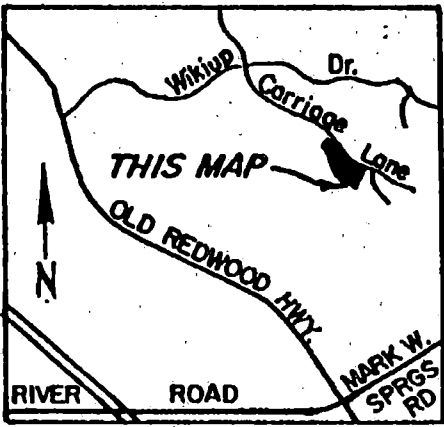
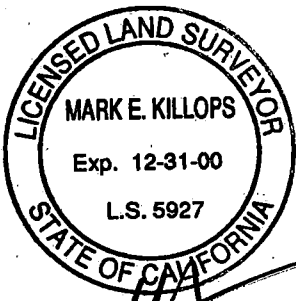


438'

269'



VICINITY MAP
NO SCALE

LOT "A"
LANDS OF LANGBEIN - O.R. 87.79714
EXISTING SIZE - 6.81 ACRES
PROPOSED SIZE - 4.74 ACRES

LOT "B"
LANDS OF LANGBEIN - O.R. 87.79714
EXISTING SIZE - 13.86 ACRES
PROPOSED SIZE - 15.93 ACRES

THE PURPOSE OF THIS LOT LINE ADJUSTMENT IS TO ADD 2.07 ACRES, NOW PART OF LOT "A", TO LOT "B", TO COMBINE THE PRO SHOP AND PARKING TO THE BALANCE OF THE EXISTING GOLF COURSE.

SITE PLAN

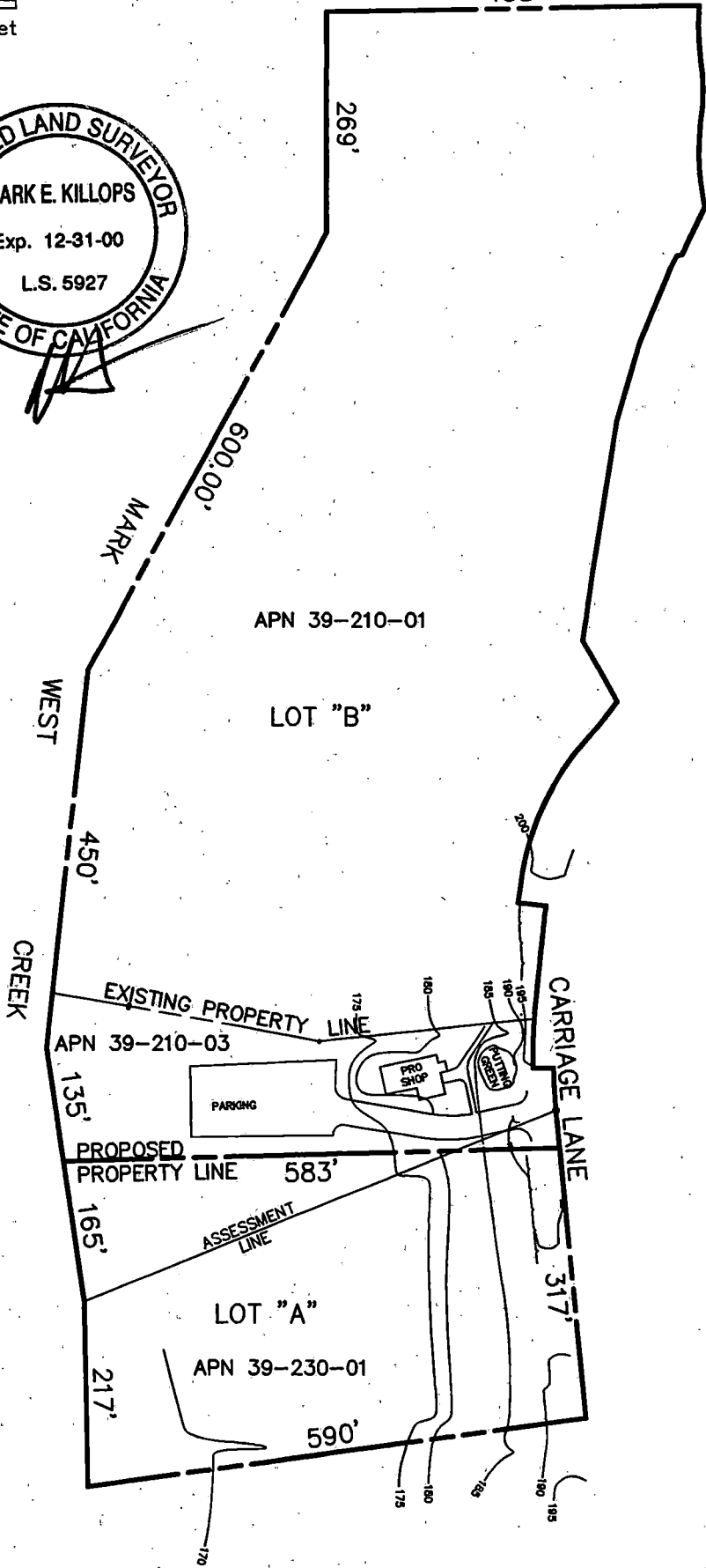
LANDS OF
LANGBEIN



CARLENZOLI
— AND —
ASSOCIATES
Engineers-Surveyors-Planners

365A TESCONI CIRCLE, SANTA ROSA, CA 95401
(707) 542-6465 FAX (707) 542-1645

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LOT 24 LOT 25
 WIKIUP FAIRWAY
 SUBDIVISION NO. 2
 BOOK 107 OF MAPS,
 PAGE 14 - 16, S.C.R.

SYMBOLS & LEGEND

EXISTING

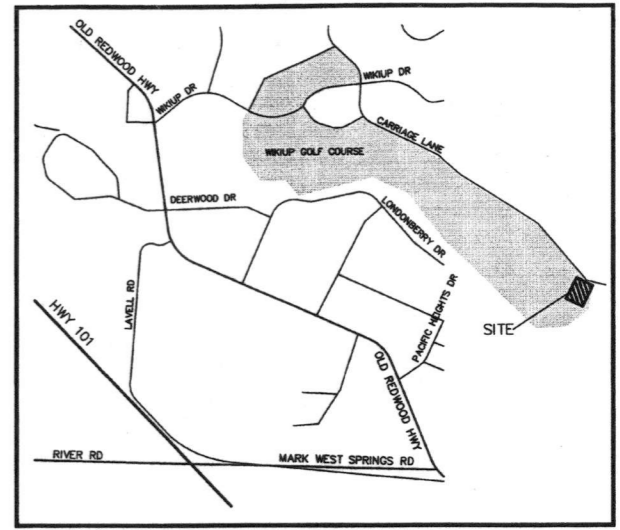
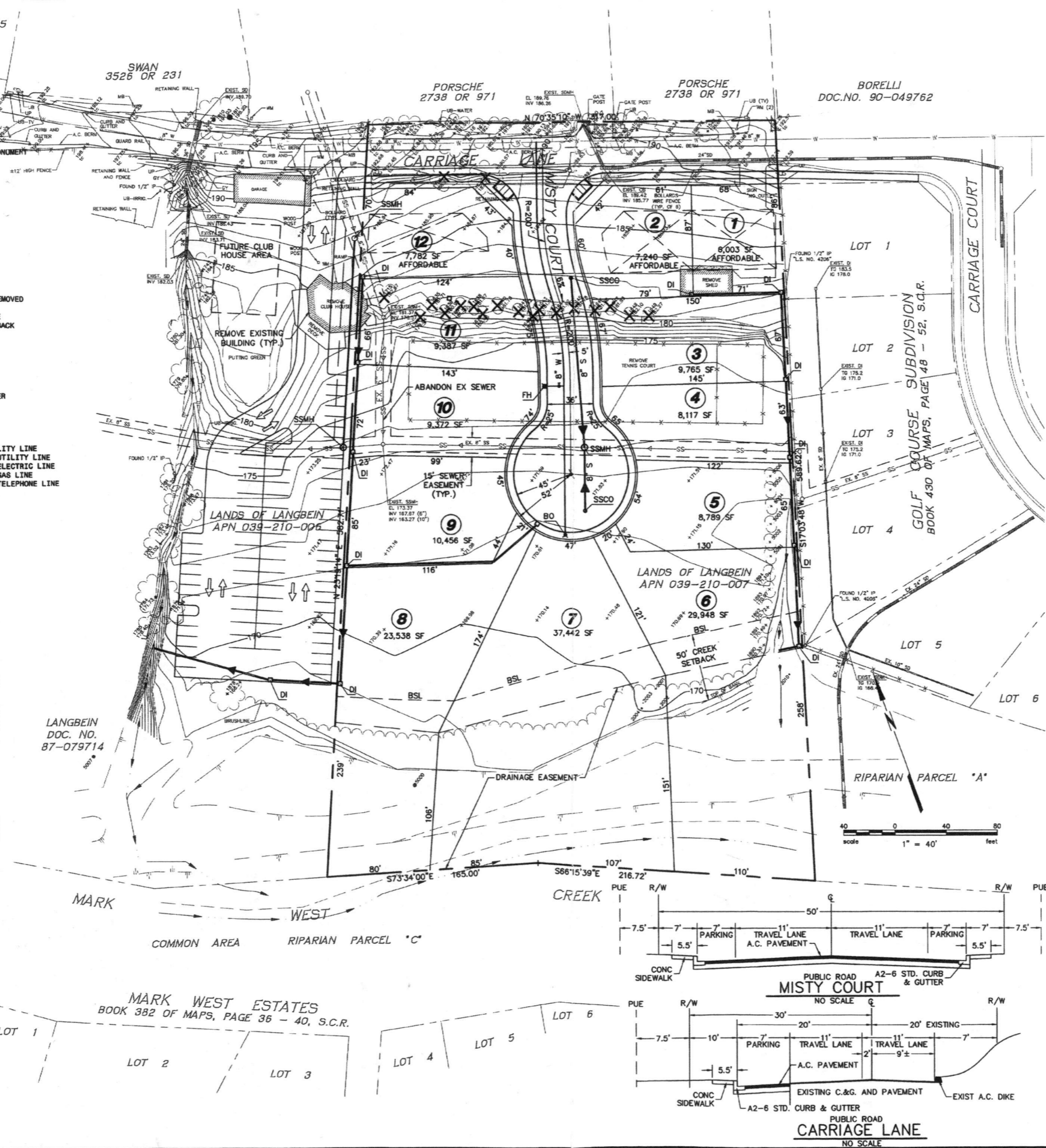
- IRON PIPE W/ CONTROL POINT
- CENTERLINE MONUMENT
- BLOW OFF
- GATE VALVE
- FIRE HYDRANT
- LIGHT POLE
- STREET LIGHT
- UTILITY POLE
- GUY ANCHOR
- CATCH BASIN
- DROP INLET
- MANHOLE
- CLEANOUT
- TREE
- TREE TO BE REMOVED
- PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- CENTERLINE
- GRADE BREAK
- FLOW LINE
- FENCE
- FACE OF CURB
- SANITARY DRAIN
- STORM DRAIN
- WATER
- OVERHEAD UTILITY LINE
- UNDERGROUND UTILITY LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND TELEPHONE LINE

PROPOSED

- 8" SS-100'
- 12" SD-100'
- 8" W-100'

TREE TABLE

NUMBER	SPECIES	DIAMETER (INCHES)	DRIP LINE RADIUS (FEET)	REMOVE
1542	DECIDUOUS	16"	10'	5- REMOVE
1552	DECIDUOUS	20"	25'	5- REMOVE
1569	DECIDUOUS	18"	20'	5- REMOVE
1590	LIVE OAK	9"	10'	5- REMOVE
1591	DECIDUOUS	22"	25'	5- REMOVE
1593	LIVE OAK	8"	10'	5- REMOVE
1594	DECIDUOUS	21"	25'	5- REMOVE
1608	DECIDUOUS	18"	20'	5- REMOVE
1609	DECIDUOUS	16"	15'	5- REMOVE
4627	PINE	14"	10'	5- REMOVE
4628	REDWOOD	6"	5'	5- REMOVE
4629	REDWOOD	6"	5'	5- REMOVE
4627	REDWOOD	6"	5'	5- REMOVE
4628	REDWOOD	6"	5'	5- REMOVE
4629	REDWOOD	6"	5'	5- REMOVE
4640	REDWOOD	6"	5'	5- REMOVE
4641	REDWOOD	6"	5'	5- REMOVE
4642	REDWOOD	6"	5'	5- REMOVE
4643	REDWOOD	6"	5'	5- REMOVE
4644	REDWOOD	6"	5'	5- REMOVE
4645	REDWOOD	6"	5'	5- REMOVE
4646	REDWOOD	6"	5'	5- REMOVE
4647	REDWOOD	6"	5'	5- REMOVE
4648	REDWOOD	6"	5'	5- REMOVE
4649	REDWOOD	6"	5'	5- REMOVE
4650	REDWOOD	6"	5'	5- REMOVE
1672	DECIDUOUS	14"	15'	5- REMOVE
1673	DECIDUOUS	6"	7'	5- REMOVE
1675	DECIDUOUS	18"	25'	5- REMOVE
1676	DECIDUOUS	14"	15'	5- REMOVE
1677	DECIDUOUS	21"	25'	5- REMOVE
1678	LIVE OAK	6"	7'	5- REMOVE
1679	DECIDUOUS	18"	20'	5- REMOVE
1696	DECIDUOUS	12"	15'	5- REMOVE
4706	PINE	10"	10'	5- REMOVE
4745	PINE	14"	10'	5- REMOVE
4332	REDWOOD	6"	5'	5- REMOVE
1742	LIVE OAK	20"	20'	5- REMOVE
1743	LIVE OAK	20"	20'	5- REMOVE
1749	LIVE OAK	10"	15'	5- REMOVE
1750	DECIDUOUS	12"	20'	5- REMOVE
1754	DECIDUOUS	20"	20'	5- REMOVE
1779	LIVE OAK	18"	20'	5- REMOVE
1780	LIVE OAK	18"	20'	5- REMOVE
1781	DECIDUOUS	9"	15'	5- REMOVE
1782	DECIDUOUS	10"	20'	5- REMOVE
1783	DECIDUOUS	20"	30'	5- REMOVE
1784	DECIDUOUS	24"	25'	5- REMOVE
1785	DECIDUOUS	6"	10'	5- REMOVE
1810	EUCALYPTUS	36"	25'	5- REMOVE
1811	EUCALYPTUS	52"	25'	5- REMOVE
1868	DECIDUOUS	18"	25'	5- REMOVE
1875	DECIDUOUS	9"	15'	5- REMOVE
1878	DECIDUOUS	18"	20'	5- REMOVE
1890	REDWOOD	4"	4'	5- REMOVE
1891	REDWOOD	4"	5'	5- REMOVE
1892	REDWOOD	4"	5'	5- REMOVE
1893	REDWOOD	4"	5'	5- REMOVE
1894	REDWOOD	4"	5'	5- REMOVE
2001	LIVE OAK	11"	N/A	5- REMOVE
2002	OAK	11"	N/A	5- REMOVE
2003	LIVE OAK	9"	N/A	5- REMOVE
2004	LIVE OAK	18"	N/A	5- REMOVE
2010	OAK	15"	N/A	5- REMOVE
5000	LIVE OAK	36"	40'	5- REMOVE
5001	REDWOOD	4"	5'	5- REMOVE
5002	REDWOOD	4"	5'	5- REMOVE
5003	REDWOOD	4"	5'	5- REMOVE
5004	REDWOOD	4"	5'	5- REMOVE
5005	REDWOOD	4"	5'	5- REMOVE
5006	REDWOOD	4"	5'	5- REMOVE
5007	LIVE OAK	32"	N/A	5- REMOVE



NOTES:

ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH COUNTY OF SONOMA STANDARD PLANS AND SPECIFICATIONS.

ALL GRADING SHALL BE IN ACCORDANCE WITH CHAPTER 33 OF THE CALIFORNIA BUILDING CODE. THE ENGINEER IS NOT AWARE OF ANY HAZARDOUS MATERIALS ON THIS SITE EXCEPT AS NOTED. ALL STRUCTURES AND RELATED APPURTENANCES ARE TO BE REMOVED FROM THE SITE.

ELECTRICAL SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED VIA UNDERGROUND CONDUIT SYSTEM WHICH WILL BE DESIGNED DURING THE IMPROVEMENT PLAN STAGE.

THERE ARE NO KNOWN REASONS WHY SOILS ON THIS SITE WOULD PROHIBIT THIS TYPE OF DEVELOPMENT; HOWEVER, A SOILS REPORT IS RECOMMENDED.

THE SITE IS NOT SUBJECT TO INUNDATION.

EROSION CONTROL PROVISIONS TO BE INCORPORATED WITH IMPROVEMENT PLAN DESIGN.

PROPERTY AND RIGHT-OF-WAY LINES ARE PREDICATED ON AN ANALYSIS OF EXISTING IMPROVEMENTS, RECORD DATA AND ASSESSOR'S PARCEL MAPS, THEY DO NOT, AND SHOULD NOT BE TAKEN AS REPRESENTING A FORMAL BOUNDARY DETERMINATION.

BENCHMARK: CENTERLINE MONUMENT AT INTERSECTION OF PHEASANT LANE AND WIKIUP DRIVE; ELEVATION: 163.00. DATUM NGVD 1929.

BASIS OF BEARINGS: N. 37°11'14" W. 390.48' BETWEEN FOUND BRASS DISK MONUMENTS ALONG CARRIAGE LANE AS SHOWN ON THE MAP OF WIKIUP FAIRWAY SUBDIVISION NO. 2 FILED IN BOOK 107 OF MAPS, PAGES 14-16, SONOMA COUNTY RECORDS.

WATER SUPPLY: CAL-AMERICAN WATER COMPANY

SEWAGE DISPOSAL: COUNTY OF SONOMA

PRESENT ZONING: R1-B6

BUILDING SETBACK: PER ZONING REQUIREMENTS CONTOUR

INTERVAL: 5 FEET

PROJECT ADDRESS: 5001 CARRIAGE LANE, S.R., CA. 95403

APN: 039-210-007

TOTAL: 2.54 ACRES

LOT AREA TABULATION:
 SMALLEST 6,003 SF
 LARGEST 37,442 SF
 AVERAGE 13,987 SF

OWNER / DEVELOPER
 Ernest L. Langbein
 302 Tideway Drive
 Alameda, Ca. 94501
 Ph. (510) 522-4119

ADJACENT LAND USES:
 North, Vacant and Residential
 East, Residential
 South, Mark West Creek
 West, Recreational (Golf Course)

CIVIL ENGINEER: CARLENZOLI & ASSOCIATES 325 Tesconi Circle Santa Rosa, 95401 Ph. 542-6465 Fax. 542-1645

CARLENZOLI AND ASSOCIATES
 Engineers-Surveyors-Planners

TENTATIVE MAP OF LANGBEIN SUBDIVISION CARRIAGE LANE SUBDIVISION
 COUNTY OF SONOMA STATE OF CALIFORNIA

MARCH 2003
 12 LOTS 4.64 ACRES
 REVISED: 10/08/03, 11/18/03, 02/25/04

BEING A SUBDIVISION OF A PORTION OF THE LANDS OF ERNEST L. LANGBEIN AS DESCRIBED IN DOCUMENT NO. 87-079714, OFFICIAL RECORDS OF SONOMA COUNTY, LYING WITHIN SECTION 28, TOWNSHIP 8 NORTH, RANGE 8 WEST, M.D.B. & M., COUNTY OF SONOMA, STATE OF CALIFORNIA.

A.P. No 39-210-007 JOB# 1319.1S SHEET 1 OF 1