



GRUPE

8100 Valentine Avenue

For-Sale Missing Middle
Single-Family Home Community

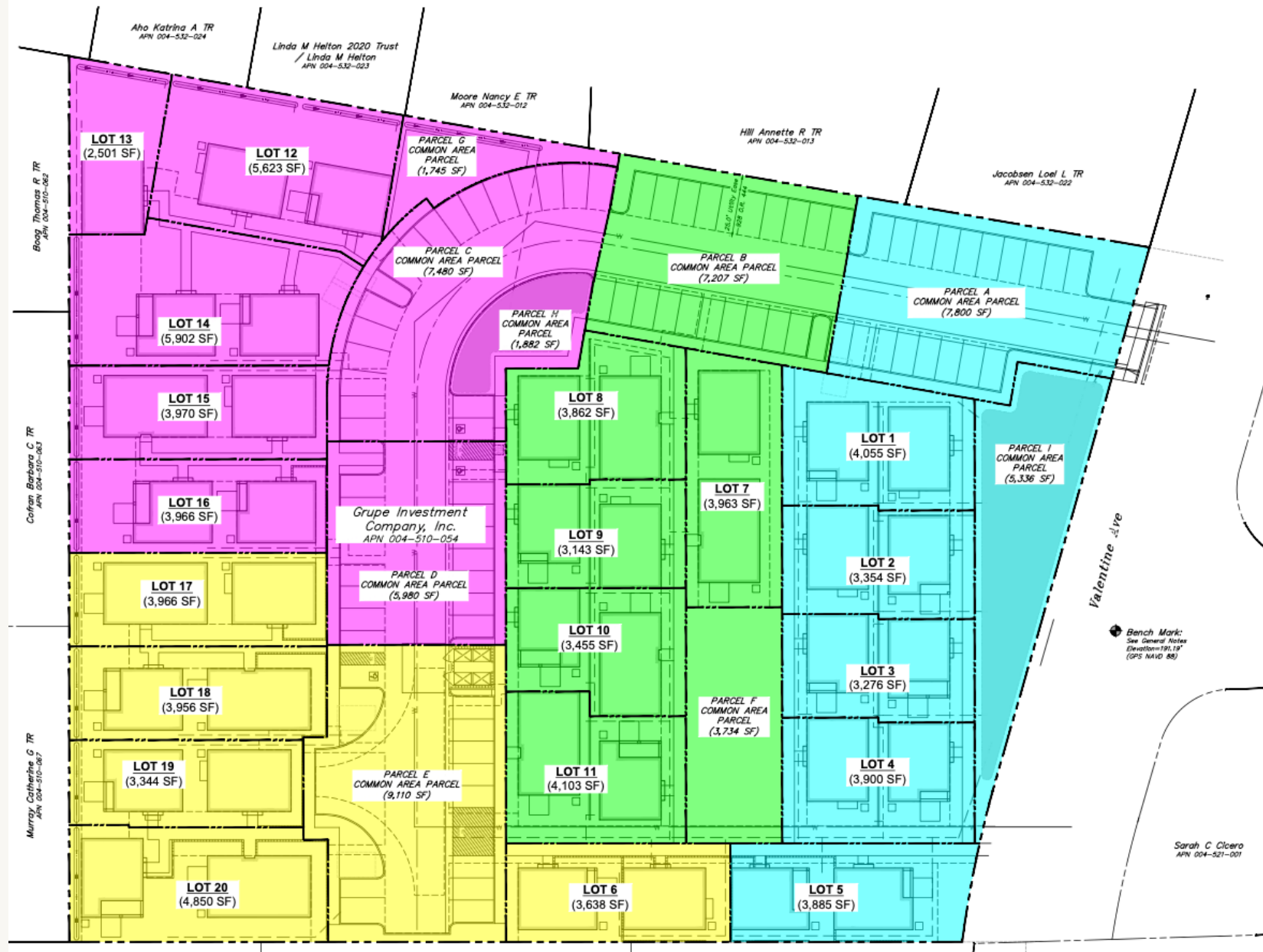
SEBASTOPOL, CALIFORNIA



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SITE INFORMATION

SITE AREA: 2.96 ACRES

PROPOSED PARKING:
 REGULAR STALLS (9' X 18'): 80
 ADA STALLS: 3
 CARPORT SPACES: 54 (39 EV SPACES)
 UNCOVERED SPACES: 29

EXISTING & PROPOSED ZONING: RR

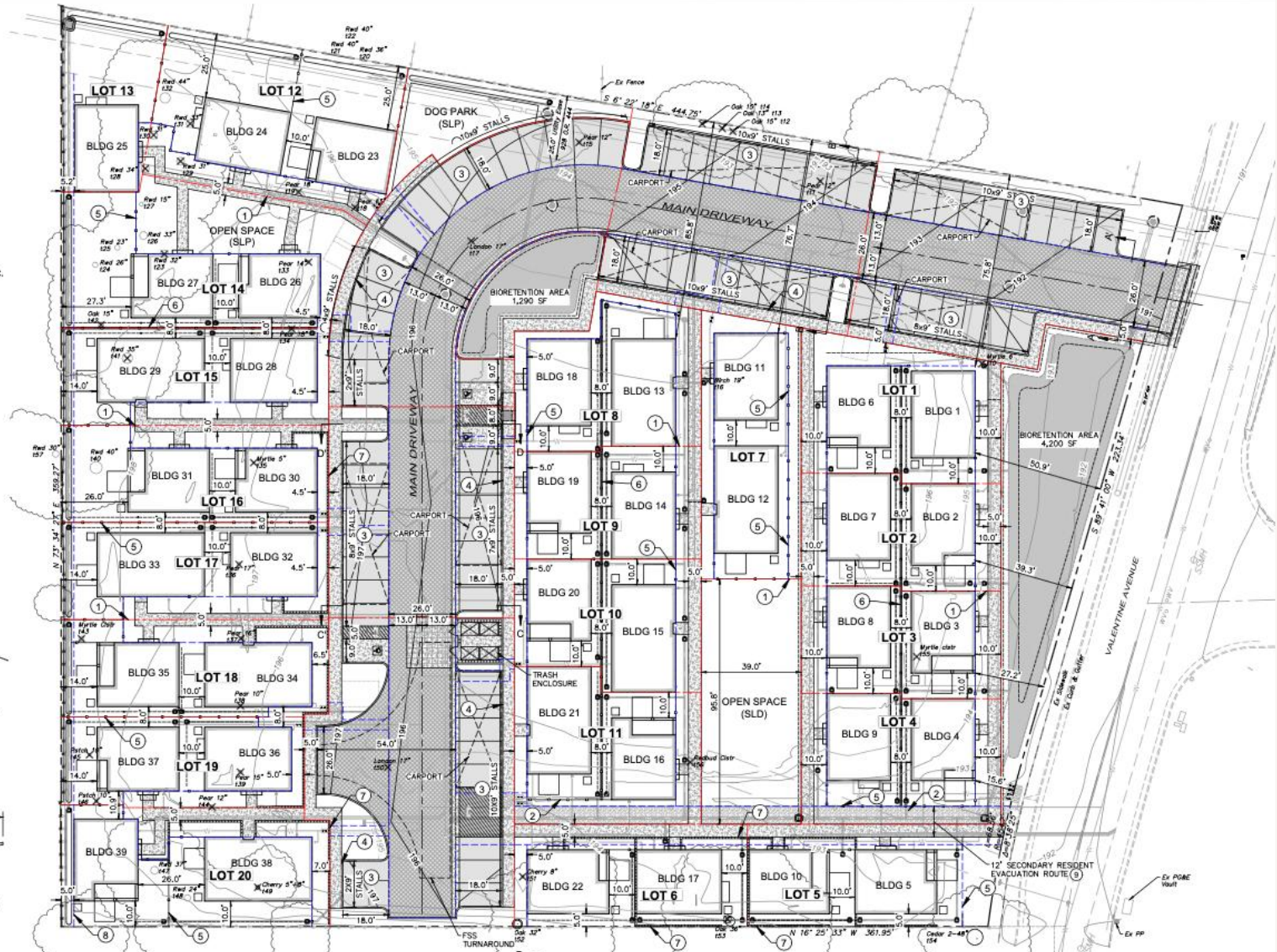
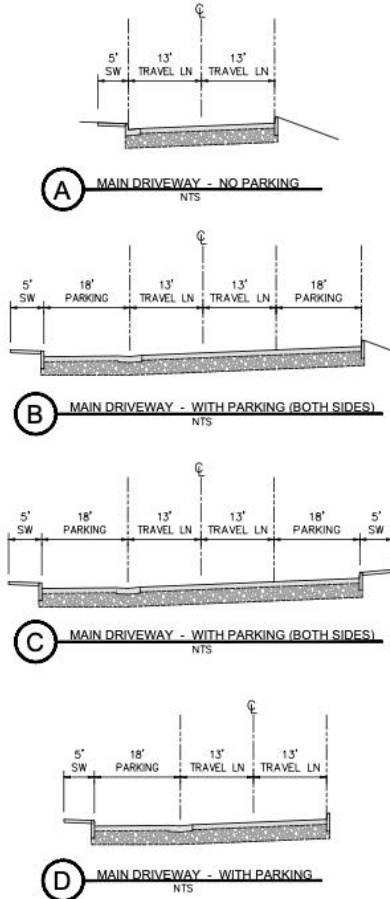
HIGH FIRE SEVERITY ZONE: NO

PROTECTED TREES TO REMAIN (TAG NO.):
 120, 121, 122, 124, 125, 126, 127, 132, 140, 147, 148, 152

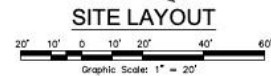
PROTECTED TREES TO BE REMOVED (TAG NO.):
 123, 128, 129, 130, 131, 141, 153

NON PROTECTED TREES TO BE REMOVED (TAG NO.):
 110, 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.**



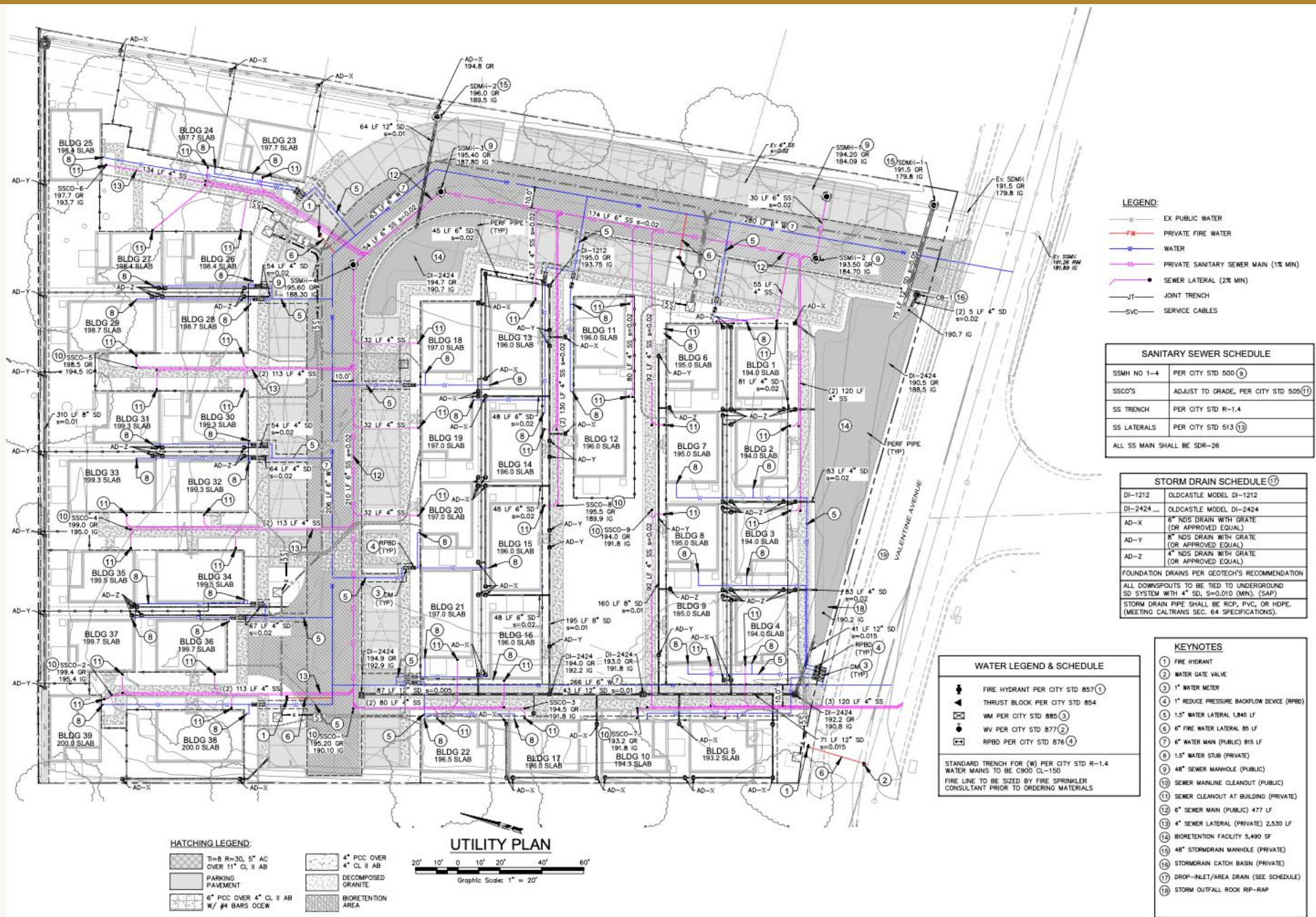
- KEYNOTES**
- PROPOSED LOT LINE
 - PROPOSED PRIVATE ACCESS & UTILITY EASEMENT (PAUE)
 - 9-FT STREET PARKING
 - MONOLITHIC SIDEWALK (S)
 - 6-FT SIDEYARD FENCE (SLP)
 - 1-FT (MAX) KICKER WALL
 - 2.5-FT (MAX) LANDSCAPE WALL
 - PRIVATE STORMDRAIN EASEMENT (PVE)
 - THIS ROUTE IS A DEVELOPER ELECTED ADDITION RATHER THAN A MANDATORY INSTALLATION REQUIREMENT



DEMOLITION LEGEND:
 EX TREE TO BE REMOVED

HATCHING LEGEND:

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



LEGEND:

- EX PUBLIC WATER
- PRIVATE FIRE WATER
- WATER
- PRIVATE SANITARY SEWER MAIN (1/8 MIN)
- SEWER LATERAL (2% MIN)
- 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 1,940 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" STORM DRAIN MANHOLE (PRIVATE)
 - (16) STORM DRAIN CATCH BASIN (PRIVATE)
 - (17) DROP-INLET/AREA DRAIN (SEE SCHEDULE)
 - (18) STORM OUTFALL ROCK RIP-RAP

HATCHING LEGEND:

	1" B R=30, 5" AC OVER 11" CL II AB
	4" PCC OVER 4" CL II AB
	PARKING PAVEMENT
	6" PCC OVER 4" CL II AB w/ #4 BARS OCEW
	DECOMPOSED GRANITE
	BIORETENTION AREA

