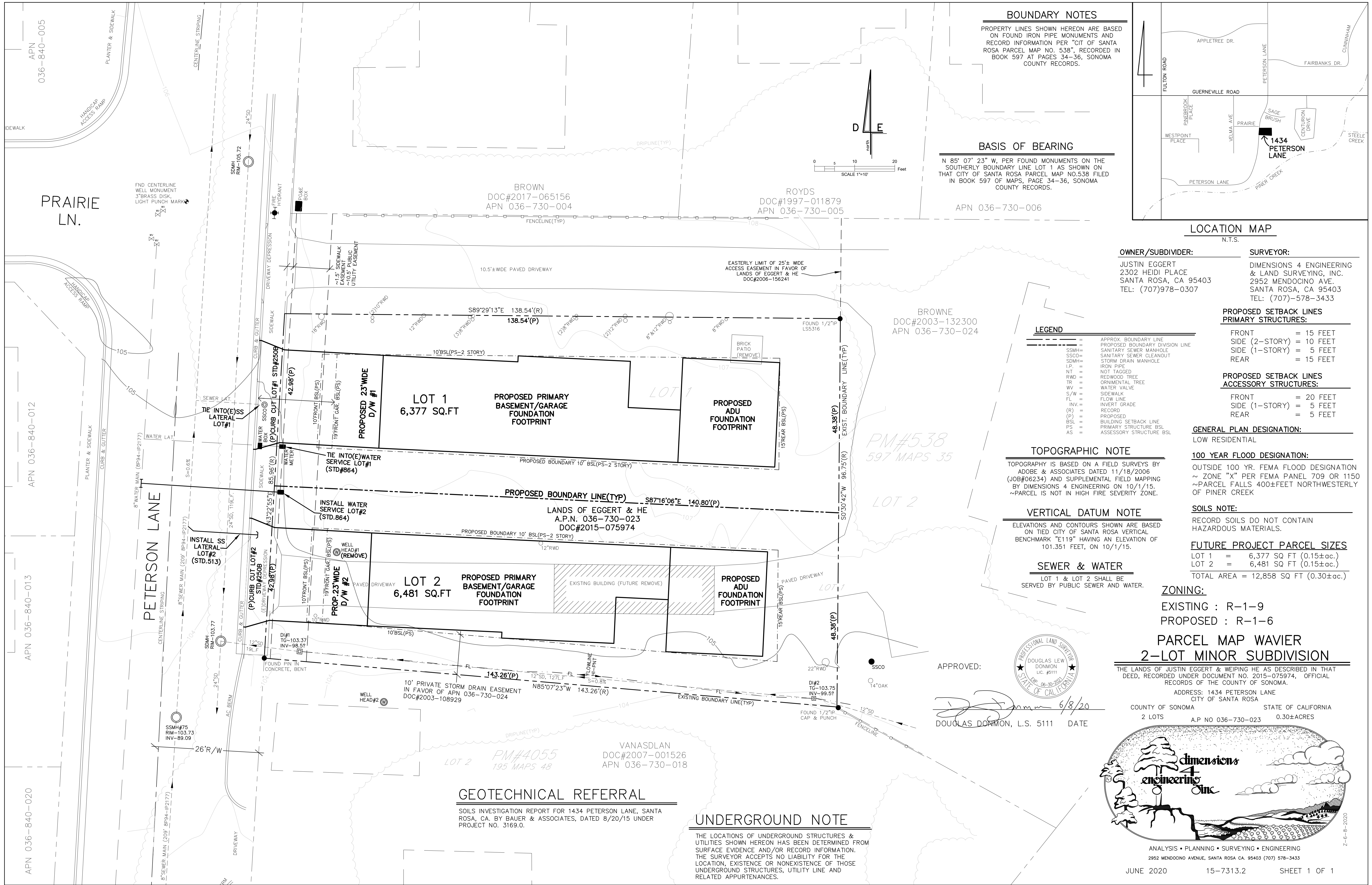
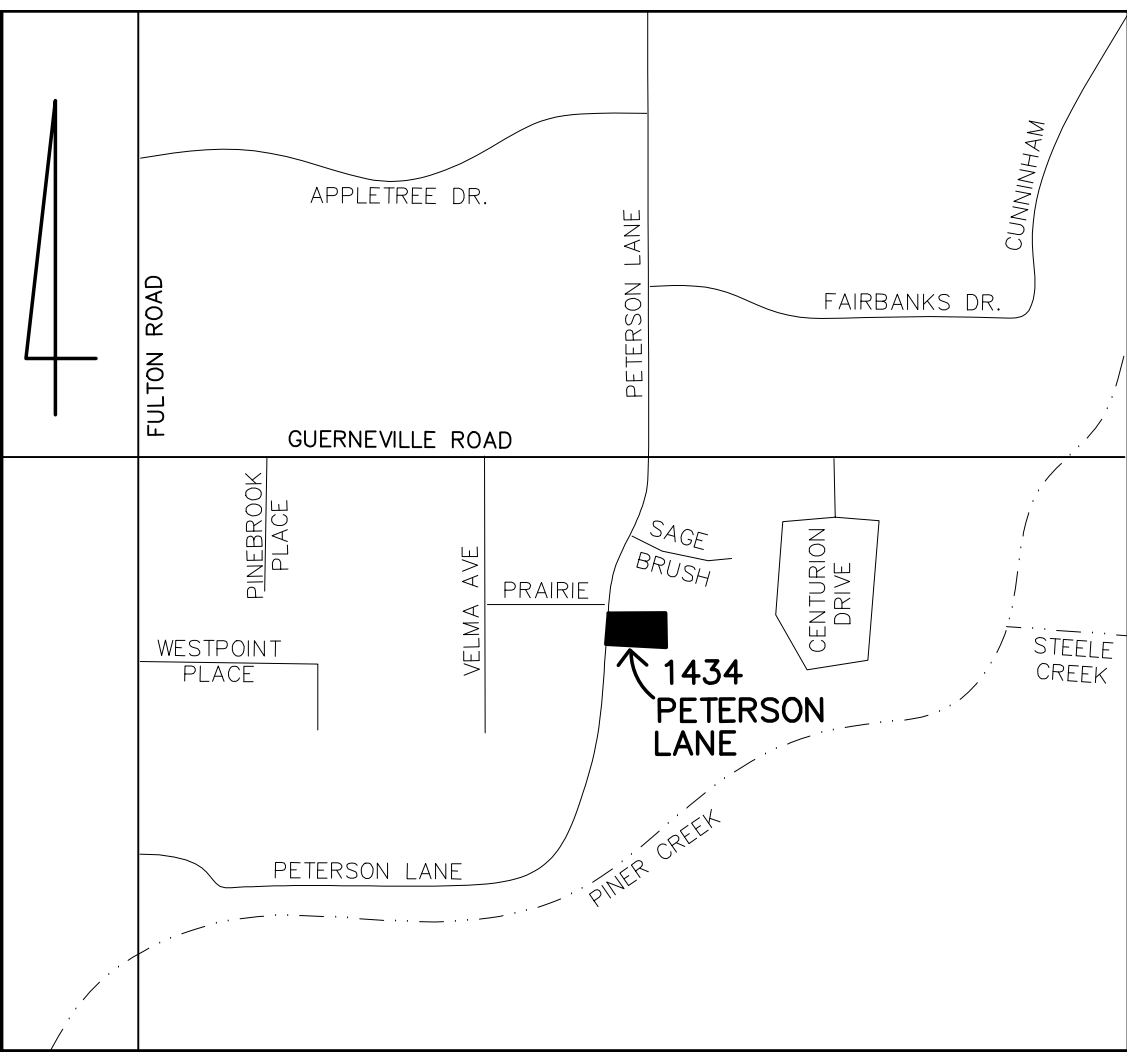




BOUNDARY NOTES
PROPERTY LINES SHOWN HEREON ARE BASED ON FOUND IRON PIPE MONUMENTS AND RECORD INFORMATION PER "CIT OF SANTA ROSA PARCEL MAP NO. 538", RECORDED IN BOOK 597 AT PAGES 34-36, SONOMA COUNTY RECORDS.

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 EGGERT
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.)

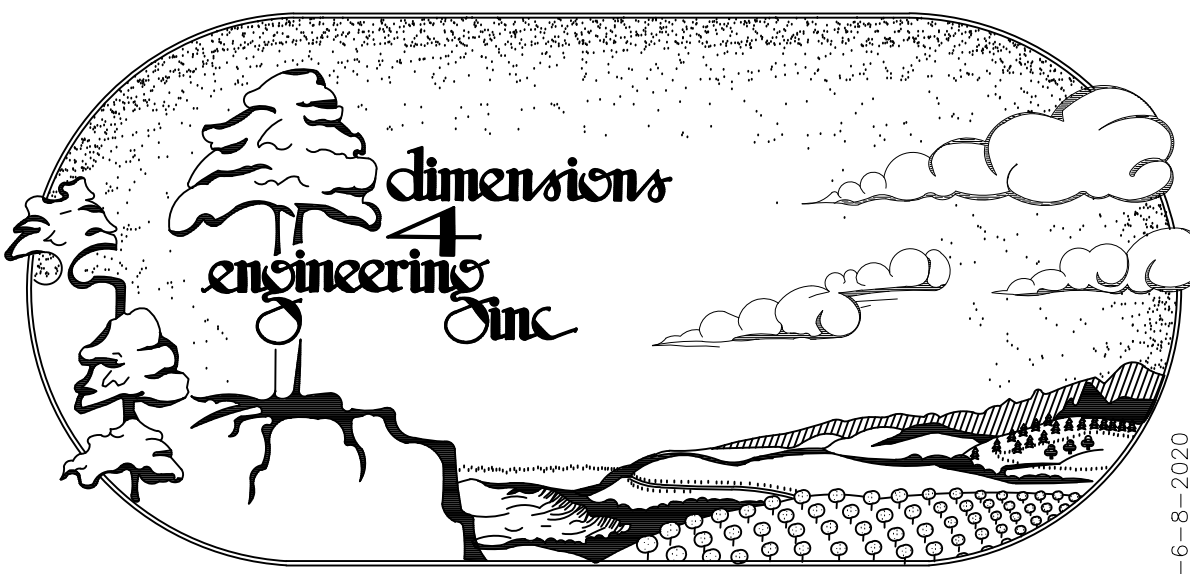
ZONING:
EXISTING : R-1-9
PROPOSED : R-1-6

**PARCEL MAP WAVIER
2-LOT MINOR SUBDIVISION**

THE LANDS OF JUSTIN EGGERT & 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
2 LOTS
A.P. NO 036-730-023
STATE OF CALIFORNIA
0.30±ACRES



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

JUNE 2020 15-7313.2 SHEET 1 OF 1

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By JG16 at 9:55 am, Jun 15, 2020