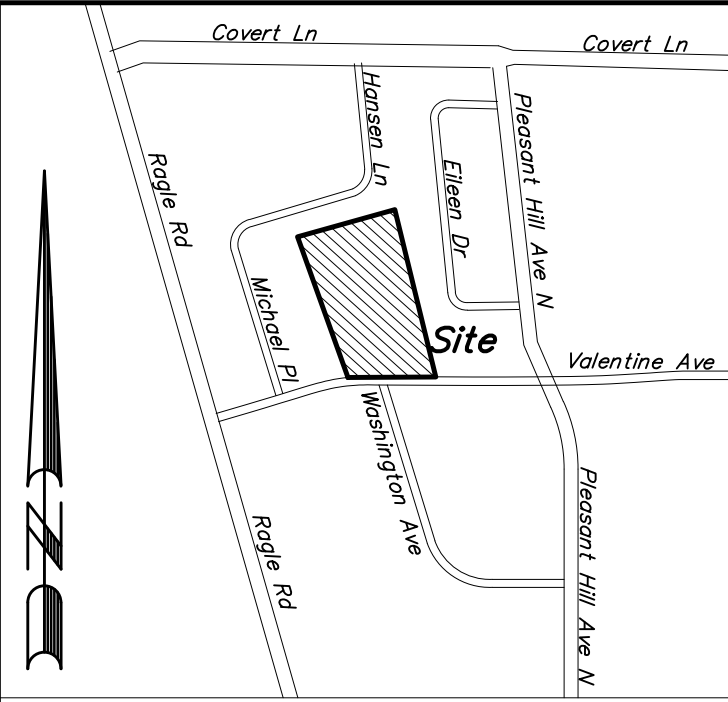




Location Map
not to scale

SHEET INDEX

1.	C1.0	TITLE SHEET
2.	C2.0	SITE LAYOUT & TYPICAL SECTIONS
3.	C2.1	VESTING TENTATIVE MAP
4.-6.	C3.0-C3.2	PRELIMINARY GRADING & DRAINAGE PLAN
7.	C4.0	PRELIMINARY UTILITY PLAN

General Notes

Contours shown hereon are a 1' (one foot) vertical interval and are shown based upon a field survey performed by Adobe Associates, Inc., in October and November of 2025.

Bench Mark: Found 2 BD Punch in Well, Adobe Associates, Inc. Control Point #101, as shown hereon. Elevation = 191.19' This elevation is on a GPS Derived NAVD88 based upon static GPS measurements collected November, 2025.

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		PROPERTY BOUNDARY
		LOT LINE
		NEW EASEMENT LINE
		CURB & GUTTER
		SANITARY SEWER & MANHOLE
		SANITARY SEWER & CLEANOUT
		SANITARY SEWER LATERAL
		STORM DRAIN & MANHOLE
		STORM DRAIN & DRAINAGE INLET (DI)
		STORM DRAIN & AREA DRAIN (AD)
		WATER SERVICE / WM
		WATER SERVICE / RPB
		BLOW-OFF
		WATER MAIN & GATE VALVE
		FIRE HYDRANT
		STREET SIGN
		STREET NAME SIGN
		LIGHT STANDARD
		UTILITY POLE W/WO GUY WIRE
		DRAINAGE SWALE
		DAYLIGHT LINE
		INDEX CONTOUR
		INTERMEDIATE CONTOUR
		DOMESTIC WATER
		FIRE WATER
		SANITARY SEWER

ABBREVIATIONS

AAI	ADOBE ASSOCIATES, INC.	MAX	MAXIMUM
AB	AGGREGATE BASE	MH	MANHOLE
AC	ASPHALT CONCRETE	MIN	MINIMUM
AD	AREA DRAIN	NTS	NOT TO SCALE
ADU	ACCESSORY DWELLING UNIT	OHW	OVERHEAD WIRE
APN	ASSESSORS PARCEL NUMBER	PAC	PRIVATE ACCESS EASEMENT
BFP	BACKFLOW PREVENTOR	PL	PROPERTY LINE
BLOG	BUILDING	PUB	PUBLIC
BM	BENCHMARK	PVSE	PRIVATE STORMDRAIN EASEMENT
CB	CATCH BASIN	PAUE	PUBLIC ACCESS & UTILITY EASEMENT
CL	CLASS	PVT	PRIVATE
CV	CHECK VALVE	RCE	REGISTERED CIVIL ENGINEER
CL	CENTERLINE	RPOD	REDUCED PRESSURE BACKFLOW DEVICE
CO	CLEANOUT	R/W	RIGHT OF WAY
DDCV	DOUBLE DETECTOR CHECK VALVE	S	SLOPE
DI	DROP INLET	SAD	SEE ARCHITECTURAL DRAWINGS
DN	DOCUMENT NUMBER	SD	STORM DRAIN
DW	DOMESTIC WATER	SLP	SEE LANDSCAPE PLANS
DWY	DRIVEWAY	SF	SQUARE FEET
EASE	EASEMENT	SFD	SINGLE FAMILY DWELLING
EG	EXISTING GROUND	SS	SANITARY SEWER
EP	EDGE OF PAVEMENT	SSCO	SANITARY SEWER CLEANOUT
EL	ELEVATION	SSP	SEE STRUCTURAL PLANS
EX	EXISTING	STA	STATION
FPE	FINISHED FLOOR ELEVATION	STD	STANDARD
FG	FINISH GRADE	SWE	SIDEWALK EASEMENT
FI	FIRE HYDRANT	SL	STREET LIGHT
FS	FINISHED SURFACE	TW	TOP OF WALL
FW	FIRE WATER	TC	TOP OF CURB
GR	GRATE	TYP	TYPICAL
IG	INVERT GRADE	W	WATER
LF	LINEAR FEET	WM	WATER METER
		WE	WATER EASEMENT
		WS	WATER SERVICE

ARCHITECT

Bassenian Lagoni Architects
131 Innovation Drive, Suite 100
Irvine, CA 92617
Phone: (949) 553-9100

LANDSCAPE

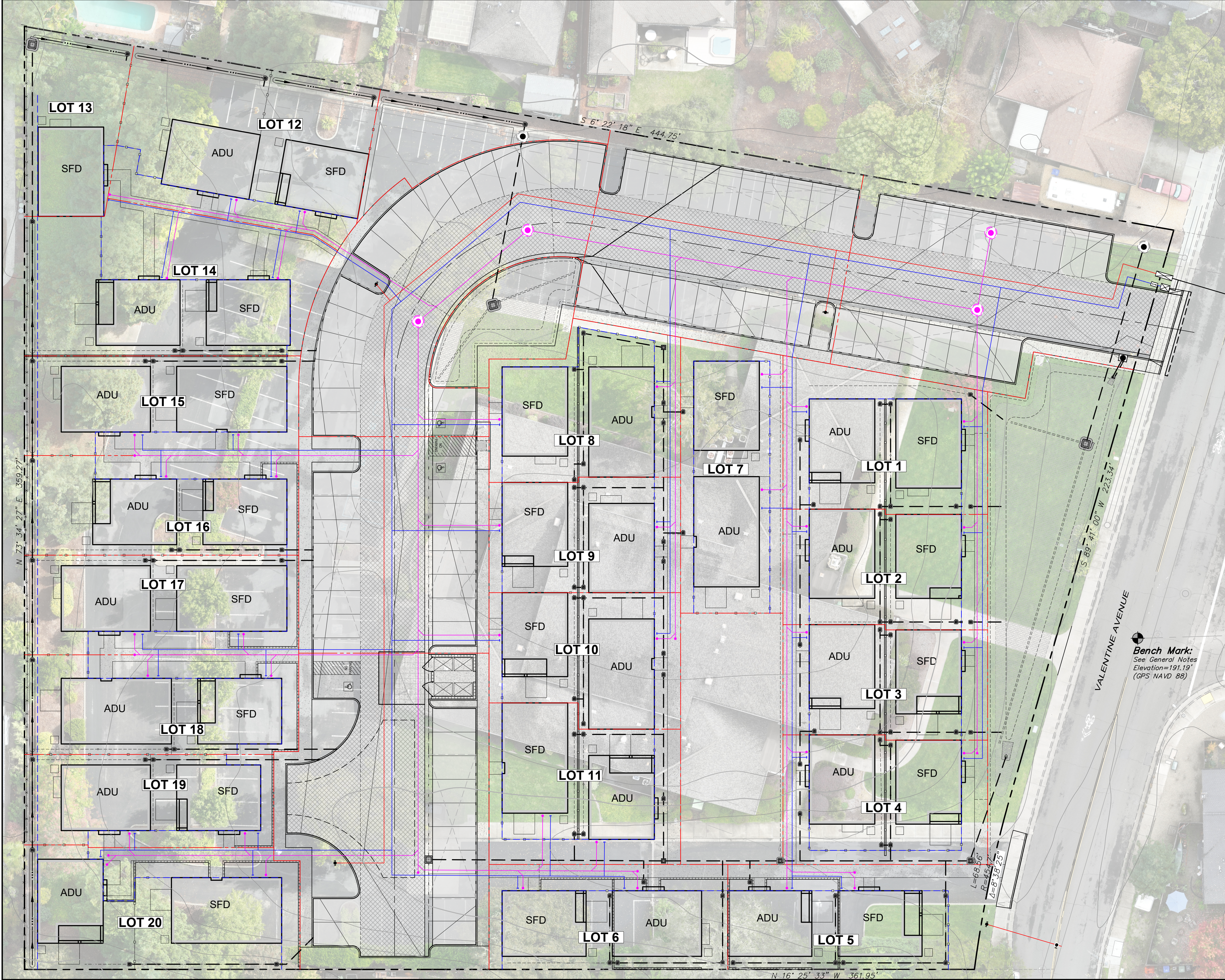
Sam Harned Landscape Architect
P.O. Box 2275
Oakdale, CA 95361
Phone: (209) 380-7376

SURVEYOR

Adobe Associates, Inc.
c/o: Aaron R Smith, PLS 7901
1220 N Dutton Avenue
Santa Rosa, CA 95401
Phone: (707) 541-2300

8100 VALENTINE AVENUE DEVELOPMENT - VESTING TENTATIVE MAP PACKAGE

8100 Valentine Avenue, Sebastopol, California
APN 004-510-054



OVERALL SITE PLAN



Revisions

No.	Date	Description	Approved

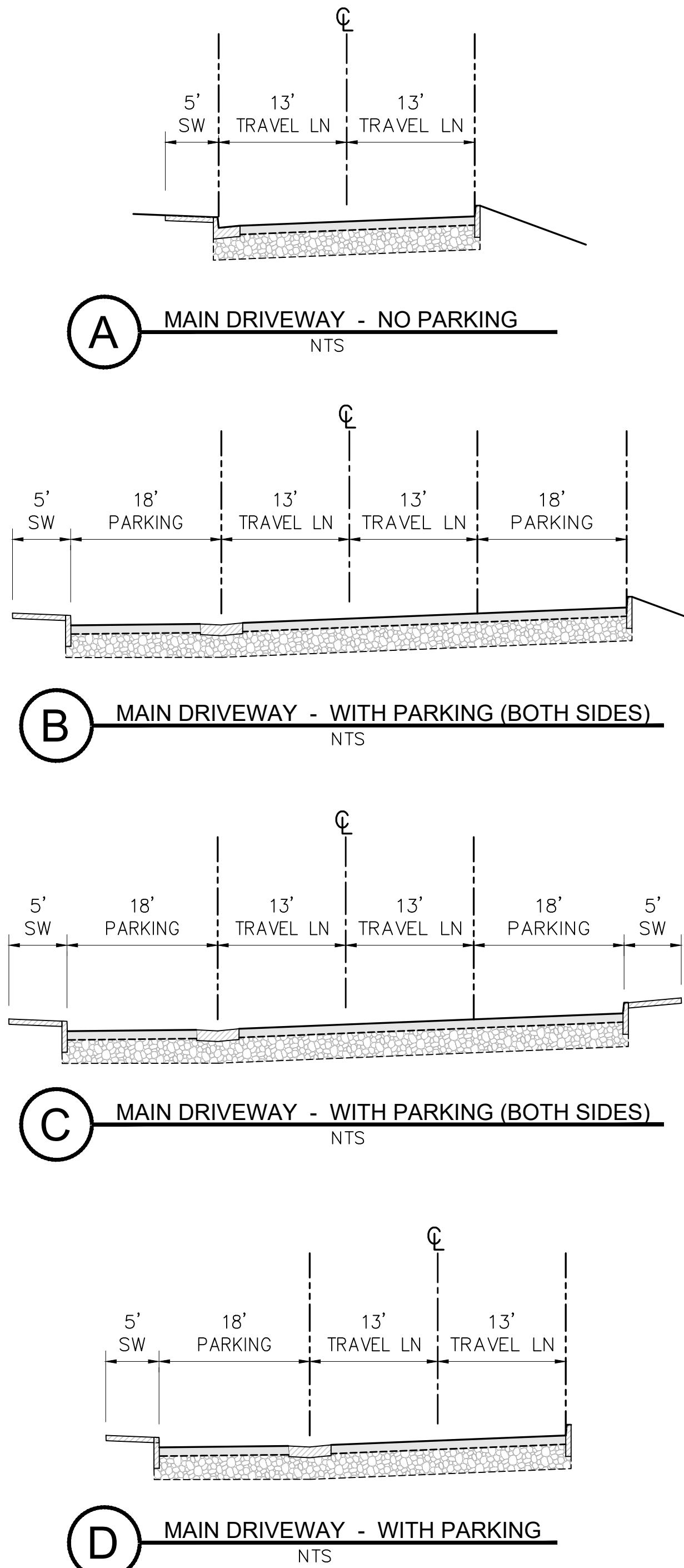
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Professional Engineer Seal for Timothy L. Schram, No. 087880, Exp. 6/30/2027.

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

SCALE: AS SHOWN
Date: December 19, 2025
Design by: KM
Drawn by: KM,LL
Checked by: AP,CT
Sheet
C1.0
1 of 7 Sheets
Job 25213

<u>SITE AREA:</u>	2.96 ACRES
<u>PROPOSED PARKING:</u>	85
REGULAR STALLS (9' X 18'):	82
ADA STALLS:	3
CARP SPACES:	55 (39 EV SPACES)
UNCOVERED SPACES:	30
<u>EXISTING & PROPOSED ZONING:</u>	RR
<u>HIGH FIRE SEVERITY ZONE:</u>	NO
<u>PROTECTED TREES TO REMAIN (TAG NOS) *:</u>	t20, t21, t22, t24, t25, t26, t27, t32, t40, t47, t48, t52
<u>PROTECTED TREES TO BE REMOVED (TAG NOS) *:</u>	t23, t28, t29, t30, t31, t41, t53,
<u>NON PROTECTED TREES TO BE REMOVED (TAG NOS) *:</u>	t10, t11, t12, t13, t14, t15, t16, t17, t18, t19, t33, t34, t37, t38, t39, t42, t43, t44, t45, t46, t49, t50, t51, t55
*REFERENCE ARBORIST REPORT "TREE INVENTORY REPORT" PREPARED BY RESERVE, DATED DECEMBER 4, 2025.	



- ## KEYNOTES
- 1 PROPOSED LOT LINE
 - 2 PROPOSED PRIVATE ACCESS & UTILITY EASEMENT (PAUE)
 - 3 9-FT STREET PARKING
 - 4 MONOLITHIC SIDEWALK (5')
 - 5 6-FT SIDEYARD FENCE (SLP)
 - 6 1-FT (MAX) KICKER WALL
 - 7 2.5-FT (MAX) LANDSCAPE WALL
 - 8 PRIVATE STORMDRAIN EASEMENT (PVSE)

20' 10' 0 10' 20' 40' 60'

Graphic Scale: 1" = 20'

⊗ 12" EX TREE TO BE REMOVED

	TI=8 R=30, 5" AC OVER 11" CL II AB
	PARKING PAVEMENT
	6" PCC OVER 4" CL II AB W/ #4 BARS OCEW
	4" PCC OVER 4" CL II AB
	BIORETENTION AREA

VESTING TENTATIVE MAP
VALENTINE AVENUE
SITE LAYOUT & TYPICAL SECTIONS
8100 Valentine Avenue
Sebastopol, California
APN 004-510-054

SCALE: AS SHOWN

Date: December 19, 2025

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		<i>Approved</i>

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"A Service You Can Count On!"

 
Timothy L. Schram, ROE 67890
My license expires 6/30/2027

NG TENTATIVE MAP
LENTINE AVENUE
UT & TYPICAL SECTIONS
100 Valentine Avenue
Gebastopol, California
APN 004-510-054

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.
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(707) 541-2301 fax
asmith@adobeinc.com

OWNER/SUBDIVIDER:

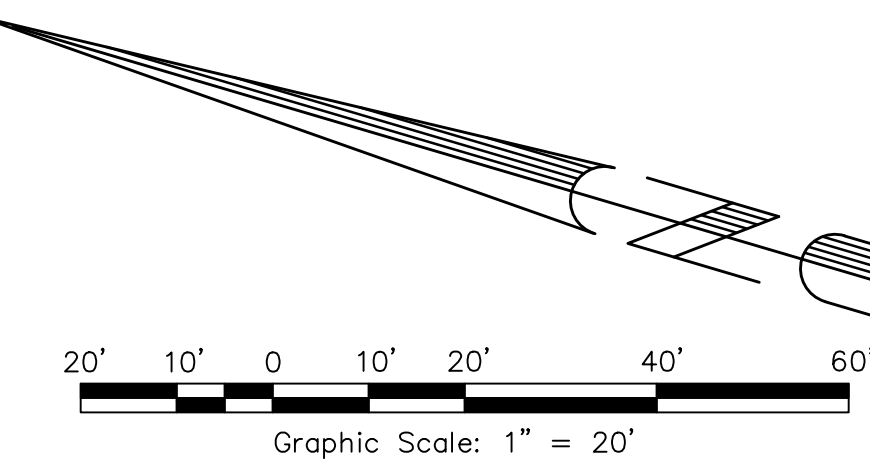
Grupe Investment Company, Inc.
c/o Rob Toste
3255 W. March Lane, Suite 400
Stockton, CA 95219
(209) 473-6010 phone
rtoste@grupe.com

HATCHING LEGEND:

PRIVATE ACCESS & UTILITY EASEMENT
PRIVATE STORMDRAIN EASEMENT

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

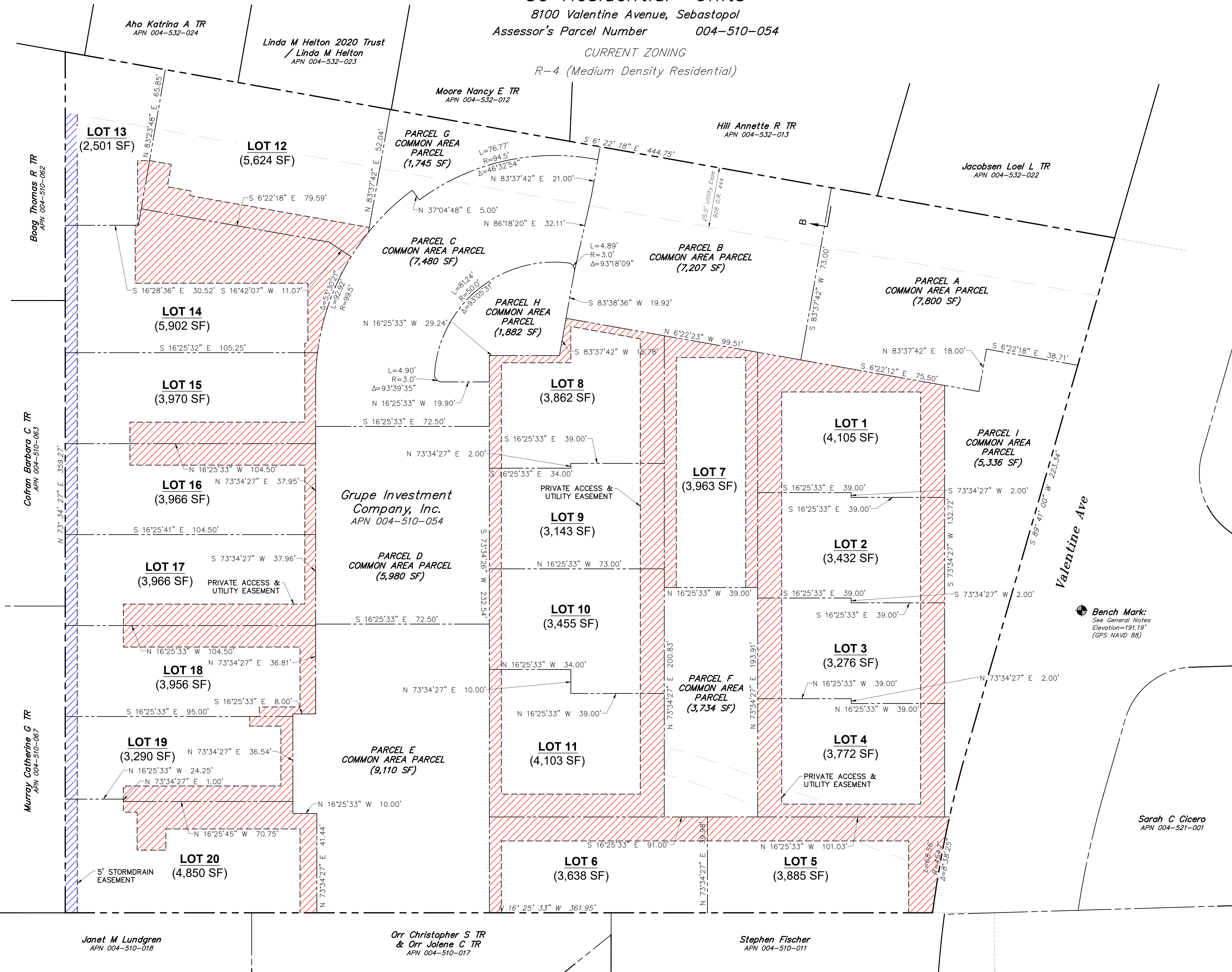


Vesting Tentative Map
For Condominium purpose of a 20 Lot Subdivision:
39 Residential Units

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

CURRENT ZONING

R-4 (Medium Density Residential)



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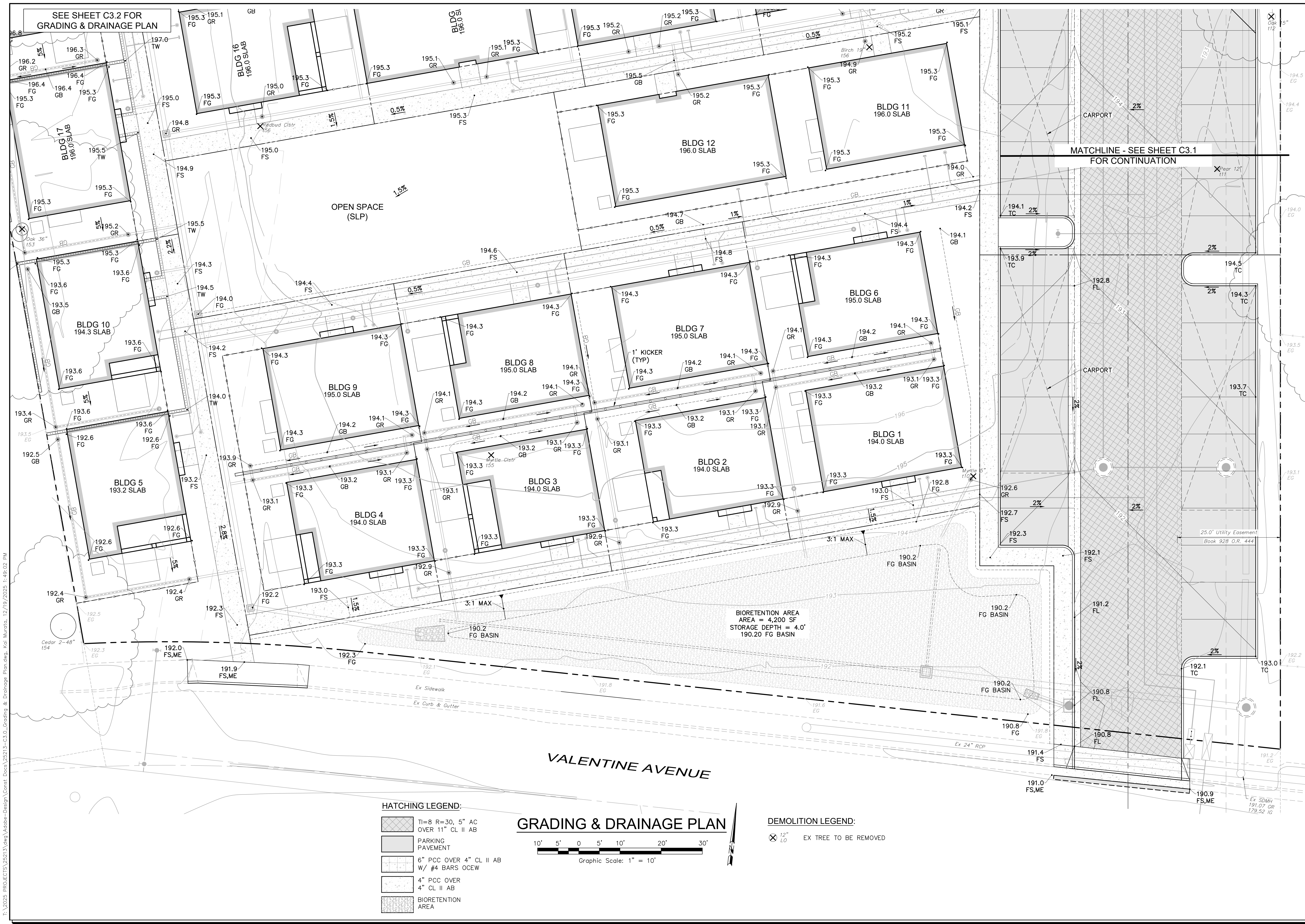
PROFESSIONAL ENGINEER
TIMOTHY L. SCHRAM
No. 067890
Exp. 6/30/2027
CIVIL
STATE OF CALIF.
My license expires 6/30/2027

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

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Drawn by: KM, IL
Checked by: AP, CT

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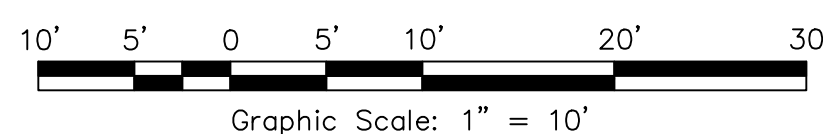
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HATCHING LEGEND:

- TI=8 R=30, 5" AC OVER 11" CL II AB
- PARKING PAVEMENT
- 6" PCC OVER 4" CL II AB W/ #4 BARS OCEW
- 4" PCC OVER 4" CL II AB
- BIORETENTION AREA

GRADING & DRAINAGE PLAN



DEMOLITION LEGEND:

- EX TREE TO BE REMOVED

VESTING TENTATIVE MAP

VALENTINE AVENUE

PRELIMINARY GRADING & DRAINAGE PLAN

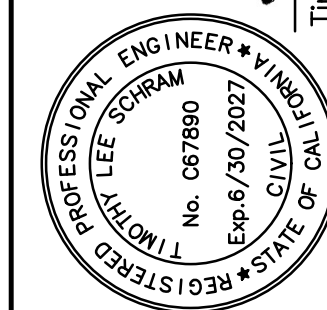
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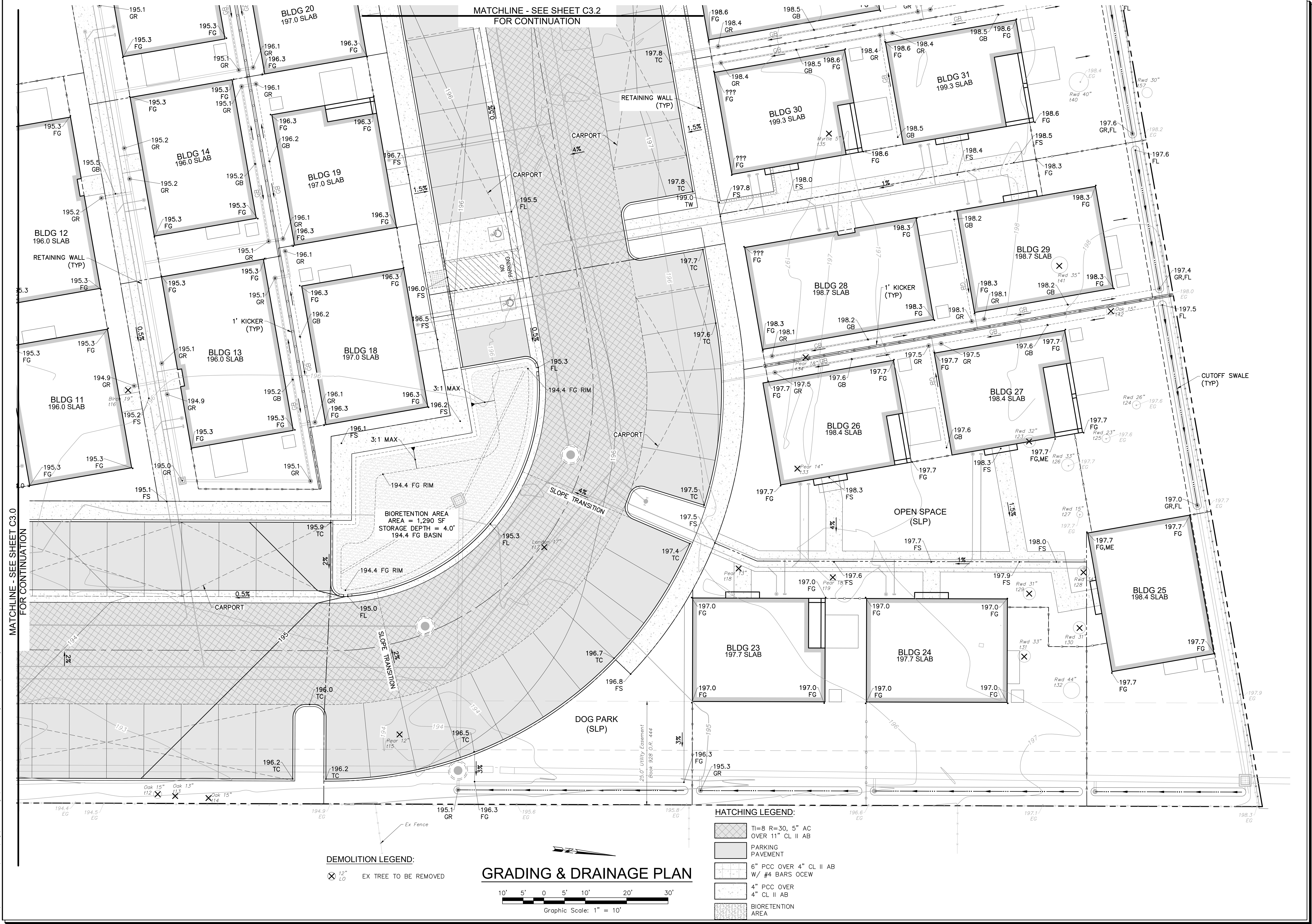
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VESTING TENTATIVE MAP
VALENTINE AVENUE
PRELIMINARY GRADING & DRAINAGE PLAN
8100 Valentine Avenue
Sebastopol, California
APN 004-510-054

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VESTING TENTATIVE MAP VALENTINE AVENUE PRELIMINARY GRADING & DRAINAGE PLAN

8100 Valentine Avenue Sebastopol, California

APN 004-510-054

SCALE: AS SHOWN

Date: December 19, 2025

Design by: KM

Drawn by: KM,LL

Checked by: AP,CT

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Job 25213

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My license expires 6/30/2027

PROFESSIONAL ENGINEER & LAND SURVEYOR

STATE OF CALIFORNIA

NO. 67880

EXP. 6/30/2027

CIVIL

