

SITE INFORMATION

SITE AREA: 2.96 ACRES

SMALL LOT REQUIREMENTS:
MINIMUM LOT SIZE: 1,500 SF
MINIMUM LOT WIDTH: 50 FT (INTERIOR)
60 FT (CORNER)
MINIMUM YARD SETBACK: 10 FT (REAR YARD)
15 FT (FRONT YARD)
4 FT (SIDE YARD)
15 FT (STREET SIDE YARD)

PROPOSED PARCELS: 9
PARCEL A (7,800 SF): COMMON AREA (COMMUNITY HOA)
PARCEL B (7,207 SF): COMMON AREA (COMMUNITY HOA)
PARCEL C (7,480 SF): COMMON AREA (COMMUNITY HOA)
PARCEL D (5,980 SF): COMMON AREA (COMMUNITY HOA)
PARCEL E (9,110 SF): COMMON AREA (COMMUNITY HOA)
PARCEL F (3,734 SF): COMMON AREA (COMMUNITY HOA)
PARCEL G (1,745 SF): COMMON AREA (COMMUNITY HOA)
PARCEL H (1,882 SF): COMMON AREA (COMMUNITY HOA)
PARCEL I (5,336 SF): COMMON AREA (COMMUNITY HOA)

PROPOSED RESIDENTIAL LOTS: 20
SMALLEST LOT SIZE: 2,501 SF (LOT 13)
LARGEST LOT SIZE: 5,902 SF (LOT 14)
AVERAGE LOT SIZE: 3,758 SF

EXISTING & PROPOSED ZONING: R-4

HIGH FIRE SEVERITY ZONE: NO

SURVEYOR/ENGINEER:

ADOBE ASSOCIATES, INC.
1220 N. Dutton Avenue
Santa Rosa, CA. 95401
(707) 541-2300 phone
(707) 541-2301 fax
asmith@adobeinc.com

OWNER/SUBDIVIDER:

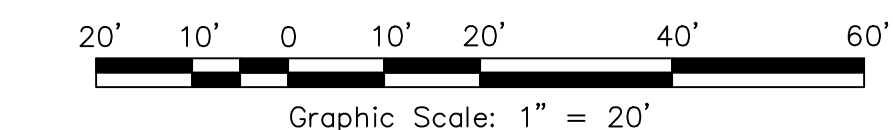
Grupe Investment Company, Inc.
c/o Rob Toste
3255 W. March Lane, Suite 400
Stockton, CA 95219
(209) 473-6010 phone
rtoste@grupe.com

HATCHING LEGEND:

- PRIVATE ACCESS & UTILITY EASEMENT
- PRIVATE STORMDRAIN EASEMENT
- PUBLIC UTILITY EASEMENT
- PUBLIC WATER & SECONDARY RESIDENT EVACUATION EASEMENT

ABBREVIATIONS

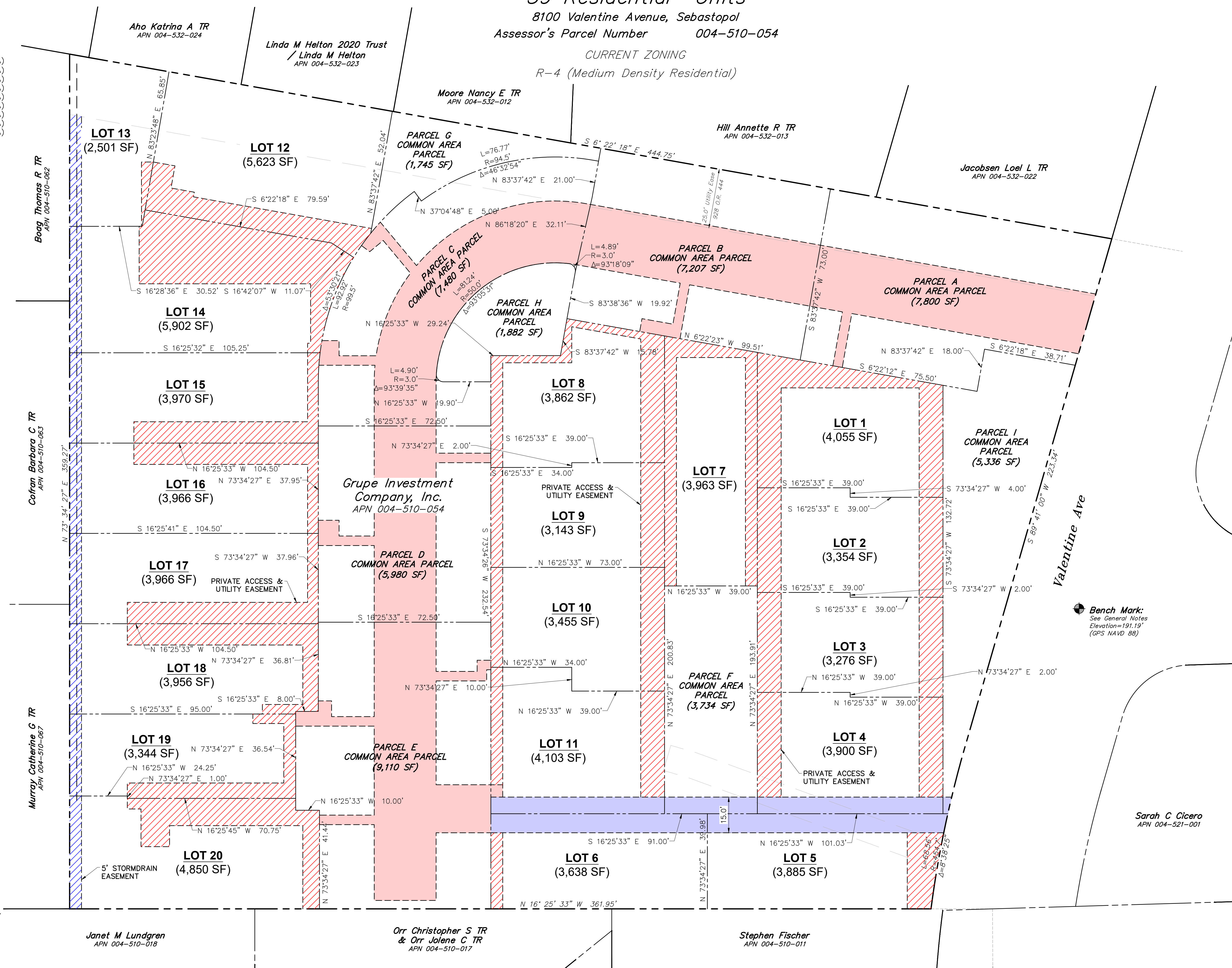
- AE ACCESS EASEMENT
- APN ASSESSORS PARCEL NUMBER
- BM BENCHMARK
- CITY CITY OF ST. HELENA
- CL CENTERLINE
- DN DOCUMENT NUMBER
- ESMT EASEMENT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PAUE PUBLIC ACCESS AND UTILITY EASEMENT
- PL PROPERTY LINE
- PUE PUBLIC UTILITY EASEMENT
- PVT PRIVATE
- R/W RIGHT OF WAY
- WE WATER EASEMENT



Vesting Tentative Map
For Condominium purpose of a 20 Lot Subdivision:

8100 Valentine Avenue, Sebastopol
Assessor's Parcel Number 004-510-054

CURRENT ZONING
R-4 (Medium Density Residential)



Revisions	No.	Date	Description	Approved

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"A Service You Can Count On!"

Casey Talbot
PROFESSIONAL ENGINEER - CIVIL
No. 091982
Exp. 3/31/2027
My license expires 3/31/2027

VESTING TENTATIVE MAP
VALENTINE AVENUE
VESTING TENTATIVE MAP
8100 Valentine Avenue
Sebastopol, California
APN 004-510-054

SCALE: AS SHOWN
Date: August 28, 2026
Design by: KM
Drawn by: KM, IL
Checked by: AP, CT

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C2.1
3 of 9 Sheets
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