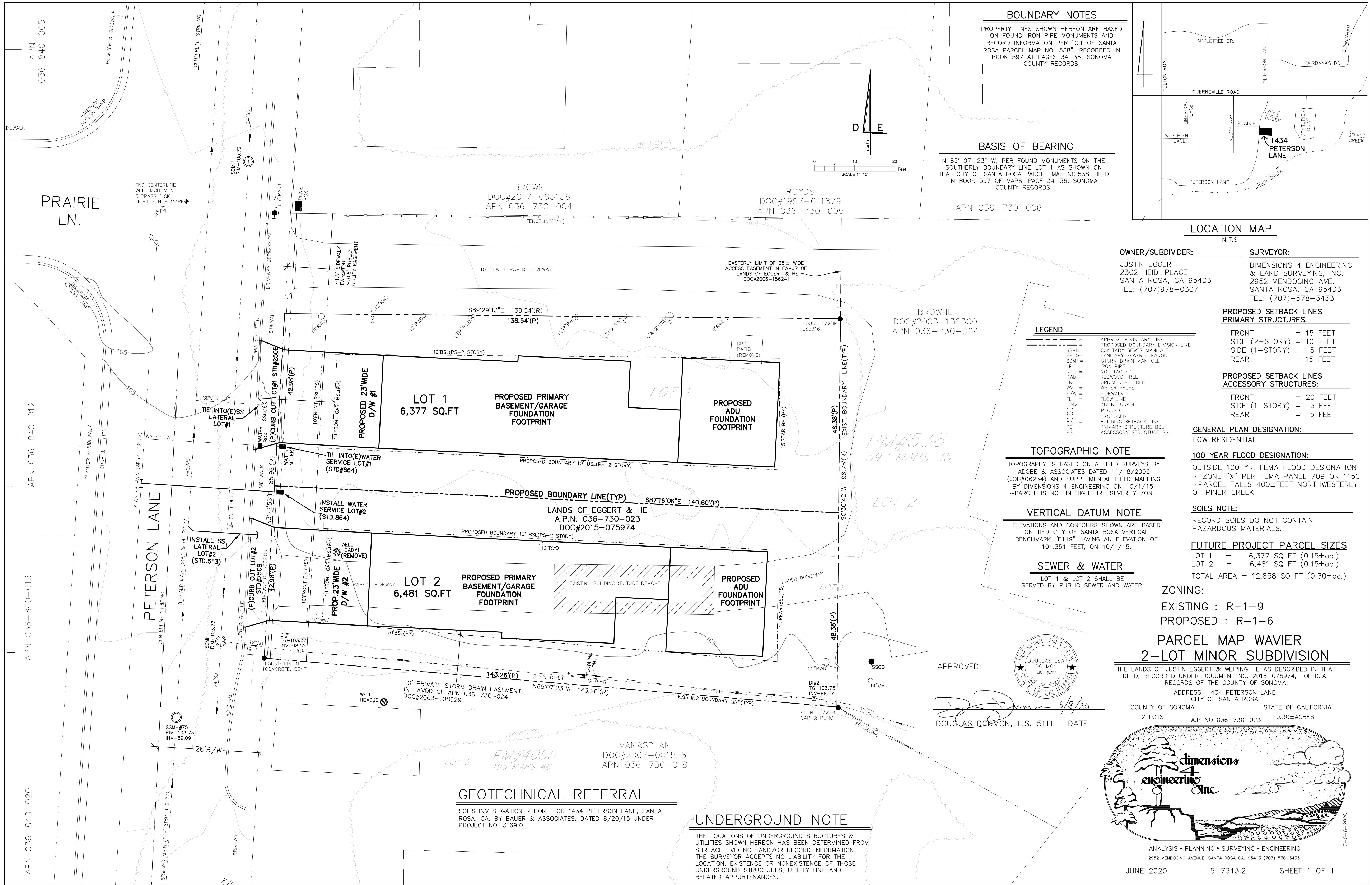




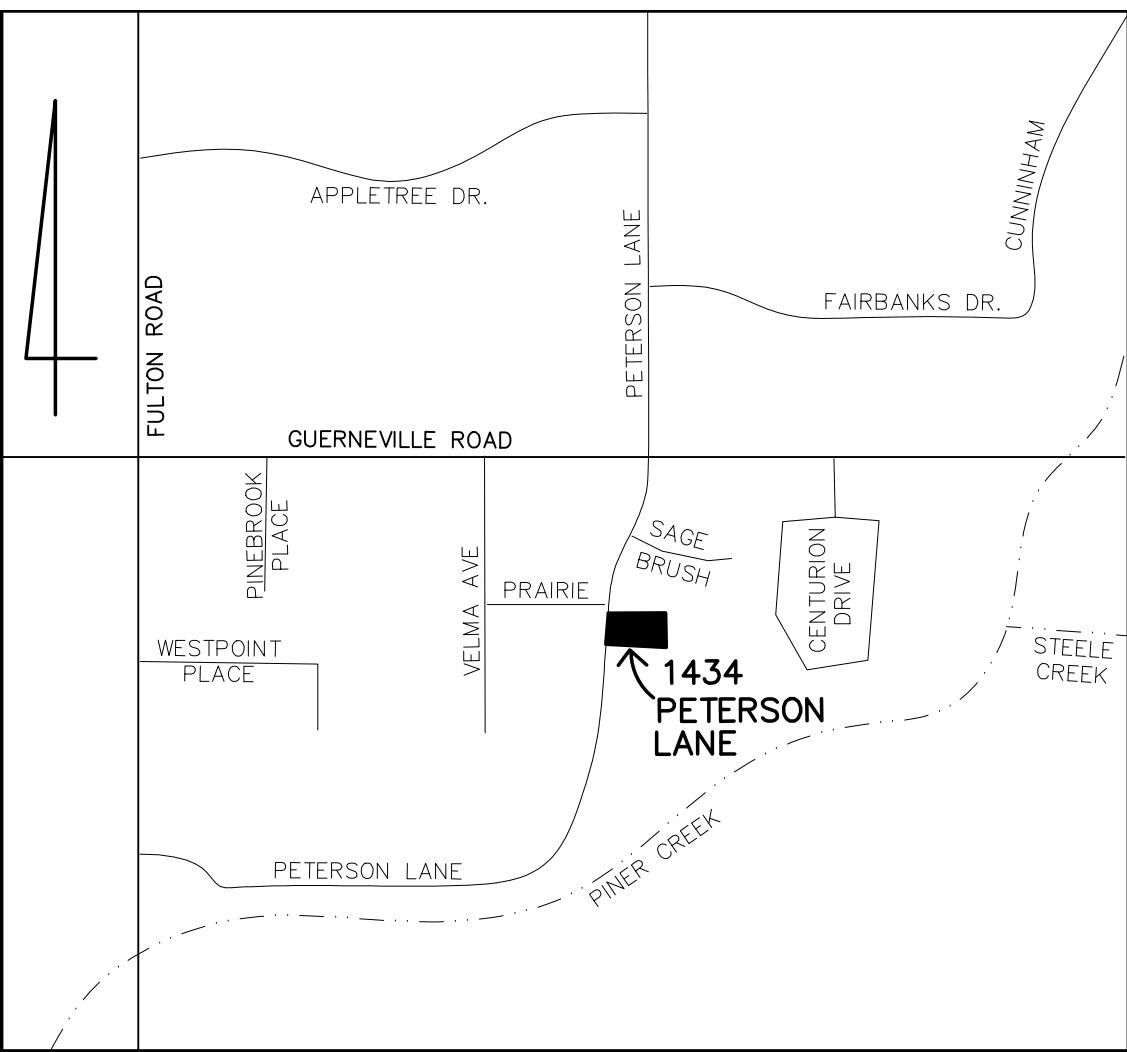
BOUNDARY NOTES

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.

APN 036-730-006



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.)

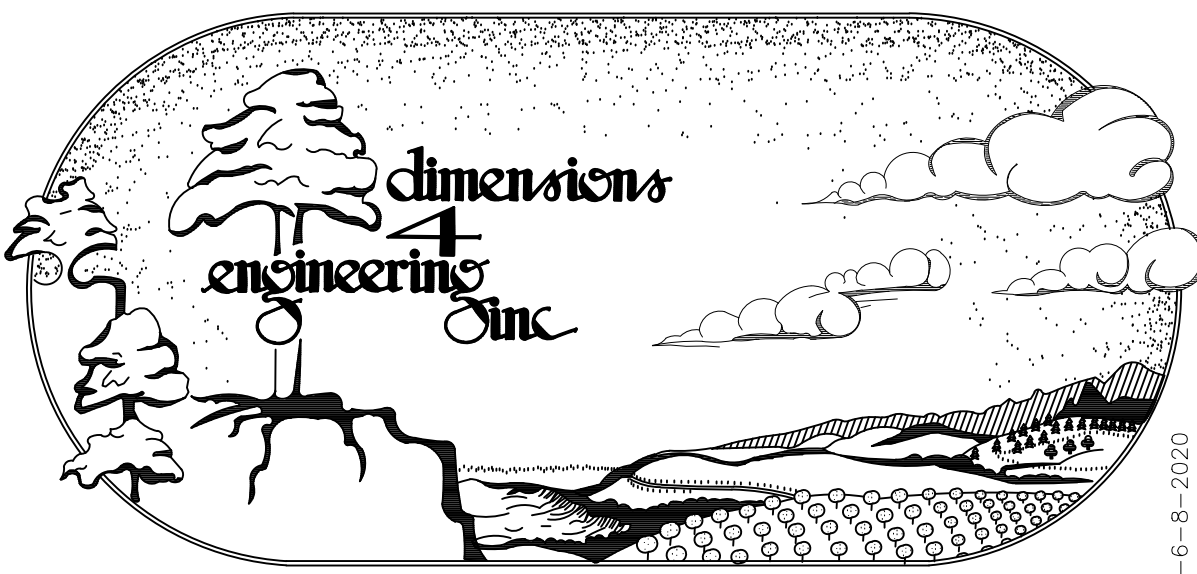
ZONING:
EXISTING : R-1-9
PROPOSED : R-1-6

**PARCEL MAP WAVIER
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



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

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:

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

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.