

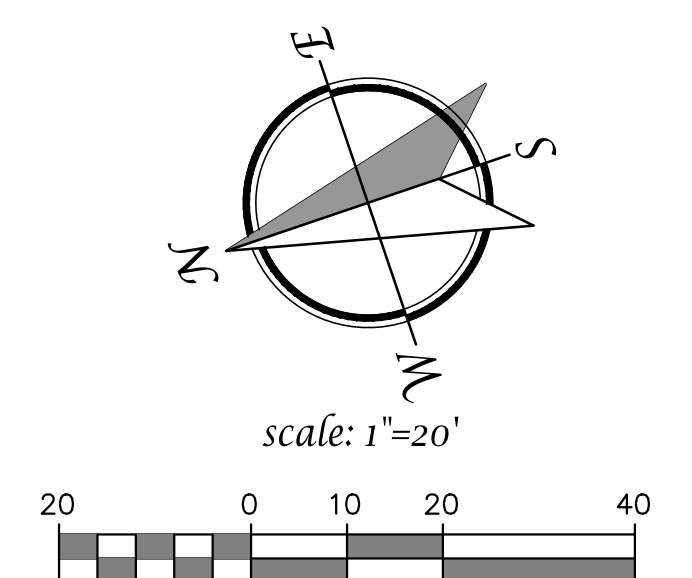
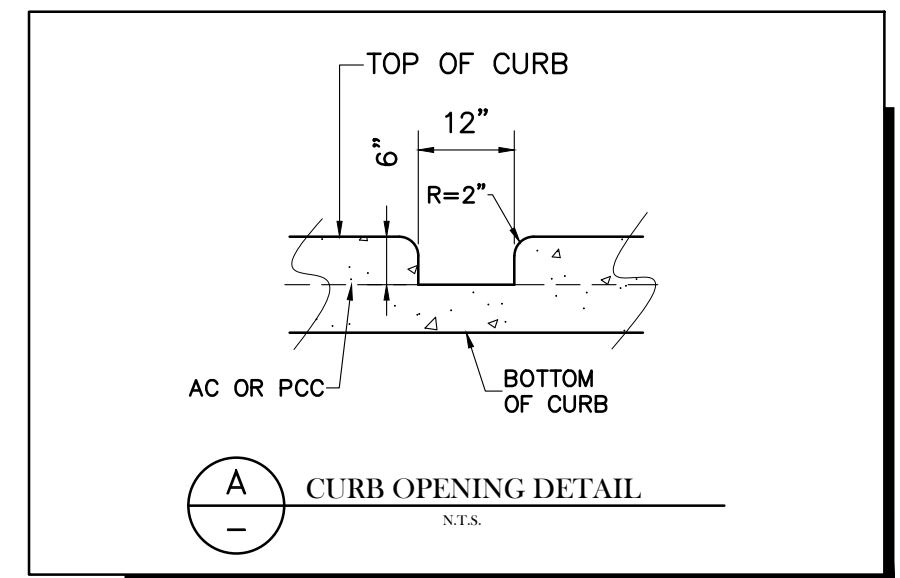
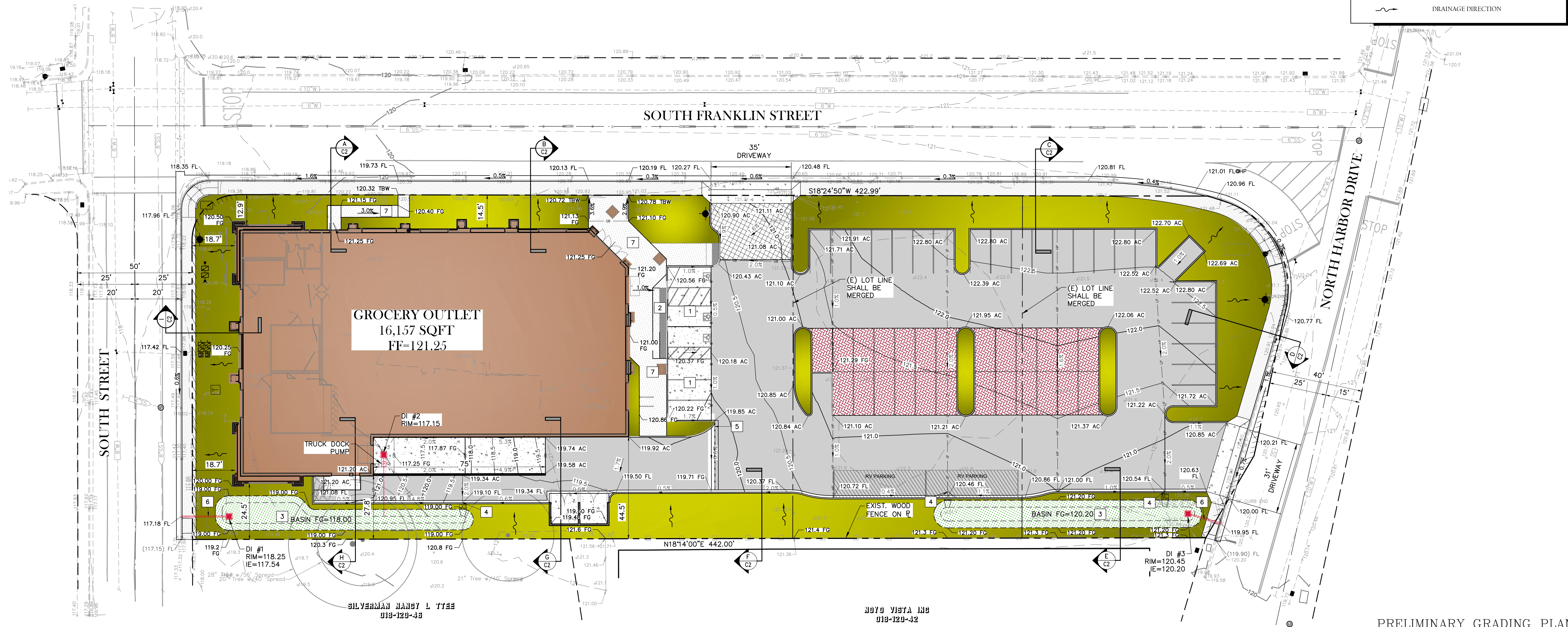
PRELIMINARY GRADING & DRAINAGE PLAN BEST DEVELOPMENT GROUP GROCERY OUTLET

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
	PERMEABLE PAVEMENT
	DECORATIVE PAVEMENT
	DRAINAGE DIRECTION



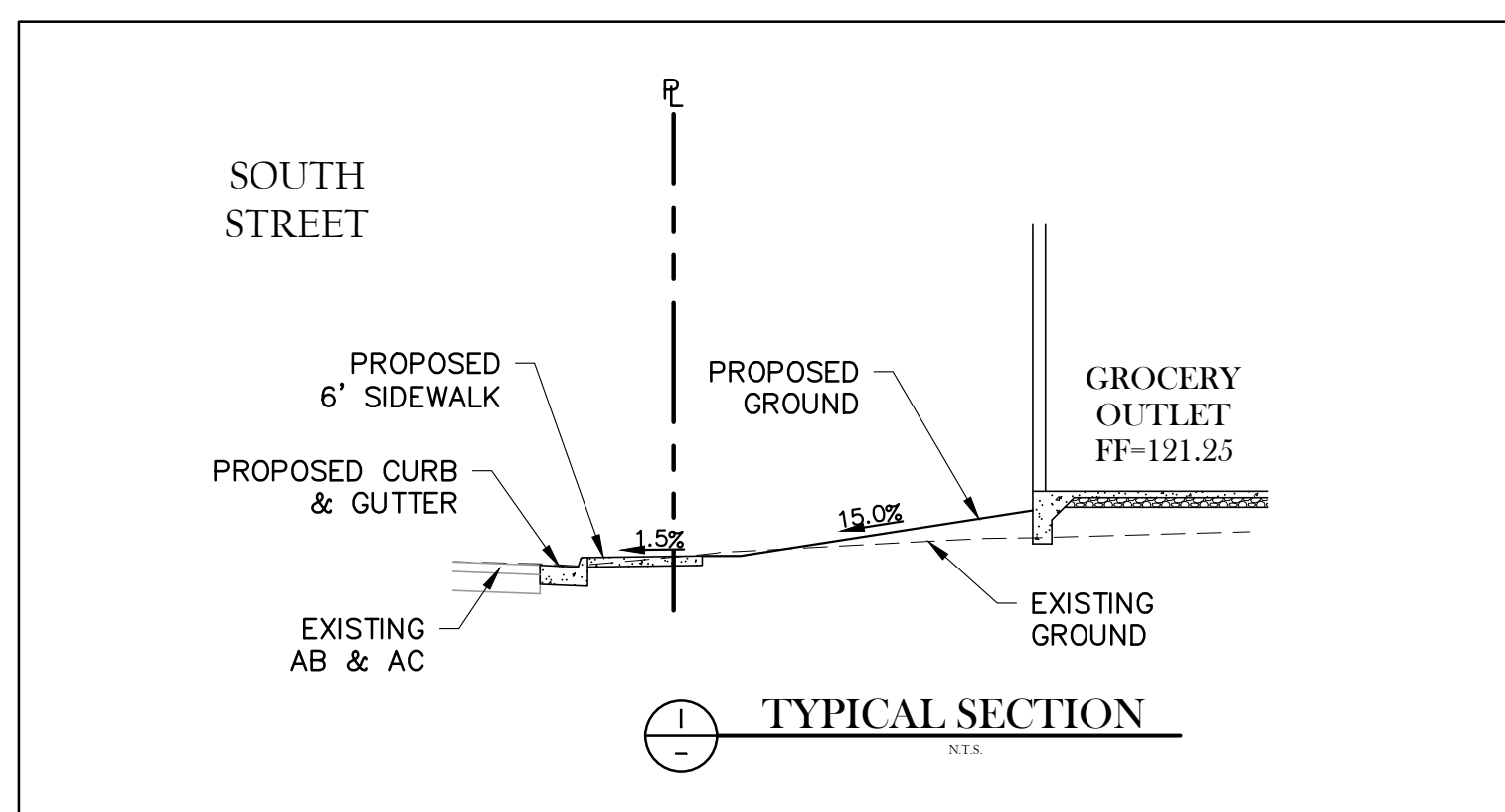
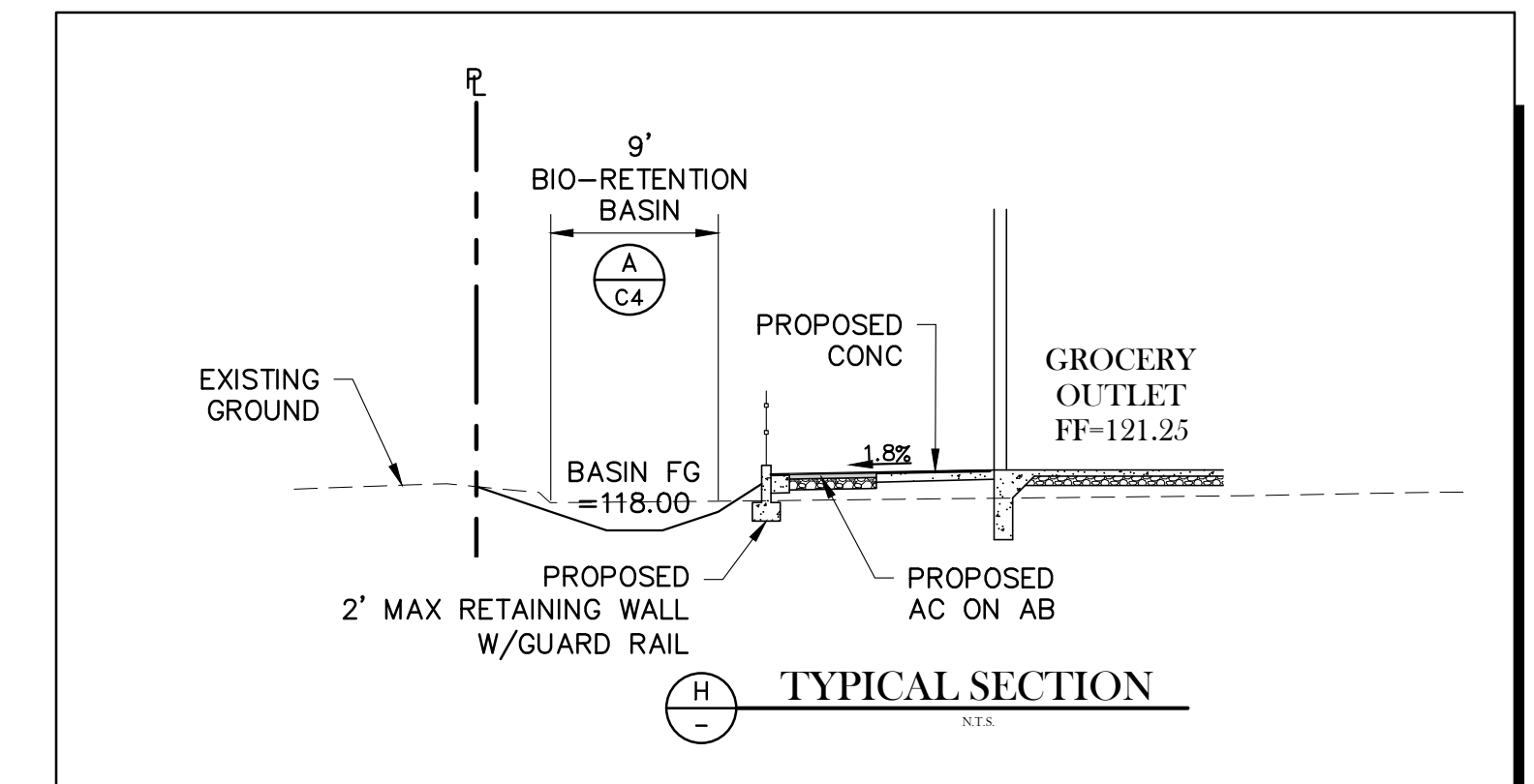
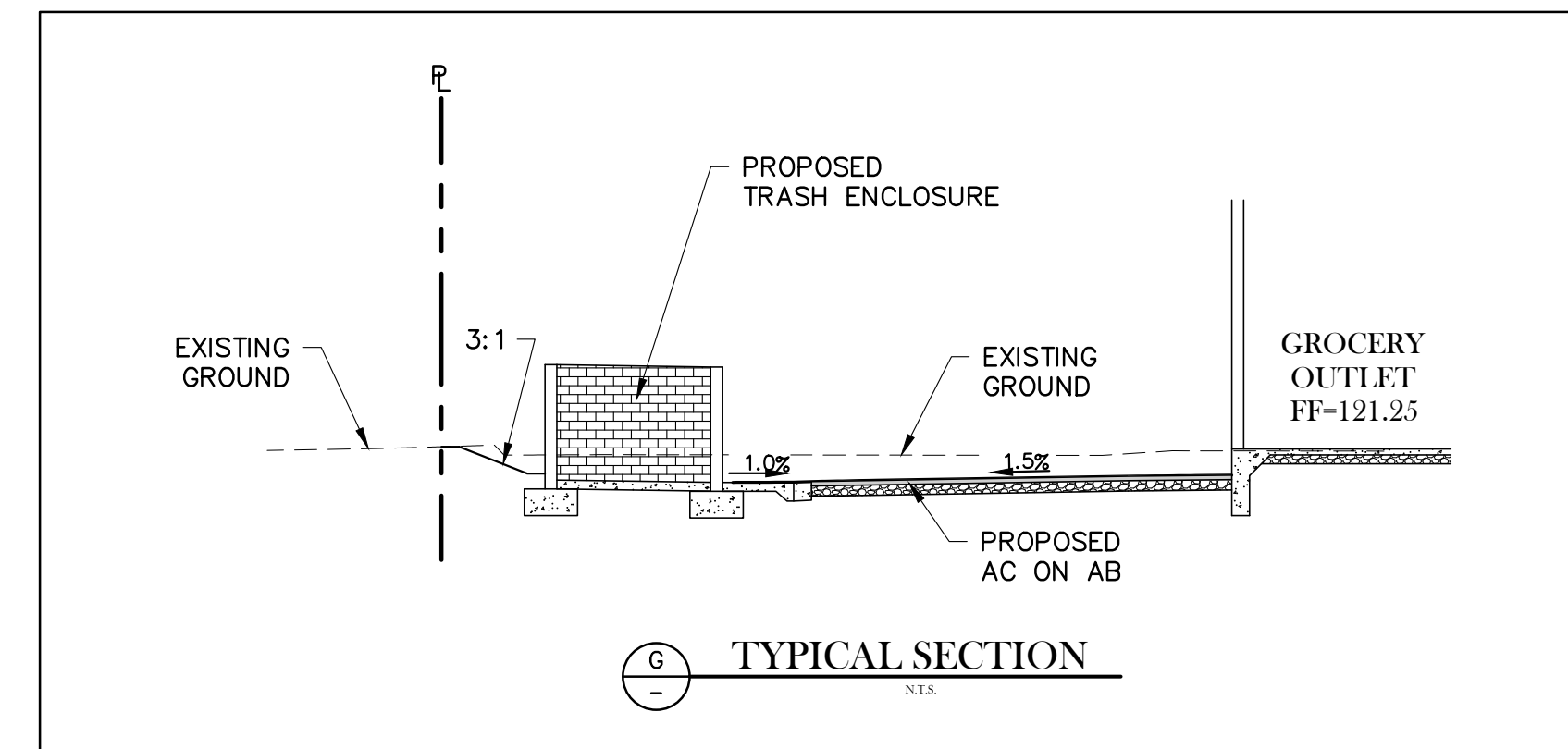
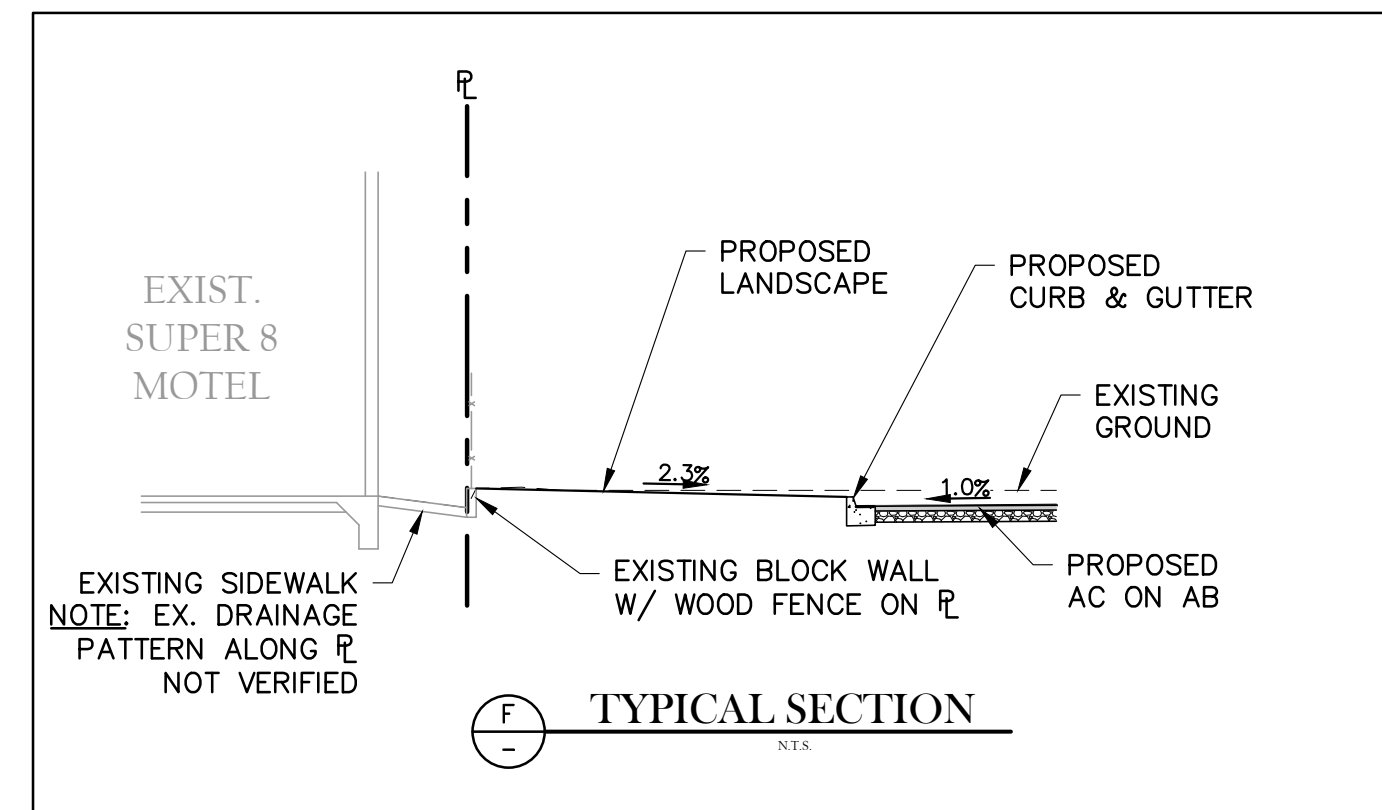
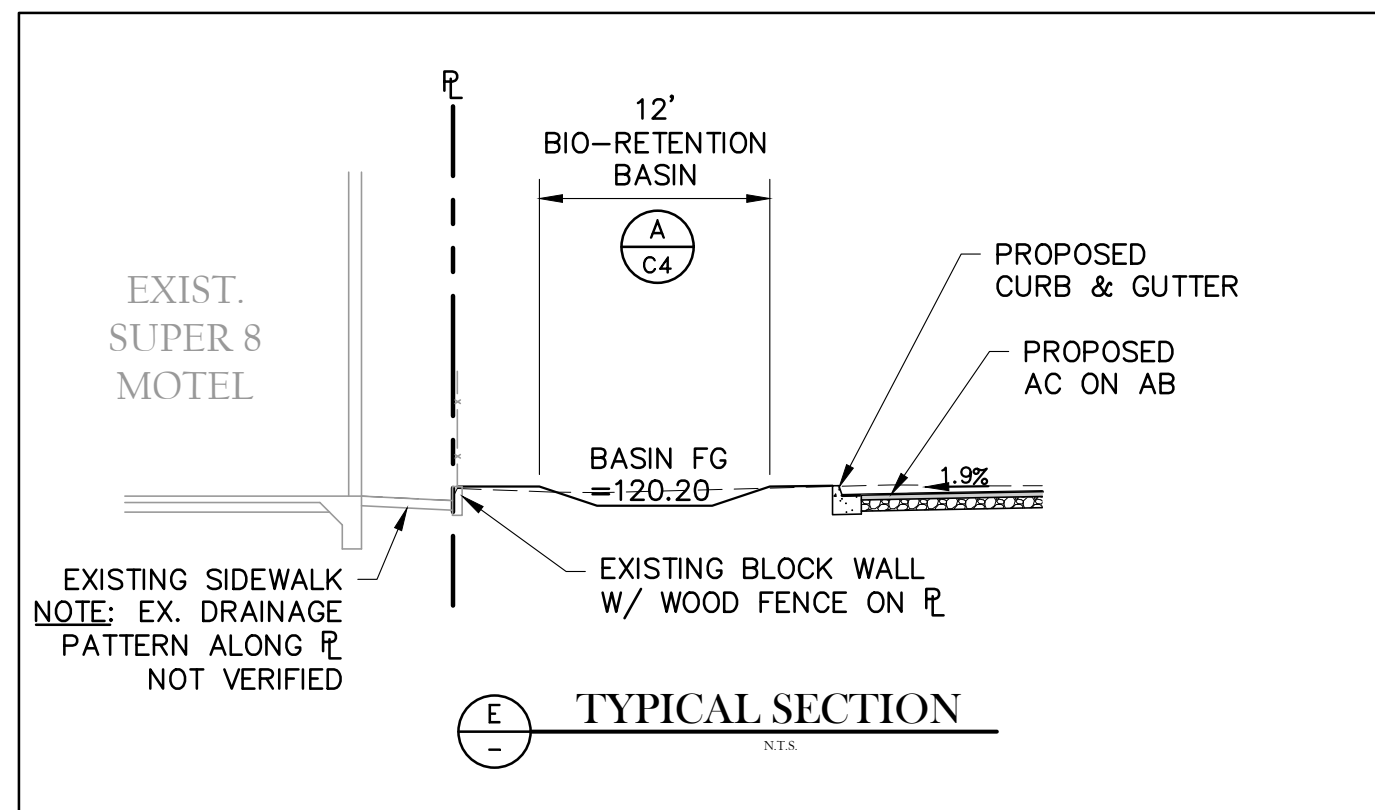
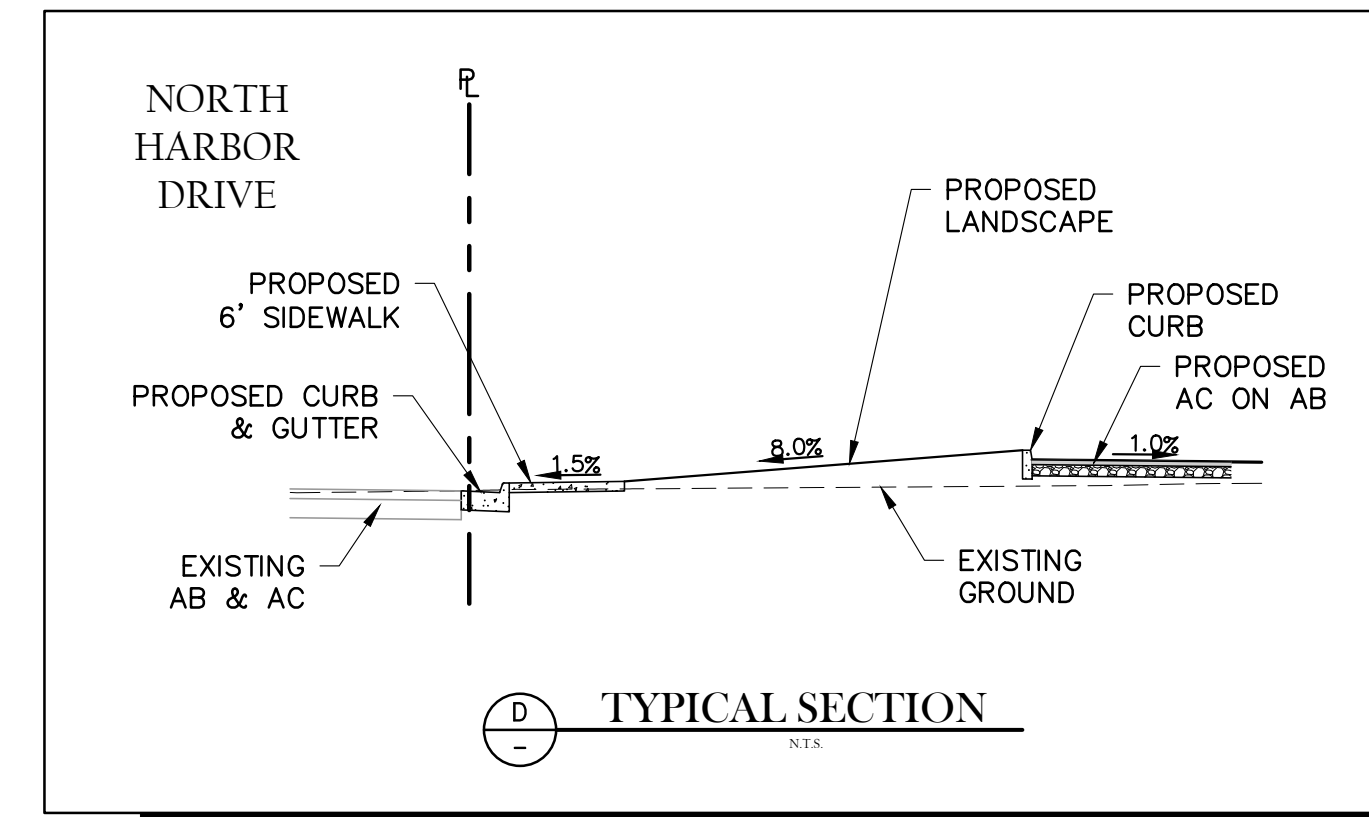
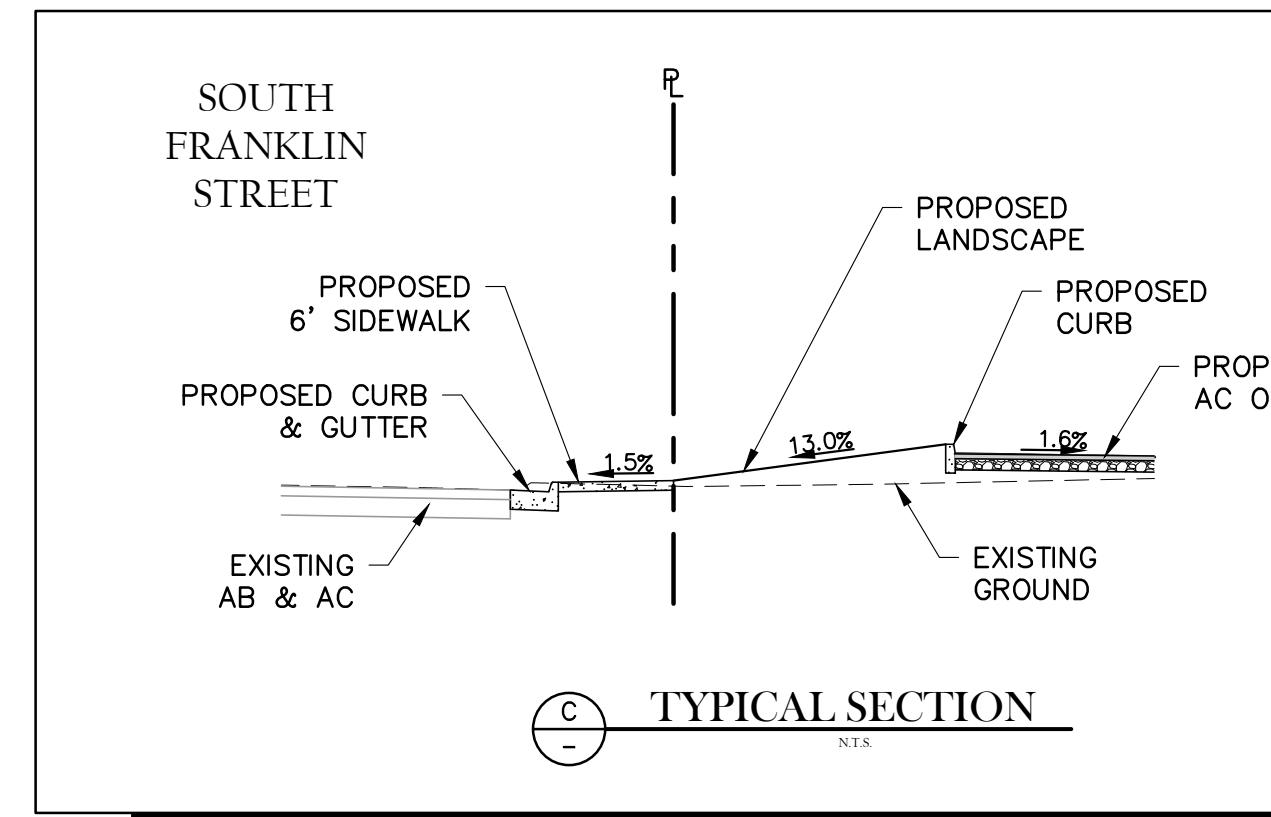
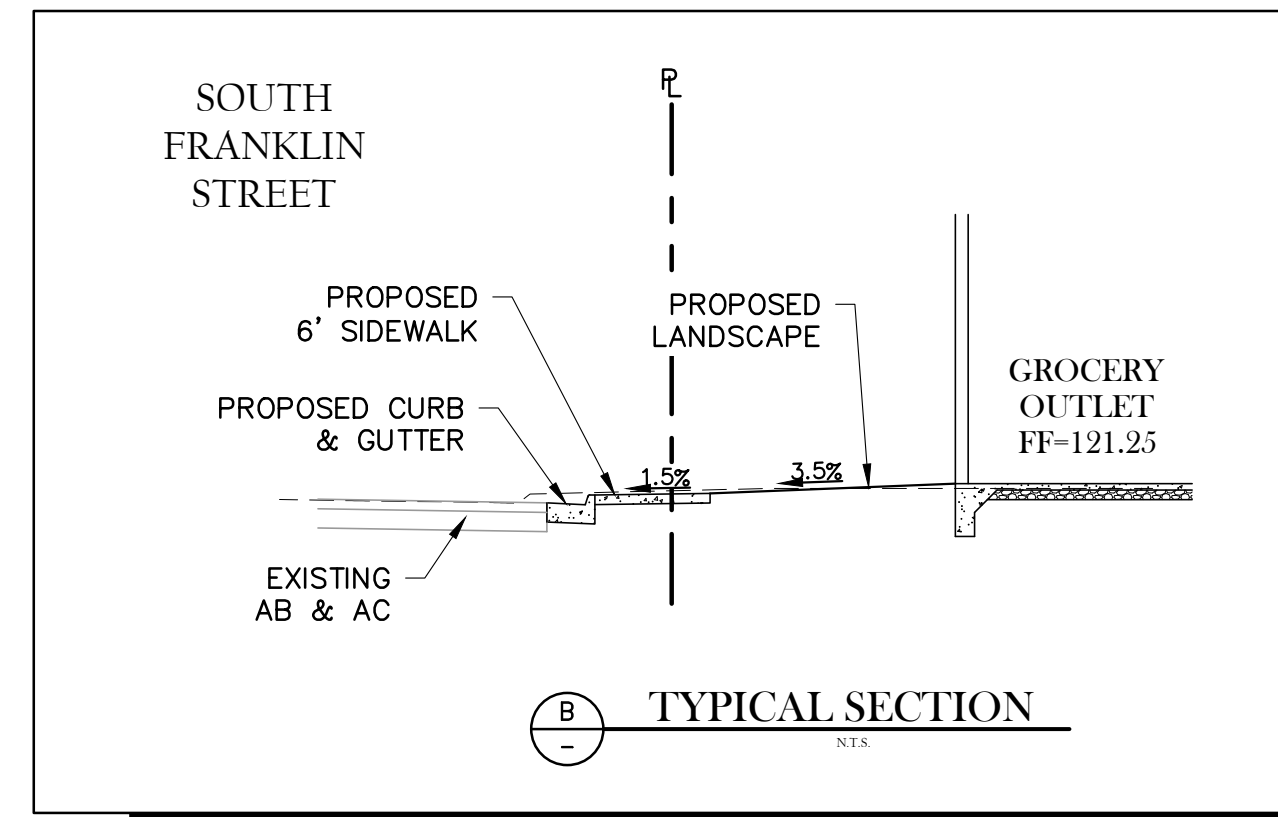
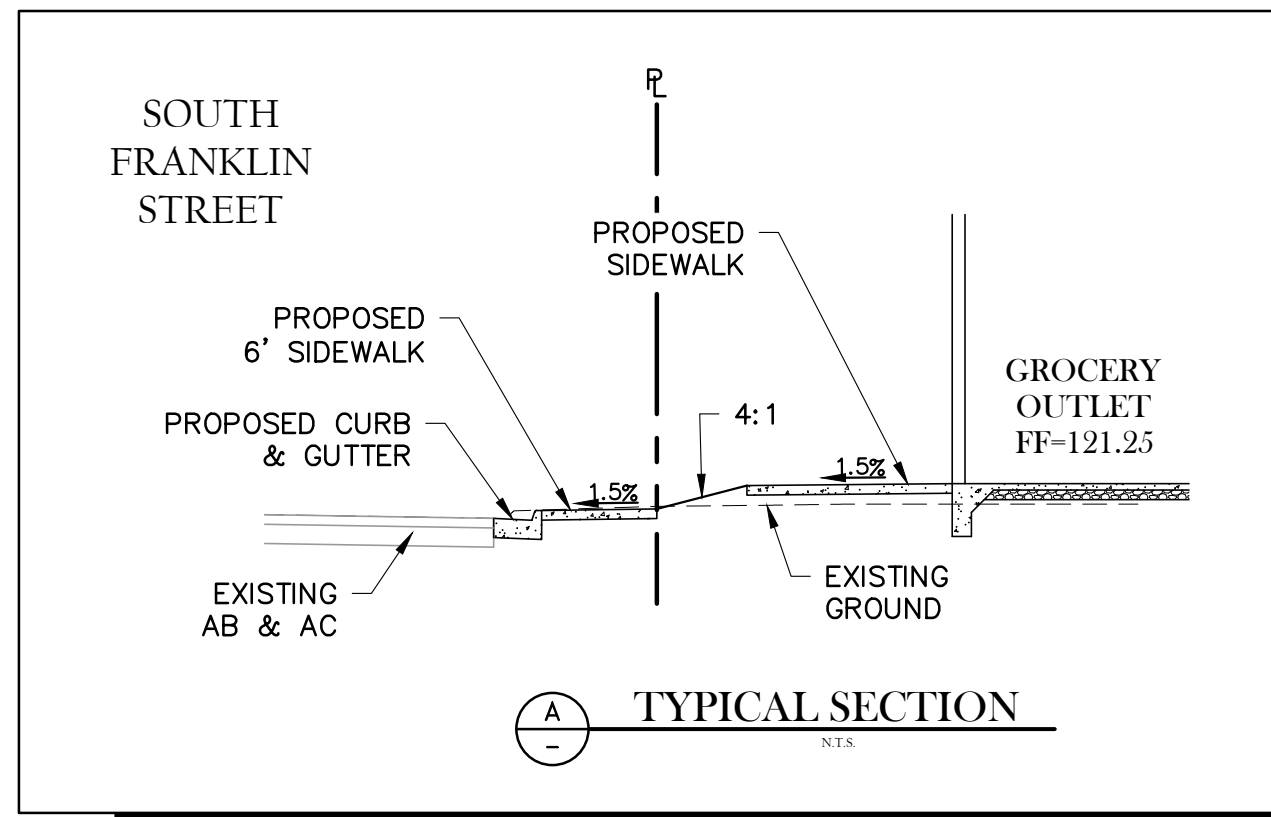
PRELIMINARY GRADING PLAN
JUNE 30, 2021

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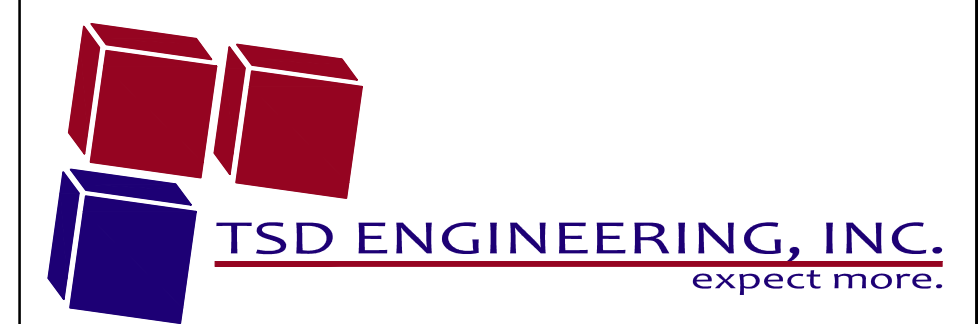
C1

P:\Projects\161-011\02 DWG\B- Planning\FIG C1-3 Preliminary Exhibits.dwg, Marcus Lewis, 13:21:42, 06-30-21

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



PRELIMINARY SECTIONS
 JUNE 30, 2021

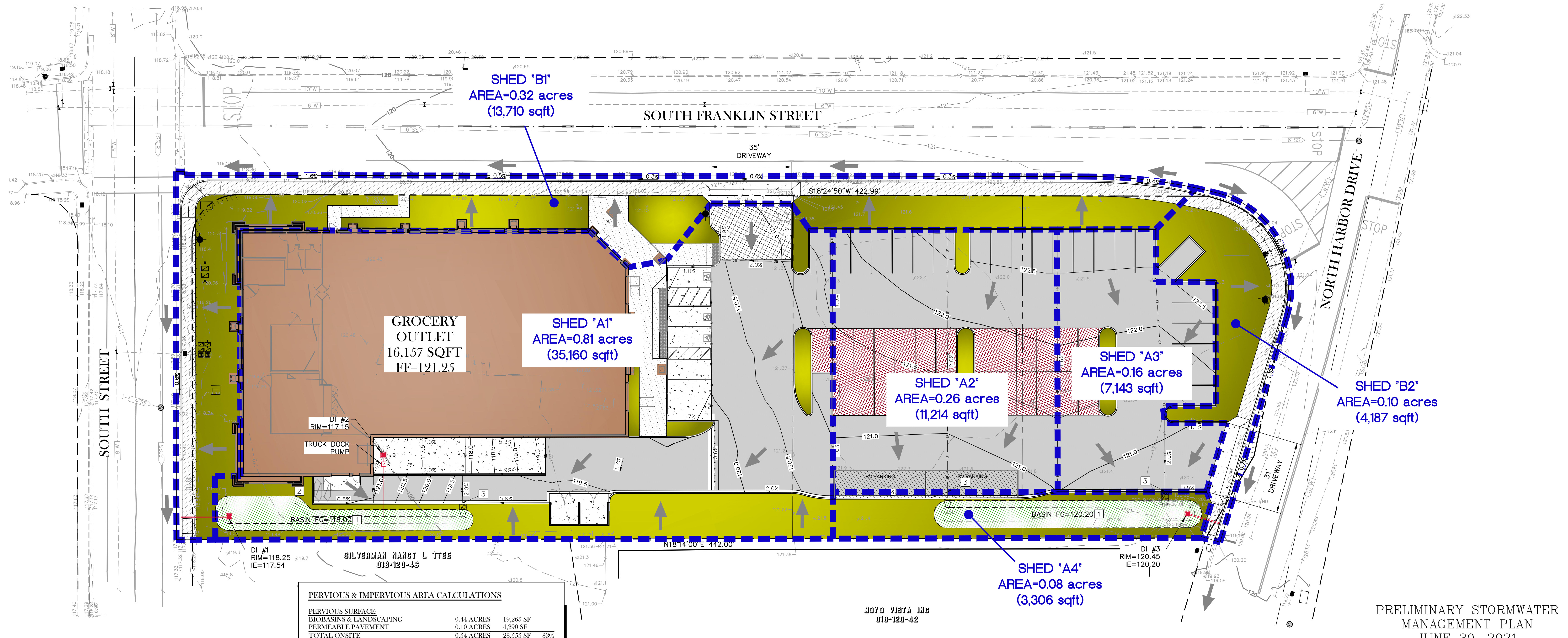
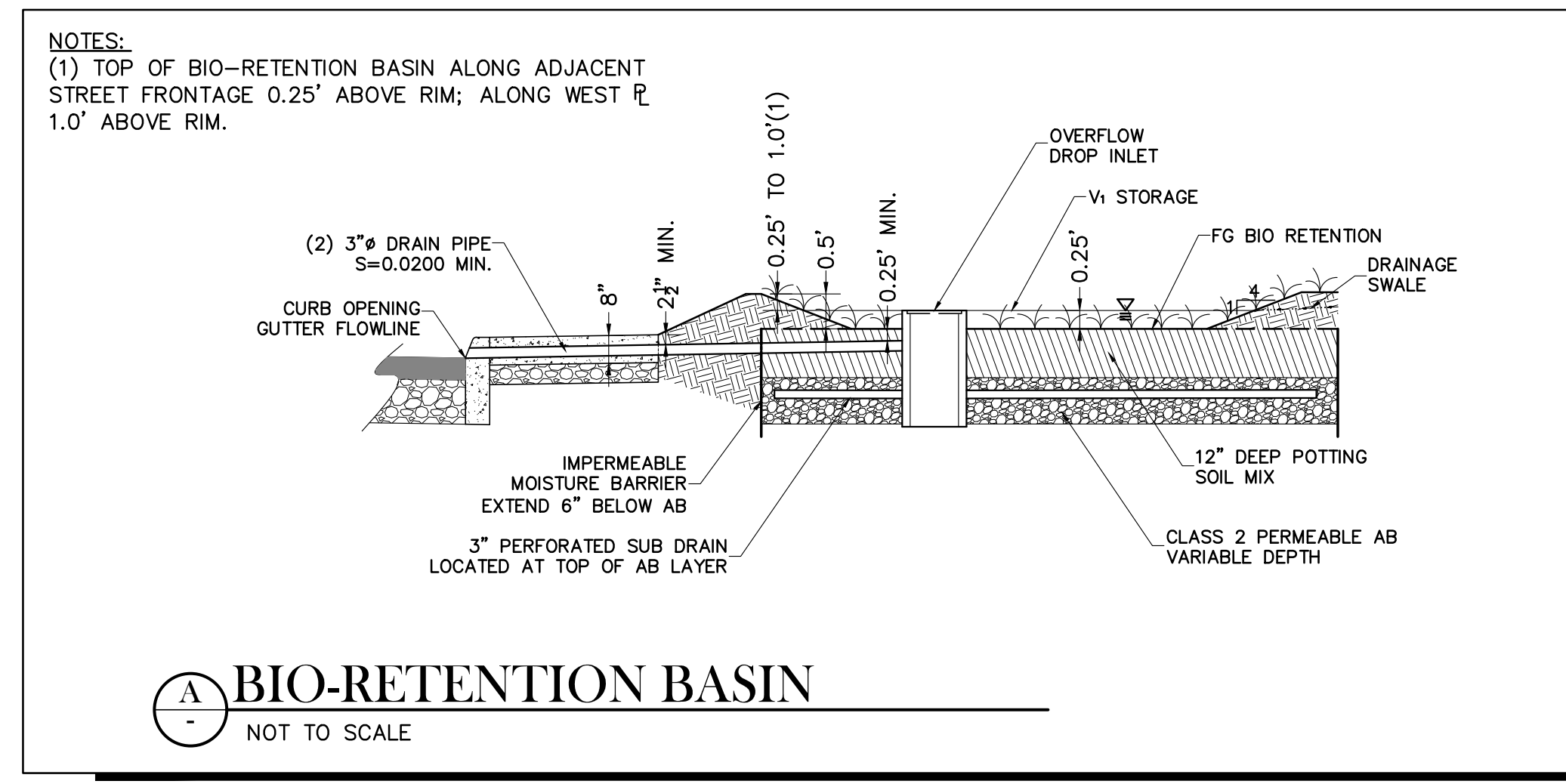


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PRELIMINARY STORM WATER MANAGEMENT PLAN
BEST DEVELOPMENT GROUP
GROCERY OUTLET
 825, 845, 851 SOUTH FRANKLIN STREET
 FORT BRAGG, CA

SITE LEGEND

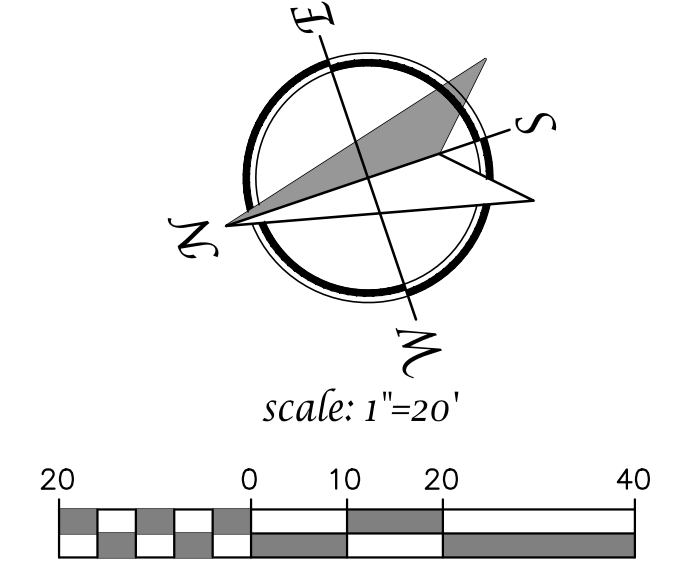
- DRAINAGE INLET
- ASPHALT PAVEMENT
- BUILDING AREA
- LANDSCAPE AREA
- P.C.C. CONCRETE
- BIO RETENTION BASIN
- CONCRETE SIDEWALK
- PERMEABLE PAVEMENT
- DECORATIVE PAVEMENT
- OVERLAND RELEASE



PERVIOUS & IMPERVIOUS AREA CALCULATIONS

PERVIOUS SURFACE:		
BIOBASINS & LANDSCAPING	0.44 ACRES	19,265 SF
PERMEABLE PAVEMENT	0.10 ACRES	4,290 SF
TOTAL ONSITE	0.54 ACRES	23,555 SF
		83%
IMPERVIOUS SURFACE:		
ONSITE:		
AC/CONC PARKING & DRIVE AISLES	23,126 SF	
CONC TRUCK DOCK	1,252 SF	
TRASH ENCLOSURE	314 SF	
SIDEWALKS & HARDSCAPE	1,687 SF	
BUILDING FOOTPRINT	16,157 SF	
TOTAL ONSITE	42,536 SF	60%
OFFSITE:		
PUBLIC SIDEWALK	4,070 SF	
DRIVEWAYS	754 SF	
TOTAL OFFSITE	4,824 SF	7%
TOTAL AREA (PERVIOUS & IMPERVIOUS):	1.63 ACRES	70,915 SF
		100%

- 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
 JUNE 30, 2021

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C4

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