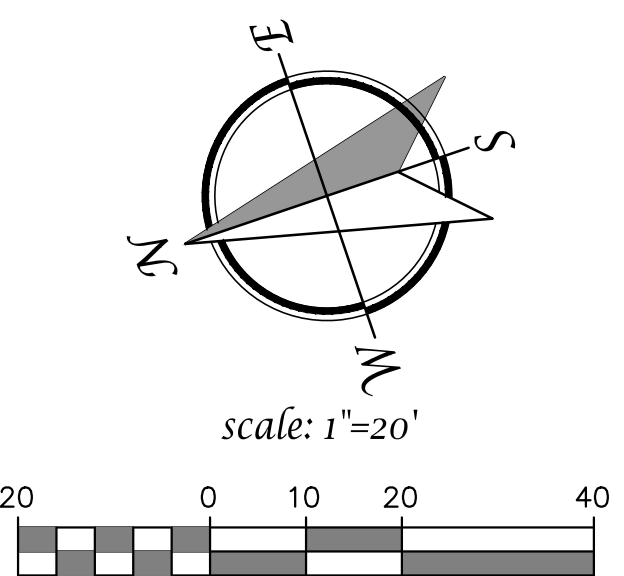
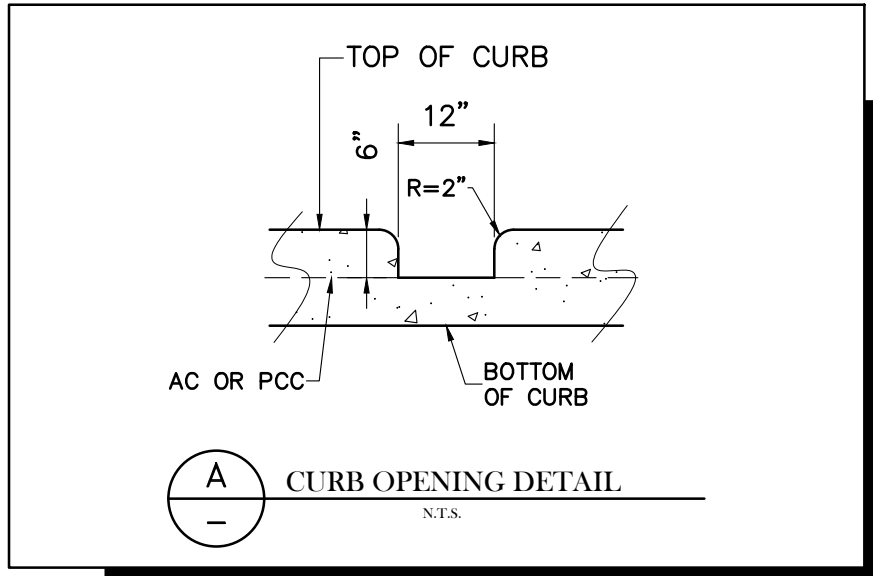
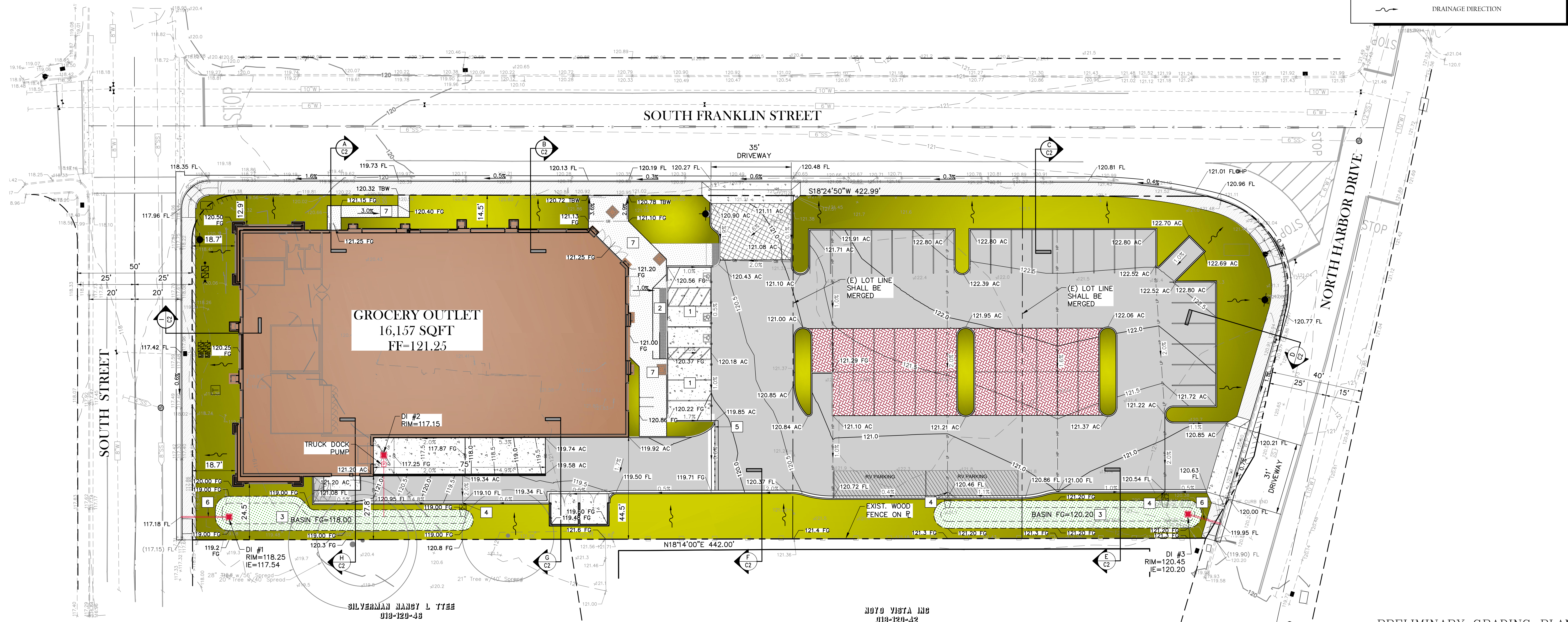


PRELIMINARY GRADING & DRAINAGE PLAN
BEST DEVELOPMENT GROUP
GROCERY OUTLET
825, 845, 851 SOUTH FRANKLIN STREET
FORT BRAGG, CA

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

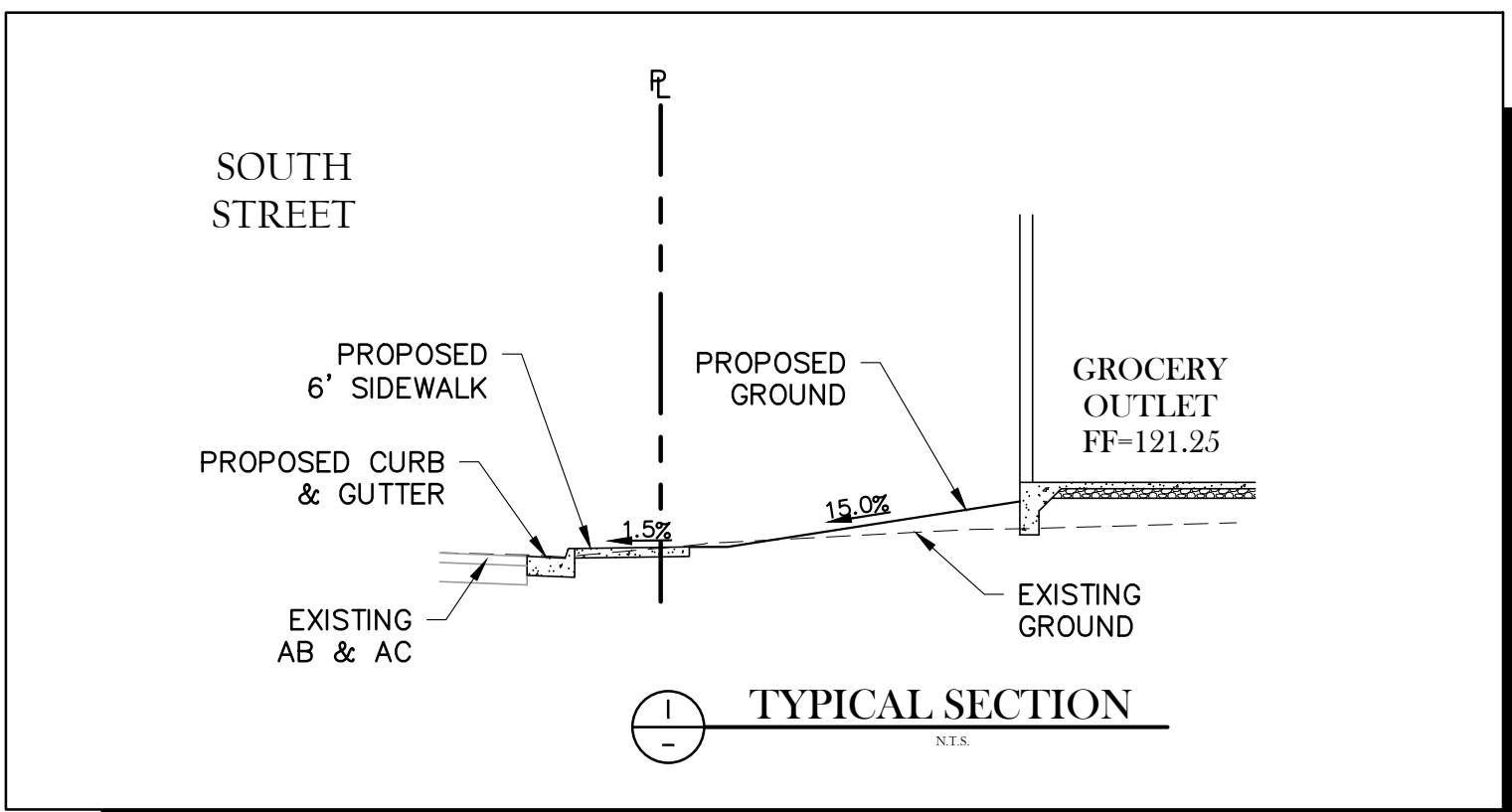
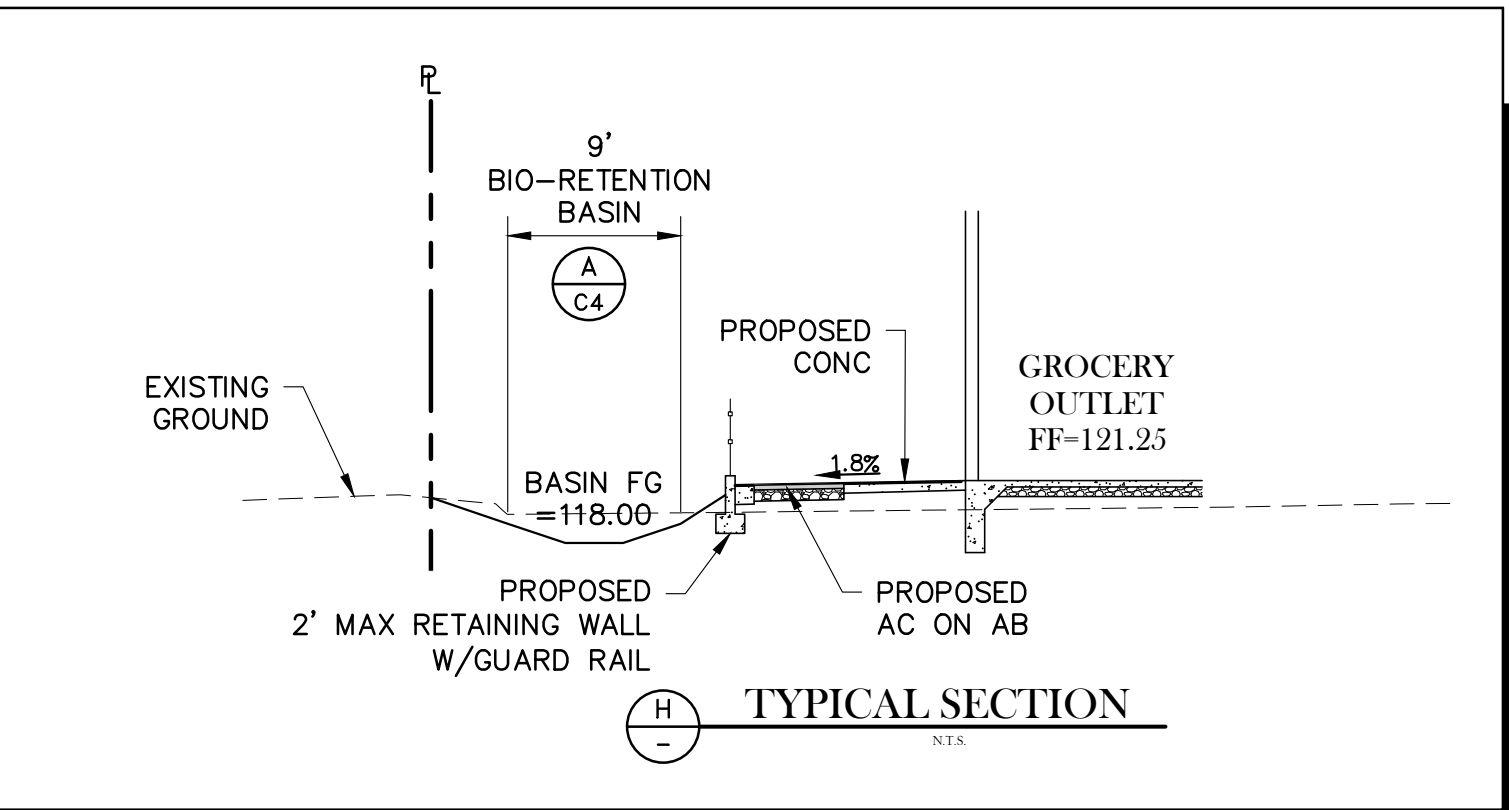
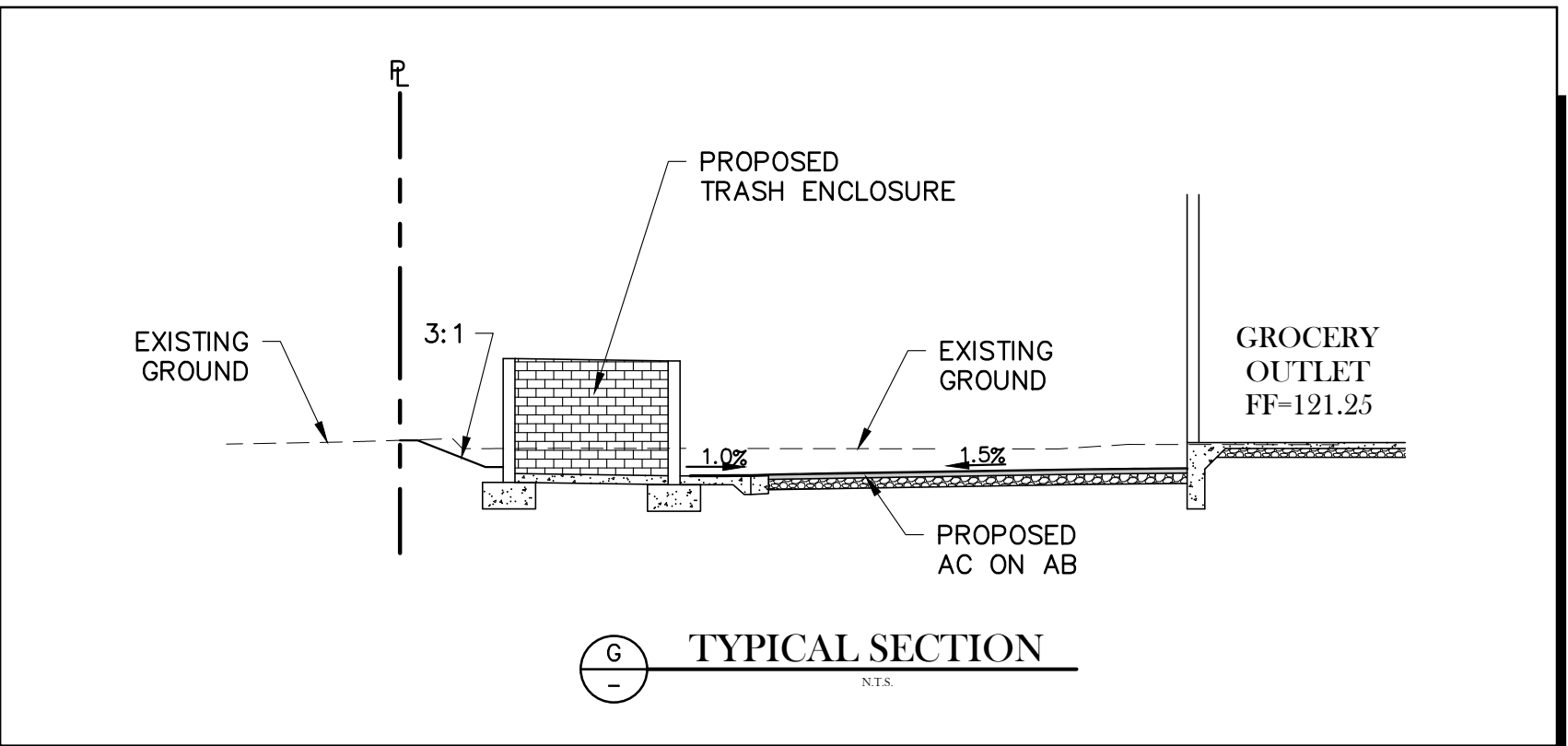
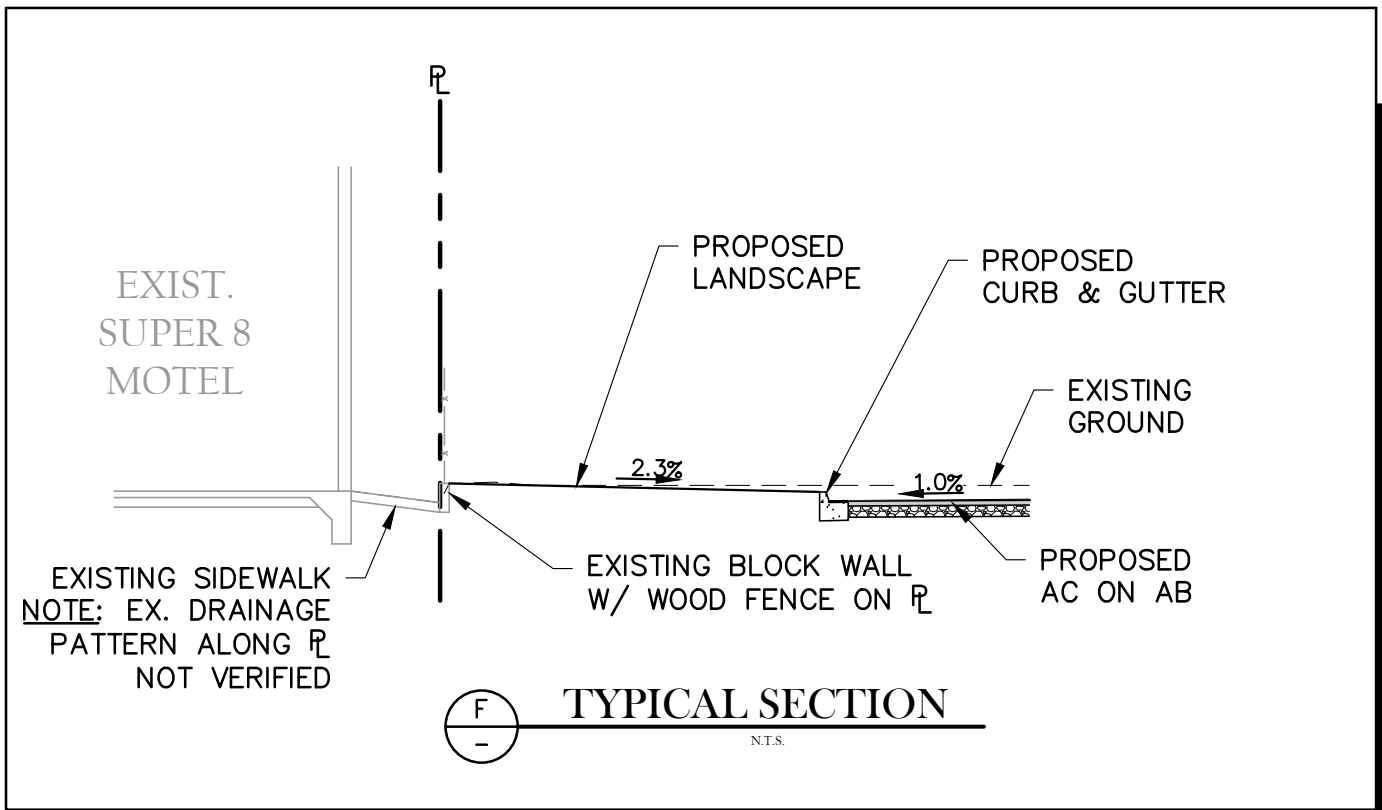
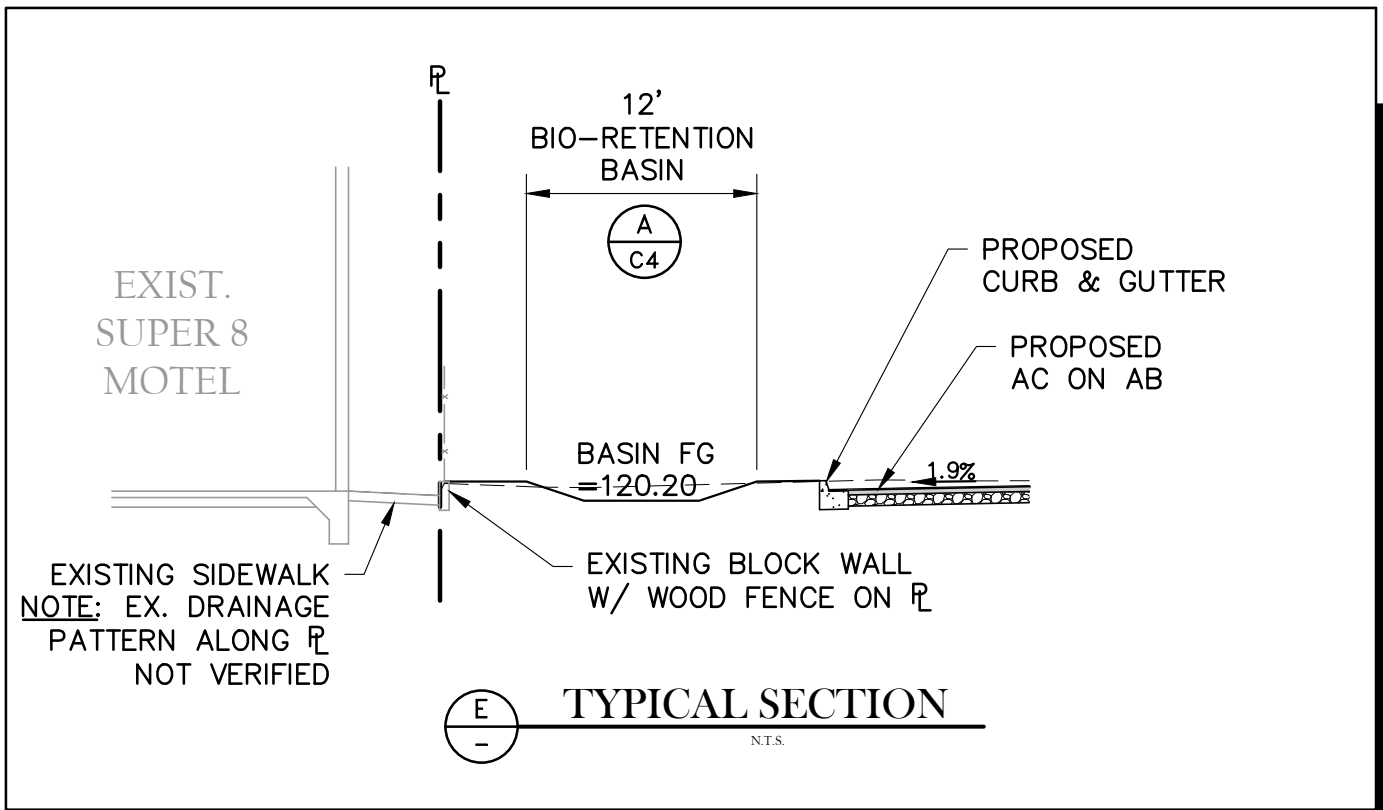
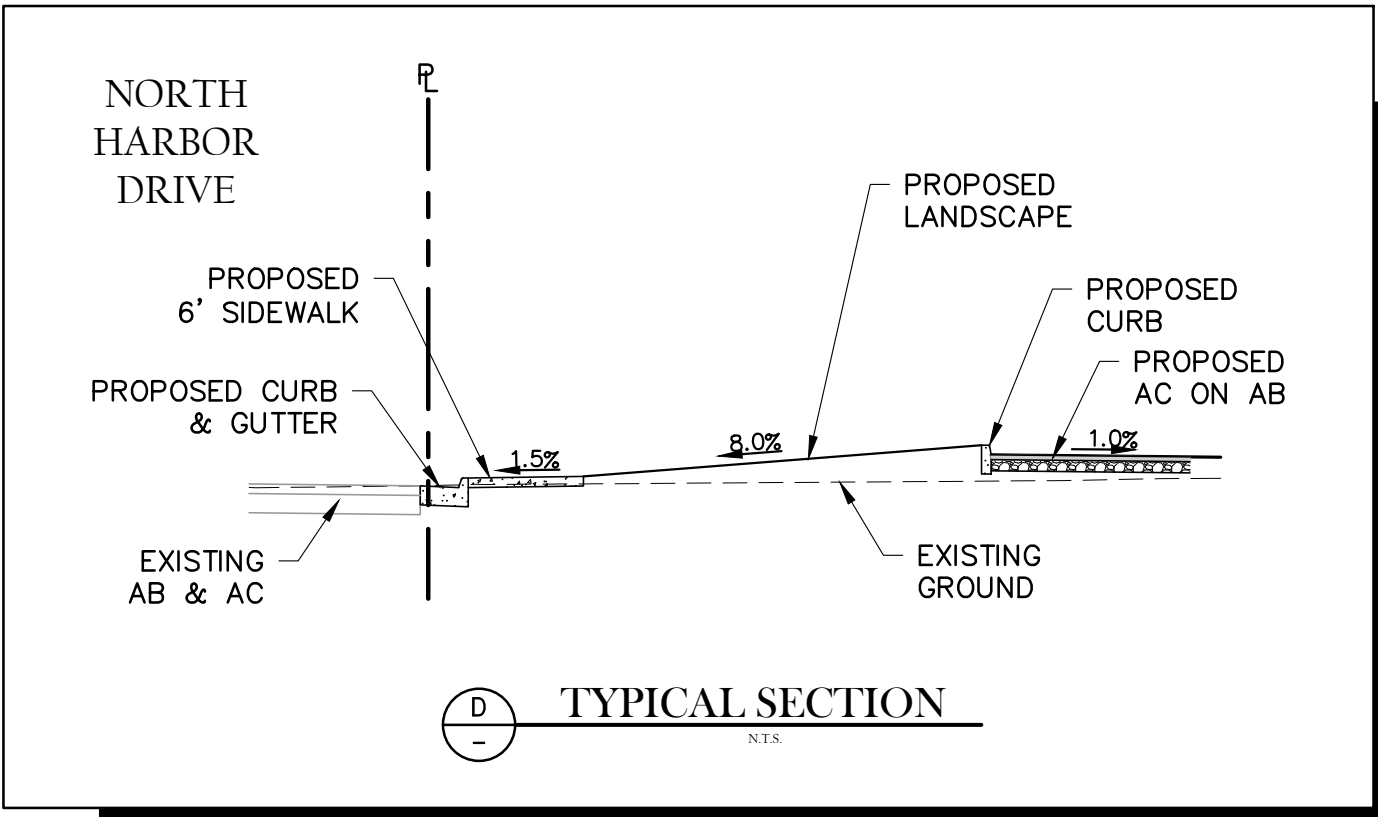
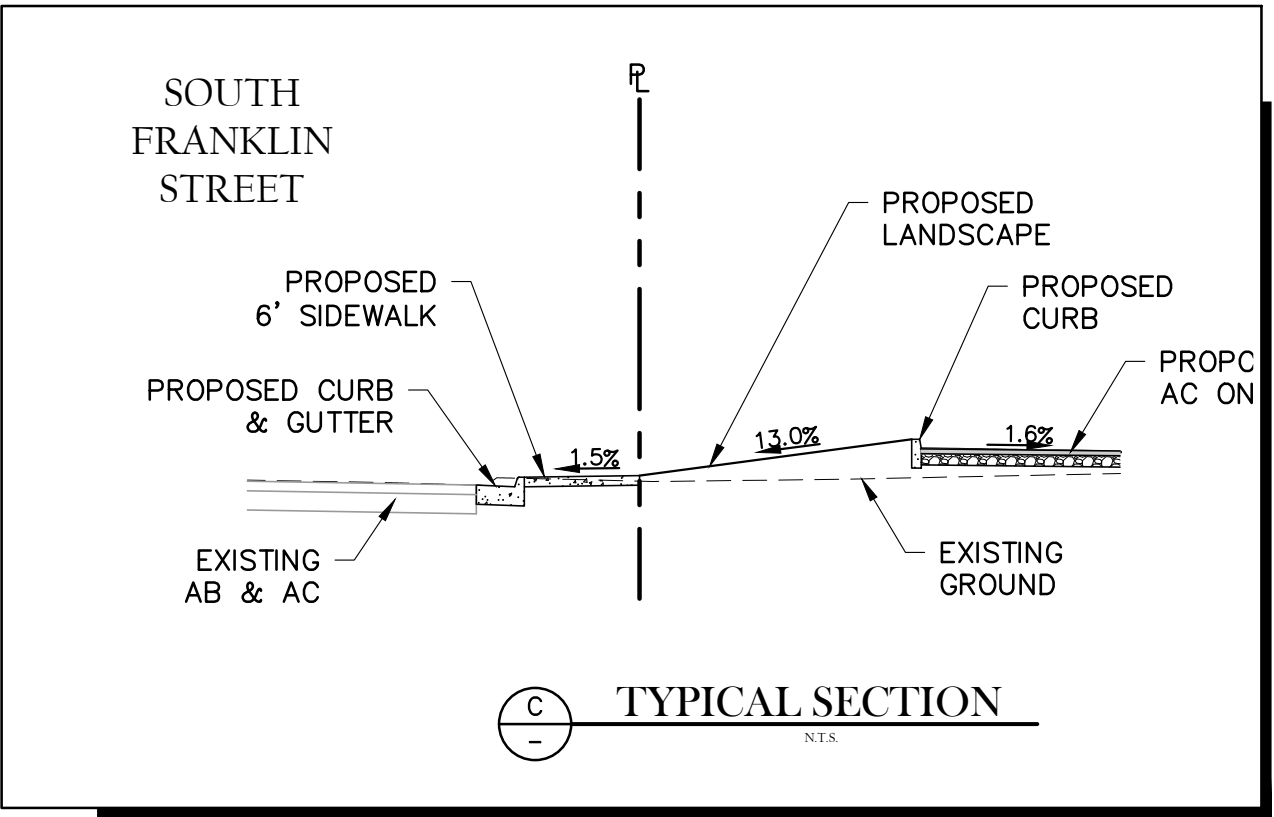
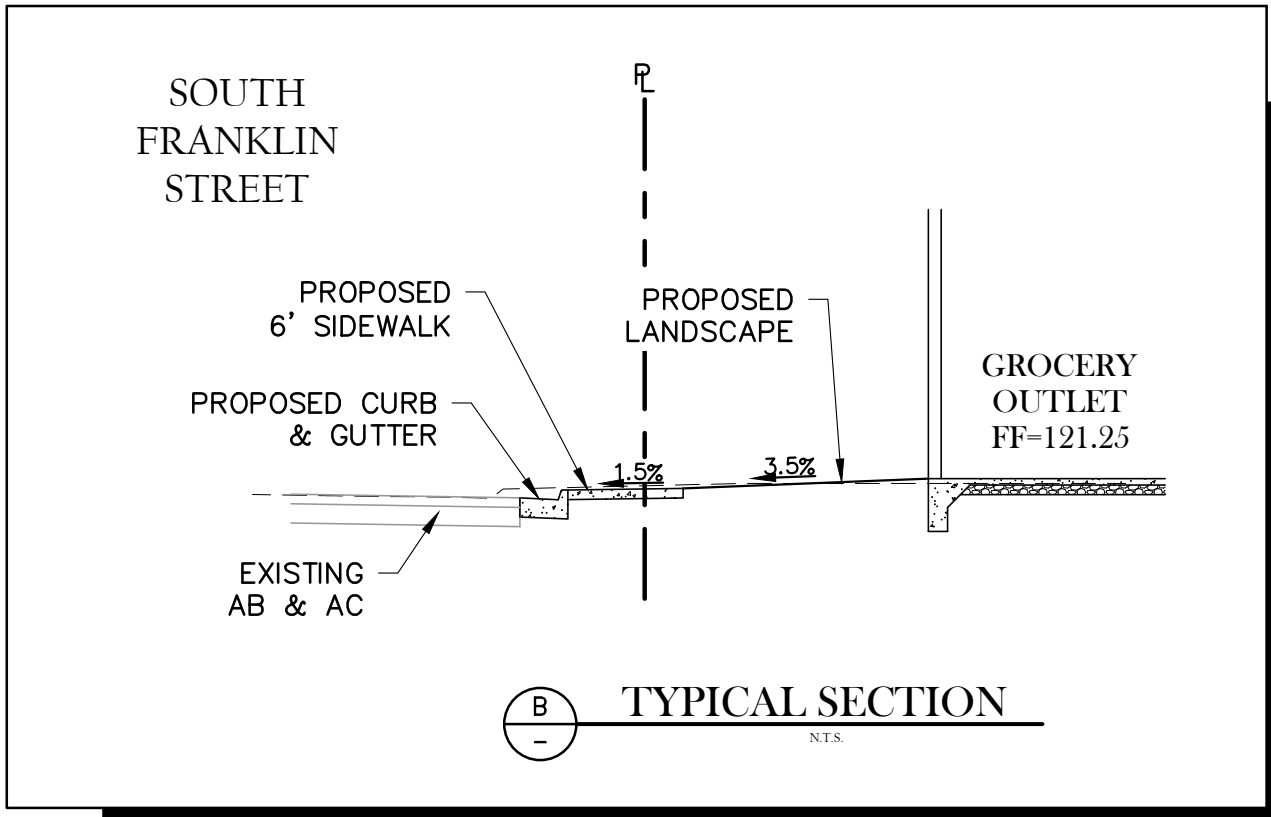
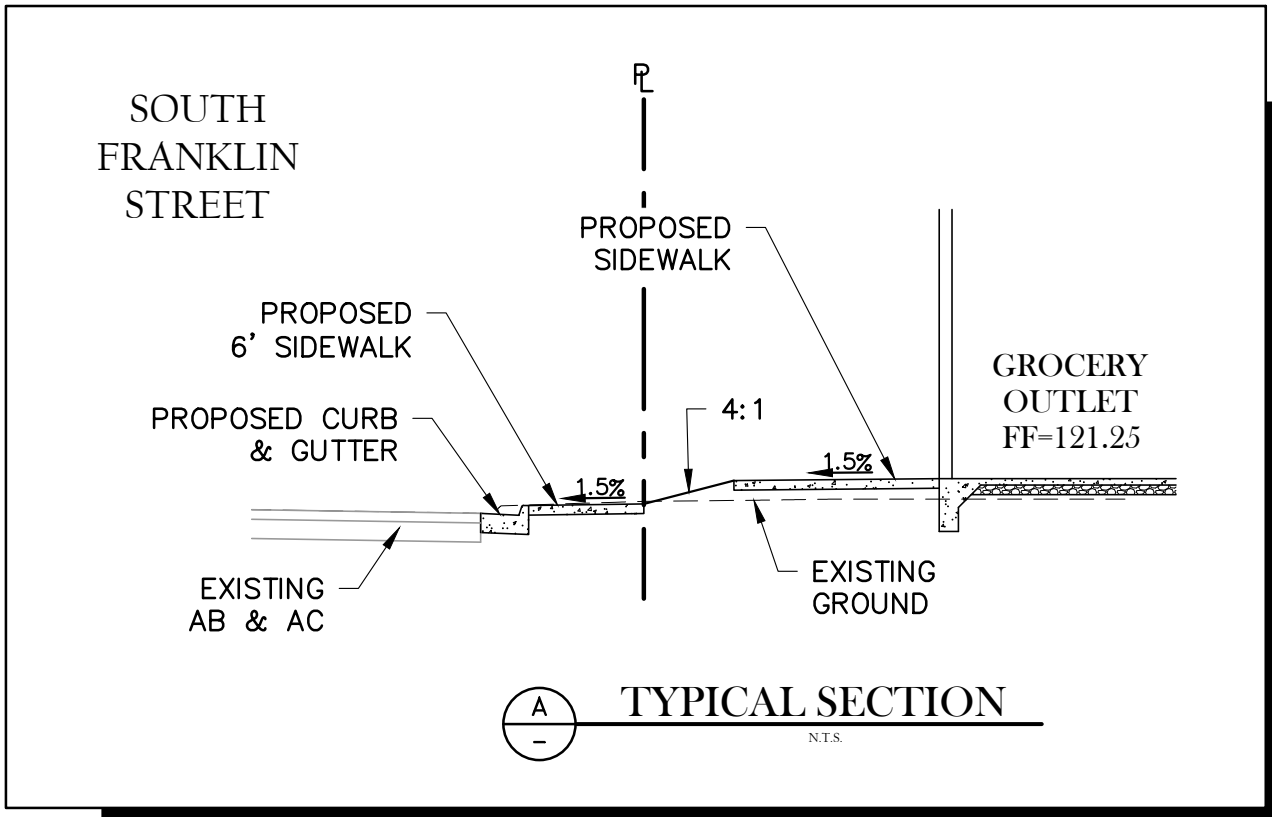


PRELIMINARY GRADING PLAN
JUNE 30, 2021

TSD ENGINEERING, INC.
expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

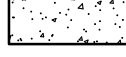
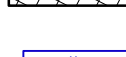
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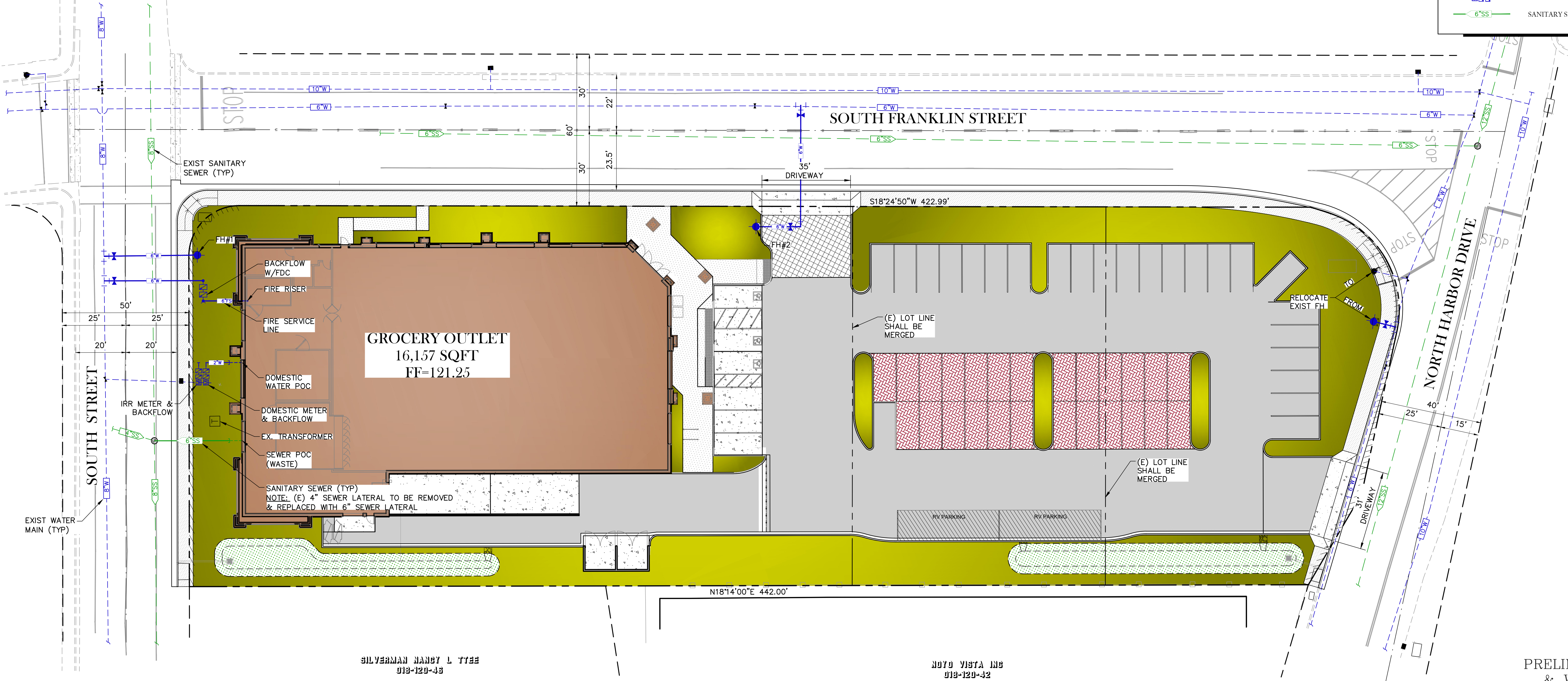
PRELIMINARY GRADING SECTIONS
BEST DEVELOPMENT GROUP
GROCERY OUTLET
825, 845, 851 SOUTH FRANKLIN STREET
FORT BRAGG, CA



PRELIMINARY SECTIONS
JUNE 30, 2021

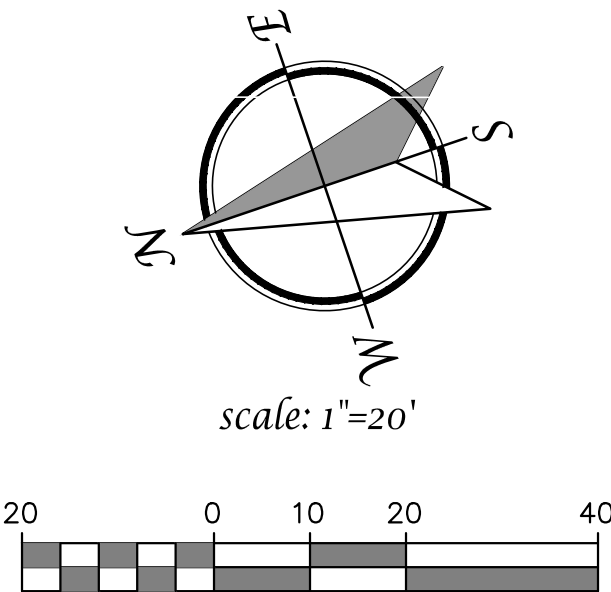
PRELIMINARY SEWER & WATER PLAN
BEST DEVELOPMENT GROUP
GROCERY OUTLET
825, 845, 851 SOUTH FRANKLIN STREET
FORT BRAGG, CA

UTILITY PLAN LEGEND	
	ASPHALT PAVEMENT
	BUILDING AREA
	LANDSCAPE AREA
	P.C.C. CONCRETE
	BIO RETENTION BASIN
	CONCRETE SIDEWALK
	PERMEABLE PAVEMENT
	DECORATIVE PAVEMENT



SILVERMAN NANCY L TTEE
018-120-43

NOYO VISTA INC
018-120-32

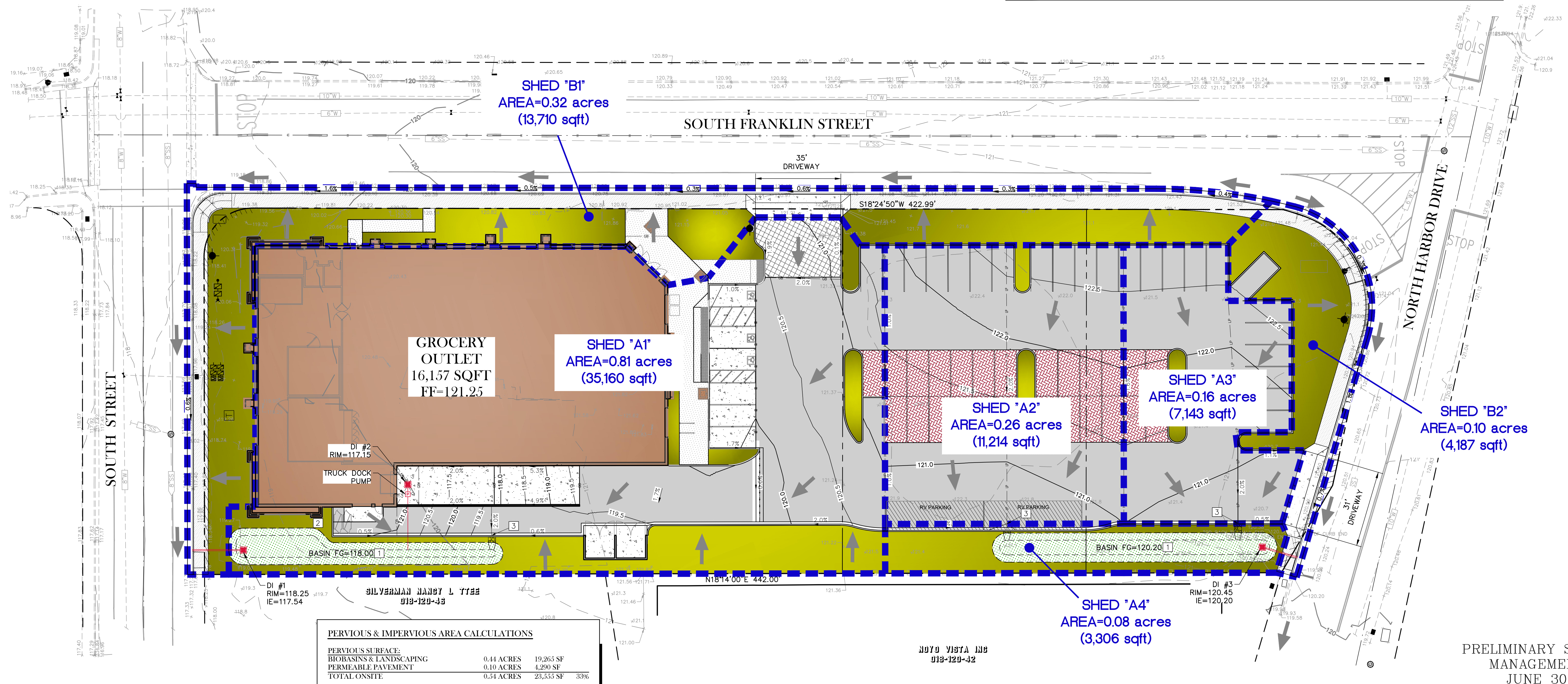
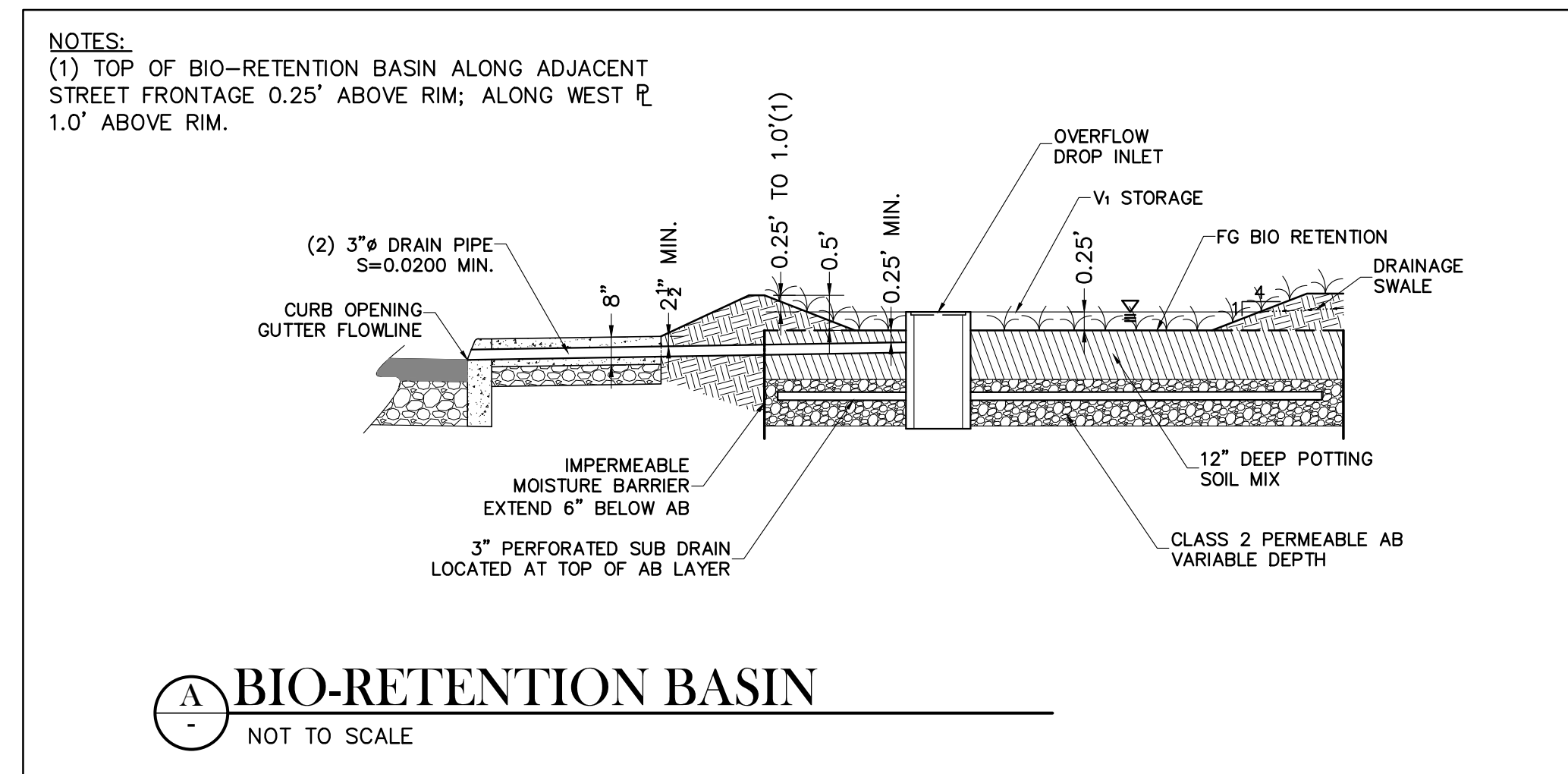


PRELIMINARY SEWER
& WATER PLAN
JUNE 30, 2021

TSD ENGINEERING, INC.
expect more.

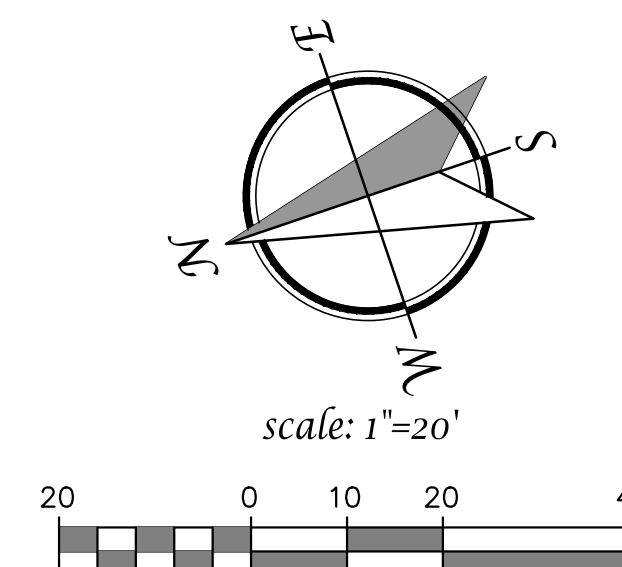
785 Orchard Drive, Suite #110
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PRELIMINARY STORM WATER MANAGEMENT PLAN
BEST DEVELOPMENT GROUP
GROCERY OUTLET
825, 845, 851 SOUTH FRANKLIN STREET
FORT BRAGG, CA



PERVIOUS & IMPERVIOUS AREA CALCULATIONS			
PERVIOUS SURFACE:			
BIORASINS & LANDSCAPING	0.44 ACRES	19,265 SF	
PERMEABLE PAVEMENT	0.10 ACRES	4,290 SF	
TOTAL ONSITE	0.54 ACRES	23,555 SF	33%
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	
TOTAL ONSITE	0.97 ACRES	42,536 SF	60%
OFFSITE:			
PUBLIC SIDEWALK		4,070 SF	
DRIVEWAYS		754 SF	
TOTAL OFFSITE	0.11 ACRES	4,824 SF	7%
TOTAL AREA (PERVIOUS & IMPERVIOUS):	1.63 ACRES	70,915 SF	100%

- | STORM WATER BMP NOTES | |
|-----------------------|---|
| 1 | BIO-RETENTION BASIN  |
| 2 | RWL DISCHARGE TO LANDSCAPE
ROOF RAINWATER DISCONNECT |
| 3 | LANDSCAPE DISCONNECT – PAVEMENT DISCONNECT
PRIOR TO BIO-RETENTION |



PRELIMINARY STORMWATER
MANAGEMENT PLAN
JUNE 30, 2021

