

SAVED: 6/19/2017 10:24 AM CLONG, PLOTTED: 6/19/2017 10:26 AM CODY LONG
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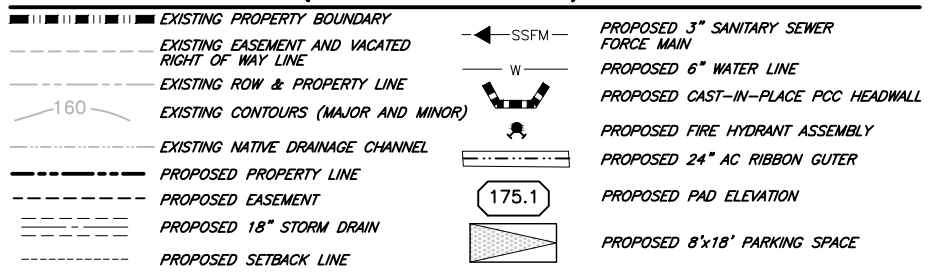
NOTES
 BEARINGS PER 25 PM 82
 ELEVATIONS ASSUMED PER TENTATIVE MAP FOR APN 018-032-013 (~NAVDB8).
 EXISTING CONDITIONS MAPPING PER OCTOBER 2005 FIELD SURVEYS BY SHN
 PORTIONS OF OFFSITE MAPPING TAKEN FROM TENTATIVE MAP FOR APN 018-032-013.

EXISTING PARCELS:
 APN 018-032-008 IS PARCEL 1 OF 25 PM 82 (195'x100'), PLUS THE WEST HALF OF VACATED 'V' STREET (100'x30').
 APN 018-031-020 IS A DEEDED PARCEL (120'x86') PLUS THE EAST HALF OF THE VACATED 'V' STREET (86'x30')

CONSTRUCTION NOTES:

- 3" SANITARY SEWER FORCE MAIN W/2" BALL VALVE.
- 1" WATER LINE TO WATER METER.
- 2" WATER LINE W/1" LINE TO EACH WATER METER.
- 6" WATER LINE (FUTURE LOOP) W/BLOW OFF VALVE.
- NEW 20' FOOT UTILITY EASEMENT FUTURE 6" WATER (LOOP) PER HUMBOLDT COMMUNITY SERVICES DISTRICT.
- FOR PROPOSED LID IMPROVEMENTS SEE PRELIMINARY STORMWATER CONTROL PLAN DATED MAY 2017.

LEGEND (THIS SHEET ONLY)



PROJECT NOTES:

Owner/Applicant: Thomas M. Hosford
 2072 Redwood Avenue
 Eureka, CA 95503

Agent: SHN Consulting Engineers & Geologists, Inc.
 Attn: Patrick Barsanti
 812 W. Wabash Ave. Fax 441-8877
 Eureka, CA 95501-2138
 pbarsanti@shn-engr.com

Project Parcels: APN 018-032-008 and 018-031-020

Project:
 1) Lot Line Adjustment of 1,805 sq. ft. of APN 018-031-020 into APN 018-032-008.
 2) Final Map Subdivision to divide the resulting APN 018-032-008 into 4 lots ranging from approximately 6000 sq. ft. to 6200 sq. ft. The owner/applicant created APN 018-031-020 via a County approved subdivision (see PMS-06-86 & 25 PM 82), making the total parcel count equal to 8 for the combined projects.
 3) Removal of an existing non-buildable area restriction on proposed Lot 4.
 4) Request to allow off-site parking in a parking lane in Redwood Street.

Existing Parcels: The existing parcels are currently developed as shown. APN 018-032-008 is Parcel 1 of 25 parcel map 82 (195'x100'), plus the west half of vacated 'V' street (100'x30') for a total size of 225' X 100' (22,500 sq. ft.). The adjusted size is 24,048 sq. ft. APN 018-031-020 is a deeded parcel (120'x86') plus the east half of the vacated 'V' street (86'x30') for a total parcel size of 150' X 86' (12,900 sq. ft.). The adjusted parcel size is 11,355 sq. ft.

Zoning for both parcels is Residential Multi-family (6,000 sq. ft. min. parcel size). General Plan designation for both parcels is Residential 2 Family. Setbacks: Front, 20'; Side, 5'; Rear, 10'. 2 family dwelling units are proposed to be constructed on Lots 1 and 3. Max. lot coverage 40%.

Parcel ownership & encumbrances are shown per Preliminary Title Reports by Fidelity National Title Company (Files 05-50129-A-CJ and 06-501729-C.J.).

A Notice of Development Plan for APN 018-032-008 is filed as Instrument #1999-10634-3 HCR.

Geotechnical: The Development Plan for APN 018-032-008 illustrates a "non-buildable" slope setback area over portions of the proposed Lot 4. This application requests that restriction be removed due to the completion of a Geotechnical Report on the "more difficult" building site on APN 018-031-020, down slope of the restricted area. That report is made part of this application.

The redwood trees shown on the east lot line of Lot 4 will be removed. The existing shed on Lot 1 will be removed. The existing garage on Lot 3 will remain. The shed on Lot 3 will be removed.

Utilities:
 The existing residence on Lot 2 is (and will continue to be) served with all utilities from McKeown Lane (south of the project). A new easement over Lot 3 is proposed for these utility lines (shown as Parcel C).

Water & Sewer - Water and Sanitary Sewage service from H.C.S.D is available in Redwood Street about 30 feet west of the project. Mains will be extended east in Redwood Street to serve the proposed parcels.

Power, Gas, Phone, CATV are available from lines in Redwood Street and McKeown Lane. Routing of these utilities is under review by the utility companies.

When V Street was vacated, utility easements were reserved over the street by PG&E, HCS&D, and AT&T. The applicant is working with those utility companies to either eliminate or re-configure those easements to allow building on the proposed Lot 4.

Access: Access to all lots is via Redwood Street (County Rd. #3K260). Redwood Street "dead ends" at the site, and is reached via Fern Street and T Street. The resulting APN 018-031-020 will require a driveway from the turnaround in Redwood Street as shown on the map.

Proposed Improvements: The proposed project improvements include the easterly extension of Redwood Street with paving and AC curbs, construction of an emergency vehicle turnaround, extension of utility mains and services, and site grading. Grading within the ROW will require approximately 450 CY of import.

Proposed Easements:
 All easements of record are shown and will appear on the recorded subdivision map.
 Parcel A: A 10' wide public utility easement over the frontage of Lots 1-4.
 Parcel B: A 12' wide easement for utilities over the southwesterly portion of Lot 3 for the benefit of Lot 2.

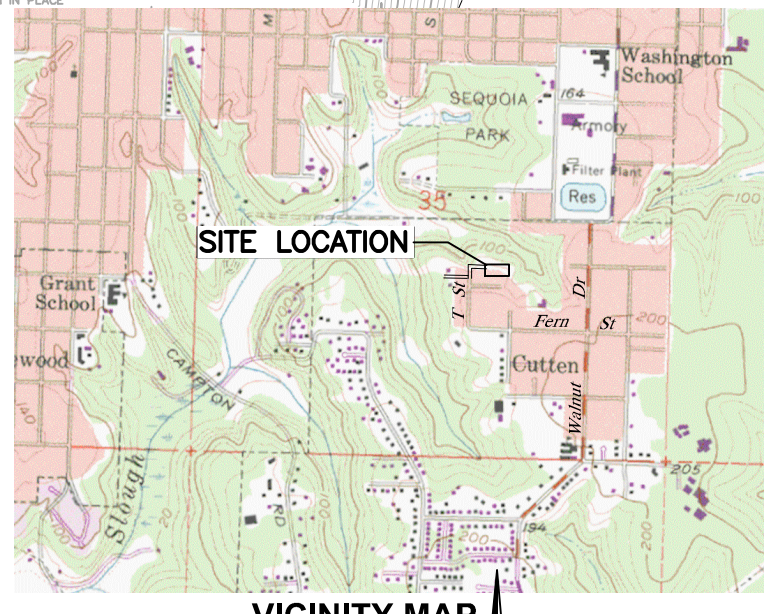
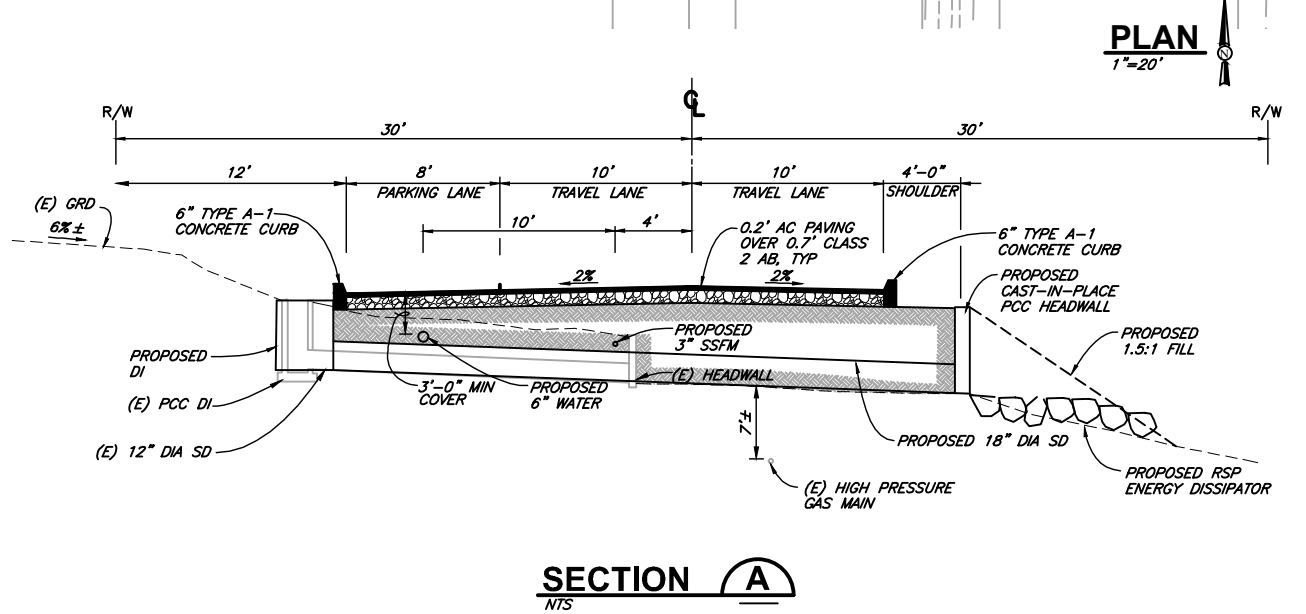
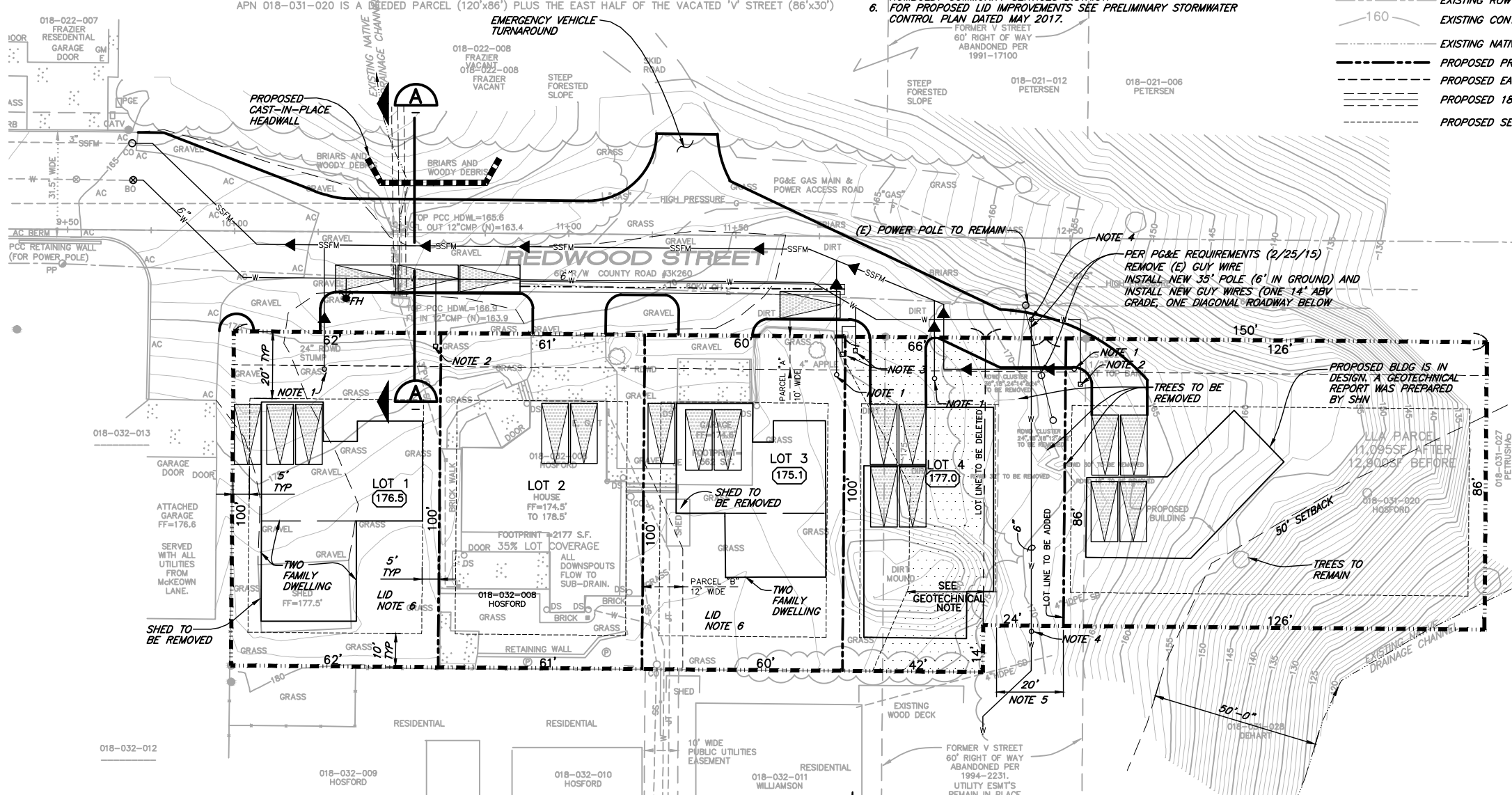
Survey References: Book 25 of Parcel Maps, page 82.
 Elevations assumed per tentative map for APN 018-032-013 (~navdb8).
 Portions of off-site mapping taken from tentative map for APN 018-032-013.
 Topography shown is from an Existing Conditions Survey made by SHN Engineering in October 2005.

No structures are within 100 feet of the parcel boundaries except as shown hereon.

All easements of record are shown and will appear on the Tract Map.

Proposed On-Site Grading: Onsite grading is anticipated to be approximately 200 CY of export. Application for grading permit and grading plan to be submitted during final engineering.

Storm Water: Direction and quantification of existing and proposed storm water runoff anticipated with project development is addressed within the accompanying drainage report.



LOT SIZE		
LOT	GROSS (SQ.FT.)	NET (SQ.FT.)
LOT 1	6,200	6,200
LOT 2	6,100	6,100
LOT 3	6,000	6,000
LOT 4	6,000	6,000
018-031-20	11,095	11,095



VERIFY SCALES
 BAR IS ONE INCH ON ORIGINAL DRAWING
 0 1"
 IF NOT ONE INCH ON SCALES ACCORDINGLY

CONSULTING ENGINEERS & GEOLOGISTS, INC.
 SHN
 812 W. Wabash Ave.
 Eureka, CA 95501
 (707)441-8877
 (707)441-8877



NO.	DATE	REVISION	BY
1	5/2016	LID	PB
2	10/2015	UTILITY EASEMENT	PB
3	9/2009	CREEK SETBACK	ARK
4	6/2009	PARKING FOR LOT 4 AND APN-020	ARK
5	3/2009	CITY PLANNING/PUBLIC WORKS	ARK

THOMAS M. HOSFORD
 REDWOOD STREET, CUTTEN
 HUMBOLDT COUNTY, CALIFORNIA
 APN 018-032-008 AND 018-031-020
TENTATIVE MAP

DRAWING
C-1
 SHT 1 OF 1
 DATE 6/2017
 PROJ. NO. 003142

FOR TENTATIVE MAP ONLY