



SOUTH LINE OF PICKETT ROAD FROM BOOK 14 OF RECORD HAS BEEN RECORDED PER PRELIMINARY REPORT

MOBILE HOME PARK
APN 510-401-401
WOLSKIFAMILY TRUST

THE FOUR UNIT BUILDINGS ON LOTS 9-10, 11-12, 13-14 AND 15-16 ARE CONNECTED BY A WALL AND ROOF, BUT ARE OTHERWISE SEPARATE BUILDINGS

VICINITY MAP



-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 THROUGH 7 AND 17 THROUGH 19 - EIGHT SPACES ON EACH LOT
- 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

TOTAL OFF-STREET PARKING SPACES PROPOSED - 90

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:
6. THERE ARE NO EASEMENTS OF RECORD THAT AFFECT THE SUBJECT PROPERTY.
7. ALL EASEMENTS OF RECORD ARE SHOWN ON THE TENTATIVE MAP AND WILL APPEAR ON THE RECORDED SUBDIVISION MAP.
8. ADDRESS: 1820 PICKETT ROAD, MCKINLEYVILLE
9. ZONING: R-3-D (RESIDENTIAL)

LEGEND

- AC ASPHALT-CONCRETE
- ADA AMERICANS WITH DISABILITY ACT
- CS CONCRETE SLAB
- ED EDGE OF DRIVE
- ER 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
- DP OVERHEAD POWER LINES
- EP EXISTING TREE

AGENT/SURVEYOR:
MICHAEL J. O'HERN
KELLY-O'HERN ASSOCIATES
3340 MOORE AVENUE
EUREKA, CA 95501
(707)442-7283

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

REVISED MAY 10, 2023

TENTATIVE SUBDIVISION MAP FOR GRACE PARK APARTMENTS

IN
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

PROPOSED CROSS SECTION FOR 24 FT. WIDE RIGHT OF WAY

