STORM WATER CONTROL PLAN

ROSE GARDEN
DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA

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June 20, 2006

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I. Project Setting

A. Project Description and Information Summary

The proposed Rose Garden development will occupy a 9.7-acre site near the intersection of Sycamore Valley Road and Interstate 680 in the Town of Danville. As shown on the site plan, the development consists of three parcels:

Parcel A, 4.7 acres, will contain six commercial buildings with 71,431 SF retail and office space. Of this, 5,634 SF are planned for restaurant use. Surface parking areas are adjacent to, or surround, each building, and total 360 spaces.

Parcel B, 2.5 acres, will be dedicated to the Navlet's retail plant nursery. The existing Navlet's will be relocated to this site. The new nursery will include a new 9,043-SF single story retail building plus nearly an acre of paved outdoor retail area. Parking Navlet's will consist of 95 surface spaces.

Parcel C, 2.5 acres, will be the "Rose Garden Apartments," 55 units in 4 buildings. Private garages accommodate some residents' parking (57 spaces); an additional 64 surface parking spaces are planned.

B. Narrative Overview

The site is roughly the shape of a right triangle, with a truncated corner along Sycamore Valley Road on the north end. From here, Camino Ramon and the Iron Horse Trail (open space) diverge. A neighborhood of single-family homes borders the south end of the site.

The existing site has been used as a nursery for many years. Parts of the site were used as a staging area during construction of portions of the I-690/Sycamore Valley Road interchange. The existing Navlet's nursery building and parking area occupy the center portion of the site, and there are some soil-product-handling areas near the southern boundary.

The site is mostly bare except for some small ruderal trees and brush.

Some portions of the existing site are paved with gravel. Topography is generally flat, with a mild slope (approximately 4' across the length of the site) to the north and west. Existing site drainage is overland, with impervious areas draining by sheet flow on to previous areas.

An adjacent, small parcel along Sycamore Valley Road belongs to Caltrans. This area is depressed 4'-6' below the adjacent roadways and the project parcel.

Surface soils are clay and are probably in hydrologic soil group "D". Soils of this type have low infiltration rates. Compaction of site soils by previous uses has likely further reduced soil permeability.
A storm drain pipe, varying from 24" to 84", is in Camino Ramon just off the project boundary. A 72" storm drain occupies a 10' easement within the site along the Iron Horse Trail.

C. Opportunities and Constraints for Stormwater Control

Treatment of all runoff from the site is to be provided. Requirements to manage increases in runoff peak flows and durations (hydrograph modification management), will not apply, as those requirements have not yet been placed into effect by the Town.

Disposal of runoff to deep infiltration is not feasible on this site due to the low permeability of the clay soils.

To maximize use of the site, and to meet the Town's parking requirements associated with the new uses, the project will cover most of the site with new roofs and paving. The site design includes limited landscaped area that can be used to retain runoff or to locate stormwater treatment facilities.

Planned landscaped areas include landscaped setbacks along Camino Ramon and the Iron Horse Trail. These setback areas parallel large storm drains. Underdrains and overflows from swales located in these setbacks will be connected to nearby storm drains.

II. Measures to Limit Imperviousness

A. Measures to Make Development More Compact

The following site layout characteristics are incorporated to reduce imperviousness:

- The site is densely developed infill. Infill maximizes the use of existing streets and roads.
- The site is developed to maximum density and includes 2-story buildings. The number of parking spaces is at or near the minimum allowed by the Town.
- The residential buildings incorporate tuck-under parking, reducing the number of residential parking spaces that produce runoff.
- The residential area includes open space for recreation.
- The parking lots serving the commercial buildings in Parcel "A" feature "double loaded" aisles. This efficiency in layout reduces the amount of paved area devoted to vehicle circulation within the site.
- The parking lots serving the retail buildings are to be landscaped with planters.

B. Measures to Limit Directly Connected Impervious Area

1. Selection of Paving Materials
   Conventional concrete and conventional asphalt are used throughout the site. Permeable pavements, although feasible, are somewhat impractical for this site because of heavy vehicle use and because pavements overlie nearly impermeable, expansive clay soils.

2. Self-Retaining Areas
   Previous areas in this project are limited, and many landscaped areas are used for BMP's that will treat stormwater more efficiently than self-retaining areas.

The site includes the following self-retaining areas (see BMP Exhibit):

- Area SR-1, approximately 7,200 square feet. This area is to be landscaped for recreational and open-space use by residents. It will be entirely pervious except for incidental walkways. The area will be graded in a concave form to ensure that the first one inch of rainfall on the area will be retained before any runoff can occur.
    - The swales described below, totaling 21,235 square feet of infiltration area.
    - Landscape buffer areas, including areas surrounding the swales, approximately 8,400 square feet. These buffer areas will be landscaped with a concave form to ensure the first one inch of rainfall will be retained, without contributing excessive sediment to the swales.
    - Self-retaining areas are shown in the Stormwater BMP Exhibit in Table 1.

III. Selection and Primary Design of Storm Water Treatment BMPS

Impervious areas on the site, including all roofs, parking areas, and driveways, have been divided into 18 distinct areas as shown on BMP Exhibit.

Runoff from each of these areas is managed by routing to a "dry" swale sized to treat runoff from that area.

A small area of the southernmost driveway (approximately 1,500 square feet, or 0.4% of total impervious area) drains to Camino Ramon. Runoff from this area is not captured for treated.

The swales are located in median areas and around the perimeter of the site and have suitable access for inspection and maintenance.

The Stormwater BMP Exhibit shows the swales and corresponding roof and paved areas that drain to each swale. The areas of each drainage area and corresponding swale are summarized in Table 2.

A. General Swale Characteristics

In general, swales are configured as shown in the figure on Page 61 of the *Stormwater C.3 Guidebook.* All swales feature a minimum 12" depth of sandy loam (minimum infiltration rate specified to be 5" per hour). All swales are underdrained, and the underdrains are connected to underground storm drains which carry the treated runoff as well as any overflow off-site. All drainage into and away from the BMP's is by gravity, eliminating the need to collect and pump stormwater and avoiding the need for vaults.

The physical configuration of the swales, including inlets and outlets, varies. Details are shown in Section A-A through D-D in the Stormwater BMP Exhibit.

B. Specific Characteristics of Each Impervious Area and Swale

Specific descriptions of each drainage area and swale follow:

1. Navlet's Nursery

The nursery includes a paved open display area and Building 2, which includes two greenhouse wings. To manage runoff, the nursery is divided into three areas (N-1, N-2, and N-3). Within the open display area, grade breaks will apportion runoff among the BMPs.

The location of the swales adjacent to, and along the nursery area is intended to facilitate visual monitoring of the swale surface. Having the swale surface in plain sight may encourage diversion and clean-up of spills on the paved surface before they reach the swale, and may also discourage potential hosing of spilled soil or other materials to drains.

Area N-1, totaling 8,800 square feet, includes a portion of the paved nursery display area and some roof area from the covered portion of nursery. Area N-1 drains to Swale N-1, which is 72 feet long and 5 feet wide (All swale dimensions refer to surface area of sandy loam).

Area N-2, totaling 13,124 square feet, include a portion of the Navlet's main building roof and a portion of the paved nursery display area. Area N-2 drains to Swale N-2, which is 130 feet long and 5 feet wide.

Area N-3, totaling 19,000 square feet, drains a portion of the paved nursery display area and some roof area from the covered portion of the nursery. Area N-3 drains to Swale N-3, which is 160 feet long by 5 feet wide.

2. Office/Retail Buildings and Parking Lots

This parcel include six retail/office buildings. A restaurant is planned in Building #4, closest to Sycamore Valley Road. Swales are located in four median areas and in the landscaping buffers along Camino Ramon and along the Iron Horse Trail.

Area C-1, totaling 56,100 square feet, includes a parking area and adjacent roofs of the Navlet's Building (Building #2), and Buildings 1 and 3A. Area C-1 drains toward its center, where Swale C-1 is located in a parking median. Swale C-1 includes a linear portion 130 feet long by 9 feet wide. To achieve the required area, additional bioretention areas, totaling 2,030 square feet, have been made contiguous to each end of the linear swale.

Area C-2, totaling 25,825 square feet, includes parking areas and portions of the adjacent roofs of Buildings 2 and 3. Area C-2 drains to Swale C-2 in the landscaping setback at the eastern boundary of the site. Swale C-2 is 160 feet in total length. For half that length, it is 5 feet wide; for the remaining 80 feet of length, it is 9 feet wide.

Area C-3, totaling 22,185 square feet, includes the access road and loading area for Navlet's, some parking, and a small portion of outbuilding roof area. Area C-3 drains to Swale C-3 in the landscaping setback at the eastern boundary of the site. Swale C-3 is 200 feet long and 5 feet wide.

Area C-4, totaling 31,000 square feet, includes driveways, parking, and a portion of the roof of Building 2. Area C-4 drains to Swale C-4. Swale C-4 is an irregular shaped island and will operate more like a bioretention area than a swale (i.e., there will be no transport of surface flows along its length).

Area C-5, totaling 11,000 square feet, includes a parking area and adjacent roof area of Building 1. Area C-5 drains to Swale C-5, which is an irregularly shaped island 600 square feet in area. Like Swale C-4, Swale C-5 will operate more like a bioretention area than a swale.

Area C-6, totaling 10,675 square feet, includes a parking area and adjoining roof area of Building A. Area C-6 drains to Swale C-6, which is located in the landscape buffer along Camino Ramon. Swale C-6 is 130 feet long and 5 feet wide.

Area C-7, totaling 8,770 square feet, includes a driveway entrance off Camino Ramon and adjacent portions of Building 1. Area C-7 also includes the westerly facing second-story roof area of Buildings 5 and 6 and the flat-roof portion of Buildings 5 and 6 along Camino Ramon. Area C-7 drains to Swale C-7. Swale C-7 includes a linear portion 190 feet long and 5 feet wide in the landscape buffer along Camino Ramon, plus an additional 420-square feet irregular area adjacent to the driveway entrance. The design of this area required that runoff by conveyed transversely across the driveway entrance. This design issue will be addressed during the detailed design phase of the project.

Area C-8, totaling 36,000 square feet, includes parking areas and portions of the roofs of adjacent Building Area 3 and 6. Area C-8 drains toward its center, where Swale C-8 is located in a parking median. Swale C-8 includes a linear portion 80 feet long by 9 feet wide. To achieve the required area, additional bioretention areas, totaling 800 square feet, have been made contiguous at each end of the linear swale.

Area C-9, totaling 24,050 square feet, includes parking areas and portion of adjacent Buildings 3 and 5. Area C-9 extends northerly to include the northernmost driveway entrance off Camino Ramon, and also includes half the roof of Building 4 and a small outdoor plaza on the west side of Building 4. Area C-9 drains to Swale C-9. Swale C-9 includes a linear portion 100 feet long by 5 feet wide in the landscape buffer along Camino Ramon. This linear portion is contiguous with a 800 SF irregular area on the north side of the driveway. The design of this area requires that runoff be conveyed transversely across the driveway. This design issue will be addressed during the detailed design phase of the project.

Area C-10, totaling 28,450 square feet, includes parking areas and portions of the roofs of adjacent Buildings 3 and 4. Area C-10 drains to Swale C-10, which is located in the landscape buffer along the Iron Horse Trail. Swale C-10 is 250 feet long and 5 feet wide.

Area C-11, totaling 15,200 square feet, includes parking areas and portions of the roof of adjacent Building 3. Area C-11 drains to Swale C-11, which is located in the landscape buffer along the Iron Horse Trail. Swale C-11 is 140 feet long and 5 feet wide.

3. Residential Area

The residential area includes a mix of buildings, parking, driveways and walkways. The residential area also includes the full length of Kelly Lane, which provides emergency vehicle and pedestrian access to the residential area from Camino Ramon. All runoff from these impervious surfaces will be collected in a drainage system and conveyed to a single large swale (R-1) that wraps around the easterly end of the residential area. Swale R-1 extends 100 feet along the easement on the project's southerly fence line, then turns 280 feet along the easement parallel to the Iron Horse Trail, and also includes 280 feet draining in a easterly direction and located in an easement parallel to the wall separating the residential area from Navlet's. Swale R-1 is a minimum of 5 feet wide through its length.

Contra Costa Clean Water Program

Treatment BMP Sizing Worksheet

See *Stormwater C.3 Guidebook* Chapter 5 for Instructions

Project Name: The Rose Garden
Address/Location: Town of Danville
Applicant Name Castel Companies
Applicant Address 12855 Alcosta Blvd, Suite A, San Ramon, CA 94583
Phone 925-328-1000

Date: 6/22/06
APN: 207-021-010, 011 and 021

Impervious Surface Data

Project Site Size (sq. ft.)	425,036	New impervious surface to be added (sq. ft.)	300,000
Existing impervious surface area (sq. ft.)	85,000	New total impervious surface area (sq. ft.)	385,000
New impervious surface to be replaced (sq. ft.)	85,000	New total impervious surface area (sq. ft.)	385,000

Use a separate sheet for each conventional BMP

Table 1. Pervious Areas

Area ID	Surface	Self-retaining Area (sq. ft.)	Non-self retaining Area (sq. ft.)	"C" Factor	Size * C
SR-1	Landscape	7,200			0
Swale	Landscape	18,120			0
Misc.	Landscape	8,400			0
					0
					0
					0
Totals		33,720	0		0

Total Area:

Runoff factors for non-self-retaining pervious areas

Surface	"C"	
Turf	0.1	
Landscape	0.1	
Crushed aggregate	0.1	
Pervious Concrete	0.6	
Pervious Asphalt	0.55	(PA)

Table 2. Impervious Areas Draining to Planters, Swales, and Bioretention Areas

Area ID	Surface	Size (square feet)	Type and ID# of BMP to be used	Sizing Factor (=0.04)	Minimum Surface Area	Surface Area as designed
N-1	Roof/paved	8,800	N-1	0.04	352	355
N-2	Roof/paved	13,124	N-2	0.04	525	530
N-3	Roof/paved	19,000	N-3	0.04	760	760
C-1	Roof/paved	50,000	C-1	0.04	2,004	2030
C-2	Roof/paved	25,825	C-2	0.04	1,033	1120
C-3	Roof/paved	22,185	C-3	0.04	887	1000
C-4	Roof/paved	31,000	C-4	0.04	1,240	1250
C-5	Roof/paved	11,000	C-5	0.04	440	600
C-6	Roof/paved	10,675	C-6	0.04	427	650
C-7	Roof/paved	8,770	C-7	0.04	350	1800
C-8	Roof/paved	36,000	C-8	0.04	1,440	1520
C-9	Roof/paved	24,000	C-9	0.04	962	1350
C-10	Roof/paved	28,450	C-10	0.04	1,138	1250
C-11	Roof/paved	15,200	C-11	0.04	608	700
R-1, R-3	Roof/paved	46,825	R-1	0.04	1,633	3720
R-2	Roof/paved	33,706	R-2	0.04		1700
R-4	Roof/paved	22,180	R-4	0.04	887	900
Total		406,740				21,235

Sizing Factors

BMP	Factor
Landscape Swale	0.04
Vegetative Filter	0.04
Stormwater Planter	0.04
Bioretention	0.04
Sand Filter	0.04

IV. SOURCE CONTROL MEASURES

The following activities planned for the Rose Garden have potential to allow pollutants to enter runoff:

- Refuse disposal.
- Food services, including the restaurant planned for Building 4 and future retail tenants that provide food service.
- Landscape maintenance.
- Operation of Navlet's nursery, including loading and unloading, outdoor storage of plants and materials, and maintenance of equipment used on-site.

All areas where these activities occur will drain to stormwater treatment swales. To further reduce the potential to enter runoff, permanent and operational BMP's will be implemented as described in Table 3.

Table 3. Sources and Source Control BMP's

Potential Source	Permanent BMPS	Operational BMPs
On-site drain inlets.	Most inlets are swale overflows and relatively inaccessible, reducing the potential for dumping. Inlets that could be accessed from sidewalks and driveways will be marked with a "No Dumping - Drains to Creek" or similar message.	• Inlet markings will be inspected annually and replaced or renewed as needed. • Tenant leases will include a clause stating: "Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains." • Lessees will receive stormwater pollution prevention information to be provided by the Town. • Swales and related structures and features will be inspected and maintained as specified in the BMP Operation and Maintenance Plan (to be developed and submitted for approval).
Interior parking garages (in residential area).	Any floor drains in the covered parking area are to be plumbed to the sanitary sewer.	Drains will be periodically inspected to avoid blockages and overflow.
Need for future indoor and structural pest control.	Standard building design minimizes potential needs for future pest control.	Lessees will receive integrated pest management information to be provided by the Town.
Landscape/outdoor pesticide use.	• Any native trees, shrubs, and ground cover on the site will be preserved to the maximum extent possible.	• Lessees will receive integrated pest management information. • All site landscaping is to be

Potential Source	Permanent BMPS	Operational BMPs
	• Landscaping will be designed to minimize required irrigation and runoff, to promote surface infiltration, and to minimize the use of fertilizers and pesticides that can contribute to storm water pollution. • Plantings for swales will be selected to be appropriate to anticipated soil and moisture conditions. • Where possible, pest-resistant plants will be selected, especially for locations adjacent to hardscape. • Plants will be selected appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.	maintained by a professional landscaping contractor. Contract to state that landscaping is to be maintained using IPM principles, with minimal or no use of pesticides.
Restaurant in Building 4 and any future tenants providing food service.	• All facilities approved for food service uses will be required to have an interior map sink suitably sized for washing any floor mats, containers, or equipment per Town use permit requirements.	The brochure "Water Pollution Prevention Tips to Protect Water Quality and Keep Your Food Service Facility Clean" will be provided to lessees.
Refuse areas	• Refuse areas outside Building 3B and in residential area to be roofed and bermed. Any drains must connect to sanitary sewer. • Other refuse areas to be indoors and floors sloped to prevent drainage to exterior. Any floor drains must connect to sanitary sewer. • All dumpsters will be marked with a "Do not Dump Hazardous Materials Here" or similar.	Adequate litter receptacles will be provided throughout the commercial area. Groundskeeping crew or contractor will inspect and clean up daily. Spills will be cleaned up using dry methods.
Outdoor storage of equipment or materials (Navlet's)	• A separate maintenance building is provided for storage of equipment and materials used in operating the nursery. • An indoor retail area will accommodate storage and presentation of soil products, fertilizers, other bagged materials, tools and other products for sale other than plants. • The outdoor retail area drains to visible swales to reduce the potential for spills to enter storm drains.	• All liquid products will be stored indoors. • Soil products, fertilizers, other bagged materials, tools, and other products for sale other than plants will be either stored indoors or kept covered during
Vehicle and equipment cleaning (Navlet's)	All paved areas drain to swales rather than directly to storm drains.	Equipment will be washed where the runoff will enter a landscaped area or swale, rather than storm drain.
Vehicle and equipment cleaning (residential)	All paved areas drain to swales rather than directly to storm drains.	Residential leases will prohibit car washing on-site. Hose bibs will have automatic shutoff or be will require keys to operate.

Potential Source	Permanent BMPS	Operational BMPs
Vehicle maintenance (Navlet's)	• No vehicle repair or maintenance will be done outdoors. • Interior maintenance areas will not have any floor drains. • There will be no tanks, containers, or sinks used for parts cleaning or rinsing.	Vehicles will be maintained indoors or off-site.
Vehicle maintenance (residential)		Residential leases will prohibit vehicle maintenance or repair on site.
Loading areas (Navlet's)	The loading/unloading area drains to a swale rather than directly to storm drain.	Unloaded materials (except for outdoor display) will be moved indoors or under cover as quickly as practicable.
Fire sprinkler test water	Fire sprinkler test valves will be equipped with a means to divert test water to the sanitary sewer.	
Miscellaneous drain or wash water	• Boiler drain lines shall be directly or indirectly connected to the sanitary sewer system and will not drain to the storm drain system. • Condensate drain lines will discharge to the sanitary system or to landscaped areas. • Rooftop mounted equipment will be roofed or covered to prevent pollutants from entering runoff. • Drainage sumps shall feature a sediment sump to reduce the quantity of sediment in pumped water. • Roofing, gutters, and trim shall not be copper or other unprotected metal that could leach into runoff.	
Plaza areas (including Building 4 and any residential plaza areas)	Plaza areas drain to swales and not directly to storm drains.	Plaza, sidewalks, parking lots, and common areas shall be swept regularly to prevent accumulation of litter and debris. Debris from pressure washing shall be collected and not allowed to enter the storm drain system. Washwater containing any cleaning agent or degreaser shall be collected and discharged to the sanitary sewer and not discharged to a storm drain.

V. Permitting and Code Compliance Issues

There are no known conflicts between the proposed storm water control plan and the Town of Danville ordinances or policies. Any conflicts that are found will be resolved through the design review process or during subsequent permitting.

VI. BMP Operations and Maintenance

A. Means to Finance and Implement BMP Maintenance

All storm water treatment facilities (swales) in this plan will be owned and maintained in perpetuity by the private owner of the subject property. The applicant accepts responsibility for interim operation and maintenance of the facilities until such time as this responsibility is formally transferred to a subsequent owner.

If the Town should require, the applicant will execute, prior to completion of project construction, a Stormwater Facilities Operation and Maintenance Agreement per the model proposed by the Contra Costa Clean Water Program. Such an agreement will "run with the land" and be enforceable on subsequent property owners.

The applicant will submit, with the application for building permits, a draft Stormwater Facilities Operation and Maintenance Plan including detailed maintenance requirement and a maintenance schedule.

B. Summary of Maintenance Requirements

Swales remove pollutants primarily by filtering runoff slowly through an active layer of soil. Routine maintenance is needed to insure that flow is unobstructed, that erosion is prevented, and that soils are held together by plant roots and are biologically active. Typical routine maintenance consists of the following:

- Inspect inlets, exposure of soils, or other evidence of erosion. Clear any obstructions and remove any accumulation of sediment. Examine rock or other material used as a splash pad and replenish if necessary.
- Inspect outlets for erosion or plugging.
- Inspect side slopes for evidence of instability or erosion and correct as necessary.
- Observe soil at the bottom of the swale or filter for uniform percolation throughout. If portions of the swale or filter do not drain within 48 hours after the end of the storm, the soil should be tilled and replanted. Remove any debris or accumulations of sediment.
- Confirm that check dams and flow spreaders are in place and level and that channelization within the swale of filter is effectively prevented.

- Examine the vegetation to insure that it is healthy and dense enough to provide filtering and to protect soils from erosion. Replenish mulch as necessary, remove fallen leaves and debris, prune large shrubs or trees, and mow turf areas. Confirm that irrigation is adequate and not excessive. Replace dead plants and remove invasive vegetation.

- Abate any potential vectors by filling in the ground and around swale and by insuring that there are no areas where water stands longer than 48 hours following a storm. If mosquito larvae are present and persistent, contact the County Vector Control District for information and advise. Mosquito larvicides should be applied only when absolutely necessary and then only by a licensed individual or contractor.

VII. Construction Plan C.3 Checklist

Stomacher Control Plan Reference	BMP Description	Plan Sheet Number
Table 1, Exhibit, and Section II.B.2	Self-retaining Area SR-1 graded to retain first inch of rainfall.	Civil 7
Table 2, Exhibit, and Section III.B.1	Swales N-1, N-2, and N-3 sized as specified and designed to capture and route drainage from areas delineated on Exhibit.	Civil 3, 6, 15
Table 2, Exhibit, and Section III.B.2	Swales C-1 through C-11 sized as specified and designed to capture and route drainage from areas delineated on Exhibit	Civil 3, 5
Table 2, Exhibit, and Section III.B.2.	Swale R-1 (in residential areas) sized as specified and designed to capture and route drainage from areas delineated on Exhibit.	Civil 7
Table 3	On-site drain inlets (if any) to be marked with "no dumping" message.	Civil 2
Table 3	Preservation of any native trees, shrubs, or ground cover.	Civil 2
Table 3	Plant selection to minimize irrigation, minimize use of fertilizers and pesticides, and for pest resistance.	Landscape Plans
Table 3	Restaurant in Building 4 and any other known food service facilities at time of construction required to have suitably sized interior mop sink.	Architect Plans
Exhibit	Drain from trash enclosure in Building 4 to be connected to sanitary via grease interceptor	Civil 4, 8
Table 3 and Exhibit	Trash enclosure adjacent to Building 3 to be bermed and roofed.	Civil 2
Table 3 and Exhibit	Trash enclosure in residential area to be bermed and roofed.	Civil 2
Table 3	Dumpsters to be marked with "No dumping of hazardous materials or similar.	Civil 2
Table 3	Adequate litter receptacles throughout commercial area.	Architect Plan
Table 3	Hose bibs on residential buildings to have automatic shutoff or require keys to operate.	Architect Plan
Table 3	No exterior equipment/vehicle maintenance areas in nursery or elsewhere on site. Indoor maintenance areas will not have floor drains. No tanks, containers, or sinks used for parts cleaning or rinsing.	Civil 9, 15
Table 3	Condensate drain lines discharge to landscaped areas or sanitary sewer.	Architect Plan
Table 3	Rooftop mounted equipment to be roofed or covered to prevent pollutants from entering runoff.	Architect Plan
Table 3	Drainage sumps feature sediment sump	N/A
Table 3	Fire sprinkler test valves to be equipped to drain less water to sanitary.	M.E.P.
Table 3	No roofing, gutters, and trim made of copper or unprotected metals that may leach into runoff.	Architect Plan

VIII. Certification

The selection, sizing, and preliminary design of treatment BMPs and other control measures in this plan meet the requirements of Regional Water Quality Control Board Order R2-2003-0022.