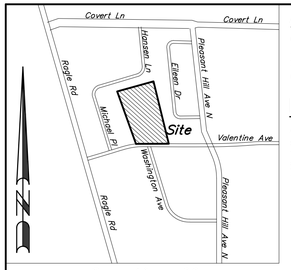
8100 VALENTINE AVENUE DEVELOPMENT - VESTING TENTATIVE MAP PACKAGE

8100 Valentine Avenue, Sebastopol, California

APN 004-510-054



Location Map
not to scale

APPLICANT

Grupe Investment Company, Inc.
3255 West March Lane, Suite 400
Stockton, CA 95219
(209) 473-6010

ENGINEER

Adobe Associates, Inc.
c/o: Casey R. Talbot, RCE 91962
1220 N Dutton Avenue
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Phone: (707) 541-2300

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

SHEET INDEX

1.	C1.0	TITLE SHEET
2.	C2.0	SITE LAYOUT & TYPICAL SECTIONS
3.	C2.1	VESTING TENTATIVE MAP
4.	C2.2	CONSTRUCTION PHASING PLAN
5.-7.	C3.0-C3.2	PRELIMINARY GRADING & DRAINAGE PLAN
8.	C4.0	PRELIMINARY UTILITY PLAN
9.	C5.0	FIRE TRUCK ANALYSIS

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.

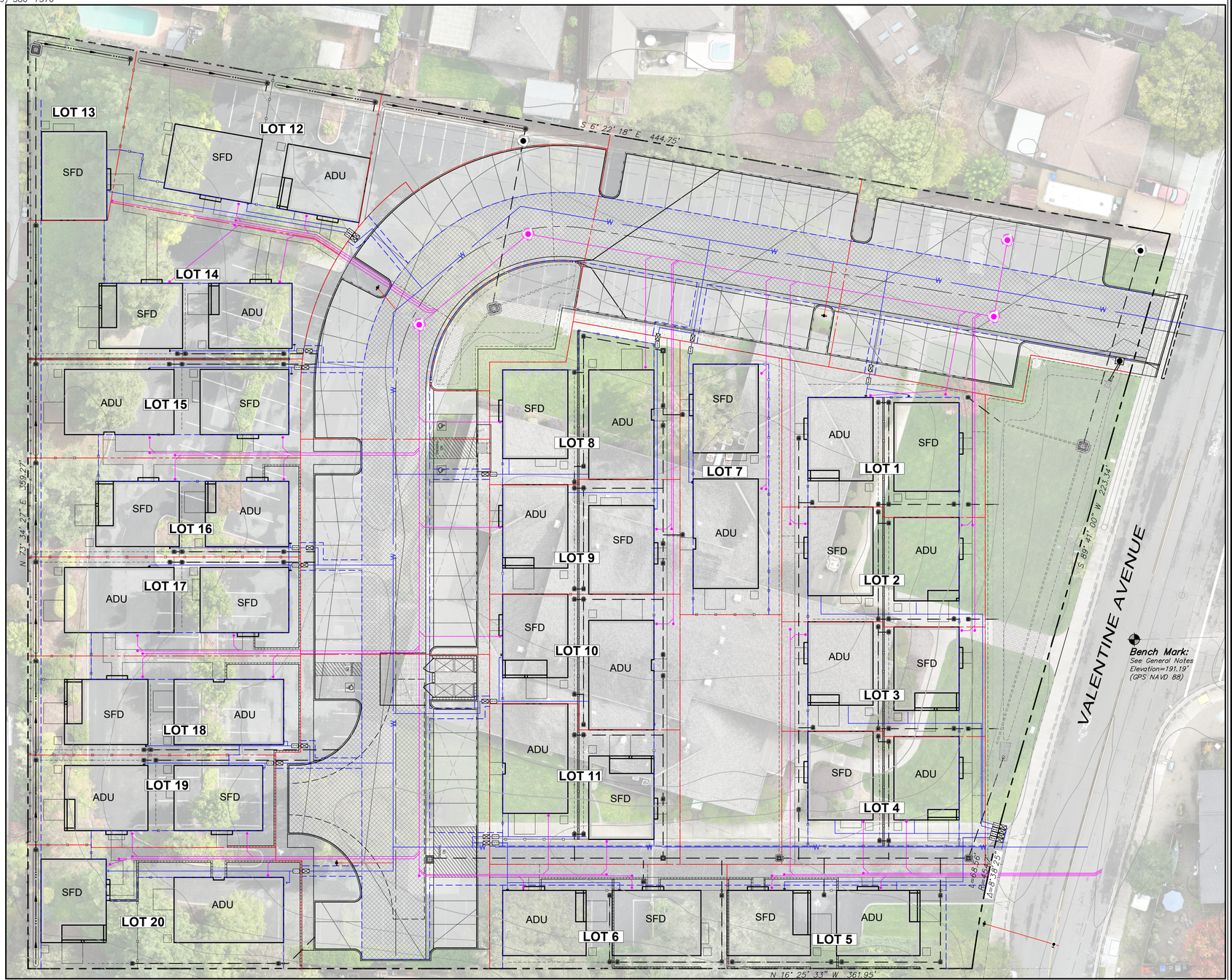
Bench Mark: *Found 2 BD Punch in Well, Adobe Associates, Inc. Control Point #101, as shown hereon. Elevation = 191.19' This elevation is on a GPS Derived NAVD88 based upon static GPS measurements collected November, 2025.*

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 / RPBP
		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
300	300	INDEX CONTOUR
299	299	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	PAE	PRIVATE ACCESS EASEMENT
BFP	BACKFLOW PREVENTOR	PL	PROPERTY LINE
BLDG	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
℄	CENTERLINE	RPBD	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
FFE	FINISHED FLOOR ELEVATION	STD	STANDARD
FG	FINISH GRADE	SWE	SIDEWALK EASEMENT
FH	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



OVERALL SITE PLAN

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

Graphic Scale: 1" = 20'

Revisions			
No.	Date	Description	Approved

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P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

Casey Talbot

REGISTERED PROFESSIONAL ENGINEER * CASEY RHEA TALBOT * No. C91962 * Exp. 3/31/2027 * CIVIL * STATE OF CALIFORNIA

Casey Rhea Talbot, PE 91962
My license expires 3/31/2027

VESTING TENTATIVE MAP
VALENTINE AVENUE
TITLE SHEET
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

Sheet
C1.0
1 of 9 Sheets
Job 25213

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SITE INFORMATION

SITE AREA: 2.96 ACRES

PROPOSED PARKING: 83
REGULAR STALLS (9' X 18'): 80
ADA STALLS: 3

CARPORT SPACES: 54 (39 EV SPACES)
UNCOVERED SPACES: 29

EXISTING & PROPOSED ZONING: RR

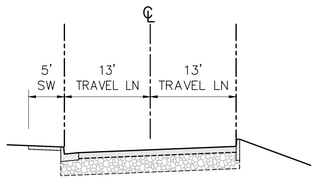
HIGH FIRE SEVERITY ZONE: NO

PROTECTED TREES TO REMAIN (TAG NOs) *:
t20, t21, t22, t24, t25, t26, t27, t32, t40, t47, t48, t52

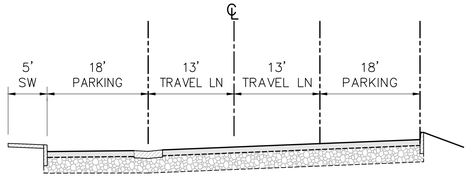
PROTECTED TREES TO BE REMOVED (TAG NOs) *:
t23, t28, t29, t30, t31, t41, t53,

NON PROTECTED TREES TO BE REMOVED (TAG NOs) *:
t10, t11, t12, t13, t14, t15, t16, t17, t18, t19, t33, t34, t35, t36, t37, t38, t39, t42, t43, t44, t45, t46, t49, t50, t51, t55, t56

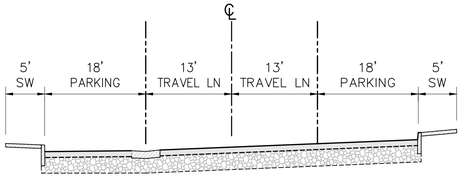
*REFERENCE ARBORIST REPORT "TREE INVENTORY REPORT" PREPARED BY JOHN C. MESERVE, DATED DECEMBER 4, 2025.



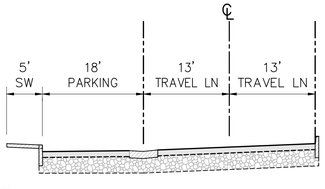
A MAIN DRIVEWAY - NO PARKING
NTS



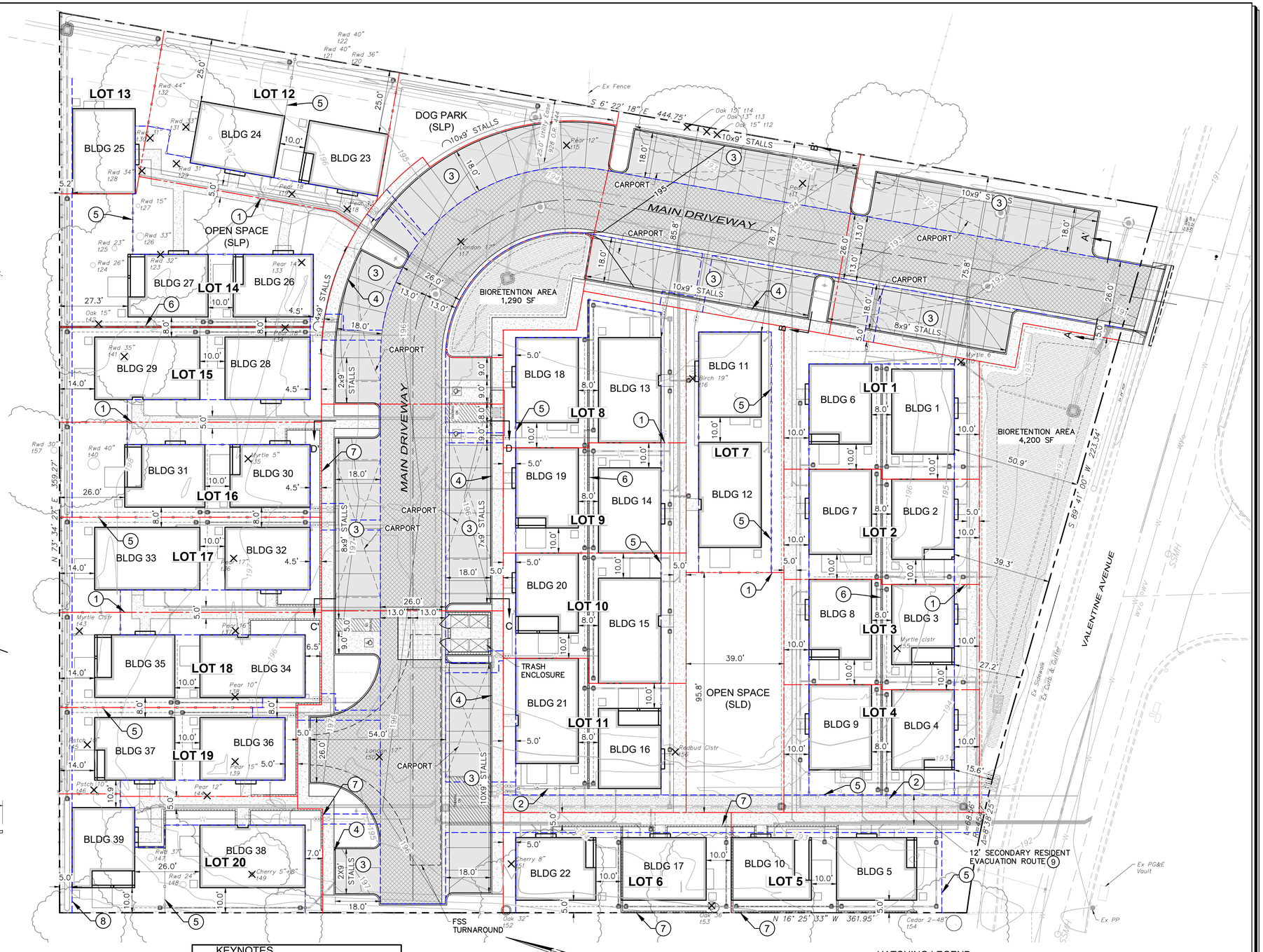
B MAIN DRIVEWAY - WITH PARKING (BOTH SIDES)
NTS



C MAIN DRIVEWAY - WITH PARKING (BOTH SIDES)
NTS



D MAIN DRIVEWAY - WITH PARKING
NTS



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)
9. THIS ROUTE IS A DEVELOPER ELECTED ADDITION RATHER THAN A MANDATORY INSTALLATION REQUIREMENT.

SITE LAYOUT

20' 10' 0 10' 20' 40' 60'
Graphic Scale: 1" = 20'

DEMOLITION LEGEND:

12" LO EX TREE TO BE REMOVED

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
- DECOMPOSED GRANITE
- BIORETENTION AREA

No.	Date	Description	Approved
		Revisions	

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VESTING TENTATIVE MAP
VALENTINE AVENUE
SITE LAYOUT & TYPICAL SECTIONS

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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C2.0
2 of 9 Sheets
Job 25213

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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)

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

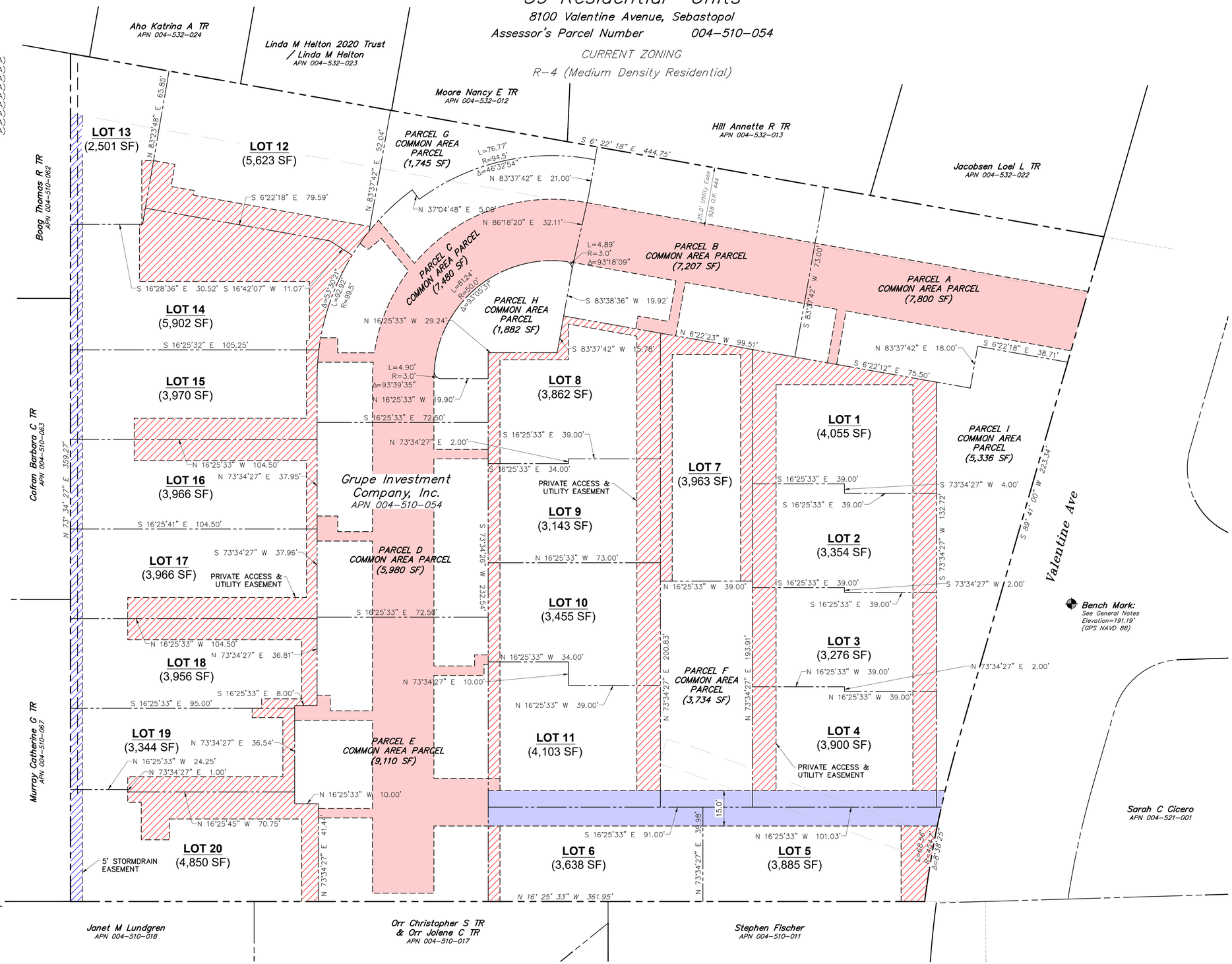
OWNER/SUBDIVIDER:

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
℄	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



No.	Date	Description	Approved

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"A Service You Can Count On!"

Casey Talbot

Casey Rhea Talbot, PE 91962
My license expires 3/31/2027

REGISTERED PROFESSIONAL ENGINEER * CASEY RHEA TALBOT * No. C91962 Exp. 3/31/2027 CIVIL * STATE OF CALIFORNIA

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

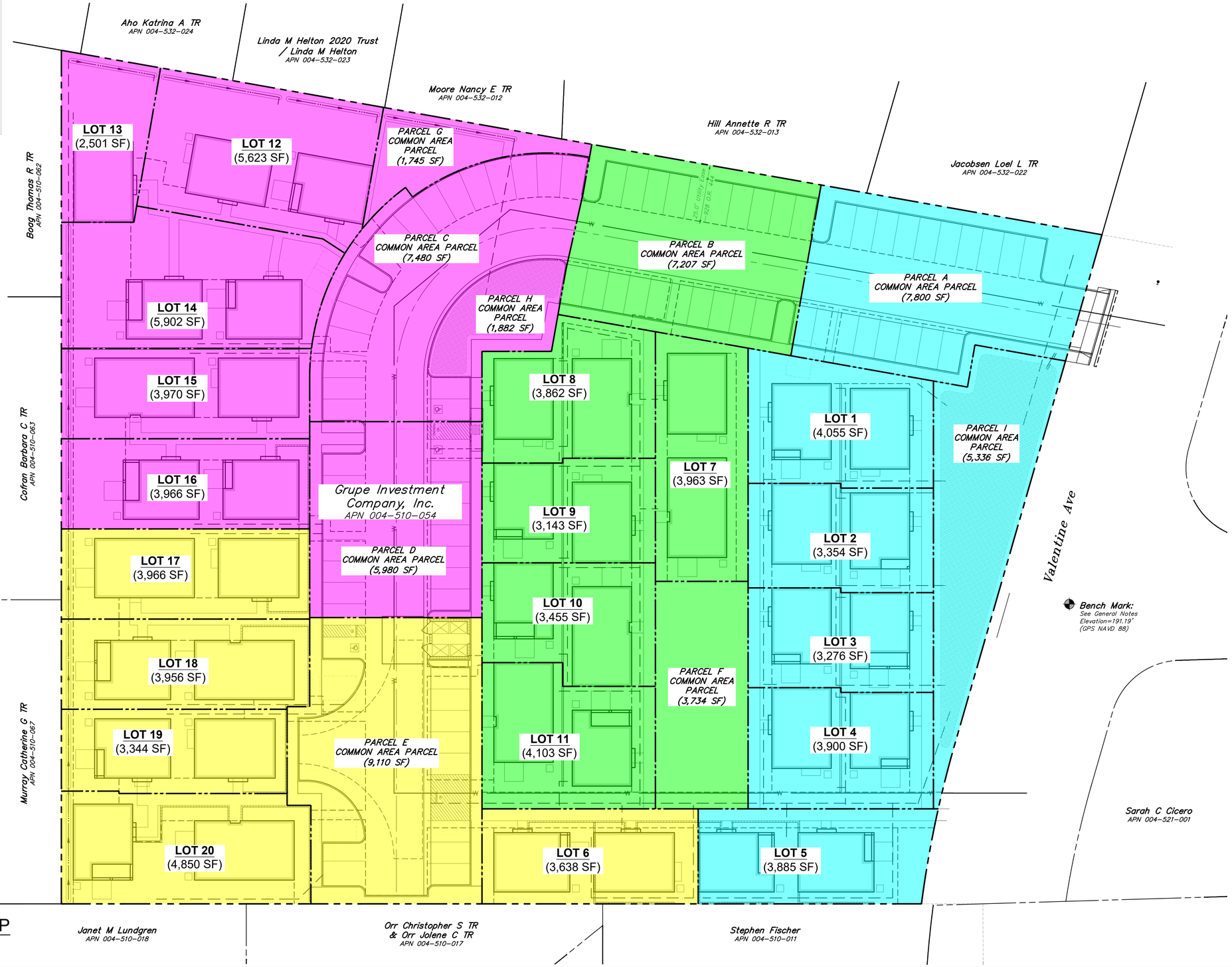
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Checked by: AP,CT

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3 of 9 Sheets
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STEPS TO COMPLETE THE PROJECT UNDER AB1033:

1. 20 LOT SUBDIVISION FOR CONDOMINIUM PURPOSES OF UP TO 39 UNITS AND DESIGN REVIEW APPROVAL.
2. LAND DEVELOPMENT BEGINS AND 39 PADS ACROSS 20 LOTS WILL BE GRADED AND UTILITIES STUBBED.
3. THERE WILL BE 4 PHASES OF 5 LOTS EACH. THIS EQUALS ~10 HOMES PER PHASE (5 TRADITION HOMES AND 5 ADU'S)THAT WILL HAVE BUILDING PERMITS PULLED AT 1 TIME.
4. THE ADU CONSTRUCTION ON EACH LOT WILL NEED TO BE COMPLETE AND RECEIVE A CERTIFICATE OF OCCUPANCY IN ORDER FOR THE SUBDIVIDER TO RECORD THE CONDO PLAN ON A LOT BY LOT BASIS PER AB1033.
5. ONCE THE CONDO PLAN IS RECORDED THE SUBDIVIDER WILL SUBMIT TO THE DRE FOR A FINAL PUBLIC REPORT (WHITE REPORT) SO THE SUBDIVIDER CAN CLOSE HOMES SALES ~15 DAYS LATER.



CONSTRUCTION PHASING LEGEND:

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4

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

Graphic Scale: 1" = 20'

CONSTRUCTION PHASING MAP

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VESTING TENTATIVE MAP
VALENTINE AVENUE
CONSTRUCTION PHASING PLAN

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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C2.2
4 of 9 Sheets
Job 25213

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SEE SHEET C3.2 FOR GRADING & DRAINAGE PLAN

MATCHLINE - SEE SHEET C3.1 FOR CONTINUATION

BLDG 1 194.0 SLAB
BLDG 2 194.0 SLAB
BLDG 3 194.0 SLAB
BLDG 4 194.0 SLAB
BLDG 5 193.2 SLAB
BLDG 6 195.0 SLAB
BLDG 7 195.0 SLAB
BLDG 8 195.0 SLAB
BLDG 9 195.0 SLAB
BLDG 10 194.3 SLAB
BLDG 11 196.0 SLAB
BLDG 12 196.0 SLAB
BLDG 16 196.0 SLAB
BLDG 17 196.0 SLAB
BLDG 5 196.0 SLAB

OPEN SPACE (SLP)

CARPORT

1' KICKER (TYP)

BIORETENTION AREA
AREA = 4,200 SF
STORAGE DEPTH = 4.0'
190.20 FG BASIN

25.0' Utility Easement
Book 928 O.R. 444

Ex Sidewalk
Ex Curb & Gutter
Ex Driveway Apron (To Remain)
Ex 24" RCP
Ex SDMH 191.07 GR 179.52 IG

VALENTINE AVENUE

Oak 36" t53
Redbud Clstr t56
Myrtle Clstr t55
Myrtle t10
Pear 12" t11
Oak 15" t12
Cedar 2-48" t54

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
- DECOMPOSED GRANITE
- BIORETENTION AREA

GRADING & DRAINAGE PLAN

10' 5' 0 5' 10' 20' 30'

Graphic Scale: 1" = 10'

DEMOLITION LEGEND:

- 12" LO — EX TREE TO BE REMOVED

Revisions			
No.	Date	Description	Approved

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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: August 28, 2026
Design by: KM
Drawn by: KM,IL
Checked by: AP,CT

Sheet C3.0
5 of 9 Sheets
Job 25213

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MATCHLINE - SEE SHEET C3.2
FOR CONTINUATION

MATCHLINE - SEE SHEET C3.0
FOR CONTINUATION

BLDG 20
197.0 SLAB

BLDG 14
196.0 SLAB

BLDG 19
197.0 SLAB

BLDG 12
196.0 SLAB

BLDG 13
196.0 SLAB

BLDG 18
197.0 SLAB

BLDG 11
196.0 SLAB

RETAINING WALL
(TYP)

CARPORT

BLDG 30
199.3 SLAB

BLDG 31
199.3 SLAB

BLDG 29
198.7 SLAB

BLDG 28
198.7 SLAB

1' KICKER
(TYP)

BLDG 27
198.4 SLAB

BLDG 26
198.4 SLAB

CUTOFF SWALE
(TYP)

OPEN SPACE
(SLP)

BLDG 25
198.4 SLAB

BLDG 23
197.7 SLAB

BLDG 24
197.7 SLAB

DOG PARK
(SLP)

ON PARKING

3:1 MAX

194.4 FG RIM

BIORETENTION AREA
AREA = 1,290 SF
STORAGE DEPTH = 4.0'
194.4 FG BASIN

SLOPE TRANSITION

24.0' Utility Easement
Book 928 O.R. 444

Ex Fence

DEMOLITION LEGEND:

12" LO — EX TREE TO BE REMOVED

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
- DECOMPOSED GRANITE
- BIORETENTION AREA

GRADING & DRAINAGE PLAN

10' 5' 0 5' 10' 20' 30'
Graphic Scale: 1" = 10'

No.	Date	Description	Approved
		Revisions	

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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: August 28, 2026
Design by: KM
Drawn by: KM, IL
Checked by: AP, CT

Sheet
C3.1
6 of 9 Sheets
Job 25213

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SEE SHEET C3.0 FOR GRADING & DRAINAGE PLAN

RETAINING WALL (TYP)

BLDG 10
194.3 SLAB

BLDG 17
196.0 SLAB

BLDG 22
197.5 SLAB

12 LF ROLLED CURB

LANDSCAPE WALL (TYP)

BLDG 38
200.00 SLAB

BLDG 39
200.0 SLAB

NO PARKING

FSS TURNAROUND

CARPORT

BLDG 16
196.0 SLAB

BLDG 21
197.0 SLAB

BLDG 36
199.7 SLAB

BLDG 37
199.7 SLAB

OPEN SPACE (SLP)

1' KICKER (TYP)

BLDG 15
196.0 SLAB

TRASH ENCLOSURE

BLDG 20
197.0 SLAB

BLDG 34
199.5 SLAB

BLDG 35
199.5 SLAB

CUTOFF SWALE (TYP)

BLDG 12
196.0 SLAB

BLDG 14
196.0 SLAB

BLDG 19
197.0 SLAB

CARPORT

LANDSCAPE WALL (TYP)

BLDG 32
199.3 SLAB

BLDG 33
199.3 SLAB

BLDG 30
199.3 SLAB

BLDG 31
199.3 SLAB

RETAINING WALL (TYP)

MATCHLINE - SEE SHEET C3.1 FOR CONTINUATION

DEMOLITION LEGEND:

12" LO EX TREE TO BE REMOVED

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
- DECOMPOSED GRANITE
- BIORETENTION AREA

GRADING & DRAINAGE PLAN

10' 5' 0 5' 10' 20' 30'

Graphic Scale: 1" = 10'

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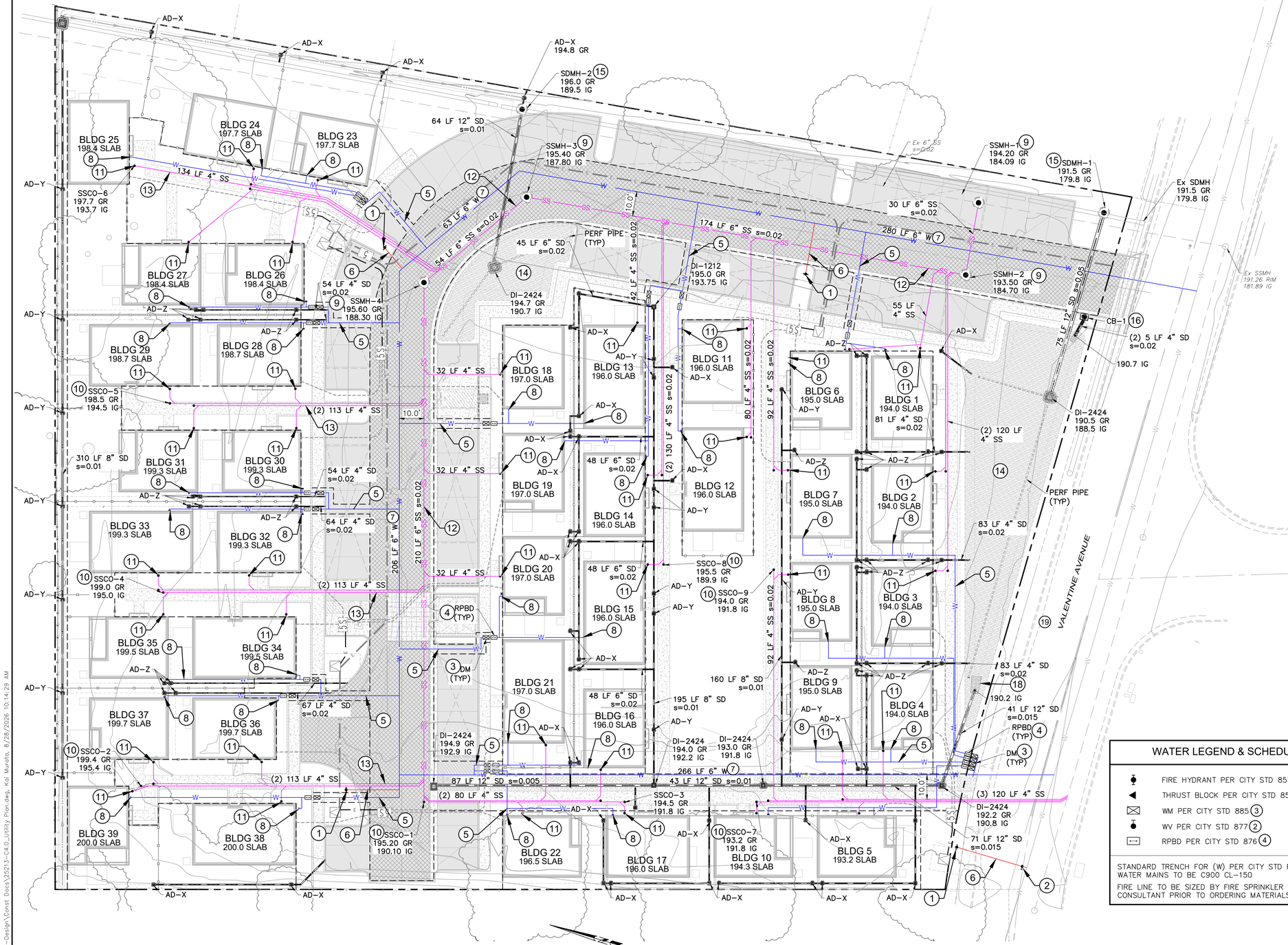
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My license expires 3/31/2027

VESTING TENTATIVE MAP
VALENTINE AVENUE
PRELIMINARY GRADING & DRAINAGE PLAN

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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7 of 9 Sheets
Job 25213



LEGEND:

- W — EX PUBLIC WATER
- FW — PRIVATE FIRE WATER
- W — WATER
- SS — PRIVATE SANITARY SEWER MAIN (1% MIN)
- SEWER LATERAL (2% MIN)
- JT — JOINT TRENCH
- SVC — SERVICE CABLES

SANITARY SEWER SCHEDULE	
SSMH NO 1–4	PER CITY STD 500 (9)
SSCO'S	ADJUST TO GRADE, PER CITY STD 505 (11)
SS TRENCH	PER CITY STD R-1.4
SS LATERALS	PER CITY STD 513 (13)
ALL SS MAIN SHALL BE SDR-26	

STORM DRAIN SCHEDULE (17)	
DI-1212	OLDCASTLE MODEL DI-1212
DI-2424	OLDCASTLE MODEL DI-2424
AD-X	6" NDS DRAIN WITH GRATE (OR APPROVED EQUAL)
AD-Y	8" NDS DRAIN WITH GRATE (OR APPROVED EQUAL)
AD-Z	4" NDS DRAIN WITH GRATE (OR APPROVED EQUAL)
FOUNDATION DRAINS PER GEOTECH'S RECOMMENDATION	
ALL DOWNSPOUTS TO BE TIED TO UNDERGROUND SD SYSTEM WITH 4" SD, S=0.010 (MIN). (SAP)	
STORM DRAIN PIPE SHALL BE RCP, PVC, OR HDPE. (MEETING CALTRANS SEC. 64 SPECIFICATIONS).	

WATER LEGEND & SCHEDULE	
	FIRE HYDRANT PER CITY STD 857 (1)
	THRUST BLOCK PER CITY STD 854
	WM PER CITY STD 885 (3)
	WV PER CITY STD 877 (2)
	RPBD PER CITY STD 876 (4)
STANDARD TRENCH FOR (W) PER CITY STD R-1.4 WATER MAINS TO BE C900 CL-150	
FIRE LINE TO BE SIZED BY FIRE SPRINKLER CONSULTANT PRIOR TO ORDERING MATERIALS	

KEYNOTES

1. FIRE HYDRANT
2. WATER GATE VALVE
3. 1" WATER METER
4. 1" REDUCE PRESSURE BACKFLOW DEVICE (RPBD)
5. 1.5" WATER LATERAL 1,840 LF
6. 6" FIRE WATER LATERAL 85 LF
7. 6" WATER MAIN (PUBLIC) 815 LF
8. 1.5" WATER STUB (PRIVATE)
9. 48" SEWER MANHOLE (PUBLIC)
10. SEWER MAINLINE CLEANOUT (PUBLIC)
11. SEWER CLEANOUT AT BUILDING (PRIVATE)
12. 6" SEWER MAIN (PUBLIC) 477 LF
13. 4" SEWER LATERAL (PRIVATE) 2,530 LF
14. BIORETENTION FACILITY 5,490 SF
15. 48" STORMDRAIN MANHOLE (PRIVATE)
16. STORMDRAIN CATCH BASIN (PRIVATE)
17. DROP-INLET/AREA DRAIN (SEE SCHEDULE)
18. STORM OUTFALL ROCK RIP-RAP

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
- DECOMPOSED GRANITE
- BIORETENTION AREA

UTILITY PLAN

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

Graphic Scale: 1" = 20'

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

SCALE: AS SHOWN
Date: August 28, 2026
Design by: KM
Drawn by: KM, IL
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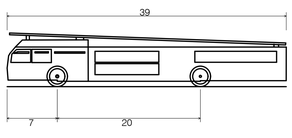
FIRE TRUCK ANALYSIS

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

Graphic Scale: 1" = 20'

LEGEND:

- FIRE TRUCK WHEELTRACK
- FIRE TRUCK OVERHANG
- FIRE TRUCK ENTRANCE WHEEL AND OVERHANG



Aerial Fire Truck	
Overall Length	39.000ft
Overall Width	8.167ft
Overall Body Height	7.500ft
Min Body Ground Clearance	0.750ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

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VESTING TENTATIVE MAP
VALENTINE AVENUE
FIRE TRUCK ANALYSIS

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

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