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Stormwater Control Plan

Del Dotto Distribution Facility, P16-00190
Planning Commission Hearing Date – July 19, 2017

Guadalupe S. Chavarria, PE QSDQSP
Civil Engineer CA Lic. 37970

Stormwater Control Plan
For a Winery Distribution Center
Devlin Road, Napa Ca

Sept 6, 2016

Category: Regulated

Use appendix D

Name of Owner: David and Yolanda L. Del Dotto Family Trust

Prepared by:
Guadalupe Chavarria PE
P.O. Box 1872, Windsor Ca 95492
707 799 -5432

Guadalupe S. Chavarria, PE QSDQSP
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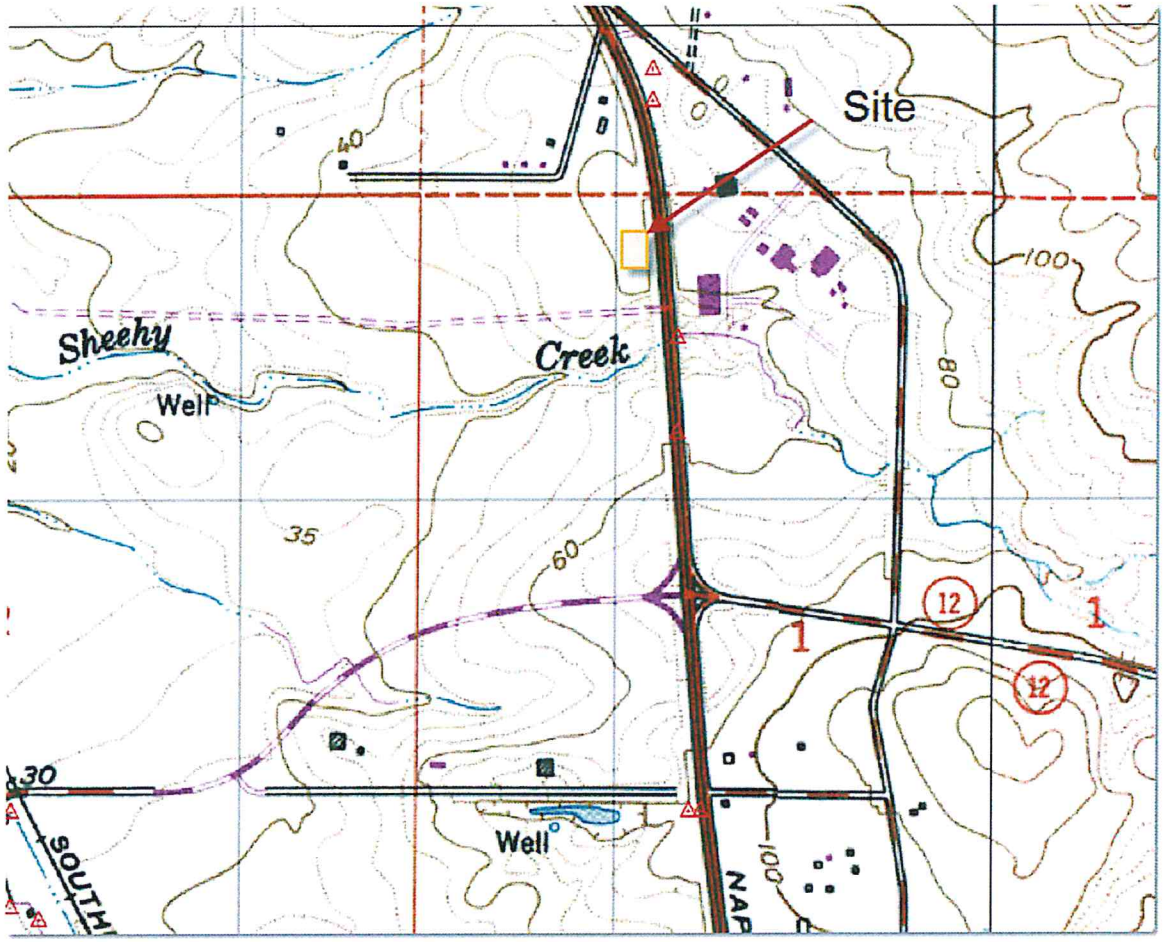


APPENDIX D

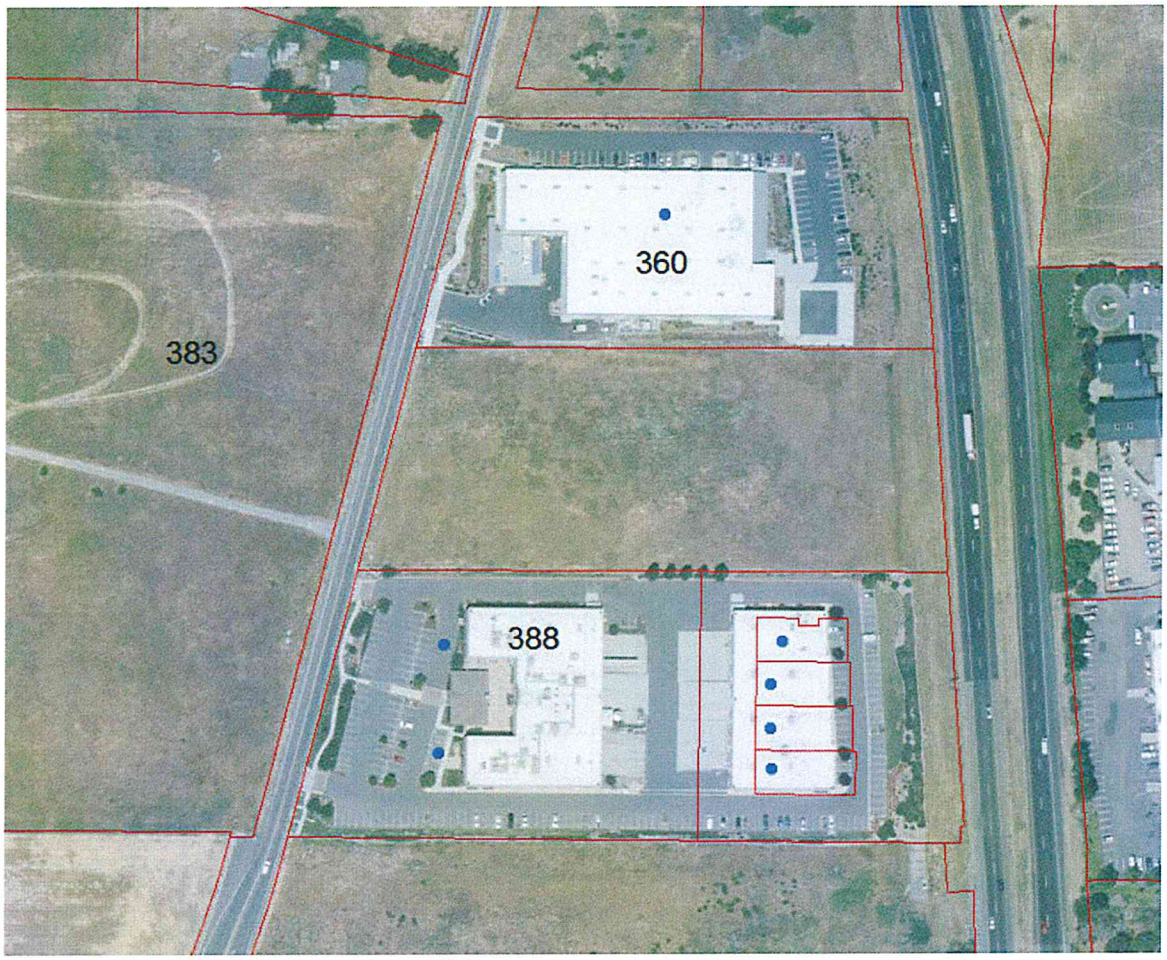
Project Name/Number	
Application Submittal Date	9/5/2016
[to be verified by municipal staff]	
Project Location	
[Street Address if available, or intersection and/or APN]	Devlin Road
Name of Owner or Developer	David and Yolanda Del Dotto Family Trust
Project Type and Description	Winery distribution/office/deli
Total Project Site Area (acres)	3.36
Total New or Replaced Impervious Surface Area	94,951
the project]	
Total Pre-Project Impervious Surface Area	0
Total Post-Project Impervious Surface Area	94,951
Runoff Reduction Measures Selected	
(Check one or more)	1. Disperse runoff to vegetated area
	2. Pervious pavement
	3. Cisterns or Rain Barrels
	4. Bioretention Facility or Planter Box

Type of project: new facility .
Category: **regulated project, Use appendix D**

II. Setting

II.A. Project Location and Description
The project includes winery distribution center, office and deli.

Project is located on Devlin Road in an industrial park. This parcel has no improvements on it and has been graded.



II.B. Existing Site Features and Conditions

[Include site size, shape, and topography. Hydrologic features, including any contiguous natural areas, wetlands, watercourses, seeps, or springs. Existing land uses. Soil types and hydrologic soil groups, vegetative cover, and impervious areas, if any. Existing drainage for site and nearby areas, including location of municipal storm drains.]

Site size, shape, and topography

The site is approximately 3.36 acres in a form of a rectangle.

The project is on a flat land 2% to 5%.

North: commercial industrial building

South: commercial industrial building
East: Hwy 29
West: Devlin Road and open field

Hydrologic features, including any contiguous natural areas, wetlands, watercourses, seeps, or springs.

Hydrologic features: The hillside drainage will be diverted by the vineyard drainage features. No run-on drainage will occur from the vineyard area on west.
The existing slope currently sheet drains from the site to the vineyard below.
Wetlands: none visible or listed on county data base
Contiguous natural areas: none visible
Watercourses, seeps, or springs: Sheehy Creek is about 1000 ft south of the project. The drains indirectly into the creek via storm drains. No seeps or springs visible.

Soil type
Haire loam 2%-9% :Type D

Impervious areas.
No current improvements

Drainage
The parcel drains from East to West. There storm drain stub outs along Devlin Road.
There are no areas within this property that are within the 100 flood zone per county base maps.

Proposed hydraulics
The proposed swales along the east and south sides will drain the property during the 10 year storm. The combination of a drainage pipe and swales will drain the property
The Tr55 run for a 10 year storm yields 0.77 cfs and 1.48 cfs Areas A and B. a sample calc is provided for the swale pipe sized.

The Tr55 run for a 10 year storm yields 0.41 cfs for area C. see Reference # 2

The rain data is based on the Noaa Atlas 14 see reference # 3

Municipal drains

There are no municipal drains in the area. There is a county storm drain system along Devlin Road.

II.C. Opportunities and Constraints for Stormwater Control

Opportunities

Bmp used in this area are

1. Evergreen trees
2. Disconnected roof drains

Constraints

1. Limited space
2. Existing utility easements along east side

III. Low Impact Development Design Strategies

III.A. Optimization of Site Layout

All grading is a balanced cut and fill.

III.A.1. Limitation of development envelope

The building has been centralized on the site. However, the development it within an industrial park that has been parceled out.

III.A.2. Preservation of natural drainage features

Storm drain stub outs have been provided along Devlin Road

III.A.3. Setbacks from creeks, wetlands, and riparian habitats
Not apply

III.A.4. Minimization of imperviousness
Landscaped areas around building and parking lot.

III.A.5. Use of drainage as a design element
Bio retention areas see reference 1

III.B. Use of Permeable Pavements
N/a

III.C. Dispersal of Runoff to Pervious Areas
Disconnected drains to parking lot and biorentention facilities

III.D. Stormwater Control Measures
biorentention facilities

IV. Documentation of Drainage Design
See plan and calculations.

IV.A. Descriptions of Each Drainage Management Area
There are 4 DMAs. Each has a combination of Roofs, asphalt, sidewalks and landscaping. A composite C value has been calculated for each area.
There are areas that are untouched by this development These drain directly into the proposed storm drain system.

IV.A.1. Table of Drainage Management Areas
See **Reference # 2**

V. Source Control Measures
V.A. Site activities and potential sources of pollutants

SOURCES OF POLLUTION would include run off from roofs
V.B. Source Control Table

Potential source of Permanent pollutants	Operational source control BMPs	runoff source Control BMPs
Roof	Inspect roofs and downspouts	Grassy area/Bioretention
Waste disposal	Inspect and keep clean	Cover on can or roof
Asphalt	Maintain asphalt and bioretention area	Grass/bioretention area
Asphalt	Maintain asphalt and bioretention area	Grass/bioretention area
Deli	Inspect and maintain drains	Floor drains to septic

VI. Stormwater Facility Maintenance

TO BE DONE B OWNER

VI.A. Ownership and Responsibility for Maintenance in Perpetuity

[Include (1) a commitment to execute any necessary agreements, and (2) a statement such as the following: "The applicant accepts responsibility for interim operation and maintenance of Stormwater treatment and flow-control facilities until such time as this responsibility is formally transferred to a subsequent owner."

VII. Construction Checklist

[See the instructions beginning on page 3-7 of the *Post-Construction Manual*.]

Storm water control plan Page #	Source control or treatment control measure	See plan sheet
Roof leaders	Treatment control	2 of 2 storm water plan
DMA 1-4	Bio retention Swale	2 of 2 storm water plan

VIII.Certifications

The preliminary design of stormwater treatment facilities and other stormwater pollution control measures in this plan are in accordance with the current edition of the BASMAA *Post-Construction Manual*

References

1. Bioretention table
2. Hydraulic calcs
3. Tr 55 runs
4. NOAA ATLAS 14 DATA