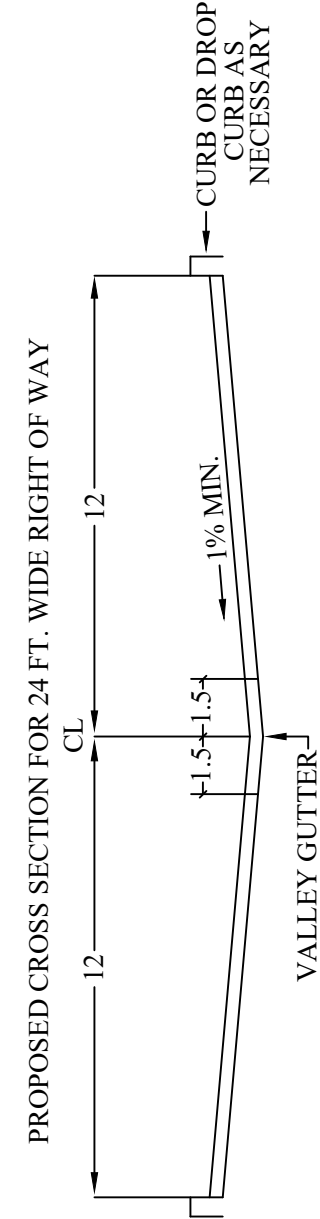
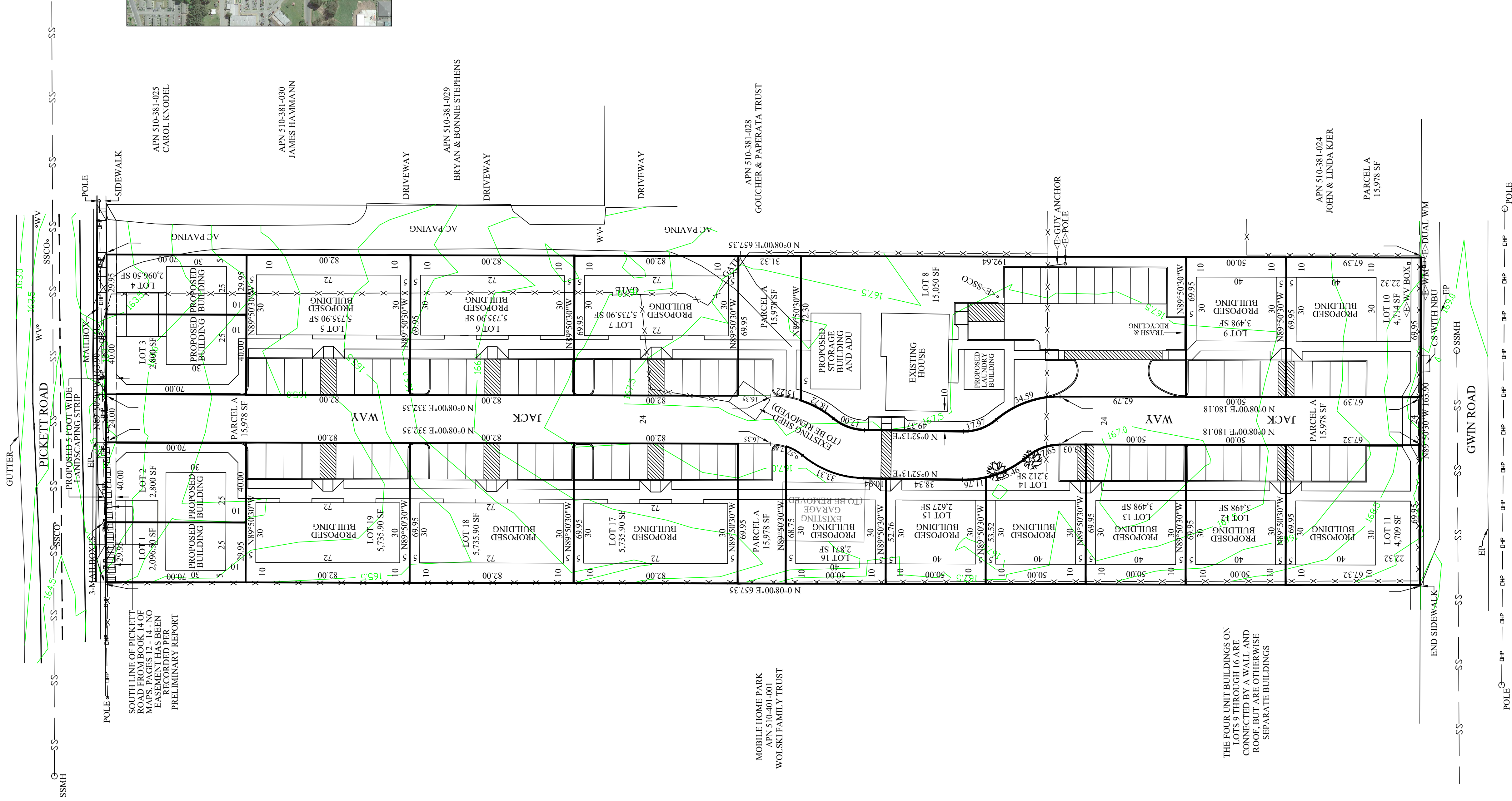




PARKING SPACES

- 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

- THIS TENTATIVE MAP PROPOSES THE SUBDIVISION OF AN EXISTING 2.47 ACRE PARCEL INTO 19 LOTS.
- WATER AND SEWER SERVICES ARE AVAILABLE FROM MCKINLEYVILLE COMMUNITY SERVICES DISTRICT (MCSO).
- 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.
- PROPERTY LINE INFORMATION: CALCULATED PROPERTY LINES ARE SHOWN.
- 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.
- ADDRESS: 1820 PICKETT ROAD, MCKINLEYVILLE
- ZONING: R-3-D (RESIDENTIAL)
- PARCEL A SHOWN HEREON IS FOR ROAD AND COMMON SPACE PURPOSES.

LEGEND

- AC ASPHALT-CONCRETE
- ADA AMERICANS WITH DISABILITY ACT
- CS CONCRETE SLAB
- EL ELEVATION
- 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
- EP EXISTING TREE

AGENT/SURVEYOR:
MICHAEL J. O'HERN
KELLY-O'HERN ASSOCIATES
3240 MOORE AVENUE
EUREKA, CA 95501
(707)834-6282

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

REVISED DECEMBER 29, 2023
APN 510-381-021
TENTATIVE SUBDIVISION MAP
GRACE PARK APARTMENTS

FOR
VALADAO, ET AL
IN
SECTION 32 T1N, 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