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

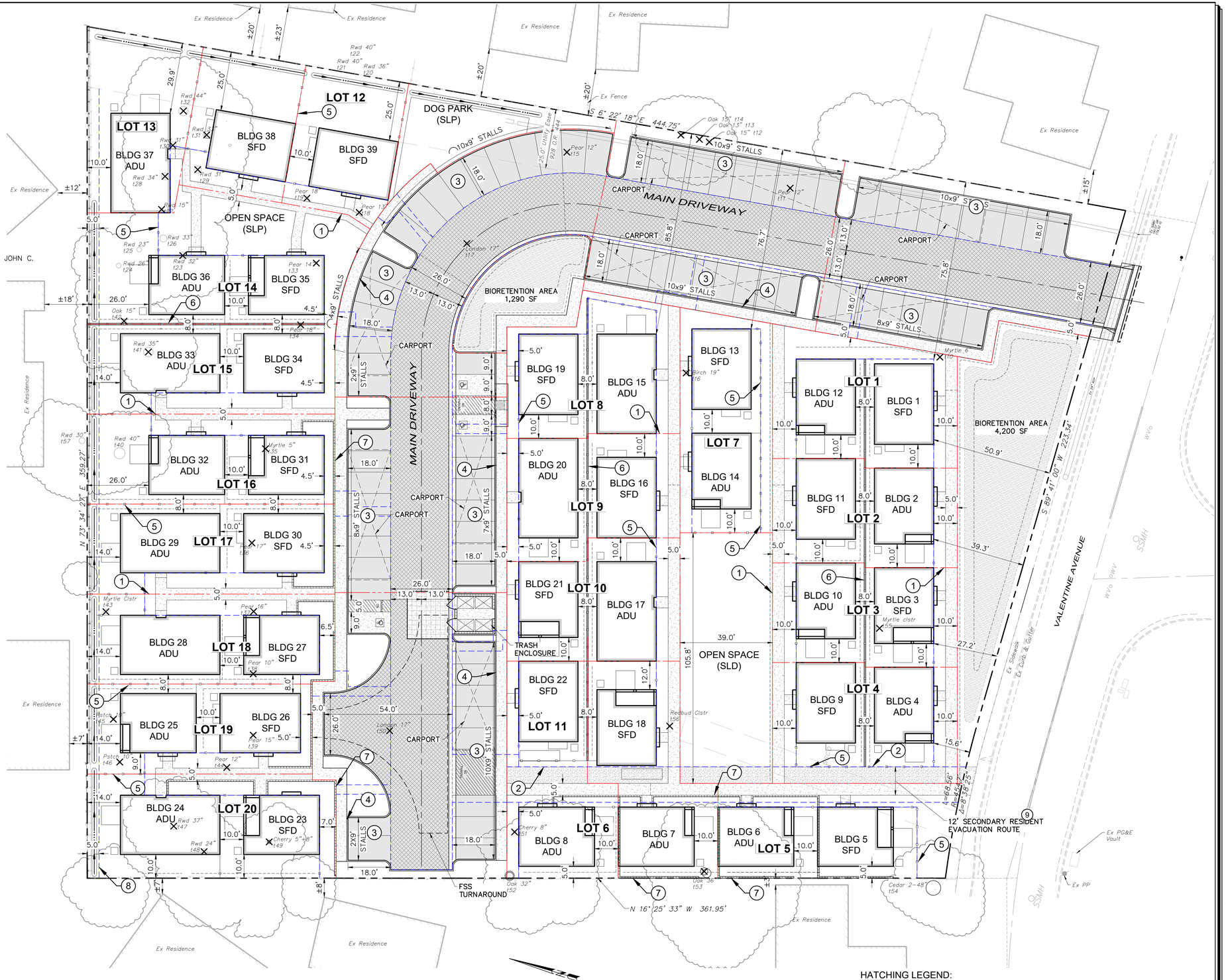
HIGH FIRE SEVERITY ZONE: NO

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

PROTECTED TREES TO BE REMOVED (TAG NOs) *:
t23, t27, t28, t29, t30, t31, t32, t41, t47, t48 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.



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

Revisions			
No.	Date	Description	Approved

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

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

VESTING TENTATIVE MAP
VALENTINE AVENUE
SITE LAYOUT & TYPICAL SECTIONS

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

SCALE: AS SHOWN
Date: October 6, 2026
Design by: KM
Drawn by: KM.IL
Checked by: AP.CT

Sheet C2.0
2 of 9 Sheets
Job 25213

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