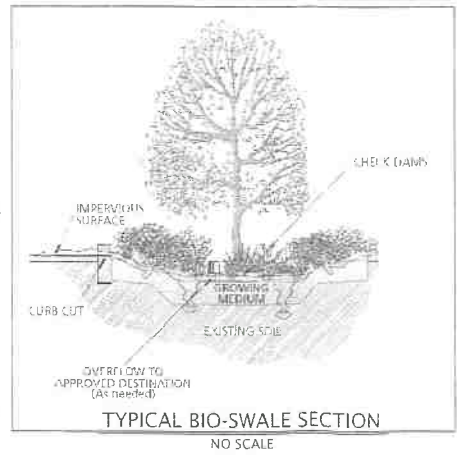
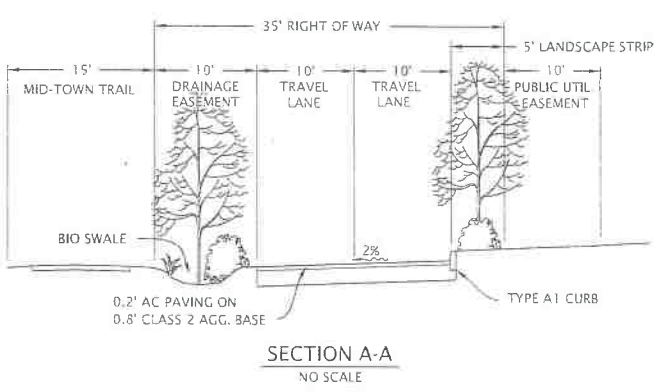
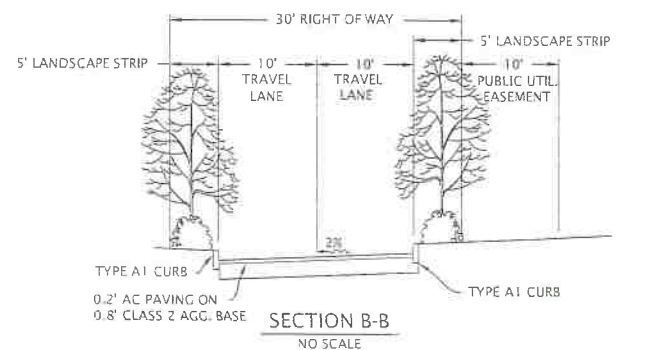


**LEGEND**

	SUBJECT BOUNDARY LINES
	ADJACENT BOUNDARY LINES
	PROPOSED LOT LINES
	PROPOSED BUILDING SETBACK LINES
	EXISTING EASEMENT LINES
	PROPOSED EASEMENT LINES
	EXISTING FENCE LINE
	PROPOSED FENCE LINE
	EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF PAVEMENT
	OVERHEAD ELECTRIC, PHONE & CATV LINES
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM DRAIN LINE
	PROPOSED JOINT TRENCH
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED STORM DRAIN LINE
	DRAIN INLET
	FIRE HYDRANT
	JOINT UTILITY POLE
	SANITARY SEWER CLEANOUT
	WATER METER
	WATER VALVE
	OFFICIAL RECORDS, HUMBOLDT COUNTY RECORDS
	PARCEL MAPS, HUMBOLDT COUNTY RECORDS
	PARKING SPACE



**Notes:**

- This map represents a subdivision of the lands described in Document No. 1998-4854 into seven lots. This property is vacant, with no existing structures. The proposed use is residential single family. The existing use on adjacent parcels is residential. The house and garage foot prints shown represent a conceptual layout; the attached Solar Shading Diagram, based on this conceptual layout, demonstrates compliance with Solar Shading requirements. Total gross area of property is 1.58 acres.
- The existing boundary lines and easements are based on a Title Report prepared by Humboldt land Title Company, Order No. 00142882-DS, dated 1/16/2014. All easements of record and new easements shown on the Tentative Map and will appear on the Final Map.
- The property is in Flood Zone C, as shown Firm Community Panel No. 060060 06258, dated 7/19/1982 and falls outside the 100 year flood zone. No marsh areas exist on site and the property is not subject to inundation.
- This property is to be served by the following Utilities:  

Water and Sewer	McKinleyville Community Services District
Electric and Gas	Pacific Gas and Electric
Telephone	AT&T
Cable TV	Sudden Link
- Topography is shown at 1 foot contour intervals based on field survey performed by Points West Surveying in January 2013.
- The site slopes gently from east to west, proposed grading will be minimal and take advantage of this natural drainage pattern. A detention pond to collect concentrated storm runoff is proposed. Grading of the site is proposed with an outfall to connect to existing storm drain system. See Preliminary Drainage Study by All Points North accompanying this Tentative Map for additional details.
- The Planned Unit Development presented proposes a 30-35 foot wide right of way. Additionally, the front setback is proposed to be ten feet from the right of way to allow flexibility in home citing and to facilitate solar exposure. An Exception Request per Section 325-9 accompanies this application.

**PROJECT DATA**

**Owner / Applicant:** Lynn Pettlon  
**APN:** 510-121-026  
**Address:** 1417 Railroad Avenue  
 McKinleyville, CA 95519

**Agent:** Jesse Buffington  
 Points West Surveying

**General Plan:** RL (MCCP) Residential Low Density  
**Principal Zoning:** R-1 Residential Single Family  
 5000 sf minimum lot size

**Building Setbacks:** Front: 10'  
 Interior Side: 5'  
 Exterior Side: 5'  
 Rear: 10'

**APN 510-121-026**  
**TENTATIVE MAP**  
 for  
**Midtown Court Tract**  
 A PLANNED UNIT DEVELOPMENT  
 SECTION 31, T7N, R1E,  
 HUMBOLDT MERIDIAN

IN THE UNINCORPORATED AREA OF  
 HUMBOLDT COUNTY, STATE OF CALIFORNIA  
 SCALE: 1" = 30' APRIL 2015 SHEET 1 OF 1

**POINTS WEST SURVEYING CO.**  
 5201 Carlson Park Dr., Suite 3 - Arcata, CA 95521  
 707-840-9510 - Phone 707-840-9542 - Fax