

**TREE INVENTORY LIST**

TREE NO.	SPECIES	TRUNK DIAMETER
1	COAST LIVE OAK	17"
2	COAST LIVE OAK	32", 28"
3	COAST LIVE OAK	31"
4	COAST LIVE OAK	15"
5	COAST LIVE OAK	11", 10"
6	COAST LIVE OAK	13"
7	COAST LIVE OAK	15", 10"
8	COAST LIVE OAK	28"
10	COAST REDWOOD	15"
11	MODESTO ASH	21"
12	SWEET GUM	20"
13	CALIF. BLACK WALNUT	18", 9"
15	COAST REDWOOD	6", 6"
16	ENGLISH WALNUT	6", 5", 4", 3", 3"
18	ENGLISH WALNUT	5", 5", 4", 4", 4"
19	ENGLISH WALNUT	7", 5", 5", 4"
20	BRADFORD PEAR	6", 5", 5", 4"
21	APPLE	5", 4", 4"
23	COAST LIVE OAK	19"
24	LOMBARDY POPLAR	18", 15", 12", 10", 6", 6"
24	LOMBARDY POPLAR	18", 17", 6", 4", 6", 6"
28	CATALINA CHERRY	11", 7", 7"
29	CANARY ISLAND PALM	28"
30	CANARY ISLAND PALM	31"
31	SIBERIAN ELM	24"
33	CALIF. BLACK LOCUST	28"
34	MONTEREY CYPRESS	44"
35	COAST LIVE OAK	13"
36	COAST LIVE OAK	13"
37	BRADFORD PEAR	15"
38	RED MAPLE	10"

NOTE: SPECIES AND TRUNK DIAMETER, PROVIDED IN ARBORIST REPORT PREPARED BY HORTSCIENCE, DATED NOVEMBER 2016.

**KEY NOTES**

- (A) EXISTING RESIDENCE, REFER TO ARS REPORT FOR HISTORIC STRUCTURE EVALUATION
- (B) SCALED LIMITS OF 100 YEAR FLOOD BOUNDARY PER FIRM DATED FEBRUARY 19, 2014. SEE NOTE 6.
- (C) EXISTING OFFSITE 10' WIDE STORM DRAIN EASEMENT, PER SUBJECT GRANT DEED, PARCEL TWO, TRACT TWO, RECORDED IN DN 2005-073794, SCR
- (D) EXISTING WELL, FOR THE BENEFIT OF APN 137-061-007, 008 & 010
- (E) APPROXIMATE LOCATION OF EXISTING WATER LINE FROM WELL LOCATED ON TRACT ONE OF SUBJECT PARCEL TO APN 137-061-008 & 010
- (F) EXISTING WETLANDS SHOWN AS DESIGNATED IN THE BIOLOGICAL ASSESSMENT REPORT, PREPARED BY WRA ENVIRONMENTAL CONSULTANTS, DATED APRIL, 2012. SAID REPORT BASED UPON SITE VISIT BY WRA ENVIRONMENTAL ASSOCIATES ON MARCH 15, 2012 AND PROVIDED TO THIS OFFICE IN DIGITAL FORMAT.
- (G) HISTORIC ACCESS TO APN 137-061-009
- (H) HISTORIC ACCESS TO APN 137-061-011
- (I) EXISTING SEPTIC SYSTEM IN THIS AREA PER COUNTY RECORDS.
- (J) THE EXTENTS OF AN EXISTING CONCRETE PATIO AND WALK ARE CONCEALED BY DIRT IN THIS AREA
- (K) THE EXTENTS OF THE EDGE OF PAVEMENT ARE CONCEALED BY DIRT IN THIS AREA
- (L) 16" WATER TRANSMISSION LINE
- (M) DEED CALLS IN THIS AREA ARE TO THE CENTER OF CORONA ROAD. ITEM #4 OF THE EXCEPTIONS TO COVERAGE OF OLD REPUBLIC TITLE COMPANY, PRELIMINARY TITLE REPORT, ORDER NO. 0812012198-JJ, UPDATE 1, AMENDED, DATED OCTOBER 20, 2015, STATES ONE OF THE EXCEPTIONS TO COVERAGE TO BE "RIGHTS OF THE PUBLIC, COUNTY AND/OR CITY, IN AND TO THAT PORTION OF SAID LAND LYING WITHIN THE LINES OF CORONA ROAD."

**NOTES**

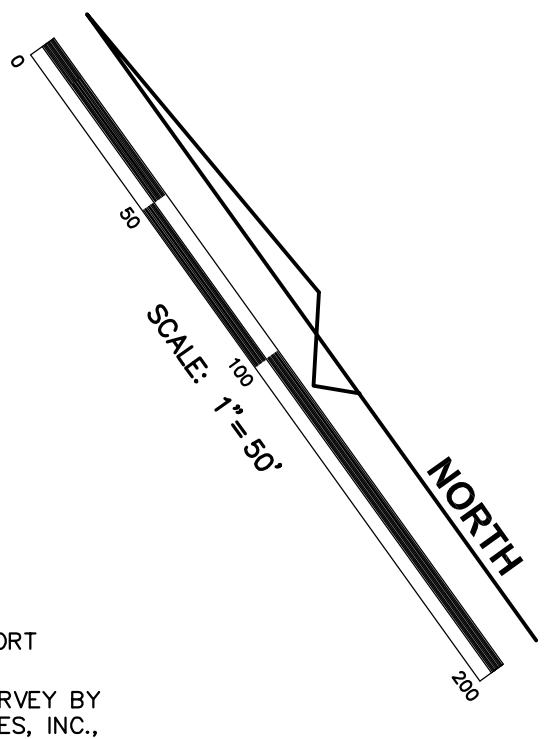
- 1. TOPOGRAPHIC INFORMATION BY PHOTOGRAMMETRIC METHODS PROVIDED BY AMERICAN AERIAL MAPPING, INC. PHOTO DATE MARCH 10, 2005, AND SUPPLEMENTED BY A GROUND SURVEY BY STEVEN J. LAFRANCHI & ASSOC., INC. IN APRIL, 2005 AND AUGUST 2015.
- 2. BENCHMARK: ELEVATIONS SHOWN ARE BASED ON A SPIKE IN THE POWER POLE LOCATED AT THE WESTERLY CORNER OF THE INTERSECTION OF CORONA ROAD AND ELY ROAD PER THE IMPROVEMENT PLANS FOR "LIBERTY FARMS SUBDIVISION," ELEVATION =43.76, NGVD1929 DATUM.
- 3. BOUNDARY INFORMATION SHOWN IS BASED ON A BOUNDARY RETRACEMENT SURVEY CONDUCTED BY STEVEN J. LAFRANCHI AND ASSOCIATES, INC. IN APRIL, 2005 AND AUGUST 2015.
- 4. THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF STEVEN J. LAFRANCHI AND ASSOCIATES, INC. UNAUTHORIZED USE, COPYING, DISCLOSURE OR PUBLICATION BY ANY METHOD IS PROHIBITED WITHOUT THE WRITTEN APPROVAL OF STEVEN J. LAFRANCHI AND ASSOCIATES, INC. STEVEN J. LAFRANCHI AND ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR ANY UNAUTHORIZED DUPLICATION OF INFORMATION THAT MAY APPEAR ON ANOTHER PLAN OR MAP.
- 5. UNDERGROUND UTILITIES SHOWN ARE BASED ON SURFACE INDICATORS AND PAROLE EVIDENCE PER OWNER. ALL UTILITY LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.
- 6. SUBJECT PARCEL IS WITHIN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED), ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE X SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOODS; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 050370084F, WADY REVISED FEBRUARY 19, 2014. SPECIAL FLOOD HAZARD AREA BOUNDARY LINES WERE SCALED FROM SAID COMMUNITY PANEL.
- 7. PRELIMINARY TITLE REPORT PREPARED BY OLD REPUBLIC TITLE COMPANY, ORDER NO. 0812012198-JJ, UPDATE 1, AMENDED, DATED OCTOBER 20, 2015.

**LEGEND**

- (+) SPOT ELEVATION
- (---) TOP OF SLOPE
- (---) TOE OF SLOPE
- (---) WOOD/CHAIN LINK/BARBED WIRE FENCE
- (---) EXISTING CONTOUR
- (---) WATER FLOW DIRECTION
- (---) SURVEY CONTROL POINT
- (---) CENTERLINE
- (---) APPROXIMATE PROJECT BOUNDARY LINE
- (---) FLOOD BOUNDARY (SEE KEYNOTE NOTE J)
- (---) SANITARY SEWER MANHOLE
- (---) GATE VALVE
- (---) OVERHEAD UTILITIES
- (---) STORM DRAIN MANHOLE
- (---) WATER METER
- (---) STREET LIGHT
- (---) GAS
- (---) EDGE OF PAVEMENT
- (---) CONCRETE
- (---) GRADED SWALE
- (---) BRUSH/DRIFLINE
- (---) FIRE HYDRANT
- (---) WETLAND
- (---) UTILITY POLE
- (---) TREE
- (---) TREE NUMBER, SEE ARBORIST REPORT
- (---) CANOPY LIMITS BASED ON SITE SURVEY BY STEVEN J. LAFRANCHI & ASSOCIATES, INC., ON DECEMBER 7, 2016.
- (---) PROPOSED ANNEXATION BOUNDARY LINE

**ABBREVIATIONS**

- CI CURB INLET
- FH FIRE HYDRANT
- MH MANHOLE
- S SIGN
- SD STORM DRAIN
- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- SSCO SANITARY SEWER CLEAN OUT
- V VALVE
- WV WATER VALVE



REVISIONS	BY

**EXISTING CONDITIONS EXHIBIT**  
PROPOSED ANNEXATION  
470, 496, 498, 520 & 522 CORONA ROAD APN 137-061-011, -009, -010, -008 & -007  
PETALUMA CALIFORNIA

**STEVEN J. LAFRANCHI & ASSOCIATES, INC.**  
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