

VICINITY MAP
NOT TO SCALE

DIRECTIONS TO SITE:

FROM EUREKA, CA

- NORTHBOUND ON US-101 TO INDIANOLA CUTOFF (APPROX. 3.5 MI.)
- FOLLOW INDIANOLA CUTOFF TO SITE (0.35 MI.)
- DESTINATION WILL BE ON THE RIGHT

GENERAL NOTES:

1. DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION DEPICTED HAS BEEN OBTAINED FROM HUMBOLDT COUNTY 2015 GIS DATA. NORTHPOINT CONSULTING GROUP, INC. HAS NOT VERIFIED THIS PROPERTY BOUNDARY.

LEGEND:

- PROJECT PARCEL BOUNDARY
- OVERHEAD ELECTRIC
- CITY OF EUREKA WATER MAIN
- CITY OF EUREKA BOUNDARY
- CITY OF EUREKA SPHERE OF INFLUENCE

SHEET INDEX:

- C0 - PLOT PLAN, VICINITY MAP, & PROJECT NOTES
- C1 - EXISTING AND PROPOSED ZONING
- C2 - EXISTING AND PROPOSED LAND USE

SN INDIANOLA, LLC

APN: 402-032-002 & 402-032-035

PROJECT INFORMATION:

APPLICANT:
SN INDIANOLA, LLC
323 5TH ST.
EUREKA, CA 95501

PROPERTY OWNER:
SN INDIANOLA, LLC
323 5TH ST.
EUREKA, CA 95501

APPLICANTS AGENT:
NORTHPOINT CONSULTING GROUP, INC
1117 SAMOA BLVD.
ARCATA, CA 95521
(707) 798-6438

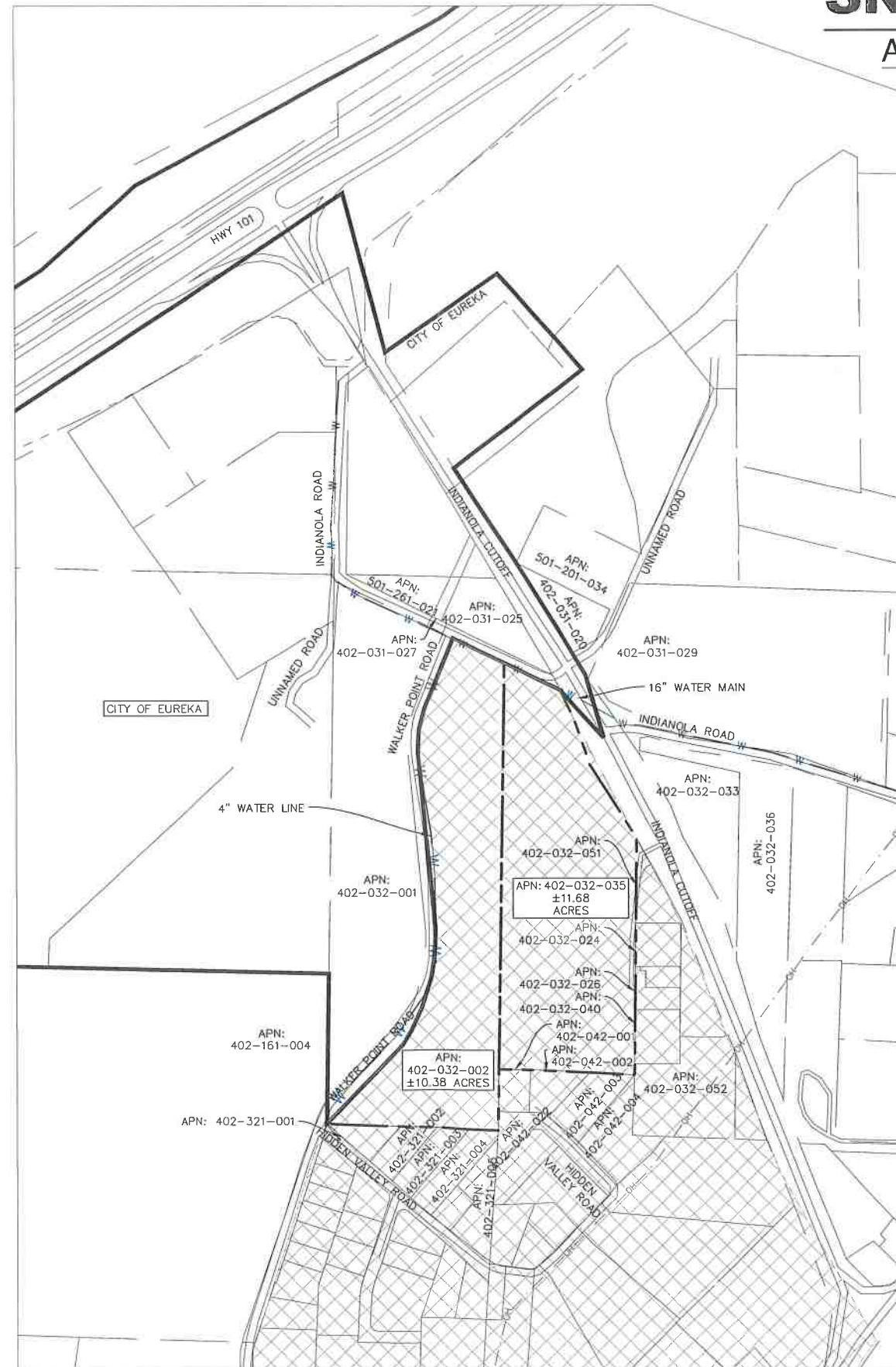
APN:
APN: 402-032-002 & 402-032-035

PROPOSED WATER = PUBLIC (CITY OF EUREKA)
PROPOSED SEWER = PRIVATE
EXISTING FIRE DISTRICT = HUMBOLDT #1 FIRE PROTECTION DISTRICT

PROPERTY SIZE
APN: 402-032-002 = ±10.38 ACRES
APN: 402-032-035 = ±11.68 ACRES

EXISTING ZONING = RA-2.5/D
PROPOSED ZONING = RM/P
COMMUNITY PLAN = HBAP
EXISTING HBAP USE = RR
PROPOSED HBAP USE = RM

SRA AREA: = NO
COASTAL ZONE: = YES
100 YR FLOOD ZONE: = NO
TSUNAMI ZONE: = NO
1-METER SEA LEVEL RISE = NO



PLOT PLAN

22x34 SHEET: 1"=250'
11x17 SHEET: 1"=500'



NORTHPOINT
CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

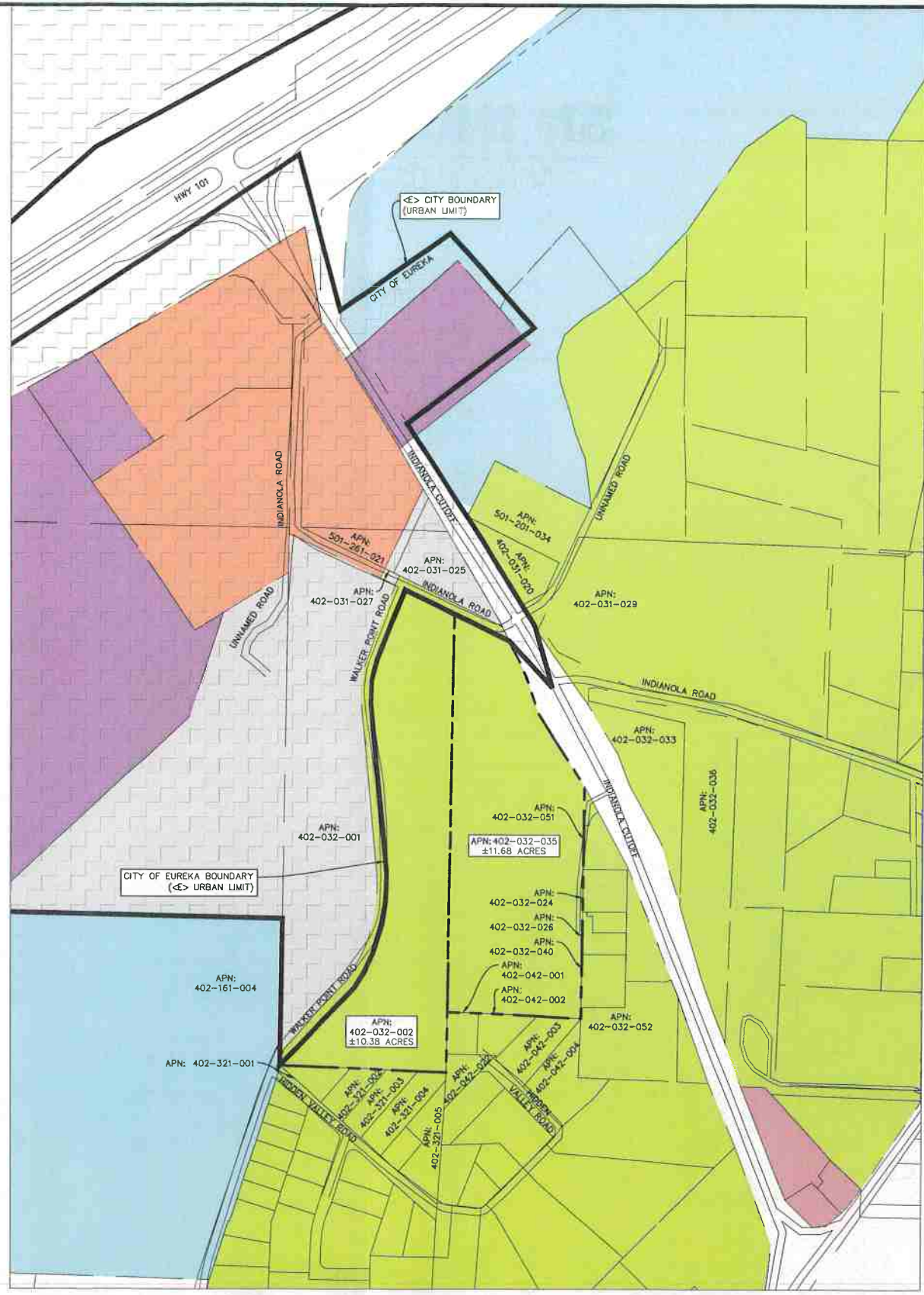
SN INDIANOLA, LLC
APN: 402-032-002 & 402-032-035
PLOT PLAN, VICINITY MAP, & PROJECT NOTES

PROJ. MGR: AD
DRAWN BY: JFC
DATE: 04/01/22
SCALE: AS SHOWN

SHEET
C0

21-094

April 21, 2022 12:36 Des Moines, P. NSN Indianola, LLC - Indianola, Walker Point - 21-094(CAD)NSN Indianola - 7201616.dwg Unfiled By: ChemDrew

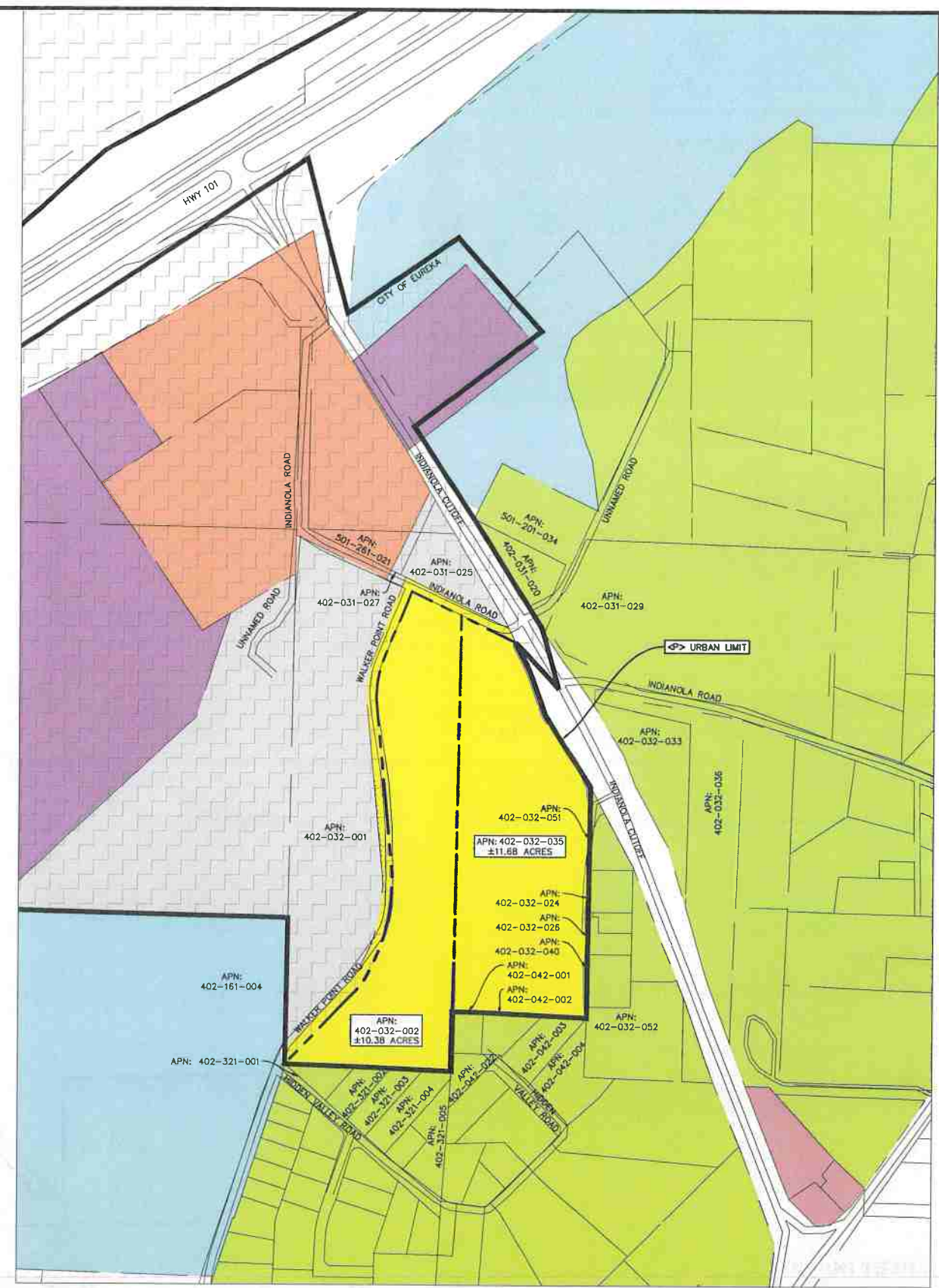


LEGEND:

- ONE-FAMILY RESIDENTIAL DISTRICT (RS)	- COMMERCIAL GENERAL (CG)
- COASTAL AGRICULTURAL DISTRICT (AC)	- CITY OF EUREKA
- SERVICE COMMERCIAL DISTRICT (CS)	- URBAN LIMIT LINE (EXISTING)
- RURAL RESIDENTIAL AGRICULTURE (RA)	- PROJECT PARCEL BOUNDARY
- AGRICULTURE EXCLUSIVE (AE)	

EXISTING ZONING

22x34 SHEET: 1"=250'
 11x17 SHEET: 1"=500'



LEGEND:

- ONE-FAMILY RESIDENTIAL DISTRICT (RS)	- COMMERCIAL GENERAL (CG)
- COASTAL AGRICULTURAL DISTRICT (AC)	- RESIDENTIAL MULTI-FAMILY/ PLANNED UNIT DEVELOPMENT (RM/P)
- SERVICE COMMERCIAL DISTRICT (CS)	- CITY OF EUREKA
- RURAL RESIDENTIAL AGRICULTURE (RA)	- URBAN LIMIT LINE (PROPOSED)
- AGRICULTURE EXCLUSIVE (AE)	- PROJECT PARCEL BOUNDARY

PROPOSED ZONING

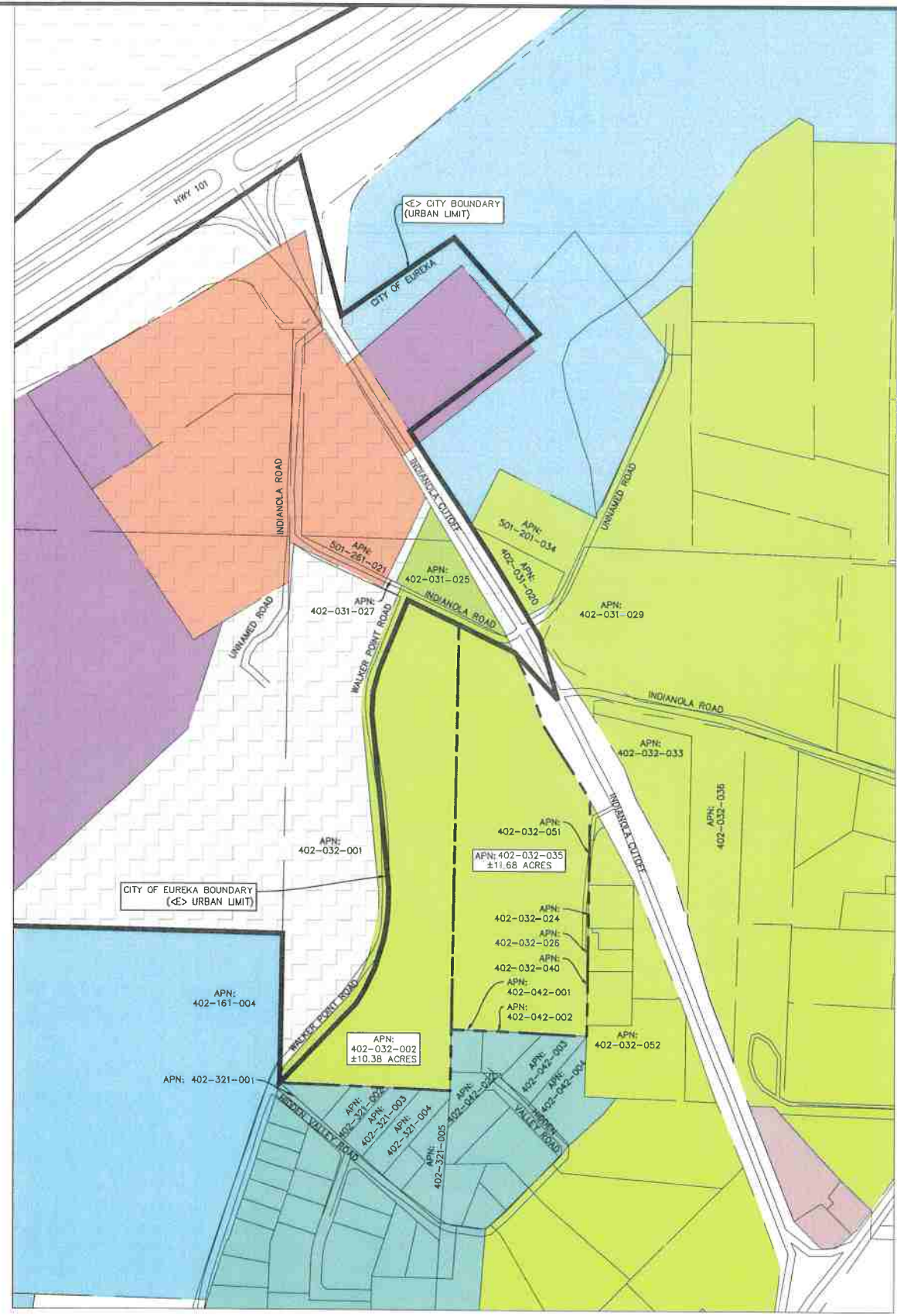
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NORTHPOINT
 CONSULTING GROUP, INC.
 1117 Samoa Blvd., Arcata, CA 95521

SN INDIANOLA, LLC
 APN: 402-032-002 & 402-032-035
 EXISTING AND PROPOSED ZONING

PROJECT NO.: AD
 DRAWN BY: CP
 DATE: 04/01/22
 SCALE: AS SHOWN
SHEET C1
 21-094

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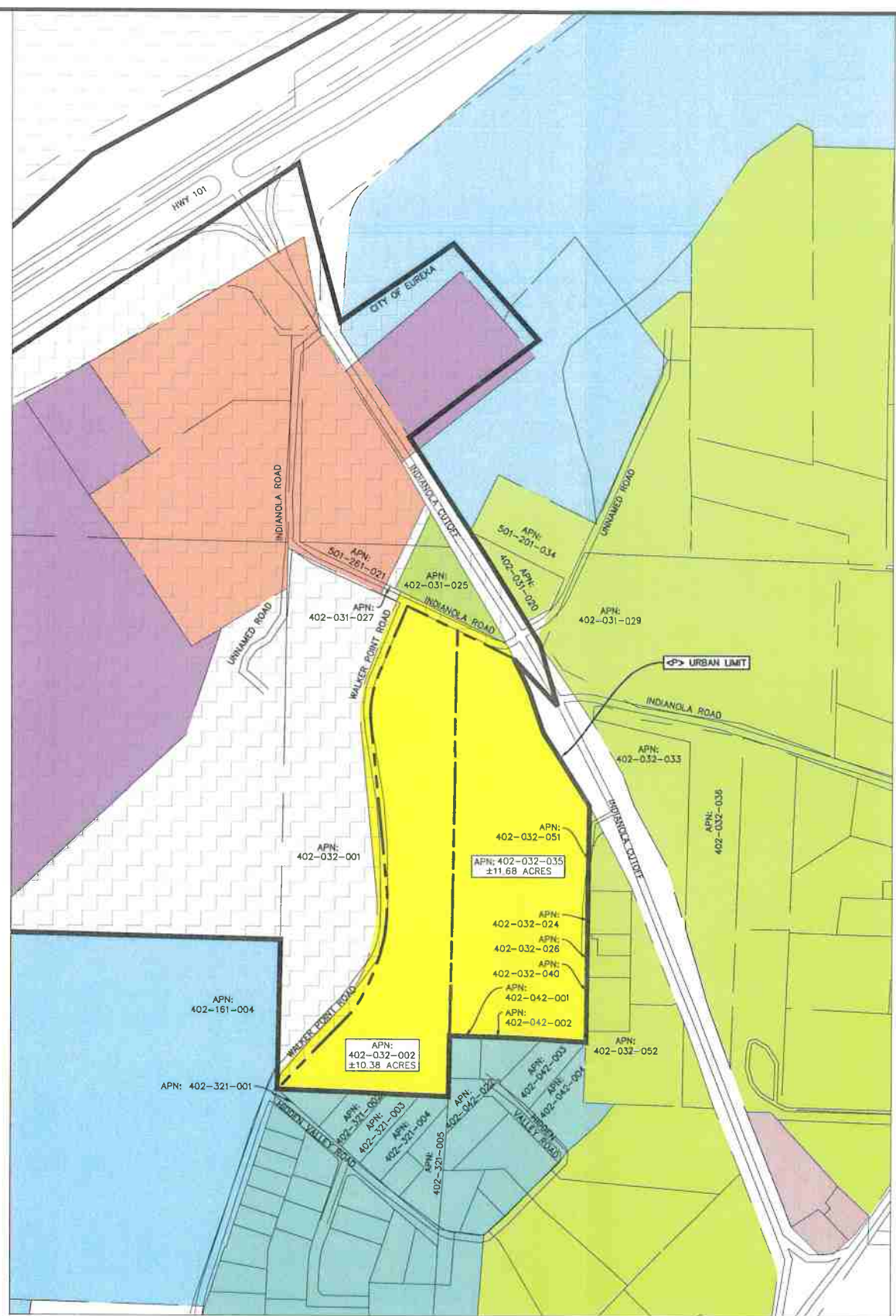
LEGEND:

- GENERAL COMMERCIAL (GC)	- RURAL X-URBAN (RX)
- ESTATE RESIDENTIAL (ER)	- COMMERCIAL/ RURAL RESIDENTIAL (CG/RR)
- AGRICULTURE (A)	- CITY OF EUREKA
- AGRICULTURE EXCLUSIVE (AE)	- URBAN LIMIT LINE (EXISTING)
- RURAL RESIDENTIAL (RR)	- PROJECT PARCEL BOUNDARY

EXISTING LAND USE

22x34 SHEET: 1"=250'
11x17 SHEET: 1"=500'

0 125 250 500



LEGEND:

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PROPOSED LAND USE

22x34 SHEET: 1"=250'
11x17 SHEET: 1"=500'

0 125 250 500

April 21, 2022 - 12:46 Doc Name: P:\SN Indianola, LLC - Indianola, Walker Point - 21-094\CAD\31 Indianola - 22\NAC.dwg User: J. Chao/Chao

DATE	
REVISION	
DESCRIPTION	
DRAWN BY	

NORTHPOINT
CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

SN INDIANOLA, LLC
APN: 402-032-002 & 402-032-035
EXISTING AND PROPOSED LAND USE

PROJ. MGR.: AD
DRAWN BY: CC
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SHEET
C2
21-094

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