

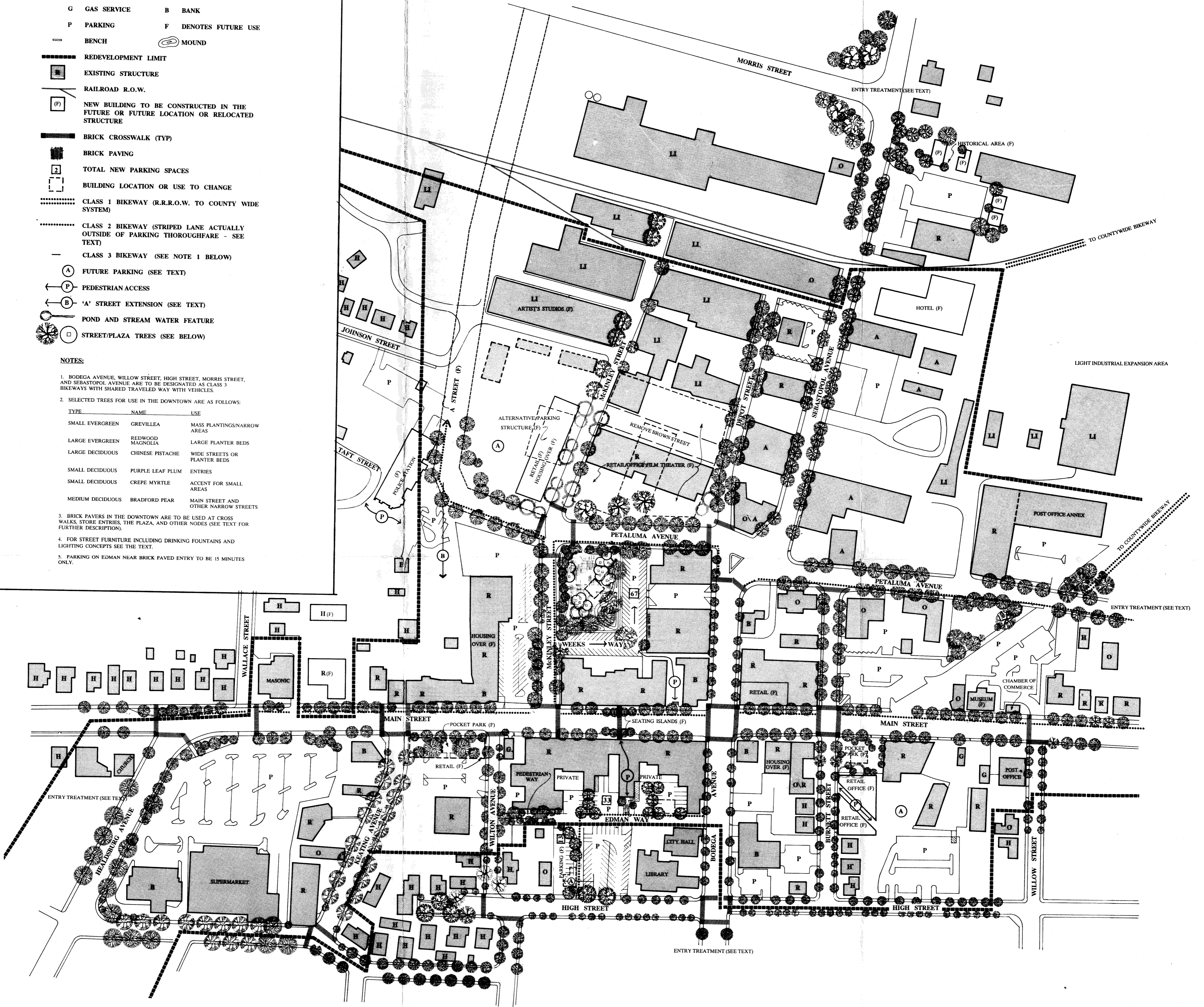
LEGEND

- R RETAIL H HOUSING O OFFICE
- LI LIGHT INDUSTRIAL A AUTO
- G GAS SERVICE B BANK
- P PARKING F DENOTES FUTURE USE
- BENCH (S) MOUND
- REDEVELOPMENT LIMIT
- EXISTING STRUCTURE
- RAILROAD R.O.W.
- (F) NEW BUILDING TO BE CONSTRUCTED IN THE FUTURE OR FUTURE LOCATION OR RELOCATED STRUCTURE
- BRICK CROSSWALK (TYP)
- BRICK PAVING
- [2] TOTAL NEW PARKING SPACES
- BUILDING LOCATION OR USE TO CHANGE
- CLASS 1 BIKEWAY (R.R.R.O.W. TO COUNTY WIDE SYSTEM)
- CLASS 2 BIKEWAY (STRIPED LANE ACTUALLY OUTSIDE OF PARKING THOROUGHFARE - SEE TEXT)
- CLASS 3 BIKEWAY (SEE NOTE 1 BELOW)
- (A) FUTURE PARKING (SEE TEXT)
- ← (P) PEDESTRIAN ACCESS
- ← (B) 'A' STREET EXTENSION (SEE TEXT)
- POND AND STREAM WATER FEATURE
- STREET/PLAZA TREES (SEE BELOW)

NOTES:

1. BODEGA AVENUE, WILLOW STREET, HIGH STREET, MORRIS STREET, AND SEBASTOPOL AVENUE ARE TO BE DESIGNATED AS CLASS 3 BIKEWAYS WITH SHARED TRAVELED WAY WITH VEHICLES.
2. SELECTED TREES FOR USE IN THE DOWNTOWN ARE AS FOLLOWS:

TYPE	NAME	USE
SMALL EVERGREEN	GREVILLEA	MASS PLANTINGS/NARROW AREAS
LARGE EVERGREEN	REDWOOD MAGNOLIA	LARGE PLANTER BEDS
LARGE DECIDUOUS	CHINESE PISTACHE	WIDE STREETS OR PLANTER BEDS
SMALL DECIDUOUS	PURPLE LEAF PLUM	ENTRIES
SMALL DECIDUOUS	CREPE MYRTLE	ACCENT FOR SMALL AREAS
MEDIUM DECIDUOUS	BRADFORD PEAR	MAIN STREET AND OTHER NARROW STREETS
3. BRICK PAVERS IN THE DOWNTOWN ARE TO BE USED AT CROSS WALKS, STORE ENTRIES, THE PLAZA, AND OTHER NODES (SEE TEXT FOR FURTHER DESCRIPTION).
4. FOR STREET FURNITURE INCLUDING DRINKING FOUNTAINS AND LIGHTING CONCEPTS SEE THE TEXT.
5. PARKING ON EDMAN NEAR BRICK PAVED ENTRY TO BE 15 MINUTES ONLY.



Drawn by:



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SEBASTOPOL DOWNTOWN PLAN

NORTH



Approx. 1" = 120'