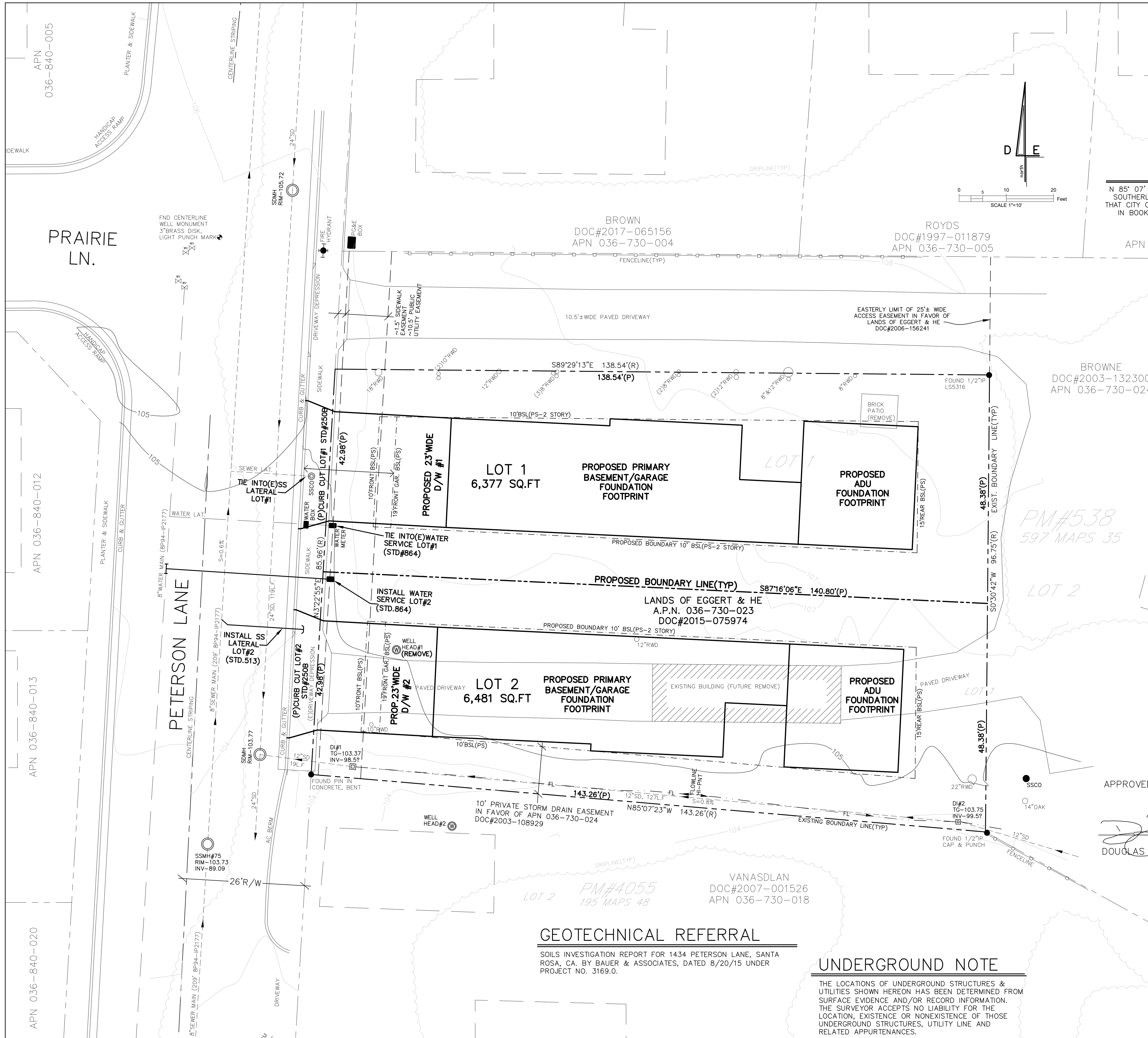


Attachment 8



BOUNDARY NOTES

PROPERTY LINES SHOWN HEREON ARE BASED ON FOUND IRON PIPE MONUMENTS AND RECORD INFORMATION PER "CIT OF SANTA ROSA PARCEL MAP NO. 538", RECORDED IN BOOK 597 AT PAGES 34-36, SONOMA COUNTY RECORDS.

BASIS OF BEARING

N 85° 07' 23" W, PER FOUND MONUMENTS ON THE SOUTHERLY BOUNDARY LINE LOT 1 AS SHOWN ON THAT CITY OF SANTA ROSA PARCEL MAP NO.538 FILED IN BOOK 597 OF MAPS, PAGE 34-36, SONOMA COUNTY RECORDS.



LOCATION MAP

N.T.S.

OWNER/SUBDIVIDER:

JUSTIN EGERT
2302 HEIDI PLACE
SANTA ROSA, CA 95403
TEL: (707)978-0307

SURVEYOR:

DIMENSIONS 4 ENGINEERING & LAND SURVEYING, INC.
2952 MENDOCINO AVE.
SANTA ROSA, CA 95403
TEL: (707)-578-3433

PROPOSED SETBACK LINES PRIMARY STRUCTURES:

- FRONT = 15 FEET
- SIDE (2-STORY) = 10 FEET
- SIDE (1-STORY) = 5 FEET
- REAR = 15 FEET

PROPOSED SETBACK LINES ACCESSORY STRUCTURES:

- FRONT = 20 FEET
- SIDE (1-STORY) = 5 FEET
- REAR = 5 FEET

GENERAL PLAN DESIGNATION:

LOW RESIDENTIAL

100 YEAR FLOOD DESIGNATION:

OUTSIDE 100 YR. FEMA FLOOD DESIGNATION
~ ZONE "X" PER FEMA PANEL 709 OR 1150
~PARCEL FALLS 400± FEET NORTHWESTERLY OF PINER CREEK

SOILS NOTE:

RECORD SOILS DO NOT CONTAIN HAZARDOUS MATERIALS.

FUTURE PROJECT PARCEL SIZES

- LOT 1 = 6,377 SQ FT (0.15±ac.)
- LOT 2 = 6,481 SQ FT (0.15±ac.)
- TOTAL AREA = 12,858 SQ FT (0.30±ac.)

ZONING:

- EXISTING : R-1-9
- PROPOSED : R-1-6

PARCEL MAP WAIVER 2-LOT MINOR SUBDIVISION

THE LANDS OF JUSTIN EGERT & WEIPING HE AS DESCRIBED IN THAT DEED, RECORDED UNDER DOCUMENT NO. 2015-075974, OFFICIAL RECORDS OF THE COUNTY OF SONOMA.

ADDRESS: 1434 PETERSON LANE
CITY OF SANTA ROSA

COUNTY OF SONOMA STATE OF CALIFORNIA
2 LOTS A.P. NO 036-730-023 0.30±ACRES

LEGEND

- APPROX. BOUNDARY LINE
- PROPOSED BOUNDARY DIVISION LINE
- SSMH= SANITARY SEWER MANHOLE
- SSCO= SANITARY SEWER CLEANOUT
- SDMH= STORM DRAIN MANHOLE
- I.P.= IRON PIPE
- NT= NOT TAGGED
- RWD= REDWOOD TREE
- TR= ORNAMENTAL TREE
- WV= WATER VALVE
- S/W= SIDEWALK
- FL= FLOW LINE
- INV.= INVERT GRADE
- (R)= RECORD
- (P)= PROPOSED
- BSL= BUILDING SETBACK LINE
- PS= PRIMARY STRUCTURE BSL
- AS= ACCESSORY STRUCTURE BSL

TOPOGRAPHIC NOTE

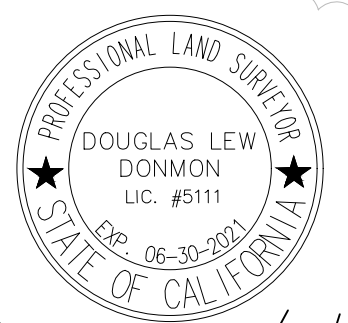
TOPOGRAPHY IS BASED ON A FIELD SURVEYS BY ADOBE & ASSOCIATES DATED 11/18/2006 (JOB#06234) AND SUPPLEMENTAL FIELD MAPPING BY DIMENSIONS 4 ENGINEERING ON 10/1/15. ~PARCEL IS NOT IN HIGH FIRE SEVERITY ZONE.

VERTICAL DATUM NOTE

ELEVATIONS AND CONTOURS SHOWN ARE BASED ON TIED CITY OF SANTA ROSA VERTICAL BENCHMARK "E119" HAVING AN ELEVATION OF 101.351 FEET, ON 10/1/15.

SEWER & WATER

LOT 1 & LOT 2 SHALL BE SERVED BY PUBLIC SEWER AND WATER.



APPROVED:

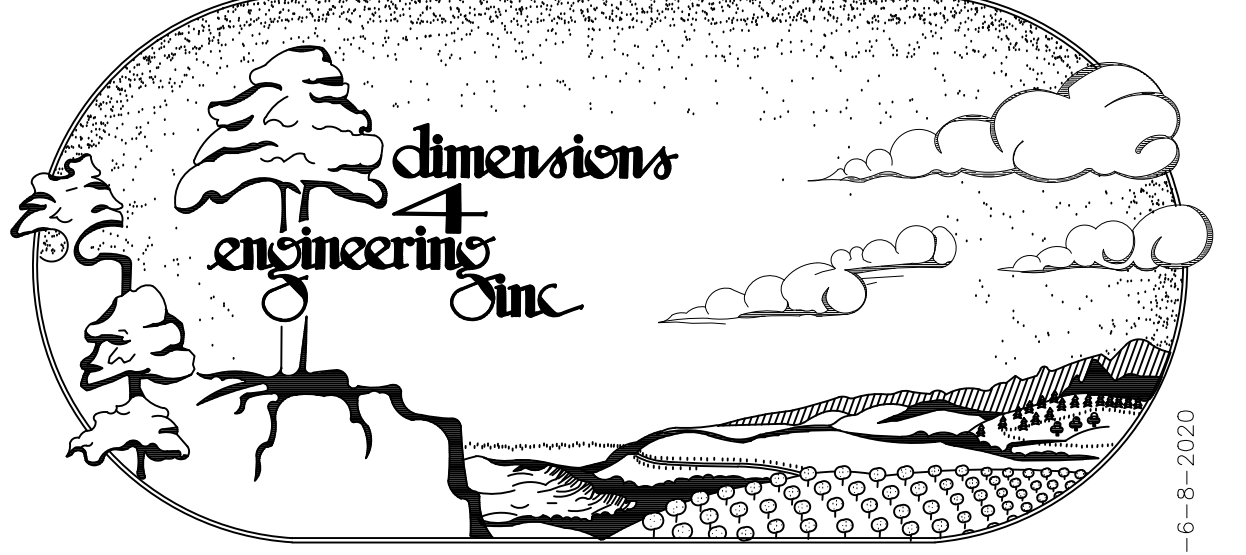
[Signature] 6/8/20
DOUGLAS DONMON, L.S. 5111 DATE

GEOTECHNICAL REFERRAL

SOILS INVESTIGATION REPORT FOR 1434 PETERSON LANE, SANTA ROSA, CA. BY BAUER & ASSOCIATES, DATED 8/20/15 UNDER PROJECT NO. 3169.0.

UNDERGROUND NOTE

THE LOCATIONS OF UNDERGROUND STRUCTURES & UTILITIES SHOWN HEREON HAS BEEN DETERMINED FROM SURFACE EVIDENCE AND/OR RECORD INFORMATION. THE SURVEYOR ACCEPTS NO LIABILITY FOR THE LOCATION, EXISTENCE OR NONEXISTENCE OF THOSE UNDERGROUND STRUCTURES, UTILITY LINE AND RELATED APPURTENANCES.



ANALYSIS • PLANNING • SURVEYING • ENGINEERING
2952 MENDOCINO AVENUE, SANTA ROSA CA. 95403 (707) 578-3433