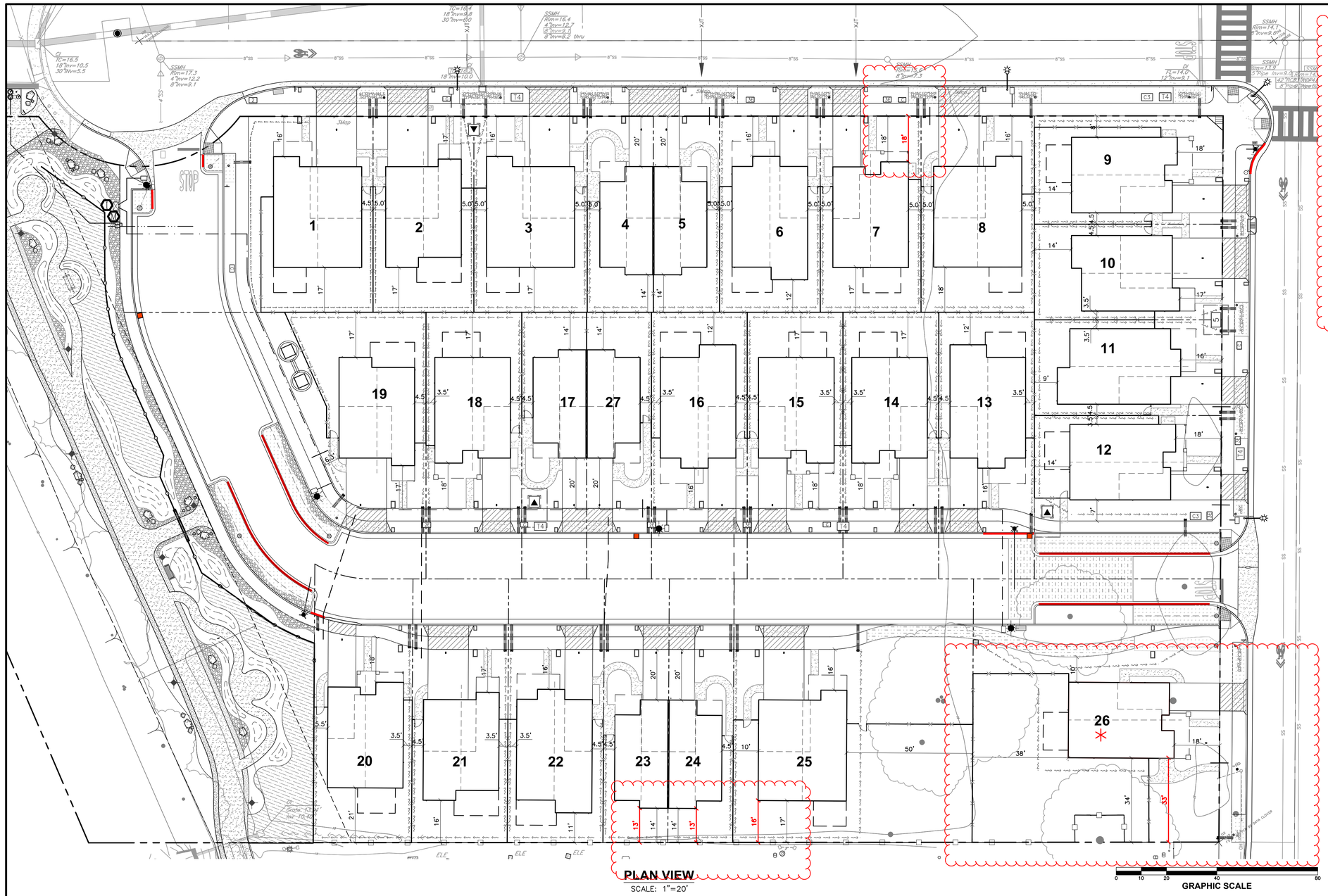

BUILDING SETBACK TABLE

LOT	FRONT	BACK	SIDE LOT *LEFT FACING	SIDE LOT *RIGHT FACING	CORNER SIDE
LOT 1	16'	17'	4.5'		61'
LOT 2	17'	17'	5'	5'	
LOT 3	16'	17'	5'	5'	
LOT 4	20'	14'		5'	
LOT 5	20'	14'	5'		
LOT 6	16'	12'	5'	5'	
LOT 7	~~20'~~ 18'	17'	5'	5'	
LOT 8	16'	14'	5'	5'	
LOT 9	18'	14'	4.5'		8'
LOT 10	17'	14'	3.5'	4.5'	
LOT 11	16'	9'	4.5'	3.5'	
LOT 12	18'	14'	~~4.5'~~ → 3.5'	3.5'	7'
LOT 13	16'	12'	4.5'	3.5'	
LOT 14	18'	17'	3.5'	4.5'	
LOT 15	18'	17'	4.5'	3.5'	
LOT 16	16'	12'	3.5'	4.5'	
LOT 17	20'	14'	4.5'		
LOT 18	18'	17'	3.5'	4.5'	
LOT 19	17'	17'		4.5'	6.3'
LOT 20	18'	21'	3.5'	4.5'	
LOT 21	17'	16'	~~4.5'~~ 3.5'	~~3.5'~~ 4.5'	
LOT 22	16'	11'	4.5'	3.5'	
LOT 23	20'	~~14'~~ 13'		4.5'	
LOT 24	20'	~~14'~~ 13'	4.5'		
LOT 25	16'	~~17'~~ 16'	50'	10'	
LOT 26	18'	38'	~~34'~~ 33'	10'	
LOT 27	20'	14'		4.5'	

* LEFT/RIGHT FACING SIDE DIMENSION IS BASED ON FACING THE UNIT

BUILDING SETBACK EXCEPTIONS

FRONT SETBACK:

- EXCEPTION 1. – ROOF EAVES MAY PROJECT INTO REQUIRED FRONT SETBACK.
- EXCEPTION 2. – PORCHES MAY PROJECT INTO REQUIRED FRONT SETBACK.

SIDE SETBACK

- EXCEPTION 1. – WALL PROJECTIONS, BAYS MAY PROJECT INTO SIDE YARDS.
- EXCEPTION 2. – ROOF EAVES MAY PROJECT INTO SIDE YARDS.

CORNER LOT STREET SIDE SETBACK:

- EXCEPTION 1. – WALL PROJECTIONS, BAYS MAY PROJECT INTO SIDE YARDS
- EXCEPTION 2. – ROOF EAVES MAY PROJECT INTO SIDE YARDS

REAR SETBACK:

- EXCEPTION 1. – WALL PROJECTIONS, BAYS AND COVERED PAITIOS MAY PROJECT INTO REAR YARDS.
- EXCEPTION 2. – ROOF EAVES MAY PROJECT INTO REAR YARDS.

BUILDING SETBACK NOTES

1. SETBACKS FROM PRINCIPAL AND ACCESSORY STRUCTURES SHALL BE DEFINED AS A DISTANCE MEASURED PERPENDICULAR FROM EITHER A PROPERTY LINE OR THE BACK OF SIDEWALK, WHICH EVER IS THE MOST RESTRICTIVE.
2. SEE RIVERBEND PUD FOR CONTROLLING DOCUMENT ON SETBACKS.

LEGEND

17' — BLACK DIMS TAKEN FROM PUD SITE DEVELOPMENT PLAN, REPRESENTS REQUIRED SETBACKS

16' — RED DIMS: VERIFICATION; OF CONCERN, UNIT REQUIRES ADJUSTMENT

* — REVERSED HOUSE PLAN (DUE TO JOINT POLE LOCATION)

NOTE: LAYOUT IS CONSISTENT WITH ARCHITECT'S PLANS

REVISIONS	BY

SETBACK REVIEW

RIVERBEND SUBDIVISION
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PETALUMA CALIFORNIA

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DATE:	04.18.22
SCALE:	1" = 20'
DESIGN:	
DRAWN:	DD, CK
CHECK:	SJL
JOB:	
JOB No:	212227
SHEET	1
OF	1 SHEETS