

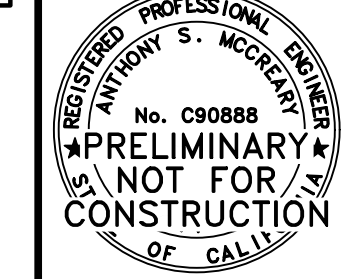
DC EXHIBIT J

LEGEND

- DRAINAGE AREA DESIGNATIONS AND AREA: DMA-1 0.35 SF
- DRAINAGE AREA BOUNDARY: - - - -
- OVERLAND RELEASE: →
- INTERMEDIATE CONTOURS: ~25~
- INDEX CONTOUR: ~~~~~
- STORM DRAIN PIPE: XX"SD
- DRAINAGE INLET: ■
- STORM DRAIN MANHOLE: ○
- SURFACE FLOW / DRAINAGE FLOW: ~~~~~
- EXISTING TREE CANOPY AS INTERCEPTOR TREE: (E)
- (E) IMPERVIOUS AREA: [Hatched Pattern]

BY	CHECK	NO.	REVISION	DATE	BY	APPRVD
DESIGN	KSD	TSM				
DRAWN	KSD	TSM				
QUANT.						

0 ORIGINAL SCALE IS IN INCHES 2



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HIGHLAND RESERVE
 EXISTING: 10375 FAIRWAY DRIVE
 PROPOSED: 10385 FAIRWAY DRIVE
 ROSEVILLE, CA 95678
PRELIMINARY STORMWATER QUALITY CONTROL PLAN

Sheet
C5
 8 of 8
 08/18/2023

ROOF OVERFLOW DRAINS WILL DISCHARGE ONTO ADJACENT CONCRETE WALK/ LANDSCAPING UPON EXCEEDING CAPACITY OF ROOF DOWNSPOUTS DIRECT CONNECTIONS TO ON-SITE STORM DRAIN.

DUE TO EXISTING DRAINAGE PATTERNS IT IS NOT FEASIBLE TO TREAT RUNOFF FROM DMA-1. THEREFORE ADDITIONAL TREATMENT HAS BEEN PROVIDED FOR EXISTING IMPERVIOUS AREA NOT CURRENTLY BEING TREATED WITHIN DMA-3 IN LIEU OF TREATMENT OF DMA-1.

(E) TREE CANOPY TO REMAIN AS INTERCEPTOR TREES FOR RUNOFF REDUCTION CREDIT.

473 SF IMPERVIOUS TO 855 SF PERVIOUS 0.55:1 RATIO
 (E) TREE CANOPY TO REMAIN AS INTERCEPTOR TREES FOR RUNOFF REDUCTION CREDIT.

984 SF IMPERVIOUS TO 653 SF PERVIOUS 1.51:1 RATIO

(E) TREE CANOPY TO REMAIN AS INTERCEPTOR TREES FOR RUNOFF REDUCTION CREDIT.

POC TO (E) 18" PUBLIC STORM DRAIN

(E) TREE CANOPY TO REMAIN AS INTERCEPTOR TREES FOR RUNOFF REDUCTION CREDIT.

DUE TO EXISTING DRAINAGE PATTERNS IT IS NOT FEASIBLE TO TREAT RUNOFF FROM THE MINIMAL IMPERVIOUS AREA ADDED FOR ACCESSIBLE PATH OF TRAVEL WITHIN DMA-4. THEREFORE ADDITIONAL TREATMENT HAS BEEN PROVIDED FOR EXISTING IMPERVIOUS AREA NOT CURRENTLY BEING TREATED WITHIN DMA-3 IN LIEU OF TREATMENT OF DMA-4.

ROOF OVERFLOW DRAINS WILL DISCHARGE ONTO ADJACENT CONCRETE WALK UPON EXCEEDING CAPACITY OF ROOF DOWNSPOUTS DIRECT CONNECTIONS TO ON-SITE STORM DRAIN.

98 SF IMPERVIOUS TO 161 SF PERVIOUS 0.61:1 RATIO

(E) TREE CANOPY TO REMAIN AS INTERCEPTOR TREES FOR RUNOFF REDUCTION CREDIT.

(E) TREE CANOPY TO REMAIN AS INTERCEPTOR TREES FOR RUNOFF REDUCTION CREDIT.

APPROXIMATELY 7,700 SF OF (E) IMPERVIOUS AREA OF DMA-3 WILL BE TREATED OUT OF THE 10,650 SF OF (E) IMPERVIOUS TO REMAIN

DRAINAGE CONSTRUCTION KEYNOTES:

- (D1) INSTALL 8'X6' PROPRIETARY CONTECH FILTERRA BIOSCAPE VAULT WITH INTERNAL BYPASS (FTBSVIB0806). INVERTS PER PLANS.
- (D2) INSTALL 6'X4' PROPRIETARY CONTECH FILTERRA BIOSCAPE VAULT WITH INTERNAL BYPASS (FTBSVIB0604). INVERTS PER PLANS.
- (D3) ROOF DOWNSPOUT TO CONNECT TO STORM DRAIN SYSTEM. SYSTEM DOWNSPOUT LOCATIONS PER ARCHITECTURAL PLANS.
- (D4) 24" NYLOPLAST DRAIN BASIN (OR APPROVED EQUAL). STRUCTURE AND GRATE FRAME SHALL WITHSTAND MIN H-20 LOADING IN VEHICULAR AREAS.
- (D5) 24" NYLOPLAST DRAIN BASIN (OR APPROVED EQUAL). STRUCTURE AND SOLID COVER SHALL WITHSTAND MIN H-20 LOADING IN VEHICULAR AREAS.
- (D6) INSTALL JENSEN PRECAST STORM DRAIN MANHOLE (OR APPROVED EQUIVALENT). INVERT ELEVATIONS (I.E.) SHOWN ON PLAN.

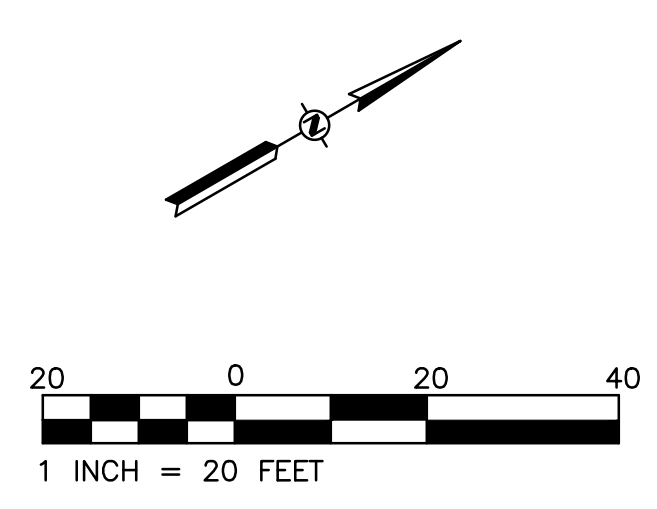
POST-CONSTRUCTION SHED AREAS (SF)

SHED	IMPERVIOUS	PERVIOUS	TOTAL	% IMPERVIOUS	C
DMA-1	1,432	855	2,287	62.61%	0.64
DMA-2	11,220	652	11,872	94.51%	0.86
DMA-3	28,599	2461	31,060	92.08%	0.84
DMA-4	403	5,374	5,777	6.98%	0.25
TOTAL	41,654	9,342	50,996	81.68%	0.77

SOURCE CONTROL MEASURES

- MARK ON-SITE INLETS WITH THE WORDS "NO DUMPING! FLOWS TO CREEK" OR EQUIVALENT.
- PLUMB INTERIOR FLOOR DRAINS TO SANITARY SEWER.
- RETAIN EXISTING VEGETATION AS PRACTICABLE.
- LANDSCAPING:
 - SELECT DIVERSE SPECIES APPROPRIATE TO THE SITE. INCLUDE PLANTS THAT ARE PEST- AND/OR DISEASE-RESISTANT, DROUGHT-TOLERANT, AND/OR ATTRACT BENEFICIAL INSECTS.
 - MINIMIZE USE OF PESTICIDES AND QUICK-RELEASE FERTILIZERS.
 - USE EFFICIENT IRRIGATION SYSTEM; DESIGN TO MINIMIZE RUNOFF.
- REFUSE AREAS:
 - PROVIDE A ROOFED AND ENCLOSED AREA FOR DUMPSTERS, RECYCLING CONTAINERS, ETC..
- MISCELLANEOUS DRAIN OR WASH WATER:
 - DRAIN CONDENSATE OF AIR CONDITIONING UNITS TO LANDSCAPING. LARGE AIR CONDITIONING UNITS MAY CONNECT TO THE SANITARY SEWER.
 - ROOF DRAINS TO FILTERRA BIOTREATMENT PLANTER.
 - DRAIN BOILER DRAIN LINES, ROOF TOP EQUIPMENT, ALL WASH WATER TO SANITARY SEWER.

EXISTING BUILDING
 "KOHL'S"



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