Preliminary
Stormwater Control Plan
33 & 41 Clayton Street
San Rafael, CA

OWNER:

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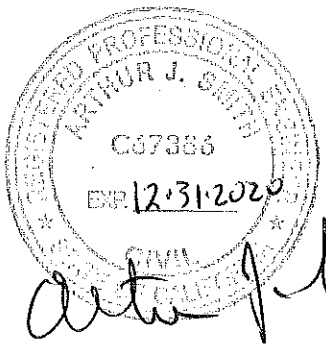
May 5, 2020

JOB NO. 8922



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This Stormwater Control Plan was prepared using the template dated July 11, 2014.

I. Project Data

Table 1. Project Data Form

Project Name/Number	33 & 41 Clayton Street and Ross St Terrace
Application Submittal Date	T.B.D.
Project Location	33 & 41 Clayton Street, CA, APN:012-141-59 & 60
Project Phase No.	NA
Project Type and Description	Two Detached single-family residences and driveway
Total Project Site Area (acres)	10,878 sf for site, 19,322 sf for Ross St Terrace
Total New and Replaced Impervious Surface Area	16,451 S.F.
Total Pre-Project Impervious Surface Area	0 S.F.
Total Post-Project Impervious Surface Area	16451 S.F.

II. Setting

II.A. Project Location and Description

The site is located in the City of San Rafael. The existing site is vacant land. The site is zoned ___. It is proposed to reconfigure the existing two parcels with a Lot Line Adjustment Map. With the two lots remaining the same size at 5,851 S.F. for 41 Clayton St. and 5,028 S.F. The lots will be served by individual driveways from Ross Street Terrace off of Ross Street. The access to the site will not come from existing Clayton Street. It is proposed to develop the lots.

II.B. Existing Site Features and Conditions

The site including both parcels is a total of approximately 0.25 acres averaging approximately 80 feet wide and 130 feet deep with 107 feet of frontage on Clayton Street. The overall site is steep with a slope of approximately 28%. There are a few trees on the property. There is no defined water course on the property. The site, sheet flow drains to Clayton Street and then offsite to adjacent properties to the north. The northerly two thirds of the property contains Ballard Gravelly Loam Soils and the southerly third contains Trealoma-McMullin Complex Soils.

II.C. Opportunities and Constraints for Stormwater Control

There is no existing wetland area.

III. Low Impact Development Design Strategies

III.A. Optimization of Site Layout

III.A.1. Limitation of development envelope

III.A.2. Preservation of natural drainage features

III.A.3. Setbacks from creeks, wetlands, and riparian habitats

III.A.4. Minimization of imperviousness

III.A.5. Use of drainage as a design element

III.B. Use of Permeable Pavements

[Permeable pavements include pervious concrete, porous asphalt, porous pavers, crushed aggregate, open pavers, or solid pavers. Show the location, extent, and types of pervious pavement on your SCP Exhibit and describe here how pavements will be constructed according to the appropriate specifications. Permeable Pavers will be used on private driveways to maximum extent practicable.

III.C. Dispersal of Runoff to Pervious Areas - See Lot Line Adjustment Map

III.D. Stormwater Control Measures - See Lot Line Adjustment Map

IV. Documentation of Drainage Design

IV.A.1. Descriptions of Each Drainage Management Area -See Stormwater Control Plan See attached

IV.A.2. Table of Drainage Management Areas - See attached

IV.B. Tabulation and Sizing Calculations

IV.B.1. Information Summary for Bioretention Facility Design

Total Project Area 10.7 acres	Area
DMA - 1	1,451SF
DMA - 2	385 SF
DMA - 3	594 SF
DMA - 4	1,882 SF
DMA - 5	1,501 SF

DMA - 6	471 SF
DMA-7	385 SF
DMA-8	4,907 SF
DMA-9	4,875 SF

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IV.B.2. Areas Draining to Bioretention Facilities

See attached Drainage Management Area maps for description of areas and the bioretention device sizing.

V. Source Control Measures

V.A. Site activities and potential sources of pollutants

V.B. Source Control Table

to be determined with Site Improvement Plans

V.C. Features, Materials, and Methods of Construction of Source Control BMPs

VI. Stormwater Facility Maintenance

VI.A. Ownership and Responsibility for Maintenance in Perpetuity

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.

Summary of Maintenance Requirements for Each Stormwater Facility To be determined with Site Improvement Plans

VII. Construction Checklist

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

To be determined with Site Improvement Plans

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*. Note: Stormwater treatment facilities shown schematically ONLY, detailed information to be included with Site Improvement Plans.

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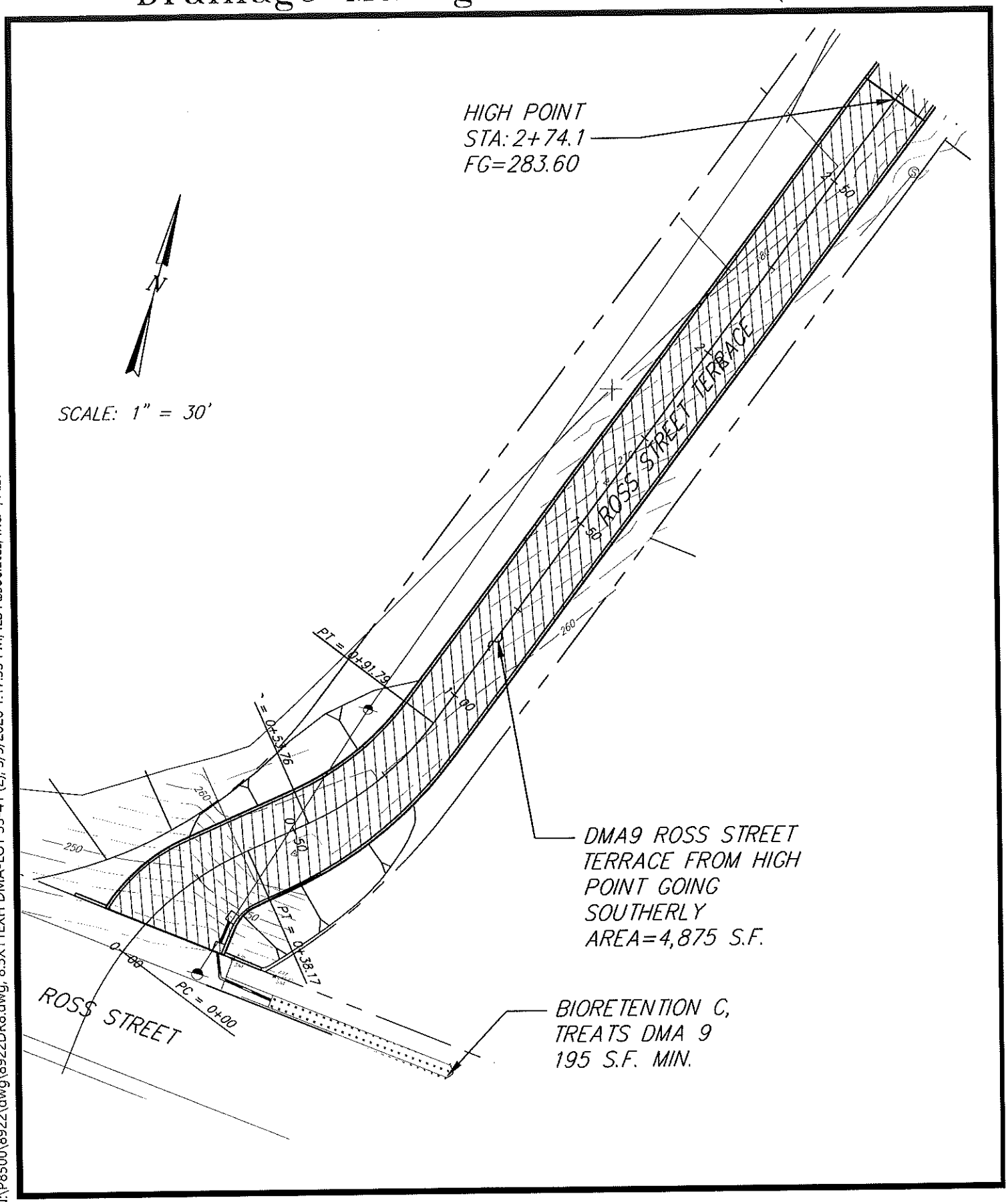
JOB: 33 & 41 CLAYTON STREET
DRAINAGE MANAGEMENT AREAS
JOB NO.: 8922 SHEET NO.: 2 OF 2
DRAWN BY: AJS DATE: MAY 4, 2020
SCALE: 1" = 30'

Drainage Management Areas (DMA'S)



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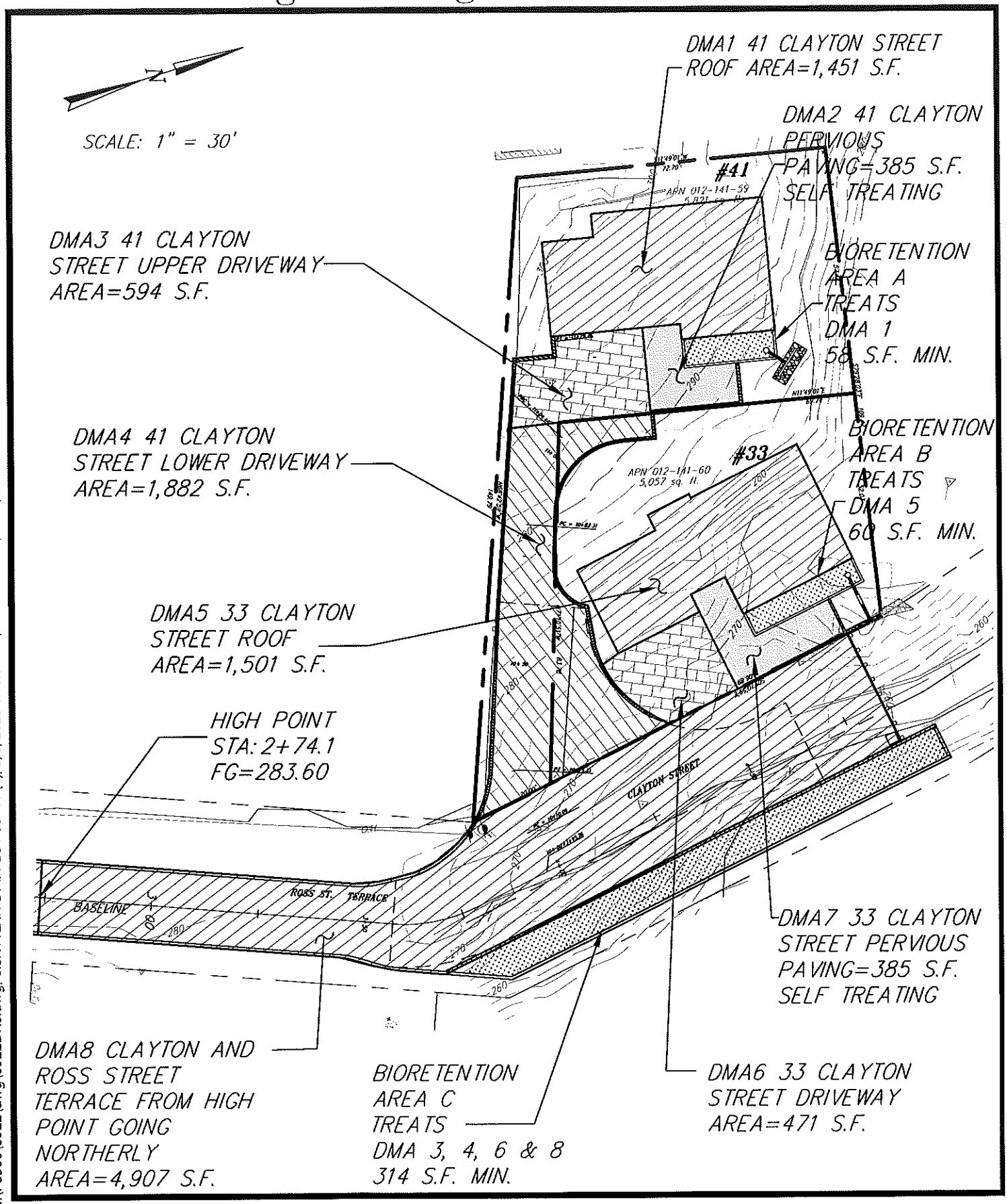

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