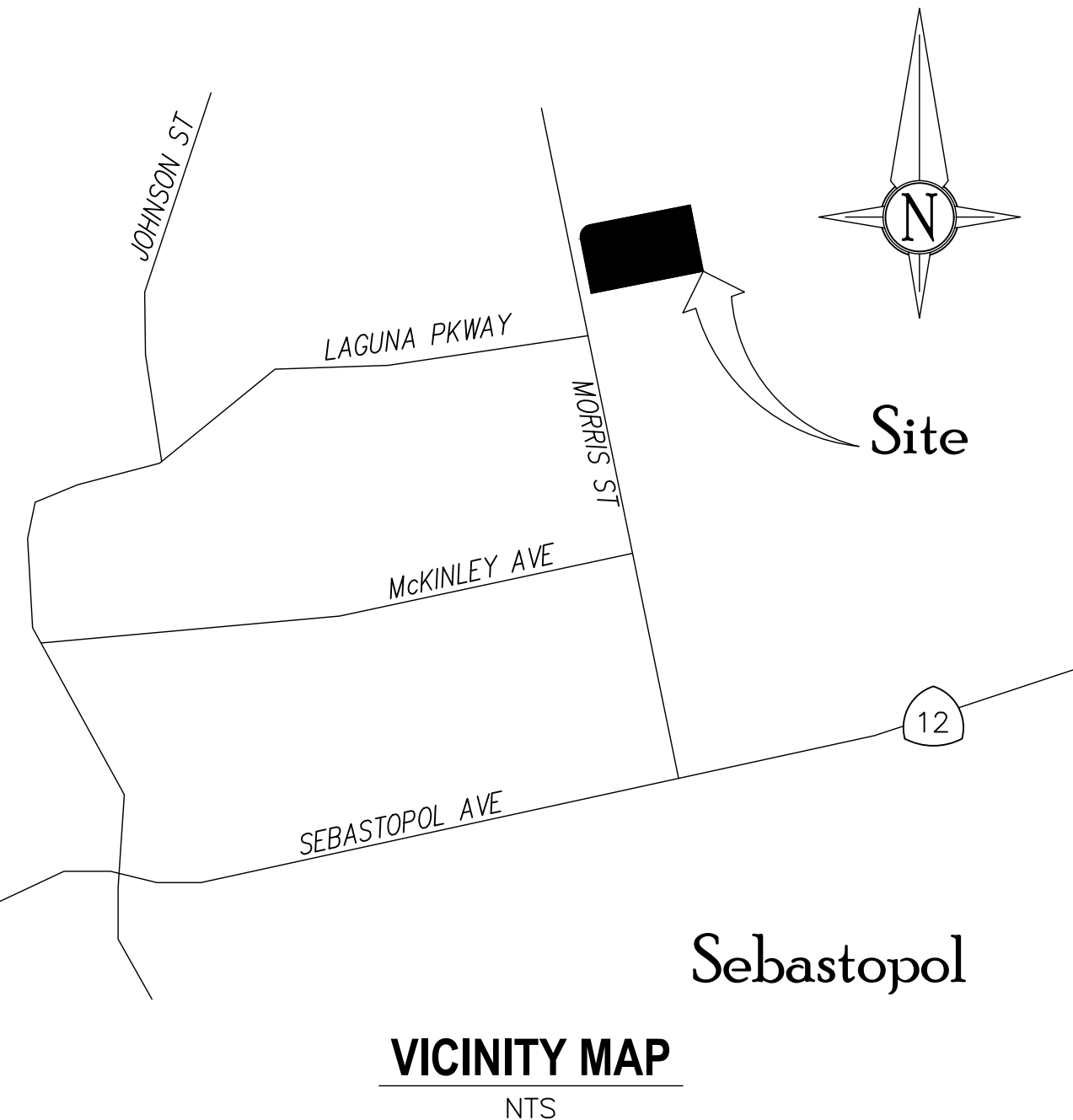


# BATCH PLANT PARKING LOT

## 385 MORRIS STREET SEBASTOPOL, CA 95472

APN 004-011-017 & 020

### PROJECT LOCATION



### SCOPE OF WORK

CONSTRUCT A SELF-PARKING AND VALET SERVICED PARKING LOT, WITH PEDESTRIAN PATHS, SAFETY LIGHTING, ELECTRIC VEHICLE RECHARGING STATIONS, MAINTENANCE YARD & SHED, FENCES & GATES, BIKE RACKS, BENCHES, BIORETENTION BASINS, AND NATIVE PLANTING.

### SHEET INDEX

- 0.0 TITLE SHEET
- S1.1 PROJECT AREA MAP
- S1.2 FEMA FLOOD ZONES MAP
- S1.3 EXISTING CONDITIONS AERIAL PHOTO
- S1.4 TOPOGRAPHIC MAP
- S1.5 SITE PHOTOS
- S1.6 CONCEPTUAL DEMOLITION PLAN
- L1.0 CONCEPTUAL SITE PLAN
- L1.1 CONCEPTUAL SITE PLAN + AERIAL PHOTO
- L1.2 CONCEPTUAL SITE SECTION A-A
- L1.3 CONCEPTUAL SITE SECTION B-B
- L1.4 CONCEPTUAL MORRIS STREET ELEVATION
- L1.5 CONCEPTUAL PRECEDENT IMAGES
- L2.0 CONCEPTUAL GRADING PLAN
- L2.01 CONCEPTUAL GRADING REVIEW
- L3.0 CONCEPTUAL LANDSCAPE PLAN
- L3.1 CONCEPTUAL PLANTING IMAGES & PLANT LIST
- L4.0 CONCEPTUAL LIGHTING PLAN
- L5.0 CONCEPTUAL MAINTENANCE SHED

DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE

SANDRA REED IS THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE

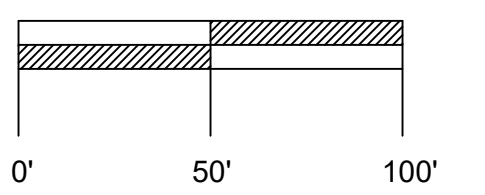
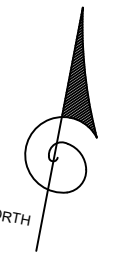
*Sandra Reed*

SANDRA REED  
ZAC LANDSCAPE ARCHITECTS





PROJECT SITE



Landscape Architects, Inc.  
405 East D Street Suite H  
Petaluma, California 94952  
(707) 696-2967  
sr@zaclandscape.com

KENYON WEBSTER  
K. Webster Planning Services  
Kenyonw222@gmail.com

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

### BATCH PLANT PARKING LOT

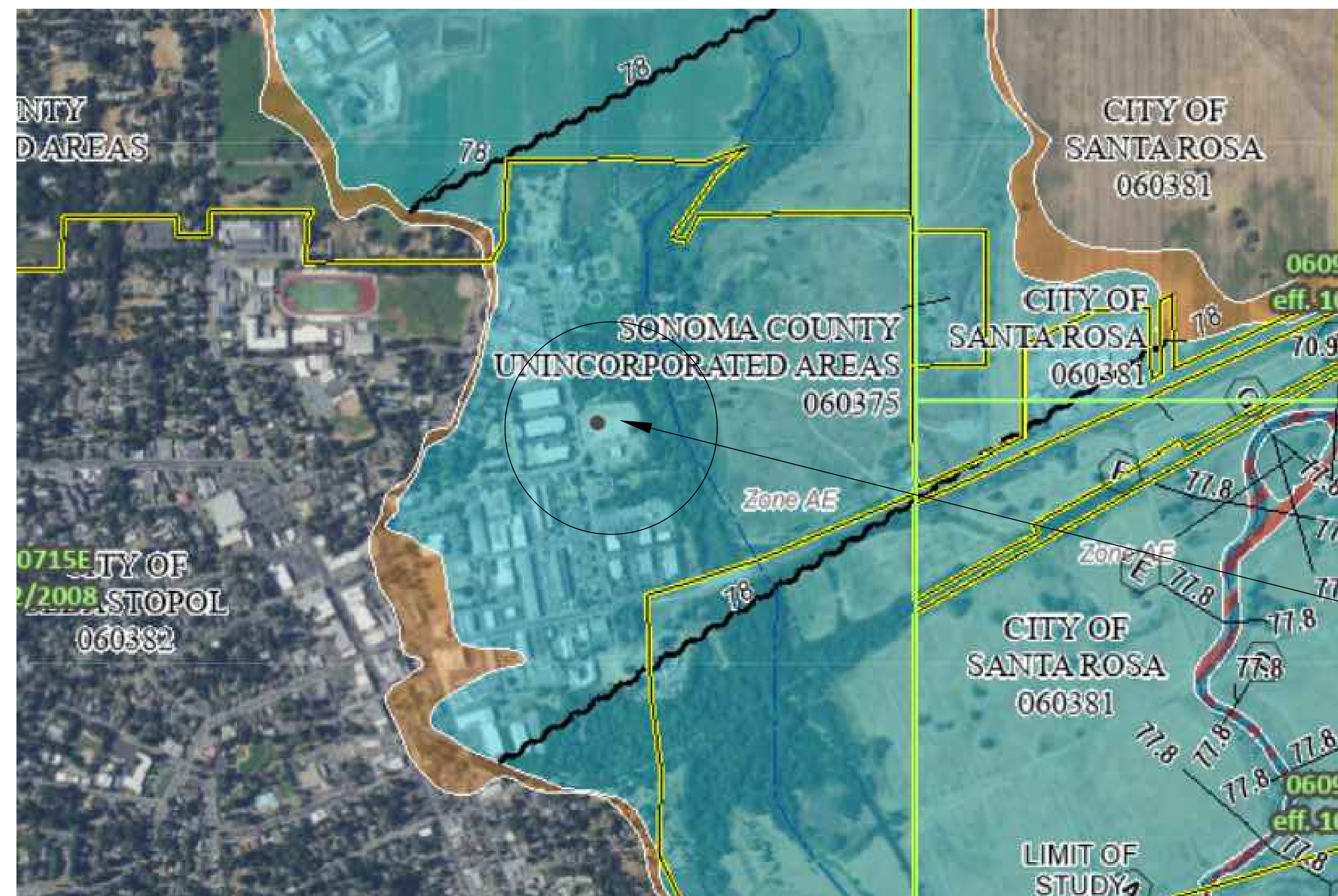
385 MORRIS STREET SEBASTOPOL CA 95472  
APN 004-011-017 & 020

### PROJECT AREA MAP

PLOT DATE:  
05-08-2024

# S1.1





PROJECT SITE  
ZONE AE

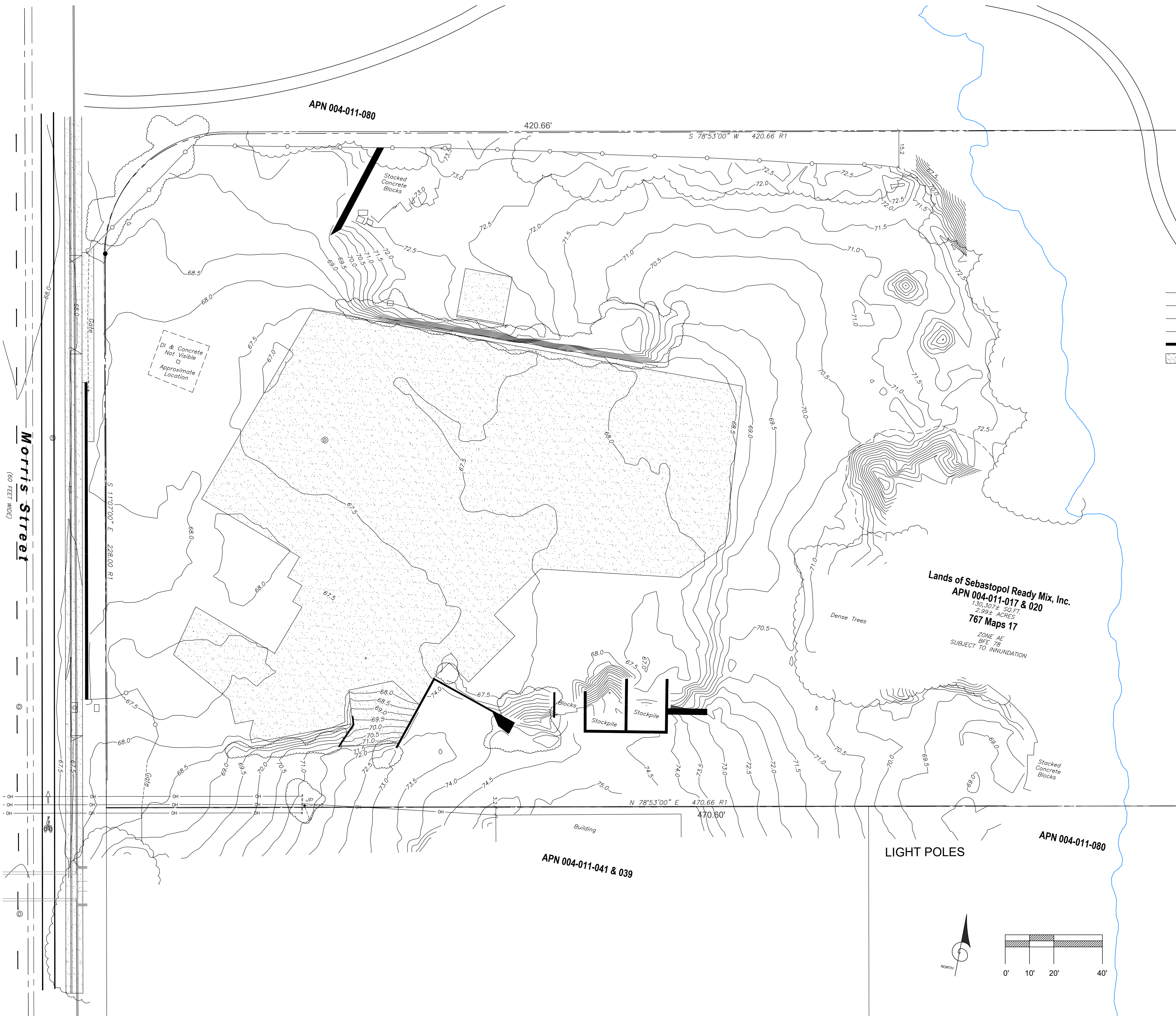
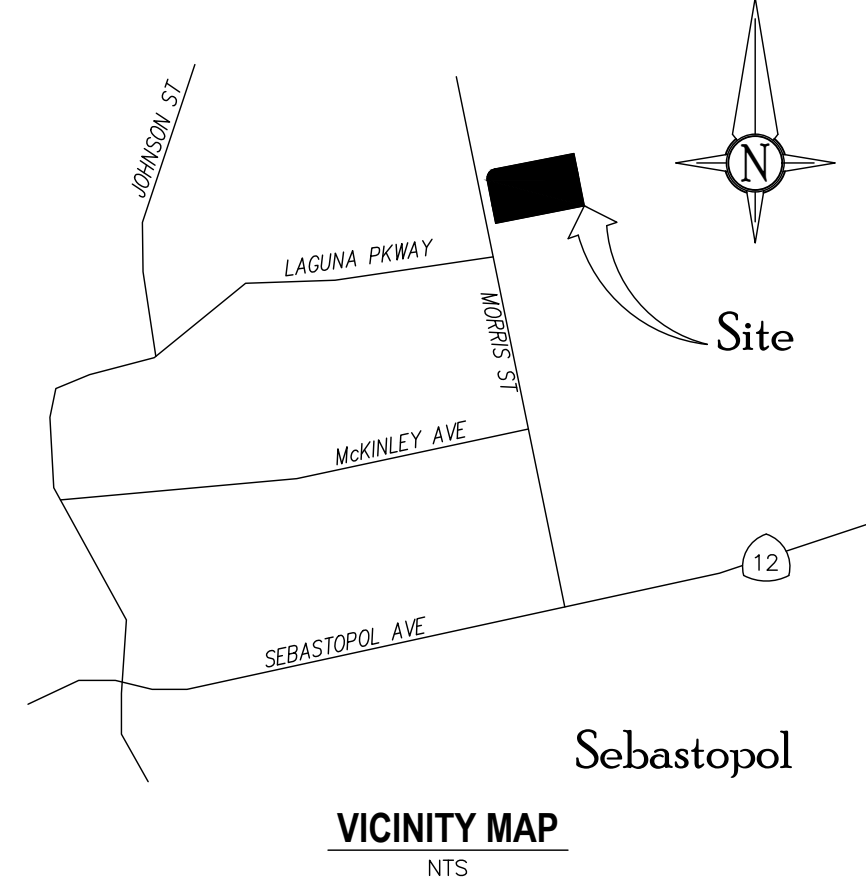






**NOTES**

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 MAGNAN & 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.



**LEGEND**

- BUILDING
- CENTER LINE (PER MAP)
- FENCE, CHAIN LINK
- 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 ASSESSOR'S PARCEL NUMBER
- CI CURB INLET
- CONC CONCRETE
- 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



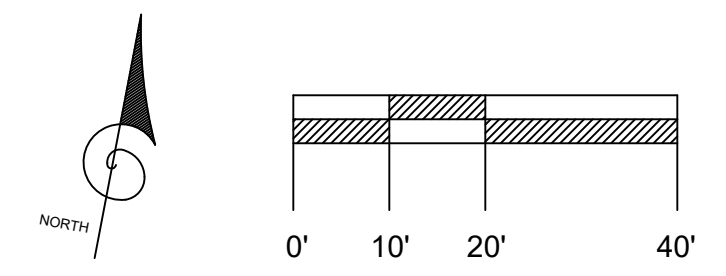
LANDS OF SEBASTOPOL READY MIX, INC.  
385 MORRIS STREET  
APN 004-011-017 & 020  
SEBASTOPOL, SONOMA COUNTY, CALIFORNIA

**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





2



3



4



5



1



6



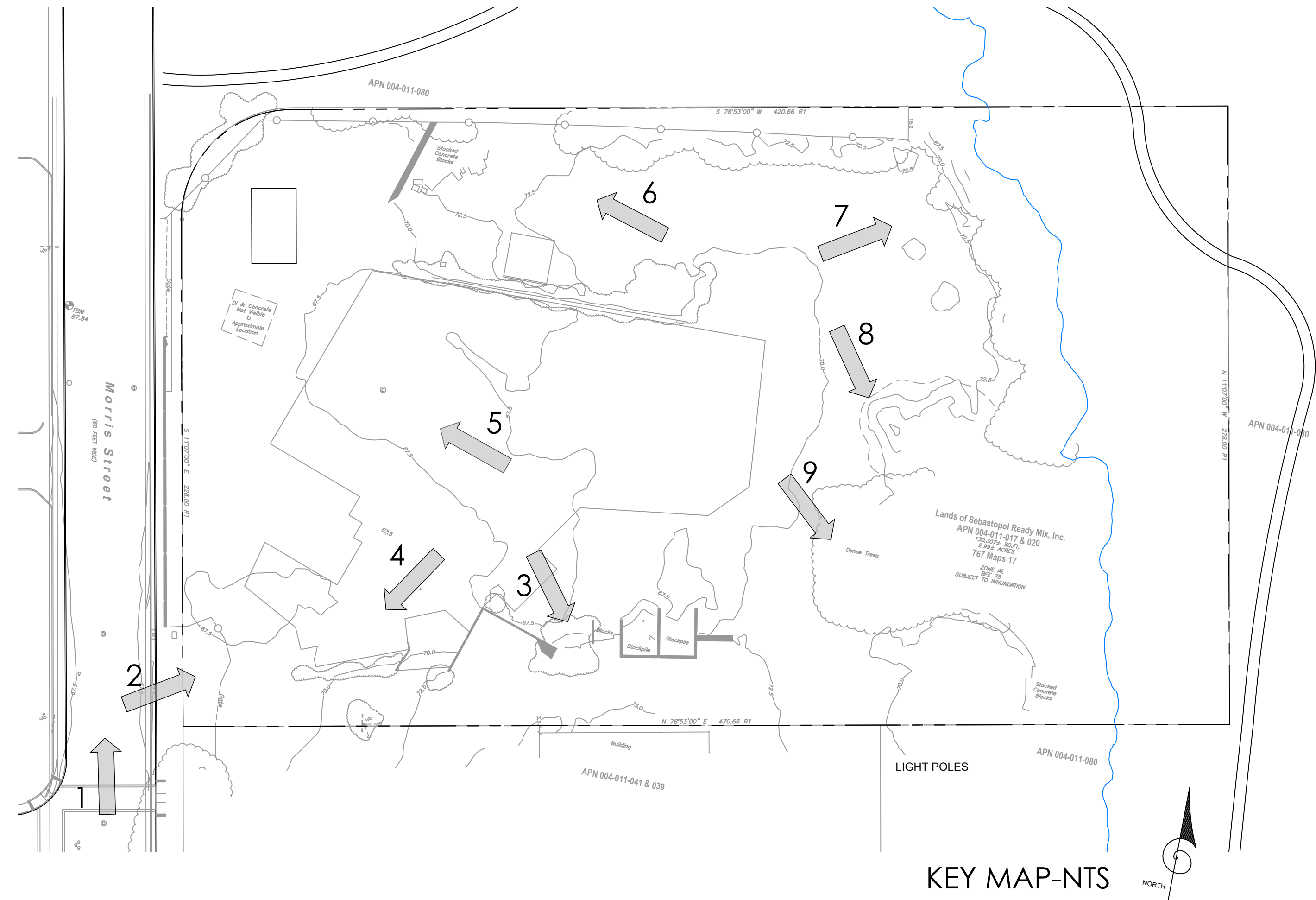
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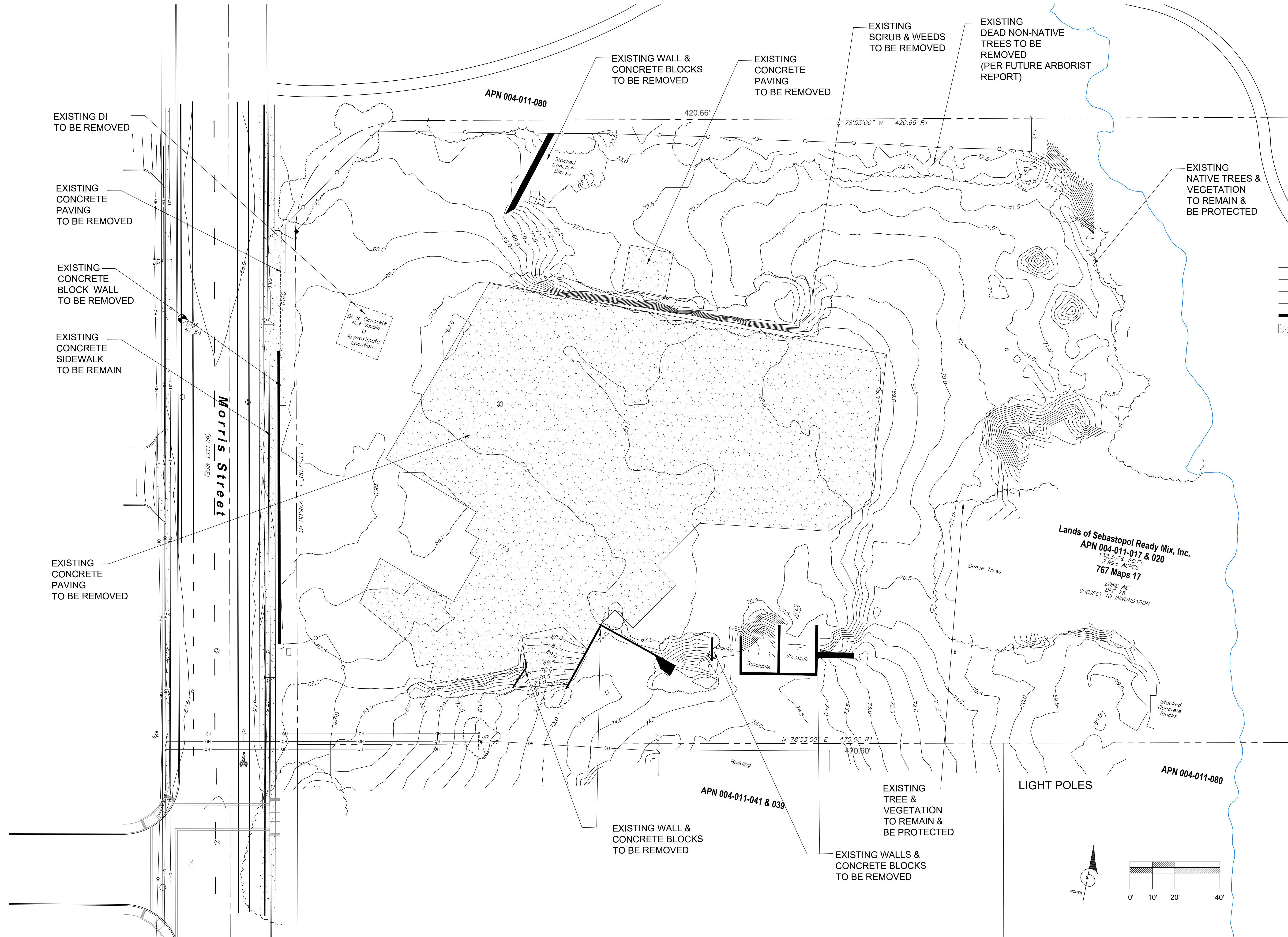
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9







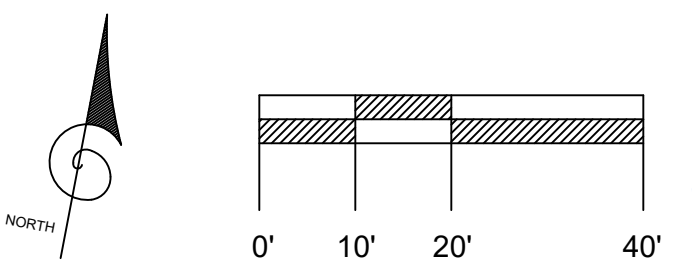
**LEGEND**

	BUILDING
	CENTER LINE (PER MAP)
	FENCE, CHAIN LINK
	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	ASSESSOR'S PARCEL NUMBER
CI	CURB INLET
CONC	CONCRETE
COND	CONCRETE DRAIN
DI	DROP INLET
JP	JOINT POLE
OH	OVERHEAD UTILITY LINES
NTS	NOT TO SCALE
SCR	SANITARY SEWER RECORDS
S	SANITARY SEWER
TBM	TEMPORARY BENCHMARK
R1	RECORD OF SURVEY, 767 MAPS 17, SCR

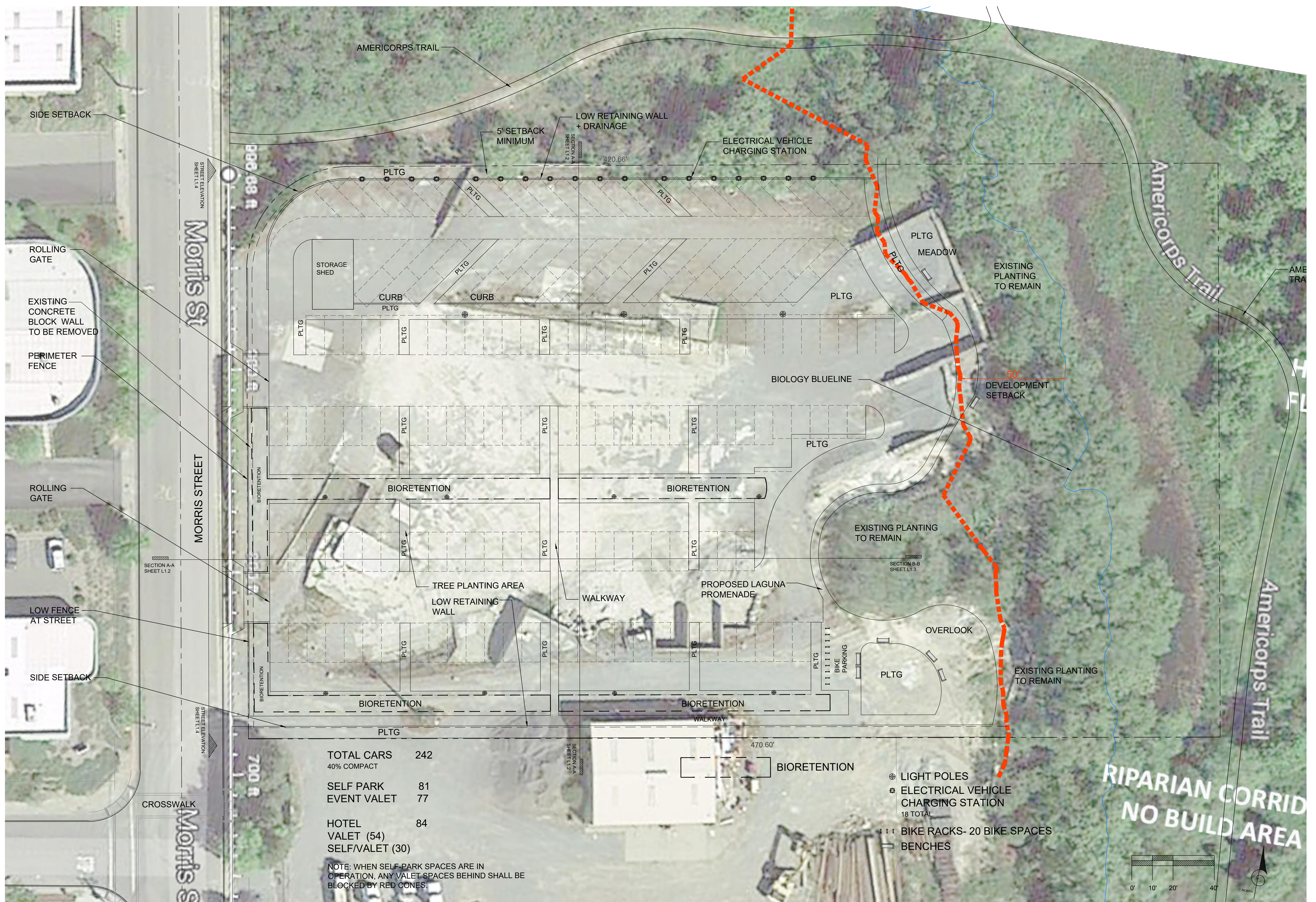
**Lands of Sebastopol Ready Mix, Inc.**  
**APN 004-011-017 & 020**  
 130,307± SQ.FT.  
 2.99± ACRES  
**767 Maps 17**  
 ZONE AE  
 BFE 78  
 SUBJECT TO INUNDATION







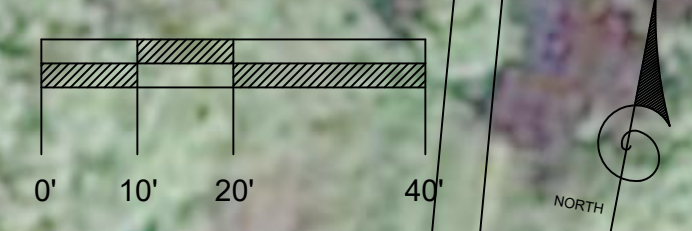




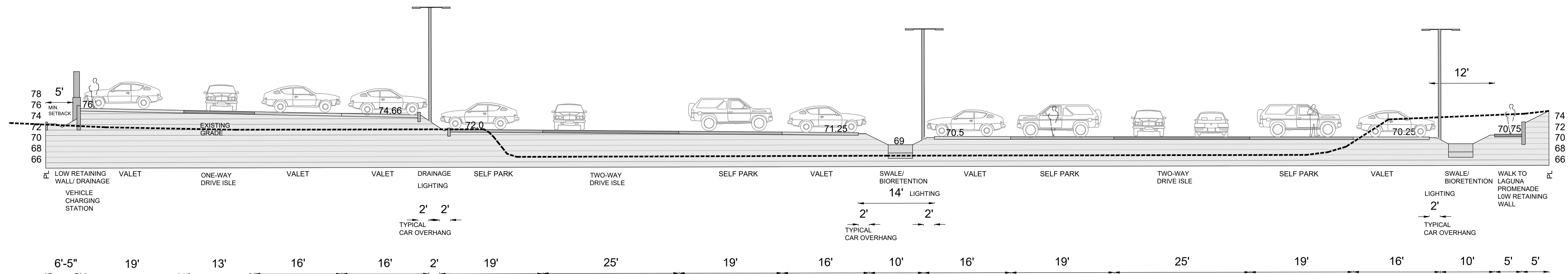
TOTAL CARS	242
40% COMPACT	
SELF PARK	81
EVENT VALET	77
HOTEL	84
VALET (54)	
SELF/VALET (30)	

NOTE: WHEN SELF-PARK SPACES ARE IN OPERATION, ANY VALET SPACES BEHIND SHALL BE BLOCKED BY RED CONES.

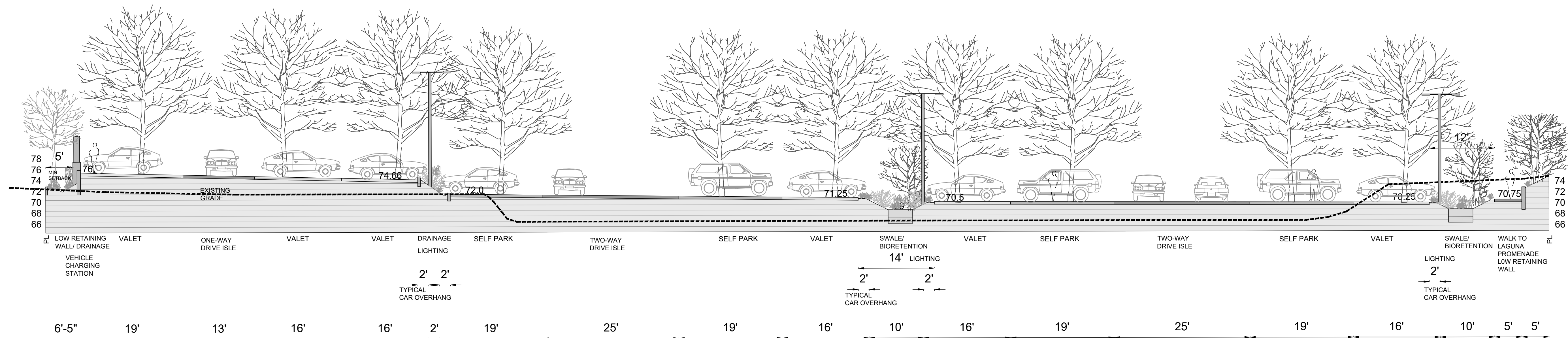
- ⊕ LIGHT POLES
- ⊕ ELECTRICAL VEHICLE CHARGING STATION  
18 TOTAL
- ||| BIKE RACKS- 20 BIKE SPACES
- ▭ BENCHES



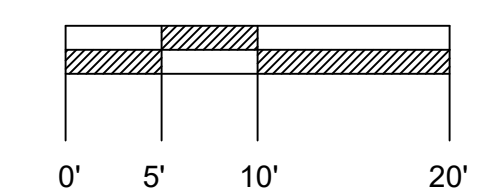




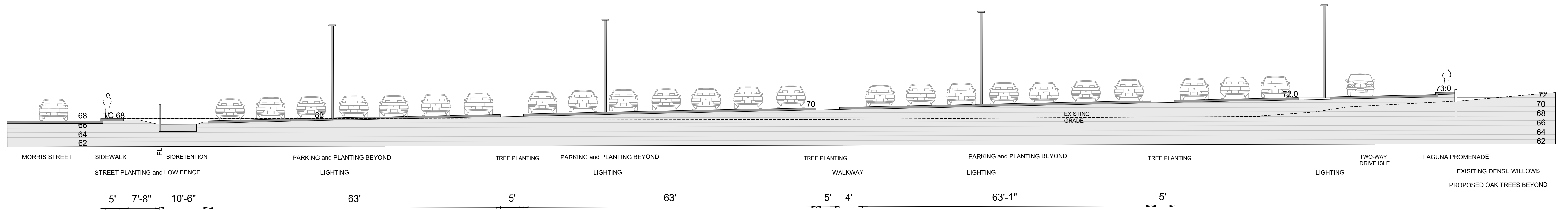
SITE SECTION A-A



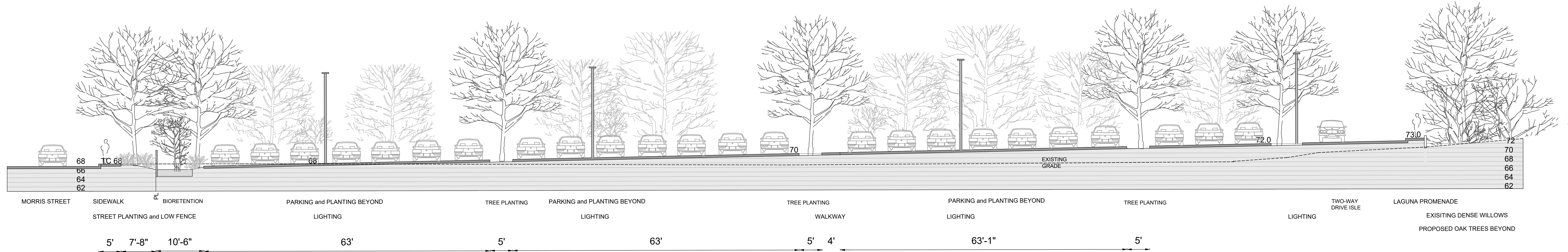
SITE SECTION A-A with PLANTING



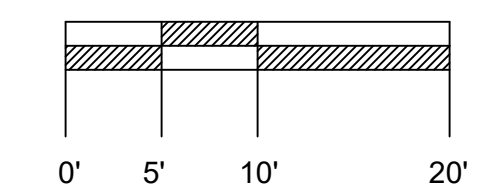




SITE SECTION B-B



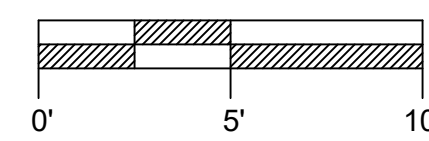
SITE SECTION B-B with PLANTING







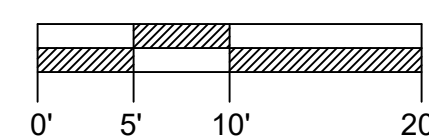
SECTION at MORRIS STREET



EXISTING CONDITIONS at MORRIS STREET



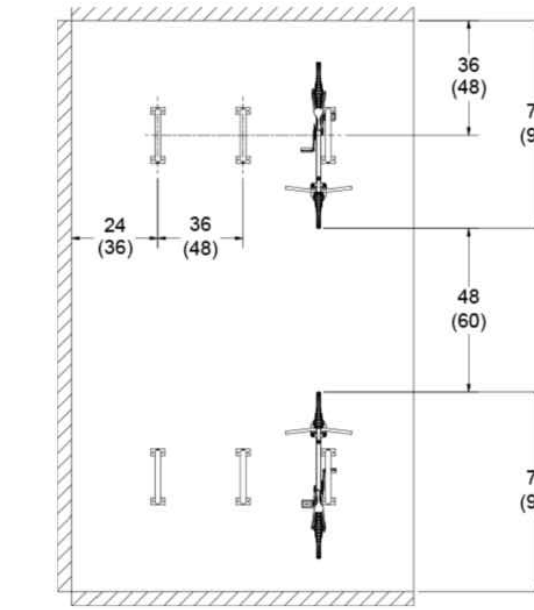
MORRIS STREET ELEVATION







ELECTRIC VEHICLE CHARGING STATIONS BY TESLA



BIKE RACK BY SPORT WORKS INVERTED U MODEL



BENCH BY LANDSCAPES FORMS VILLAGE GREEN MODEL



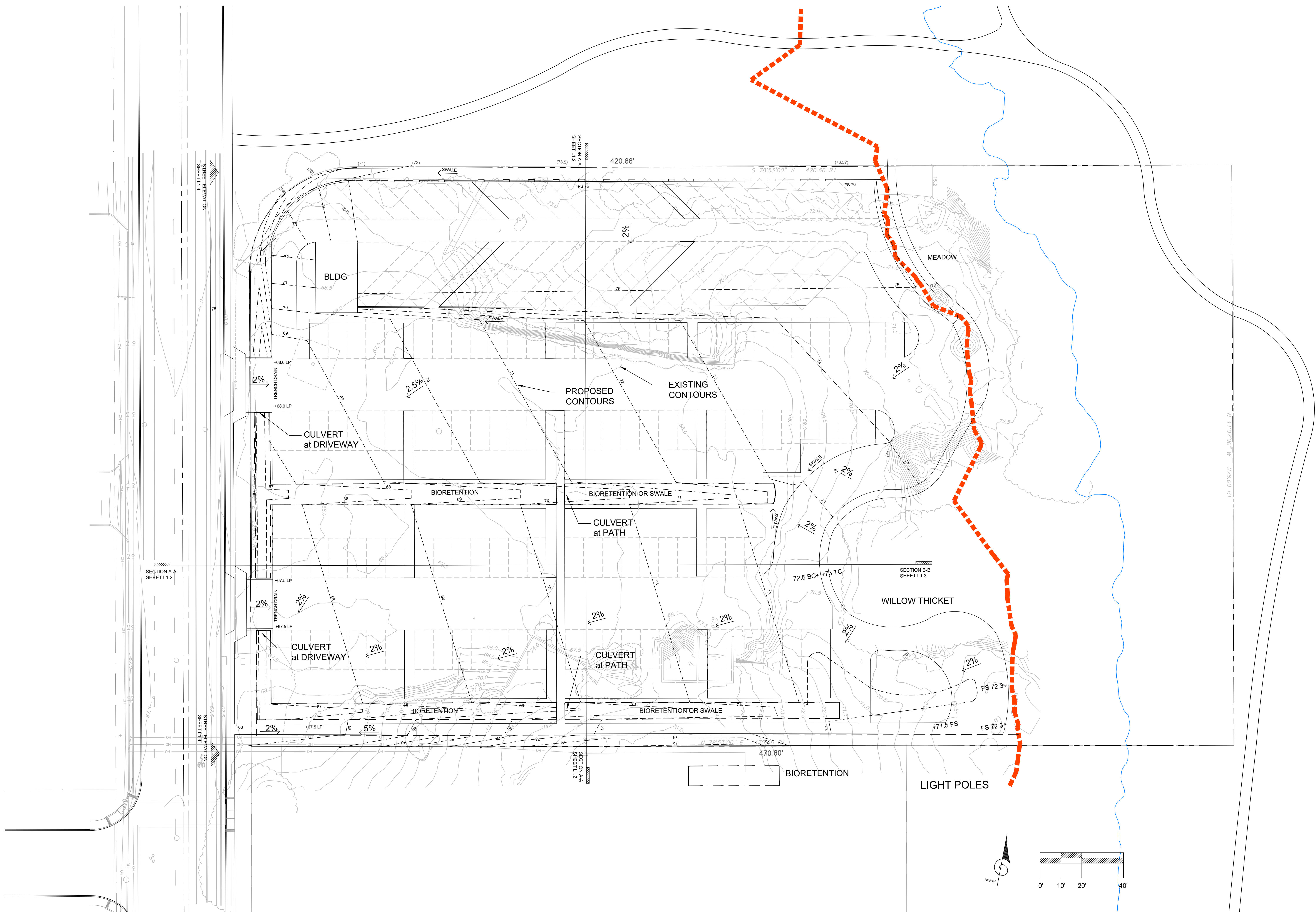
SECTION

ELEVATION

WOOD POSTS, SLATS, SIDE TRIM, & TOP RAILS TO BE CEDAR  
 -STAINED WITH SEMI SOLID COLOR  
 -MEDIUM GREY COLOR

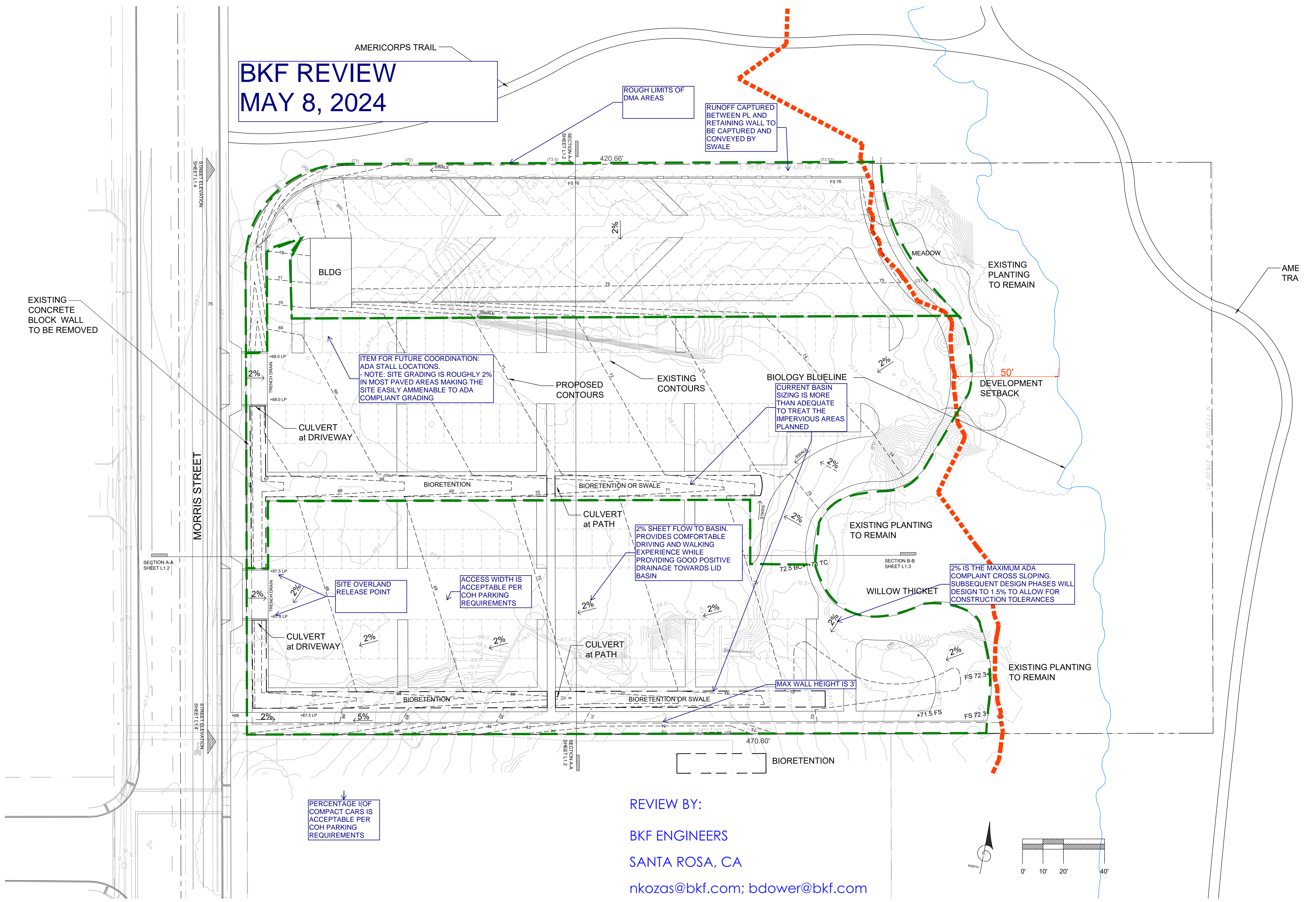
LOW WOOD FENCING AT STREET SLIDING GATES SIMILAR







**BKF REVIEW  
MAY 8, 2024**



REVIEW BY:  
**BKF ENGINEERS**  
SANTA ROSA, CA  
nkozas@bkf.com; bdower@bkf.com





SIDE SETBACK

ROLLING GATE

PERIMETER FENCE

ROLLING GATE

LOW FENCE AT STREET

SIDE SETBACK

AMERICORPS TRAIL

SECTION A-A  
SHEET L1.4

MORRIS STREET

SECTION A-A  
SHEET L1.2

CROSSWALK

SECTION A-A  
SHEET L1.1

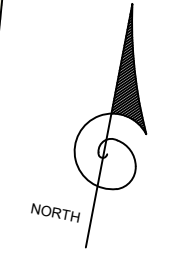
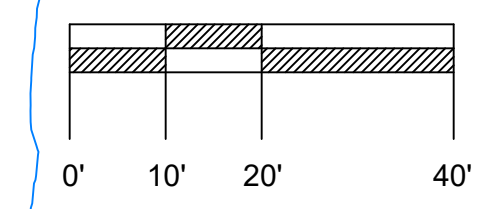
TOTAL CARS (40% COMPACT)	242
SELF PARK	81
EVENT VALET HOTEL	77
VALET (54) SELF/VALET (30)	84

NOTE: WHEN SELF-PARK SPACES ARE IN OPERATION, ANY VALET SPACES BEHIND SHALL BE BLOCKED BY RED CONES.

ASPHALT PAVING	BIORETENTION
CONCRETE PAVING	PLANTING
	BIORETENTION PLANTING

PLANTING	BIORETENTION PLANTING
----------	-----------------------

- ⊙ LIGHT POLES
- ⊕ ELECTRICAL VEHICLE CHARGING STATION 18 TOTAL
- ||| BIKE RACKS- 20 BIKE SPACES
- ▭ BENCHES



### BATCH PLANT PARKING LOT

385 MORRIS STREET SEBASTOPOL CA 95472  
APN 004-011-017 & 020

### CONCEPTUAL LANDSCAPE PLAN

PLOT DATE: 05-08-2024

L3.0

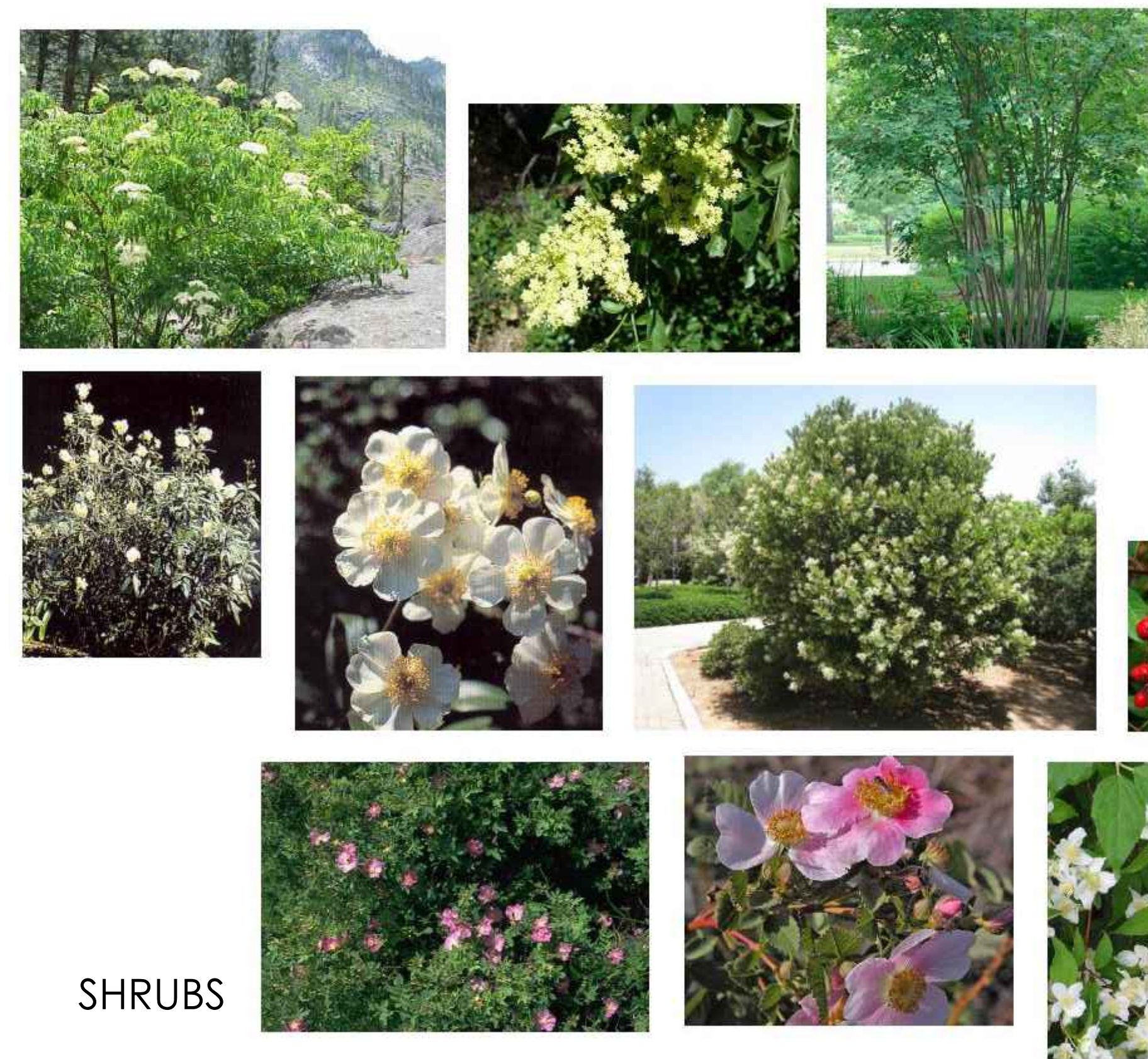




TREES

PLANT LIST

CODE	BOTANICAL NAME	COMMON NAME	SIZE	D	E	N	Dr	GENERAL DESCRIPTION
<b>TREE LEGEND</b>								
ACE CIR	ACER CIRCINATUM	VINE MAPLE	15 GAL	D	N	M		DEC 5-35H CRG/RED FALL CLR SHADE RIPARIAN HIGH & BIORETENTION
ACE MAC	ACER MACROPHYLLUM	BIG LEAF MAPLE	15 GAL		N			DEC 50-80H 25-50W YL FALL CLR RIPARIAN
AES CAL	AESOUUS CALIFORNICA	CALIFORNIA BUCKEYE	15 GAL	D	N	Dr	VL	DEC 15-4H 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 & BIORETENTION
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 8-50H 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 & BIORETENTION
<b>SHRUB &amp; PERENNIAL</b>								
AME ALN	AMELANCHIER ALNIFOLIA	WESTERN SERVICEBERRY	5 GAL	E	N	L		DEC 10H 0W TO THICKETS LIGHT GREEN WHT FLRS RED-YLW FALL EDIBLE BLUEBERRIES MED-CNL BARK WOOD USED FOR ARROWS TOOLS SHELTERS PROPAGATE BY SEEDS HEGE-WINDBREAK BIORETENTION HIGH & LOW ZONES
ELY TRI	ELYMUS TRICICOIDES	CREeping WILD RYE				N	Dr	L
HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	D	N	Dr	L	B
HOL DIS	HOLODISCUS DISCOLOR	CREAM BUSH	5 GAL	D		Dr	L	
JUN PAT	JUNCUS PATENS	WIPE GRASS	1 GAL	D	N	Dr	L	
PHI LEW	PHILADELPHUS LEWISII	MOCK ORANGE	5 GAL		N	Dr	M	
RHA CAL	RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL	N		L		
RIB AUR	RIBES AUREUM	GOLDEN CURRANT	5 GAL	D	N	Dr	L	
ROS CAL	ROSA CALIFORNICA	CALIFORNIA ROSE	1 GAL		N	Dr	L	
SAM MEX	SAMBUCUS CAERULEA N. MEXICANA	BLUE ELDERBERRY	5 GAL	E	N	Dr	L	

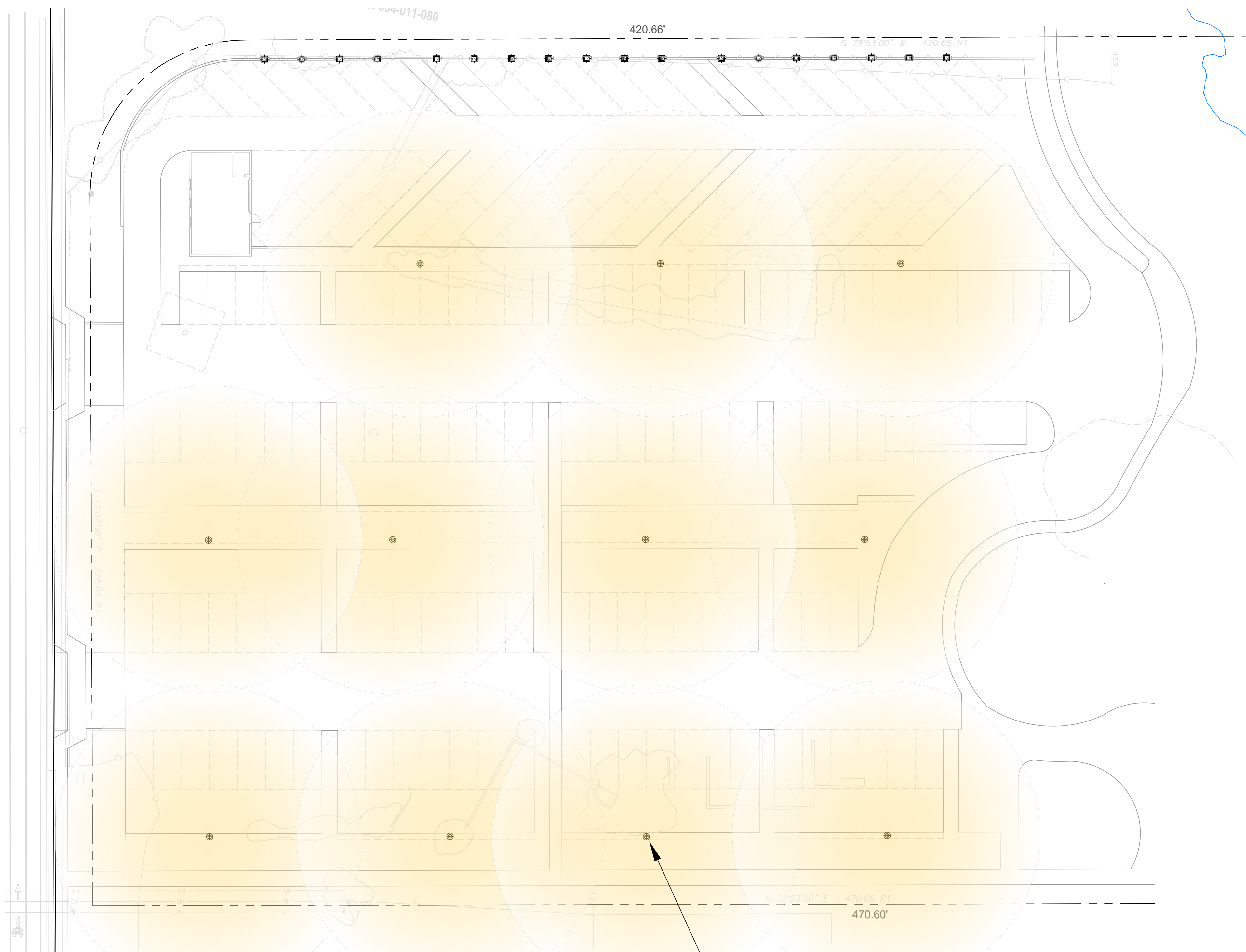


SHRUBS



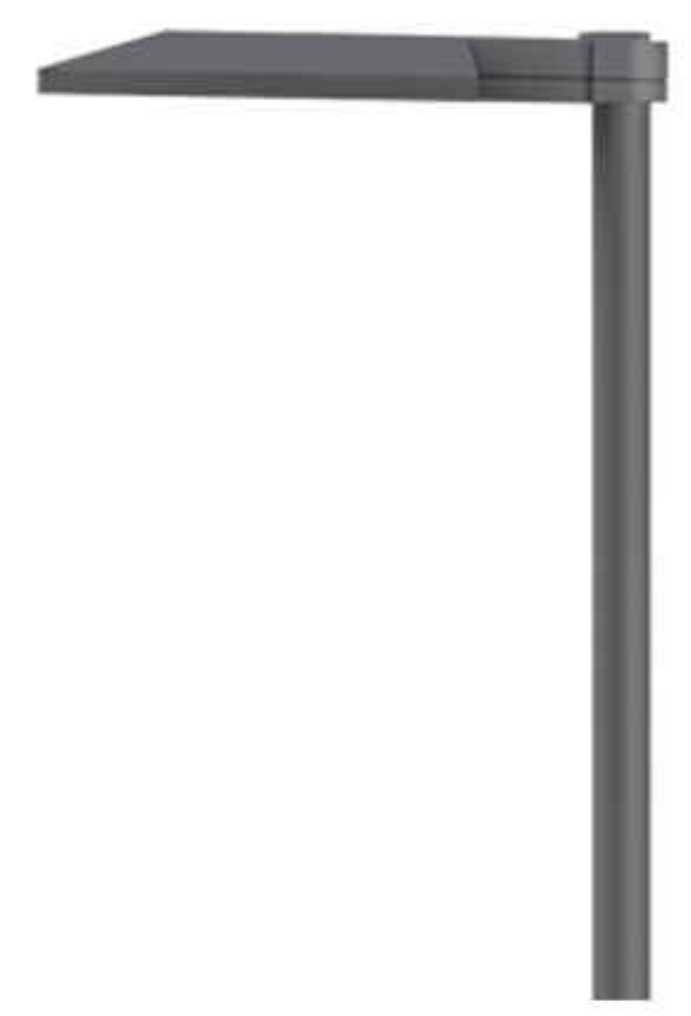
PERENNIALS





LIGHT POLES

NOTE:  
 PHOTOMETRIC PLAN TO FOLLOW  
 - FIXTURE LAYOUT MAY BE ADJUSTED PER PHOTOMETRIC REVIEW



WE-EF LIGHT POLE



- E-EF LUMINAIRES = CONSIDER THE NIGHT ENVIRONMENT + INUNDATED SITES
- WE-EF LIGHTING
- POLE LIGHT-PFL540 LED -

IP66, Class I, IK08, Marine-grade, die-cast aluminum alloy, 5CE superior corrosion protection including PCS hardware, Silicone CCG® Controlled Compression Gasket, RFC® Reflection Free Contour main lens, CAD-optimized optics for superior illumination and glare control, Integral driver in thermally separated compartment, OLC® One LED Concept, Factory-installed LED circuit board, 0-10V Dimming comes standard with luminaire. The luminaire is factory-sealed, factory-wired and supplied with 33' of black, three conductor, flexible SEOW cord for power connection at pole-base hand hole.

WE-EF has a consistent focus on sustainability – from luminaires that are designed to last and environmentally-friendly production to the ultimate recycling as the majority of the materials used are recyclable. However, it is during their use that the luminaires have the greatest impact on the environment, due to the power they consume over the years and the way that light has a direct impact on people and nature. It is here that a paradigm shift is needed – greater awareness of the way that light is used at night.

WE-EF balances the non-visual, biological effects of light on humans as well as the impact on the natural environment, animals and plants, and the night sky.

WE-EF certified luminaires comply with Dark Sky. The luminaires are specifically designed to prevent user and installation errors such as incorrect alignment or orientation. Precision and minimizing stray light is a focus of the lighting.

The lighting luminaires enable light to be projected precisely and without stray light for impressive light effects, with a minimal impact on the environment.



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 405 East D Street Suite H  
 Petaluma, California 94952  
 (707) 686-2967  
 sr@zandscape.com

KENYON WEBSTER  
 K. Webster Planning Services  
 Kenyonw22@gmail.com

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

## BATCH PLANT PARKING LOT

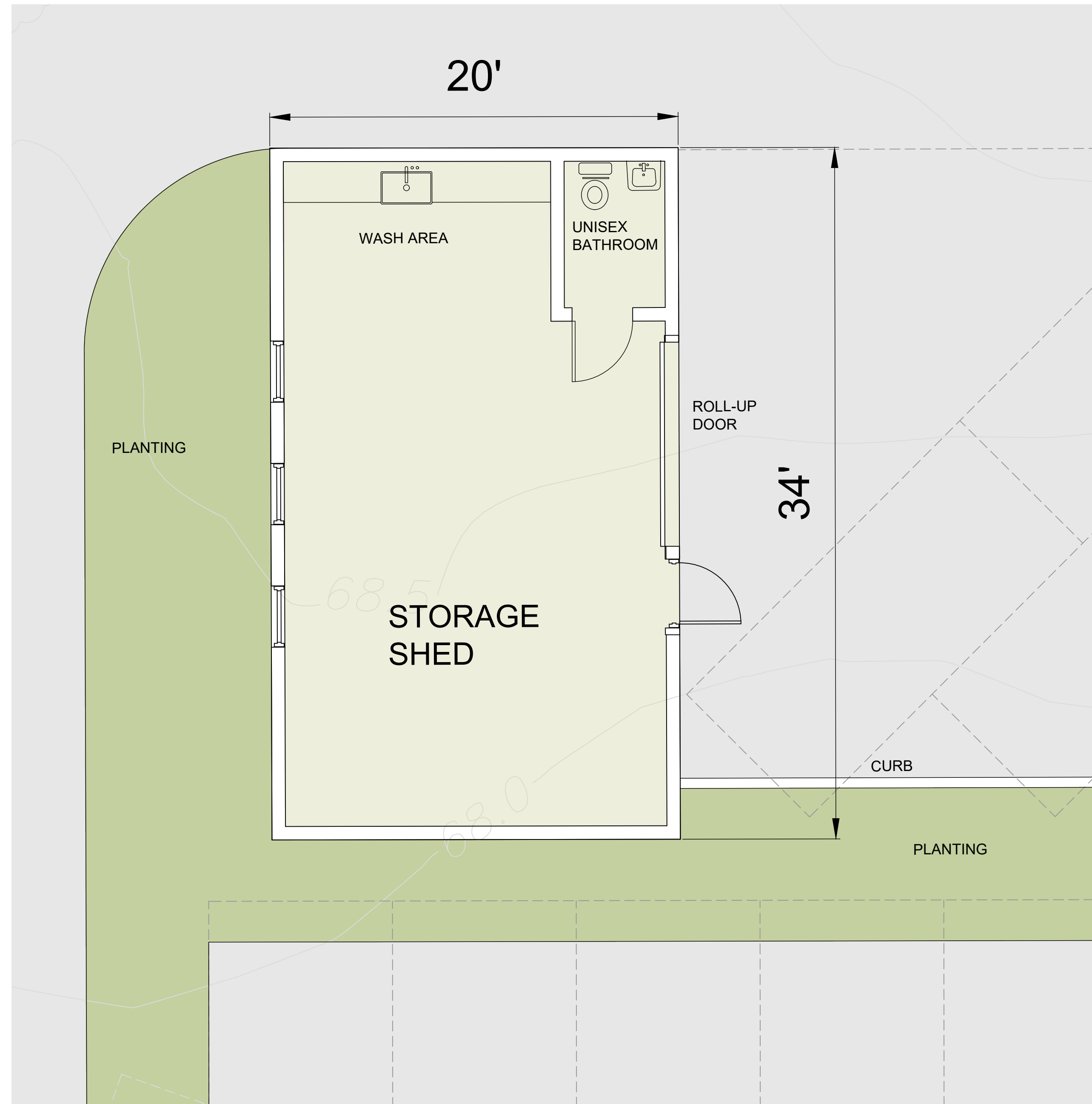
385 MORRIS STREET SEBASTOPOL CA 95472  
 APN 004-011-017 & 020

## CONCEPTUAL LIGHTING PLAN

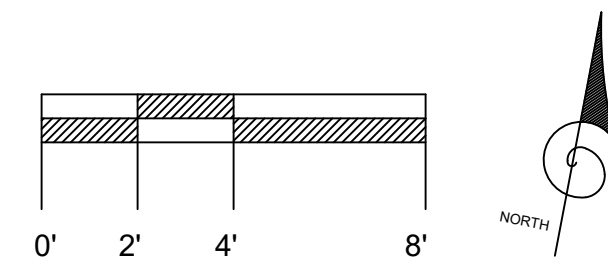
PLOT DATE:  
 05-08-2024

# L4.0





CONCEPTUAL PLAN



NOTE:  
ARCHITECTURAL STYLE AND MATERIALS TO MATCH THE BARLOW