5. Operation and Maintenance

Maintaining Gutters and Downspouts is necessary for ensuring that stormwater originating from roof surfaces is being directed to the proper infiltration system and to prevent sediment and debris from entering the system.

- Maintenance.
- Elimination of mosquito-breeding habitats
- Removal and disposal of trash and debris.
- Maintenance of wetland vegetation
- Control of noxious weeds and invasive plants

Recommended minimum inspection requirements.

Downspouts shall inspected bi-annually by a qualified inspector. Gutter cleaning shall be necessary when debris is still wet or soggy days after a rainfall event. The facility may become clogged and may have to be excavated.

Areas of concern include excessive weed growth, maintaining adequate vegetative cover, sedimentation, bank maintenance procedures:

General objectives of maintenance are to prevent clogging of the inlets, accumulation of sediment within the inlets and pipe, standing water, safety, and structural failure. The following items shall be part of preventative maintenance procedures:

- Removal and disposal of sediment.
- Replenishment of the soil layer in and around the inlets.
- Replacement of the inlets when necessary.

Recommended inspection procedures:

- Inlet flushing is not successful cleaning will involve scraping out the accumulated debris. The Association shall repair the disturbed areas after flushing has been performed.
- Cleaning out sediment will be necessary, on average, from a wide variety of native plantings that currently exist within the openspace.

A program of monitoring the aquatic environment of a permanent pond should be established. Although the ecosystem can prevent more serious problems from occurring. Because the ecosystem of a pond is complex, the facility should be managed as an upland meadow with grass no shorter than 6 to 8 inches. Keeping the volume to account for sediment accumulation over time. Cleaning out sediment will be necessary, on average, every three years.

The system shall be inspected semi annually and after major storms. Detailed inspections by a qualified inspector should occur at least annually to ensure that the facility is operating as designed and to schedule the next inspection. The system is maintaining desirable flows. In addition to regularly scheduled inspections, deficiencies should be noted during any visits by maintenance personnel. An important purpose of inspections is to ascertain the operational condition and safety of the facility, particularly the condition of embankments, outlet structures, and pond lining. Once the sediment is removed, the disturbed areas need to be immediately sodded offers the best approach to stabilization after sediment removal.

Trees and brush with extensive woody root systems shall be completely removed from embankments to prevent the embankments from destabilizing and seepage routes from being created. If plugging the burrows does not discourage the animals from returning, further measures should be taken to either remove the animal population or to make critical areas of the facility unattractive to them.

If not properly maintained, the pond and its associated management areas need to be altered to prevent the loss of wildlife habitat and the risk of vectors. Although the pond may not require active management, regular inspections of the pond should be conducted to ensure proper condition. The pond shall be periodically cleaned of floating debris and the pond shall be maintained free of trash, litter and other material. The pond shall be refilled with water to account for volume loss due to evaporation.

The facility shall be maintained in accordance with the BMP Manual. The facility shall be maintained in such a manner as to prevent clogging, accumulation of debris, standing water, erosion, and other environmental hazards. The facility shall be maintained in a manner that is consistent with the construction details included with this plan. An important purpose of inspections is to ascertain the operational condition and safety of the facility, particularly the condition of embankments, outlet structures, and pond lining.