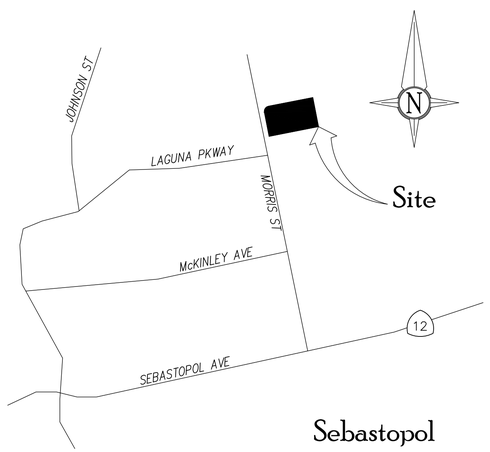
BATCH PLANT PARKING LOT

385 MORRIS STREET
SEBASTOPOL, CA 95472

APN 004-011-017 & 020

PROJECT LOCATION



VICINITY MAP
NTS

SCOPE OF WORK

CONSTRUCT PARKING LOT, WITH PEDESTRIAN PATHS, SAFETY LIGHTING, MAINTENANCE YARD & SHED, FENCES & GATES, BIKE RACKS, BIORETENTION BASINS, AND NATIVE PLANTING

SHEET INDEX

S1.1 PROJECT AREA MAP

S1.2 FEMA FLOOD ZONES MAP

S1.3 EXISTING CONDITIONS PLAN

S1.4 TOPOGRAPHIC MAP

S1.5 SITE PHOTOS

L1.0 CONCEPTUAL DEVELOPMENT LAYOUT PLAN

L1.1 CONCEPTUAL DEVELOPMENT LAYOUT PLAN-AERIAL PHOTO

L2.0 CONCEPTUAL GRADING PLAN

L3.0 LANDSCAPE PLAN

L3.1 CONCEPTUAL PLANTING IMAGES & PLANT LIST

DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE

SANDRA REED IS THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE

SANDRA REED
ZAC LANDSCAPE ARCHITECTS

REGISTERED LANDSCAPE ARCHITECT
SANDRA REED
EX. DATE 9-30-2023
DATE:
STATE OF CALIFORNIA

Landscape Architects, Inc.
405 East D Street
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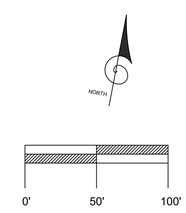
Kenyonw222@gmail.com

OWNER:
SEBASTOPOL INDUSTRIAL PARK, LLC
6780 DEPOT STREET NO.110
SEBASTOPOL, CA 95472
(707) 824-5600



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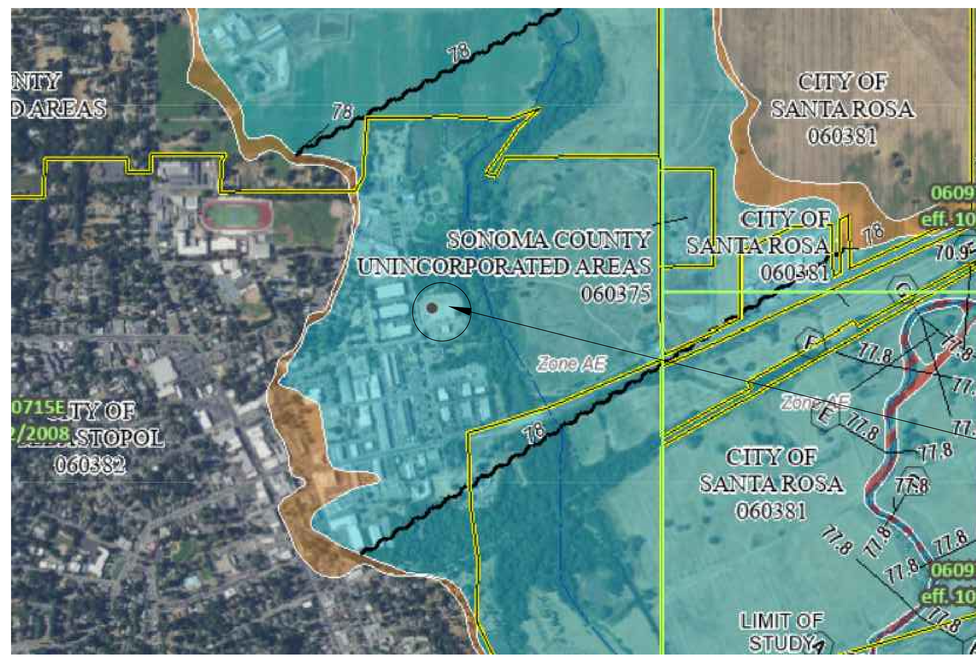
PROJECT AREA MAP

PLOT DATE:
11-17-2022

S1.1



PROJECT SITE
ZONE AE

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APN 004-011-017 & 020

FEMA MAP

PLOT DATE:
11-17-2022

S1.2

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APN 004-011-017 & 020

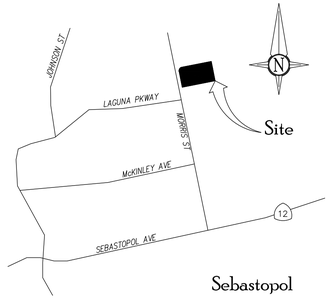
EXISTING CONDITIONS
-AERIAL PHOTO

PLOT DATE:
11-17-2022

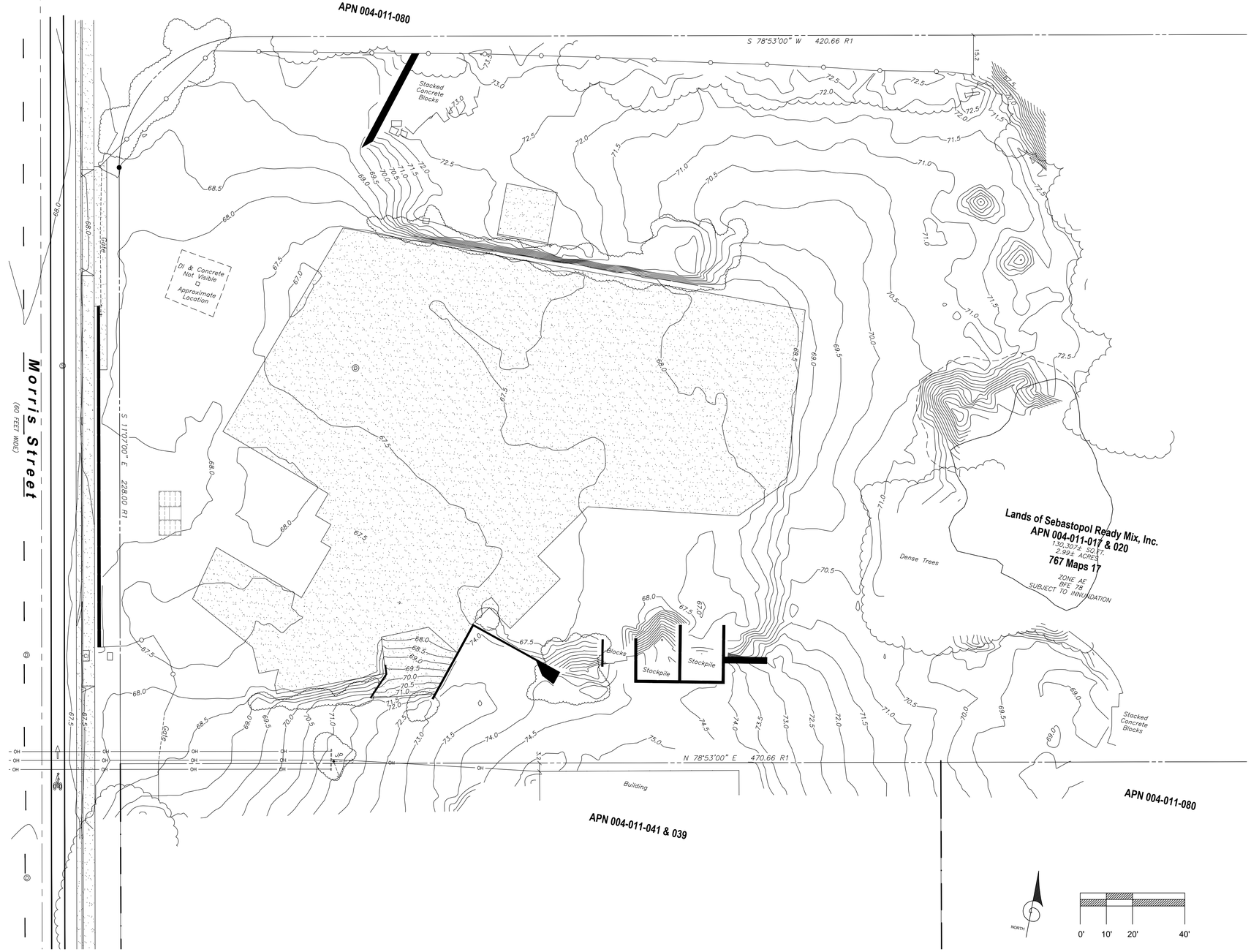
S1.3

NOTES

1. TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY 1031SURVEY, INC. IN AUGUST 2021 USING TERRESTRIAL LIDAR.
2. VERTICAL DATUM: NGS PID JT0838, ELEVATION=69.85, NAVD88 DATUM; A TEMPORARY BENCHMARK (TBM) IS LOCATED ON A MAGNAIL & SHINER ON THE WEST SIDE OF MORRIS STREET OPPOSITE THE NORTHERLY GATE, ELEVATION=X, NAVD88 DATUM.
3. BOUNDARY IS BASED UPON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 767 OF MAPS, AT PAGE 17, SCR.
4. PROPERTY LIES WITHIN FLOOD ZONE AE, HAVING A BASE FLOOD ELEVATION (BFE) OF 78, AS SHOWN ON THE FEMA FIRM MAP NO. 06097C0715E, EFFECTIVE DATE DECEMBER 2, 2008.
5. GROUND OBSTRUCTIONS: EDGES OF CONCRETE IN MANY AREAS IS OBSCURED BY DIRT; NUMEROUS CONCRETE BLOCKS EXIST ON SITE THAT BLOCK THE GROUND OR ARE STACKED AS A WALL; DROP INLET AND CONCRETE APRON SHOWN ON SITE WERE NOT VISIBLE DURING THE FIELD SURVEY BUT WERE OBSERVED DURING A FIELD CHECK TO SCOPE THE PROJECT. AERIAL PHOTOGRAPHS WERE USED TO PLACE STORM DRAIN FEATURE AND SHOULD BE VERIFIED IN THE FIELD.
6. THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF 1031SURVEY, INC. UNAUTHORIZED USE, COPYING, DISCLOSURE OR PUBLICATION BY ANY METHOD IS PROHIBITED WITHOUT THE WRITTEN APPROVAL OF 1031SURVEY, INC. 1031SURVEY, INC. ASSUMES NO RESPONSIBILITY FOR ANY UNAUTHORIZED DUPLICATION OF INFORMATION THAT MAY APPEAR ON ANOTHER PLAN OR MAP.
7. THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (ON COMPUTER DISK) AS A COURTESY TO THE CLIENT. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE SIGNED PRINT DELIVERED WITH THIS ELECTRONIC FILE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.



VICINITY MAP
NTS



LEGEND

- BUILDING
- CENTER LINE (PER MAP)
- FENCE, CHAIN LINK
- OH — OVERHEAD UTILITIES
- RETAINING WALL, CONC
- CONCRETE
- JOINT UTILITY POLE
- GUY ANCHOR
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- TEMPORARY BENCHMARK
- TREE/BUSH DRIP LINE
- WATER VALVE

ABBREVIATIONS

APN	ASSESSORS PARCEL NUMBER
CI	CURB INLET
CONC	CONCRETE
D	STORM DRAIN
DI	DROP INLET
JP	JOINT POLE
OH	OVERHEAD UTILITY LINES
NTS	NOT TO SCALE
SCR	SONOMA COUNTY RECORDS
S	SANITARY SEWER
TBM	TEMPORARY BENCHMARK
R1	RECORD OF SURVEY, 767 MAPS 17, SCR

PROFESSIONAL LAND SURVEYOR
CJ HARMINA, III
NO. 7950
PLS
STATE OF CALIFORNIA

LANDS OF SEBASTOPOL READY MIX, INC.
385 MORRIS STREET
APN 004-011-017 & 020
SEBASTOPOL, SONOMA COUNTY, CALIFORNIA

Partial Topographic Map

1031Survey, Inc.
HIGH DEFINITION SURVEYING
1857 Rainier Circle, Petaluma, California 94954
415-827-6370 www.1031survey.com

DATE: 2021.09.13
SCALE: 1" = 20'
FILE: 21333Topo
SURVEY DATE: AUG2021
SHEET: 1 OF 1

NORTH
0' 10' 20' 40'

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EXISTING CONDITIONS
-TOPOGRAPHY MAP

PLOT DATE:
11-17-2022

S1.4

2

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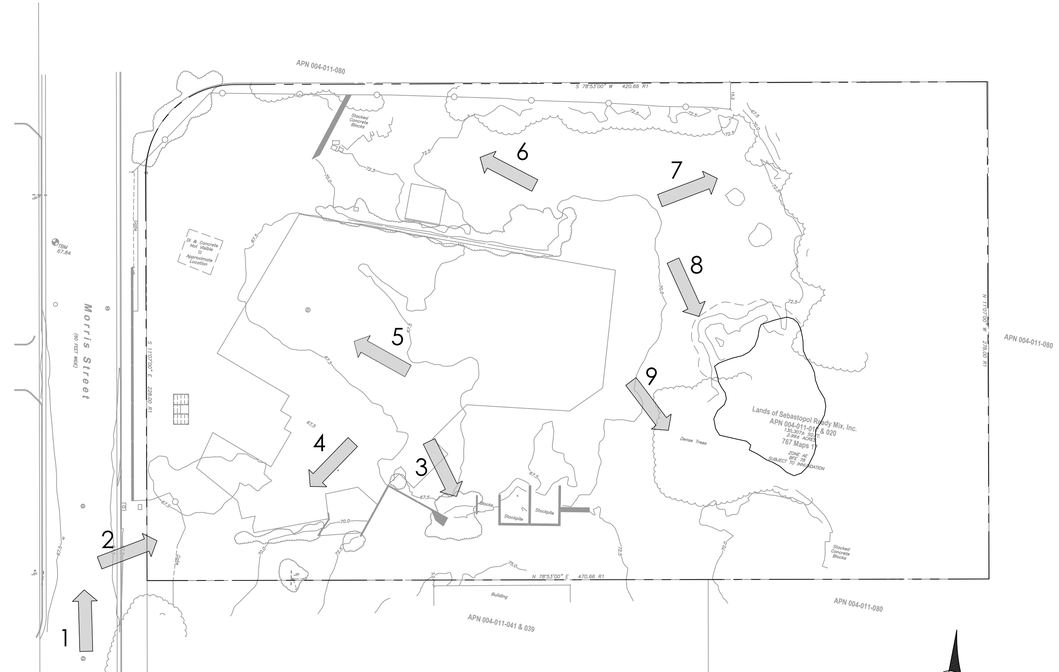

KEY MAP-NTS

NORTH

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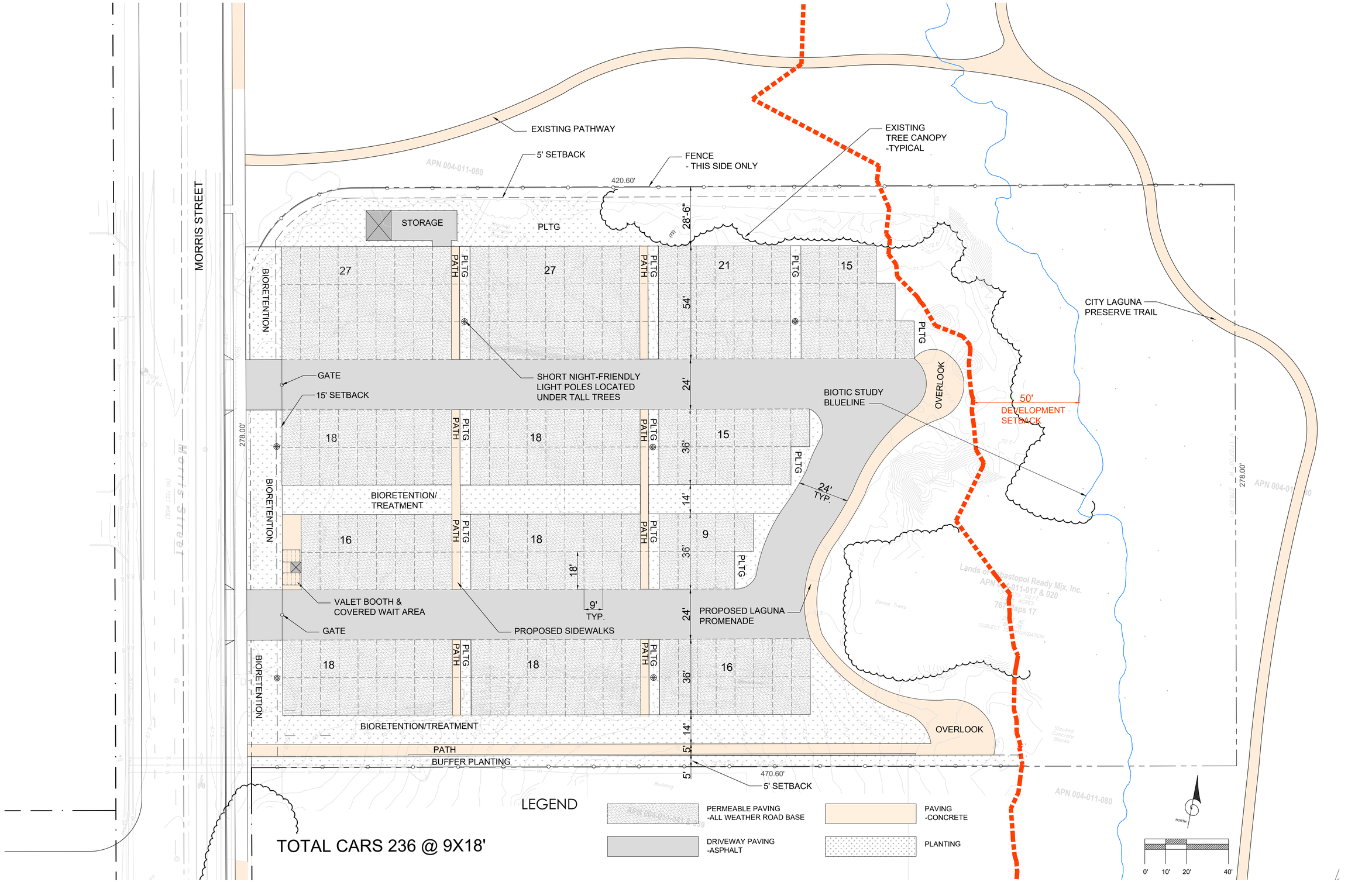
SITE PHOTOS

PLOT DATE:
11-17-2022

S1.5



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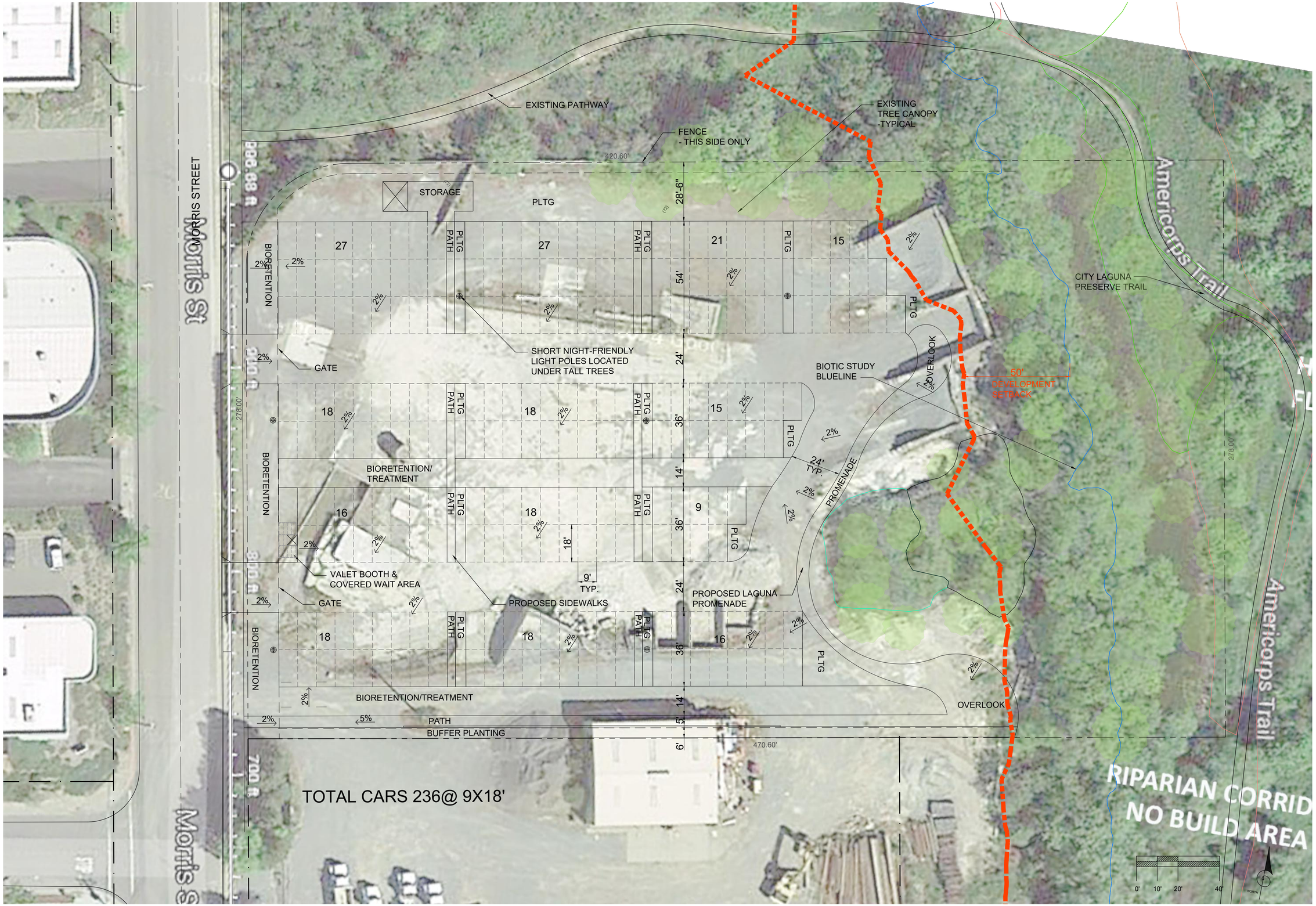
CONCEPTUAL DEVELOPMENT LAYOUT PLAN

PLOT DATE:
11-17-2022

L1.0



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CONCEPTUAL DEVELOPMENT LAYOUT PLAN - AERIAL PHOTO

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L1.1

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CONCEPTUAL GRADING PLAN

PLOT DATE:
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L2.0

TOTAL CARS 236 @ 9X18'

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APN 004-011-017 & 020

CONCEPTUAL LANDSCAPE PLAN

PLOT DATE:
11-17-2022

L3.0

TREES

SHRUBS

PLANT LIST

CODE	BOTANICAL NAME	COMMON NAME	SIZE	D	E	N	Dr			GENERAL DESCRIPTION
TREE LEGEND										
ACE CIR	ACER CIRCINATUM	VINE MAPLE	15 GAL	D		N		**M**		DE.5-35H ORG/RED FALL CLR SHADE RIPARIAN HIGH & BIORETENTION
ACE MAC	ACER MACROPHYLLUM	BIG LEAF MAPLE	15 GAL			N				DEC 50-80H 25-60W YL FALL CLR RIPARIAN
AES CAL	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	15 GAL	D		N	Dr	**VL**		DEC 15-45H 20-50W WHT FRGT RIPARIAN HIGH & BIORETENTION
QUE AGR	QUERCUS AGRIFOLIA	CALIF. LIVE OAK	15 GAL	D		N	Dr	**VL**		EV 50-70H 50-70W RIPARIAN HIGH & BIORENTION
QUE LOB	QUERCUS LOBATA	VALLEY OAK	15 GAL	D		N	Dr	**L**		DEC 70H 70W YEL FALL CL RIPARIAN MID-HIGH & BIORETENTION
SAL LAS	SALIX LASIOLEPIS	ARROYO WILLOW	15 GAL			N				DEC 6-50H NARROW ROUNDED LVS STREAM BANKS THICKETS MF CATKINS RIPARIAN LOW-MID-HIGH & BIORETENTION
SAL LAE	SALIX LAEVIGATA	RED WILLOW	15 GAL			N		**H**		RIPARIAN LOW-MID-HIGH & BIORENTION
CODE	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**D**	**E**	**N**	**Dr**			**GENERAL DESCRIPTION**
SHRUB & PERENNIAL										
AME ALN	AMELANCHIER ALNIFOLIA	WESTERN SERVICEBERRY	5 GAL		E	N		**L**		DEC 10H10W TO THICKETS LIGHT GREEN WHT FLRS RED-YLW FALL EDIBLE BLUEBERRIES MEDICINAL BARK WOOD USED FOR ARROWS TOOLS SHELTERS PROPGATE BY SEEDS HEGE-WINDBREAK
ELY TRI	ELYMUS TRICICOIDES	CREEPING WILD RYE				N	Dr	**L**		BIORETENTION HIGH & LOW ZONES
HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	D		N	Dr	**L**	B B	EV 6-18H 5-15W WHT PT SHD RED FRT BRD RIPARIAN
HOL DIS	HOLODISCUS DISCOLOR	CREAM BUSH	5 GAL	D			Dr	**L**		DEC 3-8H4-8W WHT 1LONG CLUSTER BIRDS
JUN PAT	JUNCUS PATENS	WIRE GRASS	1 GAL	D		N	Dr	**L**		1-2H1-2W BLUISH LVS WET AREA TOL DROUGHT
PHI LEW	PHILADELPHUS LEWISII	MOCK ORANGE	5 GAL			N	Dr	**M**		DEC PT SHD WHT FRAG
RHA CAL	RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL			N		**L**		EV 5-8H 6-10W SUN-SHD RED BLU FRT BUT BRD
RIB AUR	RIBES AUREUM	GOLDEN CURRANT	5 GAL	D		N	DR	L		DEC 3-5H3-6W YEL FRAGRANT LIGHT GRN LVS FRUIT YEL-RED-BLK
ROS CAL	ROSA CALIFORNICA	CALIFORNIA ROSE	1 GAL			N	Dr	**L**		DEC 3-5H3-8W P N RED FRT BRD
SAM MEX	SAMBUCUS CAERULEA N. MEXICANA	BLUE ELDERBERRY	5 GAL		E	N	Dr	**L**		DEC 10-25H8-20W LT GRN CRM WHT BLU/BLK FRUIT EDIBL ALONG STREAMS PRUNE TO KEEP COMPACT

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L3.1