICAL SECTION OF E AVENUE**



**TYPICAL SECTION OF ALLEY**



Allen R. A. Turner III PLS DATE

MAP PREPARATION  
JUNE 24, 2025