

TENTATIVE MAP

LIAM LANE PLACE MINOR SUBDIVISION

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

CONTACT INFORMATION:

OWNER: SONOMADENMARK PROPERTIES, LLC
 249 1ST STREET WEST
 SONOMA, CA 95476
 (707) 815-2785

LEGEND

APPLICANT:	BEAR FLAG ENGINEERING, INC	15 W. MACARTHUR STREET SONOMA, CA 95476 (707) 996-9449
BEARING AND DISTANCE	184°09'30"E	323.48'
PROPOSED PROPERTY LINE	---	
PROPERTY LINE	---	
PROPERTY LINE - ADJACENT	---	
EX WOOD FENCE	---	
MAJOR CONTOUR (EX)	---	
PROPOSED EASEMENT (AS NOTED)	---	
OVERHEAD WIRES	---	
ELECTRIC SERVICE METER	---E	
SEWER CLEANOUT	---S	
JOINT UTILITY POLE	---J	
HYDRANT	---H	
WATER VALVE	---W	

PARCEL DESCRIPTION:

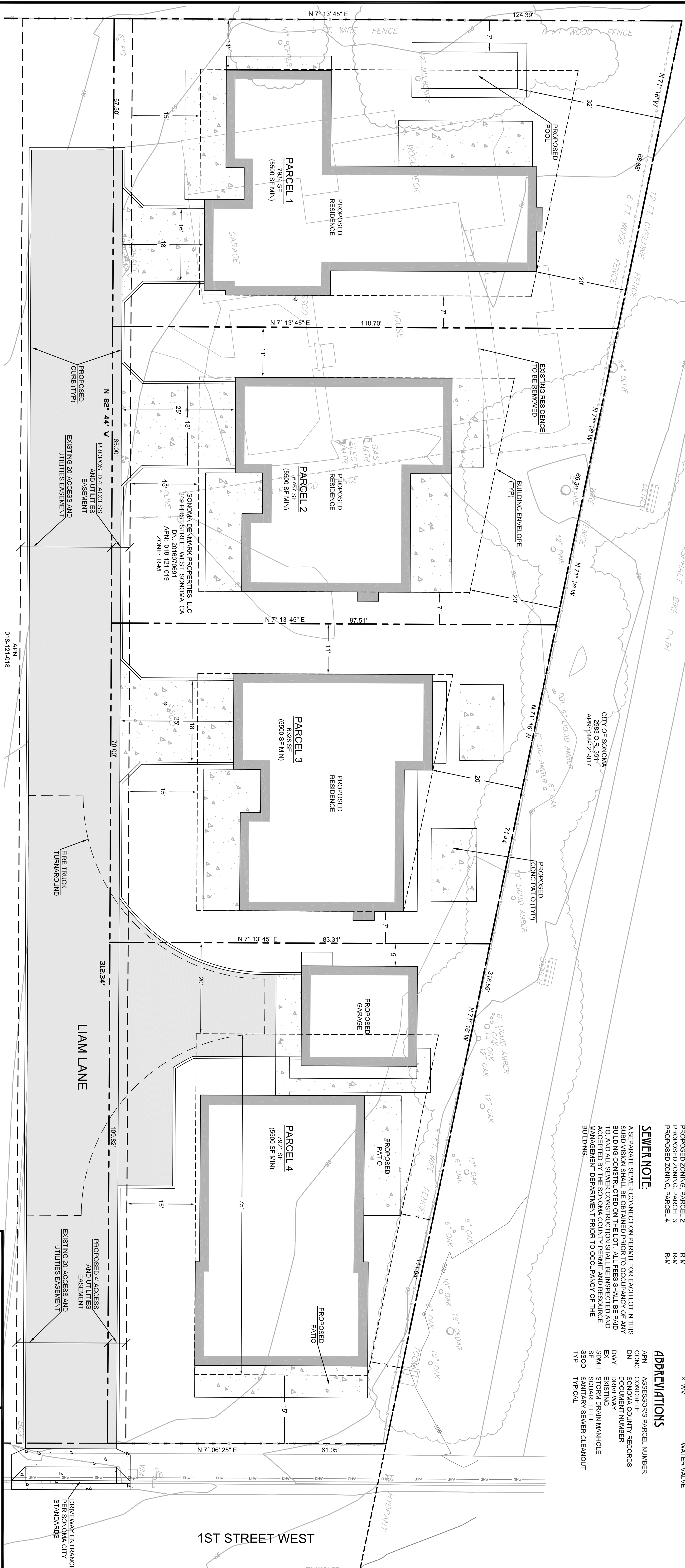
TOTAL ACREAGE:	0.672 ACRES (68850 SF±)
FOUR (4) PARCELS:	
PROPOSED PARCEL 1:	7934 SF±
PROPOSED PARCEL 2:	6767 SF±
PROPOSED PARCEL 3:	6328 SF±
PROPOSED PARCEL 4:	7921 SF±
PROPOSED USE, PARCEL 1:	R-20 SINGLE RESIDENTIAL
PROPOSED USE, PARCEL 2:	R-20 SINGLE RESIDENTIAL
PROPOSED USE, PARCEL 3:	R-20 SINGLE RESIDENTIAL
PROPOSED USE, PARCEL 4:	R-20 SINGLE RESIDENTIAL
EXISTING ZONING, PARCEL 1:	R-1M
PROPOSED ZONING, PARCEL 1:	R-20
EXISTING ZONING, PARCEL 2:	R-1M
PROPOSED ZONING, PARCEL 2:	R-20
EXISTING ZONING, PARCEL 3:	R-1M
PROPOSED ZONING, PARCEL 3:	R-20
EXISTING ZONING, PARCEL 4:	R-1M
PROPOSED ZONING, PARCEL 4:	R-20

SEWER NOTE:

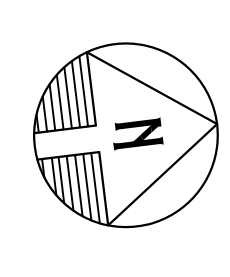
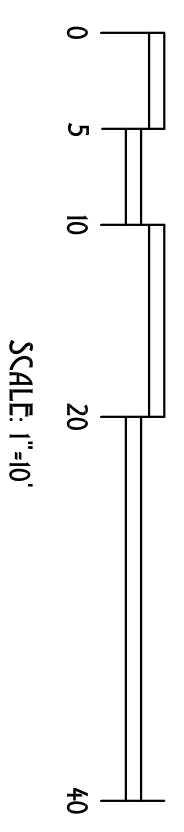
A SEPARATE SEWER CONNECTION PERMIT FOR EACH LOT IN THIS SUBDIVISION SHALL BE OBTAINED PRIOR TO OCCUPANCY OF ANY BUILDING CONSTRUCTED ON THE LOT. ALL FEES SHALL BE PAID TO THE SONOMA COUNTY PUBLIC UTILITIES DEPARTMENT AND ACCEPTED BY THE SONOMA COUNTY PUBLIC UTILITIES DEPARTMENT PRIOR TO OCCUPANCY OF THE BUILDING.

ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
CONC	CONCRETE
DN	SONOMA COUNTY RECORDS
DOC	DOCUMENT NUMBER
DRIVEWAY	DRIVEWAY
EXH	EXISTING
SMH	STORM DRAIN MANHOLE
SSCO	SEWER CLEANOUT
SSCO	SANITARY SEWER CLEANOUT
TYP	TYPICAL



TENTATIVE MAP



BEAR FLAG ENGINEERING, INC
 CIVIL ENGINEERING
 LAND DEVELOPMENT
 SEPTIC SYSTEM DESIGN
 PROJECT MANAGEMENT
 SURVEYING
 FORENSIC ENGINEERING
 15 W. MACARTHUR STREET
 SONOMA, CA 95476
 OFFICE: (707) 996-9449
 OFFICE: (707) 996-9449
 OFFICE: (707) 996-9449

REGISTERED PROFESSIONAL ENGINEER
 No. C 78921
 Exp. 9/30/20
 CIVIL
 STATE OF CALIFORNIA

CHAD S. TOLL
 RCE 79721