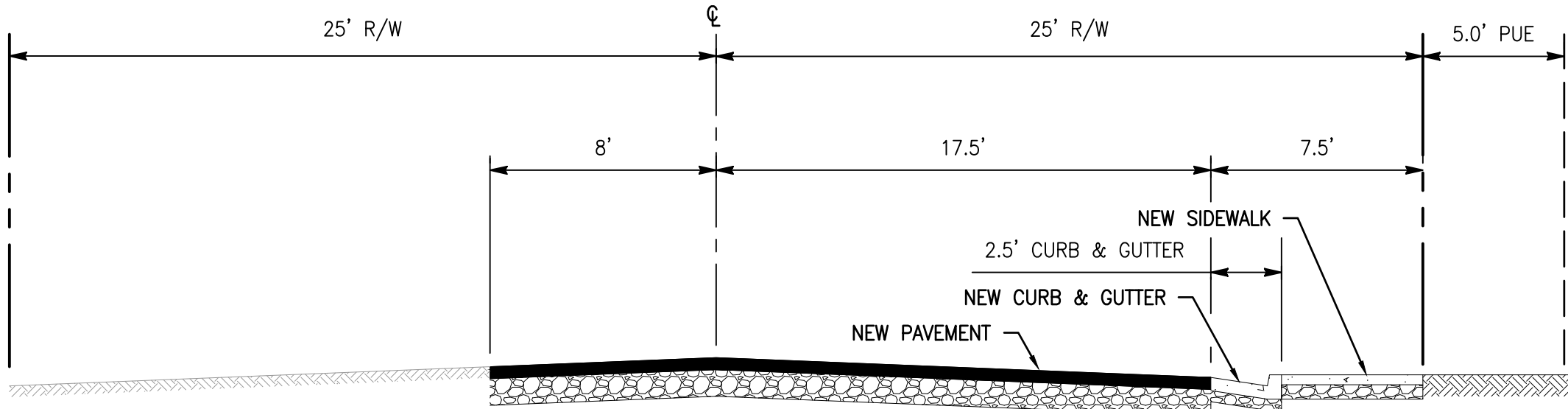
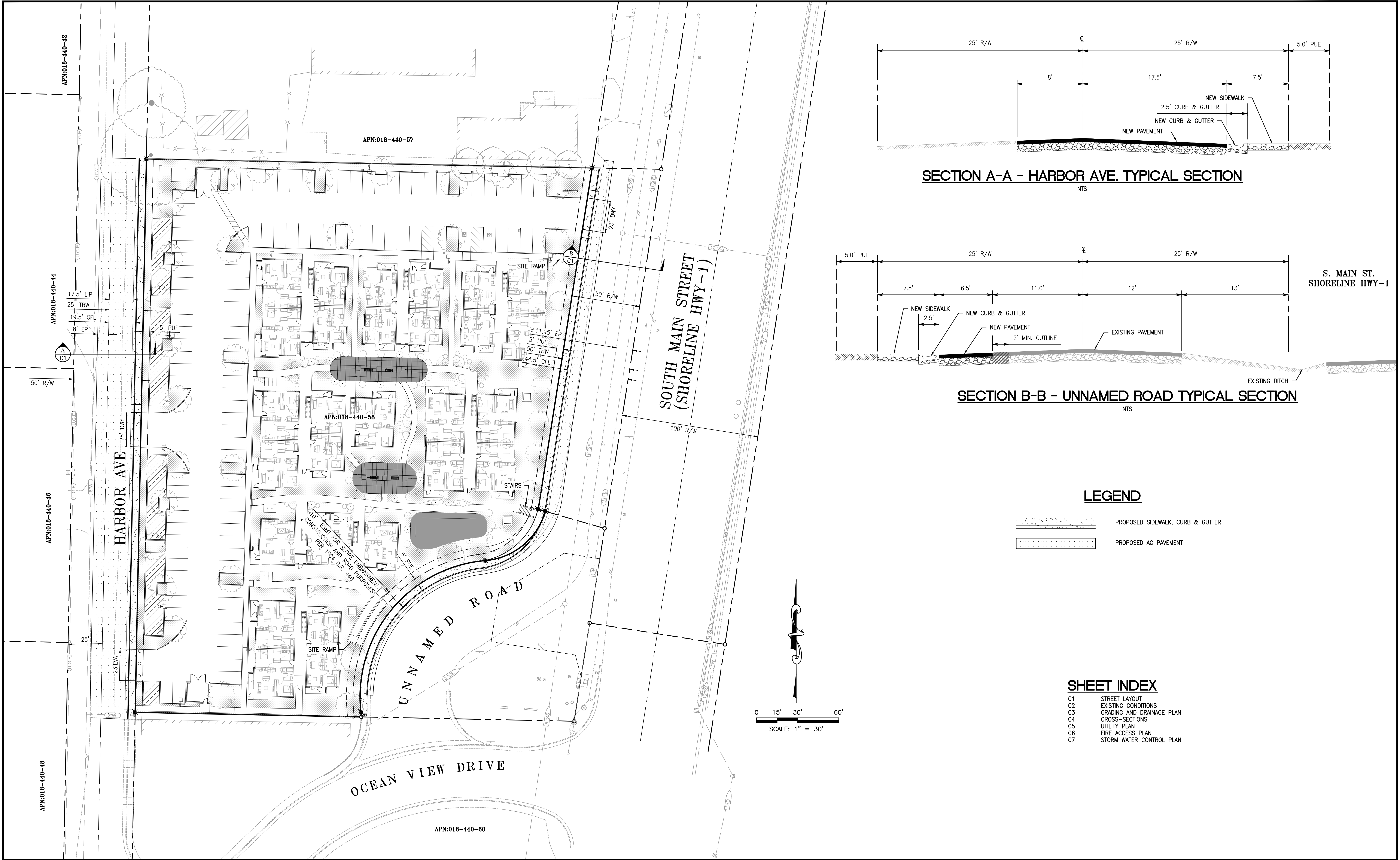
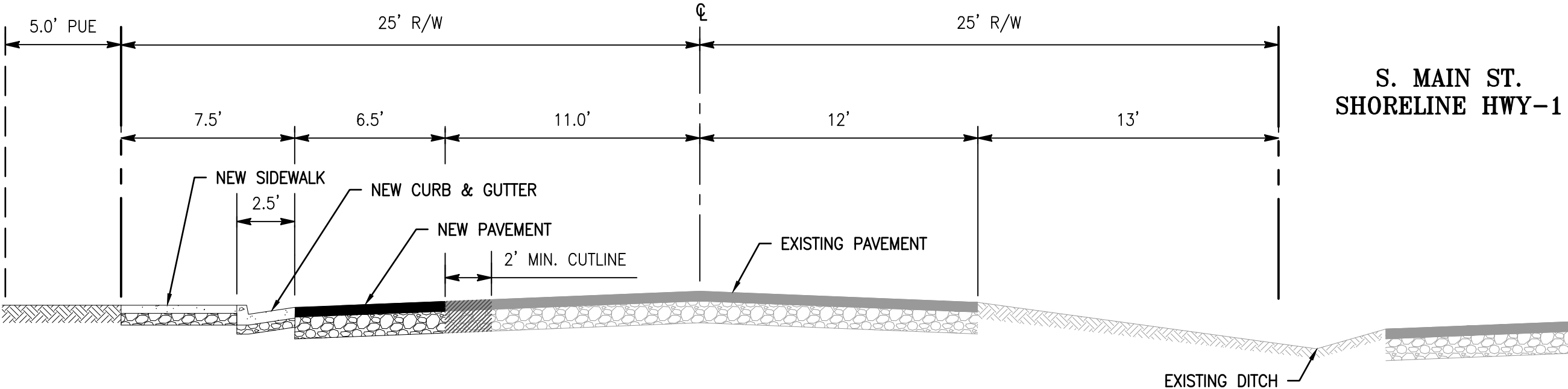




SECTION A-A - HARBOR AVE. TYPICAL SECTION

NTS



SECTION B-B - UNNAMED ROAD TYPICAL SECTION

NTS

LEGEND

- PROPOSED SIDEWALK, CURB & GUTTER
- PROPOSED AC PAVEMENT

SHEET INDEX

- C1 STREET LAYOUT
- C2 EXISTING CONDITIONS
- C3 GRADING AND DRAINAGE PLAN
- C4 CROSS-SECTIONS
- C5 UTILITY PLAN
- C6 FIRE ACCESS PLAN
- C7 STORM WATER CONTROL PLAN

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

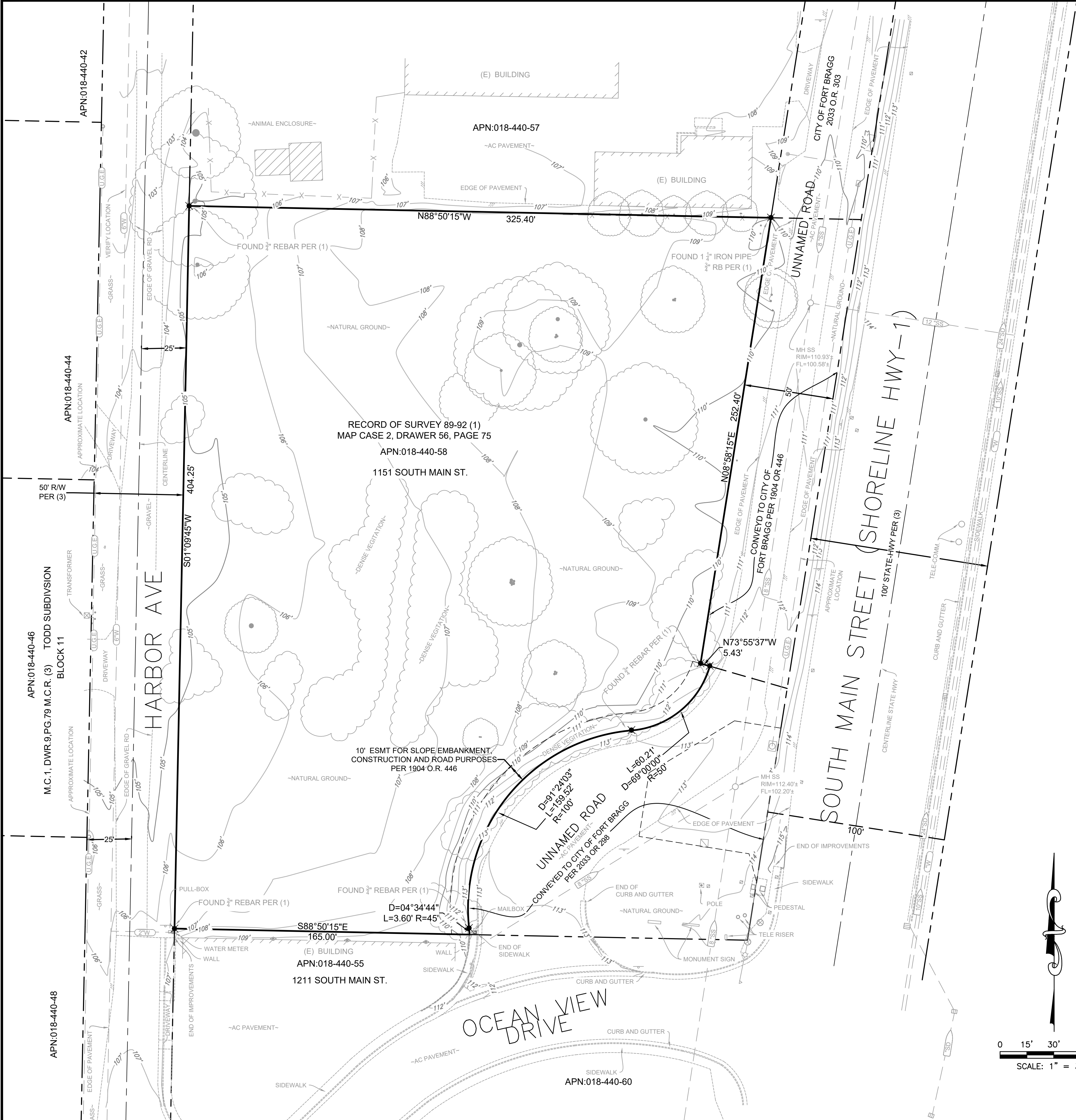
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DRAWN:	TEG	H: 1"=30'
CHECKED:	PHYA	V: N/A
SUBMITTED: PASTOR H. Y. ABEJUELA III RCE: 94339		



NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	DATE

CITY OF FORT BRAGG	STREET LAYOUT
	FORT BRAGG APARTMENTS
	PRELIMINARY
	1151 SOUTH MAIN ST. APN: 018-440-058
CALIFORNIA	

DATE: 01/23/25
SHEET
C1 / 7

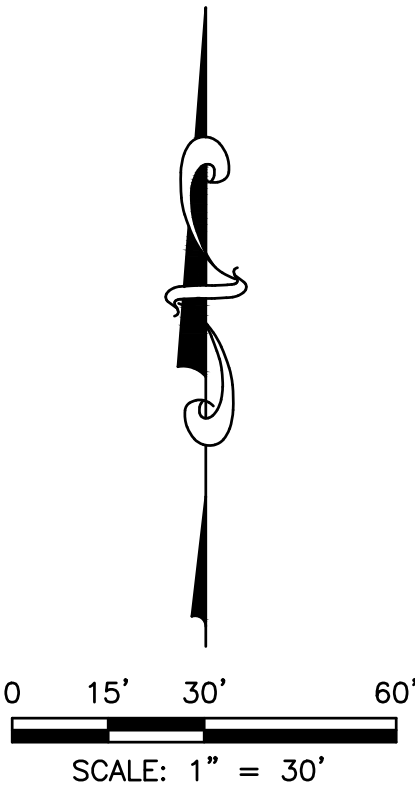


SURVEY NOTES:

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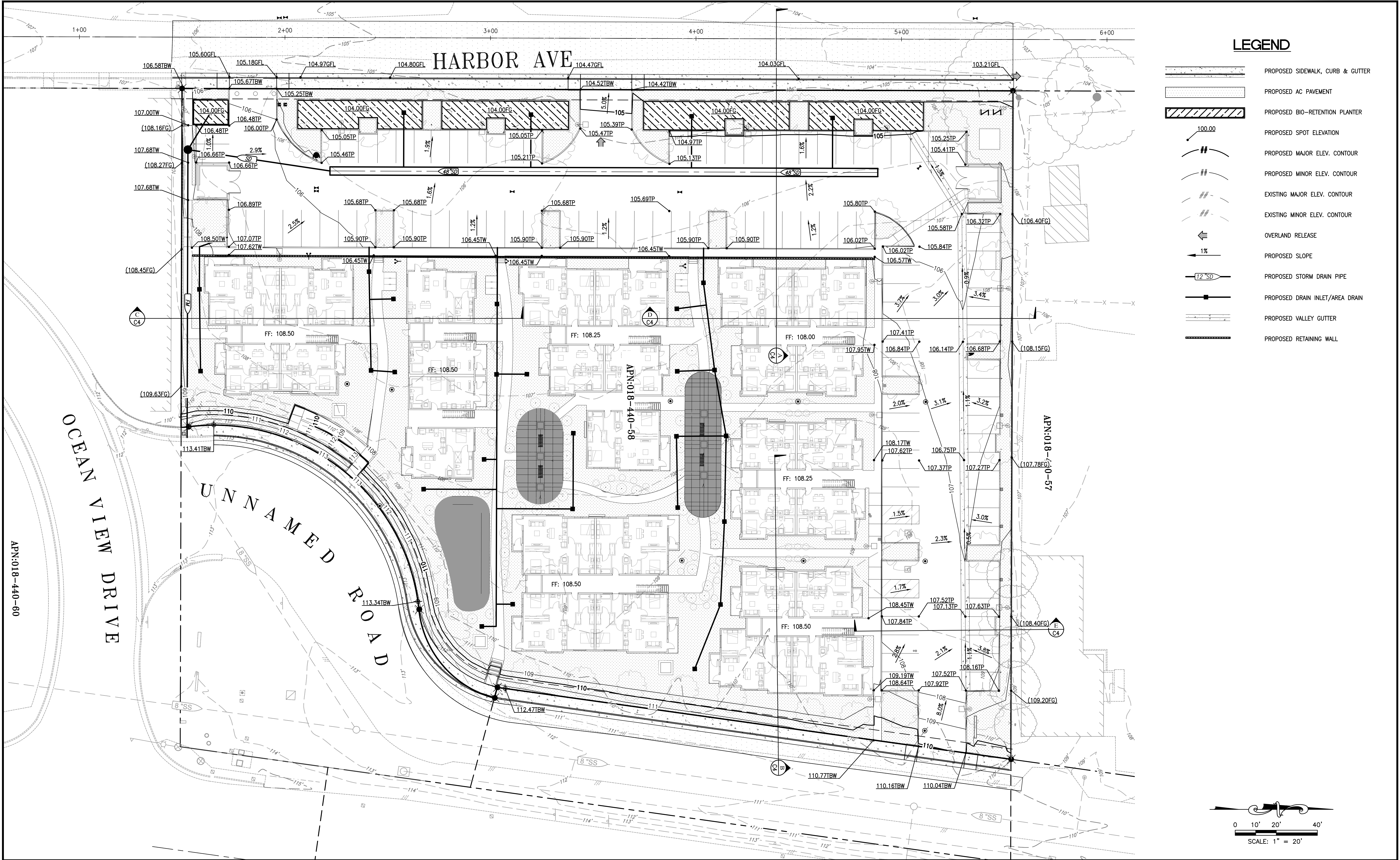
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DRAWN:	TEG	H: 1"=30'
CHECKED:	PHYA	V: N/A
SUBMITTED:	PASTOR H. Y. ABEJUELA III	RCE: 94339



NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	DATE

CITY OF FORT BRAGG	EXISTING CONDITIONS
	FORT BRAGG APARTMENTS
	PRELIMINARY
	1151 SOUTH MAIN ST.
	APN: 018-440-058
	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
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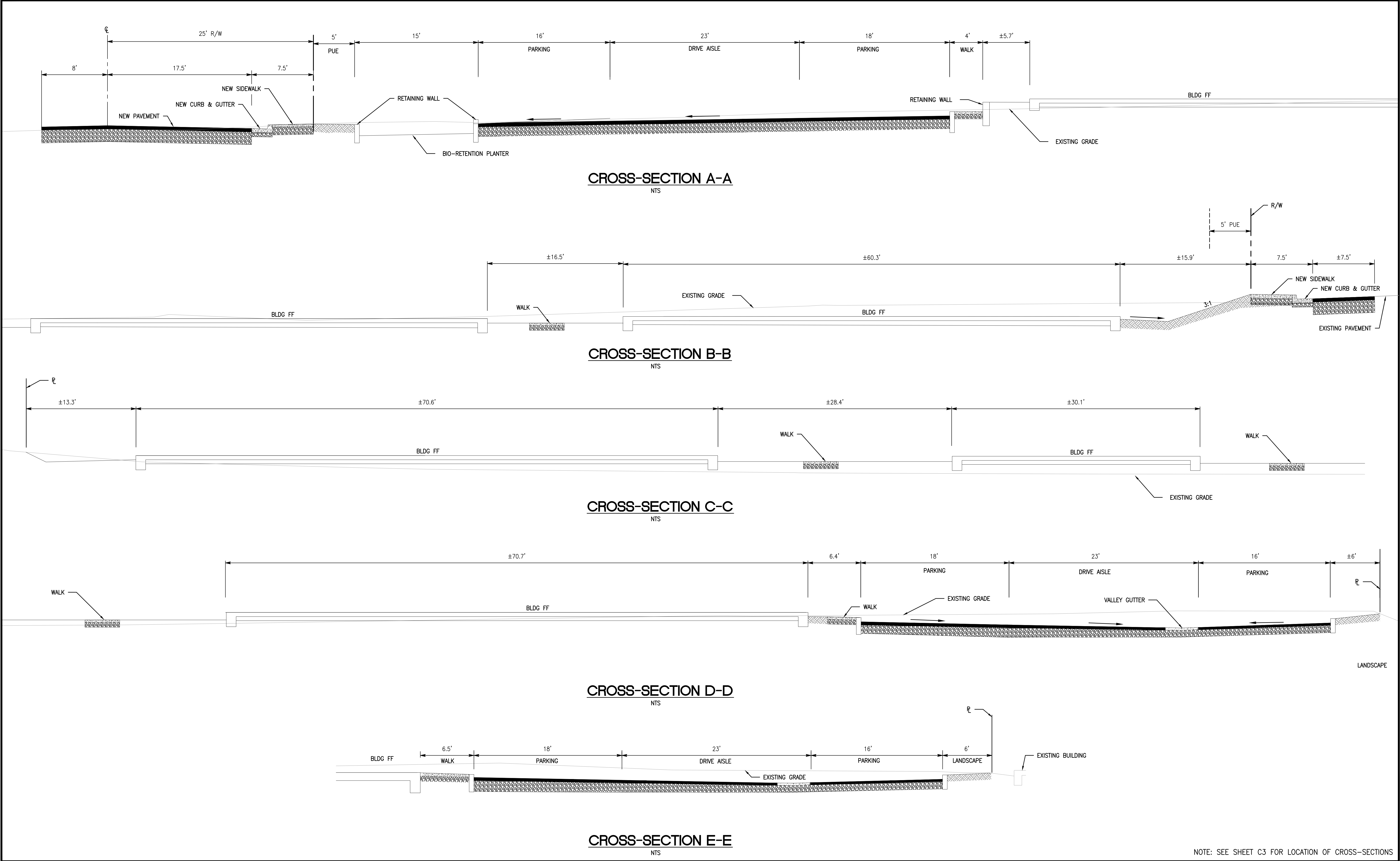
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CHECKED:	PHYA	V: N/A	
SUBMITTED:	PASTOR H. Y. ABEJUELA III	RCE: 94339	



NO.	DESCRIPTION	ENGR INIT	APPROVAL 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'

JTSENGINEERING
CONSULTANTS, INC.
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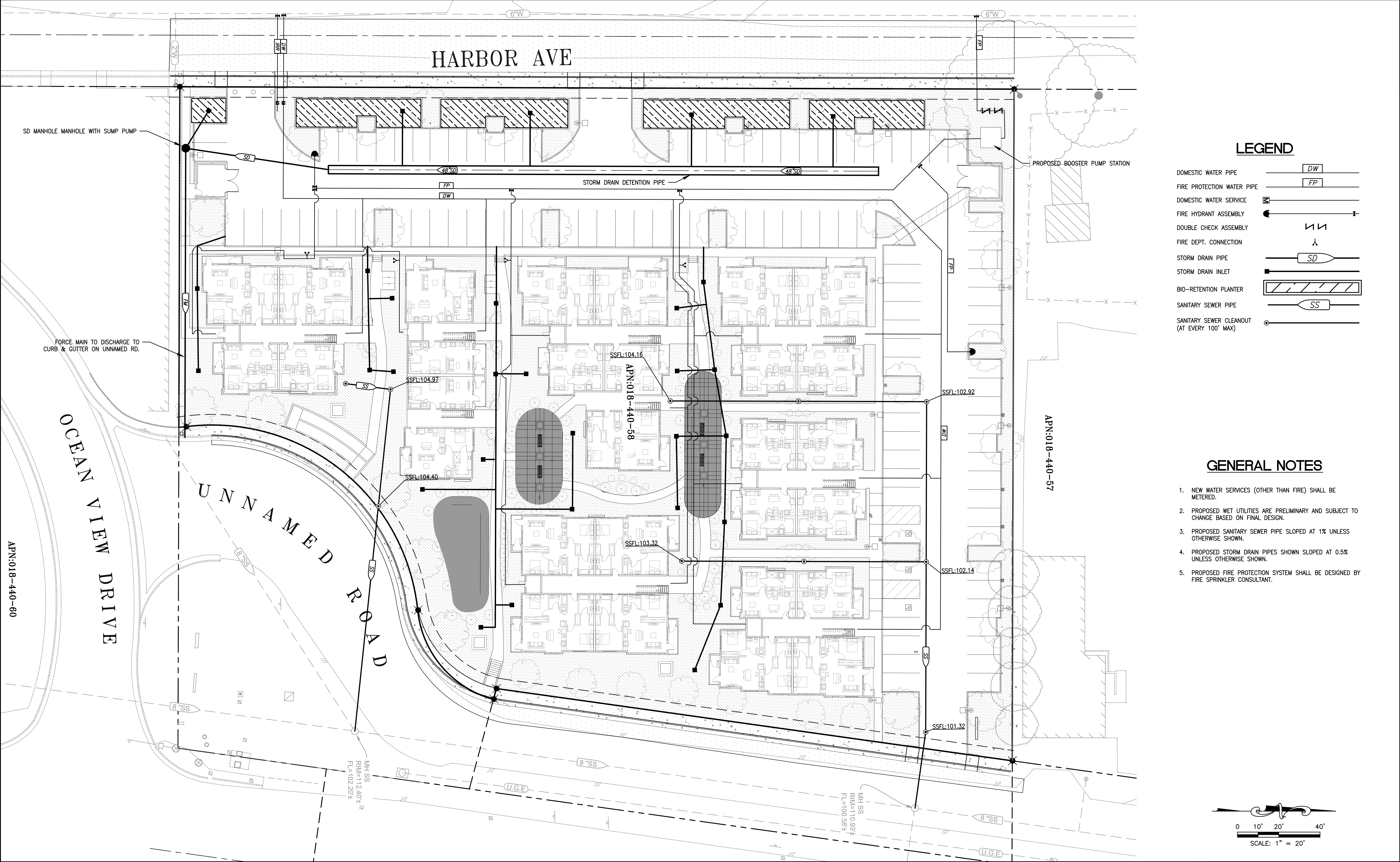
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DRAWN:	TEG	H: N/A
CHECKED:	PHYA	V: N/A
SUBMITTED: PASTOR H. Y. ABEJUELA III RCE: 94339		



NO.	DESCRIPTION	ENGR 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

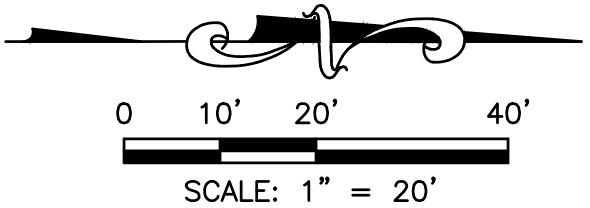


LEGEND

- 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.



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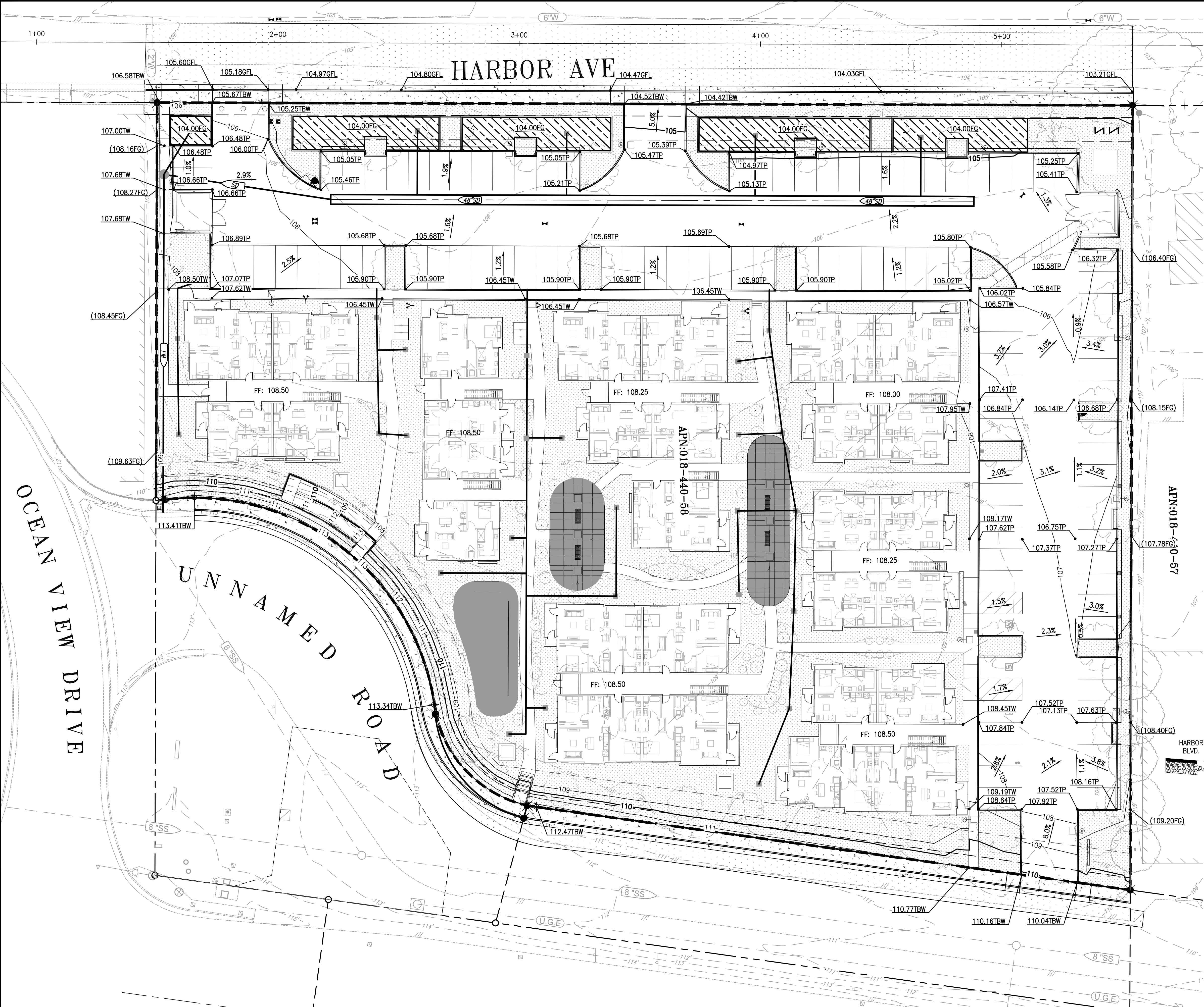
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DRAWN:	TEG	H: 1"=20'	
CHECKED:	PHYA	V: N/A	
SUBMITTED: PASTOR H. Y. ABEJUELA III RCE: 94339			



NO.	DESCRIPTION	ENGR INIT	APPROVAL 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

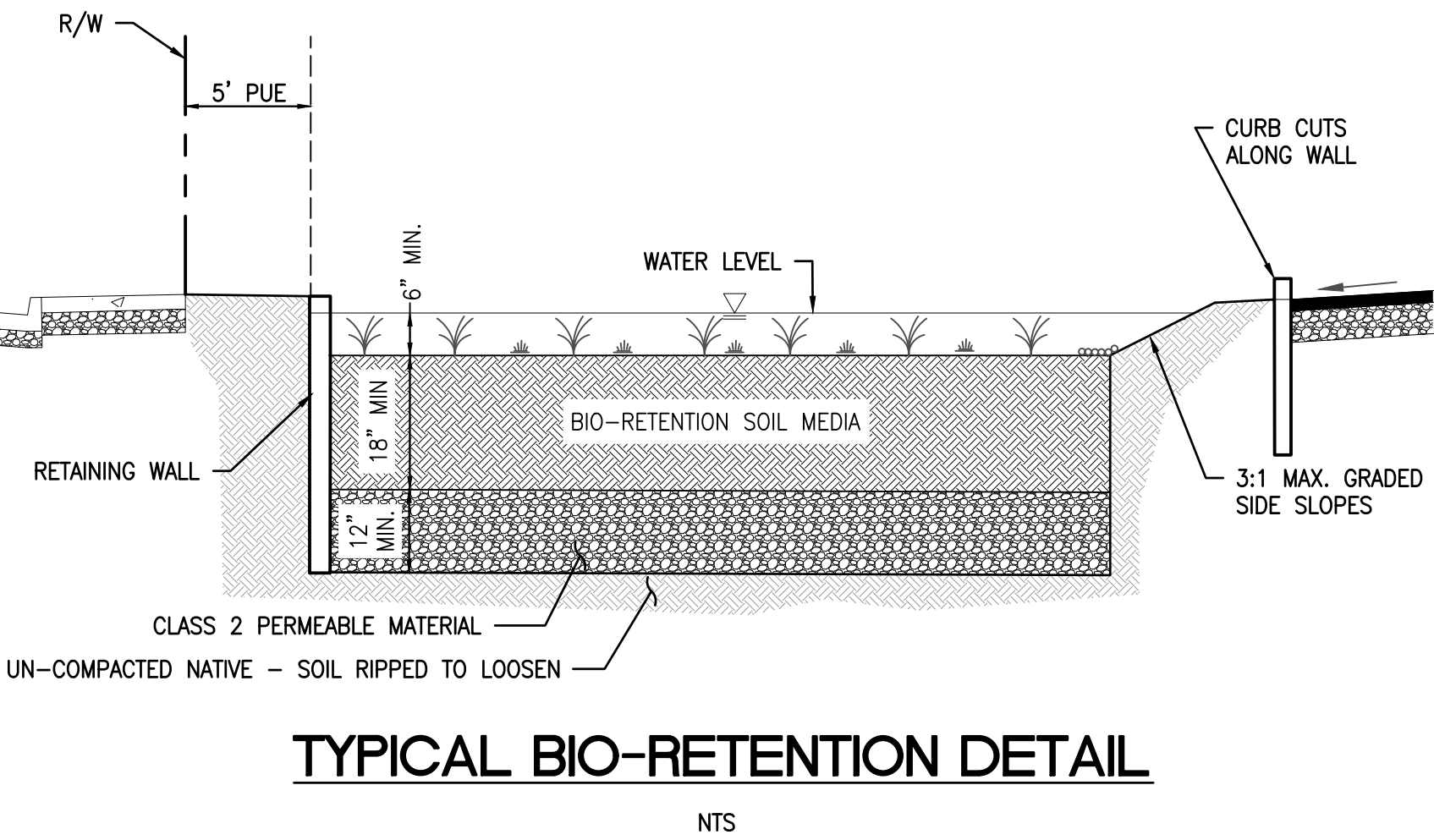
- PROPOSED SIDEWALK, CURB & GUTTER
- PROPOSED AC PAVEMENT
- PROPOSED BIO-RETENTION PLANTER
- PROPOSED SPOT ELEVATION
- PROPOSED MAJOR ELEV. CONTOUR
- PROPOSED MINOR ELEV. CONTOUR
- EXISTING MAJOR ELEV. CONTOUR
- EXISTING MINOR ELEV. CONTOUR
- PROPOSED SLOPE
- PROPOSED STORM DRAIN PIPE
- PROPOSED DRAIN 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

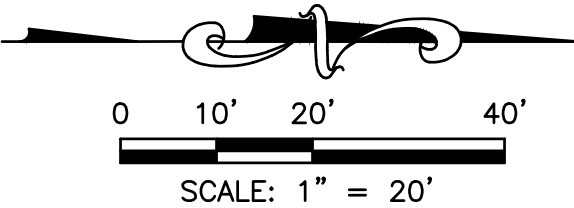
GENERAL NOTES

- 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

NTS



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CHECKED:	PHYA	V: N/A
SUBMITTED:	PASTOR H. Y. ABEJUELA III	RCE: 94339



NO.	DESCRIPTION	ENGR INIT	APPROVAL 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