



CANDIDATE PLANT LIST

Botanical Name	Common Name	Water Use
Accent Trees		
Arbutus x 'Marina'	Strawberry Tree	Med
Acer buergerianum	Trident Maple	Low
*Cercis occidentalis	Western Redbud	Low

Parking Lot Shade Trees		
*Lithocarpus densiflorus	Tan Oak	Low
*Pinus contorta	Coast Shore Pine	Low

Perimeter Trees		
*Picea sitchensis	Sitka Spruce	Low
*Alnus rhombifolia	White Alder	Low
*Umbellularia californica	California Bay Tree	Low

Shrubs/ Perennials/Grasses		
*Armeria maritima	Sea Thrift	Low
*Arctostaphylos 'Ray Hartman'	Bush Manzanita	Low
Calandrinia spectabilis 'Shining Pink'	Rock Purslane	Low
*Ceanothus 'Dark Star'	Dark Star Ceanothus	Low
*Ceanothus 'Concha'	Concha Ceanothus	Low
Cistus 'Mickie'	Dwarf Rockrose	Low
*Deschampsia caespitosa	Tufted Hairgrass	Low
*Escholzia californica	California Poppy	Low
*Erigeron glaucus 'Bountiful'	Seaside Daisy	Low
*Eriogonum latifolium	Coast Buckwheat	Low
*Lupinus arboreus	Coastal Bush Lupine	Low
*Myrica californica	Pacific Wax Myrtle	Low
*Penstemon 'Margarita BOP'	Margarita Penstemon	Low
*Rhamnus californica 'Little Sur'	Little Sur Coffeeberry	Low
Salvia 'Celestial Blue'	Blue Sage	Low

Bioretention Plants		
Chondropetalum tectorum	Cape Rush	Med
Carex barbarae	Santa Barbara Sedge	Med
*Iris douglasiana	Douglas Iris	Med
*Sisyrinchium bellum	Western Blue-Eyed Grass	Med

Ground Covers		
*Arctostaphylos 'Emerald Carpet'	Carpet Manzanita	Low
*Baccharis p. 'Pigeon Point'	Coyote Bush	Low
*Ceanothus g. 'Yankee Point'	Yankee Point Ceanothus	Low

*Indicates California North Coast Native Plant

IRRIGATION INTENT

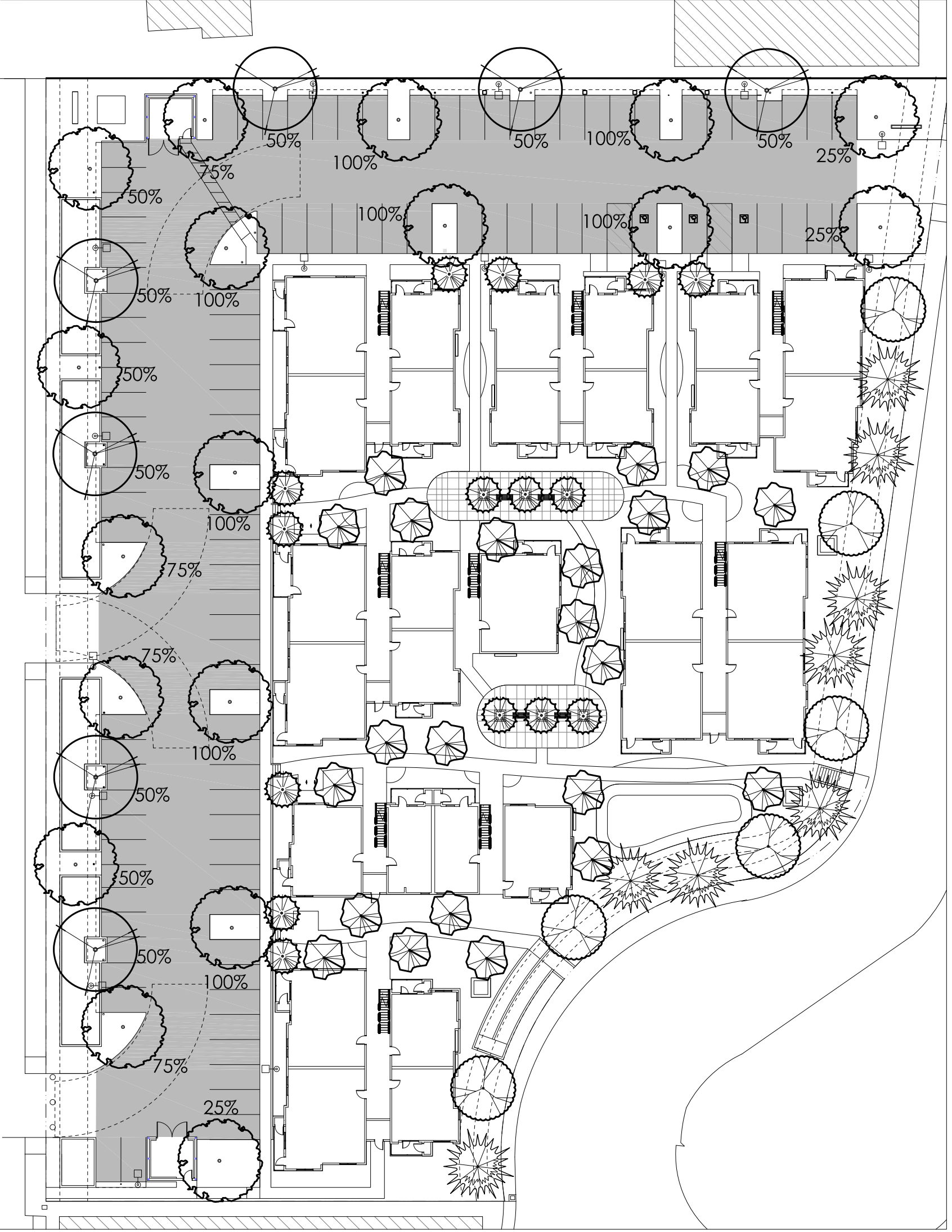
Landscape areas shall be irrigated using high efficiency drip irrigation techniques. Once established, irrigation shall be reduced as needed to supplement native and drought tolerant plantings.

WATER CONSERVATION STATEMENT

The proposed design shall be in compliance with the criteria of the Model Water Efficient Landscape Ordinance, and such criteria shall be applied for the efficient use of water in the irrigation design plan.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

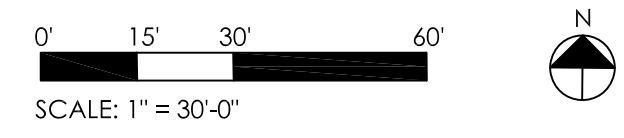
PARKING LOT SHADING

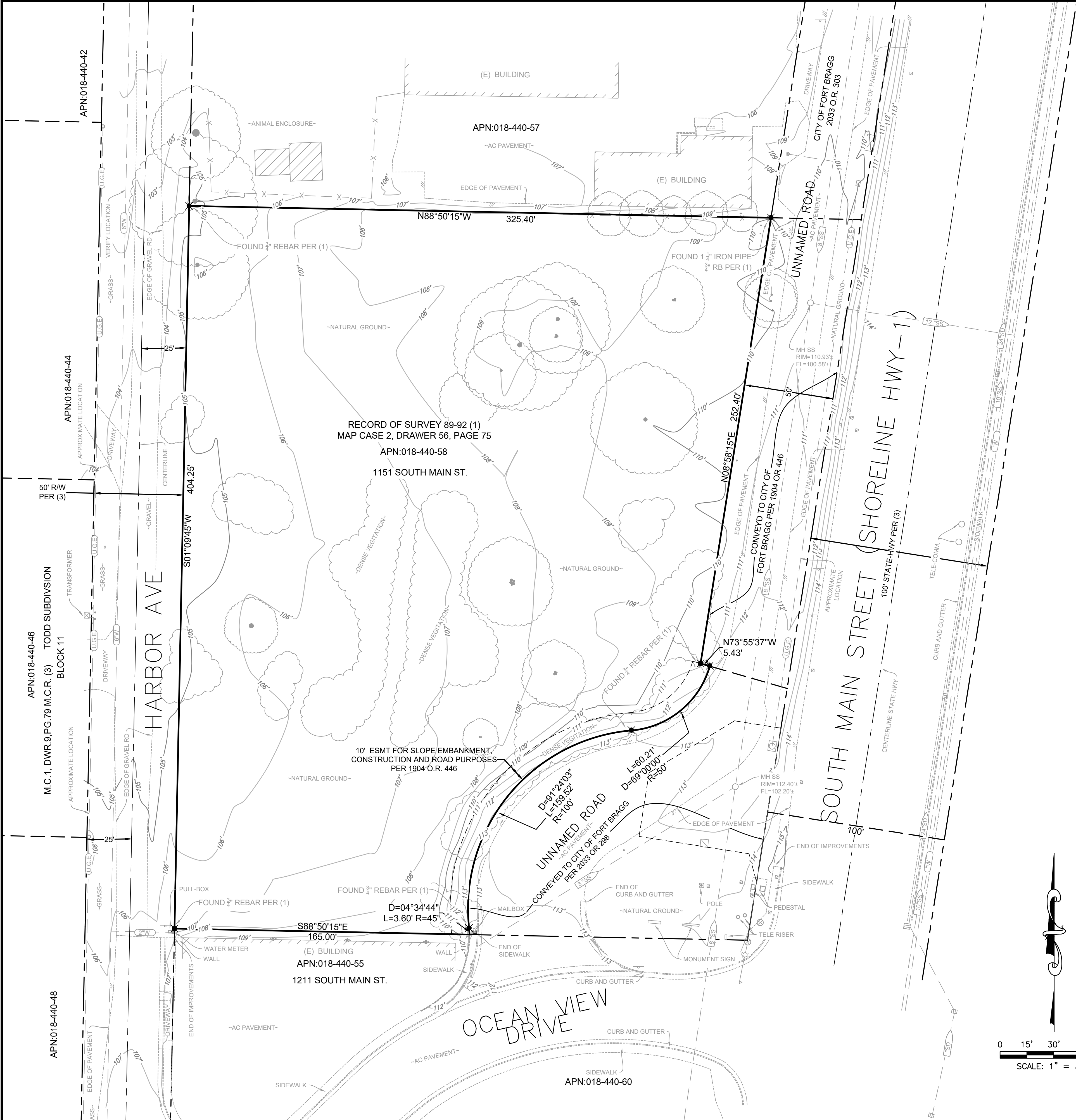


PARKING LOT SHADE CALCULATION

Size	Credit	Sq. Ft.	Shade Credit
35' Dia.	100%	962	(8) (962) = 7,696
	75%	722	(4) (722) = 2,888
	50%	481	(10) (481) = 4,810
	25%	240	(3) (240) = 720
			Total: = 16,114

Total sq. ft. of shaded area in calculation: 16,114
Total sq. ft. of paved parking in calculation: 31,387
Percentage of shade provided: 51%



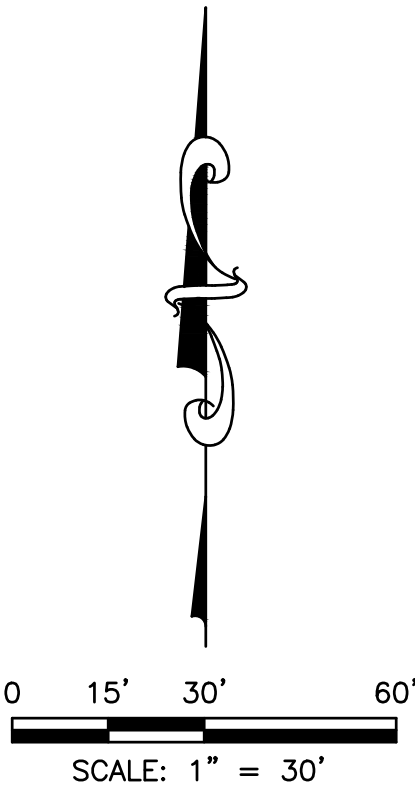


SURVEY NOTES:

- 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

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