

NO.	LEGEND	STRUCTURAL / TREATMENT BMPs
(S5)		LANDSCAPE AREA EFFICIENT IRRIGATION LANDSCAPE AREA RUNOFF-MINIMIZING DESIGN
(S3)		TRASH ENCLOSURE
(S5)		ON-LOT INFILTRATION (DEPRESSED LANDSCAPING)
(S1 & S13)		CATCH BASIN STENCIL TRITON FILTER INSERT (FLOW BASED BMP)
		FLOW PATTERN
		HYDROLOGIC BOUNDARY
		MWU - MODULAR WETLANDS UNIT
		SQDF - STORMWATER QUALITY DESIGN FLOW (CFS)
		Qcap - MAXIMUM TREATMENT CAPACITY OF FILTERRA UNIT (CFS)

- NON-STRUCTURAL BMPs**
- N1 - Education of Property Owners, Tenants and Occupants on Stormwater BMPs
 - N2 - Activity Restrictions
 - N4 - BMP Maintenance
 - N11- Litter/Debris Control Program
 - N12- Employee Training
 - N14- Catch Basin Inspection Program
 - N15- Vacuum Sweeping of Private Streets and Parking Lots

- STRUCTURAL BMPs**
- S1 - Provide storm drain system stenciling and signage (CASQA New Development BMP Handbook SD C13)
 - S3 - Design and construct trash and waste storage areas to reduce pollution introduction (CASQA New Development BMP Handbook SD C32)
 - S5 - Finish grade of landscaped areas at a minimum of 1-2 inches below top of curb, sidewalk, or pavement

PROJECT DATA:

TOTAL SITE AREA OF PROPOSED DEVELOPMENT: 180,338 (4.14 AC) GROSS AND NET

DISTURBED (TREATED) AREA: 163,894 (3.76 AC) BUILDING FOOTPRINT AREA: 38,611 SF

6,041 SF LANDSCAPING PROVIDED
7,068 SF DEPRESSED LANDSCAPING PROVIDED
13,107 SF TOTAL PERVIOUS AREA

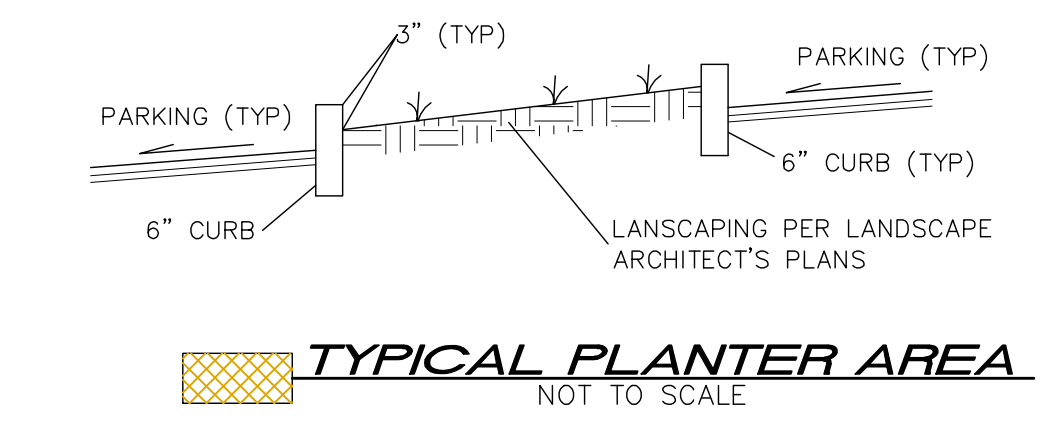
AGGREGATE IMPERVIOUS RATIO = 0.920

CURRENT USE: PARKING
PROPOSED USE: COMMERCIAL/OFFICE

WATERSHED:
CROSSROADS PKWY STORM DRAIN
SAN GABRIEL RIVER

WATER QUALITY CAPTURE VOLUME

STORMWATER QUALITY DESIGN FLOW (SQDF) = 0.72 CFS X 1.5 = 1.08 CFS



CATCH BASIN STENCIL
NTS

6/2/16

PREPARED BY:

PBLA ENGINEERING, INC.
Planning • Engineering • Surveying
4780 IRVINE BLVD. STE 105-262
IRVINE, CALIF. 92620
(888) 714-9642 • (714) 389-9191 FAX

REVISIONS:

LOW IMPACT DEVELOPMENT SITE PLAN
CAMPUS BUILDING
2 - STORY OFFICE
INDUSTRY, CA

JOB NO.
100-3
SHEET
1 of 1