



PROJECT: 916 Mesa View
JOB NO: 2015-09 SHEET: OF:
DESIGNED BY: KEV DATE:
CHECKED BY: KTD DATE:
SCOPE:

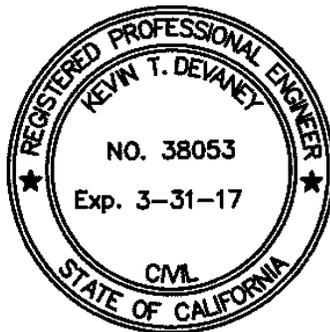
**STORMWATER CONTROL PLAN
AND DRAINAGE REPORT**

FOR

MESA VIEW RESIDENCE

**916 MESA VIEW
ARROYO GRANDE, CALIFORNIA**

ARCHITECT: GREG WYNN





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OVERVIEW

The proposed project consists of the removal of existing residence and the construction of a new residence and driveway. The property is located approximately 500ft west of the intersection of Mesa View Drive and Woodland Hills Road in Arroyo Grande, CA. The drainage must conform to the County of San Luis Obispo, and meet all the Post-construction Stormwater Management Requirements as outlined by the California Regional Water Quality Control Board of the Central Coast Region.

The existing site drainage sheet flows across the relatively flat portion of the property and either continues to sheet flow down the existing bluff or is directed into an existing ravine.

The proposed drainage pattern of the private property shall incorporate measures outlined in the Post-Construction Performance Requirement No. 3, runoff retention. The Stormwater Control Measures for this project site include a reduced runoff down the ravine, sub-surface retention and percolation of the collected residence runoff, and surface retention and percolation of the driveway runoff. The areas are quantified in the calculations that follow and the proposed retentions computed.



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916 Mesa View Stormwater Hydrology Analysis

Total project site new impervious area = 25,630 ft², more than 15,000 ft² for a single family residence within WMZ #1, therefore PRC performance 3 is required. The calculations that follow are for the private property sub-surface retention of the 95th percentile storm taking into account percolation.

Percent Impervious:

New Residence Roof Area:	6100 ft ²
New Water Storage Bldg Roof Area:	450
New/Replaced Impervious Area:	19080 ft ²
Total Impervious Area:	25630 ft ²
Total Area of Site Disturbance:	46500 ft ²
Total Project Site:	235299 ft ²
Impervious Area of Disturbance Percent:	55.1%
Impervious Total Site Percent:	10.9%

Runoff Coefficient:

$C = 0.858 * i^2 - 0.78 * i + 0.774 * i + 0.04$
 $C = 0.37$ *(within area of disturbance)*

Rainfall Depth:

95th Percentile Rainfall Depth = 1.6 in *(2+ hour rainfall event)*

Retention Tributary Area: (within Area of Disturbance)

Dedicated SSCM Impervious Surface Area	11570 ft ²
Undisturbed or Planted Area:	20870 ft ²
Imp Surface to Infiltrated Area:	11995 ft ²
Replaced Impervious Surface Area:	2065 ft ²
Retention Tributary Area =	Total Site - Planted Area - Imp Surface Draining to Infiltrated Area - 0.5 * Replaced Impervious Area
Retention Tributary Area =	12602.5 ft ²

Required Retention Volume:

Retention Volume =	$C * \text{Rainfall Depth}_{95th} * \text{Retention Tributary Area}$
Retention Volume =	627 ft ³
SSCM Retention Volume =	$0.9 * \text{Rainfall Depth}_{95th} * \text{Dedicated SSCM Trib Area}$
SSCM Retention Volume =	1388 ft ³

Subsurface Retention:

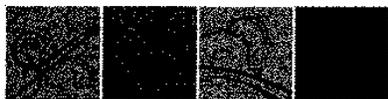
Stormtech SC740 Chamber =	74.9 ft ³ <i>(per chamber w/ 6" rock)</i>
Required Number of Chambers =	19
Number of SC740 Chambers used =	8
Total Subsurface Retention =	599.2 ft ³

Percolation:

Percolation rate =	30 min/in <i>(assumed for sand)</i>
24-hour Percolation Depth =	48 in
Approx. Percolation Area =	240.8 ft ²
24-hour Percolation Volume =	963.3 ft ³

Retention & Percolation

Total 24-hour Subsurface Volume Capacity=	1563 ft ³
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STORMWATER CONTROL PLAN APPLICATION AND COVERSHEET

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

1) APPLICANT INFORMATION

Applicant Name: Greg Wynn Daytime Phone: 805.801.3414
 Mailing Address: P.O. Box 14345, San Luis Obispo, CA Zip Code: 93406
 Email Address: greg@gregwynn.com

2) PROJECT INFORMATION

PRELIMINARY – Subdivision or Land Use Permit **FINAL** – Construction Permit
 Permit Number: DRC2014-00097
 Property APN: 075-281-014

FOR ITEMS # 3, 4, and 5 – Please Refer to Chapter 3 of the LID Handbook

3) IMPERVIOUS SURFACE VALUES – Refer to the Glossary or Appendix C in the LID Handbook

Pre-Project (sqft)

Impervious Area: 4,925 Total Project Area: 235,299

Post-Project (sqft)

Total Impervious Area:	<u>25,630</u>	Pervious Area:	<u>209,669</u>
New Imp. Surface:	<u>20,705</u>	Removed Imp. Surface:	<u>0</u>
Replaced Imp. Surface:	<u>4,925</u>		
Total Site Disturbance	<u>46,500</u>		

4) REVIEW FOR EXEMPTION – Refer to Figure 3-2 in the LID Handbook

- SWCP REQUIRED** – The project is located in a Stormwater Management (MS4) Area and involves at least 2,500 square feet of impervious surface area.
- SWCP EXEMPT** – The project is exempt from a Stormwater Control Plan for the following reason:
- Outside of MS4.** The project is not located in a Stormwater Management Area.
 - Less than 2,500 square feet.** The project creates or replaces less than 2,500 square feet of impervious area.
 - Previous land use approval.** The project has received land use approval prior to March 6, 2014. Project Number: _____

5) PERFORMANCE REQUIREMENTS

Check the applicable performance requirements and identify whether the project meets the requirement:

Exempt from SWCP

- #1 – Site Design Performance Requirement Met? YES NO
- #2 – Water Quality Treatment Performance Requirement Met? YES NO
- #3 – Runoff Retention Performance Requirement Met? YES NO
- #4 – Peak Management Performance Requirement Met? YES NO

Are structural stormwater control measures proposed? YES NO

6) DESIGN CRITERIA – Refer to LID Manual, Appendix A

Exempt from SWCP

Watershed Management Zone # 1

Applicable Rainfall Event (percentile): 95th

24-hour Rainfall Isohyetal Line (in): 1.6

7) CERTIFICATION

- Exempt.** This project is exempt from submitting a SWCP.
- Full Compliance.** This project fully complies with all applicable Performance Requirements.
- Alternative Compliance.** This project is unable to fully comply with all applicable Performance Requirements. As such, the applicant is requesting to use methods of alternative compliance.

Reason for non-compliance: _____

Method for alternative compliance: _____

This SWCP was prepared by a Registered Civil Engineer: YES NO

Engineer Name KEVIN T DEVANEY License No. _____

I have completed this form accurately and declare that all statements here are true.

Preparer signature _____ Date _____

Preparer's name (if other than the Engineer listed above) _____

STORMWATER SITE DESIGN ANALYSIS

San Luis Obispo County Department of Planning and Building

File No _____

SITE DESCRIPTION

- Is the project site within the Central Business District? YES NO
- Was the project site previously developed? YES NO
- Is the project site surrounded on all sides by development? YES NO

SITE DESIGN

For each of the following, please describe how this project has complied to the *maximum extent practicable* with the following site design and runoff reduction strategies (attach additional pages if needed):

1. Limit disturbance of creeks and natural drainage features.

Limited grading and new stormwater drainage measures within the top of the existing bluff.

2. Minimize compaction of highly permeable soils.

Maintain compaction as directed by the soils engineer.

3. Limit clearing and grading of native vegetation at the site to the minimum area needed to build the project, allow access, and provide fire protection.

Limited grading to the new residence and driveway, designed as a fire access road.

4. Minimize impervious surfaces by concentrating improvements on the least-sensitive portions of the site, while leaving the remaining land in a natural, undisturbed state.

Improvements concentrated on the new residence and access road, which are limited to an area within the top of the existing bluff. The existing slope/bluff shall remain in it's natural state.

Measures Homeowners Can Take to Reduce Stormwater Impacts

Everyone is strongly encouraged to reduce stormwater impacts associated with development and redevelopment by taking these actions:

- Protect soils from compaction that will ultimately be used in planted areas
- Amend soils designated to be used as planted areas
- Sumped planted areas are preferred over mounded planting areas to better retain irrigation and rain water.
- Direct driveway runoff and runoff from roof downspouts at least 10-feet away from foundations and towards planting beds and lawns where water can safely soak into the ground. Plant rain gardens.
- Protect existing trees from construction impacts by placing safety fence around the root zone of the tree (minimally the shadow of the tree canopy at high noon) and/or plant new trees
- Use permeable pavers for walkways, driveway and patios instead of concrete
- Through minor grading, encourage water retention on site (but away from foundations)
- Install rain cisterns and/or rain barrels to capture and re-use roof rain water

Stormwater Control Plan (SWCP) Checklist

Report

- Stormwater Control Plan (SWCP) Application (**Pages 1 and 2 of this package**)
- Stormwater Site Design Analysis (**Page 3 of this package**)
- SWCP Completed according to SWCP Template in **Appendix G of the LID Handbook**.

Attachments

- Support Calculations
- Completed checklists (**Pages 5 to 13 of this package**) for SWCP and each applicable Performance Requirement or Alternative Compliance, as appropriate.
- Site Stormwater Assessment Exhibit.
 - o Site map with (existing and proposed) topographic information
 - o Delineation of sensitive areas, native vegetation and soils types. (Can be provided on multiple exhibits to supplement design strategy narrative)

For projects subject to PR 2, 3, and/or 4:

- Drainage Management Area (DMA) Exhibit.
 - o Uniquely identify each DMA and indicate if the DMA is self-retaining (zero discharge), self-treating, or draining to a treatment/flow control facility.
 - o Include location of all infiltration, treatment, or flow-control facilities, their tributary area and basis for sizing (rational C, NRCS CN value, Tc, etc)
 - o Potential pollutant source areas (if applicable), including loading docks, food service areas, refuse areas, outdoor processes and storage, vehicle cleaning, repair or maintenance, fuel dispensing, equipment washing, etc.
 - o Plan Set with Construction Details for drainage related items (as appropriate)
- Operation and Maintenance Documentation (if applicable) (**Appendix B-18 of the LID Handbook**)
 - o Constructive Notification
 - o EXHIBIT A – Post Construction Stormwater Management System Operations & Maintenance Plan
 - PART 1 – General Information and Specifications
 - PART 2 – Drawings & Photos
 - PART 3 – Certification and Approval
 - o EXHIBIT B – Post Construction Stormwater Management System Operations & Maintenance Checklist

Performance Requirement 1: Site Design and Runoff Reduction SWCP Checklist			
DESIGN STRATEGY (HANDBOOK LOCATION)		MEANS OF DEMONSTRATING COMPLIANCE	
1.	Limit disturbance of creeks and natural drainage features. (4.2.1)	Pre and post drainage feature map. Delineate natural drainage features on Site Stormwater Assessment Exhibit and DMA Exhibit, as applicable.	
2.	Minimize compaction of highly permeable soils. (4.2.2)	Site Stormwater Assessment Exhibit of soil types, overlain with development footprint	
3.	Limit clearing and grading of native vegetation at the site to the minimum area needed to build the project, allow access, and provide fire protection. (4.2.3)	Site Stormwater Assessment Exhibit with native vegetation, overlain with development footprint	
4.	Minimize impervious surfaces by concentrating improvements on the least-sensitive portions of the site, while leaving the remaining land in a natural undisturbed state. (4.2.4)	Site Stormwater Assessment Exhibit with delineated sensitive areas overlain with development footprint	
MINIMIZE STORMWATER RUNOFF BY IMPLEMENTING ONE OR MORE OF THE FOLLOWING DESIGN MEASURES:			
	MANDATORY SITE DESIGN MEASURES (SELECT AT LEAST ONE)	Selected	Reason, for not selecting
5.	a. Roof runoff directed into cisterns or rain barrels for reuse? (5.2.1)	Runoff directed to chambers.	
	b. Roof runoff directed into vegetated areas (safely away from building foundations and footings)? (5.2.2)		
	c. Runoff from sidewalks, walkaways, and/or patios directed onto vegetated areas (safely away from the building foundations and footings)? (5.2.3)		
	d. Runoff from driveways and/or uncovered parking lots onto vegetated areas (safely away from the building foundations and footings)? (5.2.4)	Runoff from driveway directed & retained in vegetated areas.	
	e. Are bike lanes, driveways, uncovered parking lots, sidewalks, walkways, and patios constructed with permeable surfaces? (5.2.5)		

This checklist must be included with every SWCP (except for projects deemed EXEMPT). See Figure 3-2 of Chapter 3 to determine if your project is considered exempt, or regulated.

Performance Requirement 2: Water Quality Treatment SWCP Checklist
<p>Project Level Documentation, Identify</p> <ul style="list-style-type: none"> <input type="checkbox"/> Project Net Impervious Area <input type="checkbox"/> Certification that on-site water quality treatment measures have been met on site, or if not achievable: <ul style="list-style-type: none"> o Documentation of the volume of runoff for which compliance cannot be achieved on site and the associated off-site compliance requirements o Statement of intent to comply with Water Quality Treatment Performance Requirement through Alternative Compliance
<p>For each Drainage Management Area, provide:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Unique DMA Number, area, and likely pollutant(s) of concern <input type="checkbox"/> Water Quality Treatment Approach N/A if self-treating, or, Through the use of LID, Biofiltration or Non-retention Based Treatment System) <input type="checkbox"/> Supporting calculations demonstrating compliance with Treatment Performance Requirement <input type="checkbox"/> Plan sheet page and detail number (if appropriate) of Drainage Management Areas (DMA) Exhibit where construction details are provided for each DMA. <p>For DMAs using Low Impact Development Treatment Systems, provide:</p> <ul style="list-style-type: none"> <input type="checkbox"/> 85th percentile 24-hour storm event value, and basis of determination <p>For DMAs using Biofiltration Systems, provide:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Statement indicating why an LID treatment system was not appropriate <input type="checkbox"/> Surface loading rate approach, and basis of determination (0.2 x per hour intensity, or 2 x 85th percentile hourly rainfall intensity) <input type="checkbox"/> Calculations to demonstrate that the minimum surface reservoir volume is equal to the biofiltration treatment system surface area time a depth of 6-inches <input type="checkbox"/> Construction detail (or reference to page on plans) which provides: <ul style="list-style-type: none"> o Minimum planting depth o Planting medium specifications. Either: <ul style="list-style-type: none"> ▪ Specify 60 to 70% ASTM C33 sand, with 30-40% compost , or ▪ Provide testing documentation demonstrating planting medium specified can minimally infiltrate at a rate of 5 inches per hour) o Plant selection consistent with Appendix L o Subsurface drainage/storage (gravel) layer with an area equal to the biofiltration treatment system surface area and having a minimum depth of 12 inches; o Underdrain with discharge elevation at top of gravel layer; o No compaction of soils beneath the biofiltration facility (ripping/loosening of soils required if compacted) o No liners or other barriers interfering with infiltration, except for situations where lateral infiltration is not technically feasible. <p>For DMAs using Non-Retention Based Treatment Systems, provide:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Statement indicating why an LID, or Biofiltration treatment system was not appropriate <input type="checkbox"/> Hydraulic Sizing Criteria used, and basis of determination (Volume = to 85th percentile, 24-hour storm, or flow basis (2 x 85th percentile hourly rainfall intensity or 0.2 x inches per hour intensity)

Performance Requirement 3: Runoff Retention SWCP Checklist		
SITE ASSESSMENT MEASURES: (see table 3.5)		
Include an exhibit and narrative of the opportunities and constraints to implementing LID Stormwater Control measures based on the following items (as applicable):		
<ul style="list-style-type: none"> <input type="checkbox"/> Site topography <input type="checkbox"/> Hydrologic features including contiguous natural areas, wetlands, watercourses, seeps, or springs <input type="checkbox"/> Depth to seasonal high groundwater <input type="checkbox"/> Locations of groundwater wells used for drinking water <input type="checkbox"/> Depth to an impervious layer such as bedrock <input type="checkbox"/> Presence of unique geology (e.g., karst) <input type="checkbox"/> Geotechnical hazards <input type="checkbox"/> Documented soil and/or groundwater contamination <input type="checkbox"/> Soil types and hydrologic soil groups <input type="checkbox"/> Vegetative cover/trees 	<ul style="list-style-type: none"> <input type="checkbox"/> Run-on characteristics (source and estimated runoff from offsite which discharges to the project area) <input type="checkbox"/> Existing drainage infrastructure for the site and nearby areas, including the location of municipal storm drains <input type="checkbox"/> Structures, including retaining walls <input type="checkbox"/> Utilities <input type="checkbox"/> Easements <input type="checkbox"/> Covenants <input type="checkbox"/> Zoning/Land Use <input type="checkbox"/> Setbacks <input type="checkbox"/> Open space requirements <input type="checkbox"/> Other pertinent overlay(s) 	
SITE DESIGN MEASURES		
Include in narrative, and provide supporting exhibits as necessary, to demonstrate that the project design has implemented the following design strategies (as applicable)		
	DESIGN STRATEGY	MEANS OF DEMONSTRATING COMPLIANCE
1.	Define the development envelope and protected areas, identifying areas that are most suitable for development and areas to be left undisturbed.	Site Stormwater Assessment Exhibit.
2.	Conserve natural areas, including existing trees, other vegetation, and soils	Site Stormwater Assessment Exhibit with native vegetation, overlain with development footprint
3.	Limit the overall impervious footprint of the project	Discussion regarding other building configurations considered (and ultimately rejected)
4.	Construct streets, sidewalks, or parking lot aisles to the minimum widths necessary, provided that public safety or mobility uses are not compromised	Discussion on minimum allowable widths, and rationale for using larger values (if applicable) or confirmation that minimum values were used (where applicable).
5	Set back development from creeks, wetlands, and riparian habitats	Discussion on set-back dimensions chosen.
6	Conform the site layout along natural landforms	Within the Drainage Management Area (DMA) Exhibit, show Topo survey with existing and planned contours cut and fill lines. Discussion of grading approach.
7	Avoid excessive grading and disturbance of vegetation and soils	Exhibit with native vegetation, overlain with planned disturbed area limits.

Performance Requirement 3: Runoff Retention SWCP Checklist Continued
STORMWATER STRUCTURAL CONTROL MEASURE SIZING
<p>For Overall project,</p> <ul style="list-style-type: none"> <input type="checkbox"/> Certification statement indicating that the selection, sizing, and design of Stormwater Control measures meets the applicable Water Quality Treatment and Runoff Retention Performance Requirements, or, if not achievable <ul style="list-style-type: none"> <input type="checkbox"/> Provide documentation of the volume of runoff for which compliance cannot be achieved on-site and the associated off-site compliance volume <input type="checkbox"/> Statement of intent to comply with Water Quality Treatment and Runoff Retention Performance Requirements through an Alternative Compliance Agreement <input type="checkbox"/> Documentation demonstrating percentage of the project's Equivalent Impervious Surface Area dedicated to retention-based Stormwater Control Measures <p>For each DMA,</p> <ul style="list-style-type: none"> <input type="checkbox"/> Indicate sizing strategy used <ul style="list-style-type: none"> <input type="checkbox"/> Hydrologic analysis and sizing methods as outline in Attachment C <input type="checkbox"/> Locally/regionally calibrated continuous simulation model that results in equivalent optimization of on-site runoff retention volumes <input type="checkbox"/> Hydrologic analysis and sizing methods, equally effective in optimizing on-site retention volumes of the runoff generated by the rainfall events specified in Table 3-3 <input type="checkbox"/> Provide supporting calculations demonstrating compliance with Runoff Retention Performance Requirement <input type="checkbox"/> Indicate if a ten percent adjustment (based on technical infeasibility) is included in design approach (see Appendix D) <input type="checkbox"/> Indicate if off-site mitigation is included in design approach (see Appendix D)

Performance Requirement 4: Peak Management SWCP Checklist

Project Level Documentation, identify

- Point source discharge locations
- Hydraulic Report demonstrating that post development storm water runoff peak flows discharged from the site do not exceed pre-project peak flows for the 2- through 10-yr storm events)
- Certification that on-site water quality treatment measures have been met on site, or if not achievable:
 - o Documentation of the volume of runoff for which compliance cannot be achieved on site and the associated off-site compliance requirements
 - o Statement of intent to comply with Water Quality Treatment Performance Requirement through Alternative Compliance

Performance Requirement 5: Special Circumstances SWCP Checklist

Project Level Documentation, identify

- Which types of Special Circumstances apply
- Which Watershed Management Zones (WMZ) the project is located in
- Identification if the project is located atop of a designated Groundwater Basin
- Proposed Performance Requirement modifications based on special circumstances
 - o Peak Management
 - o Runoff Retention

For highly altered channels,

- Vicinity map indicating channel location relative to project, and downstream receiving waters
- Narrative, and supporting calculations (as applicable) regarding anticipated impacts to downstream waters

For intermediate flow control facilities,

- Vicinity map indicating location of intermediate flow control facilities relative to project, and downstream receiving waters
- Quantification of pre-project tributary area to intermediate flow control facility performance
- Quantification of proposed post-project tributary area to intermediate flow control facility performance
- Summarize flow control performance data (pre and post) and include supporting performance information based on numeric, hydraulic modeling, including flow volumes, durations and velocities
- Narrative, and supporting calculations (as applicable) regarding anticipated impacts to downstream waters

The County must obtain approval from the Water Board prior to authorizing the use of a **Historic Lake and Wetlands Special Circumstance**. Your SWCP must include;

- Vicinity map delineating location of historic lake and/or wetlands relative to project
- Supporting technical information to substantiate the request
- Narrative, and supporting calculations (as applicable) regarding anticipated impacts to downstream waters
- Stamped submittal (by registered professional engineer, geologist, architect, and/or landscape architect)

Alternate (Off-Site) Compliance SWCP Checklist

The County will *only* consider alternative compliance for projects that:

- cannot retain the full runoff retention volume required, can demonstrate technical infeasibility for full retention AND are unable to dedicate 10% of the project's equivalent impervious surface area for retention purposes (see **Appendix D**).
- are within a Urban Sustainability Area (USA)
- are subject to a RWCQB approved Regional Stormwater Plan

Projects approved for alternative compliance must identify and secure rights to use an alternative site. Potential off-site compliance alternative projects might include green streets retrofits, off-site drainage features, riparian habitat restoration projects, etc. The off-site compliance alternative project must be located within the same watershed as the project.

It is recommended that discussions with County staff begin early in the development process regarding the acceptability of an off-site compliance alternative project.

Project Level Documentation, identify

- Indication of site conditions which are resulting in LID technical infeasibility
 - Depth to seasonable high groundwater limits infiltration and/or prevents construction of subgrade stormwater control measures
 - Depth to an impervious layer such as bedrock limits infiltration
 - Sites where soil types significantly limit infiltration
 - Sites where pollutant mobilization in the soil or groundwater is a documented concern
 - Space constraints (e.g., infill projects, some redevelopment projects, high density development)
 - Geotechnical hazards
 - Stormwater Control Measures located within 100 feet of a groundwater well used for drinking water
 - Incompatibility with surrounding drainage system (e.g., project drains to an existing stormwater collection system whose elevation or location precludes connection to a properly functioning treatment or flow control facility)
- Indication of site conditions which are resulting in Bioretention technical infeasibility
 - Biofiltration is not compatible with surrounding drainage system
 - Location available for biofiltration facility is in an area with identified erosion or landslide hazards
 - Location available for biofiltration facility is on a slope equal to or in excess of 8 percent
 - Location available for biofiltration facility is within 50-feet from the projected top of the slope (using projected angle of repose) that is greater than 20%
 - Areas where runoff potentially contains industrial wastes
 - Areas where there is a higher risk of concentrated spills (such as gas stations, truck stops)
- Site-specific hydrologic and/or design analysis conducted and endorsed by a registered professional engineer, geologist, architect, and/or landscape architect, demonstrating that compliance with the applicable numeric Post-Construction Stormwater Management

Alternate (Off-Site) Compliance SWCP Checklist

requirements is technically infeasible.

- Schedule for completion of offsite project with milestone dates to identify funding, design, and construction of the off-site project(s)