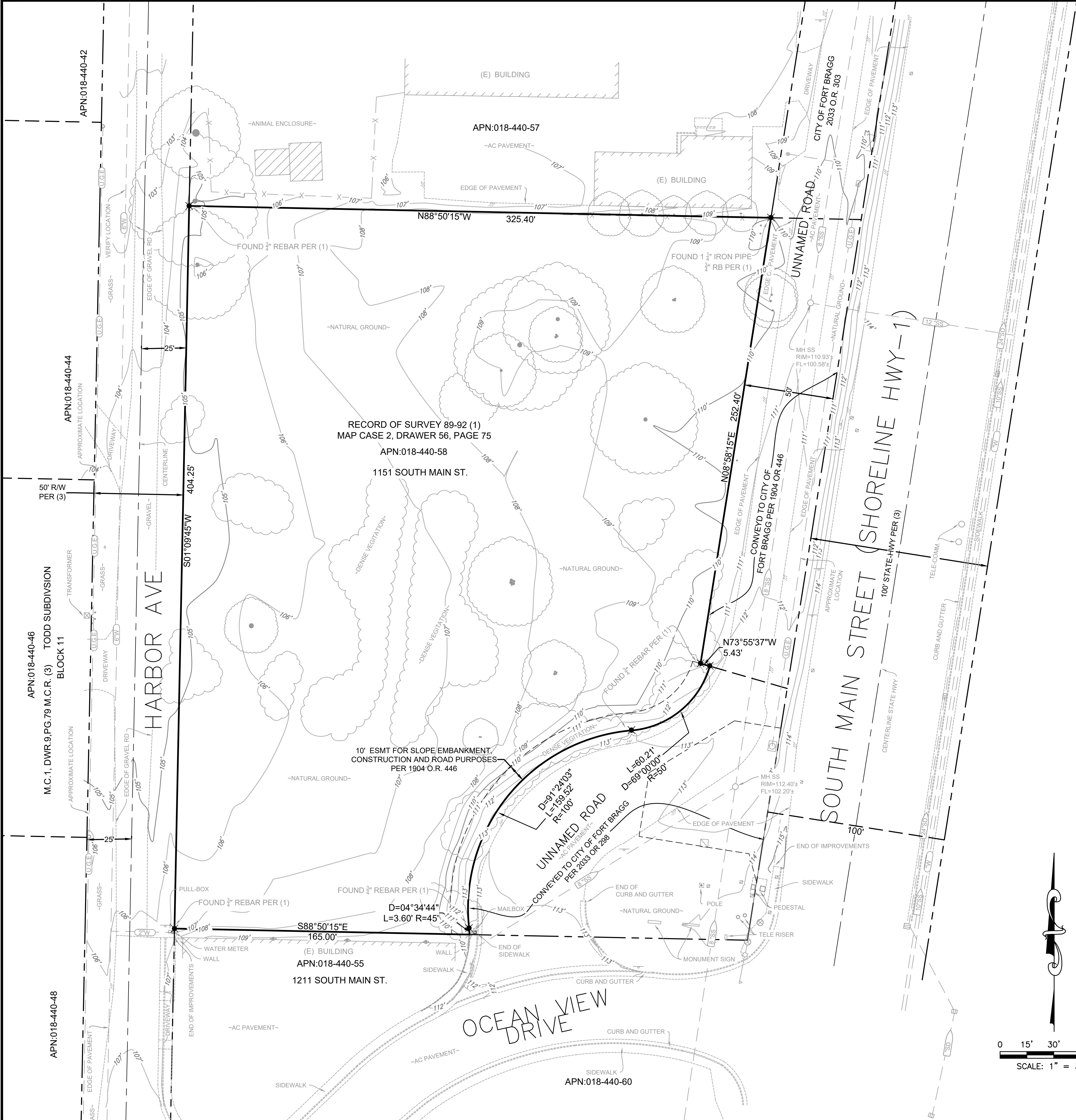






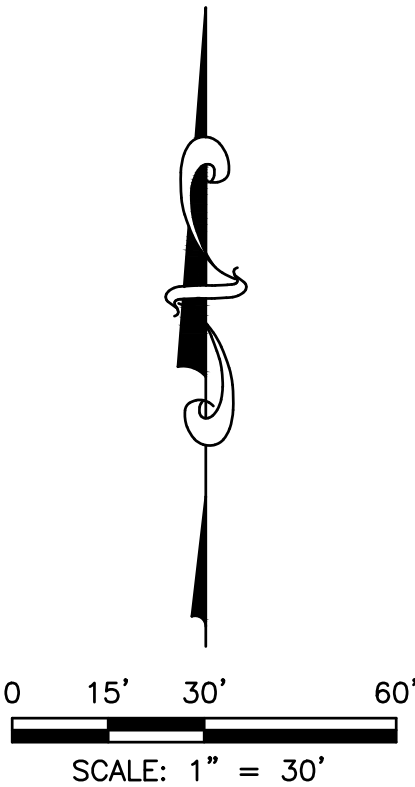


SURVEY NOTES:

- 1) A PRELIMINARY TITLE REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY BY REDWOOD EMPIRE TITLE COMPANY OF MENDOCINO COUNTY ORDER NO. 2021190MN DATED JUNE 9, 2022.
- 2) THE POSITION OF IDENTIFIED RECORD EASEMENTS HAVE BEEN PLOTTED USING RECORD DESCRIPTIONS. SURFACE FACILITIES HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTIONS.
- 3) THIS IS NOT A BOUNDARY SURVEY. ADDITIONAL FIELD SURVEY AND RESEARCH WILL BE REQUIRED TO ESTABLISHED THE ACTUAL BOUNDARY. BOUNDARY SHOWN HERE ON IS PER RECORD AND IDENTICAL TO RECORD OF SURVEY 89-92 FILED IN MENDOCINO COUNTY IN CASE 2, DRAWER 56, AT PAGE 75. FOUND MONUMENTS PER SAID MAP HAVE BEEN SHOWN HEREON. SAID MAP IS REFERED TO (1)
- 4) THE TYPES, LOCATION, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. INTERESTED PARTIES ARE CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. JTS ENGINEERING CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. PRESCRIPTIVE EASEMENTS MAY EXIST OVER THOSE FACILITIES WHICH ARE NOT WITHIN THE RECORD EASEMENT.
- 5) NO MONUMENTS WERE SET AS A PART OF THIS SURVEY.
- 6) NO ARBORIST REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY. SOME TREES WERE NOT ACCESSIBLE DUE TO DENSE ONSITE VEGETATION, THESE HAVE BEEN LOCATED APPROXIMATELY BY DRIPLINES. PLEASE CONSULT WITH A LICENSED ARBORIST FOR COMPLETE TREE INFORMATION.

LEGEND

|                           |  |
|---------------------------|--|
| MANHOLE                   |  |
| DRAIN INLET               |  |
| WATER LINE                |  |
| DRAIN LINE                |  |
| SEWER LINE                |  |
| GAS LINE                  |  |
| FIRE HYDRANT              |  |
| WATER VALVE               |  |
| SEWER CLEAN OUT           |  |
| WATER METER               |  |
| FIRE DEPT. CONNECTION     |  |
| EDGE OF PAVEMENT          |  |
| BACK FLOW PREVENTER       |  |
| CONCRETE CURB             |  |
| SPOT ELEVATION            |  |
| TRAFFIC SIGNAL            |  |
| TRAFFIC SIGNAL WITH LIGHT |  |
| PARKING LIGHT             |  |
| PULL BOX                  |  |
| GAS VALVE                 |  |
| UTILITY POLE              |  |
| GAS METER                 |  |
| OVER HEAD WIRE            |  |
| UTILITY POLE W/GUY        |  |
| PUBLIC STREET LIGHT       |  |
| SIGN                      |  |
| FENCE                     |  |
| WALL                      |  |
| GUARD POST                |  |
| TREE                      |  |
| VAULT                     |  |
| TRANSFORMER               |  |
| RAIN WATER LEADER         |  |
| TELEPHONE LINE            |  |
| ELECTRICAL LINE           |  |
| U.G. CABLE LINE           |  |
| PROPERTY LINE             |  |
| RIGHT-OF-WAY LINE         |  |
| ADJACENT PROPERTY LINE    |  |
| ROAD CENTERLINE           |  |
| EASEMENT FOUND            |  |
| MONUMENT AS SHOWN         |  |



BENCHMARK ELEVATION: 71.04' (NAVD88)  
NGS BENCHMARK  
DESIGNATION: L1438  
MENDOCINO, CA FORT BRAGG (2018)  
SW ABUTMENT OF BRIDGE OVER HARE CREEK JUST NORTH OF HARE CREEK RD ON HWY 1. NAVD88=71.04'

**JTS ENGINEERING CONSULTANTS, INC.**  
1808 J STREET  
SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

|            |                           |            |
|------------|---------------------------|------------|
| DESIGNED:  | TEG                       | SCALE:     |
| DRAWN:     | TEG                       | H: 1"=30'  |
| CHECKED:   | PHYA                      | V: N/A     |
| SUBMITTED: | PASTOR H. Y. ABEJUELA III | RCE: 94339 |



| NO. | DESCRIPTION | ENGR INIT | APPROVAL BY | DATE |
|-----|-------------|-----------|-------------|------|
|     |             |           |             |      |
|     |             |           |             |      |
|     |             |           |             |      |

EXISTING CONDITIONS

FORT BRAGG APARTMENTS

PRELIMINARY

1151 SOUTH MAIN ST.

APN: 018-440-058

CITY OF FORT BRAGG

CALIFORNIA

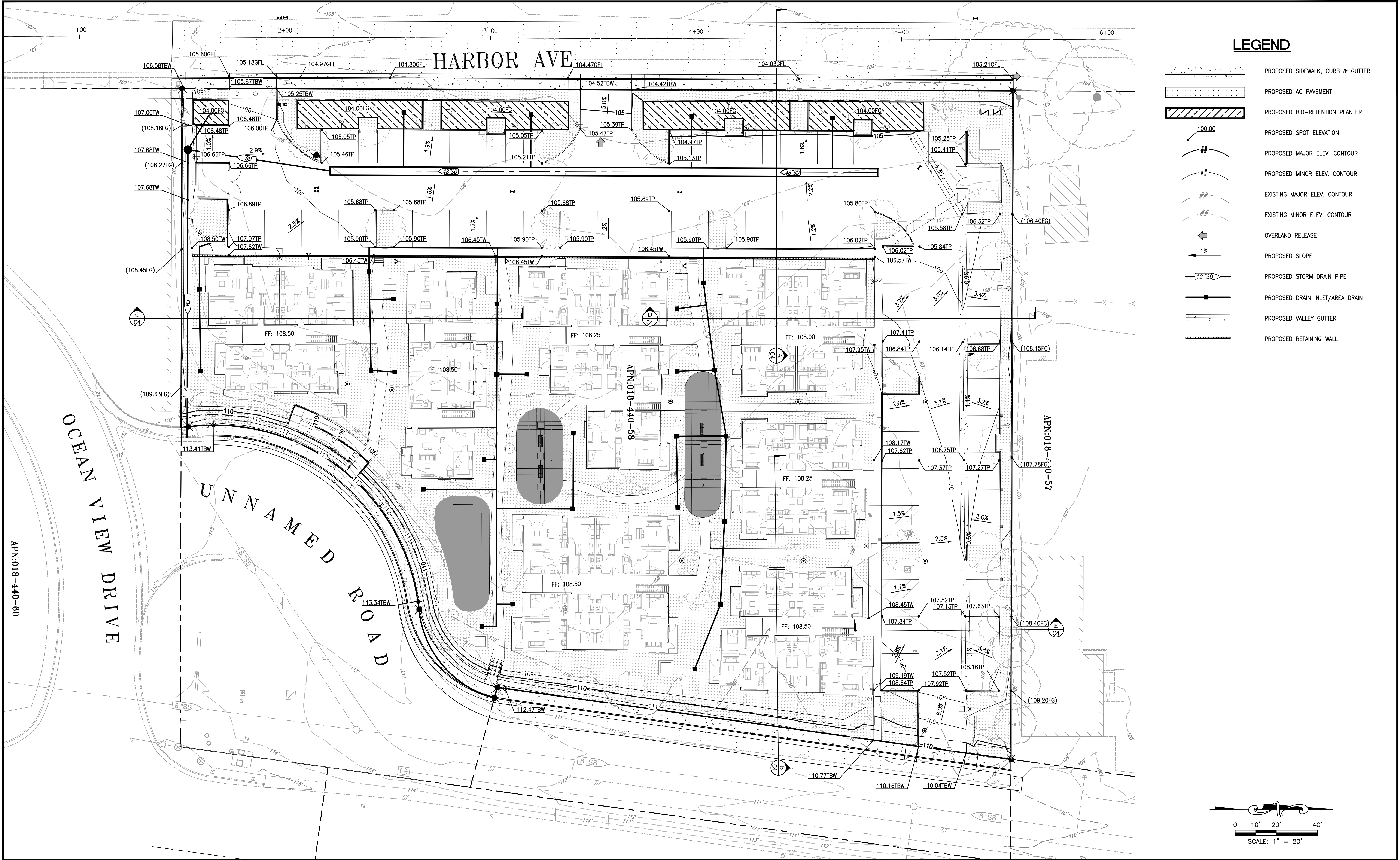
DATE: 01/23/25

SHEET

C2

OF 7





BENCHMARK ELEVATION: 71.04' (NAVD88)  
NGS BENCHMARK  
DESIGNATION: L1438  
MENDOCINO, CA FORT BRAGG (2018)  
SW ABUTMENT OF BRIDGE OVER HARE  
CREEK JUST NORTH OF HARE CREEK RD  
ON HWY 1. NAVD88=71.04'

**JTS** ENGINEERING  
CONSULTANTS, INC.  
1808 J STREET  
SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

|                                                 |      |           |  |
|-------------------------------------------------|------|-----------|--|
| DESIGNED:                                       | TEG  | SCALE:    |  |
| DRAWN:                                          | TEG  | H: 1"=20' |  |
| CHECKED:                                        | PHYA | V: N/A    |  |
| SUBMITTED: PASTOR H. Y. ABEJUELA III RCE: 94339 |      |           |  |

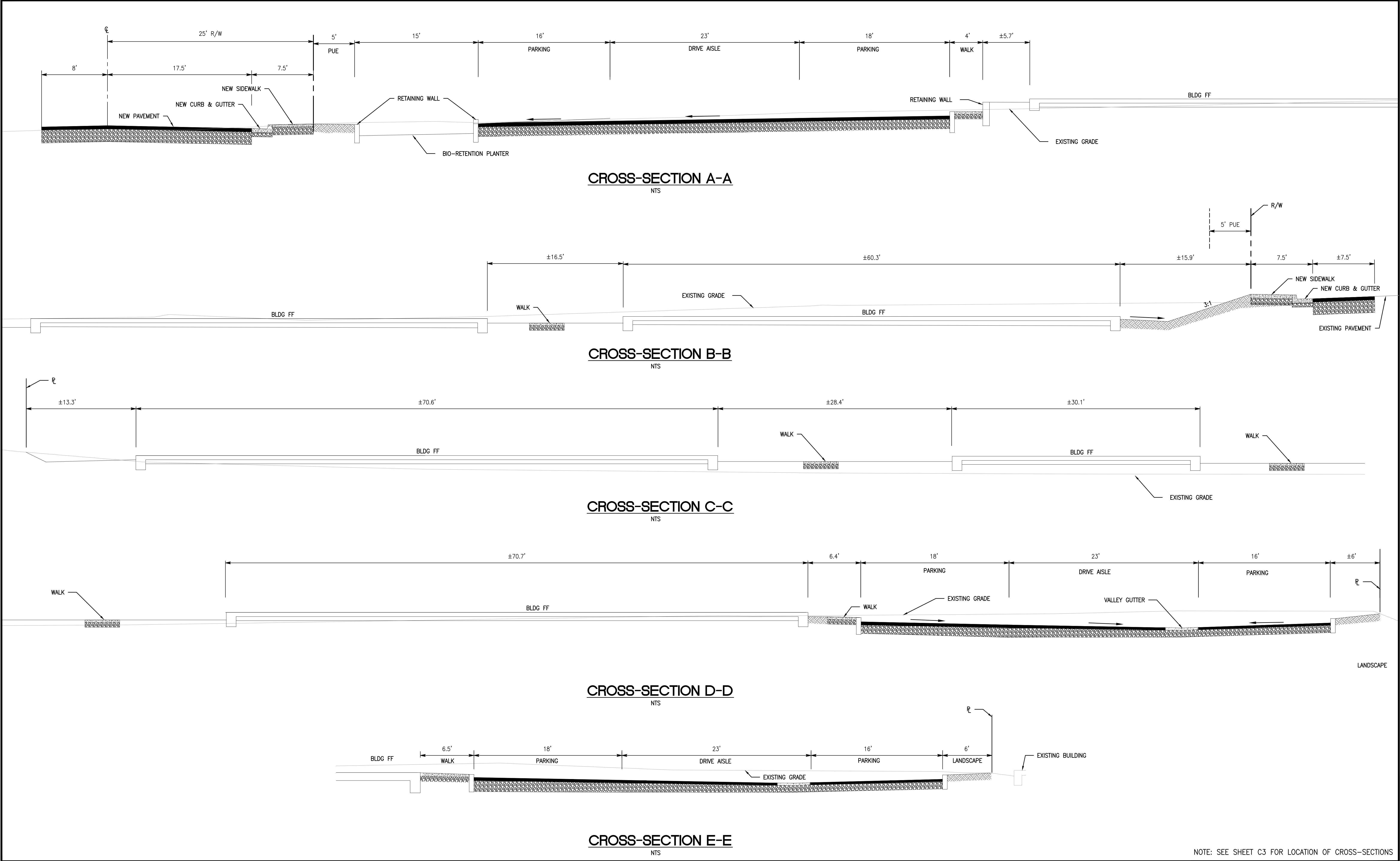


| NO. | DESCRIPTION | ENGR<br>INIT | APPROVAL<br>BY | DATE |
|-----|-------------|--------------|----------------|------|
|     |             |              |                |      |
|     |             |              |                |      |
|     |             |              |                |      |
|     |             |              |                |      |

GRADING & DRAINAGE PLAN  
**FORT BRAGG APARTMENTS**  
PRELIMINARY  
1151 SOUTH MAIN ST.  
APN: 018-440-058  
CITY OF FORT BRAGG  
CALIFORNIA

DATE: 01/23/25  
SHEET  
**C3**  
OF 7





NOTE: SEE SHEET C3 FOR LOCATION OF CROSS-SECTIONS

BENCHMARK ELEVATION: 71.04' (NAVD88)  
NGS BENCHMARK  
DESIGNATION: L1438  
MENDOCINO, CA FORT BRAGG (2018)  
SW ABUTMENT OF BRIDGE OVER HARE  
CREEK JUST NORTH OF HARE CREEK RD  
ON HWY 1. NAVD88=71.04'

**JTS**ENGINEERING  
CONSULTANTS, INC.

1808 J STREET  
SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

|                                                 |      |        |     |
|-------------------------------------------------|------|--------|-----|
| DESIGNED:                                       | TEG  | SCALE: |     |
| DRAWN:                                          | TEG  | H:     | N/A |
| CHECKED:                                        | PHYA | V:     | N/A |
| SUBMITTED: PASTOR H. Y. ABEJUELA III RCE: 94339 |      |        |     |

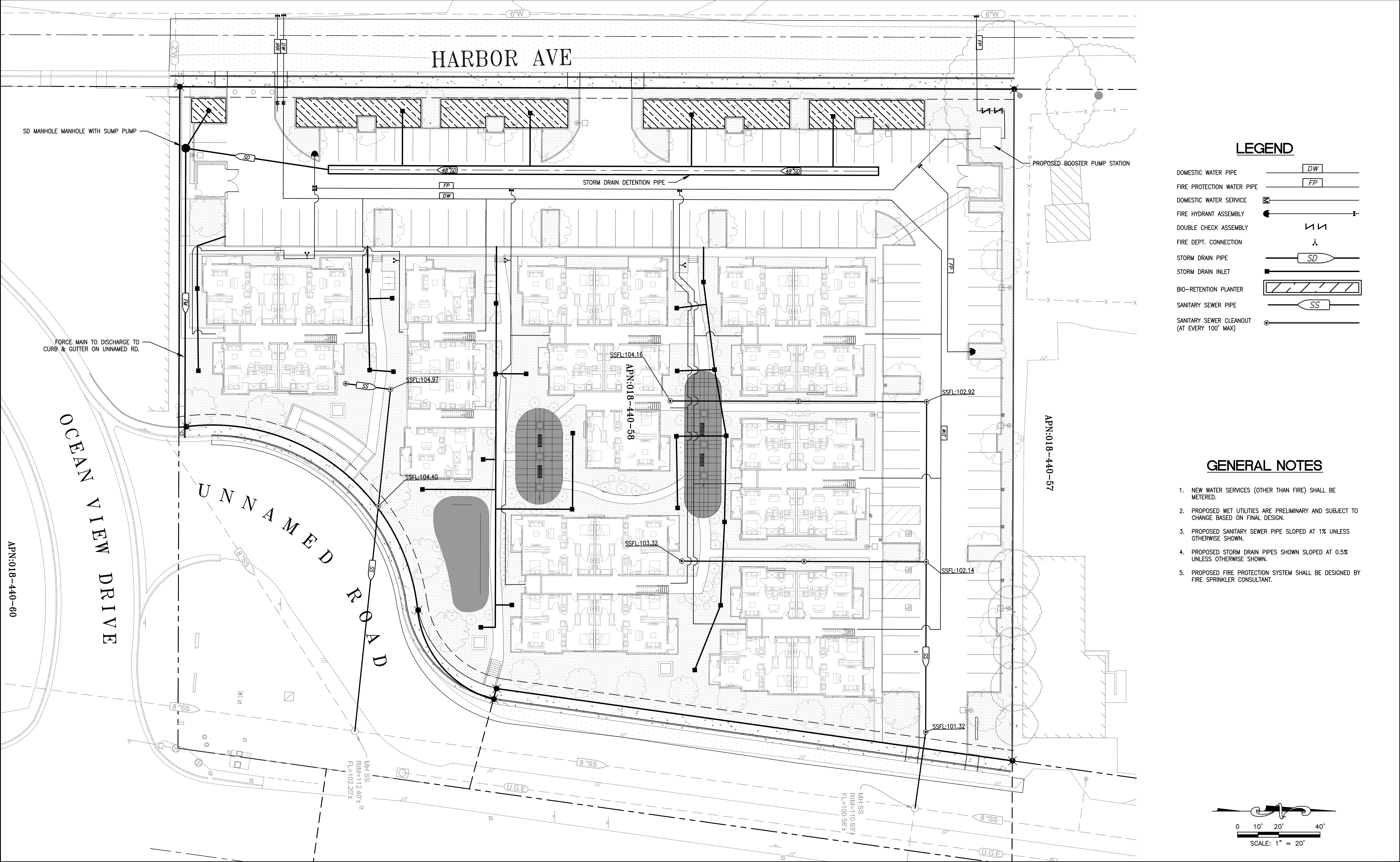


| NO. | DESCRIPTION | ENGR<br>INIT | APPROVAL |      |
|-----|-------------|--------------|----------|------|
|     |             |              | BY       | DATE |
|     |             |              |          |      |
|     |             |              |          |      |
|     |             |              |          |      |
|     |             |              |          |      |

CROSS-SECTIONS  
**FORT BRAGG APARTMENTS**  
PRELIMINARY  
1151 SOUTH MAIN ST.  
APN: 018-440-058  
CITY OF FORT BRAGG  
CALIFORNIA

CROSS-SECTIONS  
DATE: 01/23/25  
SHEET  
**C4**  
OF 7



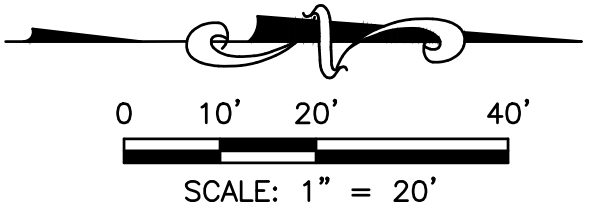


LEGEND

- DOMESTIC WATER PIPE DW
- FIRE PROTECTION WATER PIPE FP
- DOMESTIC WATER SERVICE
- FIRE HYDRANT ASSEMBLY
- DOUBLE CHECK ASSEMBLY
- FIRE DEPT. CONNECTION
- STORM DRAIN PIPE SD
- STORM DRAIN INLET
- BIO-RETENTION PLANTER
- SANITARY SEWER PIPE SS
- SANITARY SEWER CLEANOUT (AT EVERY 100' MAX)

GENERAL NOTES

- NEW WATER SERVICES (OTHER THAN FIRE) SHALL BE METERED.
- PROPOSED WET UTILITIES ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.
- PROPOSED SANITARY SEWER PIPE SLOPED AT 1% UNLESS OTHERWISE SHOWN.
- PROPOSED STORM DRAIN PIPES SHOWN SLOPED AT 0.5% UNLESS OTHERWISE SHOWN.
- PROPOSED FIRE PROTECTION SYSTEM SHALL BE DESIGNED BY FIRE SPRINKLER CONSULTANT.



BENCHMARK ELEVATION: 71.04' (NAVD88)  
NGS BENCHMARK  
DESIGNATION: L1438  
MENDOCINO, CA FORT BRAGG (2018)  
SW ABUTMENT OF BRIDGE OVER HARE  
CREEK JUST NORTH OF HARE CREEK RD  
ON HWY 1. NAVD88=71.04'

**JTS** ENGINEERING  
CONSULTANTS, INC.  
1808 J STREET  
SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

|                                                 |      |           |
|-------------------------------------------------|------|-----------|
| DESIGNED:                                       | TEG  | SCALE:    |
| DRAWN:                                          | TEG  | H: 1"=20' |
| CHECKED:                                        | PHYA | V: N/A    |
| SUBMITTED: PASTOR H. Y. ABEJUELA III RCE: 94339 |      |           |

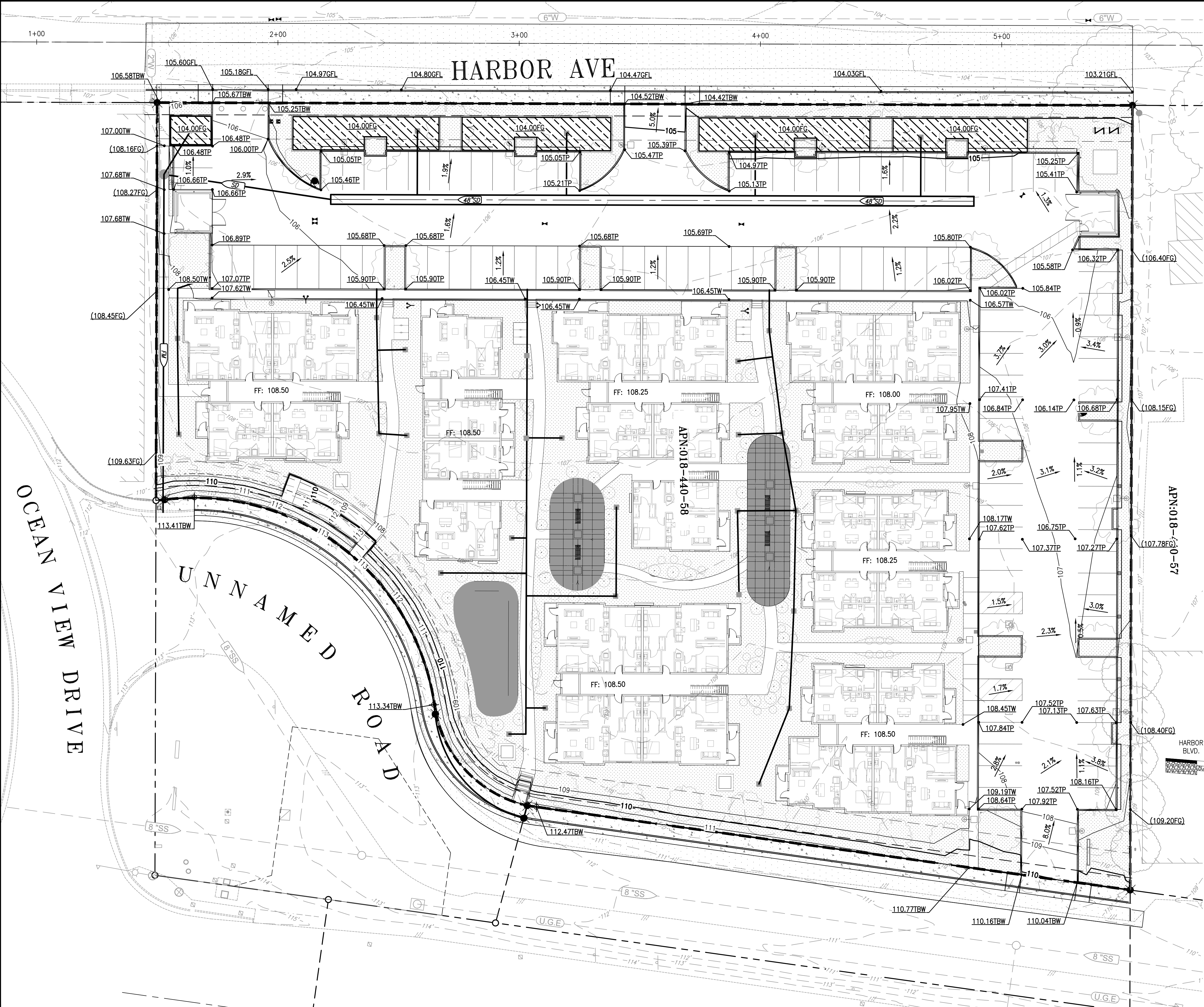


| NO. | DESCRIPTION | ENGR<br>INIT | APPROVAL<br>BY | DATE |
|-----|-------------|--------------|----------------|------|
|     |             |              |                |      |
|     |             |              |                |      |
|     |             |              |                |      |
|     |             |              |                |      |

UTILITY PLAN  
**FORT BRAGG APARTMENTS**  
PRELIMINARY  
1151 SOUTH MAIN ST.  
APN: 018-440-058  
CITY OF FORT BRAGG  
CALIFORNIA

DATE: 01/23/25  
SHEET  
**C5**  
OF 7





LEGEND

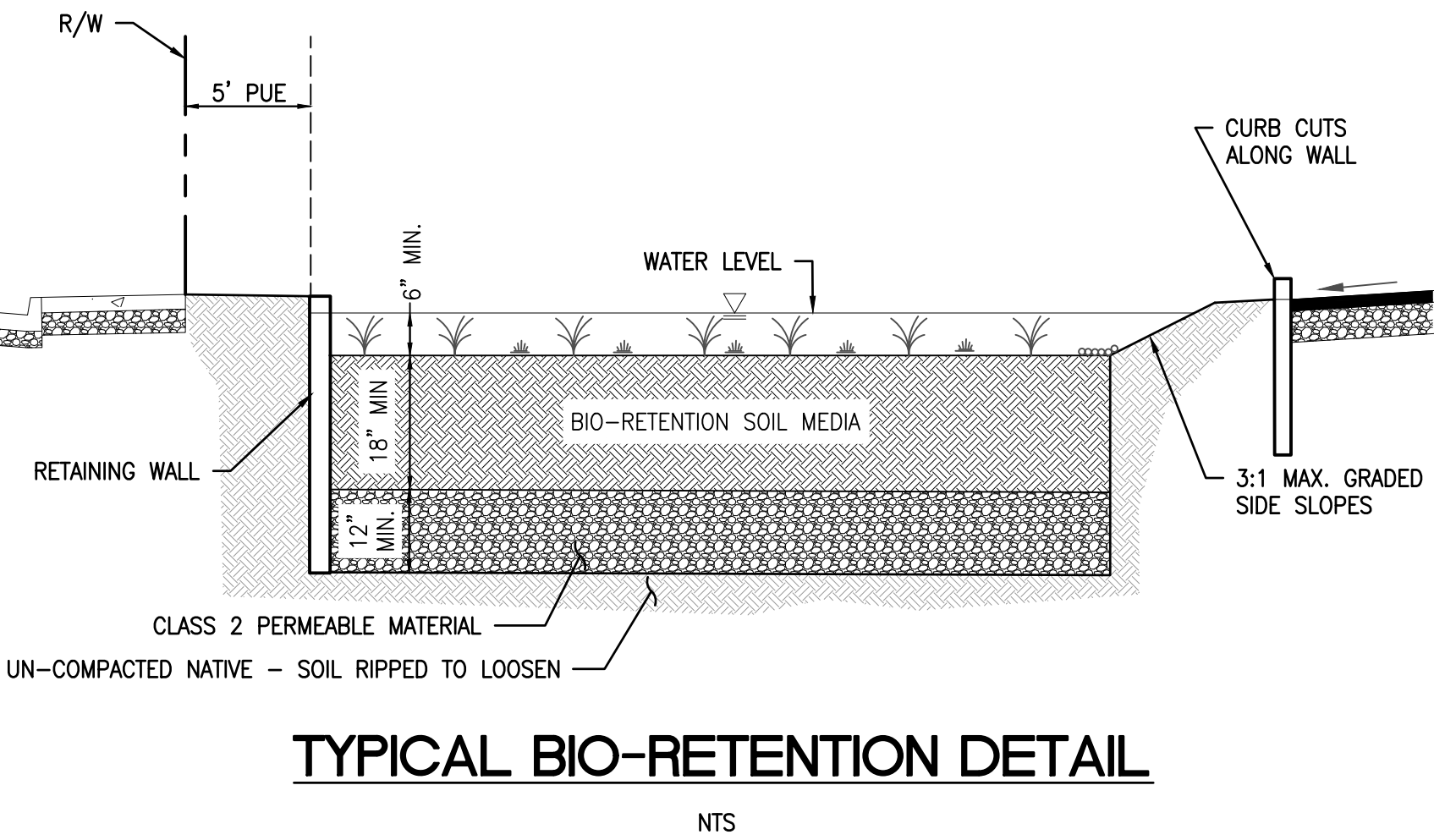
- PROPOSED SIDEWALK, CURB & GUTTER
- PROPOSED AC PAVEMENT
- PROPOSED BIO-RETENTION PLANTER
- PROPOSED SPOT ELEVATION
- PROPOSED MAJOR ELEV. CONTOUR
- PROPOSED MINOR ELEV. CONTOUR
- EXISTING MAJOR ELEV. CONTOUR
- EXISTING MINOR ELEV. CONTOUR
- PROPOSED SLOPE
- PROPOSED STORM DRAIN PIPE
- PROPOSED DRAIN INLET
- DRAINAGE MANAGEMENT AREA (DMA)
- DRAINAGE MANAGEMENT AREA (DMA)

DMA TABLE

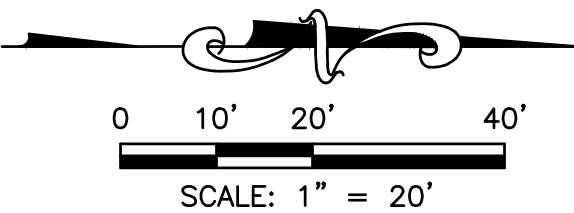
| DMA NAME | AREA (SF) | IMPERVIOUS AREA (SF) | MIN. BIO-RETENTION PLANTER AREA (SF) |
|----------|-----------|----------------------|--------------------------------------|
| DMA-1    | 108,856   | 75,140               | 3,006                                |

GENERAL NOTES

- NO AREAS WITHIN DMA TO BE LEFT UNDISTURBED.
- NO SITE DESIGN MEASURES IMPLEMENTED.
- DMA SOIL COMPRISED OF HYDROLOGIC SOIL GROUP TYPE A PER UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY DATABASE.
- SOURCE CONTROL MEASURES SHALL BE IMPLEMENTED FOR TRASH STORAGE AREAS. AREA DRAINS SHALL BE CONNECTED TO SANITARY SEWER SYSTEM OR BIO-RETENTION PLANTERS.



TYPICAL BIO-RETENTION DETAIL



BENCHMARK ELEVATION: 71.04' (NAVD88)  
NGS BENCHMARK  
DESIGNATION: L1438  
MENDOCINO, CA FORT BRAGG (2018)  
SW ABUTMENT OF BRIDGE OVER HARE  
CREEK JUST NORTH OF HARE CREEK RD  
ON HWY 1. NAVD88=71.04'

**JTS** ENGINEERING  
CONSULTANTS, INC.  
1808 J STREET  
SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

|            |                           |            |
|------------|---------------------------|------------|
| DESIGNED:  | TEG                       | SCALE:     |
| DRAWN:     | TEG                       | H: 1"=20'  |
| CHECKED:   | PHYA                      | V: N/A     |
| SUBMITTED: | PASTOR H. Y. ABEJUELA III | RCE: 94339 |



| NO. | DESCRIPTION | ENGR<br>INIT | APPROVAL<br>BY | DATE |
|-----|-------------|--------------|----------------|------|
|     |             |              |                |      |
|     |             |              |                |      |
|     |             |              |                |      |
|     |             |              |                |      |

STORM WATER CONTROL PLAN  
**FORT BRAGG APARTMENTS**  
PRELIMINARY  
1151 SOUTH MAIN ST.  
APN: 018-440-058  
CITY OF FORT BRAGG  
CALIFORNIA

DATE: 01/23/25  
SHEET  
**C7**  
OF 7