

# ROSCOE MINOR SUBDIVISION

APN 052-162-016  
 LOCATED IN NORTHEAST 1/4 OF SECTION 6,  
 TOWNSHIP 1 NORTH, RANGE 1 EAST, H.M.,  
 IN THE CITY OF RIO DELL,  
 COUNTY OF HUMBOLDT, CALIFORNIA



## VICINITY MAP

NTS

### PROJECT DESCRIPTION

This minor subdivision permit application proposes a subdivision of parcel APN 052-162-016. The current use of the parcel is single family residential.

Water service & sanitary sewer service are available and will be extended to serve the subdivision per City of Rio Dell standards. PG&E supplies electricity and gas, AT&T provides telephone services, and Suddenlink provides community access television services. Rio Dell Volunteer Fire Department provides fire protection services.

The property is zoned UR specifying a minimum lot size of 5,000 square feet. The adjacent properties have similar zoning and general plan designations.

The property is not shown on official maps to be subject to flooding. No hazardous areas, historic buildings, or archaeological sites are known to exist adjacent to the property. No onsite sewage disposal or water sources are located on the parcel. No propane nor ketone tanks are located on the parcel.

Topography is based on a field survey by Ontiveros & Associates Inc., is shown at 1 foot contour intervals (on NAVD83 Datum), draping/grading as shown. Minimal grading will be required to ensure proper drainage.

Assessor Parcel Information is from the Humboldt County Assessor's Office. Existing Parcel Data is from Parcel Map 3522 (34 PM 119-120) and Parcel Map 3498 (34 PM 61-64).

All assessments of record are shown or referenced on the Tentative Parcel Map and will appear on the recorded Parcel Map.

### OWNER/APPLICANT INFORMATION:

Timothy L. Roscoe  
 P.O. Box 593  
 Fortuna, CA 95540  
 Phone: 707-499-7152

### SITE INFORMATION:

APN 052-162-016  
 Rio Dell, CA 95552

### ENGINEER/SURVEYOR:

Ontiveros & Associates Inc.  
 404 N. Fortuna Blvd.  
 Fortuna, CA 95540  
 (707) 725-7410  
 Contact: Brian Ontiveros or Ken Johnson

### UTILITIES:

PG&E  
 Water: City of Rio Dell  
 Sewer: City of Rio Dell  
 Electricity: AT&T  
 Telephone: Suddenlink  
 Cable: Suddenlink

### LOT SIZE:

(E) Parcel: 112,980sf (Gross)  
 112,880sf (Net)

(P) Lot 1: 6,918sf (Gross)  
 5,131sf (Net)

(P) Lot 2: 7,686sf (Gross)  
 6,529sf (Net)

(P) Lot 3: 16,667sf (Gross)  
 14,443sf (Net)

(P) Lot 4: 91,789sf (Gross)  
 91,395sf (Net)

ZONED: UR  
 USE: Family Residential  
 6,000sf Min. Lot Size  
 60' Min. Lot Width

### SETBACKS:

Front: 20'  
 Rear: 10'  
 Sides: 5'  
 Max Building Height: 35'

### ABBREVIATIONS

EXISTING	PROPOSED	MECHANICAL JOINT
RADIAL	ASPHALTIC CONCRETE	PORTLAND CEMENT CONCRETE
ADVANCED DRAINAGE SYSTEMS	CONCRETE	POINT OF VERTICAL INTERSECTION
APPROX.	CURVE RADIUS	POINT OF CONNECTION
BVC	BEGIN CURVE RADIUS	POINT OF REVERSE CURVE
BWC	BEGIN VERTICAL CURVE	POLY VINYL CHLORIDE
CL	CLEARANCE	RADIUS OR RIGHT
CLR	COURT	STORM DRAIN
CT	DRAINAGE INLET	SANITARY SEWER
DI	END CURVE RADIUS	SANITARY SEWER CLEANOUT
EDR	EXISTING	SANITARY SEWER MANHOLE
EX	FINISH	TOP OF CURB
FIN	FLOWLINE	T.O.C.
FL	GRADE	TYP.
GRD.	HORIZONTAL	VERTICAL CURVE
HORIZ.	LOW IMPACT DEVELOPMENT	VERTICAL
L	MIN.	WATER METER

**ONTIVEROS & ASSOCIATES**  
 CONSULTING ENGINEERS AND SURVEYORS  
 404 N. Fortuna Blvd. • Fortuna, CA 95540  
 Phone: (707) 725-7410 • Fax: (707) 725-7411  
 Ontiveros.Assoc@att.net

PROFESSIONAL ENGINEER  
 TIMOTHY L. ROSCOE  
 No. 53998  
 Exp. 12/31/22  
 CIVIL  
 STATE OF CALIFORNIA

**TIMOTHY L. ROSCOE**

**ROSCOE MINOR SUBDIVISION**

98 Painter Street  
 Rio Dell, CA 95562  
 APN: 052-162-016

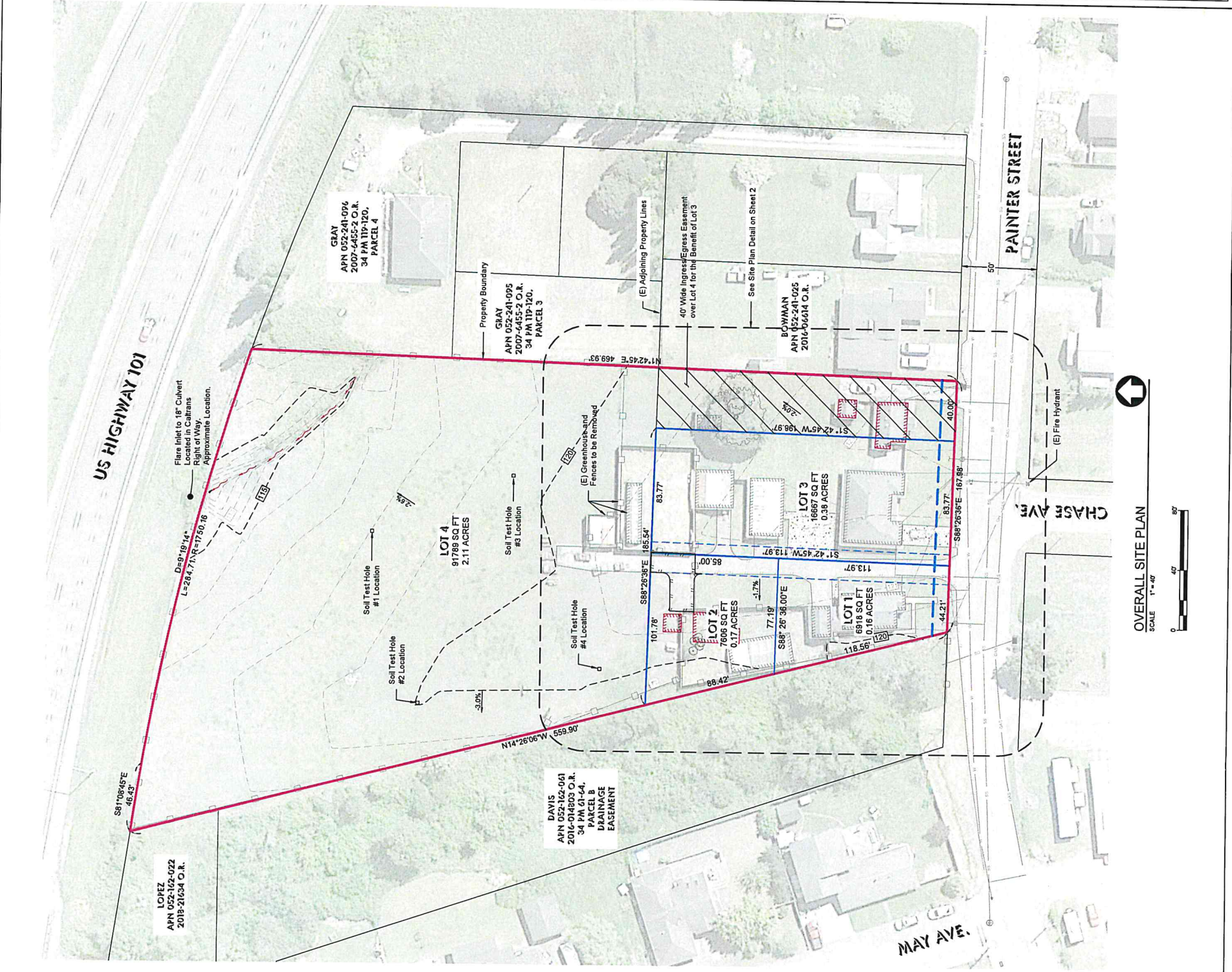
**TENTATIVE MAP**

MARK	DESCRIPTION	DATE
1	REV. PER CITY COMMENT	8/22/2021
2	REV. PER CLIENT	11/03/2021

**PILOT INFORMATION**  
 CAD DWG FILE: 162-016-TM.DWG  
 SUBMISSION DATE: 11/03/2021  
 ROT DATE: (11/03/2021) 11:00 AM  
 SAVE DATE: 11/03/2021 5:16 PM

**SUBMITTAL STATUS**  
 City Review  
 PROJECT NO: 20-094  
 DATE: 6/16/2021  
 DRAWN BY: BAO  
 CHKD BY: KRJ

SHEET 1 OF 2  
**1**



**OVERALL SITE PLAN**  
 SCALE 1" = 40'

MARK	DESCRIPTION	DATE
1	REV. PER CITY COMMENT	11/02/2021
2	REV. PER CLIENT	11/02/2021

**PLOT INFORMATION**  
 CAD DWG FILE P:\0000\ROSCOE-MINOR\TENTATIVE MAP  
 PLOT DATE: 11/02/2021 11:50 AM  
 PLOT TIME: 11:52:03 AM

**SUBMITTAL STATUS**  
 City Review

PROJECT NO: 20-094  
 DATE: 6/16/2021  
 DRAWN BY: BAO  
 CHKD BY: KRJ



**SITE PLAN DETAIL**  
 SCALE: 1" = 15'



**SYMBOLS LEGEND**

	(E) CONTOUR LINES
	EDGE OF PAVEMENT
	GAS LINE (E/N)ew
	OVERHEAD POWER LINE
	SEWER LINE (E/N)ew
	WATER LINE (E/N)ew
	JOINT TRENCH
	FENCE
	PARCEL BOUNDARY
	(P) LOT LINES

