



GRUPE

8100 Valentine Avenue

For-Sale Missing Middle
Single-Family Home Community

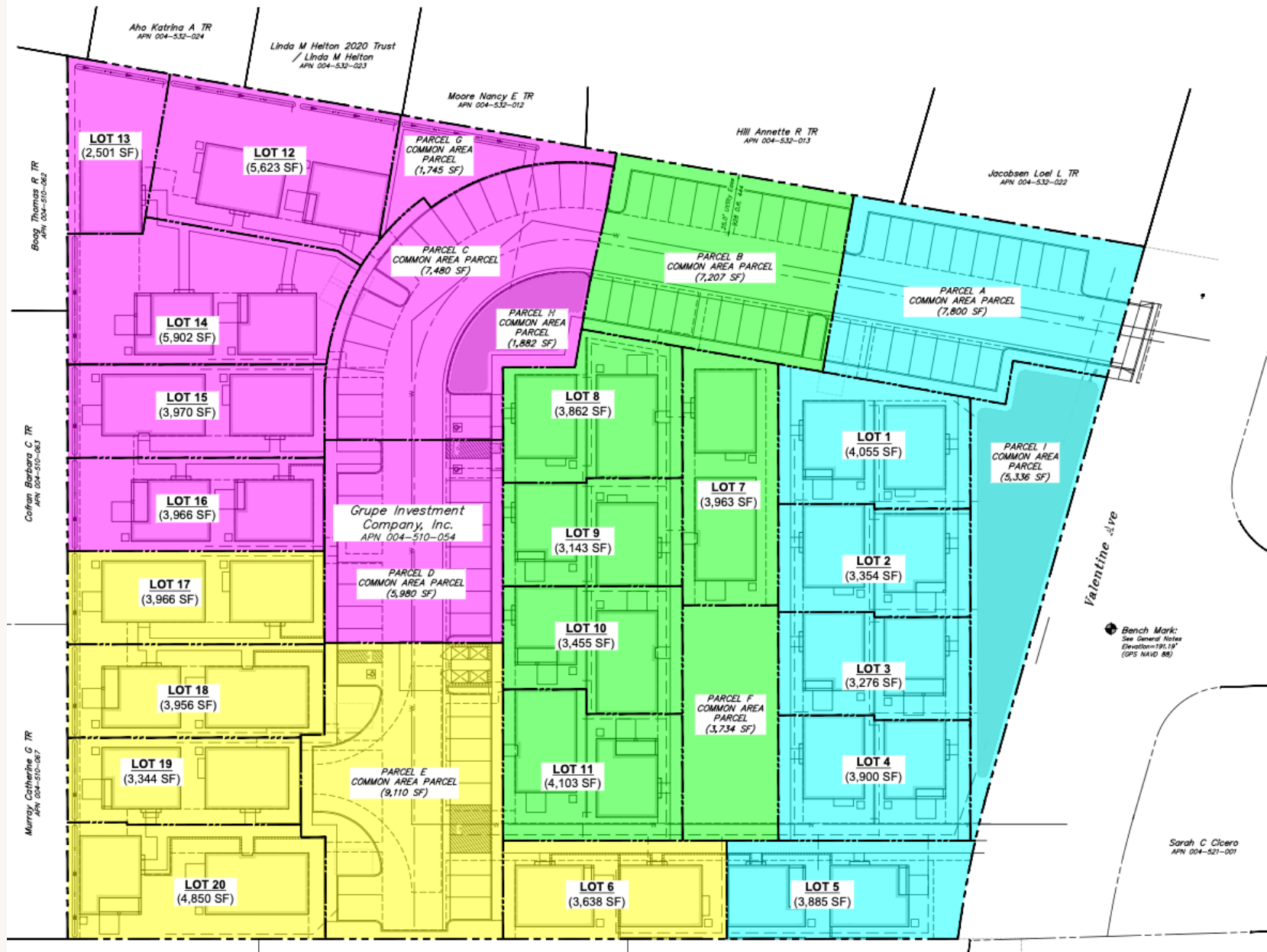
SEBASTOPOL, CALIFORNIA



SEBASTOPOL, CALIFORNIA

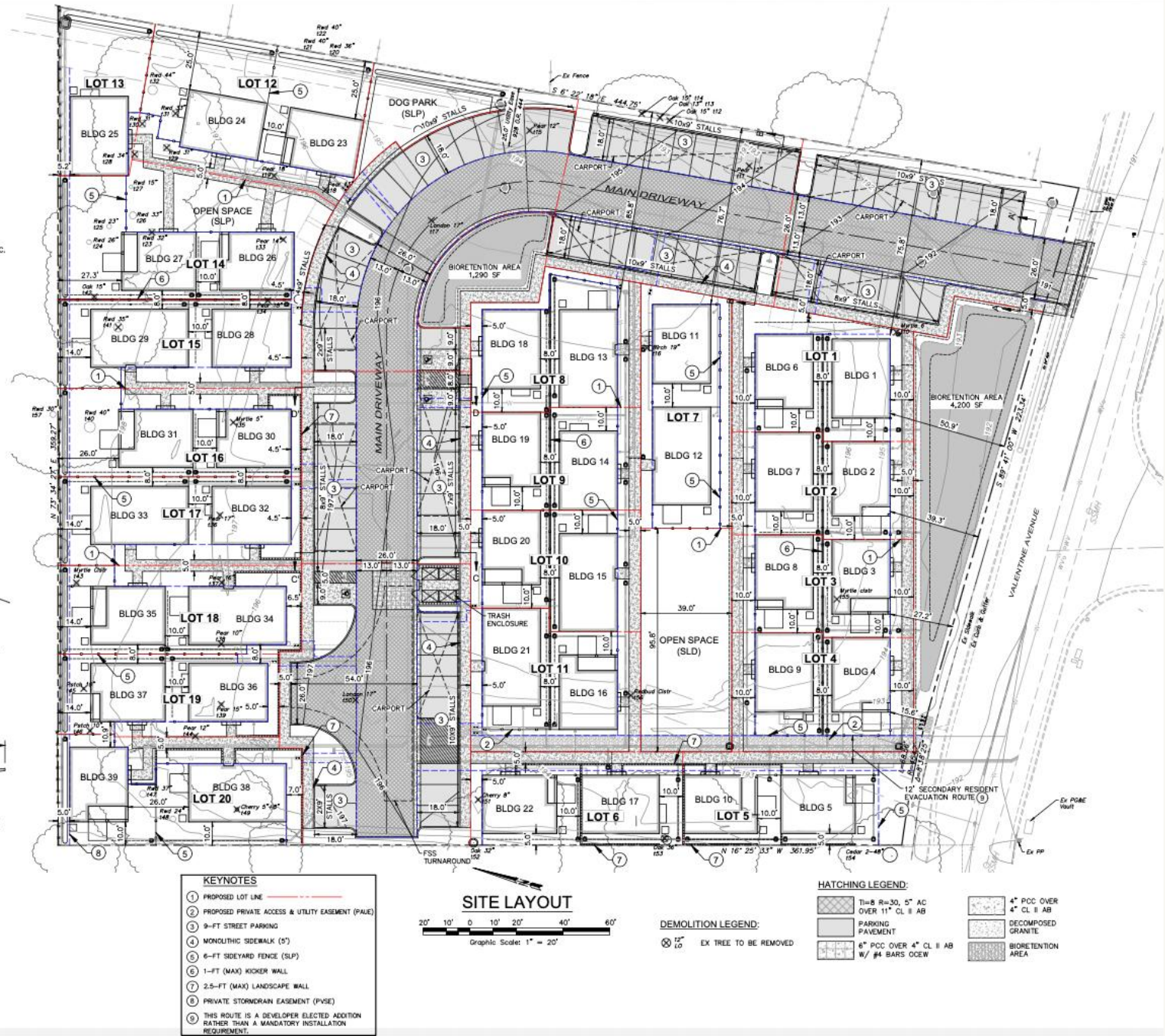
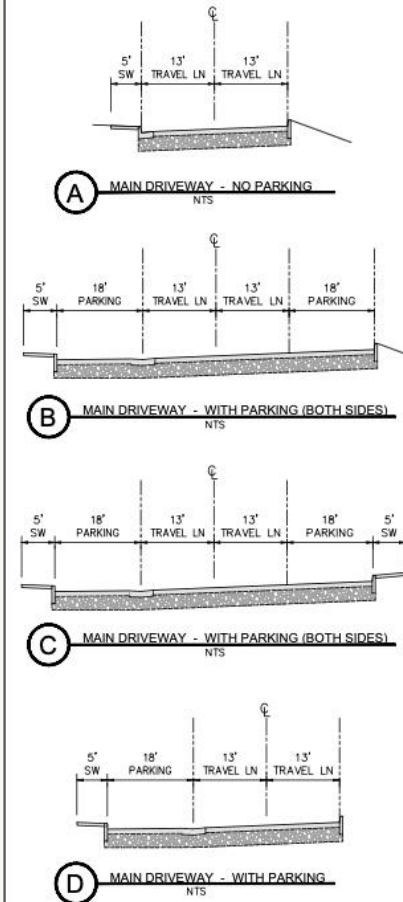


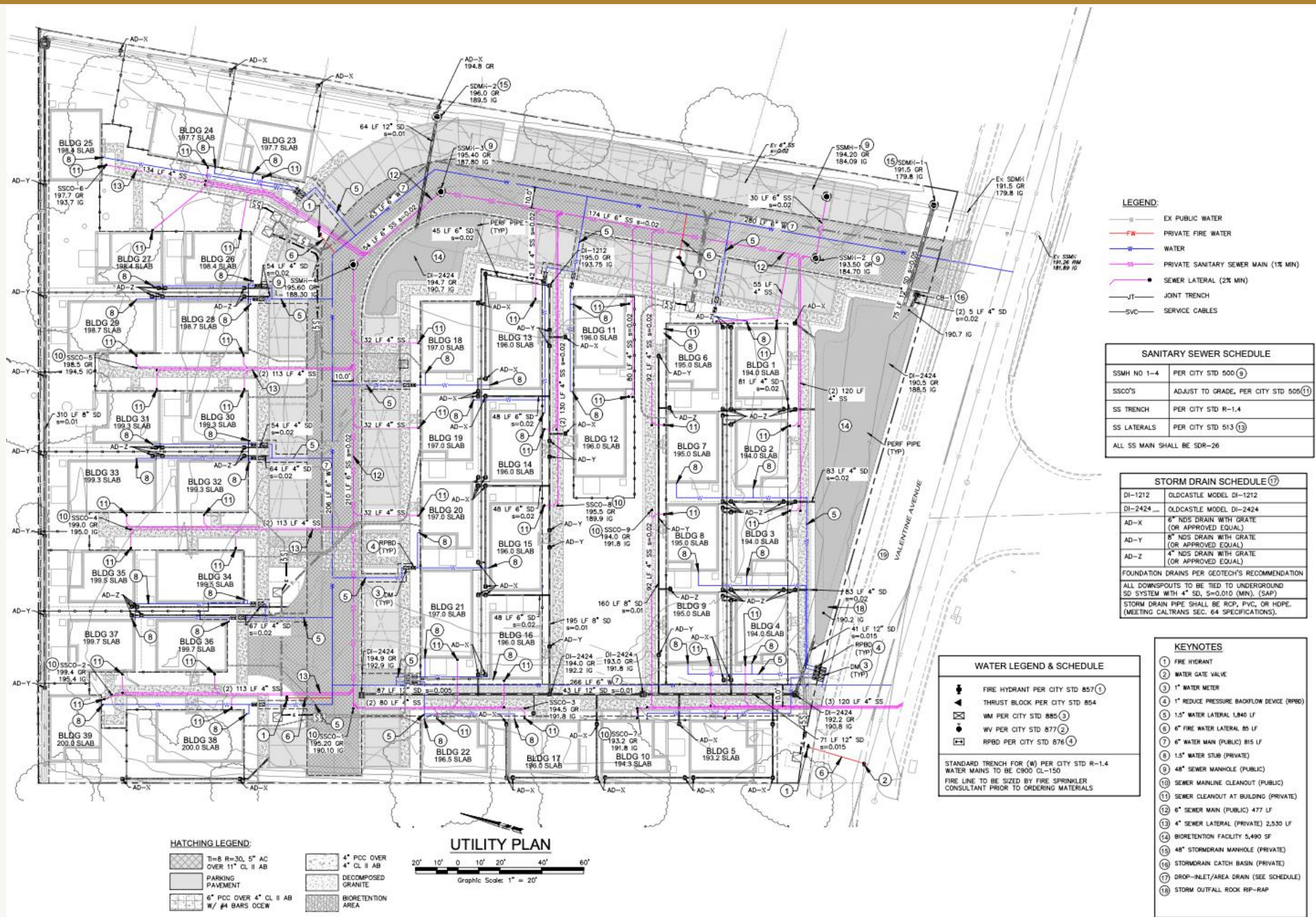
SEBASTOPOL, CALIFORNIA



SEBASTOPOL, CALIFORNIA

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 NO.)*	120, 121, 122, 124, 125, 126, 127, 132, 140, 147, 148, 152
PROTECTED TREES TO BE REMOVED (TAG NO.)*	123, 128, 129, 130, 131, 141, 153
NON PROTECTED TREES TO BE REMOVED (TAG NO.)*	110, 112, 118, 119, 124, 135, 136, 137, 138, 139, 143, 134, 141, 137, 142, 143, 144, 145, 146, 149, 150, 151, 155
*REFERENCE ARBORIST REPORT "TREE INVENTORY REPORT" PREPARED BY RESERVE, DATED DECEMBER 4, 2025.	





LEGEND:

—	EX PUBLIC WATER
—	PRIVATE FIRE WATER
—	WATER
—	PRIVATE SANITARY SEWER MAIN (1/8 MIN)
—	SEWER LATERAL (2% MIN)
—	JOINT TRENCH
—	SVC

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).	

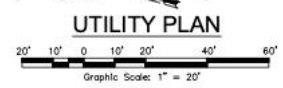
WATER LEGEND & SCHEDULE

⬇	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 1,940 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:

⬇	11" BARS OCEW
⬇	6" PCC OVER 4" CL II AB
⬇	4" PCC OVER 4" CL II AB
⬇	4" PCC OVER 11" CL II AB
⬇	PARKING PAVEMENT
⬇	DECOMPOSED GRANITE
⬇	BIORETENTION AREA



Alternative Site Plan & Renderings

SEBASTOPOL, CALIFORNIA

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

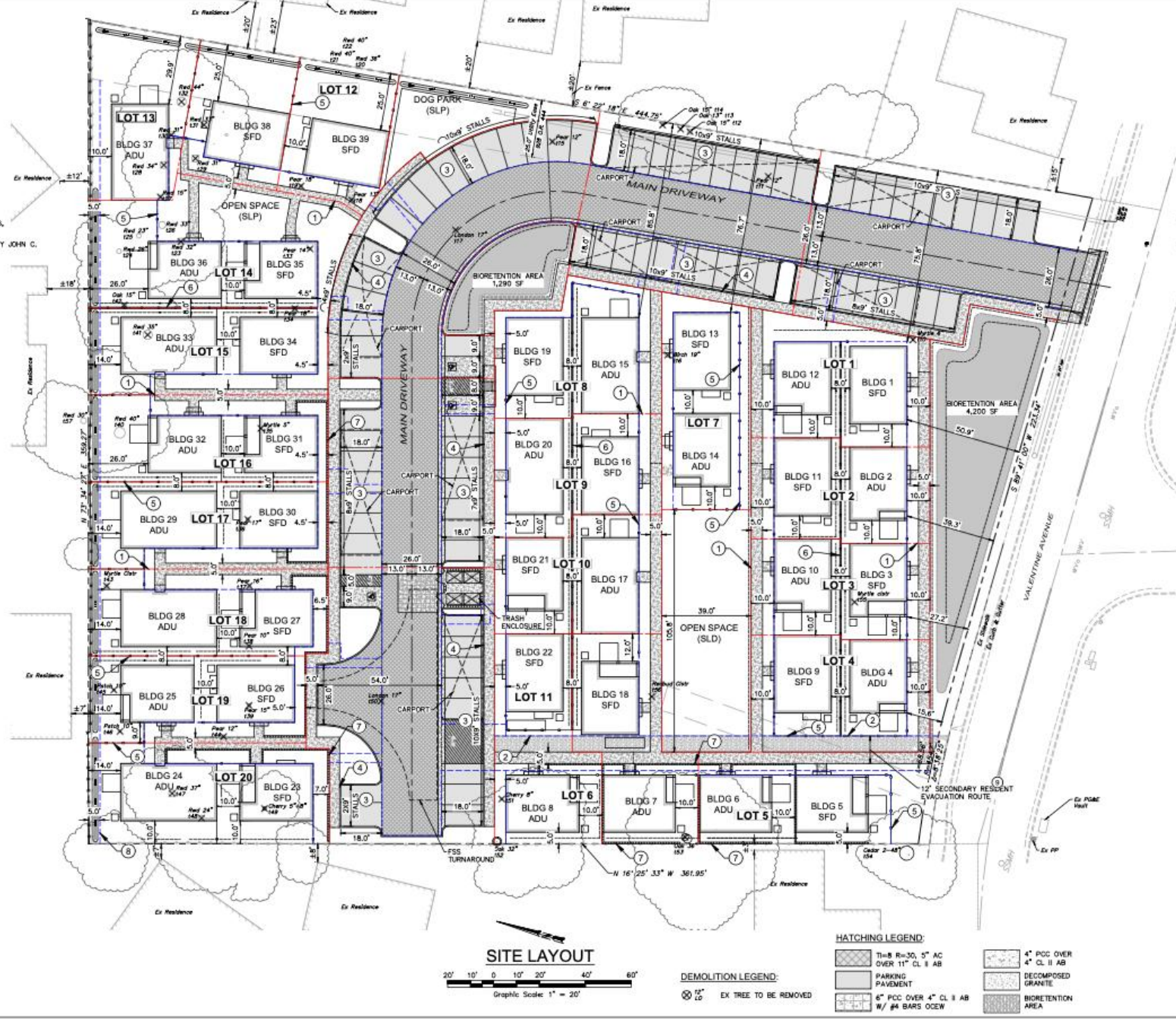
HIGH FIRE SEVERITY ZONE: NO

PROTECTED TREES TO REMAIN (TAG N01):
 120, 121, 122, 124, 125, 126, 140, 152

PROTECTED TREES TO BE REMOVED (TAG N01):
 123, 127, 128, 129, 130, 131, 132, 141, 147, 148, 153

NON PROTECTED TREES TO BE REMOVED (TAG N01):
 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 133, 134, 135, 136,
 137, 138, 139, 142, 143, 144, 145, 146, 149, 150, 151, 155, 156

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 (ST)
- 5 6'-FT SIDEYARD FENCE (SLP)
- 6 1'-FT (MAX) RICKER WALL
- 7 2.5'-FT (MAX) LANDSCAPE WALL
- 8 PRIVATE STORMDRAIN EASEMENT (PVE)
- 9 THIS ROUTE IS A DEVELOPER ELECTED ADDITION RATHER THAN A MANDATORY INSTALLATION REQUIREMENT.

SITE LAYOUT

Graphic Scale: 1" = 20'

HATCHING LEGEND:

- | | |
|--|------------------------|
| TH-B R=30, 5" AC OVER 11" CL 8 AB | 4" PCC OVER 4" CL 8 AB |
| PARKING PAVEMENT | DECOMPOSED GRANITE |
| 6" PCC OVER 4" CL 8 AB W/ #4 BARS OCEW | BIORETENTION AREA |

DEMOLITION LEGEND:

- EX TREE TO BE REMOVED



SEBASTOPOL, CALIFORNIA



SEBASTOPOL, CALIFORNIA