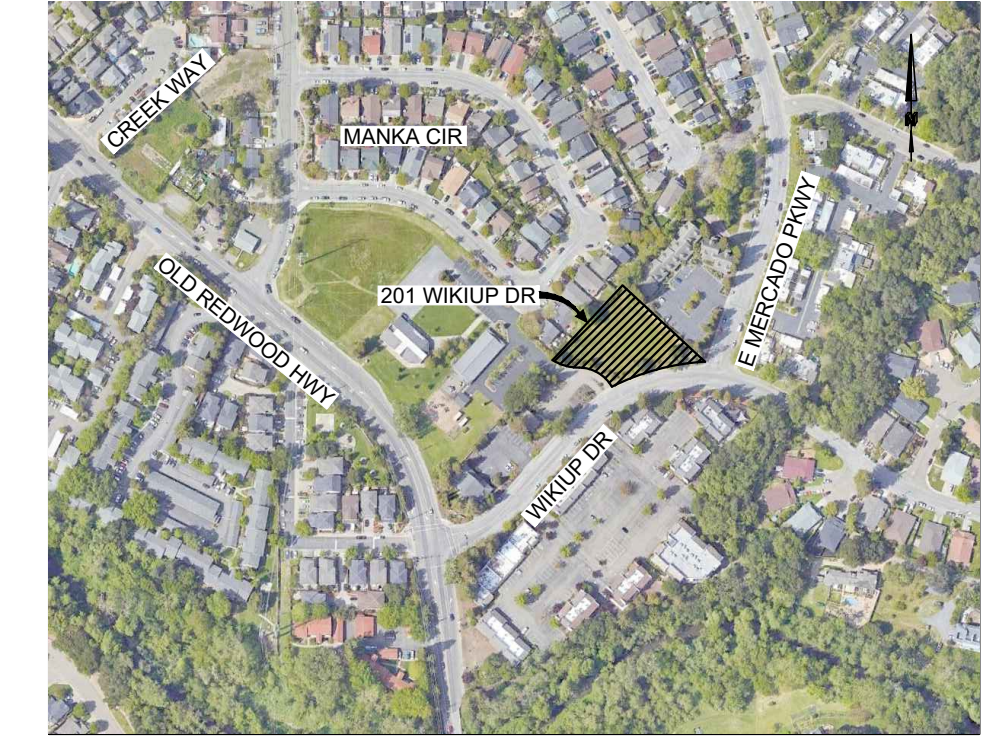
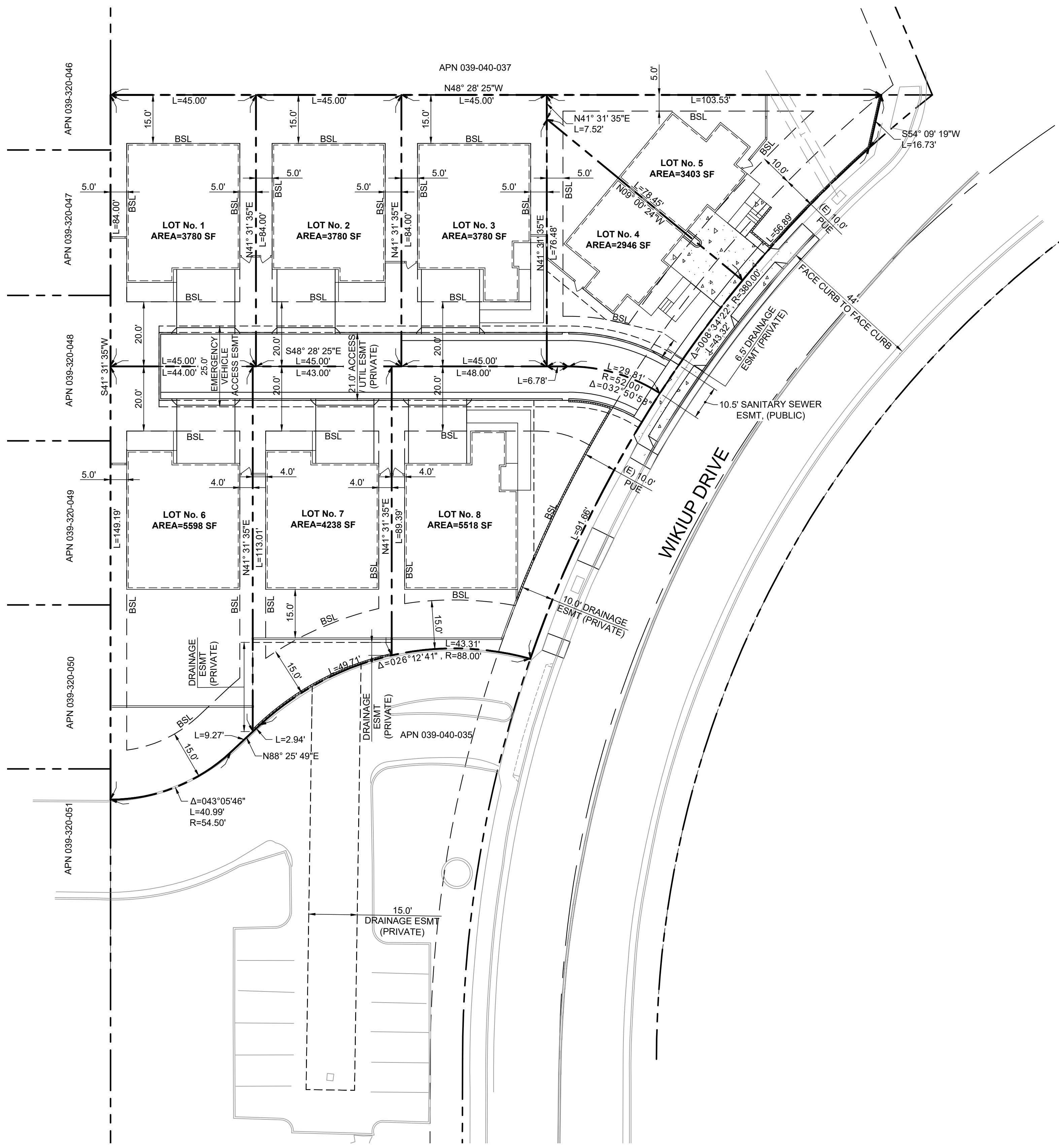


With: D:\039-320-046\039-320-046.dwg - (C:\Program Files\Autodesk\AutoCAD 2012\bin\acad.exe) - Development Project.dwg - Development Project.dwg  
 Plot: 10/20/2023 10:20:10 AM - Plot: 10/20/2023 10:20:10 AM - Plot: 10/20/2023 10:20:10 AM



LOCATION MAP

ENGINEER: EBA ENGINEERING  
 825 SONOMA AVENUE  
 SUITE C  
 SANTA ROSA, CA 95404  
 PHONE: (707) 544-0784

OWNERS/DEVELOPERS: JETFUEL CAPITAL LLC C/O TIM MASSEY  
 29 MAIN DRIVE  
 KENTFIELD, CA 94904

SITE ADDRESSES: 201 WIKUP DRIVE  
 SANTA ROSA, CA 95403

A.P. NUMBER: 039-040-040

DOCUMENT NUMBER: 1997-0107912 ORSC

NUMBER OF LOTS PROPOSED: 8

SITE ACREAGE: 0.76

LARGEST LOT: 0.13

SMALLEST LOT: 0.07

AVERAGE LOT: 0.095

EXISTING ZONING: CO - ADMINISTRATIVE AND PROFESSIONAL OFFICE DISTRICT  
 VOH - VALLEY OAK HABITAT COMBINING ZONE

WATER: CALIFORNIA AMERICAN WATER

SEWER: AIRPORT/LARKFIELD/WIKUP SANITATION DISTRICT

SOILS CONDITION: THERE ARE NO KNOWN EXPANSIVE SOILS ON THIS SITE, HOWEVER A SOILS REPORT MAY BE REQUIRED PRIOR TO FILING THE PARCEL MAP

HAZARDOUS CONDITIONS: THERE ARE NO KNOWN HAZARDOUS MATERIALS ON THIS SITE. FEMA FLOOD MAPS REVEAL THAT THE SITE IS NOT SUBJECT TO INUNDATION.

FIRE HAZARD ZONE: THE PROJECT IS NOT LOCATED WITHIN A HIGH FIRE SEVERITY ZONE

UTILITY NOTES: PROPOSED WATER AND SANITARY SEWER SERVICES SHOWN HEREON ARE FOR REFERENCE ONLY. FINAL DESIGN AND LOCATION WILL BE SHOWN ON FINAL IMPROVEMENT PLANS. UTILITIES WILL CONFORM WITH THE CALIFORNIA AMERICAN WATER CONSTRUCTION STANDARDS.

LEGEND:

— 200 —	MAJOR CONTOUR	— — — — —	DITCH
— 250 —	MINOR CONTOUR	— — — — —	(E) FENCE
— — — — —	ADJACENT PROPERTY LINE	— — — — —	TREE DRIPLINE
— — — — —	BOUNDARY LINE/PROPERTY LINE		
— — — — —	CENTER LINE OF ROAD		
— — — — —	EXISTING SANITARY SEWER		
— — — — —	SANITARY SEWER		
— — — — —	SANITARY SEWER CLEANOUT		
— — — — —	EXISTING STORM DRAIN/CULVERT		
— — — — —	EXISTING WATER LINE		
— — — — —	WATER MAIN		
— — — — —	WATER METER / BACKFLOW PREVENTER		
— — — — —	WATER VALVE		
APN	ASSESSORS PARCEL NUMBER	BSL	BUILDING SETBACK LINE
CL	CENTER LINE	CO	CLEAN OUT
DWY	DRIVEWAY	(E)	EXISTING
ESMT	EASEMENT	POB	POINT OF BEGINNING
I.P.	IRON PIPE	STD	STANDARD
L.F.D.	IN FAVOR OF	UTL	UTILITY
H	HERITAGE TREE PER CITY ORD.	WM	WATER METER

BENCHMARK

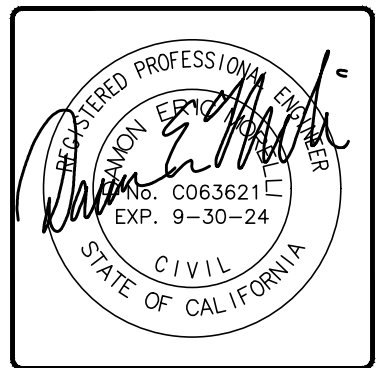
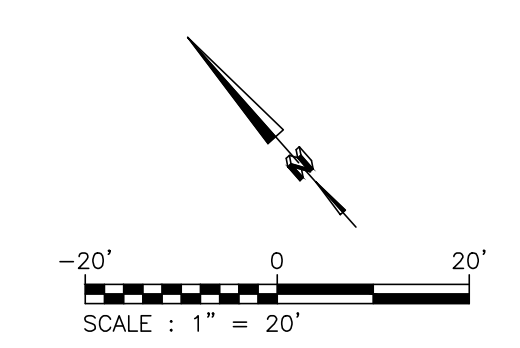
ELEVATIONS ARE NAVD83 (OPUS-OPUS DERIVED DATED 6/23/2023, COMPUTED USING GEOID18B)

BENCHMARK SET - #5 REBAR NEAR CENTER OF PARCEL

ELEVATION = 51.351M 168.47 FEET.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE CENTERLINE OF WIKUP ROAD BETWEEN OFFSET MONUMENTS AS SHOWN ON PM 445 M 22. N41°37' 46"E 238.02'



TENTATIVE MAP  
 BUCKEYE KNOLL  
 201 WIKUP DRIVE  
 SANTA ROSA, CA 95403  
 APN 039-040-040

Submittal / Revision:


Job No: 23-3392  
 Drawn By: AC/AG  
 Checked By: DM  
 Date: NOVEMBER 28, 2023

Sheet Number  
 1  
 1 of 5