



CITY OF FORT BRAGG

416 N. FRANKLIN, FORT BRAGG, CA 95437
PHONE 707/961-2823 FAX 707/961-2802

DATE: September 30, 2022
TO: Heather Gurewitz
FROM: Diane O'Connor; Assistant City Engineer, Public Works
SUBJECT: PW Comments for CDP 10-22; 840 S Franklin Mixed-Use

1. Contact **Underground Service Alert (USA), Dial 811 or 1-800-227-2600**, at least 48hrs prior to construction.
2. **Estimated Impact Fees**
 - a. **Water/sewer: *Estimated*** impact fees are shown below, but shall be calculated and paid prior to building permit issuance.
 - i. **Water Impact Fee 810 SF office plus 2 apartments = \$10,703.63**
 - ii. **Sewer Impact Fee 810 SF office plus 2 apartments = \$10,228.40**
 - b. **Drainage:** The drainage fee will be based on the increase in impervious surface and shall be calculated at the time of the building permit submittal. Current fee is \$0.15 per SF of impervious surface.
3. **Water/Sewer Connection Fees:**
 - a. While there are existing sewer and water connections to this site, they were installed as part of City improvement projects and the City has no records indicating that any fees associated with those improvements were ever paid. Estimated connection fee for the existing $\frac{3}{4}$ " water connection and 4" sewer connection is **\$3,395**. Actual fees will be calculated at the time of building permit submittal.
 - b. **Applicant shall determine what size of water connection will be necessary to provide adequate flow to the project. If a connection larger than $\frac{3}{4}$ " will be needed, please contact Public Works to request a new connection as soon as possible. Additional fees will apply to a new connection, based on the size of the connection.** Current wait time for new connections is 2-3 months.
 - c. **Applicant shall install an approved backflow device.** Contact Heath Daniels at 707-961-4141 for information on approved backflow devices and installation.
 - d. Sewer Cleanout is required.

4. Circulation, Access, & Frontage:

- a. Applicant shall install new sidewalk per City Standard 205 on S Franklin Street for the length of the project frontage.
- b. Applicant shall install new curb, gutter and sidewalk per City Standard 205 along the length of the project frontage on Myrtle. This also includes any subgrade and AC paving necessary to connect the existing pavement to the new gutter, per City Standard 215.
- c. Please submit the plans for frontage improvements to the Public Works Department for approval with the building permit application submittal.
- d. Frontage improvements shall be completed prior to final of the building permit.

5. **Encroachment Permit** will be required for any activity occurring in the public right of way. This includes the installation of sidewalk or other frontage improvements, placement of a dumpster, ladders for painting, construction vehicles not parked in conformance with parking codes, etc. Please submit the encroachment permit application a minimum of 2 weeks in advance to allow time for processing.

6. **Grading Permit** – is required for any earthwork/grading within the coastal zone in compliance with the Coastal Land Use and Development Code (17.60.030).

- a. All work shall be done in compliance with all federal, state and local laws, including the approved plans and conducted in compliance with all conditions required by the City of Fort Bragg Municipal Code (FBMC) Grading Ordinance; Coastal Land Use and Development Code Chapter 17.60 - Grading Permit Requirements and Procedures, Coastal Land Use Code Chapter 17.64 – Stormwater Runoff Pollution Control, the stormwater runoff control checklist, and the conditions provided at the time of building permit approval.

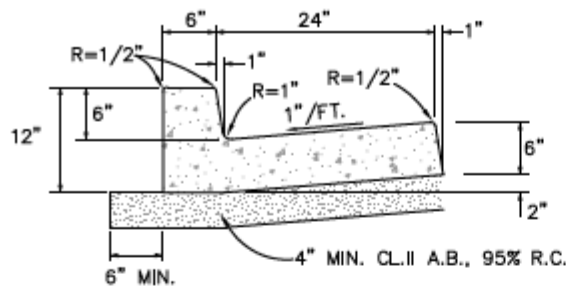
7. Stormwater

- a. Storm water runoff shall be minimized by incorporation of Low Impact Development (LID) strategies that minimize impermeable areas, maximize permeable areas, and that slow, spread, and sink runoff so as to recharge groundwater and minimize runoff. Runoff that is expected shall be collected at vegetative swales or bio retention facilities and overflow finally conveyed by a storm drain system approved by the City Engineer.
- b. If construction is to be conducted between October and April (the rainy season) approval from the Public Works Department and additional construction BMP's will be required.
- c. It is not permitted for construction debris and soil to be placed in the City right-of-way. All construction debris/soil shall be properly disposed of.
- d. Applicant to adhere to the storm water measures outlined in the 6-page Storm Water Control Plan that was provided by the applicant.
- e. **Applicant to ensure that there is no increase in runoff to adjacent properties or to the Public Right of Way.**
- f. Site plan as submitted indicates nearly 5,000 SF of impervious surface is proposed. Should the site exceed 5,000 SF in impervious surface, it will fall under the "regulated project" category per the Mendocino County Low Impact

Development Standards Manual Version 2.2 and will require additional stormwater measures. Link to document:

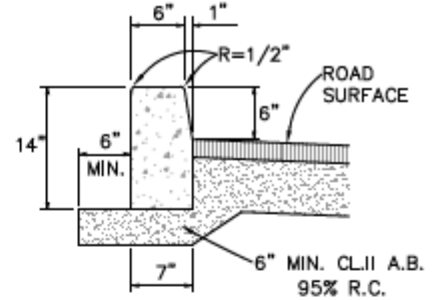
<https://www.mendocinocounty.org/home/showpublisheddocument/43360/637583284035530000>

Call Assistant City Engineer, Diane O'Connor, if you have any questions or to schedule inspections: 707-961-2823 x 134.



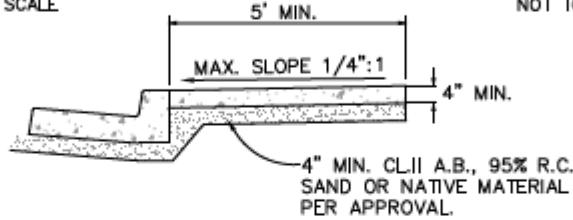
STANDARD CURB AND GUTTER

NOT TO SCALE



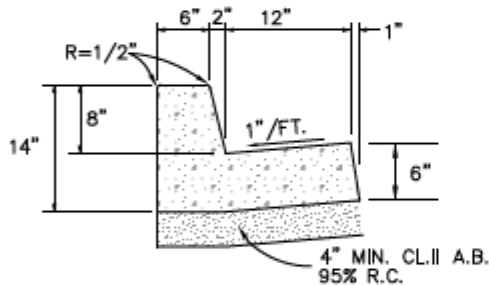
STANDARD VERTICAL CURB

NOT TO SCALE



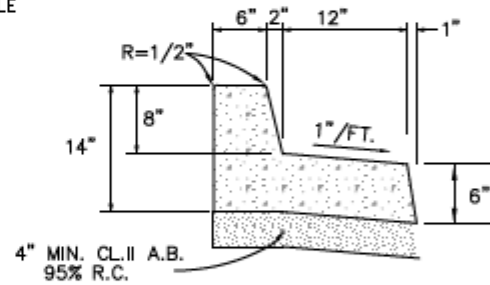
STANDARD SIDEWALK

NOT TO SCALE



TYPE B MEDIAN CURB

NOT TO SCALE



TYPE A MEDIAN CURB

NOT TO SCALE

NOTES:

1. CONCRETE SHALL BE CLASS A AND SHALL CONTAIN NOT LESS THAN 6 SACKS OF CEMENT PER CUBIC YARD.
2. DEEP SCORES (1/4 WAY THROUGH THICKNESS OF CONCRETE) EVERY 12 FEET.
3. SIDEWALKS SHALL BE SCORED INTO 5 FOOT SQUARES UNLESS OTHERWISE SPECIFIED BY ENGINEER.
4. IF EXTRUSION MACHINE IS USED, EXPANSION JOINTS SHALL BE DEEP SCORED 1/3 THE THICKNESS.
5. WEIGHT OF CURB AND/OR SIDEWALK AND CLASS 2 AGGREGATE SHALL EXCEED THE EXPANSION PRESSURE OF THE BASEMENT SOIL 'R' VALUE.

Images: Xref: C:\DOCUME~1\user\LOCALS~1\Temp\AspTitle_3138\FortBragg00-2\Drawf.dwg Layout Name: 205 Plot Date: Feb 02, 2009 at 16:26
 Path: C:\DOCUME~1\user\LOCALS~1\Temp\AspTitle_3138\FortBragg00-2\Drawf.dwg



CURB, GUTTER AND SIDEWALK

STD. NO.

205

SCALE: NONE

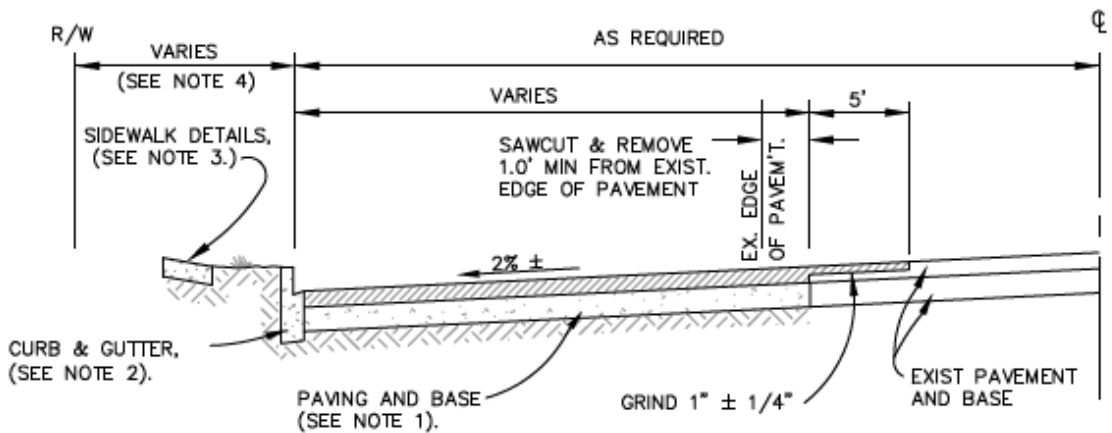
DRAWN: CLG

CHK: HEU

APPVD:

DATE: NOV 2008

Images: Xref: Path: F:\MAP-STD\BRAGG\Standards\Std Plans Draft Rev JAN 09\FortBragg\11-220draft.dwg Layout Name: 215 Plot Date: Feb 02, 2009 at 16:40



NOTES:

1. PAVING AND BASE THICKNESS TO BE DETERMINED USING CITY PAVEMENT DESIGN STANDARDS. MINIMUM PAVEMENT THICKNESS TO BE 0.25".
2. SEE STD. 205 FOR SIDEWALK DETAILS.
3. SEE STD. 205 FOR CURB & GUTTER DETAILS.
4. DISTANCE BETWEEN FACE OF CURB AND RIGHT-OF-WAY TO BE PER STDS. 203 AND 204.

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|---|---|------------|----------|--------|-------------------------|
|  | STREET WIDENING/PAVEOUT DETAIL | | | | STD. NO. 215 |
| | SCALE: NONE | DRAWN: LMM | CHK: OAB | APPVD: | DATE: APR 2008 |