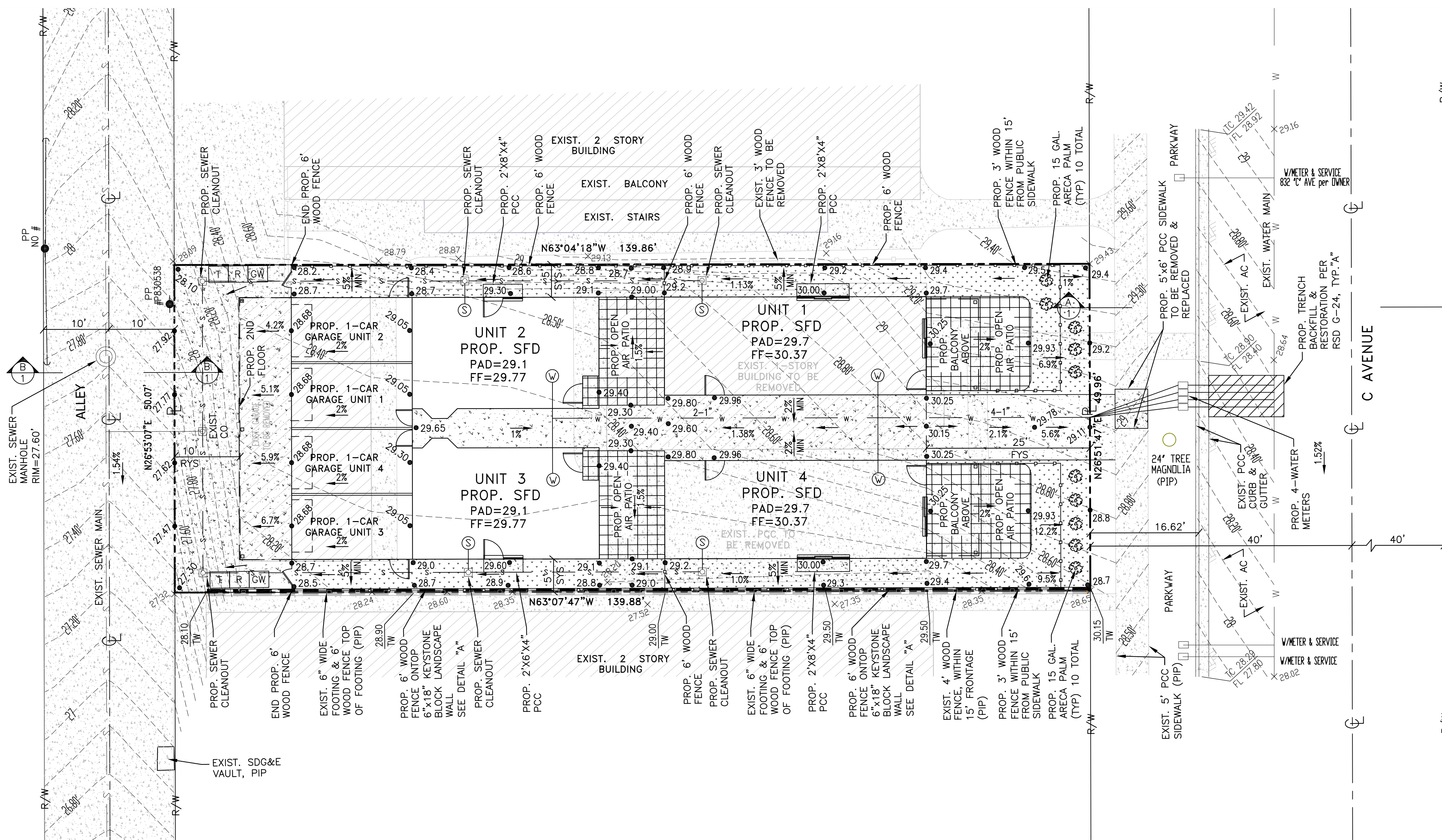


TENTATIVE PARCEL MAP NO. _____

THIS IS A CONDOMINIUM PROJECT AS DEFINED BY THE CALIFORNIA CIVIL CODE SECTION 4125 CONTAINING ONE PARCELS AND A MAXIMUM OF 4 DWELLING UNITS PER PARCEL.



LEGEND & ABBREVIATIONS

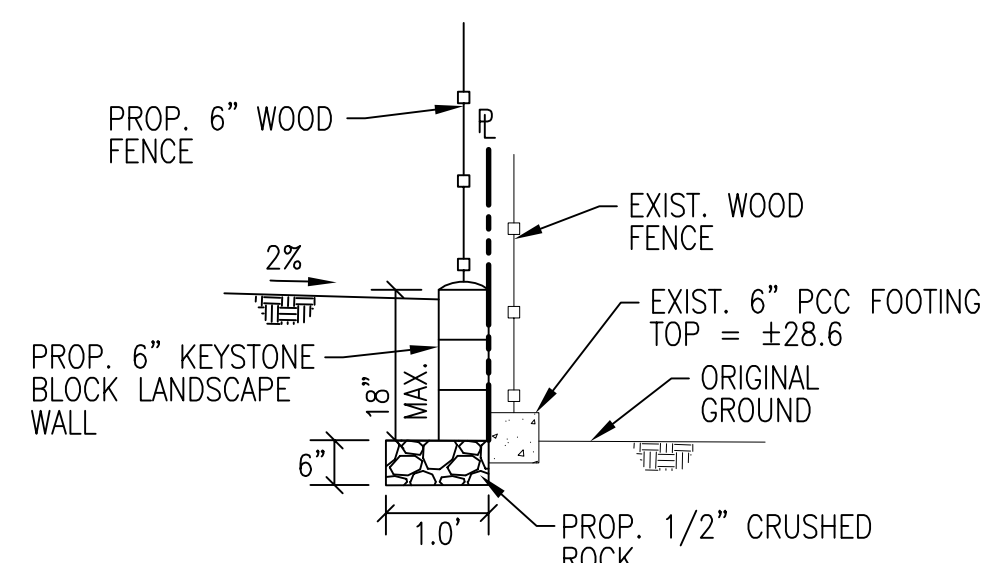
SINGLE FAMILY DWELLING	---	SFD
EXIST. SPOT ELEVATION	---	X 12.00
EXIST. PROPERTY BOUNDARY	---	P
EXIST. CONTOUR	---	C
EXIST. STRUCTURE	---	S
PROPERTY LINE	---	P
CENTER LINE	---	C
FLOW DIRECTION 1% MIN.	---	F
EXIST. ASPHALT PAVING	---	A
EXIST. 8" SEWER	---	S
EXIST. 8" WATER	---	W
EXIST. WATER METER	---	WM
EXIST. GAS	---	GAS
EXIST. WOOD FENCE	---	WF
EXIST. OVERHEAD ELECTRICAL	---	E
EXIST. OVERHEAD CABLE	---	C
EXIST. OVERHEAD TELEPHONE	---	T
EXIST. CONCRETE PAVING	---	CP
EXIST. CURB AND GUTTER	---	CG
EXIST. 6" PCC FOOTING W/ WOOD FENCE ONTOP	---	PF
EXIST. POWER POLE	---	PP
PROP. CONCRETE	---	CON
PROP. 3' TO 6" WOOD FENCE	---	WF
PROP. 4" SEWER LATERAL	---	S
PROP. 1" WATER LATERAL	---	W
PROP. WATER METER (4)	---	WM
PROP. GAS	---	GAS
PROP. SPOT ELEVATION	---	28.00
PROP. SEWER CLEAN OUT	---	CO
PROP. TRENCH BACKFILL & RESTORATION	---	T
PUBLIC RIGHT OF WAY	---	R/W
LANDSCAPE AREA	---	L
PROP. PERMEABLE PAVERS	---	P
PROP. 18" MAX. KEYSTONE BLOCK LANDSCAPE WALL W/ 3" OR 6" WOOD FENCE ONTOP AS NOTED	---	T R G
PROP. TRASH, RECYCLING & GREEN WASTE BINS	---	T R G
PROP. 15 GAL. ARECA PALM 10 TOTAL	---	AP
EM	---	ELECTRIC METER
FF	---	FINISH FLOOR
GM	---	GAS METER
PP	---	PUBLIC UTILITY COMPANIES FOR THE INSTALLATION OF UNDERGROUND FACILITIES AND RELOCATION OF EXISTING FACILITIES IN CONFORMANCE WITH IBMC 13.08.040

APPLICANT/OWNER/SUBDIVIDER

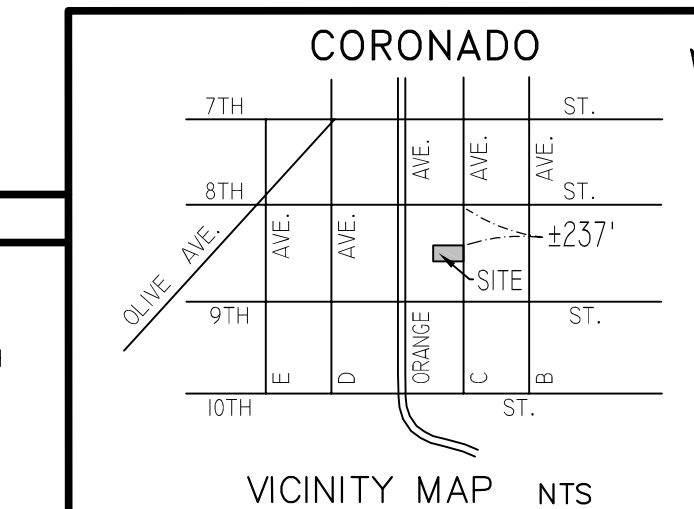
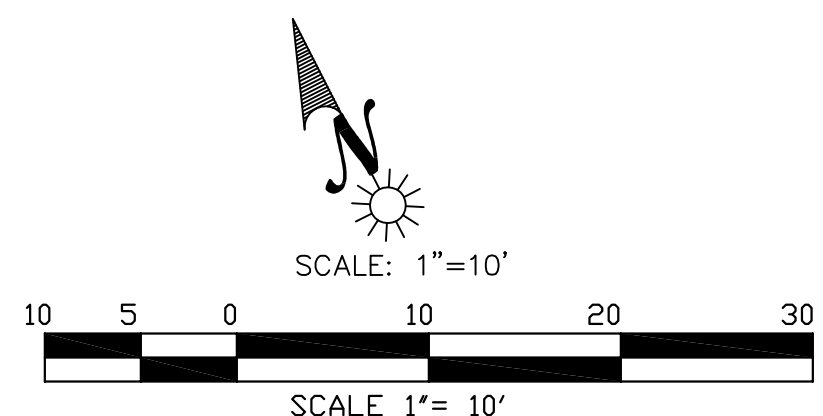
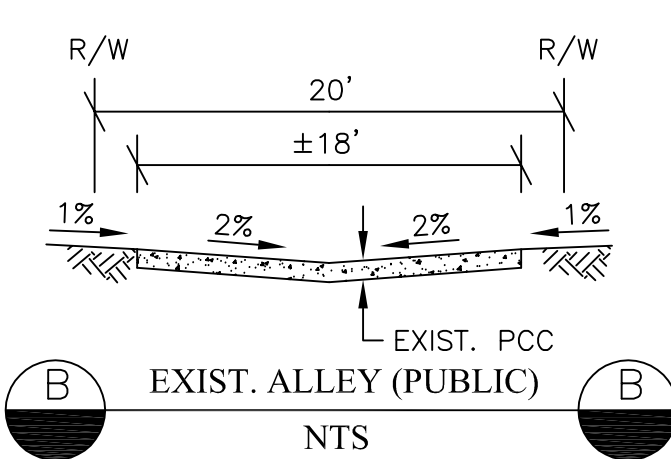
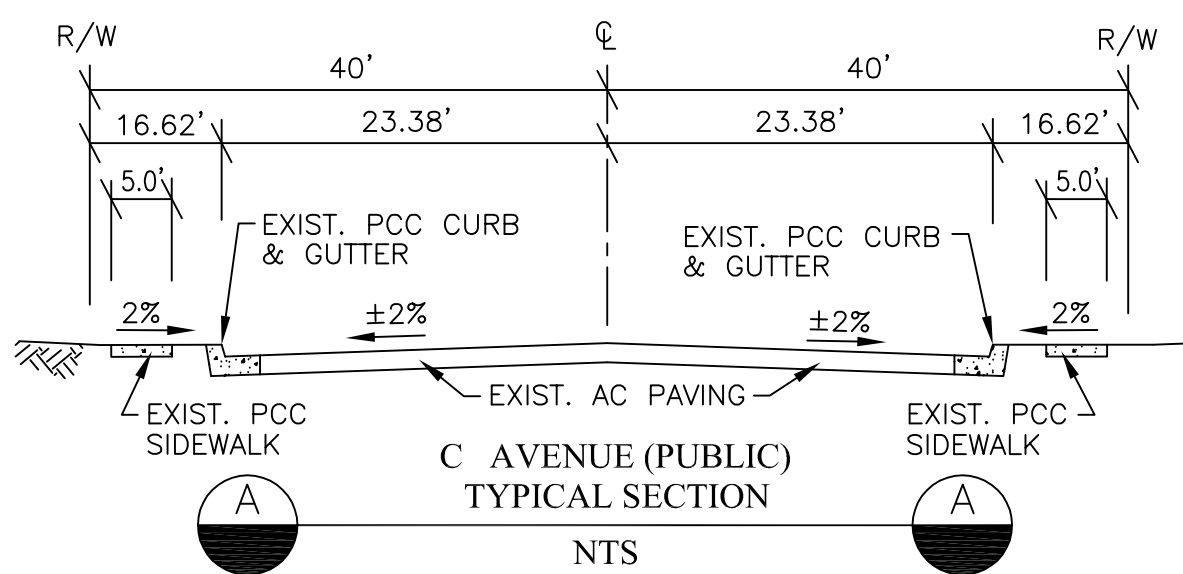
TROME REAL ESTATE, LLC.
550 MARINA PARKWAY #46
CHULA VISTA, CA 91910
PHONE: 206-979-2936
I HAVE NEVER OWNED AN ADJACENT PROPERTY AND APPROVE OF THE FILING OF THIS TENTATIVE PARCEL MAP WITH THE CITY OF CORONADO.

ROME VENTURA _____ DATE _____

WATER
CALIFORNIA AMERICAN WATER DISTRICT
SEWER
CITY OF CORONADO
FIRE
CITY OF CORONADO
POWER
SDG&E
TELEPHONE
AT&T
A.P.N.
537-251-17-00
AVERAGE SLOPE
LESS THAN 1%
LEGAL DESCRIPTION
BLK 48, LOTS 11 & 12 PER MAP 376
TOPOGRAPHY
MAY ENGINEERING & SURVEYING
ADDITIONAL REQUIREMENTS
STREET LIGHTING STANDARDS TO BE COMPLIED WITH CORONADO
SPECIAL ASSESSMENT ACT STATEMENT
THIS PROJECT DOES NOT REQUIRE A SPECIAL ASSESSMENT ACT.
TOTAL AREA (GROSS)
6,993.34 sq/ft ALL RESIDENTIAL
OPEN SPACE EASEMENT
NO OPEN SPACE EASEMENT PROPOSED
PUBLICLY MAINTAINED ACCESS ROAD
C AVENUE
PRESENT & PROPOSED ZONING
R-3 (MULTIPLE FAMILY RESIDENTIAL, 28 DWELLING UNITS PER ACRE (1/1556 SQ/FT) 3500 SQ/FT MINIMUM LOT SIZE)
GRADING
EARTHWORK: CUT 100 C.Y. FILL 100 C.Y. IMPORT 0 C.Y.
SCHOOL DISTRICT
CORONADO UNIFIED SCHOOL DISTRICT
SITE ADDRESS
832 C AVENUE, CORONADO, CA 92118
TOTAL PROPOSED PARCELS
1 LOT WITH 4 DETACHED CONDOMINIUMS
IMPERVIOUS AREA (EXIST. ONSITE)
SFD = 1,228 SQ/FT
GARAGE = 813 SQ/FT
PCC HARDSCAPE = 2,069 SQ/FT
TOTAL = 4,110 SQ/FT
IMPERVIOUS AREA (PROP. ONSITE)
BUILDINGS, BALCONY'S & 2ND FLOOR COVERED = 3,464 SQ/FT
PCC UNCOVERED PARKING, DRIVEWAY = 578 SQ/FT
PCC WALKWAYS & 4-LANDINGS = 940 SQ/FT
ONSITE TOTAL = 4,982 SQ/FT
PERMEABLE AREA (PROP. ONSITE)
LANDSCAPE AREA = 1,453 SQ/FT
UNCOVERED PERMEABLE PAVERS = 558 SQ/FT
ONSITE TOTAL = 2,011 SQ/FT
IMPERVIOUS AREA (PROP. OFFSITE)
PCC WALKWAY = 39 SQ/FT
PCC DRIVEWAY = 12 SQ/FT
PCC TRENCH REPAIR = 73 SQ/FT
OFFSITE TOTAL = 124 SQ/FT
PARKING
4 GARAGE & 4 OPEN PARKING SPACES
WASTE DISPOSAL & RECYCLING
EDCO
PUBLIC UTILITY NOTE:
THERE ARE NO PUBLIC UTILITY EASEMENTS ON THIS PARCEL.
INUNDATION
AREA NOT SUBJECT TO INUNDATION BY FLOODING.
UNITS
ALL UNITS ARE RESIDENTIAL.



DETAIL "A"
PROP. LANDSCAPE WALL
NTS



MAP PREPARED
DATE: 11-24-2025
REVISION #1:

MAY ENGINEERING & SURVEYING
11345 SOUTH HELEN DRIVE, YUMA
ARIZONA 85367 PH. (619) 251-5094
ELLIOTT.M.MAY91@GMAIL.COM

ENGINEER OF WORK
Elliott M. May
11-24-2025
ELLIOTT M. MAY R.C.E. 18592 DATE