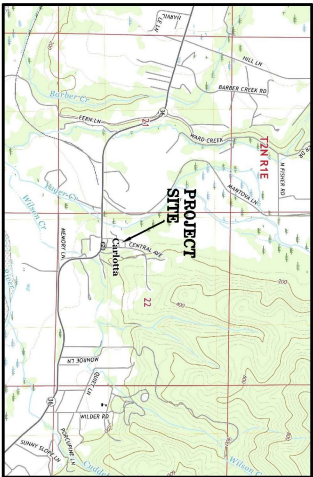
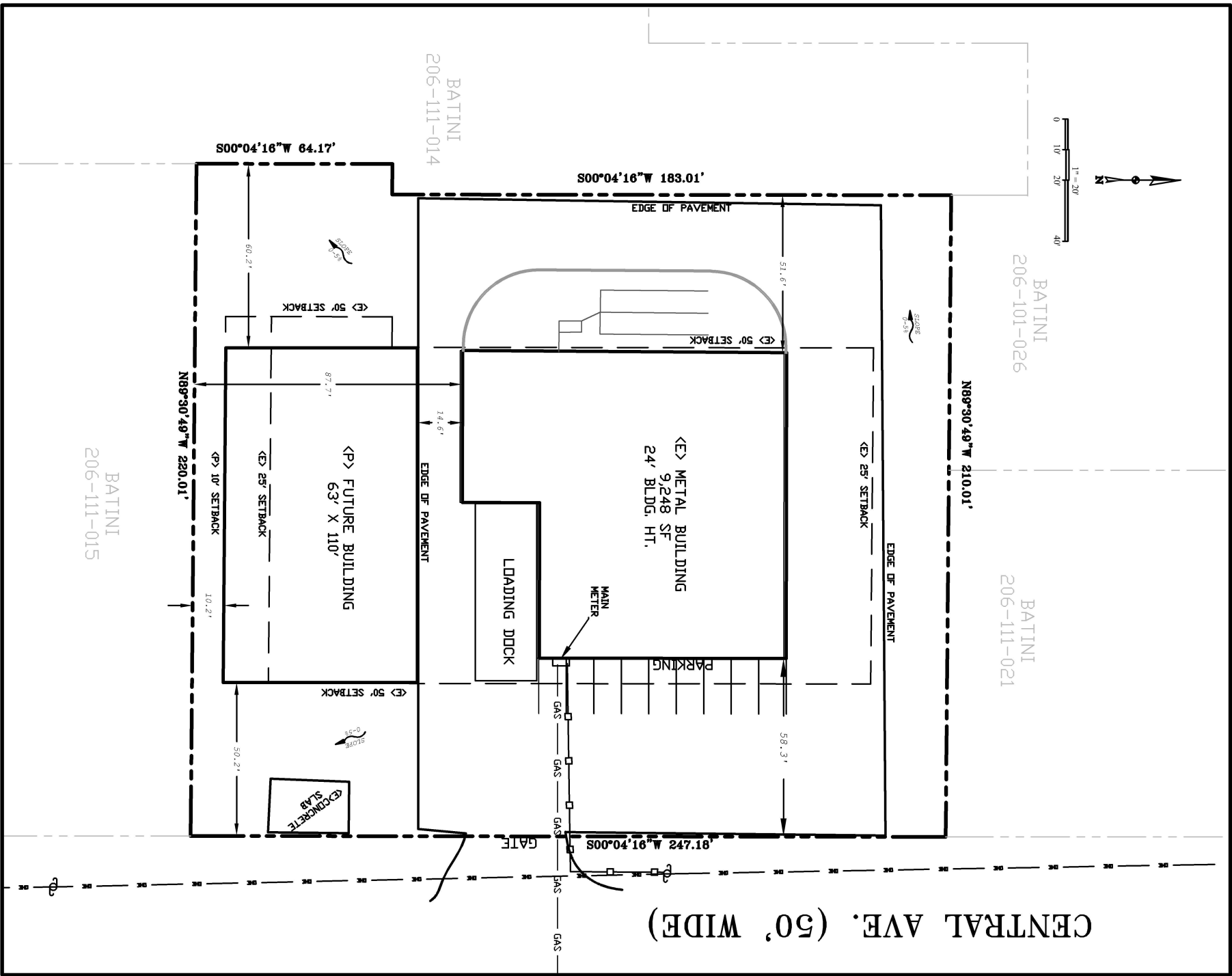


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VICINITY MAP
Carlotta, CA
Not to Scale

PROJECT INFORMATION

PROJECT DESCRIPTION
To reduce the south property line's building setback from 25ft. to 10ft. to allow for a future 63'X110' metal storage building.

PROJECT SITE
161 Loop Road
Carlotta, Ca 95528
APN: 206-111-020

APPLICANT/OWNER
LPC PROPERTIES
Don Lozinsky
202 Commercial St.
Eureka, Ca 95501
Phone: 707-442-5794

LAND USE
COMMERCIAL

UTILITIES
POWER: PUBLIC
WATER: PRIVATE
SEWER: PRIVATE
GAS: NONE

ZONING (C-2, MH)
COMMERCIAL/HEAVY INDUSTRIAL

APN: 206-111-00

• FRONT: 50 FT
• SIDE: 10% OF THE AVERAGE LOT WIDTH BUT NOT LESS THAN 25 FT
• REAR: 50 FT

SETBACKS:

• FRONT: 50 FT
• SIDE: 10% OF THE AVERAGE LOT WIDTH BUT NOT LESS THAN 25 FT
• REAR: 50 FT

NOTES

1. This site plan proposes to reduce the south building setback line from 25 to 10'.
2. The project site is shown outside of any Flood Hazard Area as shown on the effective FIRM.
3. No proposed grading or fill.
4. All easements of record are shown.
5. Site not in an Airport Zone.
6. No creeks, rivers, sloughs or other drainage courses.
7. No historical buildings and/or known archaeological or paleontological sites.
8. No trees to be removed.
9. Site is in Local Responsibility Area (Not SBA zone).
10. No known stream(s) or wetland(s) in development area.

LEGEND

- PROPERTY LINE
- BUILDINGS
- EDGE OF EXISTING ROAD
- ADJACENT PROPERTY LINE
- OVERHEAD POWER LINE
- FENCE LINE
- BUILDING SETBACK LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRICAL
- PROPOSED
- EXISTING
- POWER POLE
- PARKING SPACE
- SEPTIC TANK AND LEACH LINES

NO.	DATE	DESCRIPTION	BY

A.M. Baird
Engineering & Surveying, Inc.
1257 Main St., P.O.Box 396, Fortuna, CA 95540
(707)725-5182 ambaird@suddenlinkmail.com



SCALE	1"=20'
DRAWN BY	LBA
CHECKED	A.M.B.
DATE	8/01/2025

LPC PROPERTIES
161 LOOP ROAD, CARLOTTA, CA
APN: 206-111-020

BUILDING SETBACK REDUCTION

SITE PLAN

JOB # 25-4735-4

SHEET NO. 1 OF 1