

LEGEND

- STREET RIGHT OF WAY
- PROPOSED LANDSCAPING MAINTENANCE
- PROPOSED HOTEL & RETAIL
- PROPOSED RESIDENCES (TRASH ENCLOSURES ARE INTERNAL)
- STREETS & PARKING LOT SWEEPING
- COMMUNITY BIORETENTION CELL
- BMP DRAINAGE AREA BOUNDARY
- ENHANCED LANDSCAPING BIOCELL
- ① ■ LOADING DOCKS
- ② ■ MATERIAL STORAGE
- ③ ■ TRASH ENCLOSURES



Resort, Hotel & Restaurant Uses ①

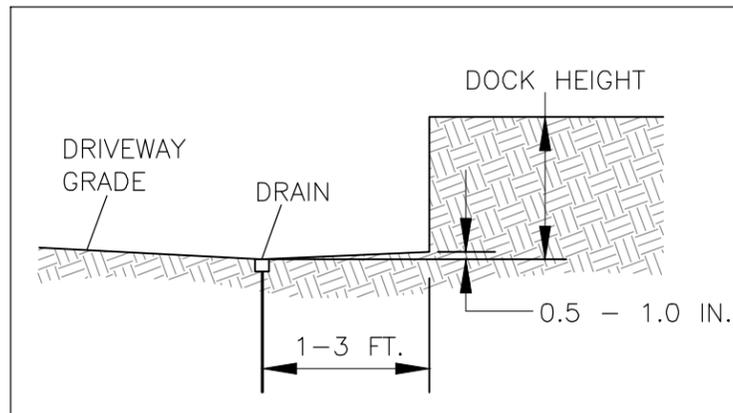
- N2, Activity Restrictions
- N3, Common Area Landscape Management
- N4, BMP Maintenance
- N7, Spill Contingency Plan
- N11, Common Area Litter Control
- N12, Employee Training
- N13, Housekeeping of Loading Docks
- N14, Common Area Catch Basin Inspection
- N15, Street Sweeping Private Streets and Parking Lots
- S1/SD-13, Provide storm drain system stenciling and signage
- S2/SD-34, Design and construct outdoor material storage areas
- S3/SD-32, Design and construct trash and waste storage areas
- S4/SD-12, Use efficient irrigation systems & landscape design
- S5, Protect slopes and channels and provide energy dissipation
- S6/SD-31, Properly Design: Dock areas
- S13, Properly Design: Food preparation areas
- SC-30, Outdoor Loading/Unloading
- SC-41, Building & grounds maintenance
- SC-43, Parking area maintenance

Residential Uses ①

- N1, Education for Property Owners, Tenants and Occupants
- N2, Activity Restrictions
- N3, Common Area Landscape Management
- N4, BMP Maintenance
- N11, Common Area Litter Control
- N12, Employee Training
- N14, Common Area Catch Basin Inspection
- N15, Street Sweeping Private Streets and Parking Lots
- S1/SD-13, Provide storm drain system stenciling and signage
- S3/SD-32, Design and construct trash and waste storage areas
- S4/SD-12, Use efficient irrigation systems & landscape design
- S5, Protect slopes and channels and provide energy dissipation
- SC-41, Building & grounds maintenance
- SC-43, Parking area maintenance

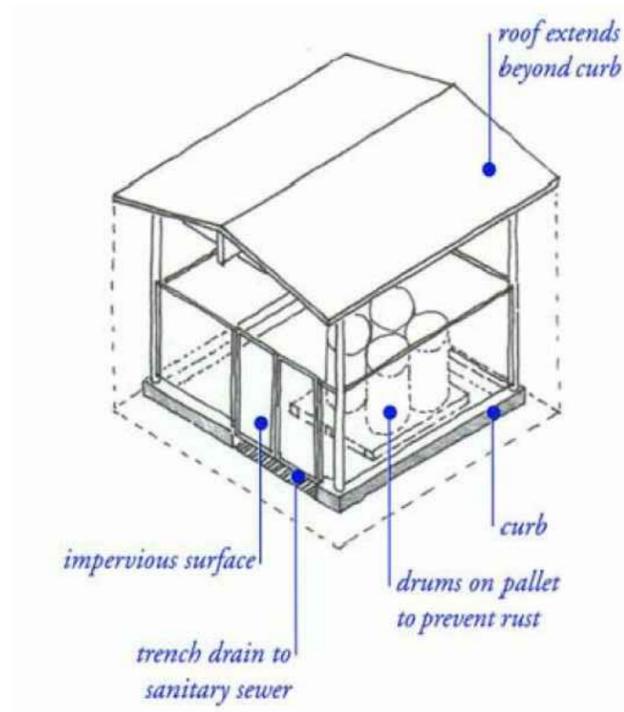
① SEE ATTACHED BMP FACT SHEETS





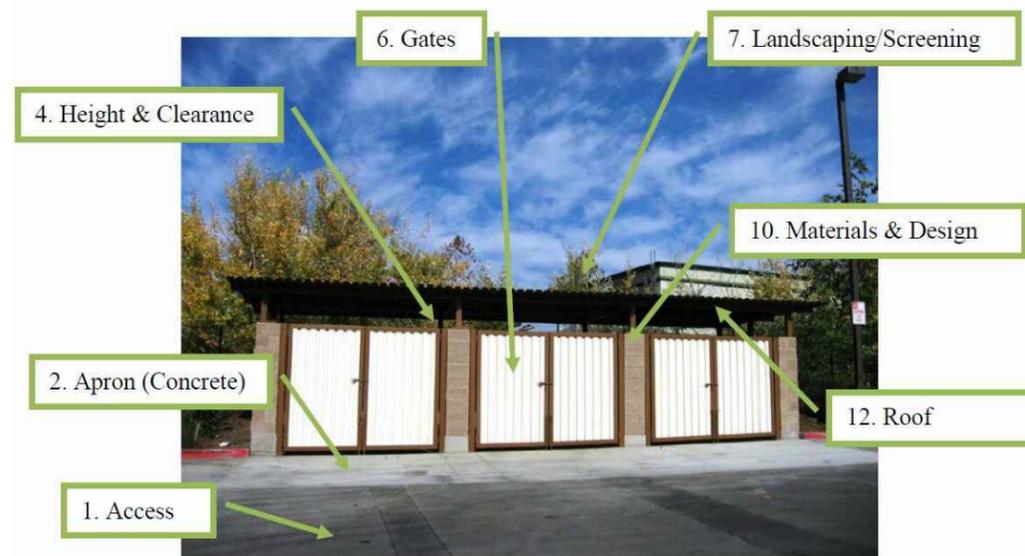
1. **LOADING DOCKS**
NOT TO SCALE

- Loading dock areas will be covered, or drainage will be designed to direct stormwater to treatment systems prior to entering the storm drain system.
- Direct connections into storm drains from depressed loading docks (truck wells) without treatment will be prohibited.
- Loading docks at hotel and resort areas will drain through pre-treatment devices prior to entering on-site biotreatment BMP facilities.
- All lading docks will include emergency spill kits including drain mat covers, spill pads and absorbent socks.



2. **MATERIAL STORAGE**
NOT TO SCALE

- To reduce the possibility of contact with stormwater runoff, all outdoor landscape maintenance and utility storage areas will be sited away from drainage paths and waterways, and will be covered.
- Impermeable surfaces with berms for vehicle and equipment maintenance areas will reduce the chance of stormwater co-mingling with pollutants.
- A regular maintenance plan will be implemented including sweeping, litter control, and spill cleanup to prevent stormwater pollution.
- All material storage areas will include emergency spill kits, including drain mat covers, spill pads and absorbent socks.
- The majority of material storage areas will be designed internally to prevent the exposure of pollutants to rain or wind. Internal storage facilities will be connected to the sewer system in case of emergency or accidental spills.



3. **TRASH ENCLOSURES**
NOT TO SCALE

- Grade breaks will be used to divert stormwater run-on from entering the trash enclosure area.
- No storm drain will be located inside the enclosure area or in the immediate vicinity of the recycling/trash storage area.
- Runoff from the roof of the enclosure area will drain to landscaping or other stormwater treatment system before discharging to the storm drain.
- A sewer connection will be provided within the covered trash enclosure to protect against spills and leakage.
- The majority of trash collection systems will be internal within the various facilities to prevent exposure to rainfall and wind.