
Tier 1 Stormwater Control Plan

Prepared for:

Two Trees Architects

407 Bryant Circle, Suite A

Ojai, CA 93023



Prepared By:

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SANDDEW

501 Sand Point Road

Carpinteria, CA 93013

APN 004-098-011

June 4, 2020

Project Data Form and runoff reduction measure selection

Complete all fields.

Project Name/Number	Sanddew
Application Submittal Date	June 4, 2020
Project Location	501 Sand point Road Carpinteria, CA 93013
Name of Owner or Developer	Sanddew, LLC
Project Type and Description	Single Family Residence
Total Project Site Area (acres)	8.81 acres
Total New Impervious Surface Area (square feet)	2,581 square feet or 0.059 acres
Total Replaced Impervious Surface Area	1,555 square feet or 0.036 acres
Total Pre-Project Impervious Surface Area	3,859 square feet or 0.089 acres
Total Post-Project Impervious Surface Area	4,137 square feet or 0.095 acres
Net Impervious Area	4,136 square feet or 0.095 acres
Runoff Reduction Measures Selected	<input checked="" type="checkbox"/> 1. Disperse runoff to vegetated area <input checked="" type="checkbox"/> 2. Pervious pavement <input type="checkbox"/> 3. Cisterns or Rain Barrels <input type="checkbox"/> 4. Bioretention Facility or Planter Box

Runoff Reduction Measures

Measure 1: Disperse runoff from roofs or pavement to vegetated areas.

Runoff from impervious surfaces will be collected and directed to the vegetated landscape areas. The vegetated area is generally sloped to the north, south, and east corners of the site. See the attached site plan for additional information.

Shown on the attached Site Plan:

- ✓ Each impervious area from which runoff will be directed, and its square footage.
- ✓ The vegetated areas that will receive runoff, and the approximate square footage of each.

The following standards are met:

- ✓ Tributary impervious square footage in no instance exceeds twice the square footage of the receiving pervious area. On your sketch, show rough dimensions that will confirm this criterion is met.

The landscape provides a total pervious area of 375,162 square feet to accept 4,137 square feet of roof and flatwork area.

- ✓ Roof areas collect runoff and route it to the receiving pervious area via gutters and downspouts.

Gutters and downspouts are provided in the design and direct roof runoff to pervious areas.

- ✓ Paved areas are sloped so drainage is routed to the receiving pervious area.

Flatwork around structures is graded to pervious areas.

- ✓ Runoff is dispersed across the vegetated area (for example, with a splash block) to avoid erosion and promote infiltration.

Splashblocks or flatwork shall be provided where concentrated flow may cause localized erosion.

- ✓ Vegetated area has amended soils, vegetation, and irrigation as required to maintain soil stability and permeability.

The vegetated area will be landscaped per landscape plans and reviewed for potential issues with localized and overland flow.

- ✓ Any area drains within the vegetated area have inlets at least 3 inches above surrounding grade

No storm drain inlets proposed on site.

Runoff Reduction Measures

Measure 2: Pervious Pavement.

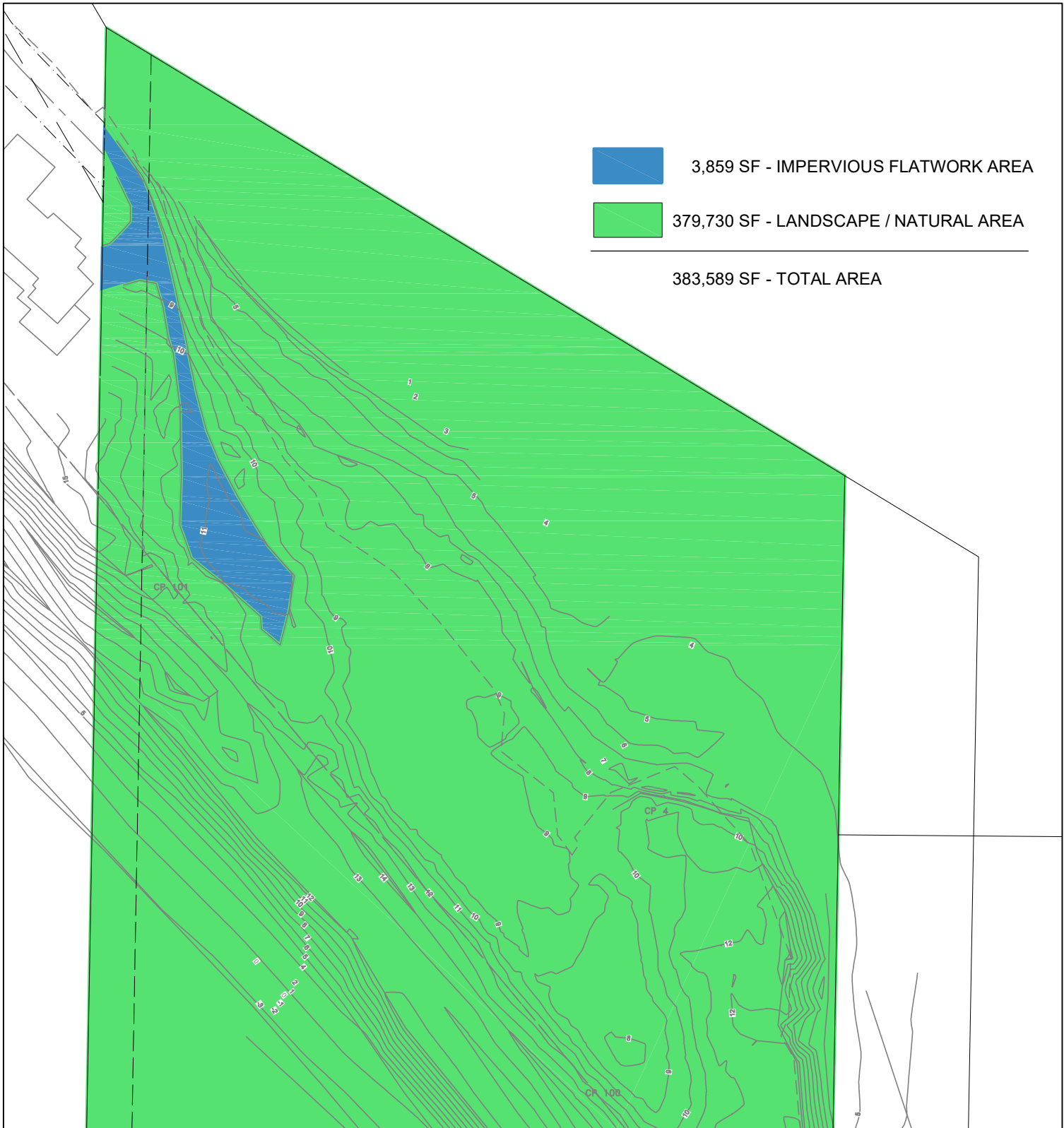
The project includes the construction of driveway areas with permeable unit pavers.

Shown on the attached Site Plan:

- ✓ Proposed impervious pavement areas and total square footage

The following standards are met:

- ✓ No erodible areas drain on to permeable pavement.
The proposed site grading drains erodible areas away from proposed permeable pavers.
- ✓ Subgrade compaction is minimal.
The subgrade shall be prepared through scarification as necessary to promote infiltration.
- ✓ Reservoir base course is of open-graded crushed stone. Base depth (3" or more) is adequate to retain rainfall and support design loads (more depth may be required).
The reservoir base course shall be provided per the typical section.
- ✓ No subdrain is included or, if a subdrain is included, outlet elevation is a minimum of 3 inches above bottom of base course.
No subdrain included.
- ✓ Subgrade is level and slopes are not so steep that subgrade is prone to erosion.
Subgrade is level per typical section.
- ✓ Rigid edge is provided to retain granular pavements and unit pavers.
Proposed concrete curb or metal boundary strip provided as rigid edge control.
- ✓ Solid unit pavers, if used, are set in sand or gravel with minimum 3/8-inch gaps between the pavers. Joints are filled with an open-graded aggregate free of fines.
Permeable unit pavers proposed for permeable paver areas.
- ✓ Permeable concrete or porous asphalt, if used, are installed by industry-certified professionals according to the vendor's recommendations.
Not applicable.
- ✓ Selection and location of pavements incorporates Americans with Disabilities Act requirements (if applicable), site aesthetics, and uses.
Not applicable.



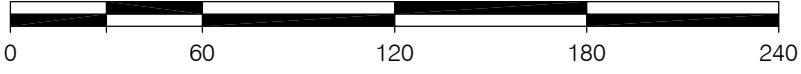
 3,859 SF - IMPERVIOUS FLATWORK AREA

 379,730 SF - LANDSCAPE / NATURAL AREA

383,589 SF - TOTAL AREA

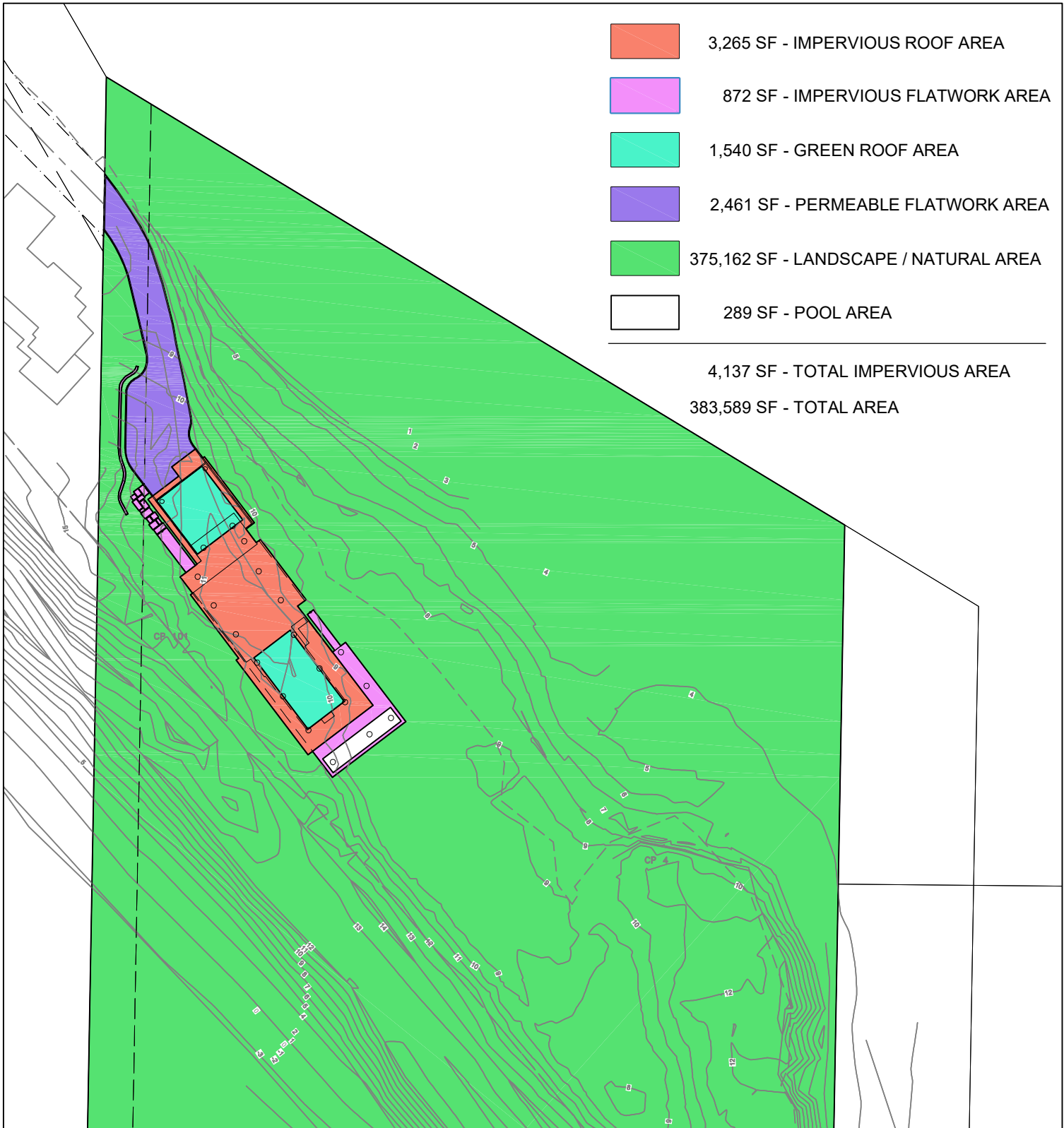


SCALE: 1" = 60'



DRAINAGE EXHIBIT
PRE-PROJECT
SANDDEW
 501 SAND POINT ROAD, CARPINTERIA
 NOVEMBER 7, 2019

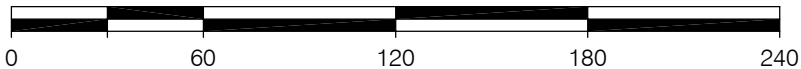
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DRAINAGE EXHIBIT
POST-PROJECT
SANDEW
 501 SAND POINT ROAD, CARPINTERIA
 JUNE 4, 2020



SCALE: 1" = 60'



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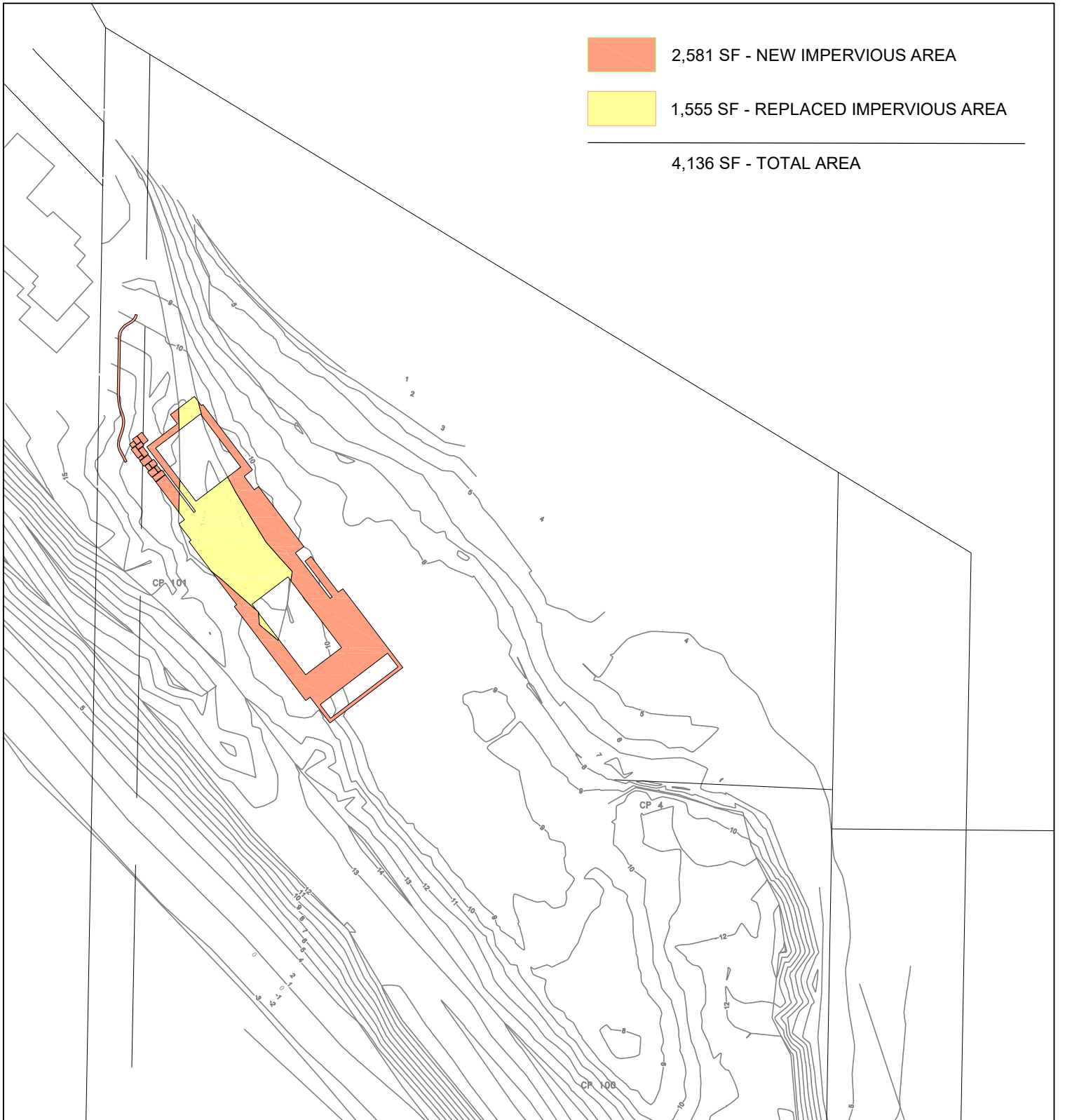


2,581 SF - NEW IMPERVIOUS AREA

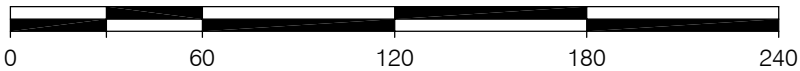


1,555 SF - REPLACED IMPERVIOUS AREA

4,136 SF - TOTAL AREA



SCALE: 1" = 60'



DRAINAGE EXHIBIT
PRE-PROJECT
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