

**DATE:** June 6, 2024  
**TO:** Chantell O’Neal, Assistant Director; Engineering Division – City of Ft. Bragg  
**FROM:** Aaron Brusatori, P.E., Group Manager; Engineering Division – Lumos & Associates  
**CC:** Brian Harer, Senior Project Manager; Construction Division – Lumos & Associates  
**SUBJECT:** City of Ft. Bragg 2025 Pavement Preservation & Rehabilitation Project

Dear Ms. O’Neal,

On February 16, 2024, Lumos and Associates performed a site visit to evaluate the existing conditions of roadways identified for Maintenance and Rehabilitation (M&R) by City of Ft. Bragg. The project selection and proposed M&R strategies were identified utilizing the City’s StreetSaver® pavement management database. Forty-six (46) pavement management sections were identified as candidates for inclusion in the City’s 2025 Pavement Preservation and Rehabilitation Project. Table 1 includes the proposed pavement management sections, StreetSaver® M&R recommendation, and Lumos’s visual observation and M&R recommendation.

**TABLE 1**

<b>Street Name</b>	<b>From</b>	<b>To</b>	<b>StreetSaver® M&amp;R</b>	<b>Lumos M&amp;R</b>
Maple ST. 005	ALLEY BETWEEN WHIPPLE HARRISON	S. FRANKLIN	AC OVERLAY 2 INCHES	MICROSURFACING W/ CRACK SEAL AND 3% DIGOUTS.
AIRPORT ROAD	W/C.L. SIGN 5+87	E.EDGE HWY1 @ LIMIT LINE 8+55	SLURRY SEAL W/CRACK SEAL	SURFACE TREATMENT, CRACK SEAL, NO PATCHES
BOATYARD DR. 001	5+30 FORM HWY1 0+00	4+32 FROM BEGIN	SLURRY SEAL W/CRACK SEAL	SURFACE TREATMENT, CRACK SEAL, PATCH AT SR1
EAST ALDER 001	E.F CURB HWY 1 0+00	W.F.CURB N.FRANKLIN ST. 3+40	SLURRY SEAL W/CRACK SEAL	SURFACE TREATMENT, CRACK SEAL, NO PATCHES
EAST CYPRESS ST. 001	END OF KEMPEE @ VALVE BOX 0+0	W.F.CURB RIVER DRV 12+96	SLURRY SEAL W/CRACK SEAL	SURFACE TREATMENT W/ CRACK SEAL AND 3% DIGOUTS
NORTH HARBOR DRIVE 002	E.F.CURB S FRANKLIN ST. 0+00	E.F.CURB HWY 1 4+55	SLURRY SEAL W/CRACK SEAL	SURFACE TREATMENT W/ CRACK SEAL AND 3% DIGOUTS
NORTH HAROLD ST. 006	LAUREL ST	ALDER ST	SLURRY SEAL W/CRACK SEAL	SURFACE TREATMENT W/ CRACK SEAL AND 1% DIGOUTS
EAST OAK ST. 001	E.F. CURB HWY 1 0+00	W.F.CURB McKINLEY 32+25	SLURRY SEAL W/CRACK SEAL	SURFACE TREATMENT W/ CRACK SEAL AND 3% DIGOUTS

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<b>Street Name</b>	<b>From</b>	<b>To</b>	<b>StreetSaver® M&amp;R</b>	<b>Lumos M&amp;R</b>
PERKINS WAY	N.F. CURB E. FIR ST. 0+00	@ DEAD END 10+53	SLURRY SEAL W/CRACK SEAL	SURFACE TREATMENT, CRACK SEAL, NO PATCHES
WALL ST. 001	WILLOW	N.F. CURB@ALLEY ST 13+50	SLURRY SEAL W/ CRACK SEAL	SURFACE TREATMENT W/ CRACK SEAL AND 2% DIGOUTS
WALL ST. 002	E.F. CURB @ ALLEY 0+00	N.F. CURB CHESTNUT ST.	SLURRY SEAL W/ CRACK SEAL	SURFACE TREATMENT W/ CRACK SEAL AND 2% DIGOUTS
HAZELWOOD ST.	S.F. SOUTH ST. 0+00	HYDRANT @ END OF ST.3+60	MICROSURFACING W/ CRACK SEAL AND 3% DIGOUTS	MICROSURFACING W/ CRACK SEAL AND 3% DIGOUTS
MADRONE ST. 002	CORRY ST	W.F. CURB @ HAROLD 13+00	MICROSURFACING W/ CRACK SEAL AND 3% DIGOUTS	MICROSURFACING W/ CRACK SEAL AND 3% DIGOUTS
OCEAN VIEW DRV.WEST 001	W.F. CURB HWY1 0+00	4+18 FROM W.F. HWY1	MICROSURFACING W/ CRACK SEAL AND 3% DIGOUTS	SURFACE TREATMENT, CRACK SEAL, NO PATCHES
WALNUT ST. 001	W.F.CURB GROVE 0+00	WHIPPLE	MICROSURFACING W/ CRACK SEAL AND 3% DIGOUTS	MICROSURFACING W/ CRACK SEAL AND 3% DIGOUTS. EAST 100' DOUBLE COURSE MICROSURFACING
MADRONE ST .001	E.F. CURB @ HWY 1 0+00	W.F. CURB @ McPHERSON ST. 6+50	MICROSURFACING W/ CRACK SEAL AND 5% DIGOUTS	MICROSURFACING W/ CRACK SEAL AND 3% DIGOUTS
MANZANITA ST.	W.F. CURB N. FRANKLIN ST.0+00	E.F. CURB HWY1 3+30	MICROSURFACING W/ CRACK SEAL AND 5% DIGOUTS	MICROSURFACING W/ CRACK SEAL AND 5% DIGOUTS
WILLOW ST. 001	W.F.CURB S.SANDERSON 0+00	E.EDGE ALLEY LIVINGSTON 6+23	MICROSURFACING W/ CRACK SEAL AND 5% DIGOUTS	MICROSURFACING W/ CRACK SEAL AND 7% DIGOUTS
CEDAR ST. 002	END CURB 1320 CEDAR 0+00	1631 EAST PROP. LINE 8+90	THICK MILL AND OVERLAY	THICK MILL AND OVERLAY
HARBOR AVE	OCEAN VIEW DR	SOUTH END	THICK MILL AND OVERLAY	THICK MILL AND OVERLAY
LONNE WAY	E.F. SNADERSON 0+00	END OF CULDESAC 4+87	THICK MILL AND OVERLAY	CONFORM MILL AND OVERLAY
N100D	E OAK ST	E ALDER ST	THICK MILL AND OVERLAY	MILL, REGRADE, OVERLAY
N102C	N101C	MAIN ST	THICK MILL AND OVERLAY	THICK MILL AND OVERLAY
N300E	E REDWOOD AVE	E LAUREL ST	SINGLE CHIP SEAL	MICROSURFACING W/ CRACK SEAL
S100J	MADRONE ST	E OAK ST	SINGLE CHIP SEAL	SINGLE CHIP SEAL
S301N	S302N	WILLOW ST	SINGLE CHIP SEAL	SINGLE CHIP SEAL
S302N	S301N	WALL ST	SINGLE CHIP SEAL	CAPE SEAL

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<b>Street Name</b>	<b>From</b>	<b>To</b>	<b>StreetSaver® M&amp;R</b>	<b>Lumos M&amp;R</b>
SOUTH LINCOLN ST.	MAPLE ST	WILLOW ST	AC OVERLAY 2 INCHES	MICROSURFACING W/ CRACK SEAL AND 3% DIGOUTS.
CHESTNUT ST. 002	END CURB-GUTTER @001,0+00	S. WHIPPLE	SLURRY SEAL W/ CRACK SEAL	SURFACE TREATMENT W/ CRACK SEAL AND 2% DIGOUTS
DUBOIS LANE	S.F. CURB WALNUT 0+00	END OF PAVEMENT 2+07	SLURRY SEAL W/ CRACK SEAL	SLURRY SEAL W/ CRACK SEAL
EAST LAUREL 002	E.F.CURB N.HARRISON 0+00	W.F.CURB N.HAROLD 10+05	SLURRY SEAL W/ CRACK SEAL	SURFACE TREATMENT W/ CRACK SEAL AND 1% DIGOUTS
EAST OAK ST. 002	E.F. CURB McKINLEY ST. 0+00	BACK E.SIDE SDWLK. DANA 17+25	SLURRY SEAL W/ CRACK SEAL	SURFACE TREATMENT W/ CRACK SEAL AND 3% DIGOUTS
CHESTNUT ST. 003	SANDERSON WY	END OF STREET (9+75)	RUBBERIZED CHIP SEAL+MICROSURFACING W/ 3% DIGOUTS	MICROSURFACING W/ CRACK SEAL AND 3% DIGOUTS.
WEST ELM ST.	W.F. CURB HWY1 0+00	W.EDGE PAVEMENT 10+30	RUBBERIZED CHIP SEAL+MICROSURFACING W/ 3% DIGOUTS	DOUBLE COURSE MICROSURFACING W/ CRACK SEAL AND 3% DIGOUTS
JEWETT ST.	S.F.SIDEWALK OAK ST.0+00	END OF CULDESAC 5+36	MICROSURFACING W/ CRACK SEAL AND 5% DIGOUTS	DOUBLE COURSE MICROSURFACING W/ CRACK SEAL
LIVINGSTON ST.	S.F.CURB OAK 0+00	N.F.CURB WILLOW ST.6+17	MICROSURFACING W/ CRACK SEAL AND 5% DIGOUTS	MICROSURFACING W/ CRACK SEAL AND 5% DIGOUTS.
NORTH HARBOR DRIVE 001	CITY LIMITS @ GUARD RAIL 0+00	E.F.CURB S. FRANKLIN 19+90	MICROSURFACING W/ CRACK SEAL AND 5% DIGOUTS	SURFACE TREATMENT W/ CRACK SEAL AND 3% DIGOUTS
DENNISON LANE	S.EDGE OF PAVEMENT 0+00	N.W.PROP LN. STANLEY 8+53	THICK MILL AND OVERLAY	THICK MILL AND OVERLAY
JOHN CIMOLINO WAY	STEWART ST	END	THICK MILL AND OVERLAY	DOUBLE COURSE MICROSURFACING W/ CRACK SEAL AND 3% DIGOUTS
N100E	E OAK ST	E ALDER ST	THICK MILL AND OVERLAY	THICK MILL AND OVERLAY
S202F	MAPLE ST	105' N/O MAPLE ST	THICK MILL AND OVERLAY	THICK MILL AND OVERLAY
WALNUT ST.	GROVE ST	EAST END	THICK MILL AND OVERLAY	THICK MILL AND OVERLAY
WEST CYPRESS	WEST END	S MAIN ST	THICK MILL AND OVERLAY	MICROSURFACING W/ CRACK SEAL AND 2% DIGOUTS
CHIEF CELERI DR	W OAK ST	W ALDER ST	12" FDR W/ 4" HMA	REHABILITATION

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Street Name	From	To	StreetSaver® M&R	Lumos M&R
S500D	WALNUT ST	E CHESTNUT ST	SINGLE CHIP SEAL	MICROSURFACING W/ CRACK SEAL
MAPLE ST. 001	W.F.CURB S.LINCOLN 0+00	S.HAROLD	SEAL CRACKS	SURFACE TREATMENT W/ CRACK SEAL AND NO PATCHING

Areas identified for "Surface Treatment" are proposed to receive either a Slurry Seal or Microsurfacing treatment. Pavement condition and existing curb ramp compliance will receive a complete review during our upcoming field assessment. Upon the conclusion of our assessment, Lumos will provide specific surface treatment and pedestrian access ramp improvement recommendations.

Based upon the proposed treatments identified during our initial site visit, it is our recommendation that the 2025 Pavement Preservation Project be limited to surface treatments (slurry seal and/or microsurfacing) only. The small quantities of work identified for Corrective Maintenance and Rehabilitation would likely result in bid pricing far in excess of those typical for the area due to the lack of production quantities and discontinuity of the proposed work. The four streets identified in italic text are recommended for reconstruction in StreetSaver®, however our observations of these streets suggests they are good candidates for surface treatment. The proposed surface treatment candidate are included in Table 2.

**TABLE 2**

Street Name	From	To	Lumos M&R	5/30 Notes
AIRPORT ROAD	W/C.L. SIGN 5+87	E.EDGE HWY1 @ LIMIT LINE 8+55	SURFACE TREATMENT, CRACK SEAL, NO PATCHES	
BOATYARD DR. 001	5+30 FORM HWY1 0+00	4+32 FROM BEGIN	SURFACE TREATMENT, CRACK SEAL, PATCH AT SR1	
CHESTNUT ST. 002	END CURB-GUTTER @001,0+00	S. WHIPPLE	SURFACE TREATMENT W/ CRACK SEAL AND 2% DIGOUTS	Apply Microsurface to fill ruts over waterline trench
CHESTNUT ST. 003	SANDERSON WY	END OF STREET (9+75)	MICROSURFACING W/ CRACK SEAL AND 3% DIGOUTS.	
EAST ALDER 001	E.F CURB HWY 1 0+00	W.F.CURB N.FRANKLIN ST. 3+40	SURFACE TREATMENT, CRACK SEAL, NO PATCHES	Protect in place red X-walks
EAST CYPRESS ST. 001	END OF KEMPEE @ VALVE BOX 0+0	W.F.CURB RIVER DRV 12+96	SURFACE TREATMENT W/ CRACK SEAL AND 3% DIGOUTS	
EAST LAUREL 002	E.F.CURB N.HARRISON 0+00	W.F.CURB N.HAROLD 10+05	SURFACE TREATMENT W/ CRACK SEAL AND 1% DIGOUTS	SD MP identified drainage issue at Laurel and Whipple and did not identify a solution.

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Street Name	From	To	Lumos M&R	5/30 Notes
EAST OAK ST. 001	E.F. CURB HWY 1 0+00	W.F.CURB McKINLEY 32+25	SURFACE TREATMENT W/ CRACK SEAL AND 3% DIGOUTS	City to provide digital plans.
EAST OAK ST. 002	E.F. CURB McKINLEY ST. 0+00	BACK E.SIDE SDWLK. DANA 17+25	SURFACE TREATMENT W/ CRACK SEAL AND 3% DIGOUTS	Update striping planned with striping from pervious project.
HAZELWOOD ST.	S.F. SOUTH ST. 0+00	HYDRANT @ END OF ST.3+60	MICROSURFACING W/ CRACK SEAL AND 3% DIGOUTS	
<i>JOHN CIMOLINO WAY</i>	<i>STEWART ST</i>	<i>END</i>	<i>DOUBLE COURSE MICROSURFACING W/ CRACK SEAL AND 3% DIGOUTS</i>	
LIVINGSTON ST.	S.F.CURB OAK 0+00	N.F.CURB WILLOW ST.6+17	MICROSURFACING W/ CRACK SEAL AND 5% DIGOUTS.	
MADRONE ST .001	E.F. CURB @ HWY 1 0+00	W.F. CURB @ McPHERSON ST. 6+50	MICROSURFACING W/ CRACK SEAL AND 3% DIGOUTS	
MADRONE ST. 002	CORRY ST	W.F. CURB @ HAROLD 13+00	MICROSURFACING W/ CRACK SEAL AND 3% DIGOUTS	
MANZANITA ST.	W.F. CURB N. FRANKLIN ST.0+00	E.F. CURB HWY1 3+30	MICROSURFACING W/ CRACK SEAL AND 5% DIGOUTS	
<i>Maple ST. 005</i>	<i>ALLEY BETWEEN WHIPPLE HARRISON</i>	<i>S. FRANKLIN</i>	<i>MICROSURFACING W/ CRACK SEAL AND 3% DIGOUTS.</i>	Groundwater percs through paved surface. West 1/2 is in poorer condition.
NORTH HARBOR DRIVE 001	CITY LIMITS @ GUARD RAIL 0+00	E.F.CURB S. FRANKLIN 19+90	SURFACE TREATMENT W/ CRACK SEAL AND 3% DIGOUTS	Restripe to prohibit left turn onto SR1.
OCEAN VIEW DRV.WEST 001	W.F. CURB HWY1 0+00	4+18 FROM W.F. HWY1	SURFACE TREATMENT, CRACK SEAL, NO PATCHES	
PERKINS WAY	N.F. CURB E. FIR ST. 0+00	@ DEAD END 10+53	SURFACE TREATMENT, CRACK SEAL, NO PATCHES	
S301N	WILLOW ST	S302	SURFACE TREATMENT, 3% DIGOUTS	
S302N	S301N	WALL ST	SURFACE TREATMENT, CRACK SEAL	Low Priority
WALL ST. 001	WILLOW	N.F. CURB@ALLEY ST 13+50	SURFACE TREATMENT W/ CRACK SEAL AND 2% DIGOUTS	
WALL ST. 002	E.F. CURB @ ALLEY 0+00	N.F. CURB CHESTNUT ST.	SURFACE TREATMENT W/ CRACK SEAL AND 2% DIGOUTS	

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Street Name	From	To	Lumos M&R	5/30 Notes
WALNUT ST. 001	W.F. CURB GROVE 0+00	WHIPPLE	MICROSURFACING W/ CRACK SEAL AND 3% DIGOUTS. EAST 100' DOUBLE COURSE MICRO	
WILLOW ST. 001	W.F.CURB S.SANDERSON 0+00	E.EDGE ALLEY LIVINGSTON 6+23	MICROSURFACING W/ CRACK SEAL AND 7% DIGOUTS	
WEST ELM ST.	W.F. CURB HWY1 0+00	W.EDGE PAVEMENT 10+30	DOUBLE COURSE MICROSURFACING W/ CRACK SEAL AND 3% DIGOUTS	
<b>Streets identified as low priority – only include if budget allows</b>				
DUBOIS LANE	S.F. CURB WALNUT 0+00	END OF PAVEMENT 2+07	SLURRY SEAL W/ CRACK SEAL	Low Priority
NORTH HARBOR DRIVE 002	E.F.CURB S FRANKLIN ST. 0+00	E.F.CURB HWY 1 4+55	SURFACE TREATMENT W/ CRACK SEAL AND 3% DIGOUTS	Low Priority, existing sewer line needs to be repaired
S500D	WALNUT ST	E CHESTNUT ST	MICROSURFACING W/ CRACK SEAL	red x-walks need to be repainted
S101J	E. OAK ST	MADRONE ST	SURFACE TREATMENT, DRAINAGE AND CRACK SEAL	Low Priority
<i>SOUTH LINCOLN ST.</i>	<i>MAPLE ST</i>	<i>WILLOW ST</i>	<i>MICROSURFACING W/ CRACK SEAL AND 3% DIGOUTS.</i>	Low Priority, first to consider if funding is available.
<b>Streets identified for removal from project</b>				
JEWETT ST.	S.F. SIDEWALK OAK ST.0+00	END OF CULDESAC 5+36	DOUBLE COURSE MICROSURFACING W/ CRACK SEAL	Remove from project due to need for underground storm drainage.
MAPLE ST. 001	W.F. CURB S. LINCOLN 0+00	S. HAROLD	SURFACE TREATMENT W/ CRACK SEAL AND NO PATCHING *This section was recently reconstructed.	Remove from project due to recent striping.
N300E	E REDWOOD AVE	E LAUREL ST	MICROSURFACING W/ CRACK SEAL	Remove from project
NORTH HAROLD ST. 006	LAUREL ST	ALDER ST	SURFACE TREATMENT W/ CRACK SEAL AND 1% DIGOUTS	Remove from project due to recent striping.
<i>WEST CYPRESS</i>	<i>WEST END</i>	<i>S MAIN ST</i>	<i>MICROSURFACING W/ CRACK SEAL AND 2% DIGOUTS</i>	<i>Do not include with project due to cost to repair underground utilities</i>

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The 2011 Alley Master Plan recommends improvements to several of the alleys that are subject to improvements with this project. The table below shows the subject alleys and the recommended improvements from the 2011 Alley Master Plan. The costs above do not include grading and drainage improvements to the Alleys. During the Kickoff Meeting on 4/30/24 it was decided that only surface treatment would be considered for the alleys, if budget allows.

Alley	Master Plan Improvement	Notes
S500D	COM-1 Alley, Figure IV-7	Surface Treatment only, if budget allows inclusion w project.
S101J	CPM-3 Alley, Figure IV-9	Surface Treatment only, if budget allows inclusion w project.
S301N	Com-1 Alley, Figure IV-7	Surface Treatment only, if budget allows inclusion w project.
S302N	Com-1Alley, Figure IV-7	Surface Treatment only, if budget allows inclusion w project.

During our Kickoff Meeting, Operations and Maintenance staff identified concerns with drainage on Laurel Street, specifically the bubblers at N. Whipple St and N. Corry St. Research was performed into the 2004 Storm Drainage Master Plan (Pages 44 – 47). Discussion on page 44 identified the cross drain at the intersection of Laurel St. and Whipple St. as not functioning properly. The study also stated that in January and February of 2004 City engineering staff was working on a design to improve the drainage at this location, and therefore the Master Plan did not include recommendations for resolution. If the City would like to improve drainage at the bubblers along Laurel St. with this project, we will need to collect additional topographic information to facilitate design of a solution.

Based upon our initial recommendations and our 4/30 discussion, we have included the updated preliminary cost estimate below:

**Surface Treatment - Slurry and Microsurface (High Priority)**

	Quantity	Units	Unit Cost	Total
Mobilization	1	LS	10%	\$ 177,921
Traffic Control	1	LS	12%	\$ 213,505
Remove & Replace Stripe/legends/markings	831,751	SF	\$ 0.55	\$ 457,463
4" Digouts (local streets)	19,289	SF	\$ 11.00	\$ 212,179
Microsurface	363,093	SF	\$ 2.00	\$ 726,186
Curb Ramps	15	EA	\$ 7,000.00	\$ 105,000
Slurry Seal Type II (Bid Alt)	468,658	SF	\$ 0.59	\$ 278,383
				<b>\$ 2,170,637</b>
Planning Level Contingency			25%	\$ 375,207
				<b>\$ 2,545,844</b>

**Surface Treatment - Slurry and Microsurface (Low Priority)**

	Quantity	Units	Unit Cost	Total
Remove & Replace Stripe/legends/markings	38,019	SF	\$ 0.55	\$ 20,910
4" Digouts (local streets)	691	SF	\$ 11.00	\$ 7,601
Microsurface	32,844	SF	\$ 2.00	\$ 65,688
Curb Ramps	3	EA	\$ 7,000.00	\$ 21,000
Slurry Seal Type II (Bid Alt)	5,175	SF	\$ 0.59	\$ 3,074
				<b>\$ 118,273</b>
Planning Level Contingency			25%	\$ 28,800
				<b>\$ 147,073</b>

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Based upon the estimated construction budget, it is suggested the low priority areas be removed from the project.

We appreciate the opportunity to present our preliminary findings and are excited for the opportunity to assist the city of Ft. Bragg with a successful pavement preservation project.

Respectfully,



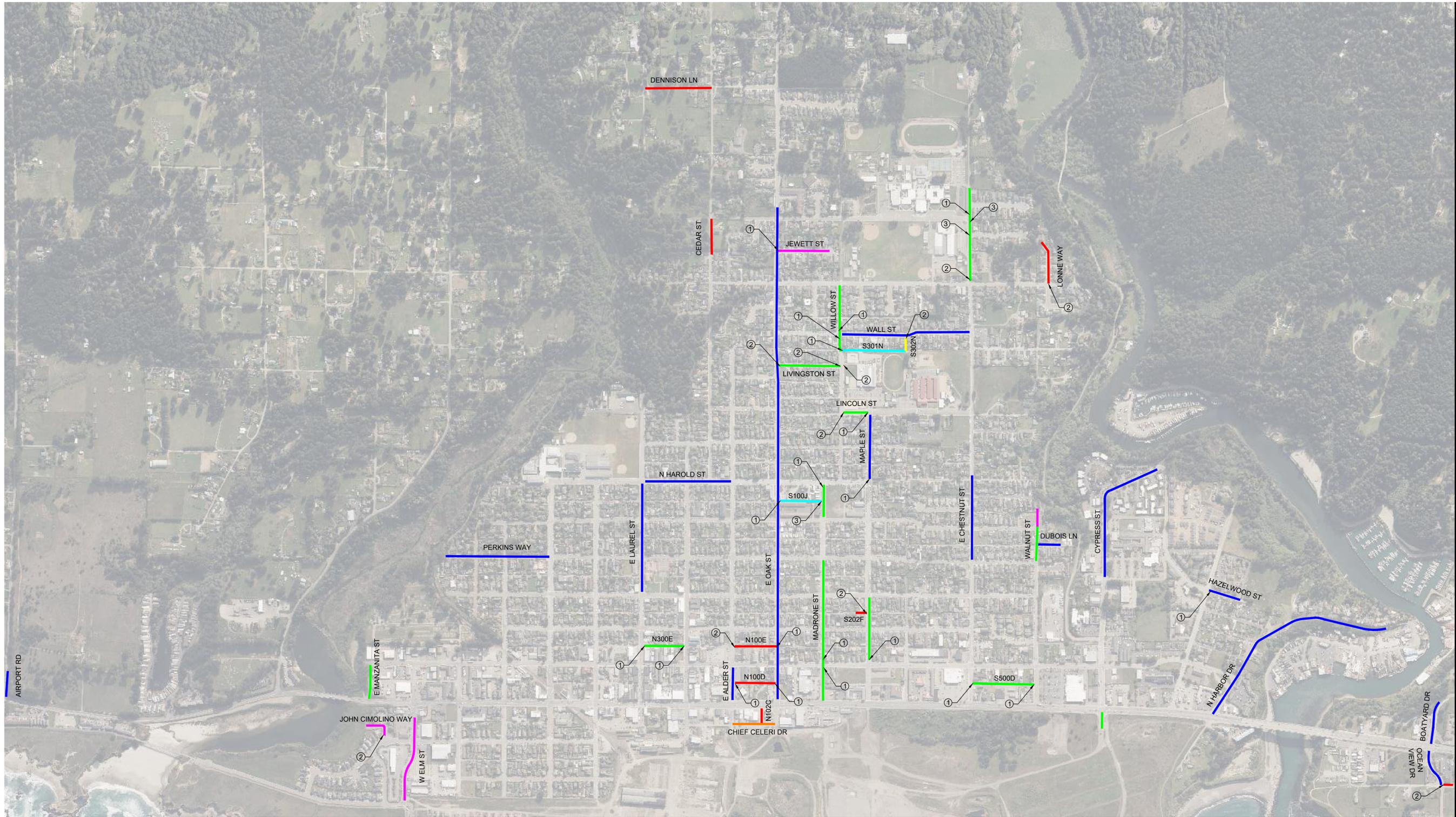
Aaron Brusatori, P.E.  
Group Manager  
Engineering Division

Attachments: 10% Schematic Design

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**NOTES:**

\* ALL PEDESTRIAN RAMP RECOMMENDATIONS ARE PRELIMINARY UNTIL FIELD EVALUATIONS HAVE BEEN COMPLETED

- ① 2 POTENTIAL PEDESTRIAN RAMPS TO BE REPLACED
- ② 2 PEDESTRIAN RAMPS TO BE REPLACED
- ③ 1 PEDESTRIAN RAMP TO BE REPLACED

**LEGEND:**

- █ MILL AND OVERLAY
- █ MICROSURFACE
- █ DOUBLE MICROSURFACE
- █ SURFACE TREATMENT
- █ CHIP SEAL
- █ CAPE SEAL
- █ REHABILITATION



0 500' 1000'  
 22x34 SHEETS = HORIZONTAL: 1"=500'  
 11x17 SHEETS = HORIZONTAL: 1"=1000'

CITY OF FORT BRAGG  
**FORT BRAGG 2025 PAVEMENT  
 PRESERVATION & REHAB PROJECT**  
 10% SCHEMATIC DESIGN  
 FORT BRAGG MENDOCINO COUNTY CA

REV	DATE	DESCRIPTION	BY

**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
 MAY 2024

BAR IS 1 INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

**C1.0**

DRAWN BY: SSV  
 DESIGNED BY: BDH  
 CHECKED BY: AJG  
 JOB NO.: 11335.000