



PROJECT NOTES

- The map illustrates a proposed subdivision of APN 511-031-011 into 4 parcels and a remainder that is already developed. Access to the proposed parcels would be via a new access road as shown hereon. An exception request for the 22 foot right of way width is being submitted as part of this application. No trees are proposed to be removed. Grading would occur for the new roadway and construction of detention facilities.
- The parcel is zoned Residential Single Family with a combining zones identifying Airport Safety Review and potential noise impacts and has a general plan designation of Residential Low Density (RL) in the Humboldt County General Plan. Adjacent properties are similarly zoned and planned.
- The property is shown on official maps as Zone C, areas of minimal flooding (Firm Community Panel No. 060060 0625). No hazardous areas, historic buildings, or archaeological sites are known to exist on or immediately adjacent to the property.
- Parcel creation: Book 867 of Official Records, Page 347; current vesting deed Doc. 2008-12054-2
- Boundary lines and existing easements of record shown based a Preliminary Title Report by Humboldt Land Title Company, Order No. FHBT-TO21 00030V, dated 1/7/2021. *All easements of record are shown on this tentative map and will appear on the recorded subdivision map.*
- Topography is shown at 1 foot intervals based on a field survey performed by Points West Surveying in March 2016. Elevations are MCDSD datum based on the top of fire hydrant at the intersection of Myers Road and Halfway Avenue.
- The parcels are/will be served by community water and sewer by McKinleyville Community Services District. PG&E provides electricity and gas and AT&T provides telephone services. The nearest fire hydrant is located on the frontage of the subject property as shown hereon.
- This parcel falls within Airport Zone C* per the Humboldt County GIS, with a residential density of 8 dwelling units/acre.
- No drainage courses, creeks, or other wet areas are known to exist on the property.
- This project falls within the MS4 jurisdiction area of McKinleyville.
- Applicant is working with Arcata Fire Department on possible alternative layouts for the fire truck turnaround that will allow the existing shop to remain.
- Myers Road is shown on various maps and documents as "Meyers Road"; name shown hereon is spelled per County Road Register.

EASEMENT NOTES

- Item 8: Right of the public to any portion of land lying within the area commonly known as Myers Road, as well as a private easement(s) for ingress, egress, and utilities in favor of other owners utilizing said road. LOCATION: Northerly portion of existing parcel, shown hereon
- Item 9: Easement for 9 foot wide right of way granted to Meyer per 66 Deeds 174. LOCATION: Northerly portion of existing parcel, shown hereon
- Item 10: Easement for 9 foot wide right of way granted to Nielsen per 191 Deeds 204. Easement for 9 foot wide right of way granted to Miller per 226 Deeds 487. LOCATION: Northerly portion of existing parcel, shown hereon
- Item 11: Restriction that no more than a single family residence with garage shall be constructed on East 88.3 feet per Deed from Mitchell to Larson recorded as 867 OR 347
- Item 12: Easement for ingress, egress, and public utilities granted to MCDSD per 1137 OR 578 (document states 10 foot wide but describes 9 foot wide strip) LOCATION: Northerly portion of existing parcel, shown hereon
- Item 13: Easement for storm water drainage, 30 foot wide, granted to County of Humboldt per 1994-19893-5. LOCATION: North-south centerline of existing parcel, shown hereon

PARCEL INFORMATION

Current Parcel Area:	1.12± acres (Gross)
Proposed Parcel One:	0.12± acres
Proposed Parcel Two:	0.12± acres
Proposed Parcel Three:	0.12± acres
Proposed Parcel Four:	0.26± acres
Proposed Remainder Parcel:	0.50± acres

Agent: Michael Pulley
Mailing Address: Points West Surveying Company
 5201 Carlson Park Drive Suite 3
 Arcata CA 95521
Phone: 707.840.9510
Fax: 707.840.9542
Email: Pulley@PointsWestSurveying.com

Owner / Applicant: Glenn Ford & Sons, LLC
Contact Person: Brandie Ford
APN: 511-031-011
Site Address: 990 Myers Road
 McKinleyville, CA 95519
Mailing Address: 2415 Sutter Avenue
 McKinleyville, CA 95519
Phone: 707.498.9443

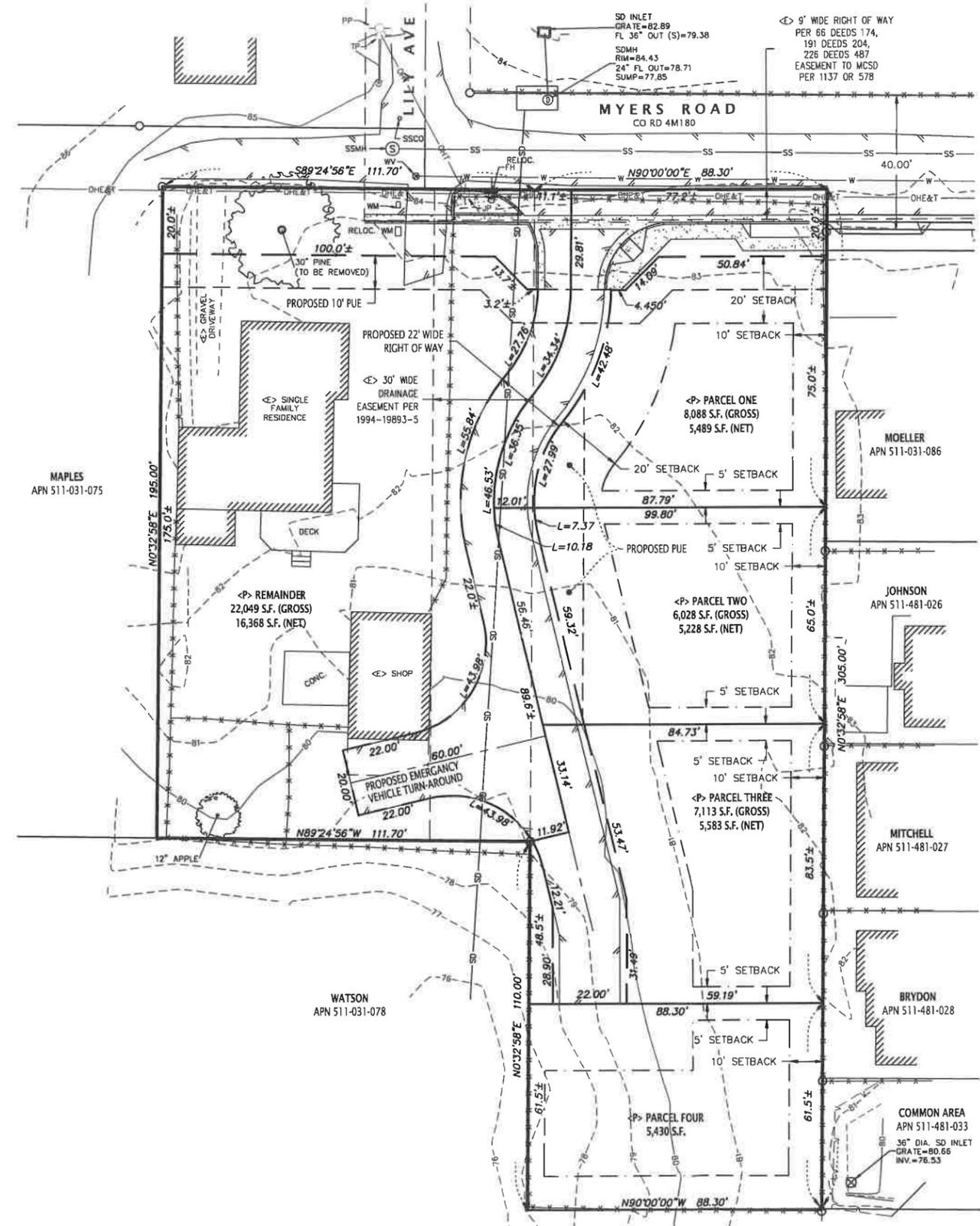
General Plan: RL (Residential Low Density)
Zoning: RS-5/AP,N

Building Setbacks: Front: 20'
 Interior Side: 5'
 Exterior Side: Varies
 Rear: 10'

**APN 511-031-011
 TENTATIVE MAP**
 for
GLENN FORD & SONS LOGGING, LLC
 SECTION 30, T7N, R1E,
 HUMBOLDT MERIDIAN

IN THE COMMUNITY OF MCKINLEYVILLE
 HUMBOLDT COUNTY, STATE OF CALIFORNIA
 JANUARY 2021

SCALE: 1" = 20' SHEET 1 OF 1



MAPLES
 APN 511-031-075



SURVEYOR'S STATEMENT

This map was prepared by me, or under my direction, and is based upon a field survey.

SIGNED: *[Signature]*
 DATED: 3/22/21

Michael D. Pulley
 L.S. No. 7793
 Expiration: 12/31/2021



LEGEND

- BOUNDARY LINES OF APN 511-031-011
- PROPOSED LOT LINES
- ADJACENT LOT LINES
- PROPOSED RIGHT OF WAY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- FENCE LINE
- EXISTING EDGES OF PAVEMENT
- EXISTING CONCRETE PAVING
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CONCRETE PAVING
- EXISTING GROUND CONTOURS
- TOP OF SLOPE
- TOE OF SLOPE / GRADE BREAK
- GAS LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELEPHONE LINE
- OVERHEAD ELECTRIC & TELEPHONE LINES
- SANITARY SEWER LINE
- STORM DRAIN CULVERT
- WATER LINE
- ELECTRIC METER
- GAS METER
- UTILITY POLE WITH GUY ANCHOR
- JOINT UTILITY POLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE

