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Preliminary Stormwater Control Plan

Step 1: Project Data Form and Runoff Reduction Measure Selection

Complete all fields.

Project Name/Number	Yount Mill Rd
Application Submittal Date [to be verified by municipal staff]	
Project Location [Street Address if available, or intersection and/or APN]	Yount Mill Rd, Napa, CA APN: 031-120-036
Name of Owner or Developer	Zinfandel LLC
Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	Single Family Residence
Total Project Site Area (acres)	14.3 acres
Total New or Replaced Impervious Surface Area (square feet) [Sum of impervious area that will be constructed as part of the project]	18,738 sf
Total Pre-Project Impervious Surface Area	0 sf
Total Post-Project Impervious Surface Area	18,738 sf
Runoff Reduction Measures Selected (Check one or more)	<input checked="" type="checkbox"/> 1. Disperse runoff to vegetated area <input type="checkbox"/> 2. Pervious pavement <input type="checkbox"/> 3. Cisterns or Rain Barrels <input type="checkbox"/> 4. Bioretention Facility or Planter Box

Step 2: Delineate impervious areas and locations of runoff reduction measures

Delineate the impervious area. On a site plan or sketch, show the impervious area—for example, a roof, or portion of a roof, or a paved area—that will drain to your runoff reduction measure. Typically these delineations follow roof ridge lines or grade breaks. Alternatively, show the type and extent of pervious paving. An example sketch is attached.

Indicate the location and kind of runoff reduction measure you've selected. At least one option, designed to manage runoff from some amount of impervious area—or to avoid creating runoff—is required.

For each option selected, there is a brief checklist to confirm your design and your submittal meet minimum requirements.

Step 3: Complete and submit your plan

Consult with municipal staff about when and how to submit your Stormwater Control Plan.

Runoff Reduction Options

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

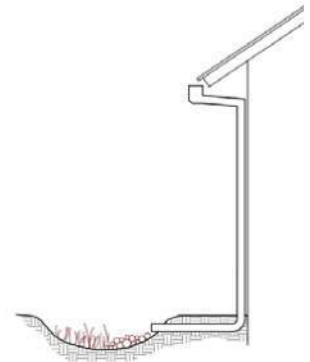
This is the simplest option. Downspouts can be directed to vegetated areas adjacent to buildings, or extended via pipes to reach vegetated areas further away. Paved areas can be designed with curb cuts, or without curbs, to direct flow into surrounding vegetation.

On the site plan, show:

- 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.
- If necessary, explain in notes on the plan how runoff will be routed from impervious surfaces to vegetated areas.

Confirm the following standard specifications are met:

- Tributary impervious square footage in no instance exceeds twice the square footage of the receiving pervious area.
- Roof areas collect runoff and route it to the receiving pervious area via gutters and downspouts.
- Paved areas are sloped so drainage is routed to the receiving pervious area.
- Runoff is dispersed across the vegetated area (for example, with a splash block) to avoid erosion and promote infiltration.
- Vegetated area has amended soils, vegetation, and irrigation as required to maintain soil stability and permeability.
- Any drain inlets within the vegetated area are at least 3 inches above surrounding grade.



Connecting a roof leader to a vegetated area. The head from the eave height makes it possible to route roof drainage some distance away from the building.

Option 2: Permeable Pavement

This option can be easy to install and maintain, cost-effective, and can add aesthetic value to your project. Permeable pavements may include pervious concrete, pervious asphalt, porous pavers, crushed aggregate, open pavers with grass or plantings, open pavers with gravel, or solid pavers.

Show on your site plan:

- Location, extent and types of pervious pavements.



Confirm the following standard specifications are met:

- No erodible areas drain on to permeable pavement.
- Subgrade compaction is minimal.
- Reservoir base course is of open-graded crushed stone. Base depth is adequate to retain rainfall (3 inches is adequate) and support design loads (more depth may be required).
- No subdrain is included or, if a subdrain is included, outlet elevation is a minimum of 3 inches above bottom of base course.
- Subgrade is uniform and slopes are not so steep that subgrade is prone to erosion.
- Rigid edge is provided to retain granular pavements and unit pavers.
- 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 concrete or porous asphalt, if used, are installed by industry-certified professionals according to the vendor's recommendations.
- Selection and location of pavements incorporates Americans with Disabilities Act requirements (if applicable), site aesthetics, and uses.

Option 3: Cisterns or Rain Barrels

Use of cisterns or rain barrels to comply with this requirement is subject to municipality approval. Planning and Building Permits may be required for larger systems.

Show on your site plan:

- Impervious areas tributary to each cistern or rain barrel.
- Location of each cistern or rain barrel.

Confirm the following standard specifications are met:

- Rain barrels are sited at grade on a sound and level surface at or near gutter downspouts.
- Gutters tributary to rain barrels are screened with a leaf guard or maximum ½-inch to ¼-inch-minimum corrosion-resistant metallic hardware fabric.
- Water collected will be used for irrigation only.
- Openings are screened with a corrosion-resistant metallic fine mesh (1/16 inch or smaller) to prevent mosquito harborage.
- Large openings are secured to prevent entry by children.
- Rain barrels and gutters are to be cleaned annually.
- The local mosquito and vector control district is informed of the installation. The district will be provided additional information and/or rights of entry if they request.

Option 4: Bioretention Facility or Planter Box

An above-ground planter box may be appropriate if the development site lacks level landscaped areas for dispersion and pervious pavements are not practical. Planter boxes and bioretention facilities can treat runoff from impervious surfaces 25 times their area (sizing factor of 0.04).

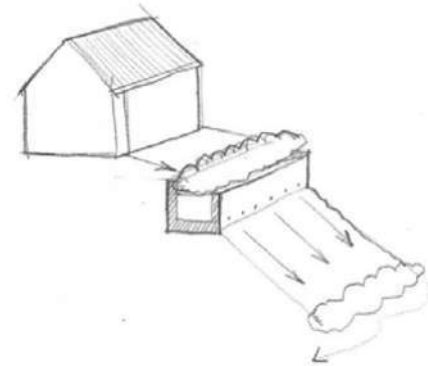
Detailed design guidance for bioretention facilities is in the *Stormwater Technical Guide*.

Show on your site plan:

- Impervious areas tributary to the planter box.
- Location and footprint of planter box.

Confirm the following standard specifications are met:

- Reservoir depth is 4"-6" minimum.
- 18" depth soil mix with minimum long-term infiltration rate of 5"/hour. See <http://www.ccleanwater.org/c3-guidebook.html> for a list of soil mix suppliers.
- Surface area of soil mix is a minimum 0.04 times the tributary impervious area.
- "Class 2 perm" drainage layer 12" deep.
- No filter fabric.
- Perforated pipe (PVC SDR 35 or approved equivalent) underdrain with outlet located flush or nearly flush with planter bottom.
- Connection with sufficient head to storm drain or discharge point.
- Underdrain has a clean-out port consisting of a vertical, rigid, non-perforated PVC pipe, connected to the underdrain via a sweep bend, with a minimum diameter of 4" and a watertight cap.
- Overflow outlet connected to a downstream storm drain or approved discharge point.
- Planter is set level.
- Emergency spillage will be safely conveyed overland.
- Plantings are suitable to the climate, exposure, and a well-drained soil.
- Irrigation system with connection to water supply, on a separate zone.



Flow-through planter built into a hillside. Flows from the underdrain and overflow must be directed in accordance with local requirements.



POST CONSTRUCTION STORMWATER TREATMENT BMP SIZING WORKSHEET IN CONFORMANCE WITH BASMAA.

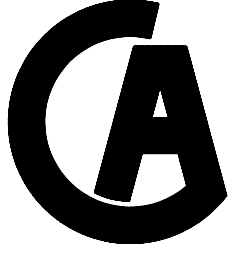
DMA	SURFACE TYPE	TREATMENT METHOD	AREA (SF)	MINIMUM TREATMENT AREA	TREATMENT AREA PROVIDED
DMA 1	ROOF	DRAINS TO SELF-RETAINING	7038	9369	10500
DMA 2	CONCRETE/AC	DRAINS TO SELF-RETAINING	11700	-	-
DMA 3	LANDSCAPING	SELF-RETAINING	10500	-	-
DMA 4	GRAVEL	SELF-TREATING	2246	-	-

CONSTRUCTION CONTRACTOR NOTE: Construction contractor agrees that contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property, that this responsibility shall be held by the contractor for the entire duration of the project, and hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or personal, including liability arising from the sole negligence of design professional.

UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

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**GRADING PLANS
STORMWATER RUNOFF
MANAGEMENT PLAN**
APN 031-120-036
YOUNTVILLE, CALIFORNIA



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DATE	REVISIONS	INIT.

DRAWING ID: 07SWMP2207
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CHECKED BY: SC
DATE: MAY 9, 2025
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SHEET: C5
OF 5 SHEETS
COUNTY DRAWING FILE #