

-NOT TO SCALE-

PARKING SPACES

- LOTS 1 THROUGH 4 - ONE SPACE IN GARAGE, ONE IN FRONT OF GARAGE (TANDEM PARKING) AND ON-STREET PARKING
- LOTS 5 AND 19 - EIGHT SPACES ON EACH LOT
- LOTS 6, 7, 17 AND 18 - 7 SPACES
- LOT 8 - COMMON PARKING AREA - TEN SPACES
- LOTS 9, 12 AND 13 - FIVE SPACES ON EACH LOT
- LOTS 10 AND 11 - FOUR SPACES ON EACH LOT AND ON-STREET PARKING
- LOT 14 - ONE SPACE PLUS COMMON PARKING AREA ON LOT 8
- LOTS 15 AND 16 - NO PARKING ON THE LOTS, USE COMMON AREA ON LOT 8
- PARCEL A - COMMON PARKING AREA - 4 PARKING SPACES
- TOTAL OFF-STREET PARKING PROPOSED - 90 SPACES

NOTES

1. THIS TENTATIVE MAP PROPOSES THE SUBDIVISION OF AN EXISTING 2.47 ACRE PARCEL INTO 19 LOTS.
2. WATER AND SEWER SERVICES ARE AVAILABLE FROM MCKINLEYVILLE COMMUNITY SERVICES DISTRICT (MCS/D).
3. CONTOUR INTERVAL: 0.5 FOOT CONTOURS ARE BASED ON A FIELD SURVEY. THE DATUM IS MCKINLEYVILLE COMMUNITY SERVICES DISTRICT, FROM TBM 134 (RAILROAD SPIKE IN POLE) WEST OF PROPERTY. ELEVATION = 165.36.
4. PROPERTY LINE INFORMATION: CALCULATED PROPERTY LINES ARE SHOWN.
5. THIS PROPERTY MAY BE ENCUMBERED BY THE FOLLOWING RECORDED INSTRUMENTS:
THERE ARE NO EASEMENTS OF RECORD THAT AFFECT THE SUBJECT PROPERTY.
- ALL EASEMENTS OF RECORD ARE SHOWN ON THE TENTATIVE MAP AND WILL APPEAR ON THE RECORDED SUBDIVISION MAP.
6. ADDRESS: 1820 PICKETT ROAD, MCKINLEYVILLE
7. ZONING: R-3-D (RESIDENTIAL)
8. PARCEL A SHOWN HEREON IS FOR ROAD AND COMMON SPACE PURPOSES.

LEGEND

- AC ASPHALT-CONCRETE
- ADA AMERICANS WITH DISABILITY ACT
- CS CONCRETE SLAB
- EL EDGE OF LAWN
- EP EDGE OF PAVING
- ER ELECTRIC RISER
- FL FLOWLINE
- FT FEET
- GM GAS METER
- IN INCH
- NBU NEIGHBORHOOD BOX UNIT
- SSCO SANITARY SEWER CLEAN-OUT
- SSMH SANITARY SEWER MANHOLE
- WM WATER METER
- WV WATER VALVE
- SS SEWER LINE
- EP EXISTING FENCE
- EP OVERHEAD POWER LINES
- DP DRAINAGE POLE
- EP EXISTING TREE

OWNER:
DANE VALADAO, ET AL
1904 PICKETT ROAD
MCKINLEYVILLE, CA 95519
(707)834-6282

AGENT/SURVEYOR:
MICHAEL J. O'HERN
KELLY-O'HERN ASSOCIATES
3540 MOORE AVENUE
EUREKA, CA 95501
(707)442-7283

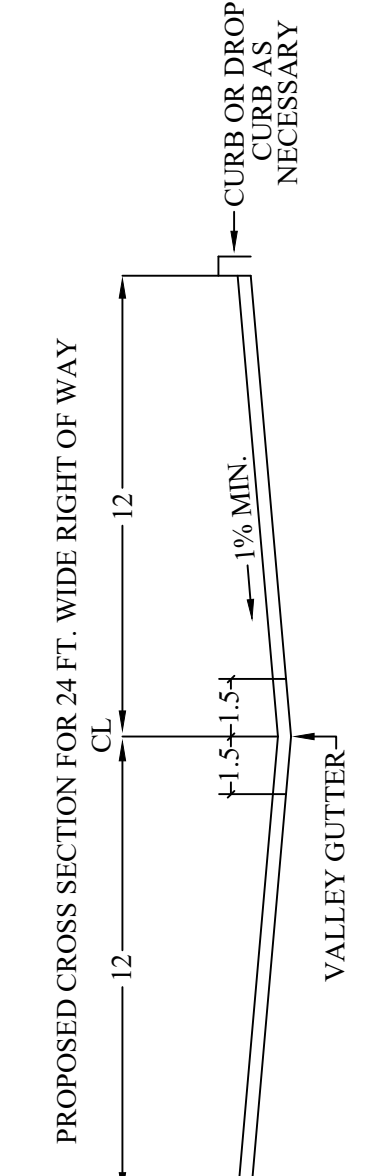
REVISED DECEMBER 29, 2023

TENTATIVE SUBDIVISION MAP GRACE PARK APARTMENTS

FOR
VALADAO, ET AL

SECTION 32 T7N, R1E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
APRIL 2023 SCALE 1" = 30'

HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA



THE FOUR UNIT BUILDINGS ON LOTS 9 THROUGH 16 ARE CONNECTED BY A WALL AND ROOF, BUT ARE OTHERWISE SEPARATE BUILDINGS

MOBILE HOME PARK
APN 510-401-001
WOLSKIFAMILY TRUST