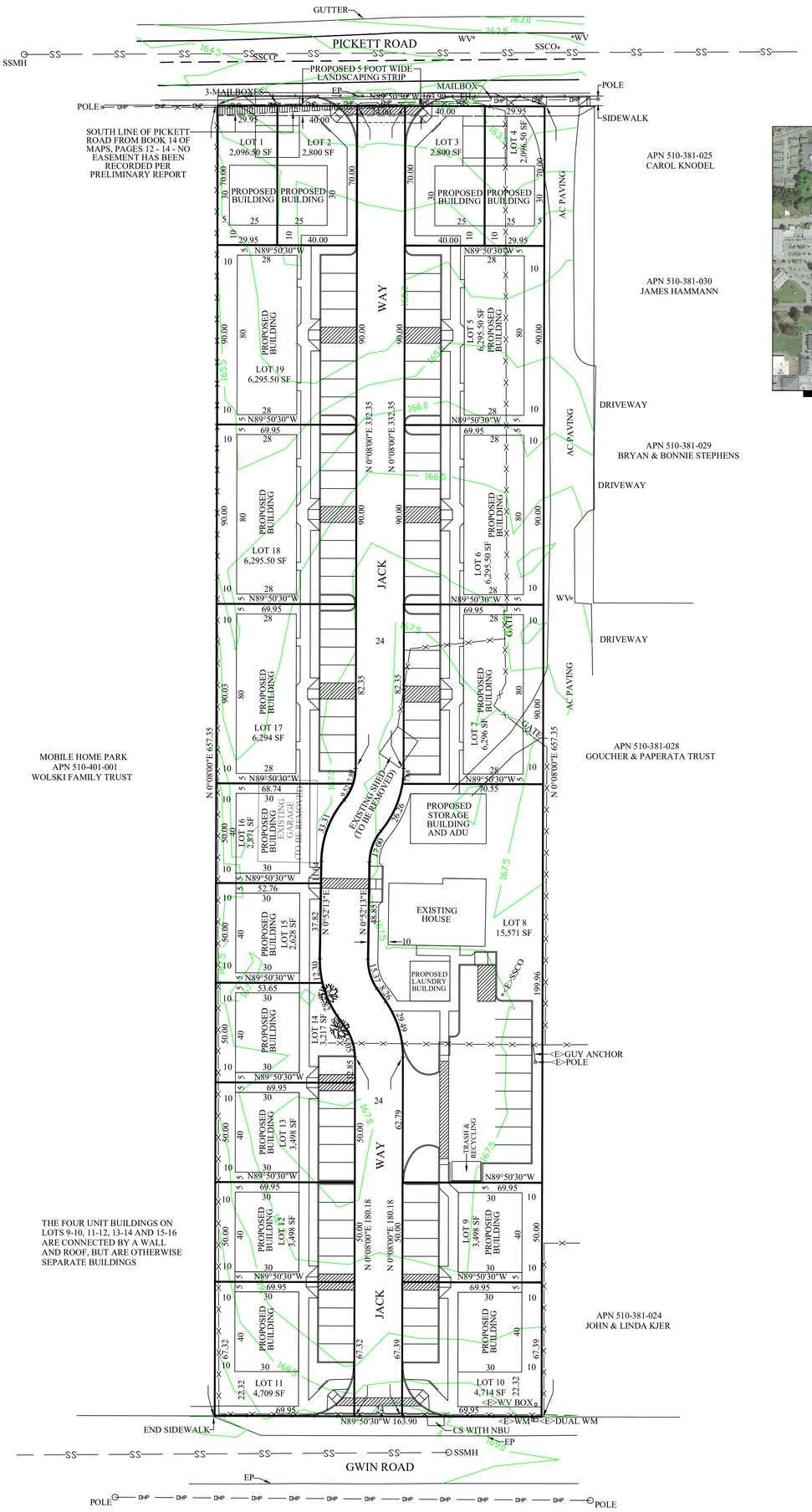


VICINITY MAP

-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 (MCSD).
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:

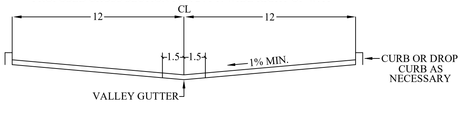
   THERE ARE NO EASEMENTS OF RECORD THAT AFFECT THE SUBJECT PROPERTY.

   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)

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
	EXISTING FENCE
OHP	OVERHEAD POWER LINES
	EXISTING TREE

PROPOSED CROSS SECTION FOR 24 FT. WIDE RIGHT OF WAY



AGENT/SURVEYOR:
MICHAEL J. O'HERN
KELLY-O'HERN ASSOCIATES
3240 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

APN 510-381-021

TENTATIVE SUBDIVISION MAP GRACE PARK APARTMENTS

FOR

VALADAO, ET AL

IN

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