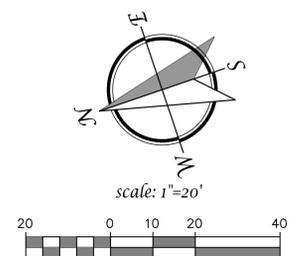
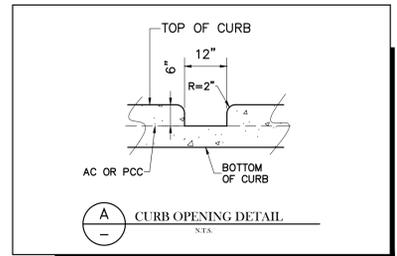
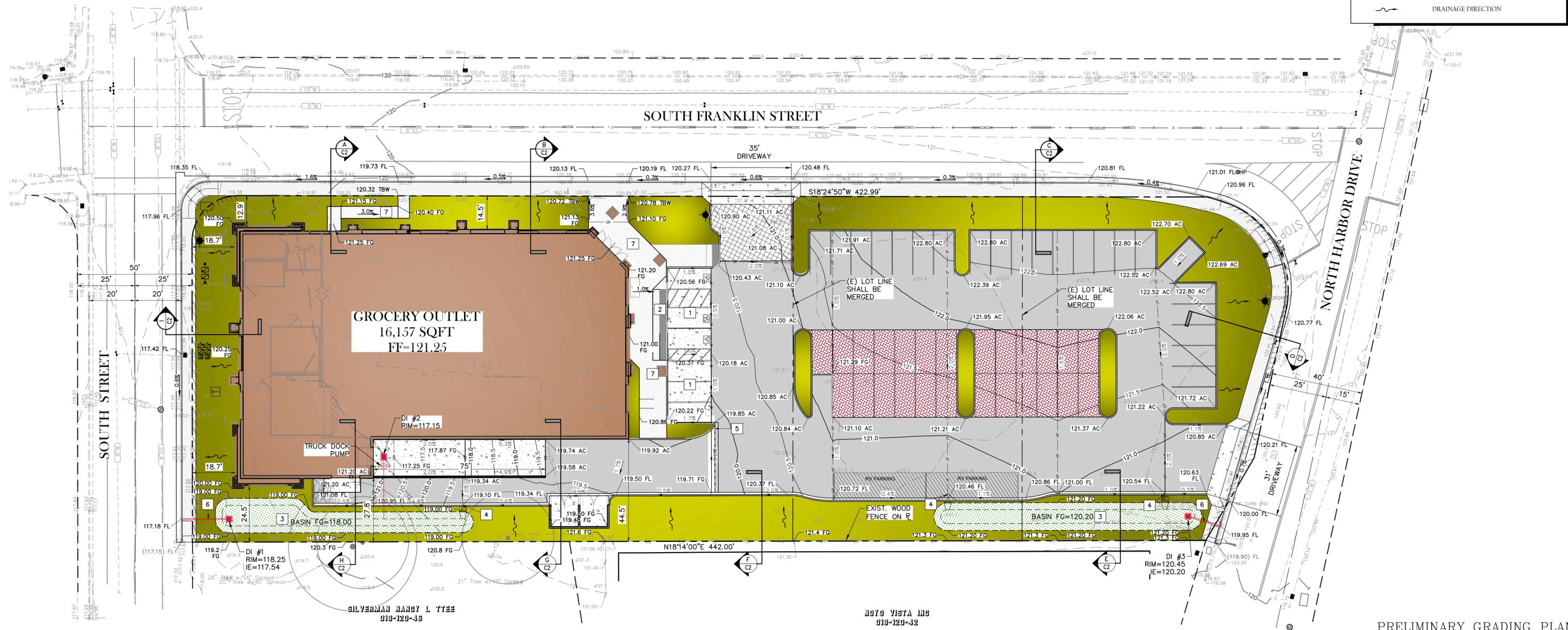


# PRELIMINARY GRADING & DRAINAGE PLAN BEST DEVELOPMENT GROUP GROCERY OUTLET

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   |



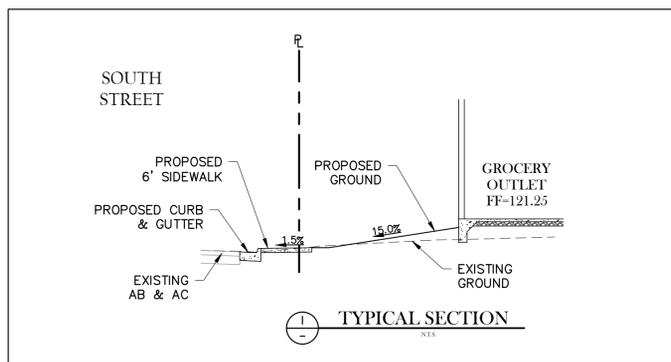
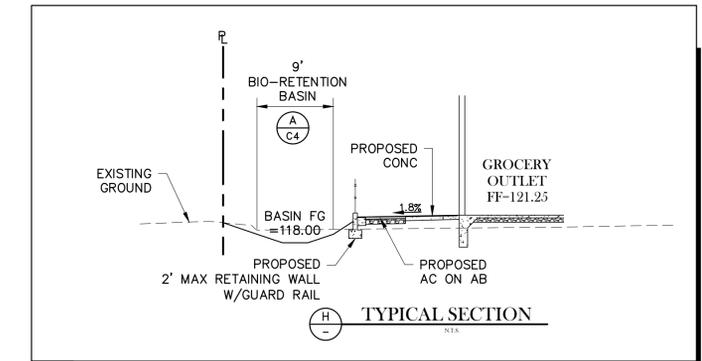
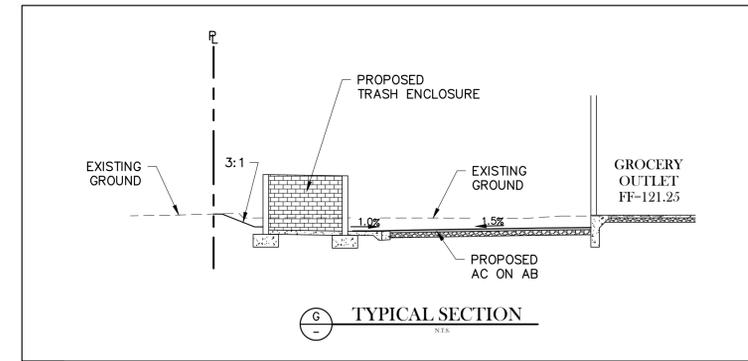
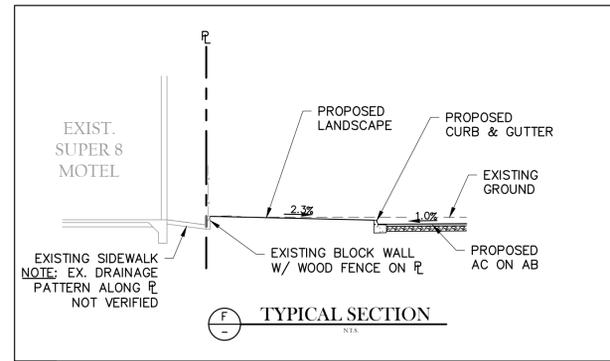
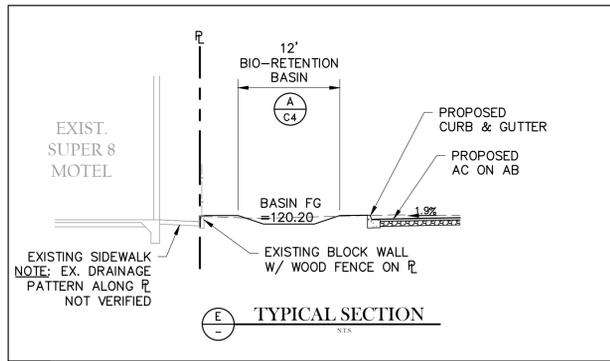
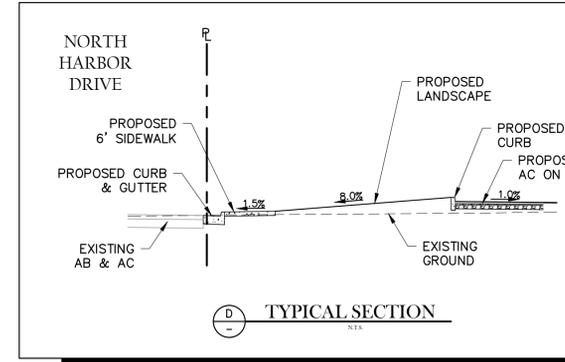
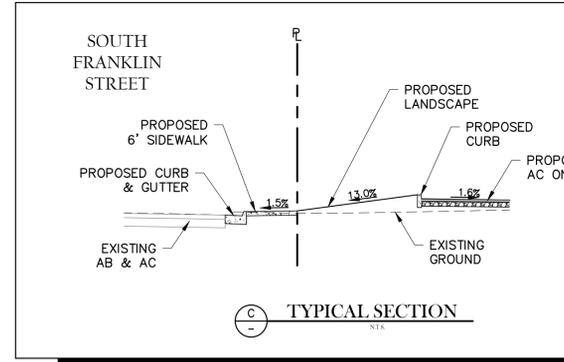
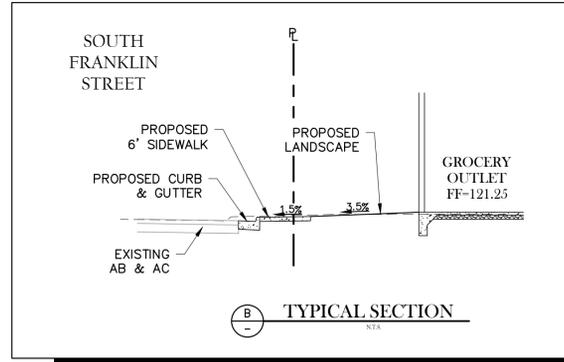
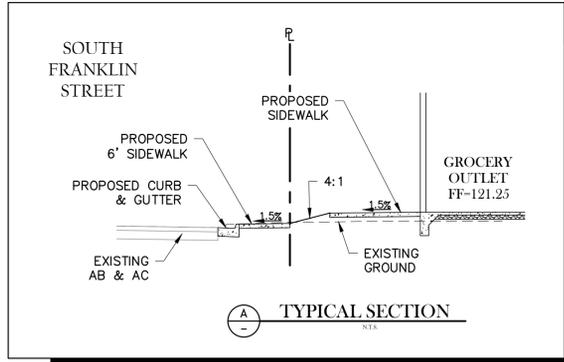
PRELIMINARY GRADING PLAN  
JUNE 30, 2021

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



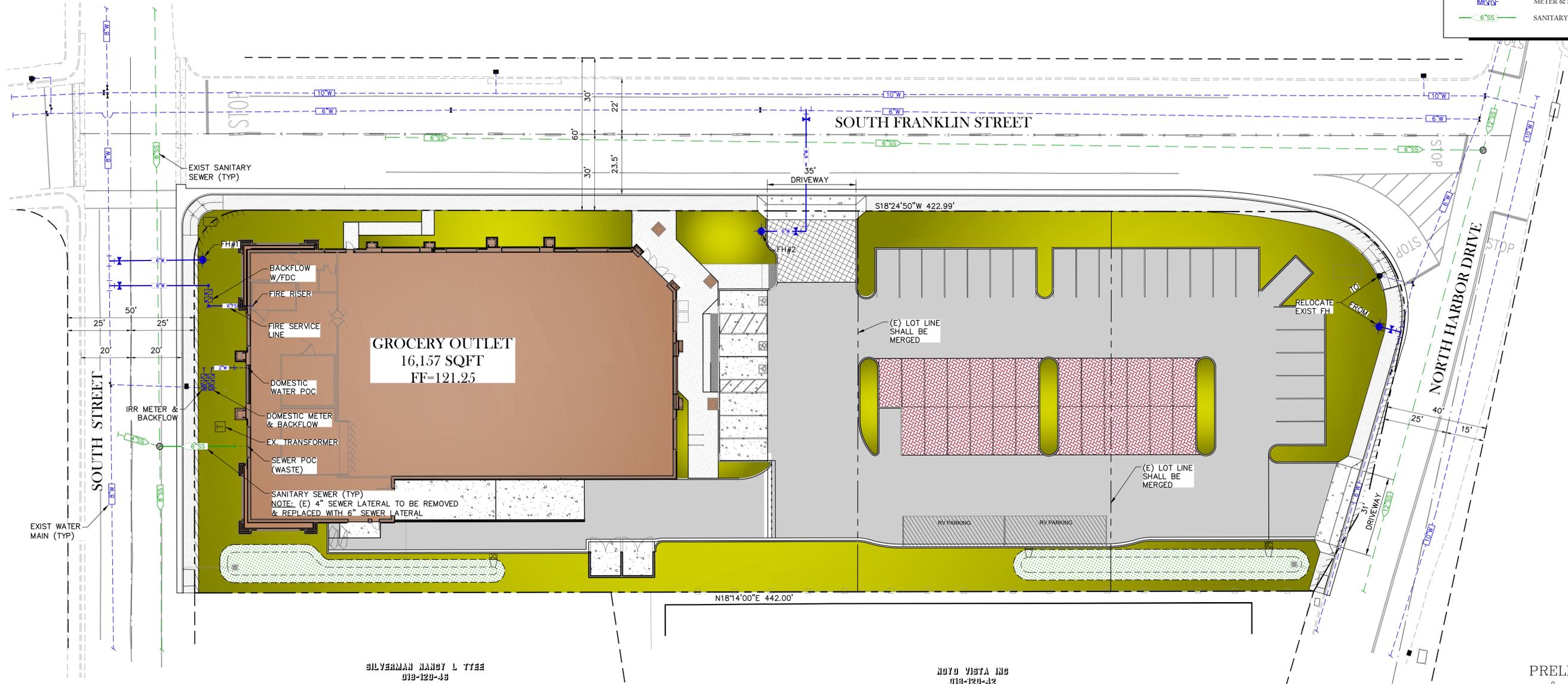
PRELIMINARY SECTIONS  
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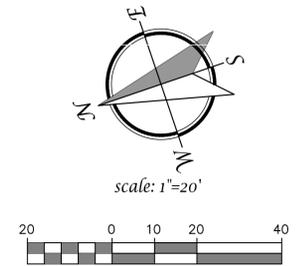
PRELIMINARY SEWER & WATER PLAN  
**BEST DEVELOPMENT GROUP**  
**GROCERY OUTLET**  
 825, 845, 851 SOUTH FRANKLIN STREET  
 FORT BRAGG, CA

UTILITY PLAN LEGEND	
	ASPHALT PAVEMENT
	BUILDING AREA
	LANDSCAPE AREA
	P.C.C. CONCRETE
	BIO RETENTION BASIN
	CONCRETE SIDEWALK
	PERMEABLE PAVEMENT
	DECORATIVE PAVEMENT
	WATER MAIN
	FIRE SERVICE
	FIRE DEPARTMENT CONNECTION (FDC)
	METER & BACKFLOW
	SANITARY SEWER



SILVERMAN NANCY L TTEE  
 918-120-43

NOYO VISTA INC  
 918-120-42



PRELIMINARY SEWER & WATER PLAN  
 JUNE 30, 2021

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

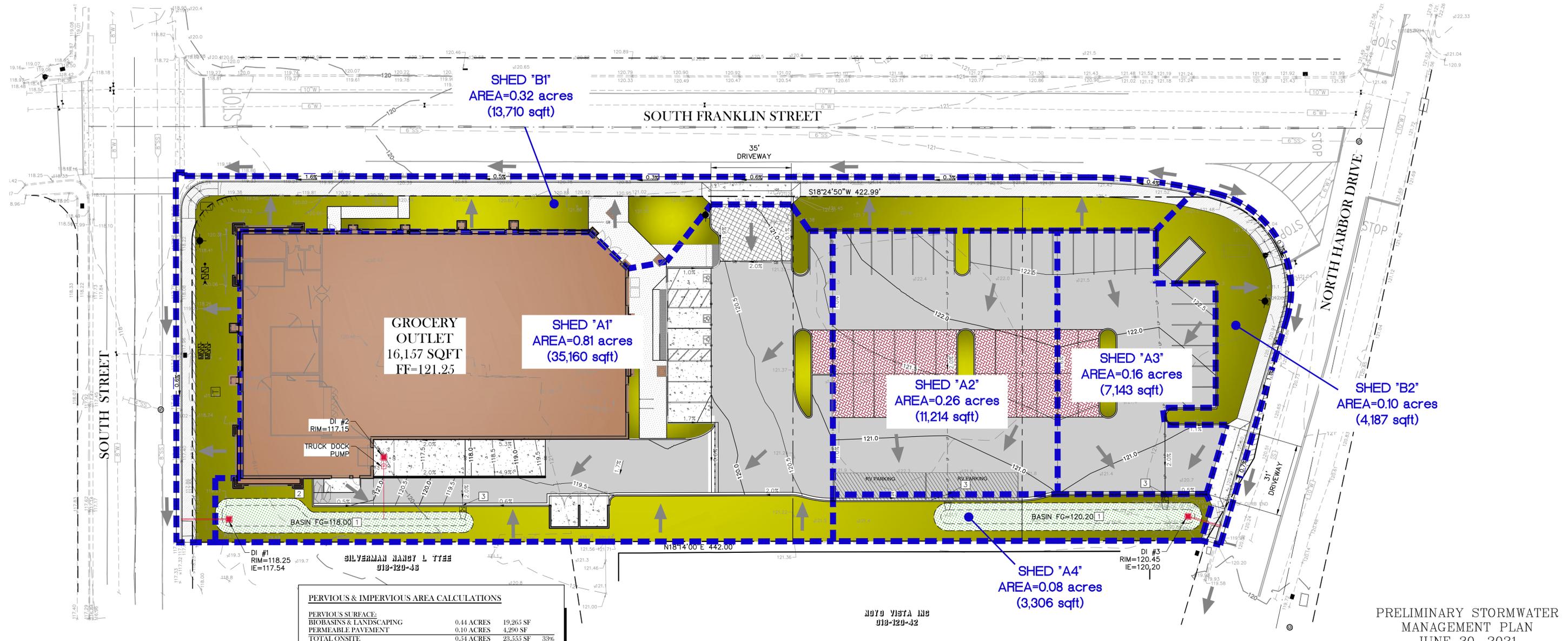
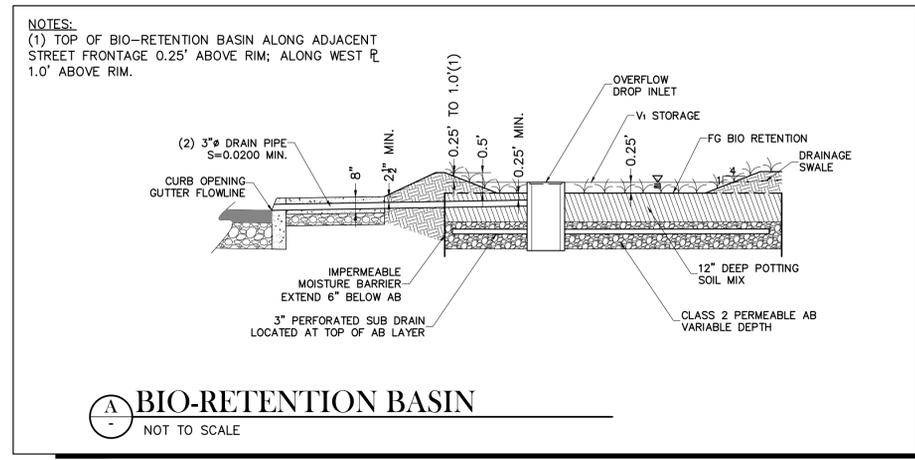
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PRELIMINARY STORM WATER MANAGEMENT PLAN  
**BEST DEVELOPMENT GROUP**  
**GROCERY OUTLET**  
 825, 845, 851 SOUTH FRANKLIN STREET  
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**SITE LEGEND**

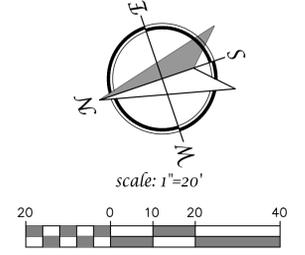
- DRAINAGE INLET
- ASPHALT PAVEMENT
- BUILDING AREA
- LANDSCAPE AREA
- P.C.C. CONCRETE
- BIO RETENTION BASIN
- CONCRETE SIDEWALK
- PERMEABLE PAVEMENT
- DECORATIVE PAVEMENT
- OVERLAND RELEASE



**PERVIOUS & IMPERVIOUS AREA CALCULATIONS**

PERVIOUS SURFACE:		
BIOBASINS & LANDSCAPING	0.44 ACRES	19,265 SF
PERMEABLE PAVEMENT	0.10 ACRES	4,290 SF
<b>TOTAL ONSITE</b>	<b>0.54 ACRES</b>	<b>23,555 SF</b>
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	
<b>TOTAL ONSITE</b>	<b>0.97 ACRES</b>	<b>42,536 SF</b>
60%		
OFFSITE:		
PUBLIC SIDEWALK	4,070 SF	
DRIVEWAYS	754 SF	
<b>TOTAL OFFSITE</b>	<b>0.11 ACRES</b>	<b>4,824 SF</b>
7%		
<b>TOTAL AREA (PERVIOUS &amp; IMPERVIOUS):</b>	<b>1.63 ACRES</b>	<b>70,915 SF</b>
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

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

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