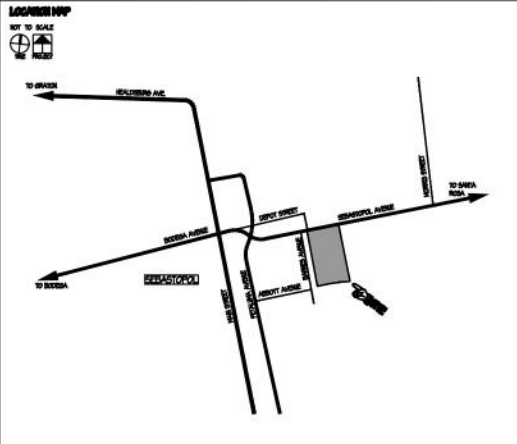


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SHOWN DIMENSIONS
FOR THE REQUEST TO CONSTRUCT AN AUTOMATIC CAR WASH AT 6809 SEBASTOPOL AVENUE, THE CITY COMMISSION APPROVED THE CONDITIONAL USE PERMIT, VARIANCE, TENTATIVE MAP AND MINOR REVENUE DECLARATION (SMA) APPLICATION (COM-25) AT THE HEARING 2, 2023 MEETING.
THIS APPROVAL IS FINAL.

ADDITIONAL APPROVALS
A SECTION 5630 MAP APPLICATION HAS BEEN SUBMITTED IN ACCORDANCE WITH THE PROJECT'S CONDITIONS OF APPROVAL.
DESIGN REVIEW AND TREE REMOVAL APPLICATIONS ARE REQUIRED PRIOR TO SUBMITTING FOR A BUILDING PERMIT.

- PROJECT DATA**
- ZONING DISTRICT**
- L2 - COMMERCIAL CORE
 - USE, EXISTING AND PROPOSED USES**
- EXISTING: ARCHITECTIVE MAINTENANCE & SERVICE
- PROPOSED: EXISTING USE TO REMAIN ACCORDING AN AUTOMATIC CAR WASH
 - LOT SIZE, LOT SIZE, IF THE LOT SIZE IS PROPOSED TO CHANGE IDENTIFY THE EXISTING AND PROPOSED**
- EXISTING LOT SIZE: 6079 SQ. FT.
- PROPOSED: SECTION CREATES (3) PARCELS
LOT 1: 2496 SQ. FT. EXISTING (GUESTCHER AND SHOP)
LOT 2: 3979 SQ. FT. EXISTING (EXPRESS LANE)
LOT 3: 2604 SQ. FT. PROPOSED CAR WASH
 - LOT COVERAGE, EXISTING, PROPOSED, MAXIMUM ALLOWED**
- EXISTING: UNDEVELOPED PARCEL
- PROPOSED: 75% FOR CAR WASH BUILDING
30% FOR CAR WASH BUILDING & VAGIM STATION SHADE STRUCTURES
 - MAX. ALLOWED: NOT APPLICABLE**
- NUMBER OF UNITS PROVIDE THE EXISTING AND PROPOSED NUMBER OF RESIDENTIAL UNITS (IF APPLICABLE).
- NOT APPLICABLE - NO RESIDENTIAL USE
 - BUILDING FLOOR AREA, EXISTING AND PROPOSED (TOTAL SQ. FT., FLOOR SQ. FT., FLOOR AND GARAGE SQ. FT.)**
- LOT 1 (EXISTING GUESTCHER SERVICE & SHOP): 8700 SQ. FT.
- LOT 2 EXISTING EXPRESS LANE: 1400 SQ. FT.
- LOT 3 PROPOSED CAR WASH: 4300 SQ. FT. TOTAL
- 1440 SQ. FT. FIRST FLOOR
- 1440 SQ. FT. SECOND FLOOR
 - FLOOR AREA RATIO (FAR) FOR PROJECTS IN INDUSTRIAL AND COMMERCIAL ZONES, PROVIDE EXISTING, PROPOSED, AND MAXIMUM ALLOWED**
- EXISTING FAR FOR AREA OF NEW LOT 3: 0.01 FOR CAR WASH BUILDING
0.52 FOR CAR WASH BUILDING & VAGIM STATION SHADE STRUCTURES
1.0 MAX. 1.25 MAX.
 - PARKING SPACES, EXISTING, PROPOSED, AND REQUIRED**
- SEE PARKING TABULATION THIS SHEET
 - HEIGHT, EXISTING, PROPOSED, AND MAXIMUM ALLOWED**
- EXISTING: UNDEVELOPED PARCEL
- PROPOSED: 37'-0" MAX. ALLOWED: 40 FT.
 - SETBACKS, EXISTING, PROPOSED, AND REQUIRED SETBACKS**
- EXISTING: UNDEVELOPED PARCEL
- PROPOSED:
FRONT: 20'-0"
REAR: 5'-0"
SIDE (EAST): 8'-0"
SIDE (WEST): 10'-0"
FRONT: 0'-0"
REAR: 0'-0"
SIDE: 0'-0"
- MIN. REQUIRED: 0'-0"
 - LANDSCAPING, EXISTING, PROPOSED, AND REQUIRED LANDSCAPING**
- SEE LANDSCAPE PLAN SHEET L-1
 - TREES: NUMBER OF TREES PROPOSED FOR REMOVAL AND TO BE PLANTED (REGULATED TREES WILL REQUIRE A TREE REMOVAL PERMIT)**
- TREES TO BE REMOVED: (0)
- TREES TO BE PLANTED: (8)
NOTE: THESE TOTALS ARE FOR LOTS 1, 2 & 3 COMBINED. ALL THREE LOTS WILL BE RE-LANDSCAPED AS PART OF THIS PROJECT.
 - GRAVING: PROPOSED GRADING IN CIRCULAR YARDS FOR FILL, IMPROVE, AND OFF-HALL**
- NOTE: ALL THESE CALCULATIONS ARE PRELIMINARY AND ESTIMATED - THE GRADING PLAN WILL NOT BE FINALIZED UNTIL THE CONSTRUCTION DOCUMENT PHASE.
- CUT:
SAND OIL SEPARATOR & PIPING: 00 CIRC. YARDS
UTILITIES JOINT TRENCH: 80 CIRC. YARDS
TREETOPS: 30 CIRC. YARDS
MANSARD TRENCH: 44 CIRC. YARDS
CANOPY FOOTINGS: 38 CIRC. YARDS
TOTAL CUT: 31 CIRC. YARDS
- FILL:
REUSE CUT MATERIAL ON SITE: 51 CIRC. YARDS
SPECIFIC SPECIAL UTILITY TRENCH BACKFILL: 80 CIRC. YARDS
- IMPROVE:
OFF-HALL: 0 CIRC. YARDS

PARKING CALCULATION - LOT 1 - EXISTING ARCHITECTURE SERVICE BUILDING

PER THE ZONING ORDINANCE, REQUIRED PARKING FOR THE CENTRAL CORE ZONE (CCZ)
ONE (1) SPACE PER 500 SQUARE FEET OF NET BUILDING AREA.
NET FLOOR AREA SHALL BE THE EXTERIOR GROSS FLOOR AREA OF THE BUILDING MINUS 5 PERCENT OF THE TOTAL AREA.

EXISTING BUILDING GROSS AREA	6700 SQUARE FEET
EXISTING BUILDING NET AREA	6700 SQUARE FEET (0.85) = 5695 SQUARE FEET
PARKING REQUIRED	5695 SQUARE FEET / 500 SQUARE FEET PER SPACE = 11.4 SPACES REQUIRED
PARKING PROVIDED	4 SPACES IN THE SHOP WORKBAYS + (2) SURFACE + (5) SPACES PROVIDED
BICYCLE PARKING + 20% OF VEHICLE PARKING REQUIREMENT	1 SPACES (0.20) + 2 BICYCLE SPACES REQUIRED
BICYCLE PARKING PROVIDED	2 SPACES

PARKING CALCULATION - LOT 2 - EXISTING EXPRESS LANE BUILDING

PER THE ZONING ORDINANCE, REQUIRED PARKING FOR THE CENTRAL CORE ZONE (CCZ)
ONE (1) SPACE PER 500 SQUARE FEET OF NET BUILDING AREA.
NET FLOOR AREA SHALL BE THE EXTERIOR GROSS FLOOR AREA OF THE BUILDING MINUS 5 PERCENT OF THE TOTAL AREA.

EXISTING BUILDING GROSS AREA	1400 SQUARE FEET
EXISTING BUILDING NET AREA	1400 SQUARE FEET (0.85) = 1190 SQUARE FEET
PARKING REQUIRED	1190 SQUARE FEET / 500 SQUARE FEET PER SPACE = 2.4 SPACES REQUIRED
PARKING PROVIDED	2 SPACES IN THE EXPRESS LANE WORKBAYS + (1) SURFACE + (0) SPACES PROVIDED
BICYCLE PARKING + 20% OF VEHICLE PARKING REQUIREMENT	2 SPACES (0.20) + 0 BICYCLE SPACES REQUIRED
BICYCLE PARKING PROVIDED	0 SPACES

PARKING CALCULATION - LOT 3 - PROPOSED CAR WASH

PER THE ZONING ORDINANCE, REQUIRED PARKING FOR AN AUTOMATIC CAR WASH FACILITY:
SPACES EQUAL TO (A) TIMES THE CAPACITY OF THE WASHING FACILITY ARRANGED TO PROVIDE BOTH WAITING AND DRYOFF/CLEANUP AREAS.

PROPOSED AUTOMATIC CAR WASH CAPACITY	2 CARS
REQUIRED SPACES DEDICATED TO THE CAR WASH, ARRANGED TO PROVIDE BOTH WAITING AND DRYOFF/CLEANUP AREAS	2 CARS (A) + (2) SPACES REQUIRED
PROPOSED CAR WASH PARKING PROVIDED	
PROPOSED VAGIM STATION / CLEANUP / EMPLOYEE SPACES	11 SPACES
PROPOSED CAR WASH GUESTCHER STAGING SPACES	14 SPACES
TOTAL PROPOSED CAR WASH PARKING PROVIDED	11 + 14 = 25 SPACES
BICYCLE PARKING + 20% OF VEHICLE PARKING REQUIREMENT	(2) SPACES (0.20) + 2 BICYCLE SPACES REQUIRED
BICYCLE PARKING PROVIDED	2 SPACES
ELECTRIC VEHICLE PARKING + 20% OF VEHICLE PARKING REQUIREMENT	(2) SPACES (0.20) + 2 ELECTRIC VEHICLE SPACES REQUIRED
ELECTRIC VEHICLE PARKING PROVIDED (VIA AN ACCESS ELEMENT)	2 SPACES

PROJECT SPONSOR

OWNER MARK REESE 8809 SEBASTOPOL AVENUE SEBASTOPOL, CA 95412 707-531-0583	ARCHITECT PATRICK SLAYTER ARCHITECT P.O. BOX 94 SEBASTOPOL, CA 95415 707-531-4910
CAR WASH EQUIPMENT TAMEL VISION 83 BLAIR 140 FILTON ROAD SANTA ROSA, CA 95405 916-452-1250	CIVIL ENGINEER ADORE ASSOCIATES 2342 RICE PROJECT MANAGER 1220 NORTH DUTTON AVENUE SANTA ROSA, CA 95401 707-546-2500
MEP ENGINEER PRO ENGINEERING / CONSULTING INC. 2122 LAKER AVENUE WEST ROOMS CARLSBAD, CA 92008 858-240-4960	STRUCTURAL ENGINEER DAVE GORDEN ENGINEERING P.O. BOX 530 SEASIDE, CA 92083 941-911-4901
LANDSCAPE DESIGNER GARDENS OF SEASIDE POST OFFICE BOX 2541 SEBASTOPOL, CA 95415 707-531-0478	

- SHEET INDEX**
- A001 PROJECT INFORMATION, VICINITY MAP
 - A002 MATERIALS, COLORS, EXTERIOR LIGHTING
 - A005 3D MODELING
 - A010 DEMOLITION PLAN
 - A020 SITE PLAN
 - A030 FIRST FLOOR PLAN
 - A040 SECOND FLOOR PLAN
 - A050 ROOF PLAN
 - A060 WEST ELEVATION, SOUTH ELEVATION
 - A070 EAST ELEVATION, NORTH ELEVATION
 - A080 STREETSCAPE ELEVATIONS
 - A090 SECTION A, SECTION B, SECTION C, SECTION D
 - A100 SECTION E, SECTION F
 - A025 SITE SECTION SA, SITE SECTION SB
 - A400 VAGIM STATION DETAILS
 - A102 MONUMENT SIGN
 - L1 LANDSCAPE PLAN
 - G1 SURVEY
 - C2 PRELIMINARY GRADING PLAN

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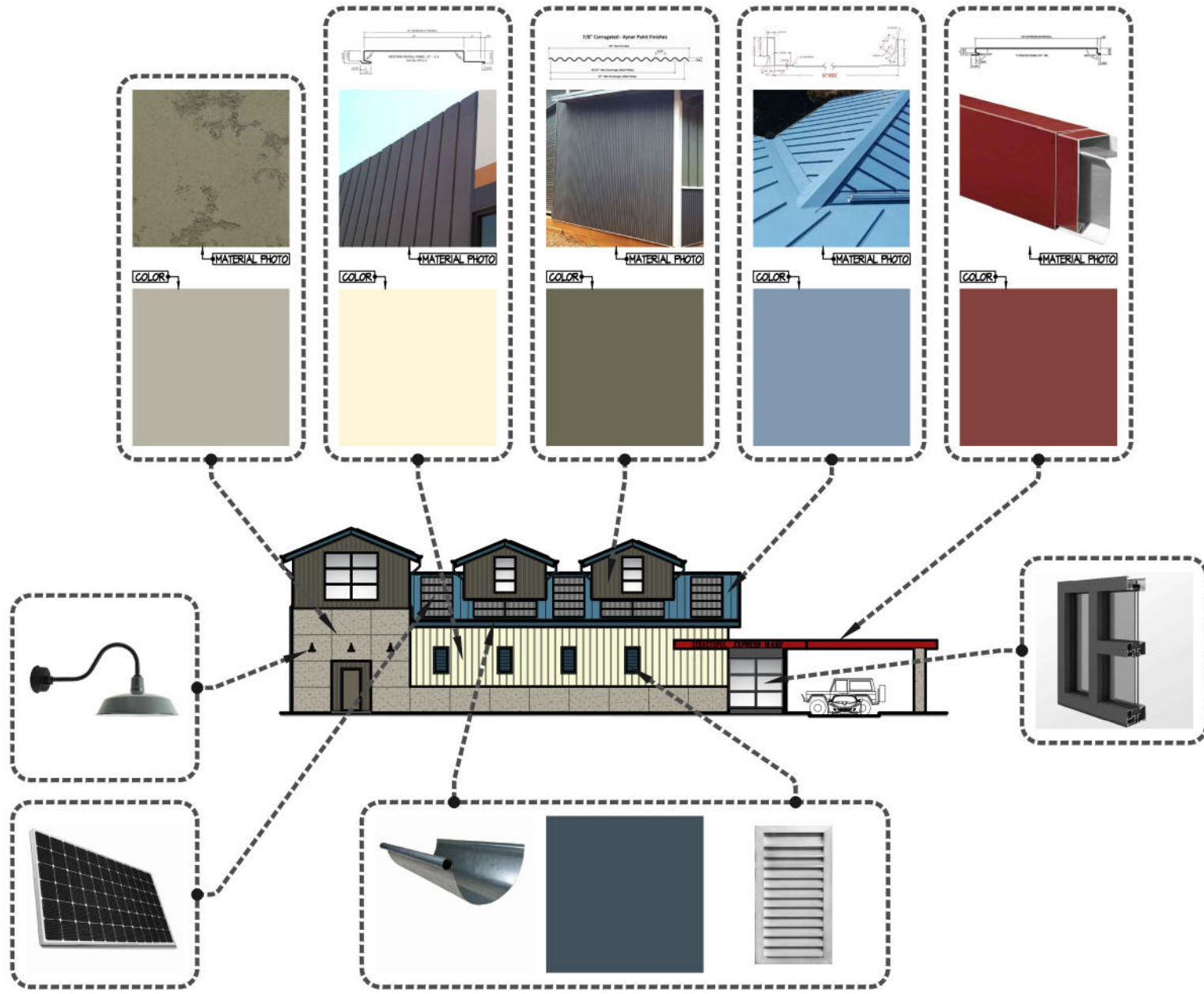
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6809 SEBASTOPOL AVENUE
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PROPOSED NEW CARWASH FACILITY

PROJECT NUMBER: 17-02
SUBPROJECT: 2023
SHEET NUMBER:

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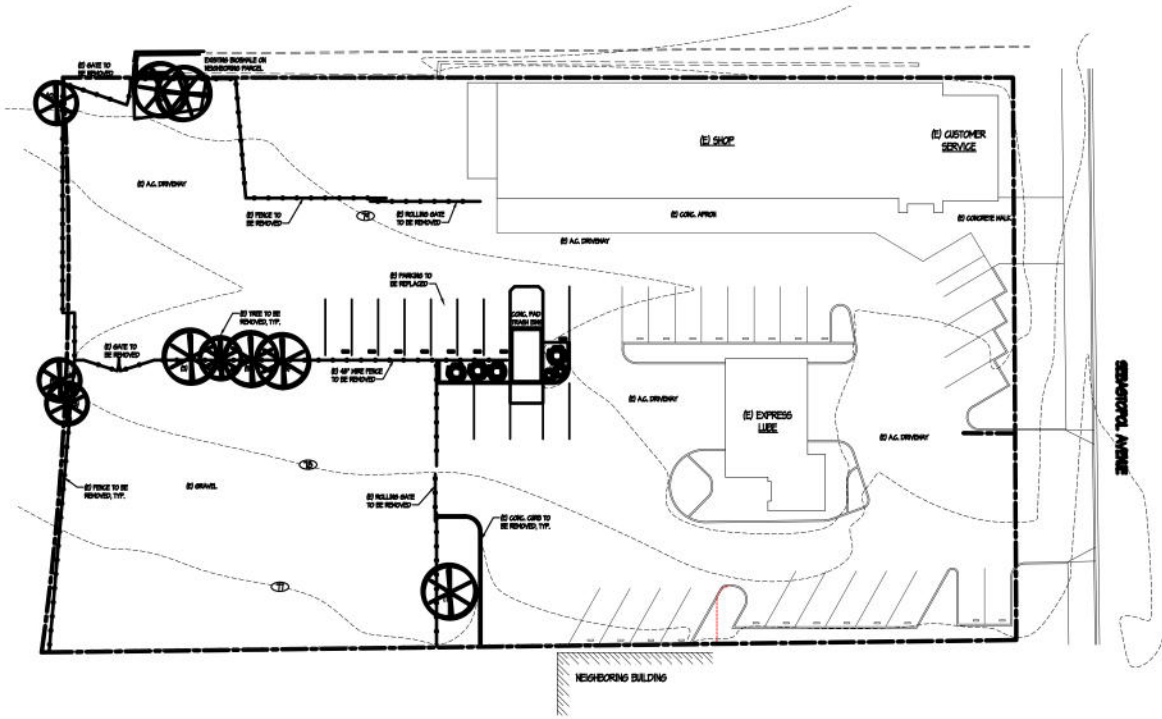
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CONSTRUCTION SITE PLAN
 SCALE IN FEET
 0 10 20 30 40 50 60 70 80 90 100

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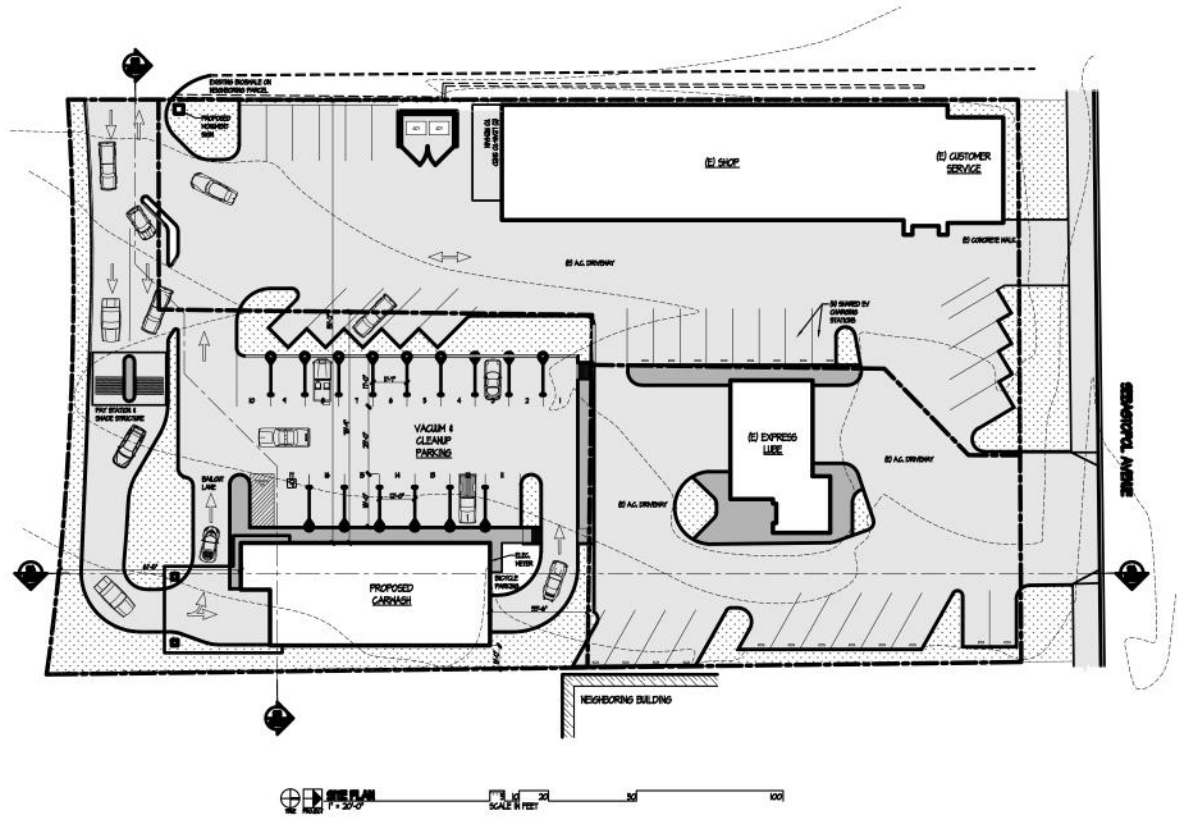
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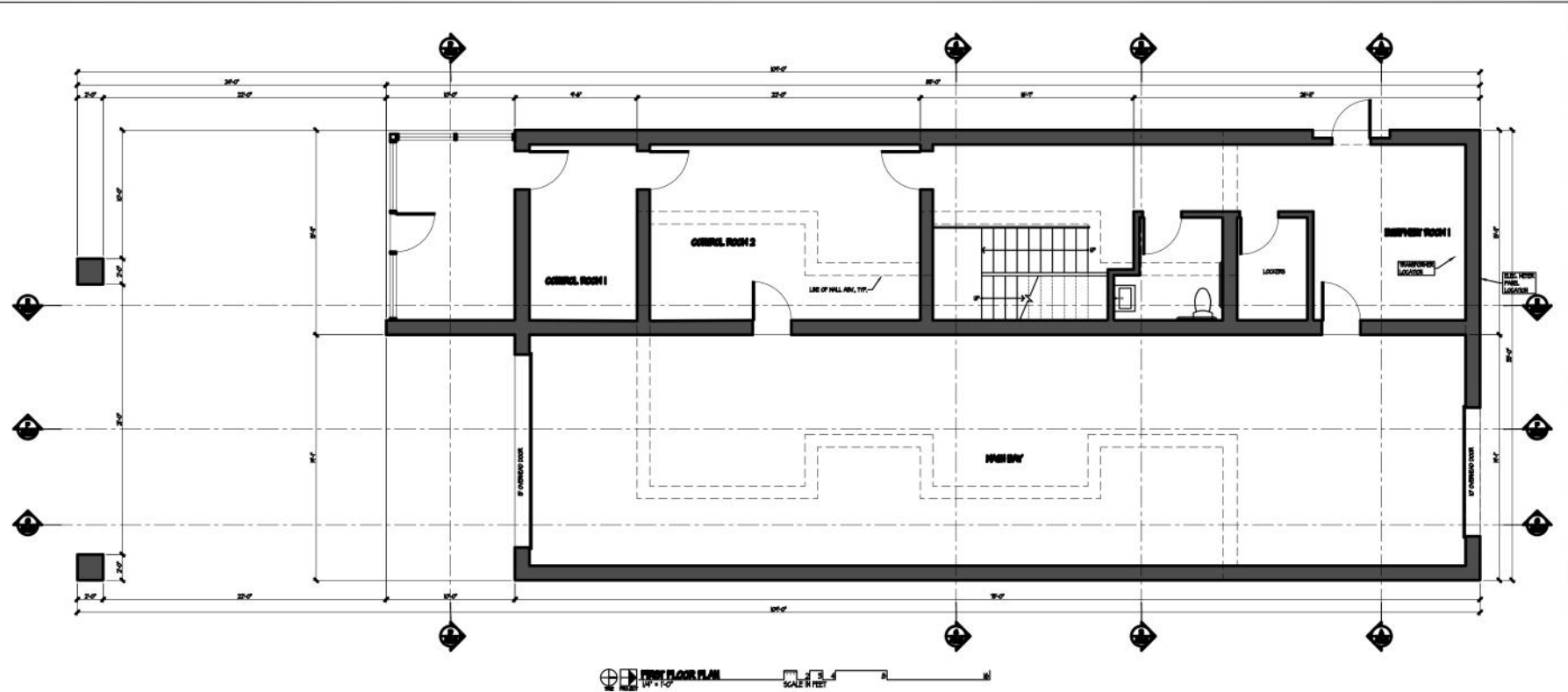
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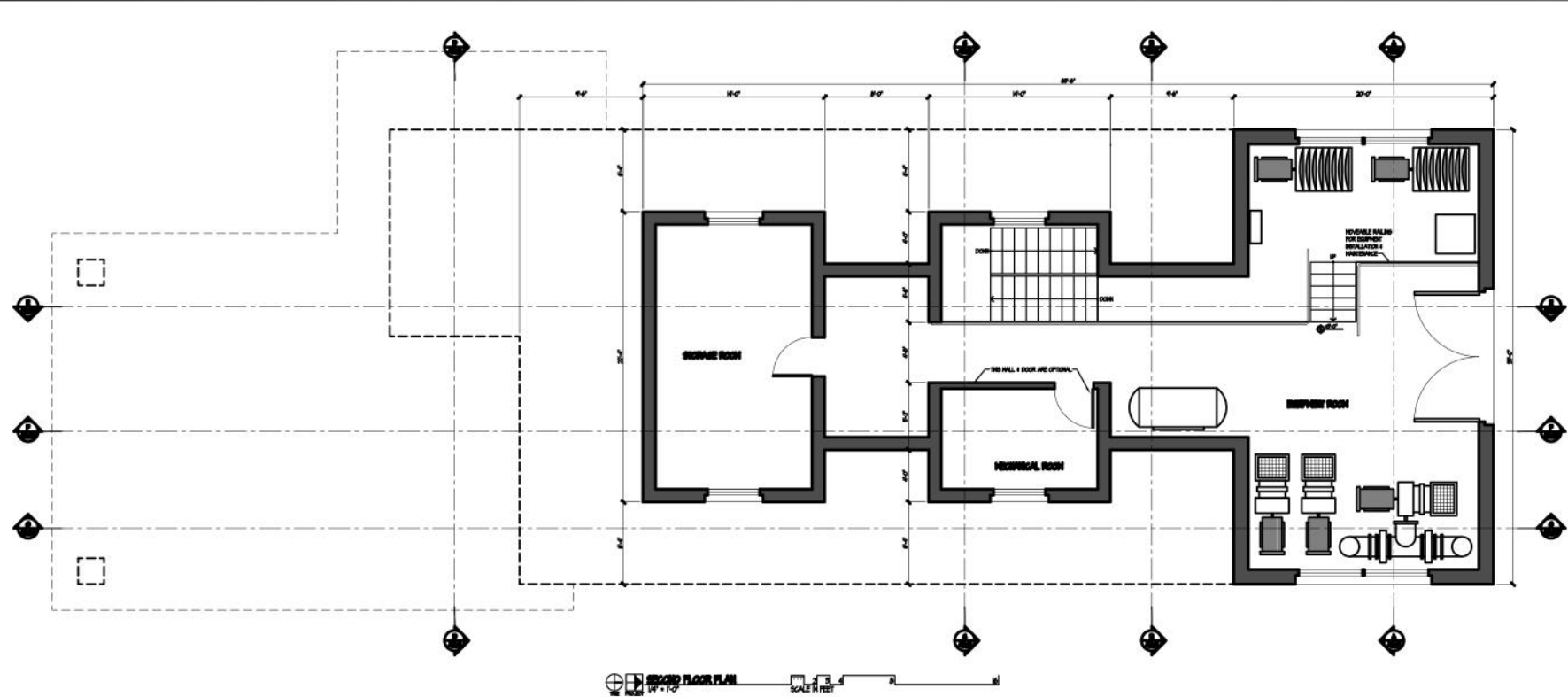
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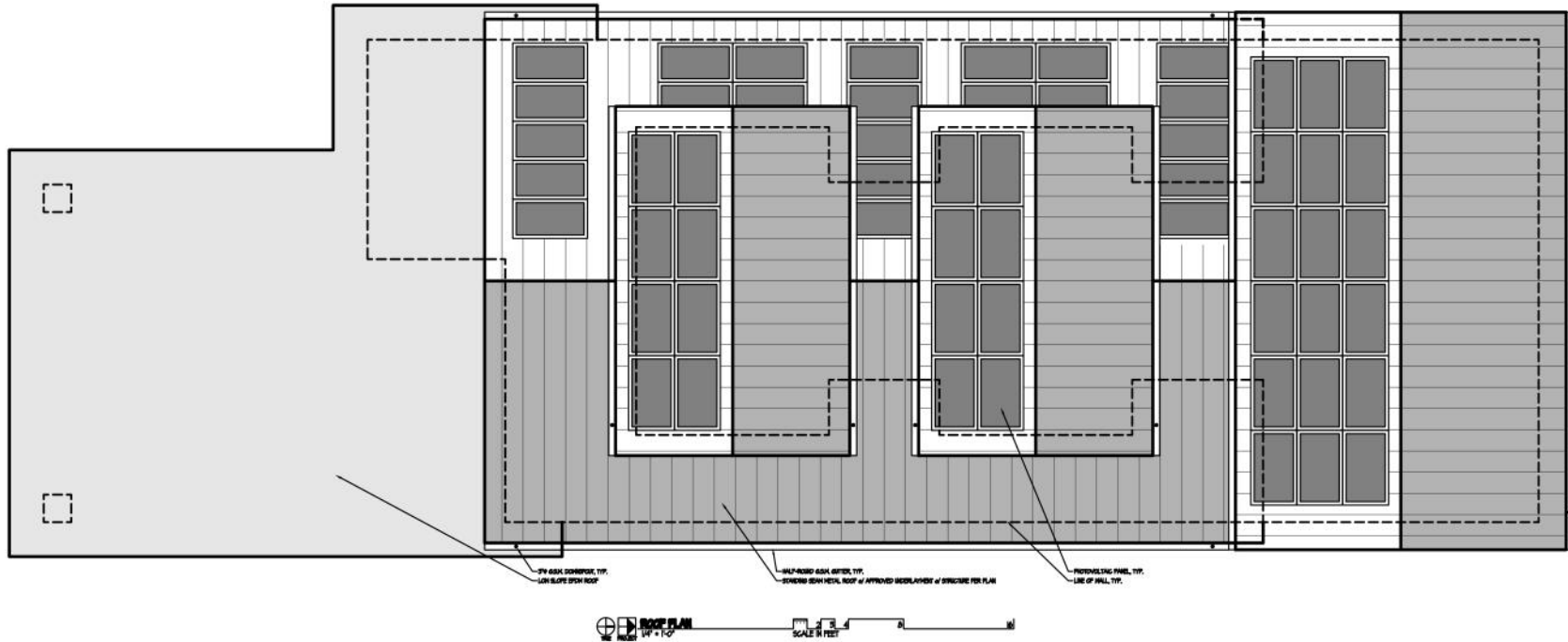
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PV ASH COMPOSITE, TYP.
LOW SLOPE SPAN ROOF

HALF-ROUND ASH, GUTTER, TYP.
SHEDDING DOWN METAL ROOF w/ APPROX. OVERLAP/SHED OF STRUCTURE FOR PLAN

PREINSULATING PANEL, TYP.
LINE OF WALL, TYP.

ROOF PLAN
1/4" = 1'-0"

SCALE IN FEET

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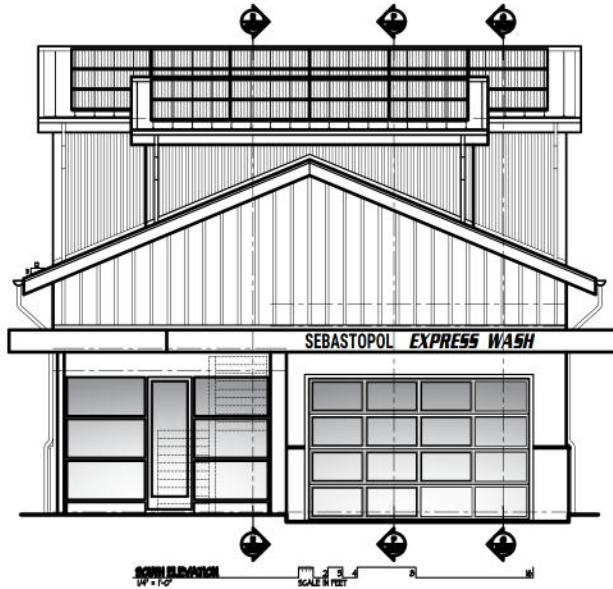
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04/10/2023

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SECTION ELEVATION
1/4" = 1'-0" SCALE 1/8" PER 1" = 1'-0"



SECTION ELEVATION
1/4" = 1'-0" SCALE 1/8" PER 1" = 1'-0"

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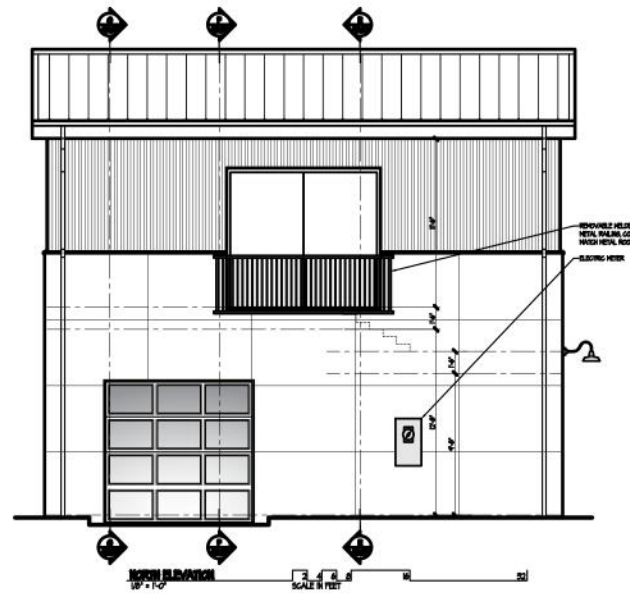
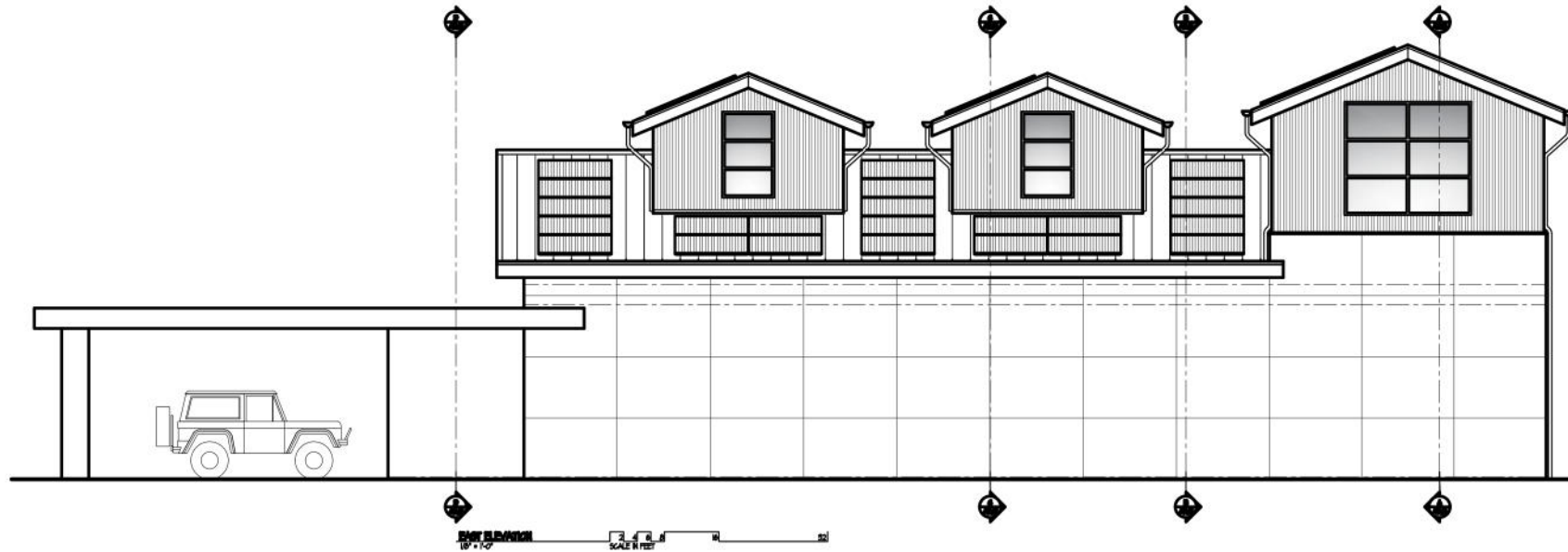
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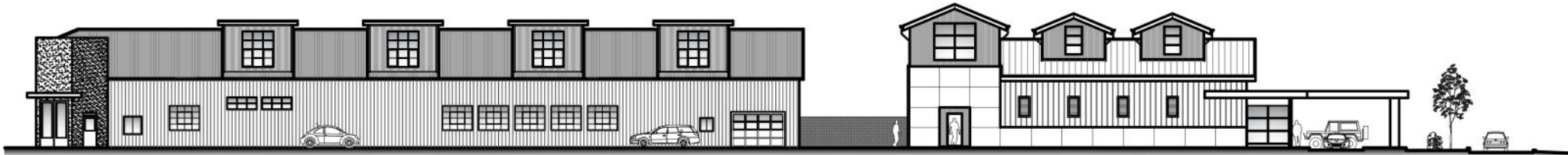
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OF 10 SHEETS

DESIGN REVIEW

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SEBASTOPOL EXPRESS WASH FACILITY ELEVATION VIEW
1" = 10'-0"
SCALE IN FEET



SEBASTOPOL EXPRESS WASH FACILITY ELEVATION VIEW
1" = 10'-0"
SCALE IN FEET



SEBASTOPOL EXPRESS WASH FACILITY ELEVATION VIEW
1" = 10'-0"
SCALE IN FEET

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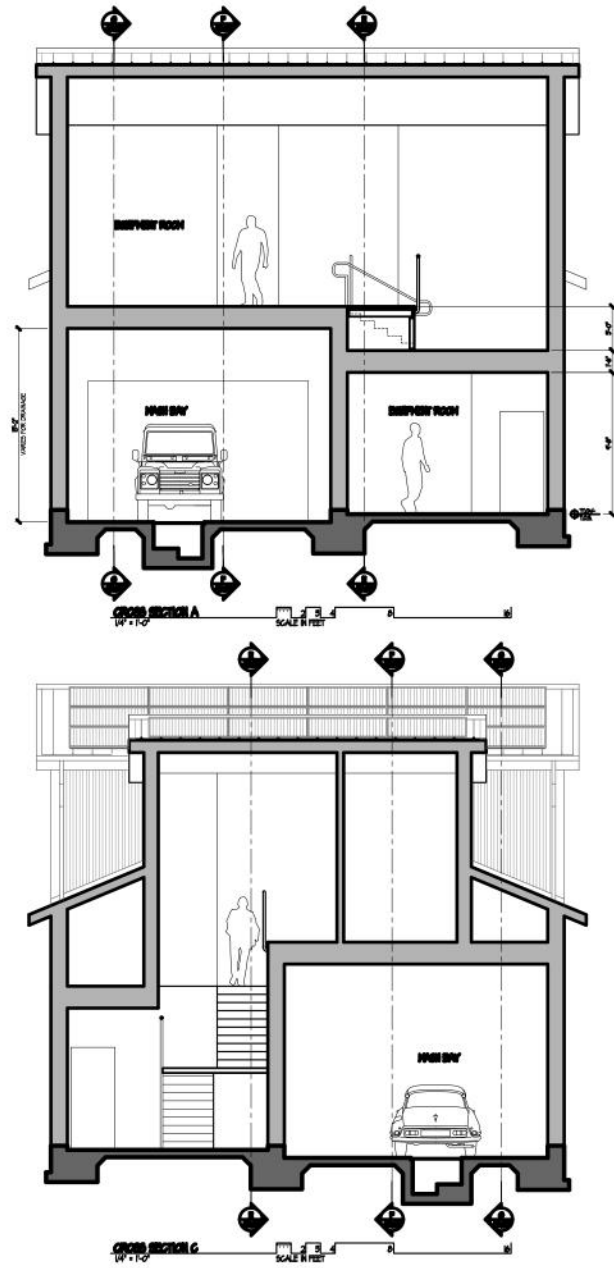
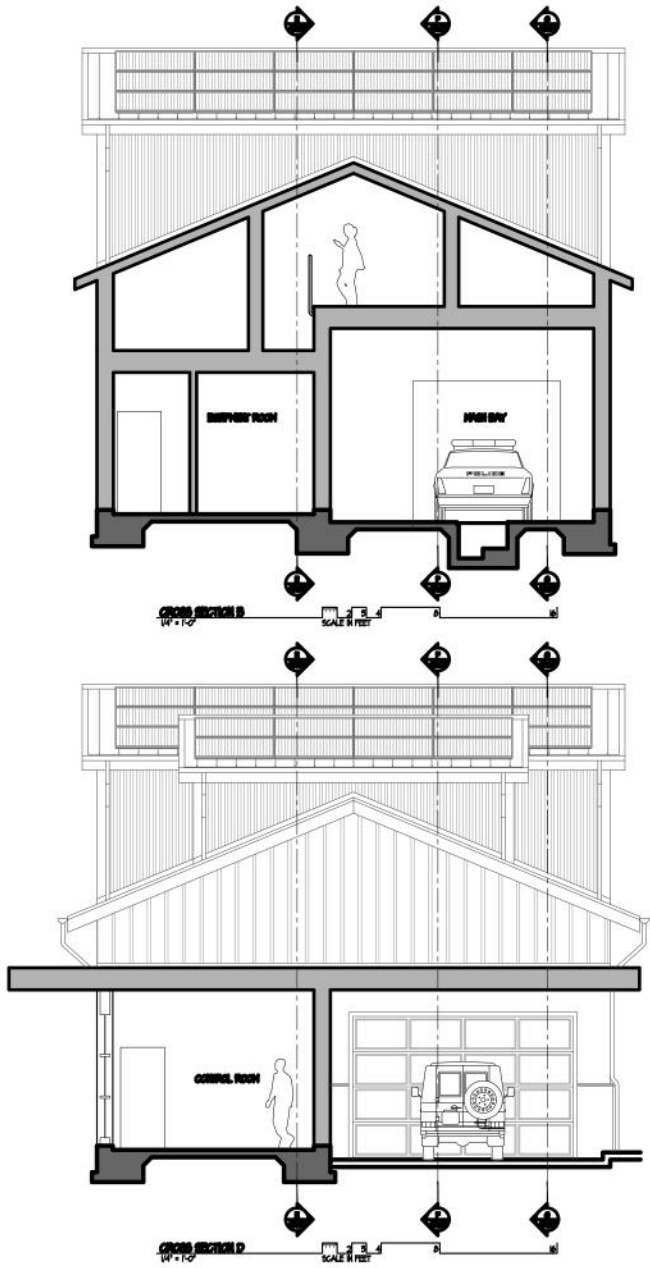
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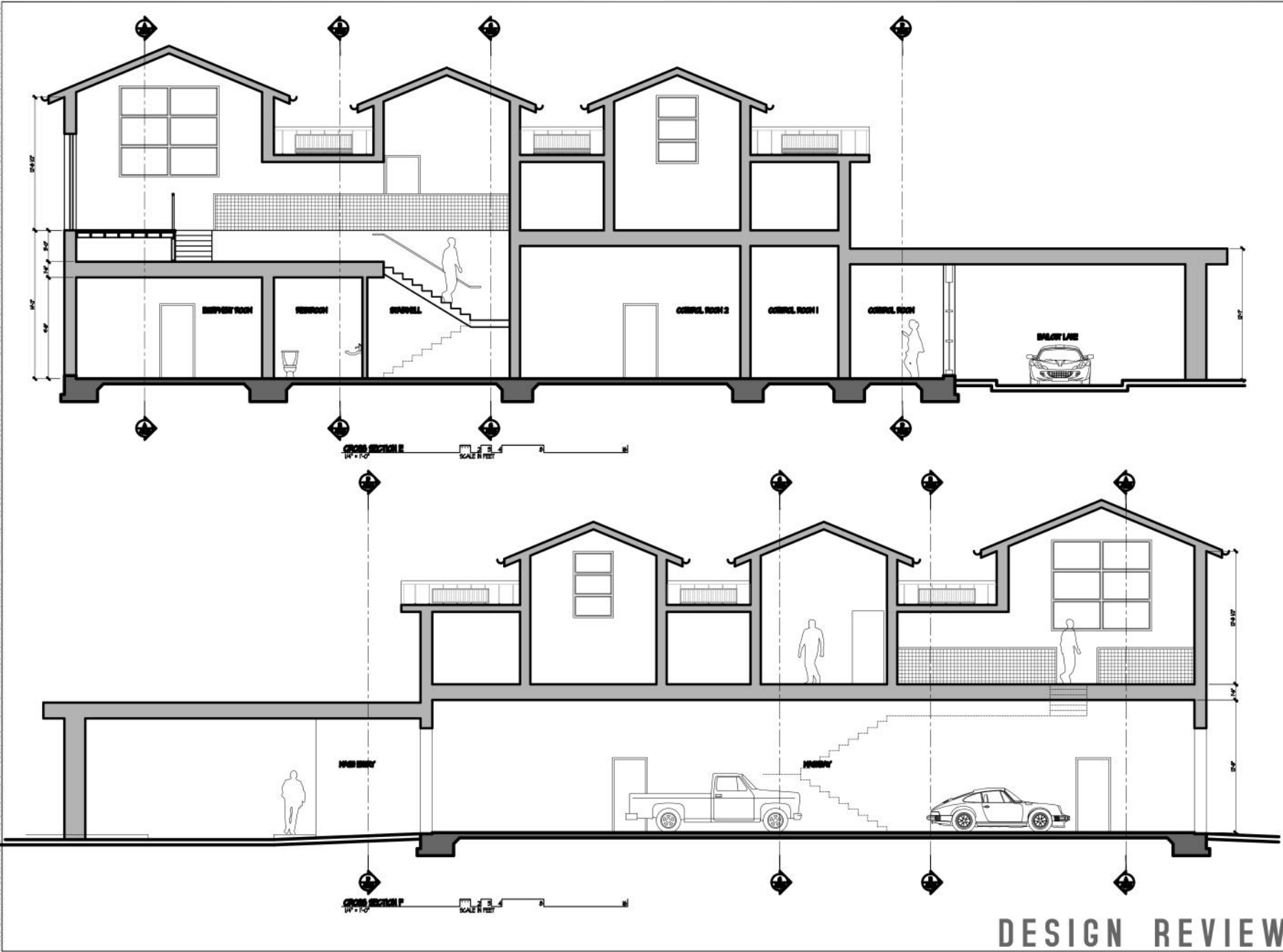
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SEBASTOPOL, CALIFORNIA 95472
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PROJECT NUMBER 17-02
DATE PLOTTED 2021
SHEET NUMBER

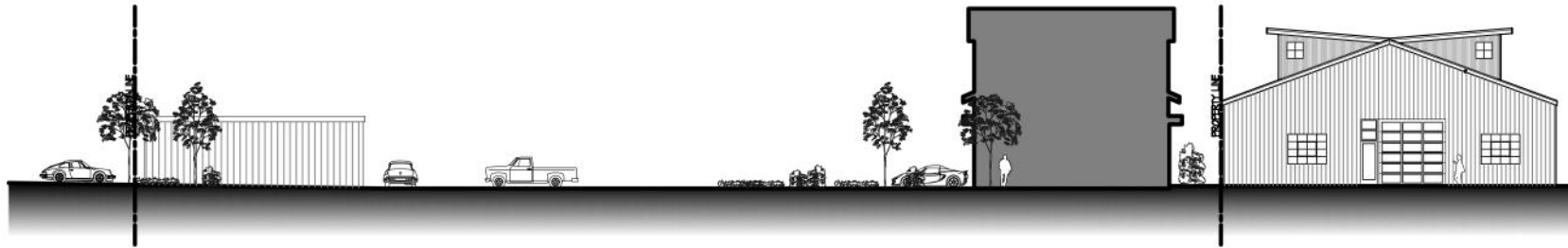
DESIGN REVIEW A3.02
10/10/2021

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SECTION A-A
SCALE: 1" = 10'



SECTION B-B
SCALE: 1" = 10'

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PRINT DATES

DESIGN REVIEW APPLICATION	04/28/21

REVISIONS

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**L3 ARCH - DOUBLE DROP ASSEMBLY
(14 TOTAL REQUIREMENTS)**



712-7902

**L3 ARCH - SINGLE DROP ASSEMBLY
(4 TOTAL REQUIREMENTS)**

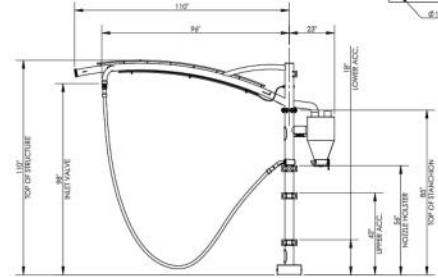
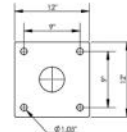


712-7901

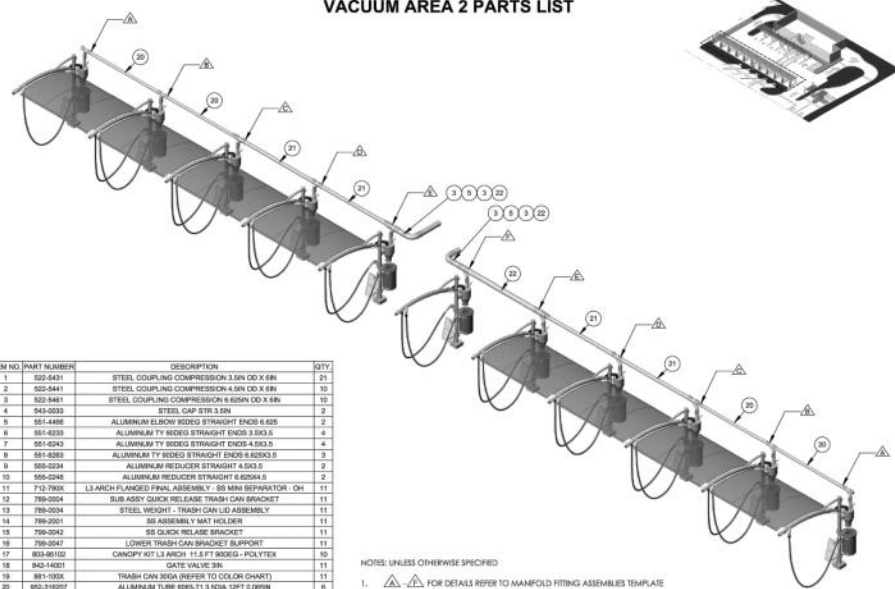
ITEM NO.	PART NUMBER	DESCRIPTION	712-7901 / QTY	712-7902 / QTY
1	370-39301	SS MINI SEPARATOR - 1 AXIS - REAR POST MOUNT - OH - ARCH	1	1
2	415-00001	STRAIN RELIEF CORD GRP - PLASTIC - FOR 0.20 - 0.472	1	1
3	418-10001	10' LED POWER CORD FOR USE TB LEDS W/ P/N 431-3000XX	1	1
4	431-6000X	6' LED 2650 LUMENS TB W/ INTEGRATED DRIVER	1	1
5	517-6822	ABS PLUG THREADED 2	1	-
6	522-5451	STEEL COUPLING COMPRESSION 3.5IN OD X 8IN	1	1
7	543-9203	3M CAP 3IN	1	1
8	712-7000	L3 ARCH FLANGED FINAL ASSEMBLY - OH	1	1
9	802-110XX	VACUUM HOSE KIT 1.5IN X 15FT - FOR DETAILS REFER TO INVOICE	1	2
10	848-341XX	HOSE VACUUM 3IN - FOR DETAILS REFER TO INVOICE	1	1

NOTES: UNLESS OTHERWISE SPECIFIED
1. COLORS AND ACCESSORIES REFLECTED ARE FOR REPRESENTATION PURPOSES ONLY.
REFER TO INVOICE FOR SPECIFIC REQUIREMENTS.

L3 BASE PLATE



VACUUM AREA 2 PARTS LIST



ITEM NO.	PART NUMBER	DESCRIPTION	QTY
1	525-5451	STEEL COUPLING COMPRESSION 3.5IN OD X 8IN	21
2	522-5441	STEEL COUPLING COMPRESSION 4.5IN OD X 8IN	10
3	522-5441	STEEL COUPLING COMPRESSION 4.5IN OD X 8IN	10
4	544-9203	STEEL CAP 3IN 1.5IN	2
5	551-4886	ALUMINUM ELBOW 90DEG STRAIGHT ENDS 6.825X3.5	2
6	561-8233	ALUMINUM TY REDUC STRAIGHT ENDS 3.5X3.5	4
7	581-8242	ALUMINUM TY REDUC STRAIGHT ENDS 4.5X3.5	4
8	591-8283	ALUMINUM TY REDUC STRAIGHT ENDS 6.825X3.5	3
9	595-9234	ALUMINUM REDUCER STRAIGHT 4.5X3.5	2
10	595-9246	ALUMINUM REDUCER STRAIGHT 6.825X4.5	2
11	712-7000	L3 ARCH FLANGED FINAL ASSEMBLY - SS MINI SEPARATOR - OH	11
12	789-0004	SUB ASSY QUICK RELEASE TRASH CAN BRACKET	11
13	789-0034	STEEL WEIGHT - TRASH CAN LID ASSEMBLY	11
14	789-0051	SS ASSEMBLY MET HOLDER	11
15	789-0042	SS QUICK RELEASE BRACKET	11
16	789-0047	LOWER TRASH CAN BRACKET SUPPORT	11
17	833-9102	CANOPY KIT L3 ARCH 11.5 FT BODYS - POLYTEX	10
18	842-1401	GATE VALVE 3IN	11
19	881-100X	TRASH CAN KICKA (REFER TO COLOR CHART)	11
20	902-31607	ALUMINUM TUBE 68X-T1 3.00X 10FT 6.089N	6
21	902-31610	ALUMINUM TUBE 68X-T1 4.50X 10FT 6.089N	4
22	902-32913	ALUMINUM TUBE 88X-T1 8.825X 12FT 6.109N	2

NOTES: UNLESS OTHERWISE SPECIFIED
1. FOR DETAILS REFER TO MANFOLD FITTING ASSEMBLY TEMPLATE
2. TWO (2) CANOPYES ARE NOT SHOWN FOR CLARITY
3. REFER TO INVOICE FOR ELECTRICAL REQUIREMENTS

Sonny's Car Wash
Vacuums
www.vacuums.com
info@vacuums.com

**L3 ARCH FLANGED FINAL ASSEMBLY
SS MINI SEPARATOR - OH**

712-7901 / 712-7902

CLIENT APPROVAL
PROJECT NO. **AVIQ27004**
DATE

PROJECT FILE
Turkey Vision
Sebastopol Express Wash
6809 Sebastopol Ave
Sebastopol, CA 95472

**PATRICK
SLAYTER
ARCHITECT**
POST OFFICE BOX 941
SEBASTOPOL
CALIFORNIA 95472
707 . 820 . 9899

PRINT DATES
DESIGN REVIEW APPLICATION 04/28/21

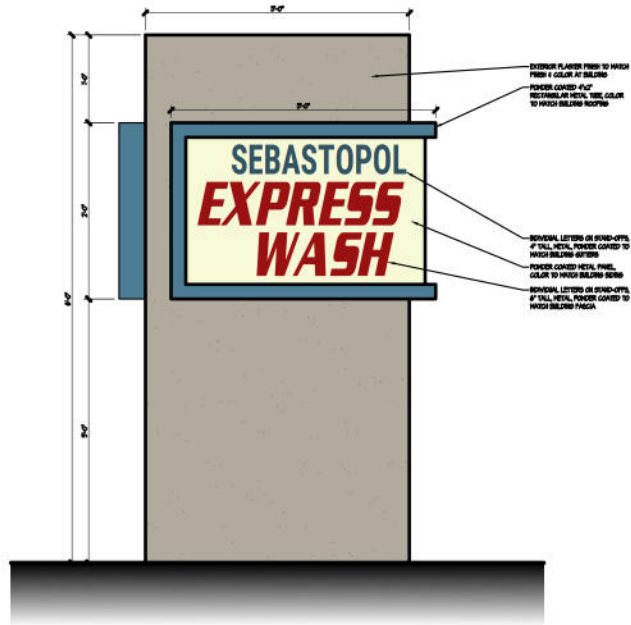
REVISIONS

SEBASTOPOL EXPRESS WASH
6809 SEBASTOPOL AVENUE
SEBASTOPOL, CALIFORNIA 95472
PROPOSED NEW CARWASH FACILITY

PROJECT NUMBER **17-02**
SHEET NUMBER **2023**

DESIGN REVIEW A 4.01

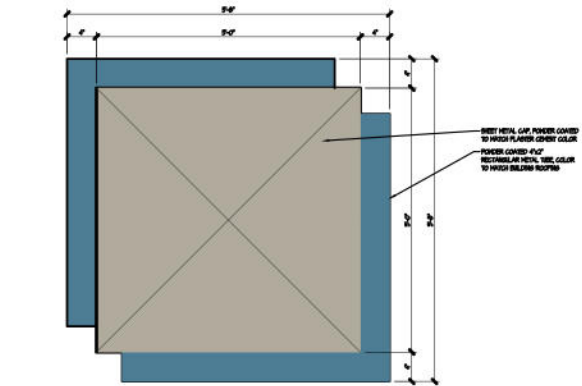
THESE DRAWINGS CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF PATRICK SLAYTER ARCHITECT AND MAY NOT BE DUPLICATED, REPRODUCED IN ANY WAY OR USED FOR ANY REASON WITHOUT THE WRITTEN CONSENT OF PATRICK SLAYTER ARCHITECT



SEBASTOPOL EXPRESS WASH
1/2" = 1'-0"
SCALE IN FEET



SEBASTOPOL EXPRESS WASH
1/2" = 1'-0"
SCALE IN FEET



SEBASTOPOL EXPRESS WASH
1/2" = 1'-0"
SCALE IN FEET

**PATRICK
SLAYTER
ARCHITECT**
 POST OFFICE BOX 941
 SEBASTOPOL
 CALIFORNIA 95472
 707 . 820 . 0000

PRINT DATES
 DESIGN REVIEW APPLICATION 04/28/21

REVISIONS

SEBASTOPOL EXPRESS WASH
 6809 SEBASTOPOL AVENUE
 SEBASTOPOL, CALIFORNIA 95472
 PROPOSED NEW CARWASH FACILITY





















PROJECT NUMBER 17-02
 COPYRIGHT 2021
 SHEET NUMBER

DESIGN REVIEW A 4.02
 04/10/2021



GENERAL NOTES:

- THIS PLAN IS TO BE USED AS A PLANTING CONCEPT ONLY.
- STRUCTURAL NOTES ARE TO BE IN THE PERVIEW OF SITE CONTRACTORS
- EXISTING UTILITY LINE PLACEMENTS ARE TO BE DETERMINED BEFORE ANY EXCAVATION
- INCORPORATE ORGANIC COMPOST TO ALL PLANTING BEDS TO A MINIMUM DEPTH OF 6"
- APPLY CLEAN GREEN MULCH 4" DEEP TO ALL PLANTING BEDS TO SUPPRESS WEEDS AND REDUCE WATER EVAPORATION
- EXISTING TREES ARE TO BE REMOVED

	1-10 Tender and deciduous tree NETT BROWN LEAVES ADD L, 20" MORNING GLORY		1-10 Small tree with white flowers WHITE PINKED ADD L, 20" MORNING GLORY BLACK TREE TRUFFLE
	1-10 Colorful shrub with flowers Dorland Healy ADD L, 20" MORNING GLORY		1-10 Colorful shrub with white flowers WHITE PINKED ADD L, 20" MORNING GLORY
	1-10 Small shrub with white flowers CLEANER WHITE ADD L, 20" MORNING GLORY		1-10 Colorful shrub with white flowers WHITE PINKED ADD L, 20" MORNING GLORY
	1-10 Colorful shrub with flowers CLEANER WHITE ADD L, 20" MORNING GLORY		1-10 Colorful shrub with white flowers WHITE PINKED ADD L, 20" MORNING GLORY
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GARDEN OF EASE

P.O. BOX 2347 SEBASTOPOL, CA 95473
GAYLEEN BROWN
GAYLEEN@GARDENOFEASE.COM (415) 608-0480



37

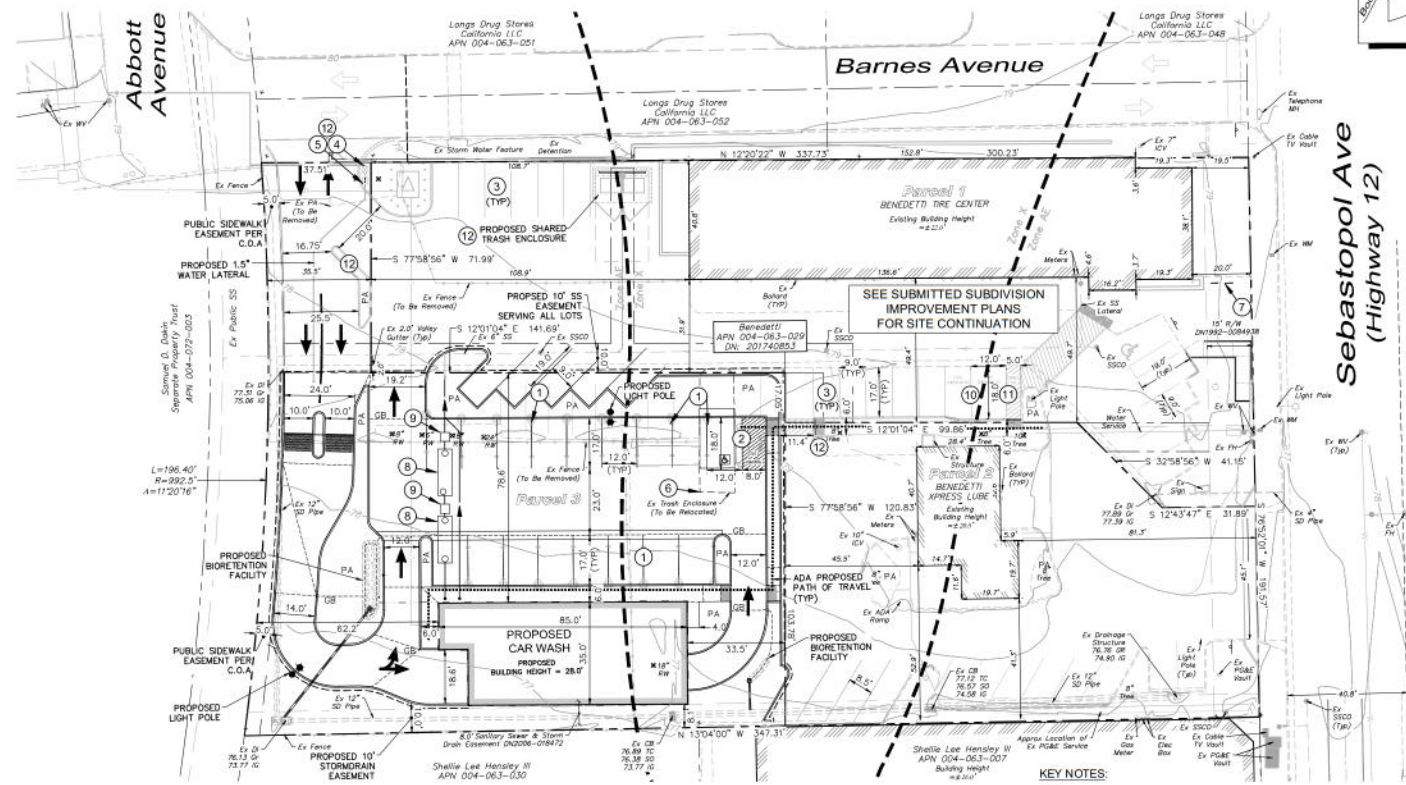
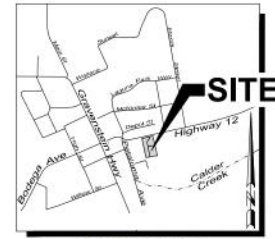
CONCEPT: 5
SCALE: 1:16
DATE: 2/2/22

**MARK REECE/
BENEDETTI TIRE PROS.**

6809 SEBASTOPOL, CA 95473

GRADING PLAN FOR PARCEL 3 OF THE BENEDETTI MINOR SUBDIVISION

6809 Sebastopol Avenue
Sebastopol, California
APN 004-063-029

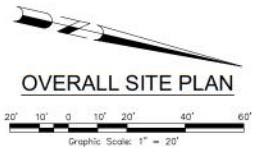


DEMOLITION LEGEND:
 EX TREE TO BE REMOVED

ADA LEGEND
 ADA ACCESSIBLE PATH OF TRAVEL (POT)

THE PATH OF TRAVEL (POT) IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IS COMPLIANT WITH THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ACCESSIBILITY AND STRUCTURAL REPAIRS. PATHS OF TRAVEL MUST BE: (1) CONTIGUOUSLY ACCESSIBLE, (2) HAVE A MINIMUM 7'2" CHANGES IN ELEVATION OR PROVIDE CURB RAMP COMPLIANT WITH CBC 118-402, (3) HAVE A MINIMUM 48" W. WIDTH, AND (4) WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 3% (i.e., 20:1), SHALL HAVE PROTRUSION RAMP COMPLIANT WITH CBC 118-402, CBC 118-202.4, 118-206.2.2, 118-305.1, 118-403.5, AND 118-406.

PURPOSE STATEMENT
 TO OUTLINE PRELIMINARY DESIGN CONCERNING PARCEL 3 & THE IMPACT TO THE ADJACENT PARCELS & BUSINESSES. SEE THE BENEDETTI MINOR SUBDIVISION TENTATIVE MAP APPLICATION FOR MORE DETAILS. (UNDER SEPARATE PERMIT).



HATCHING LEGEND:
 0.21' AC OVER 0.67' CL II AB
 HARDSCAPE (SLO)

- KEY NOTES:**
- 1 16 PROPOSED VACUUM PARKING STALL
 - 2 1 PROPOSED ADA VACUUM PARKING STALL
 - 3 PROPOSED SHARED STANDARD PARKING STALL
 - 4 PROPOSED WATER METER FOR NEW DEVELOPMENT
 - 5 PROPOSED REVERSE PRESSURE BACKFLOW PREVENTOR FOR NEW DEVELOPMENT
 - 6 DEMO EXISTING TRASH ENCLOSURE AND RELOCATE
 - 7 PROPOSED SHARED BICYCLE STORAGE AREA
 - 8 20SD-COLLON JENSEN PRECAST MODEL #R2000EE-SO SAND AND GREASE INTERCEPTOR/CLARIFIER (USP)
 - 9 CONTROL SAMPLING MANHOLE
 - 10 ELECTRIC VEHICLE PARKING STALL & SHARED CHARGING STATION (STALL TO BE GRAZED FOR ADA ACCESSIBILITY)
 - 11 ELECTRIC VEHICLE PARKING STALL & SHARED CHARGING STATION
 - 12 SEE SUBMITTED SUBDIVISION IMPROVEMENT PLANS FOR SITE CONTINUATION

Revisions	Description	Approved

1 adobe associates, inc.
 civil engineering / land surveying / wastewater
 1230 N. Debra Ave., Suite 200, CA 95411
 P: (707) 541-2300 F: (707) 941-2301
 Website: www.adobeinc.com

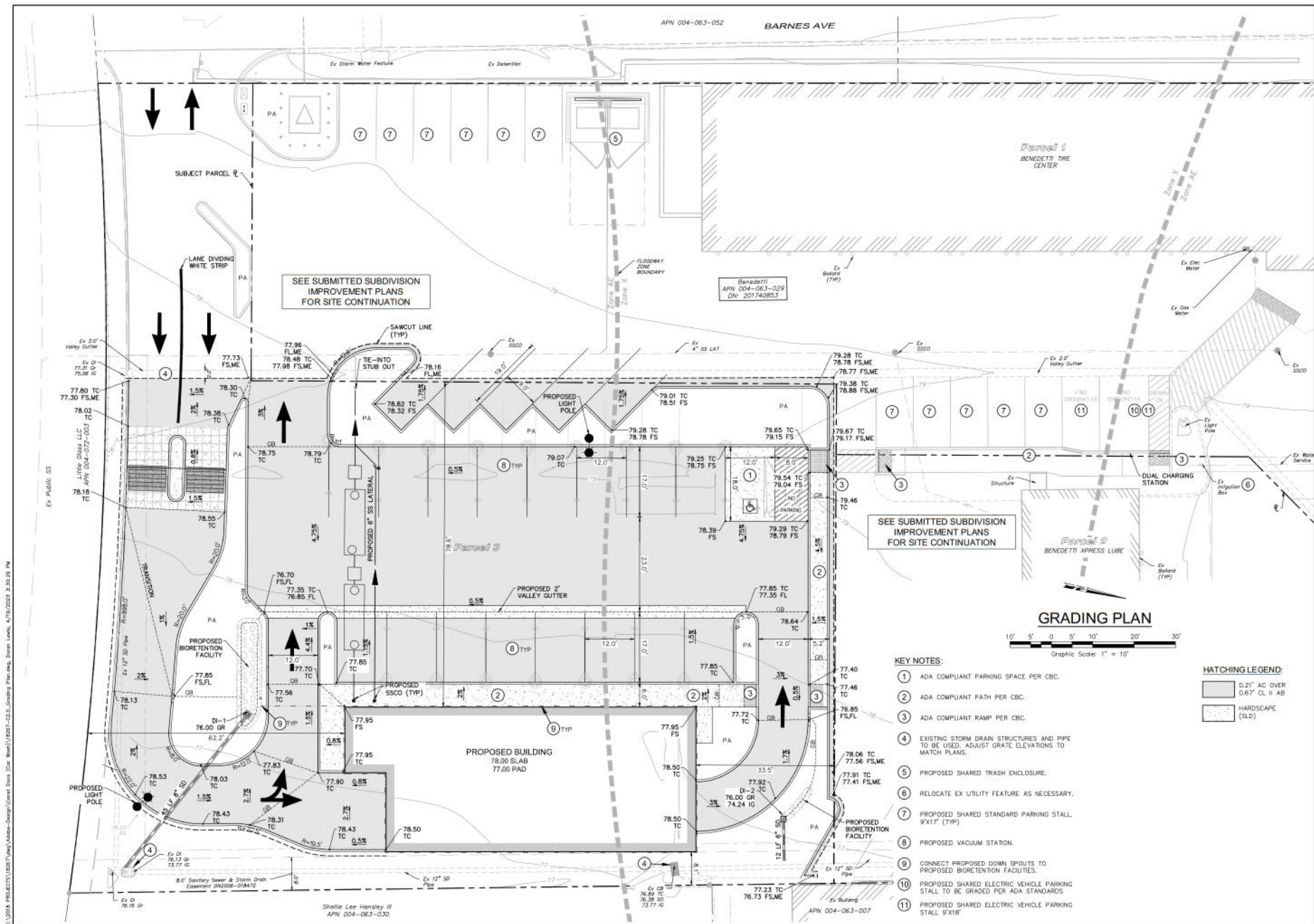


Grading Plan
 for Parcel 3 of the
Benedetti Minor Subdivision
 6809 Sebastopol Avenue
 Sebastopol, California
 APN 004-063-029

SCALE: AS NOTED
 Date: April 17th, 2023
 Design by: TRG
 Drawn by: TRG
 Checked by: TRG

Sheet
C1.0
 1 of 2 Sheets
 Job 18267

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SEE SUBMITTED SUBDIVISION
IMPROVEMENT PLANS
FOR SITE CONTINUATION

SEE SUBMITTED SUBDIVISION
IMPROVEMENT PLANS
FOR SITE CONTINUATION

GRADING PLAN



KEY NOTES:

- 1 ADA COMPLIANT PARKING SPACE PER CBC.
- 2 ADA COMPLIANT PATH PER CBC.
- 3 ADA COMPLIANT RAMP PER CBC.
- 4 EXISTING STORM DRAIN STRUCTURES AND PIPE TO BE USED. ADJUST GRATE ELEVATIONS TO MATCH PLANS.
- 5 PROPOSED SHARED TRASH ENCLOSURE.
- 6 RELOCATE EX UTILITY FEATURE AS NECESSARY.
- 7 PROPOSED SHARED STANDARD PARKING STALL 9'X17' (TYP)
- 8 PROPOSED VACUUM STATION.
- 9 CONNECT PROPOSED DOWN SPOUTS TO PROPOSED BIORETENTION FACILITIES.
- 10 PROPOSED SHARED ELECTRIC VEHICLE PARKING STALL TO BE GRADED PER ADA STANDARDS
- 11 PROPOSED SHARED ELECTRIC VEHICLE PARKING STALL 9'X18'

HATCHING LEGEND:

- 0.21' AC OVER
0.67' CL II AB
- HARDSCAPE (SLD)

**Grading & Drainage Plan
for Parcel 3 of the
Benedetti Minor Subdivision**

6809 Sebastopol, California
APN 004-063-029

SCALE: AS NOTED
Date: April 17th, 2023
Design by: TRG
Drawn by: TRG
Checked by: TRG

Sheet
C2.0
2 of 3 Sheets
Job 18267

Revisions	No.	Date	Description	Approved

1 adobe associates, inc.
civil engineering (land surveying) / wastewater
1220 N. Deane Ave., Suite 200, CA 94941
P: (707) 541-2300 F: (707) 541-2301
Website: www.adobeassoc.com

Tracylynn L. Schram, RCP, 679802
My license expires 6/30/2023



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Shellee Lee Hensley III
APN 004-063-030

Benedetti
APN 004-063-029
CIV. 301740353

APN 004-063-007

ABBREVIATIONS:

AAI	ADOBÉ ASSOCIATES, INC.	LP	LOW POINT
AC	ASPHALT CONCRETE	MAX	MAXIMUM
AE	ACCESS EASEMENT	MH	MANHOLE
APH	ASSESSOR'S PARCEL NUMBER	MIN	MINIMUM
BM	BENCHMARK	NTS	NOT TO SCALE
CB	CATCH BASIN	OHW	OVERHEAD WIRE
C	CENTERLINE	PL	PLANTER STRIP
CO	CLEANOUT	PUE	PUBLIC UTILITY EASEMENT
DI	DROP INLET	PVT	PRIVATE
DN	DOCUMENT NUMBER	RCE	REGISTERED CIVIL ENGINEER
EG	EXISTING GROUND	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SF	SQUARE FEET
EZ	ELEVATION	SO	SIDE OPENING
ESM	EASEMENT	SS	SANITARY SEWER
EX	EXISTING	SSE	SANITARY SEWER EASEMENT
FG	FINISH GRADE	SSCO	SANITARY SEWER CLEANOUT
FH	FIRE HYDRANT	SWE	SIDEWALK EASEMENT
FS	FINISHED SURFACE	TC	TOP OF CURB
GB	GRADE BREAK	TYP	TYPICAL
GR	GRAZE	W	WATER
HP	HIGH POINT	WE	WATER EASEMENT
IG	INVERT GRADE		
LF	LINEAR FEET		

SITE TOPOGRAPHY

LANDS OF BENEDETTI et. al.

6809 SEBASTOPOL AVENUE SEBASTOPOL, CALIFORNIA

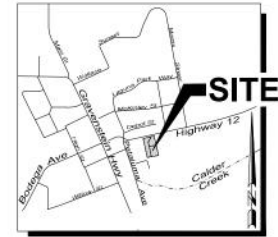
APN 004-063-029

SURVEY/ENGINEER

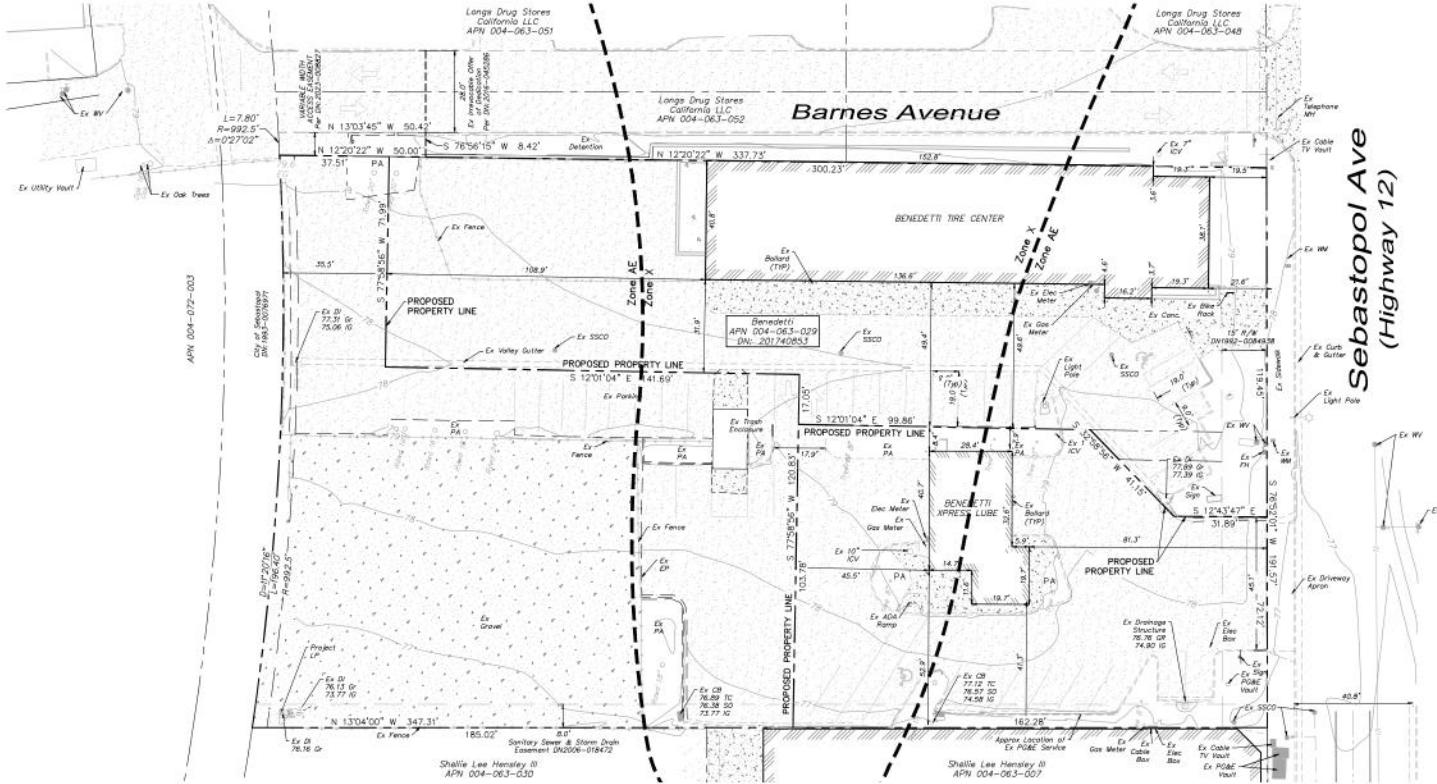
ADOBÉ ASSOCIATES, INC.
1220 N. DUTTON AVENUE
SANTA ROSA, CALIFORNIA 95401
PHONE: (707) 541-2300
FAX: (707) 541-2301

OWNER/APPLICANT

BENEDETTI TRUST
6809 SEBASTOPOL AVE.
SEBASTOPOL, CA. 95472
(707) 829-0809



LOCATION MAP
NTS



Legend:

- PROPERTY BOUNDARY
- - - CURB & GUTTER
- - - SANITARY SEWER & MANHOLE
- - - WATER MAIN & GATE VALVE
- FIRE HYDRANT
- STORM DRAIN & CATCH BASIN (CB)
- - - EXISTING FENCE
- - - OVERHEAD WIRES
- - - LIMIT OF ZONE AT FLOODWAY AS SHOWN ON FEMA FIRM PANEL: 060303050E
- UTILITY POLE
- (Size) EXISTING TREES INDICATING SIZE AND TYPE
- Found Monument As Shown
- Found 2" Brass Disc and Punch in Street
- Catch Basin
- Electric Box
- Fence, as noted
- Fire Hydrant
- Flow Line
- Guy Wire
- Street Light
- Overhead Wires
- Utility Pole
- Drillings of trees
- Water Box
- Water Valve
- Concrete
- Gravel
- Pavement
- Ex Building Outlines

Revision	Description	No.	Date	Approved

adobe associates, inc.
civil engineering (land surveying) / landscape architecture
1220 N. Dutton Ave., Suite 200, Santa Rosa, CA 95401
P: (707) 541-2300 F: (707) 541-2301
Website: www.adobeinc.com

Ann R. Smith, PLS 7907
Ann R. Smith, PLS 7907

SITE TOPOGRAPHY
6809 Sebastopol Avenue
Sebastopol, California
APN 004-063-029

BENCHMARK

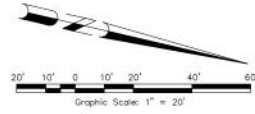
BENCHMARK IS A FOUND 2.5" DISK STAMPED "Y 204 1935 RESET 1949" BASED UPON DATA FROM THE NGS. ELEVATION OF THIS DISK IS 69.80 NAVD 89 DATUM. DISK IS LOCATED ON THE SOUTHEAST HEADWALL OF THE BRIDGE AT HIGHWAY 12 AND LAQUINA DE SANTA ROSA.

BASIS OF BEARINGS

BASIS OF BEARING IS BASED UPON MONUMENTATION FROM THAT MAP TITLED "PARCEL MAP NO. 99" FILED IN BOOK 358 OF MAPS, PAGES 10-11, SONOMA COUNTY RECORDS.

BOUNDARY DESCRIPTION

LOT 2 AS SHOWN ON THAT CERTAIN MAP ENTITLED "CITY OF SEBASTOPOL, PARCEL MAP NO. 99", FILED FOR RECORD MAY 22, 1984, IN BOOK 358 OF MAPS, AT PAGES 10 AND 11, SONOMA COUNTY RECORDS



GENERAL NOTES

PROPERTY OWNER INFORMATION IS BASED UPON THAT "GRANT DEED" RECORDED MAY 5, 2017 UNDER DOCUMENT NUMBER 2017-040853 OF OFFICIAL RECORDS OF SONOMA COUNTY. PROPERTY LINES SHOWN HEREON ARE BASED UPON FOUND MONUMENTATION AND DELINEATED FROM THAT MAP TITLED "CITY OF SEBASTOPOL, PARCEL MAP NO. 99", FILED FOR RECORD MAY 22, 1984, IN BOOK 358 OF MAPS, AT PAGES 10 AND 11, SONOMA COUNTY RECORDS.

A FIELD SURVEY WAS PERFORMED BY ADOBE ASSOCIATES, INC. AUGUST OF 2018.

FEATURES SHOWN HEREON ARE EXISTING AS OF THE DATE OF THE FIELD SURVEY PERFORMED BY ADOBE ASSOCIATES, INC.

UTILITIES SHOWN HEREON ARE BASED UPON PHYSICAL FEATURES OBSERVED AT THE TIME OF THIS SURVEY, SUCH AS PAINT MARKINGS, OVERHEAD WIRING, UTILITY POLES, AND UTILITY BOXES. FOR THE LOCATION OF UNDER GROUND UTILITIES, A SUBSURFACE UTILITY LOCATING COMPANY SHOULD BE CONTACTED.

SCALE: AS NOTED
Date: April 3, 2023
Drawn by: TRG
Design by: TRG
Checked by: DL

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