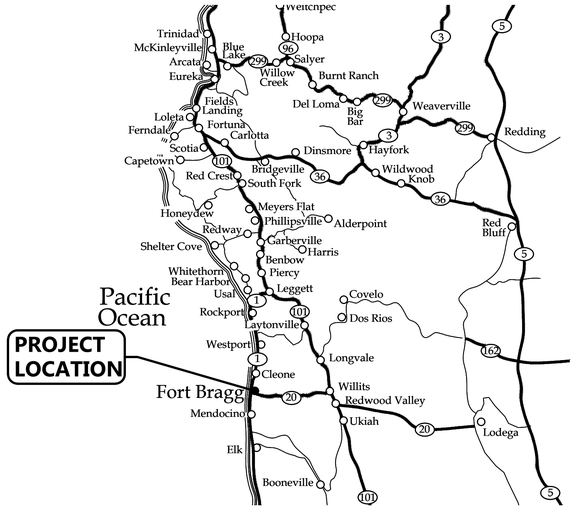
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251 SOUTH FRANKLIN STREET

FORT BRAGG, CALIFORNIA

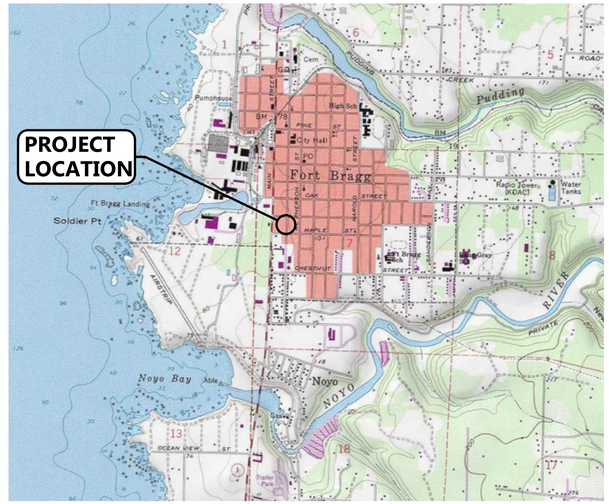
PREPARED BY:

OCTOBER 2026



VICINITY MAP

NTS



LOCATION MAP

NTS

SHEET INDEX

SHEET	TITLE
G1.0	COVER
G2.0	NOTES, ABBREVIATIONS, AND LEGEND
C1.0	SITE PLAN
C2.0	STORMWATER LID PLAN
C3.0	STORMWATER DETAILS

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING

0 1"

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251 SOUTH FRANKLIN STREET
FORT BRAGG, CALIFORNIA

COVER

DESIGN	CHECK
JTN	JGI
DRAWN	
AE/BE	

DATE 10/2026

PROJ. NO. 426043

SHEET **G1.0**

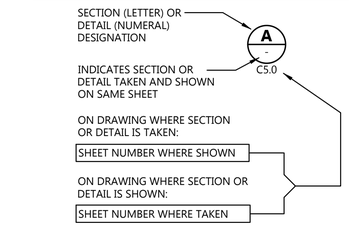
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ABBREVIATIONS

A	
AGGR	AGGREGATE
APPROX	APPROXIMATE
B	
BGL	BOTTOM OF GRAVEL LAYER
C	
CL OR ℄	CENTER LINE
CLR	CLEAR
CONC	CONCRETE
CONT	CONTINOUS
D	
DI	DRAIN INLET
DIA	DIAMETER
DMA	DRAINAGE MANAGEMENT AREA(S)
DTL	DETAIL
E	
(E)	EXISITNG
EA	EACH
EG	EXISTING GROUND
ELEV	ELEVATION
F	
FG	FINISHED GRADE
FL	FLOWLINE
FRP	FIBER REINFORCED POLYMER
FTNG	FOOTING
H	
H	HORIZONTAL
HORIZ	HORIZONTAL
M	
MAX	MAXIMUM
MIN	MINIMUM
N	
NTS	NOT TO SCALE
O	
OC	ON CENTER
OFF	OFFSET
R	
REINF	REINFORCING
RSP	ROCK SLOPE PROTECTION

S	
SDR	STANDARD DIMENSION RATIO
SF	SQUARE FEET
SS	STAINLESS STEEL
STA	STATION
STND	STANDARD
T	
TGL	TOP OF GRAVEL LAYER
TOG	TOP OF GRADE
TPB	TREATED PERMEABLE BASES
TSL	TOP OF SOIL LAYER
TYP	TYPICAL
V	
V OR VERT	VERTICAL

DETAIL AND SECTION DESIGNATION



NOTES:

1. CONTACT THE ENGINEER FOR SYMBOLS NOT LISTED.
2. SITE AND UTILITY SYMBOLS SHOWN ON THIS SHEET ARE NOT INTENDED TO REPRESENT THE PHYSICAL SCALE OR SHAPE OF ANY ITEMS. WHERE LARGE-SCALE PLANS ARE PRESENTED, THE SYMBOLS SHOWN HEREON MAY BE REPLACED BY DETAILS MORE SUITED TO THE DRAWING SCALE.

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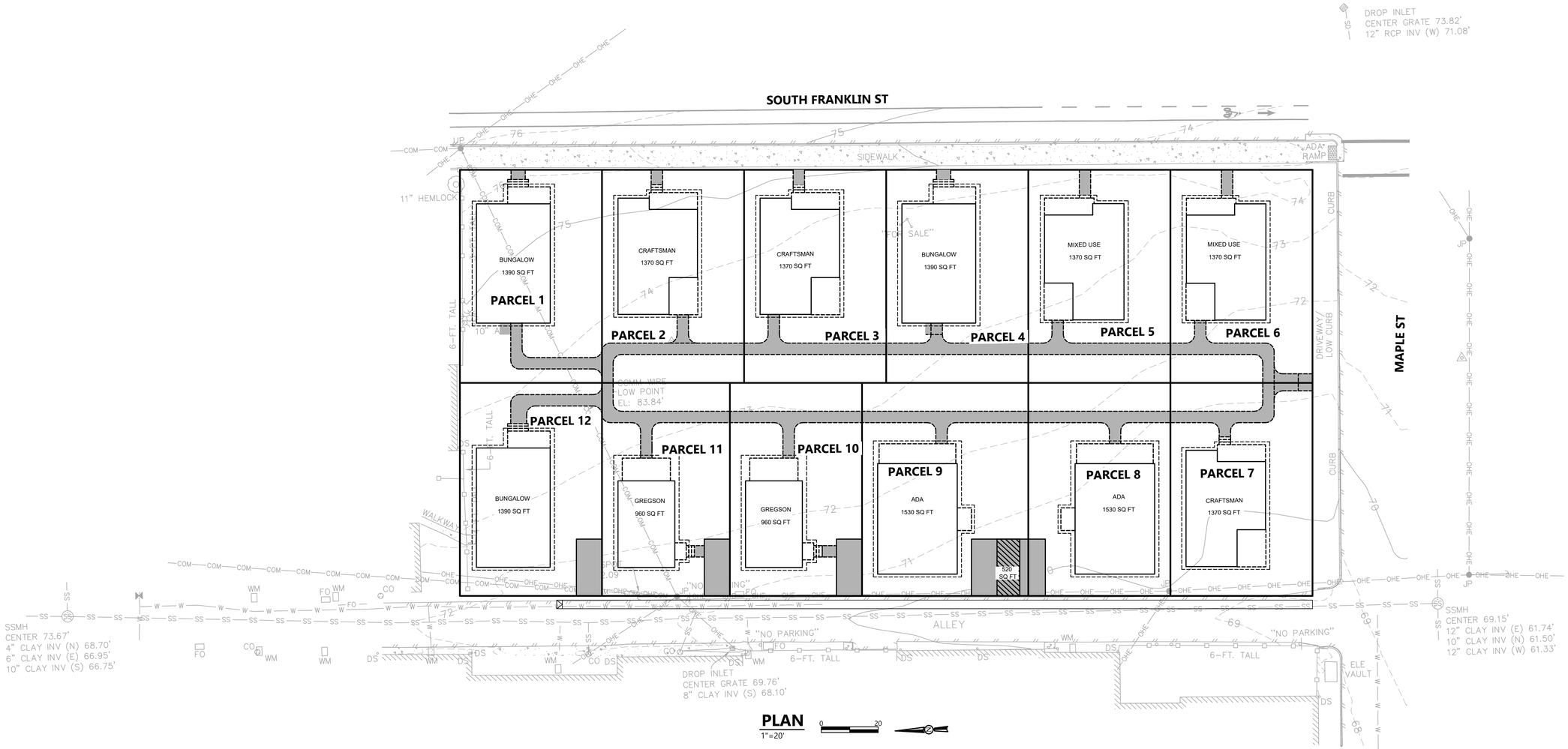
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NOTES, ABBREVIATIONS, AND LEGEND

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PLAN
1"=20'

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SITE PLAN

DESIGN	CHECK
JTN	JGI
DRAWN: AE/BE	
DATE: 10/2026	
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SUMMARY OF DRAINAGE MANAGEMENT AREAS

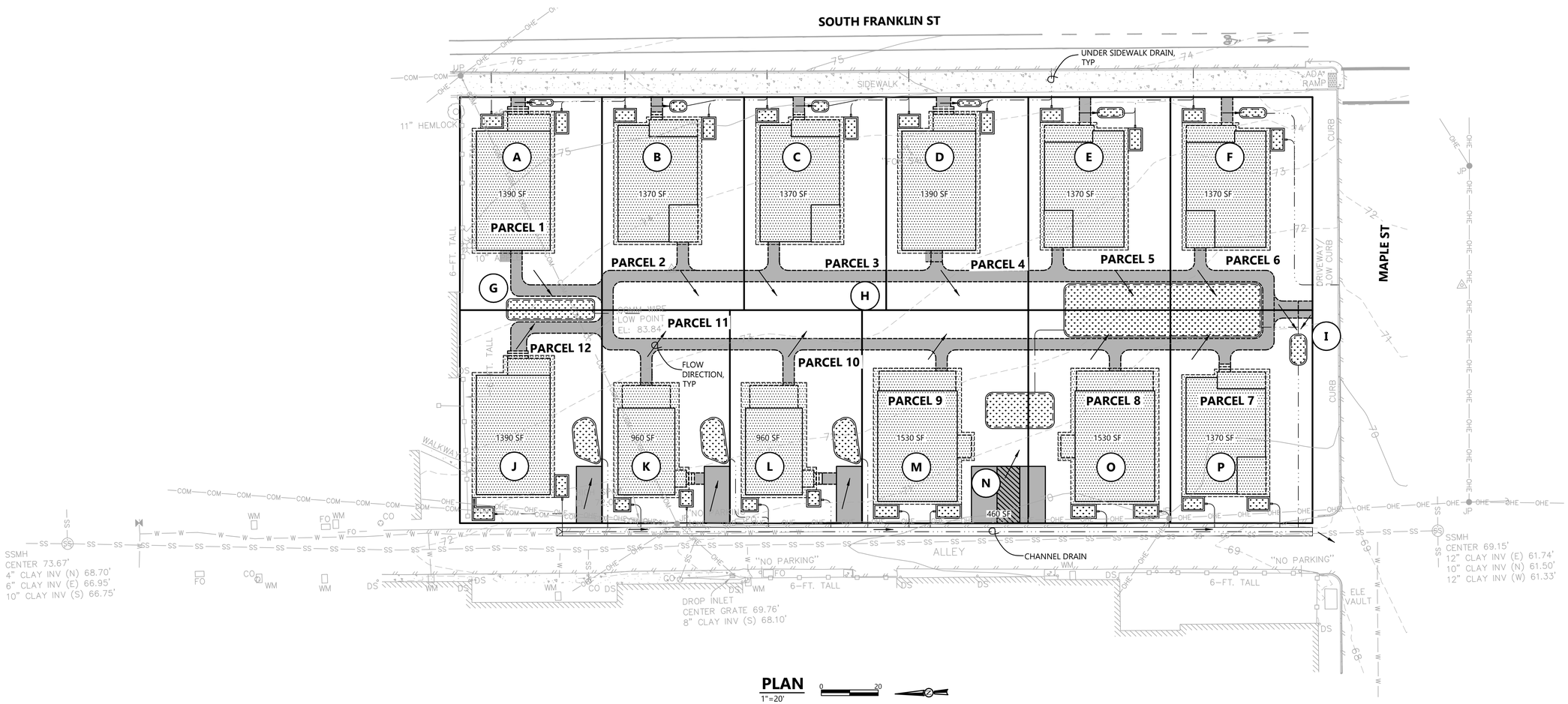
KEY NOTE	DMA DESCRIPTION	DMA AREA (SF)	TYPE OF SURFACE	IMPERVIOUS AREA (SF)	SELF-RETAINING AREA (SF)	BIO-RETENTION AREA (SF)
A	PARCEL 1 HOUSE (WALK)	1390 (20)	ROOF (1.0)	1410	10	56
B	PARCEL 2 HOUSE (WALK)	1370 (25)	ROOF (1.0)	1395	15	56
C	PARCEL 3 HOUSE (WALK)	1370 (25)	ROOF (1.0)	1395	15	56
D	PARCEL 4 HOUSE (WALK)	1390 (20)	ROOF (1.0)	1410	10	56
E	PARCEL 5 HOUSE (WALK)	1370 (35)	ROOF (1.0)	1405	20	56
F	PARCEL 6 HOUSE (WALK)	1370 (35)	ROOF (1.0)	1405	20	56
G	PARCEL 1&12 WALK	365	CONC (1.0)	365	190	-
H	INTERNAL LOOP WALK	540	CONC (1.0)	2450	1235	-
I	MAPLE WALK CONNECTION	85	CONC (1.0)	85	45	-
J	PARCEL 12 HOUSE (ASPHALT)	1390 (195)	ROOF (1.0)	1585	100	56
K	PARCEL 11 HOUSE (ASPHALT)	960 (195)	ROOF (1.0)	1155	100	40

SUMMARY OF DRAINAGE MANAGEMENT AREAS

KEY NOTE	DMA DESCRIPTION	DMA AREA (SF)	TYPE OF SURFACE	IMPERVIOUS AREA (SF)	SELF-RETAINING AREA (SF)	BIO-RETENTION AREA (SF)
L	PARCEL 10 HOUSE (ASPHALT)	960 (195)	ROOF (1.0)	1155	100	40
M	PARCEL 9 HOUSE	1530	ROOF (1.0)	1530	-	64
N	PARCEL 8&9 ASPHALT	460	ASPH (1.0)	460	270	-
O	PARCEL 8 HOUSE	1530	ROOF (1.0)	1530	-	64
P	PARCEL 7 HOUSE	1370	ROOF (1.0)	1370	-	56

LEGEND

	IMPERVIOUS
	LID FEATURE



PLAN
1"=20'

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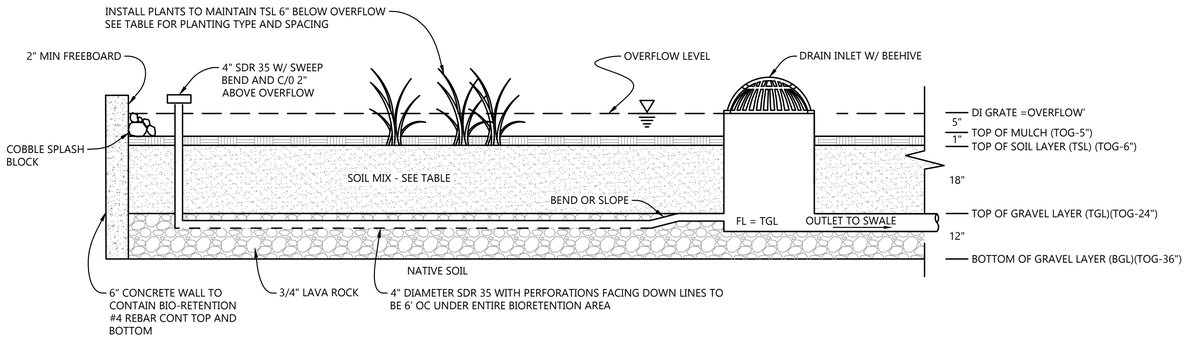
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STORMWATER LID PLAN

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DRAWN	
AE/BE	
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10/2026	
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426043	
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PLANTING INFORMATION

PLANT DESCRIPTION	SPACING	SOIL	IRRIGATION
JUNCUS PATENS "ELK BLUE" WIRE GRASS, BLUE RUSH	EVENLY SPACED EVERY 3'	SOIL MIX PER TABLE	WATER BY HAND TWICE WEEKLY DURING DRY MONTHS FOR FIRST YEAR UNTIL ESTABLISHED

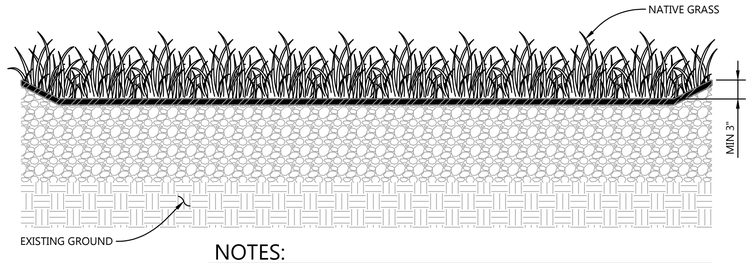
SOIL SPECIFICATIONS

PARAMETER	RANGE	REPORTED AS (UNITS)
ORGANIC MATTER CONTENT	35-75	%, DRY WEIGHT BASIS
CARBON TO NITROGEN RATIO	15:1 TO 25:1	RATIO
MATURITY (SEED EMERGENCE AND SEEING VIGOR)	>80	AVERAGE % OF CONTROL
STABILITY (CO_2 EVOLUTION RATE)	<8	mg CO_2 -C/g UNITY OM/DAY
SOLUBLE SALTS (SALINITY)	<6.0	mmhos/cm
pH	6.5-8.0 MAY VARY W/ PLANT SPECIES	UNITS
HEAVY METALS CONTENT	PASS	PASS/FAIL US EPA CLASS A STD 40 CFR § 503.13 TABLES 1 & 3
PATHOGENS		
FECAL COLIFORM	PASS	PASS/FAIL US EPA CLASS A STD 40 CFR § 503.32(A) LEVELS
SALMONELLA	PASS	PASS/FAIL US EPA CLASS A STD 40 CFR § 503.32(A) LEVELS
NUTRIENT CONTENT (PROVIDE ANALYSIS INCLUDING):		
TOTAL NITROGEN (N)	$\geq$0.9	%
TOTAL BORON (B)	<80	PPM
CALCIUM (Ca)	FOR INFO ONLY	%
SODIUM (Na)	FOR INFO ONLY	%
MAGNESIUM (Mg)	FOR INFO ONLY	%
SULFUR (S)	FOR INFO ONLY	%

BIO-RETENTION PLANTER

NTS

1



NOTES:

1. SELF-RETAINING AREAS ARE GRADED TO RETAIN THE FIRST INCH OF RAINFALL, SIZED USING THE 2:1 RATIO (IMPERVIOUS TO PERVIOUS).
2. PERVIOUS AREAS MUST BE RELATIVELY FLAT AND THE SURFACE SHOULD BE GRADED TO A SLIGHTLY CONCAVE SURFACE TO CREATE A SELF-RETAINING AREA

SELF-RETAINING AREA

NTS

2

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STORMWATER DETAILS

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