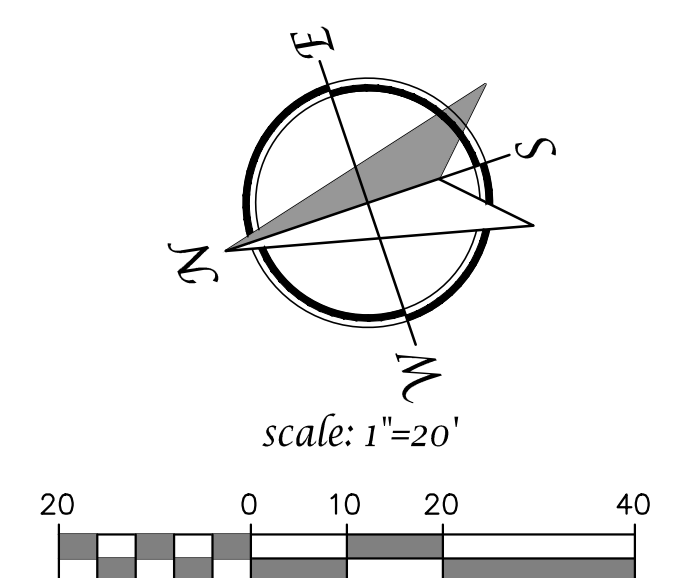
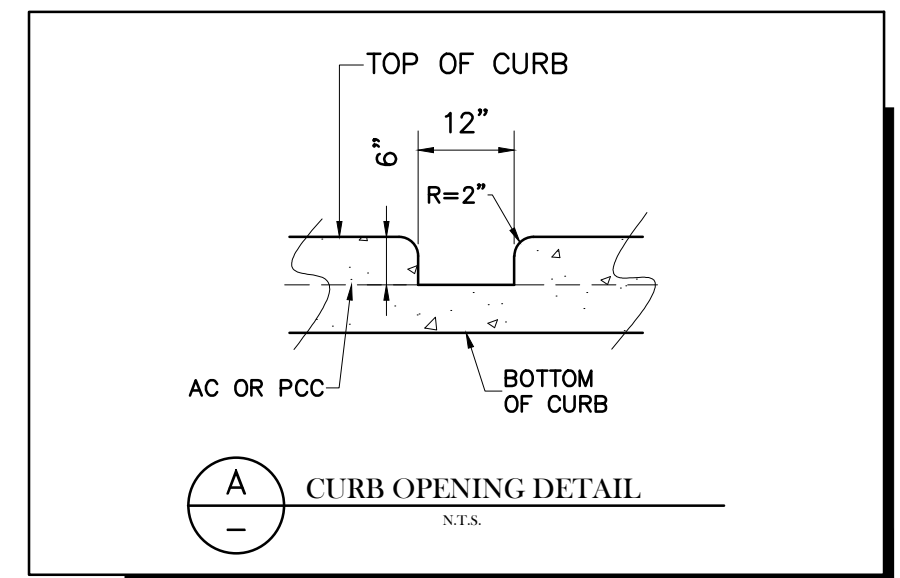
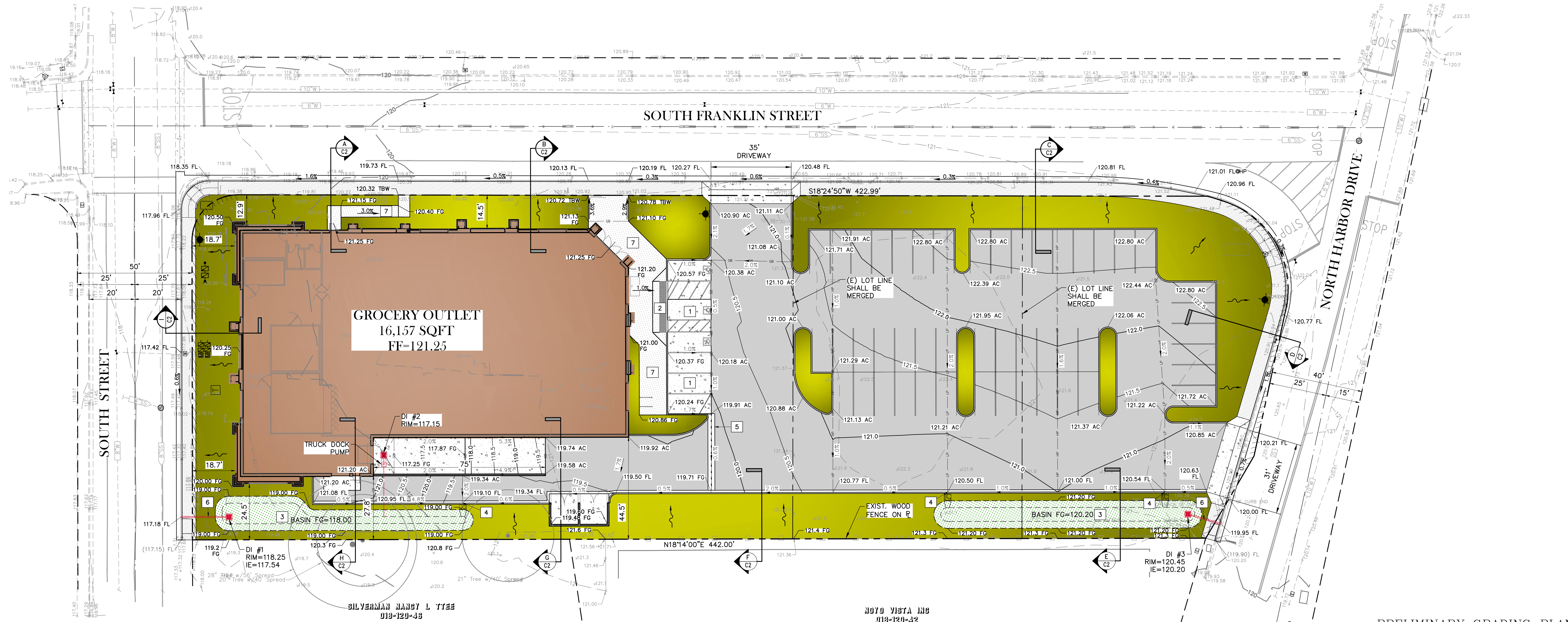


PRELIMINARY GRADING & DRAINAGE PLAN  
**BEST DEVELOPMENT GROUP**  
**GROCERY OUTLET**  
 825, 845, 851 SOUTH FRANKLIN STREET  
 FORT BRAGG, CA

- GRADING CONSTRUCTION NOTES**
- 1 ACCESSIBLE PARKING/LOADING ZONE
  - 2 ACCESSIBLE CURB RAMP
  - 3 BIO-RETENTION BASIN
  - 4 1-FOOT CURB OPENING INTO BASIN
  - 5 CONCRETE VALLEY GUTTER
  - 6 (2) 3" PVC SIDEWALK DRAIN PIPE
  - 7 SIDEWALK

**SITE LEGEND**

PROPOSED	EXISTING
168.0 AC	ELEVATION (165.5) FL
	SIDEWALK DRAIN
	DRAINAGE INLET
	ASPHALT PAVEMENT
	BUILDING AREA
	LANDSCAPE AREA
	P.C.C. CONCRETE
	BIO RETENTION BASIN
	CONCRETE SIDEWALK
	DRAINAGE DIRECTION



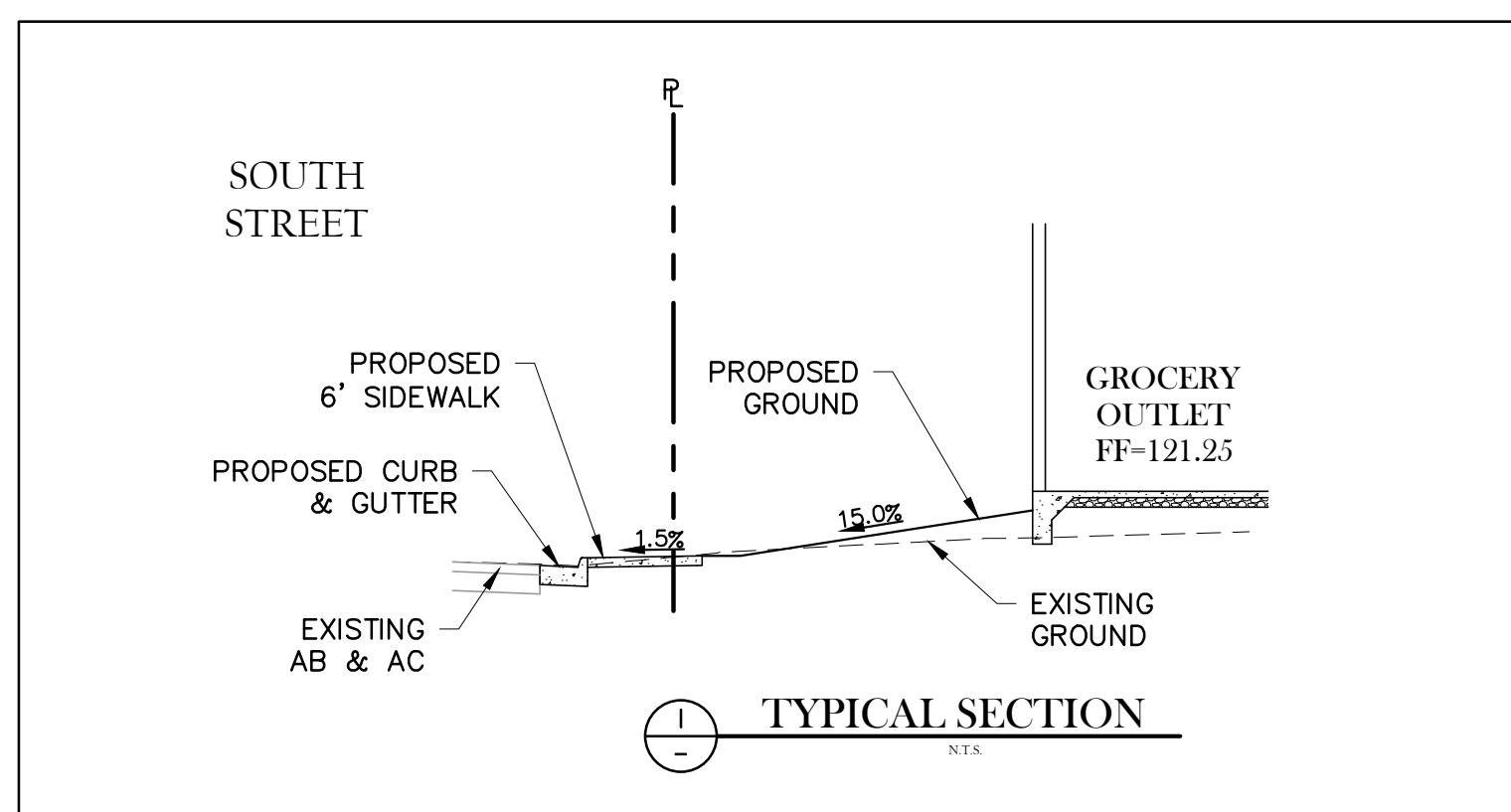
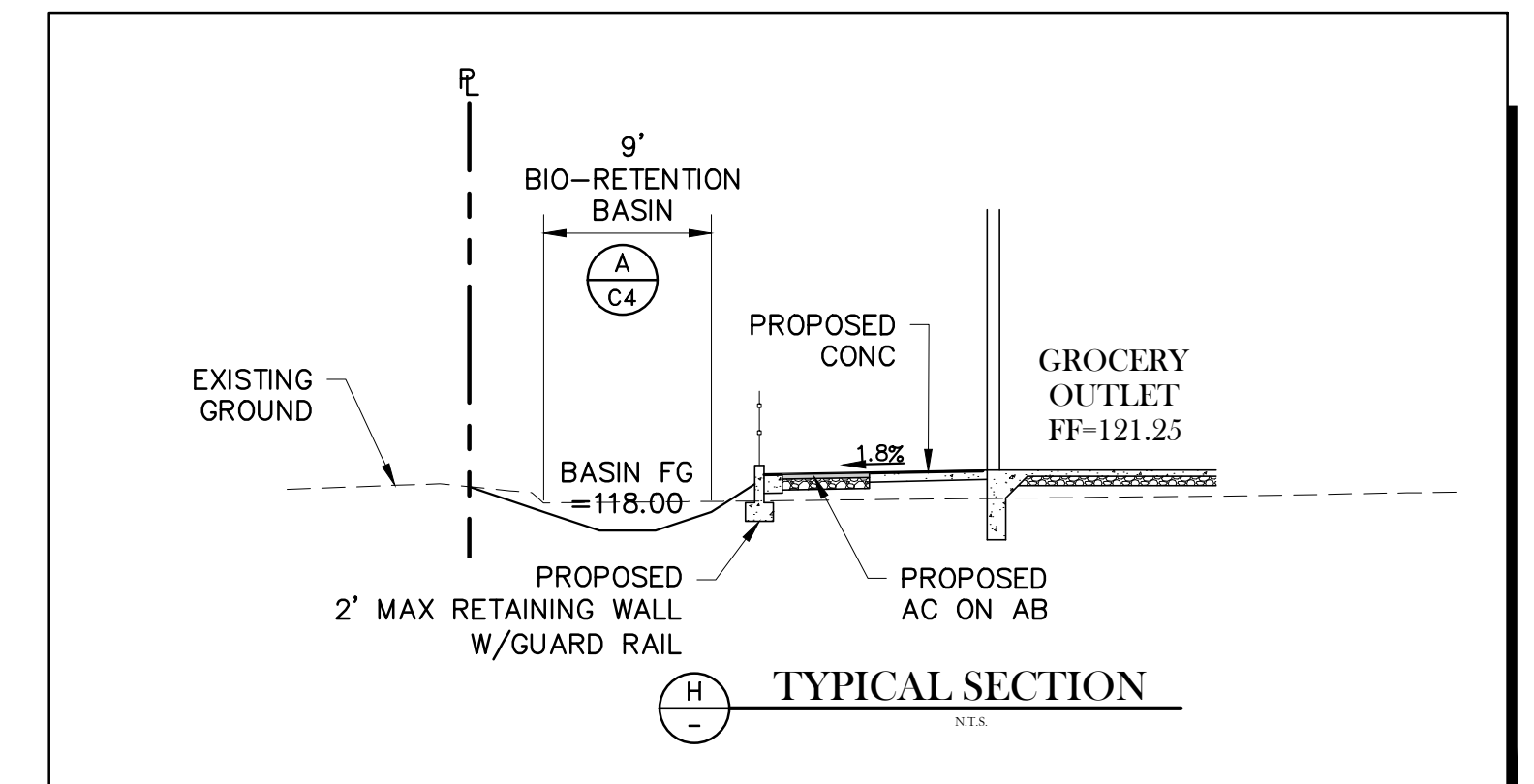
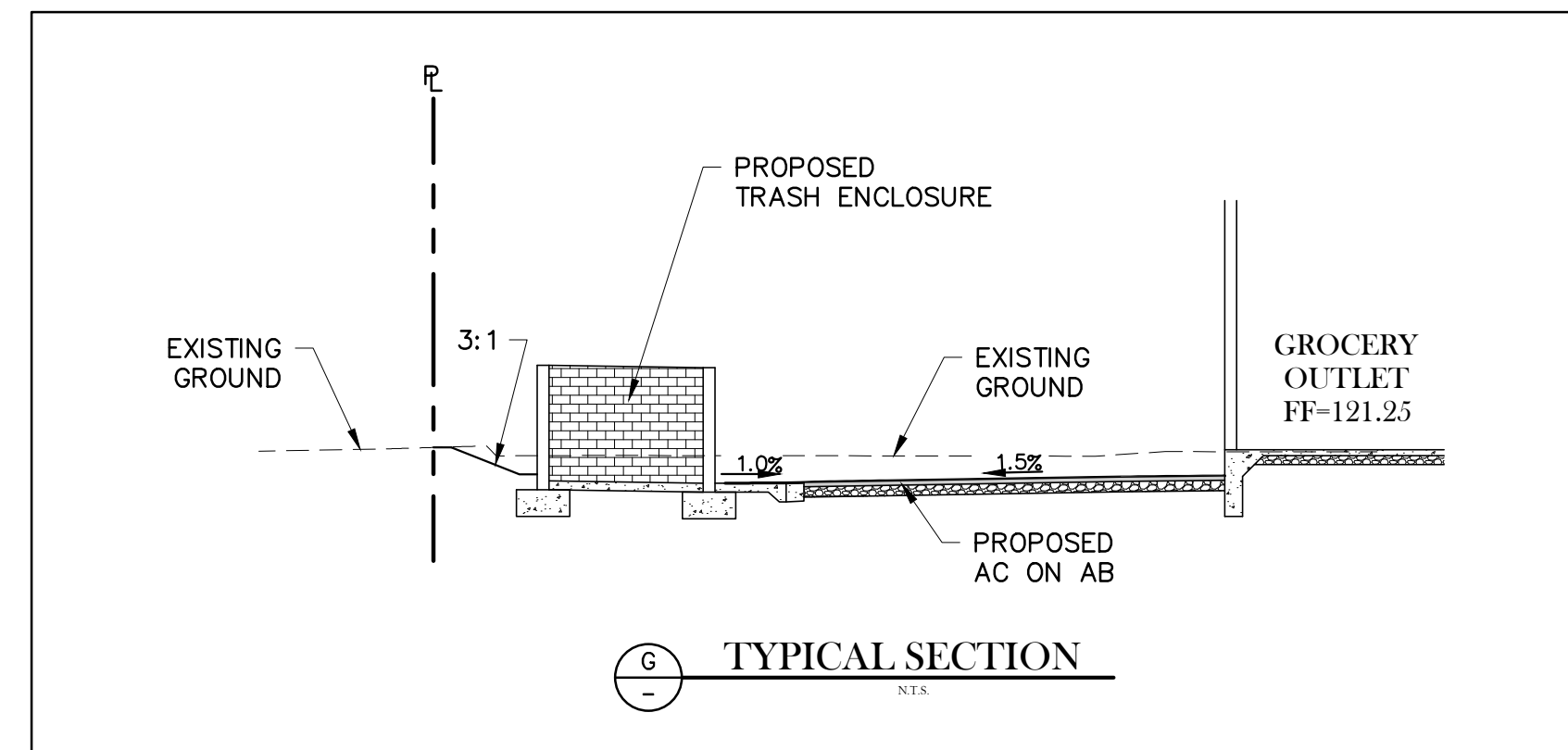
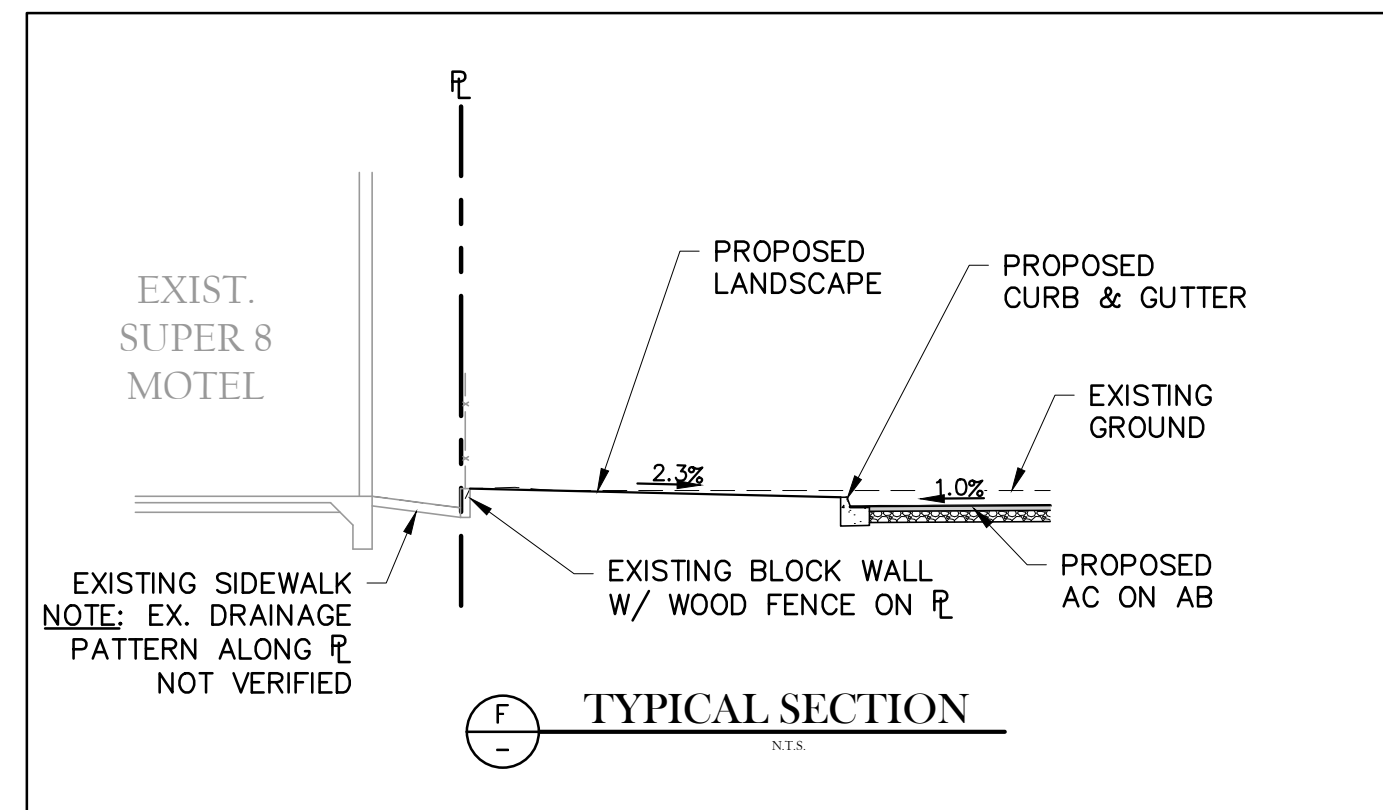
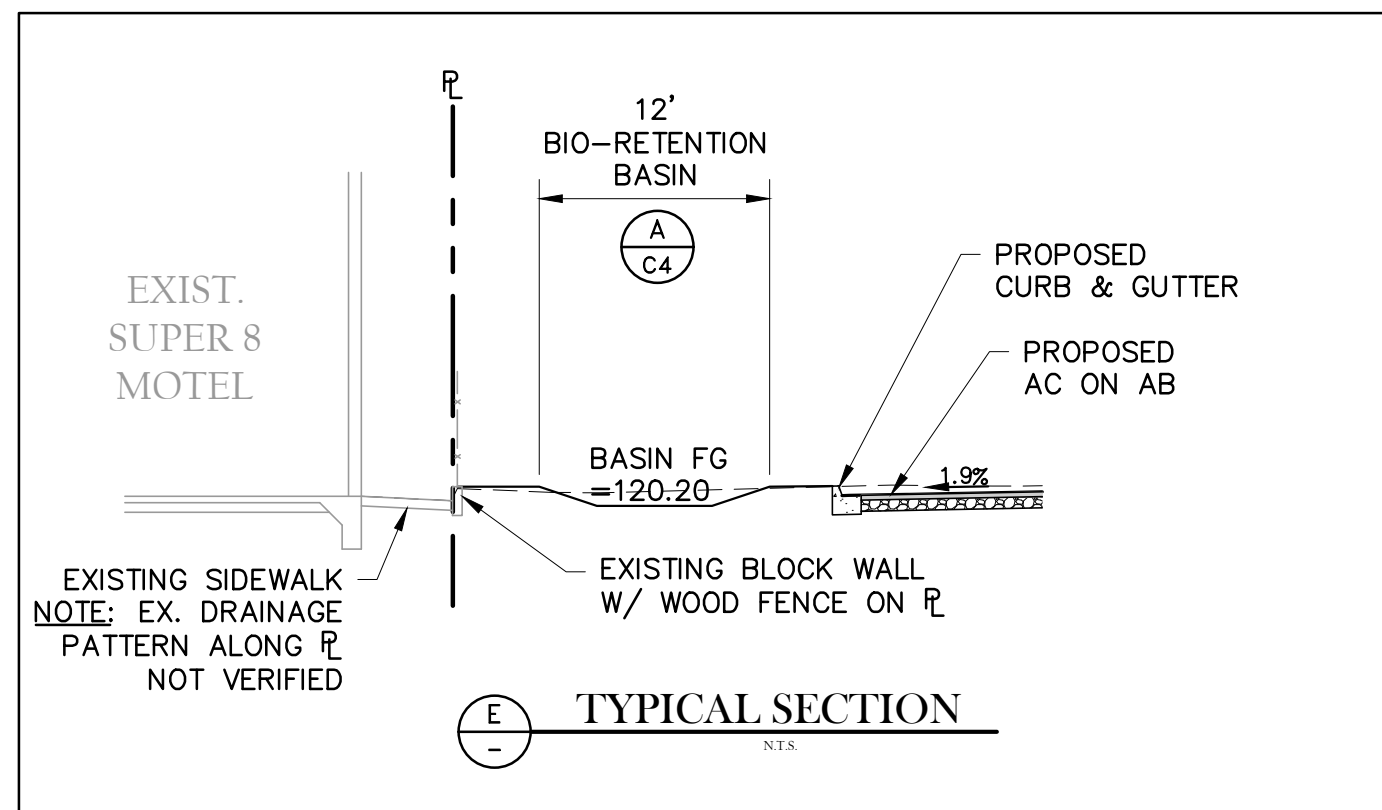
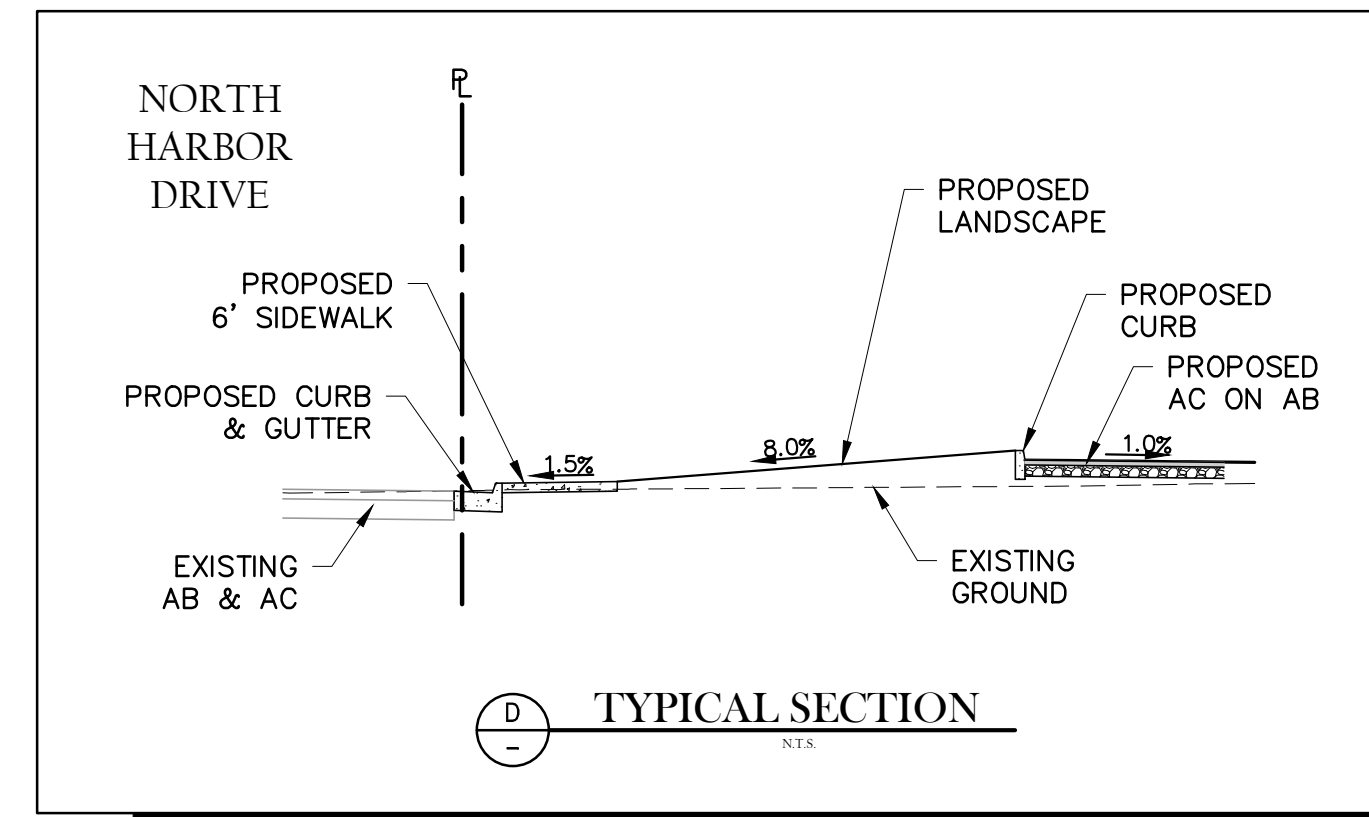
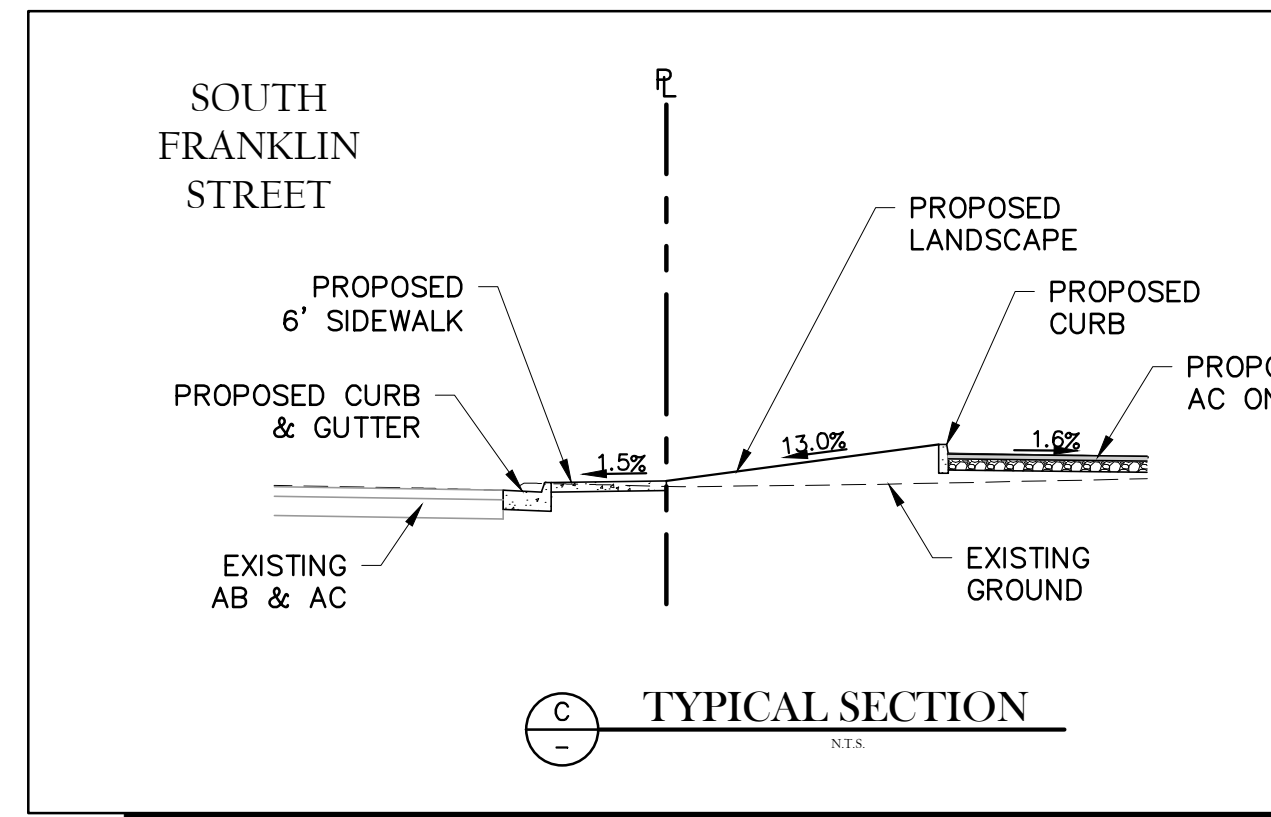
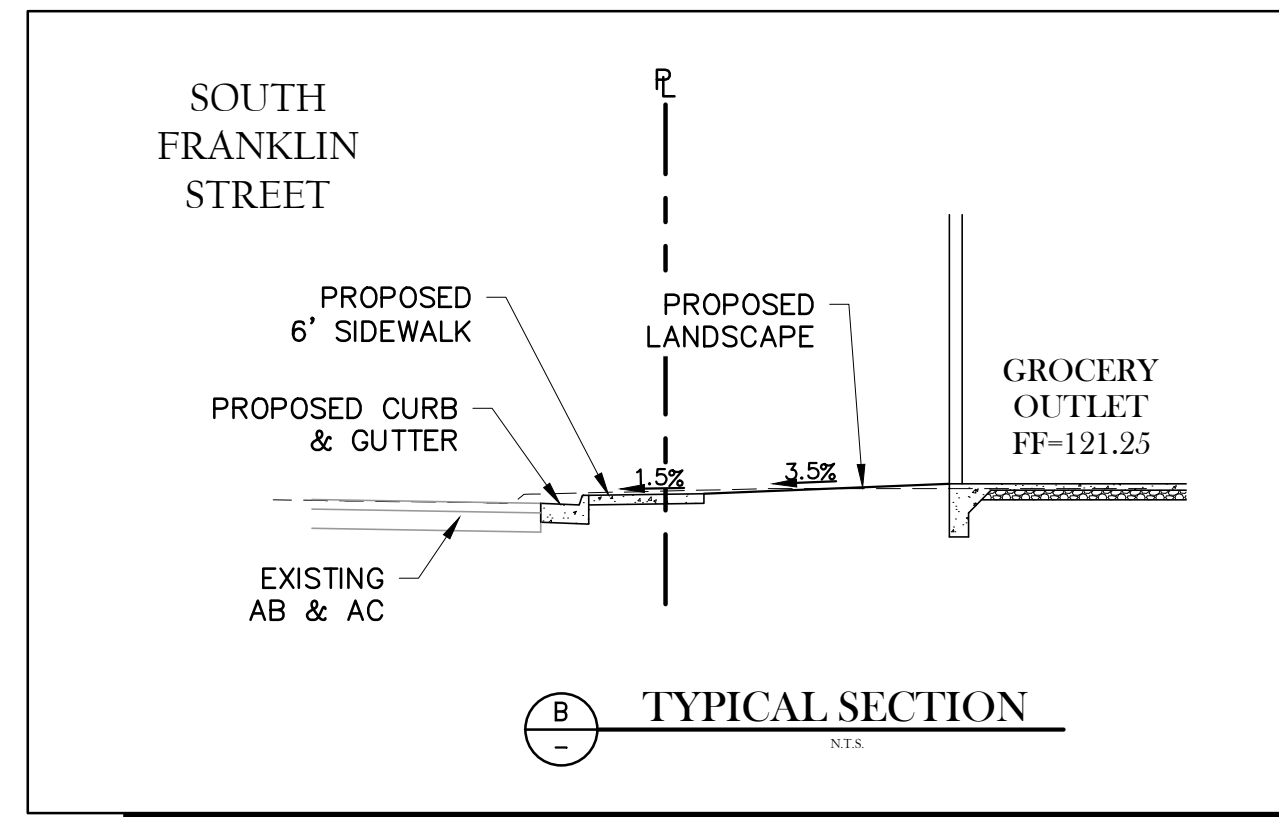
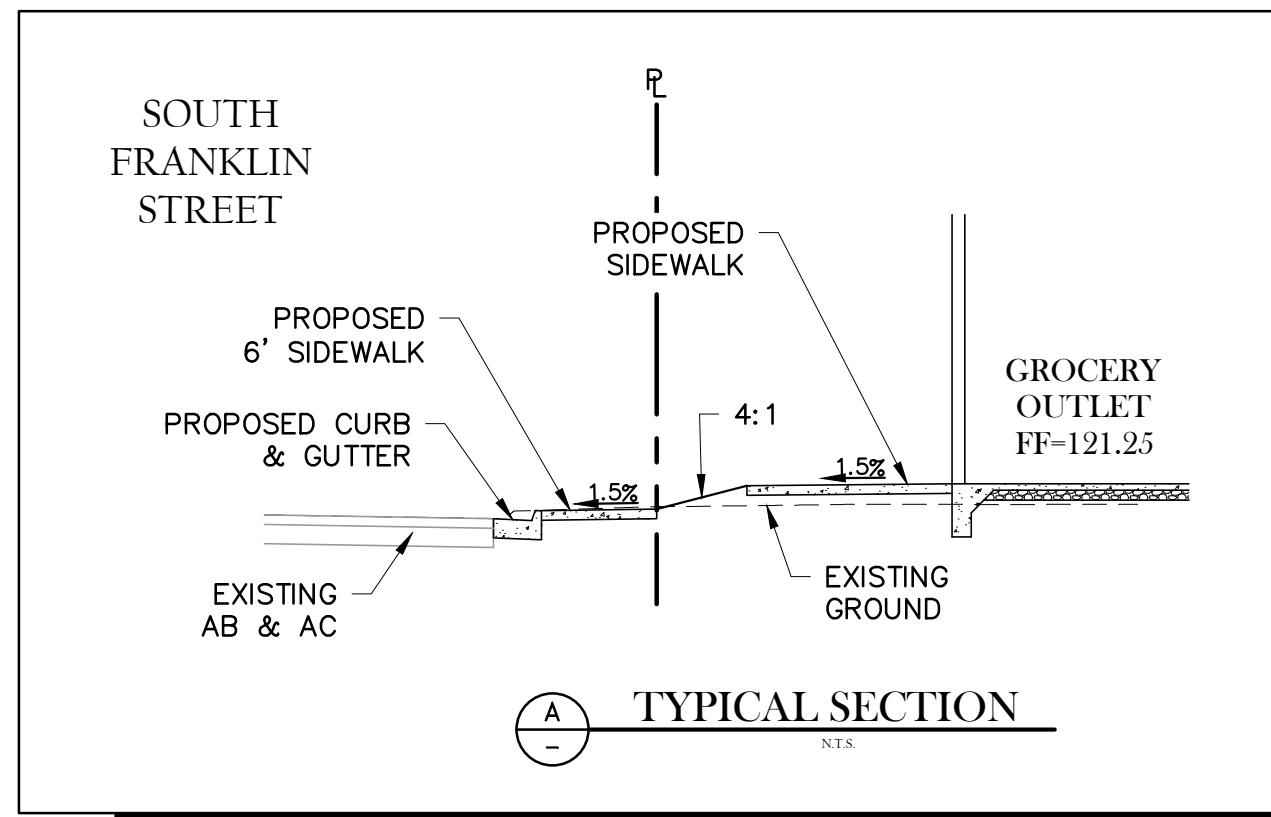
PRELIMINARY GRADING PLAN  
 SEPTEMBER 17, 2020

**TSD ENGINEERING, INC.**  
 expect more.  
 785 Orchard Drive, Suite #110  
 Folsom, CA 95630  
 Phone: (916) 608-0707  
 Fax: (916) 608-0701

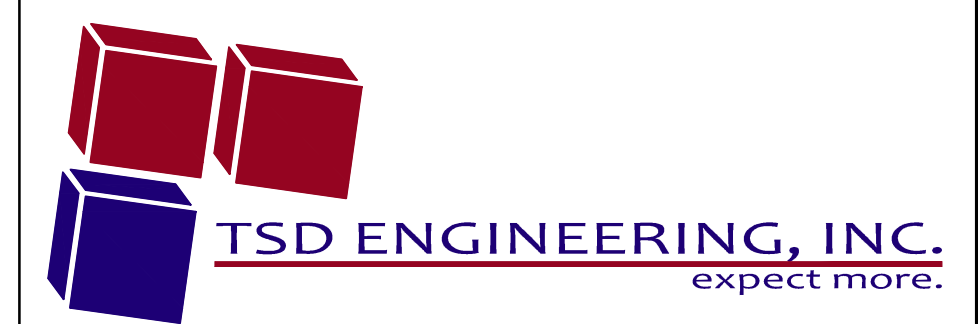
C1

P:\Projects\161-011\02 DWG\B - Planning\FIG C1-3 Preliminary Exhibits.dwg, Arom, 08-30-20; 09-18-20

PRELIMINARY GRADING SECTIONS  
**BEST DEVELOPMENT GROUP**  
**GROCERY OUTLET**  
 825, 845, 851 SOUTH FRANKLIN STREET  
 FORT BRAGG, CA



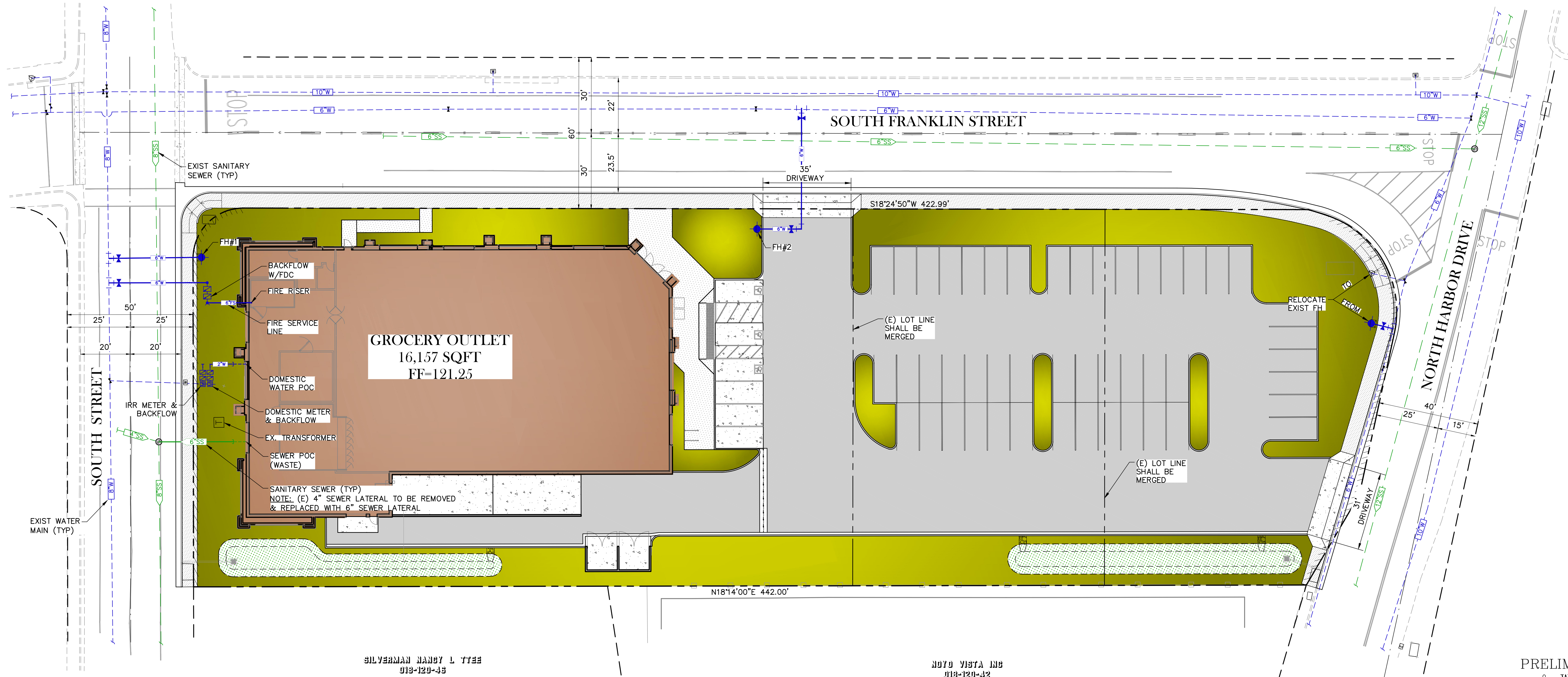
PRELIMINARY SECTIONS  
 SEPTEMBER 17, 2020



785 Orchard Drive, Suite #110  
 Folsom, CA 95630  
 Phone: (916) 608-0707  
 Fax: (916) 608-0701

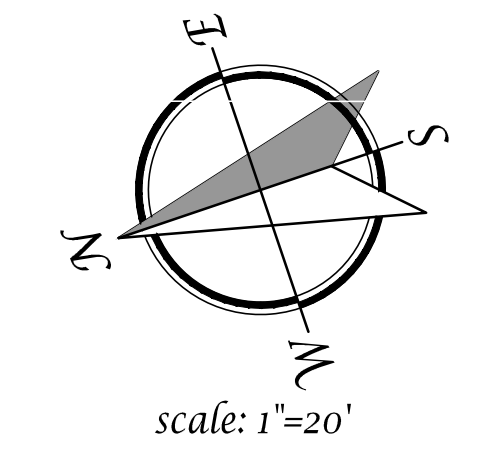
PRELIMINARY SEWER & WATER PLAN  
**BEST DEVELOPMENT GROUP**  
**GROCERY OUTLET**  
 825, 845, 851 SOUTH FRANKLIN STREET  
 FORT BRAGG, CA

UTILITY PLAN LEGEND	
	ASPHALT PAVEMENT
	BUILDING AREA
	LANDSCAPE AREA
	CONCRETE SIDEWALK
	BIO RETENTION BASIN
	8"W WATER MAIN
	6"FS FIRE SERVICE
	FIRE DEPARTMENT CONNECTION (FDC)
	METER & BACKFLOW
	6"SS SANITARY SEWER



SILVERMAN NANCY L TTEE  
 918-120-38

NOYO VISTA INC  
 918-120-32



PRELIMINARY SEWER & WATER PLAN  
 SEPTEMBER 17, 2020

**TSD ENGINEERING, INC.**  
 expect more.  
 785 Orchard Drive, Suite #110  
 Folsom, CA 95630  
 Phone: (916) 608-0707  
 Fax: (916) 608-0701

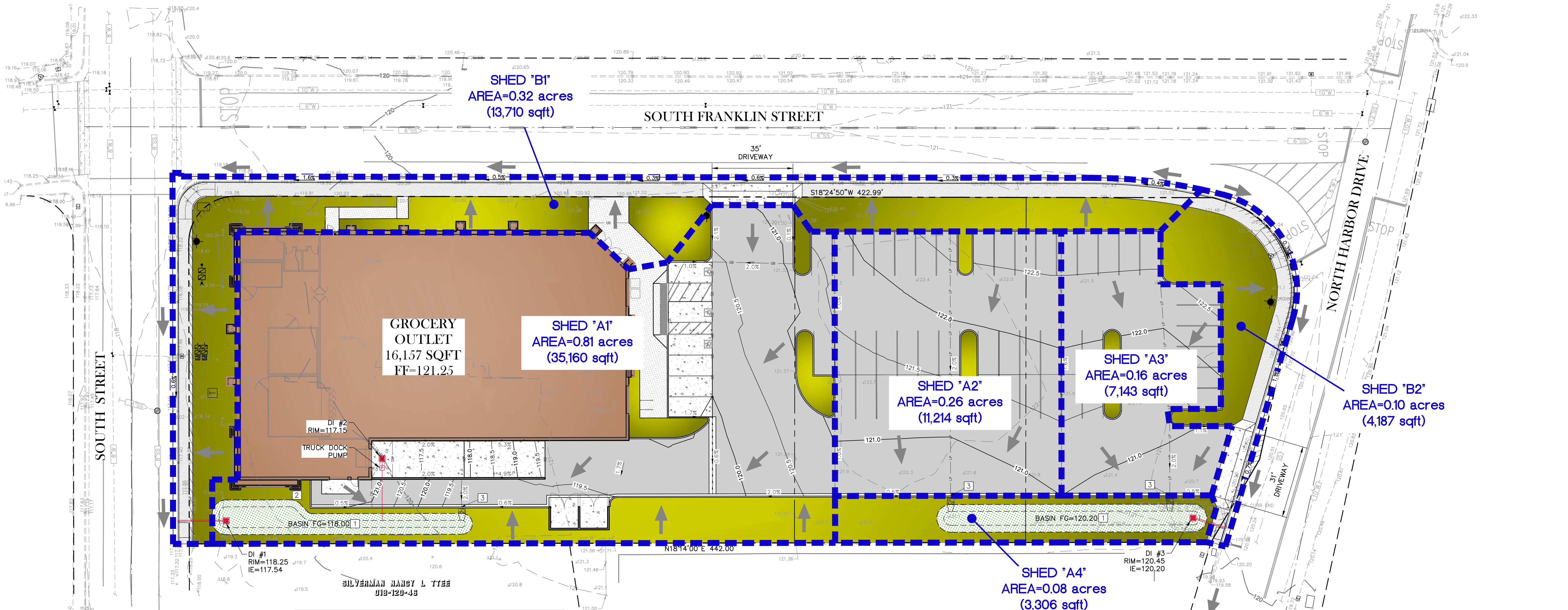
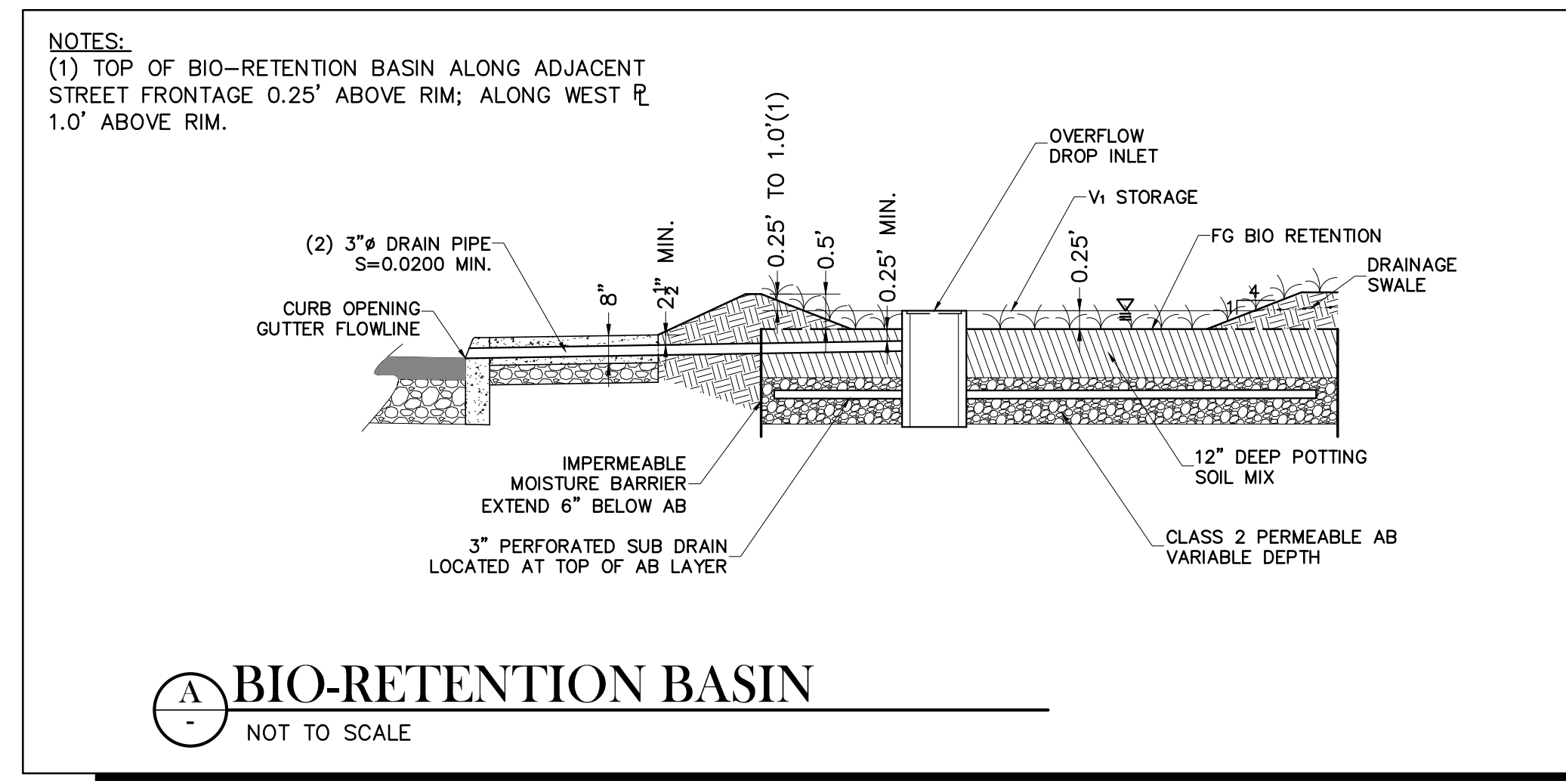
C3

P:\Projects\161-011\02\_DWG\B-Planning\FIG\CI-3\_Preliminary Exhibits.dwg, Acom, 08-30-20, 09-18-20

PRELIMINARY STORM WATER MANAGEMENT PLAN  
**BEST DEVELOPMENT GROUP**  
**GROCERY OUTLET**  
 825, 845, 851 SOUTH FRANKLIN STREET  
 FORT BRAGG, CA

**SITE LEGEND**

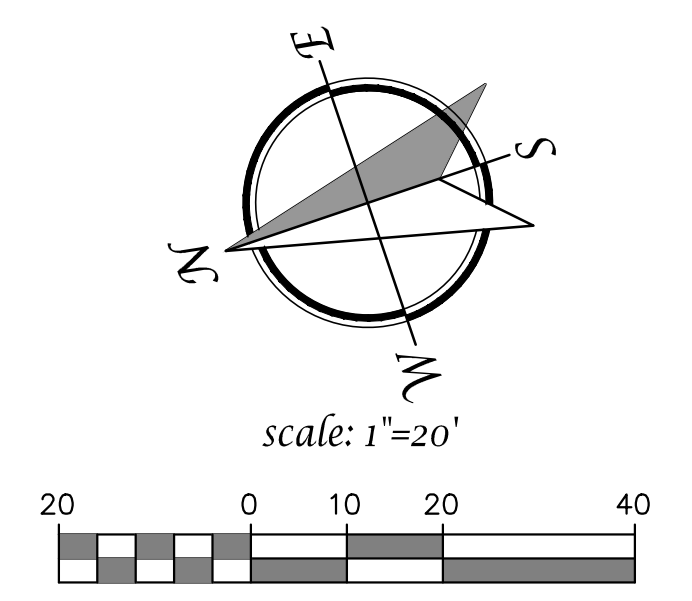
- DRAINAGE INLET
- ASPHALT PAVEMENT
- BUILDING AREA
- LANDSCAPE AREA
- P.C.C. CONCRETE
- BIO RETENTION BASIN
- CONCRETE SIDEWALK
- OVERLAND RELEASE



**PERVIOUS & IMPERVIOUS AREA CALCULATIONS**

PERVIOUS SURFACE:	ACRES	SQ FT	PERCENT
BIOBASINS & LANDSCAPING	0.44	19,265	27%
<b>IMPERVIOUS SURFACE:</b>			
<b>ONSITE:</b>			
AC/CONC PARKING & DRIVE AISLES		27,416	
CONC TRUCK DOCK		1,252	
TRASH ENCLOSURE		314	
SIDEWALKS & HARDSCAPE		1,687	
BUILDING FOOTPRINT		16,157	
<b>TOTAL ONSITE</b>	<b>1.07</b>	<b>46,826</b>	<b>66%</b>
<b>OFFSITE:</b>			
PUBLIC SIDEWALK		4,070	
DRIVEWAYS		734	
<b>TOTAL OFFSITE</b>	<b>0.11</b>	<b>4,824</b>	<b>7%</b>
<b>TOTAL AREA (PERVIOUS &amp; IMPERVIOUS):</b>	<b>1.63</b>	<b>70,915</b>	<b>100%</b>

- STORM WATER BMP NOTES**
- 1 BIO-RETENTION BASIN (A/C4)
  - 2 RWL DISCHARGE TO LANDSCAPE ROOF RAINWATER DISCONNECT
  - 3 LANDSCAPE DISCONNECT - PAVEMENT DISCONNECT PRIOR TO BIO-RETENTION



PRELIMINARY STORMWATER MANAGEMENT PLAN  
 SEPTEMBER 17, 2020

**TSD ENGINEERING, INC.**  
 expect more.

785 Orchard Drive, Suite #110  
 Folsom, CA 95630  
 Phone: (916) 608-0707  
 Fax: (916) 608-0701