

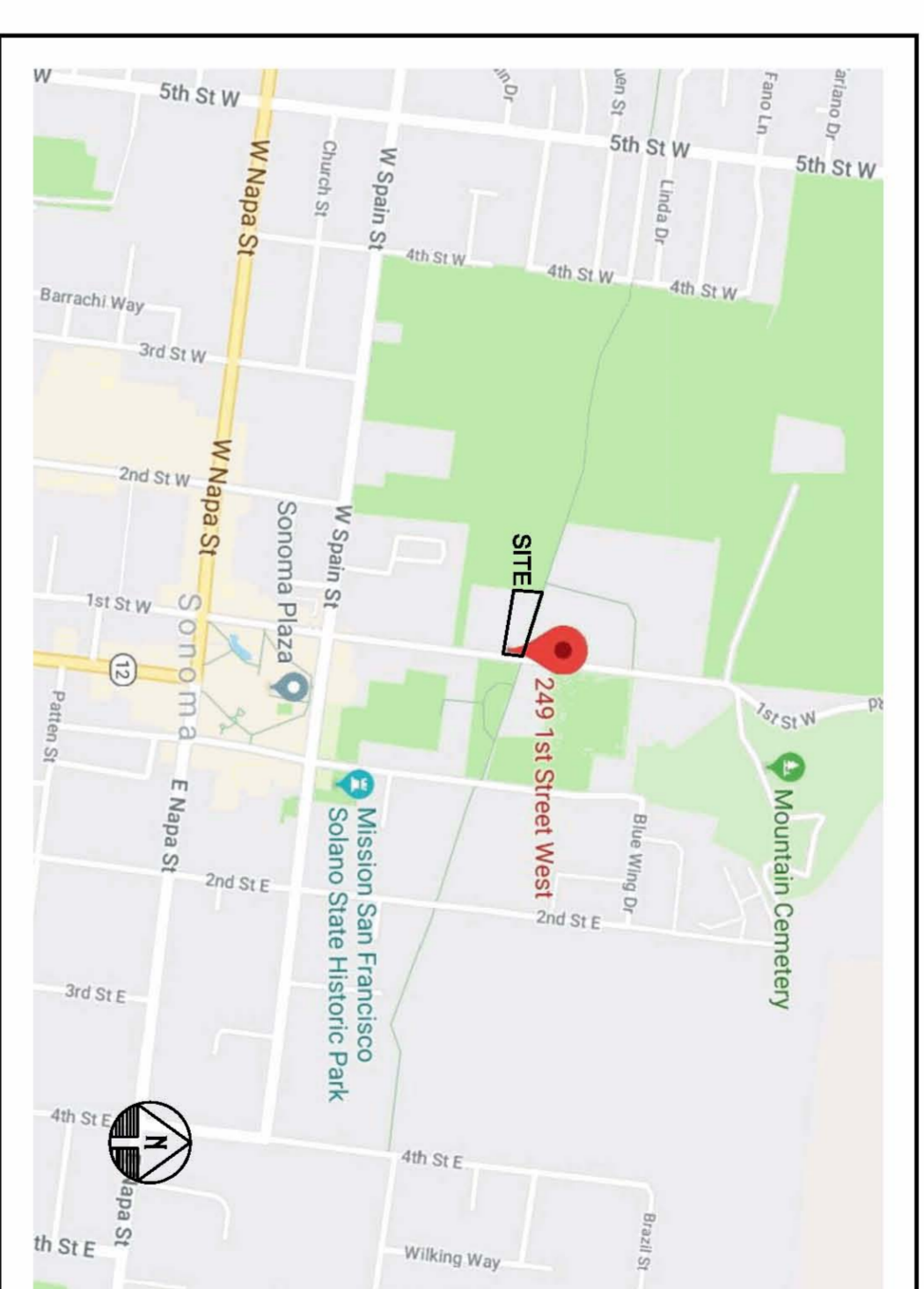
SITE PLAN

FOR THE

LIAM LANE PLACE MINOR SUBDIVISION

249 FIRST STREET WEST, SONOMA, CA
 APN: 018-121-019

APN
018-121-016



VICINITY MAP
NOT TO SCALE

PARCEL DESCRIPTION:

TOTAL ACREAGE: 0.672 ACRES (29960 SF±)
 FOUR (4) PARCELS
 PROPOSED PARCEL 1: 7894 SF±
 PROPOSED PARCEL 2: 6107 SF±
 PROPOSED PARCEL 3: 7022 SF±
 PROPOSED PARCEL 4: 7022 SF±

CONTACT INFORMATION

OWNER: SONOMA-DENMARK PROPERTIES, LLC
 249 1ST STREET WEST
 SONOMA, CA 95478
 (707) 815-2785

APPLICANT: BEAR FLAG ENGINEERING, INC
 15 W. MACARTHUR STREET
 SONOMA, CA 95478
 (707) 998-8449

PARCEL COVERAGES:

PROPOSED PARCEL 1:
 AREA: 7934 SF±
 COVERAGE: 2243 SF (28.27%)
 MAX LOT COVERAGE: 3987 SF (60%)
 LOWER LEVEL: 2243 SF
 UPPER LEVEL: 848 SF
 PROPOSED FAR: 3097 SF (0.39)
 MAX FAR: 3370 SF (0.43)

PROPOSED PARCEL 2:
 AREA: 6107 SF±
 COVERAGE: 1939 SF (28.66%)
 MAX LOT COVERAGE: 3384 SF (60%)
 LOWER LEVEL: 1914 SF
 UPPER LEVEL: 824 SF
 PROPOSED FAR: 2808 SF (0.41)
 MAX FAR: 3045 SF (0.49)

PROPOSED PARCEL 3:
 AREA: 6328 SF±
 COVERAGE: 1904 SF (30.10%)
 MAX LOT COVERAGE: 3184 SF (60%)
 LOWER LEVEL: 1981 SF
 UPPER LEVEL: 777 SF
 PROPOSED FAR: 2798 SF (0.43)
 MAX FAR: 2948 SF (0.49)

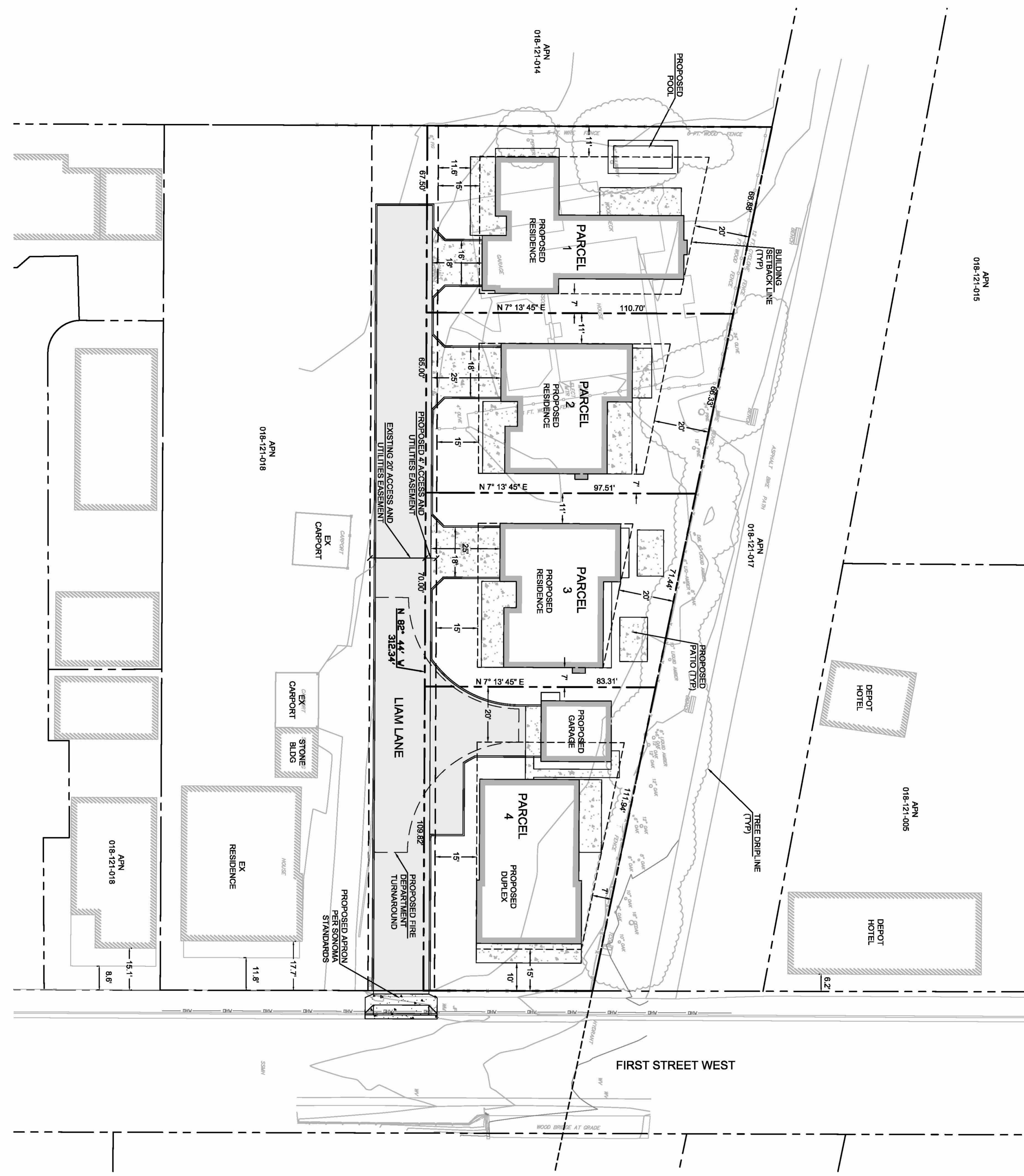
PROPOSED PARCEL 4:
 AREA: 7921 SF±
 COVERAGE: 4810 SF (58.10%)
 MAX LOT COVERAGE: 3980 SF (60%)
 AFFORDABLE UNIT:
 CONDITIONED SPACE: 886 SF
 MAIN UNIT:
 LOWER LEVEL: 1310 SF
 UPPER LEVEL: 819 SF
 PROPOSED FAR: 2893 SF (0.37)
 MAX FAR: 3044 SF (0.49)

ABBREVIATIONS

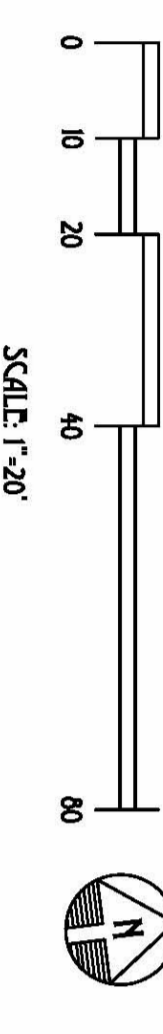
CONC CONCRETE
 DWV DRIVEWAY
 EX EXISTING
 SMH STORM DRAIN
 SF SQUARE FEET
 SMH MANHOLE
 TYP TYPICAL

LEGEND

BEARING AND DISTANCE
 PROPOSED PROPERTY LINE
 PROPERTY LINE
 PROPERTY LINE - ADJACENT
 EX WOOD FENCE
 MAJOR CONTOUR (EX)
 PROPOSED BUILDING ENVELOPE
 OVERHEAD WIRE
 ELECTRIC SERVICE METER
 SEWER CLEANOUT
 JOINT UTILITY POLE
 HYDRANT
 WATER VALVE



SITE PLAN



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LIAM LANE PLACE MINOR SUBDIVISION
 249 FIRST STREET WEST, SONOMA, CA 95476
 APN: 018-121-019

CED 3 FOL
 KC 2/21
 DATE

CIVIL ENGINEERING
 LAND DEVELOPMENT
 SITE DESIGN
 PROJECT MANAGEMENT
 SURVEYING
 FORENSIC ENGINEERING

322 PROSPERITY ROAD
 SONOMA, CA 95476
 PHONE: (707) 998-8449
 FAX: (707) 998-8449
 OFFICE@BEARFLAGCIVIL.COM

REV	DATE	DESCRIPTION

DATE: 12/3/2018
 DESIGN: GSM
 PROJECT: 16075

SHEET
C1
 OF 1 SHEET