Ashley & Vance
ENGINEERING, INC

1413 Monterey Street
San Luis Obispo, CA 93401

(805) 545-0010

December 29, 2017

City of San Luis Obispo

To whom it may concern,

This letter is regarding the frontage improvements proposed by the R-2 development located at 3063 Rockview Place in San Luis Obispo, CA. This project will result in over 5000 sf of impervious surface and is the subject to Performance Requirements 1 and 2.

The existing structures and driveways occupy 11255 SF of net impervious area of the parcel. During rain events, water sheets off of roofs and driveways, down to Rockview Place, and into the existing curb and gutter. The proposed design would create 14377 SF of net impervious area, with 11255 SF as replaced impervious. This represents an overall increase of 3,122 SF.

The proposed project design meets Performance Requirement 1 by directing roof runoff to vegetated planters in areas that are near paved surfaces, and to vegetated swales in areas that are further away. Permeable surfacing has been specified wherever appropriate for walkways, driveways, and parking areas to reduce runoff. To meet Performance Requirement 2, bioinfiltration has been designed, as depicted on the plans though the implementation of infiltration pits and bioinfiltration swales.

The attached SWCP package summarizes the project statistics and areas. If you have any questions, please give me a call.

Sincerely,

Zach Brown

Zach Brown

Stormwater Control Plan for Post Construction Requirements

Application Submittal

- *Where directions state "**Done**" that means no additional information or forms below that point needs to be filled out or furnished.*
- *See **Exhibits** for Watershed Management Zones, Basins, & Urban Sustainability Areas*
- *Use "n/a" where information requested is not applicable. If you are unsure regarding how to fill out any of the information, please come in and request assistance from a staff person.*

Project Information

Step 1

Applicant Name:	Kevin Teixeira				
Application No:					
Project Name:	Rockview Moderns				
Location Address:	3063 Rockview Place				
Location APN:	004-584-004				
Site Zoning:	Residential				
Project Type: ✓	☐	Commercial	☑	Detached Single Family Residential	
	☐	Industrial	☑	Multi-unit Residential	
	☐	Mixed Use	☐	Public	
Project Phase:					
Project Description:	Construction of 8 single family residences				
Total Project Site Area =					

a	Total **New** Impervious Surface Area =	3122
b	Total **Replaced** Impervious Surface Area =	11255
c	Total **Existing** Impervious Area =	11255
d	Total Impervious Area of **Completed** Project =	14377
e	Net Impervious Area: (a+b) – (c-d) = **OR** where (c-d) is a negative number: (a+b) =	14377

Your project is NOT subject to Post Construction Requirements if…

Step 2

☐ Area (a+b) of project is < 2,500 square feet – ***Done***

OR

☐ Area (a+b) of project is ≥ 2,500 square feet, ***and*** is a project type listed below (✓ type) – ***Done***

- ☐ Road & parking surface repair – slurry & fog & crack seal, pothole & spot patching, overlay & resurfacing & other damage repair with no expansion
- ☐ Road & parking shoulder grading
- ☐ Road & parking cleaning, repairing, maintaining, reshaping, regarding drainage systems
- ☐ Sidewalk & bike path / lane project – no other impervious service created and runoff is directed to vegetated area
- ☐ Curb & gutter improvement or replacement – no other impervious created
- ☐ Underground utility project – surface replaced in kind
- ☐ Utility vaults – Ex: lift stations, backflows
- ☐ Fuel storage – above ground with spill containment
- ☐ Photovoltaic systems – on existing impervious surface, over pervious surface with vegetated cover, buffer strip at the most down gradient row of panels
- ☐ Second story – no increase in building footprint
- ☐ Decks & stairs & walkways – raised with space below for drainage
- ☐ Temporary structures – in place less than 6 months

Otherwise, your project is subject to the Post Construction Requirements

Project Site Details

Step 3

Watershed Management Zone:	1		
Urban Sustainability Area Name:	none	☐	✓ Meet USA Conditions

- *See Area calculations in Step 1 to compare to thresholds in each Step below*
- *Where directions state "**Go To**", fill out and attach the referenced Form and any supporting documents*

Step 4

Project is ≥ 2,500 square feet
☑ Yes - ***Go To*** Requirement 1 – Site Design & Runoff Reduction - Form 1 ***AND THEN*** ***Go To*** Step 5

Step 5

Detached single family residential project where Area (e) is ≥ 15,000 square feet ***OR*** Project where Area (e) ≥ 5,000 square feet
☑ Yes - ***Go To*** Requirement 2 – Water Quality Treatment - Form 2 ***AND THEN*** ***Go To*** Step 6
☐ No - ***Done***

Step 6

Detached single family residential project where Area (e) ≥ 15,000 square feet ***OR*** Project where Area (a+b) ≥ 15,000 square feet ***AND*** is in Watershed Management Zone 4,7,10 over a ground water basin OR in Zone 1,2,5,6,8,9
☐ Yes - ***Go To*** Requirement 3 – Runoff Retention - Form 3 ***AND THEN*** ***Go To*** Step 7
☑ No - ***Done***

Step 7

Project where Area (a+b) ≥ 22,000 square feet ***AND*** is in Watershed Management Zone 1,2,3,6,9
☐ Yes - ***Go To*** Requirement 4 – Peak Management - Form 4
☐ No - ***Done***

Exhibits

1. Watershed Management Zones
2. Groundwater Basin Location
3. Watershed Management Zone Revision Request
4. Urban Sustainability Conditions and Maps of Approved Areas

Requirement 1 – Site Design and Runoff Reduction:

Identify the strategies used to reduce runoff through site design. Strategies 1-5 required.

Describe or attach simple plan details for 1. – 5.

1. Limit disturbance of creeks and natural drainage features and setback development from these features.

   No natural drainage features are part of this project

2. Minimize compaction of highly permeable soils

   No highly permeable soils onsite.

3. Minimize clearing of native vegetation and grading, conserving natural areas and maximizing undisturbed areas, and developing along natural landforms.

   This project is outside of the open space set back.

4. Minimize impervious surfaces including roadways and parking lots

   Impervious surfaces are minimized to the maximum extent practicable.

5. Other (Optional): Identify strategy(s) and describe or show how it will be done in the project.

6. Do ***one*** of the following: ✓
   - ☑ Direct roof run off into cistern, rain barrel, or vegetated area
   - ☐ Direct driveway and/or parking area into vegetated area
   - ☑ Construct surfaces (bike lanes, walks, driveways, parking areas) with permeable surfaces

Requirement 2 – Water Quality Treatment:

(Reference Post Construction Stormwater Management Requirements for Development Projects in the Central Coast Region – Adopted July 12, 2013 California Regional Water Quality Control Board Central Coast Region – for details regarding requirements – Section B.3 and Section C. Alternative Compliance.)

Treatment

Location ✓ ☐ On Site ☐ Off Site - Alternative Compliance

Measure Used ✓
- ☐ 1. Harvesting, infiltration, evapotranspiration
- ☑ 2. Bio-filtration Treatment *(Document inability to use 1.)*
- ☐ 3. Non-Retention Based Treatment *(Document inability to use 1. or 2.)*

Description of structural controls:

Filtration planters and pervious pavers will be used to clean the runoff for this project.

Alternative compliance measures:

Attachments

- *Attach treatment/sizing calculations, including any volume treated with off-site compliance.*
- *Attach construction and planting details and specifications for bio-filtration options*
- *Attach documentation regarding Treatment Measure selection*
- *Attach infeasibility analysis where alternative compliance is proposed.*

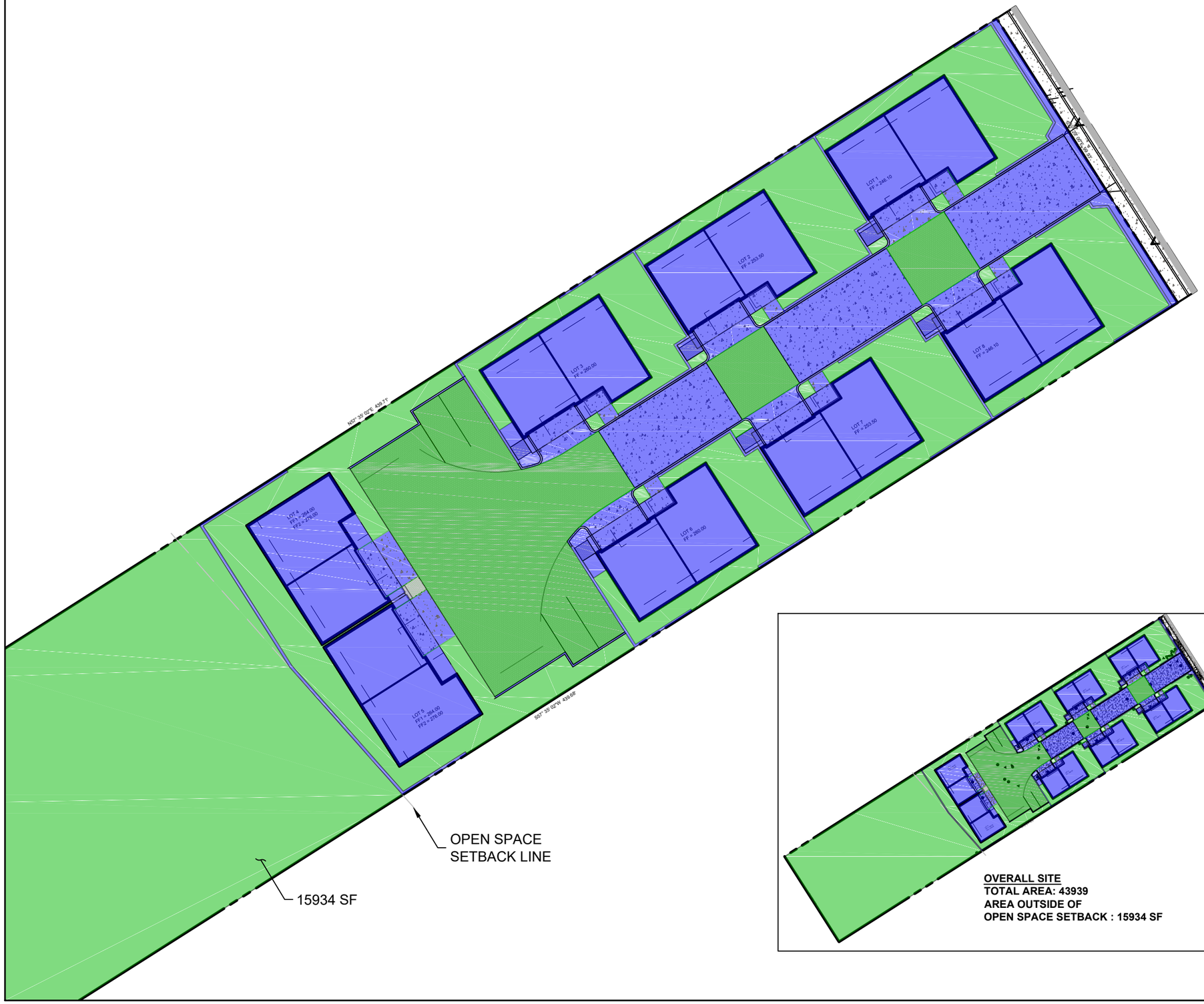
Certification

I Ken Brown certify that the systems selected and sized, as demonstrated in the attached calculations, meet the Water Quality Treatment required for this project per the Post Construction Requirements adopted by the Central Coast Regional Water Quality Control Board. Where identified in the attached documentation, Water Quality Treatment will be met through alternative compliance.

Signature

8/8/2017

Date



LEGEND

	PERVIOUS AREA	29,562 SF
	IMPERVIOUS AREA	14,377 SF
	TOTAL AREA	43939 SF

OVERALL SITE
TOTAL AREA: 43939
AREA OUTSIDE OF
OPEN SPACE SETBACK : 15934 SF

N

HORIZONTAL SCALE: FEET

30 0 30 60

DRAINAGE EXHIBIT

POST

3063 ROCKVIEW PLACE
SAN LUIS OBISPO, CA 93401

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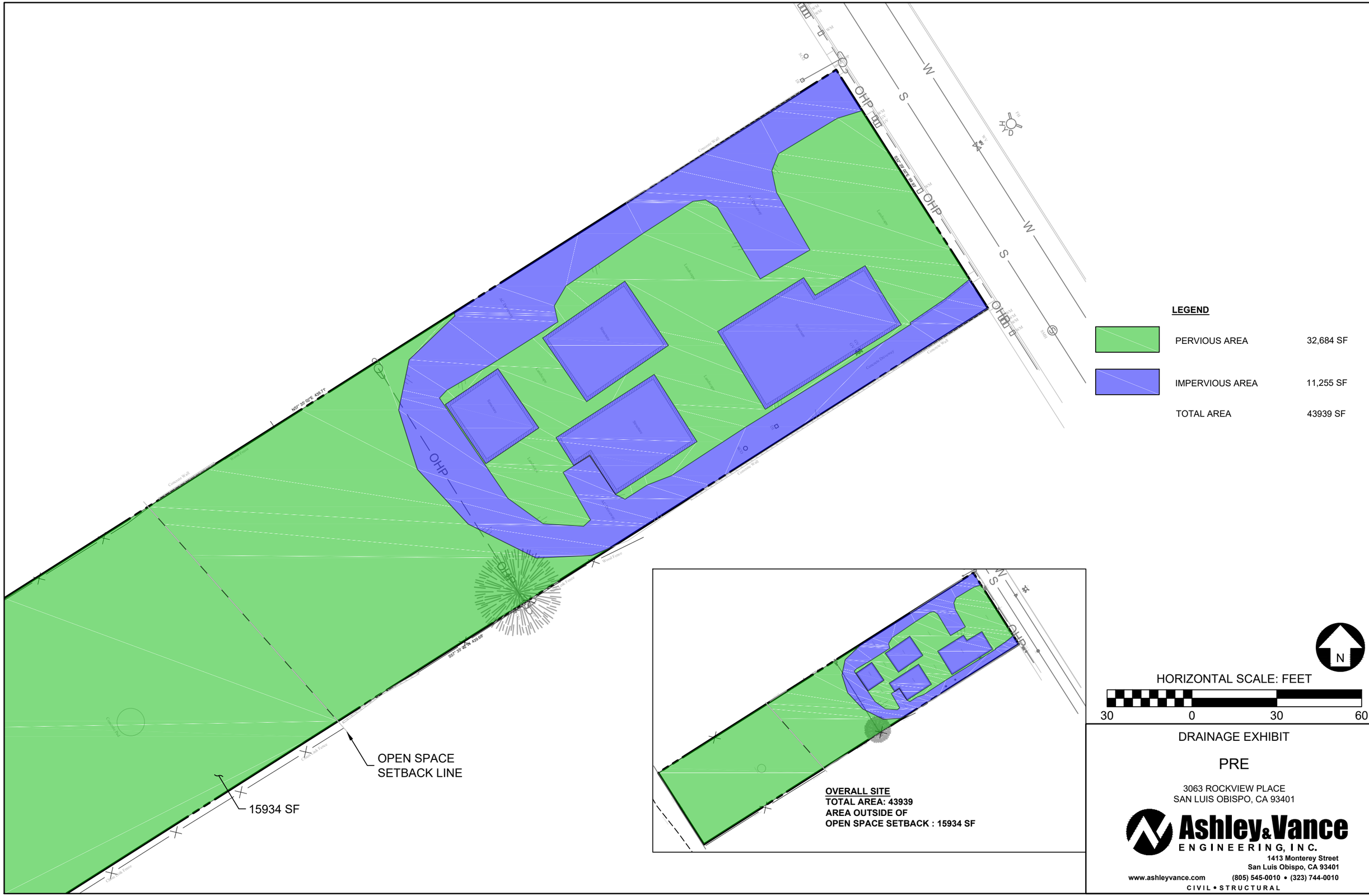

DRAINAGE EXHIBIT

PRE

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