



## **OBERKAMPER & ASSOCIATES CIVIL ENGINEERS, INC.**

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June 26, 2018

KAWANA SPRINGS SENIOR ASSISTED LIVING CENTER  
450 and 500 Kawana Springs Road, Santa Rosa

### **CONCEPTUAL STORM WATER LOW IMPACT DESIGN (LID)**

The proposed project site is a 3.6 acre parcel on the south side of Kawana Springs Road that slopes fairly uniformly to the south at about a 1% slope (see sheet C1 of civil plan set, "Existing Conditions", for topographic mapping of the site). It is currently a vacant lot with mostly grass cover. The northwest corner of the site, which is the 450 Kawana Springs Road parcel, is currently an RV storage lot, which contains a few small buildings and is primarily surfaced with gravel. These buildings and the associated impervious areas will be removed in preparation for construction of the proposed project.

The landscape design for the site, as shown in the attached conceptual landscape plan sheets, consists of planting areas surrounding the residential building. These areas will be utilized, and modified as needed, to serve as stormwater treatment areas, to provide the appropriate level of stormwater treatment for the proposed project.

The stormwater low impact design approach is projected to include the following BMPs to mitigate the runoff from the new and replaced impervious portions of the site:

1. Bioretention areas
2. Vegetated swales
3. Porous pavement
4. Rainwater harvesting
5. Interceptor trees

The above listed stormwater BMPs will be sized and designed in accordance with the current Stormwater Low Impact Development Technical Design Manual, and in coordination with the City of Santa Rosa Urban Stormwater Program staff.

City of Santa Rosa

**JUN 28 2018**

Planning & Economic  
Development Department