

Storm Water Management Practice Maintenance Agreement

Document Number

Bielinski Homes, Inc., as “Owner” of the property described below, in accordance with Chapter 32 City of Waukesha Storm Water Management and Erosion Control, agrees to install and maintain storm water management practice(s) on the subject property in accordance with approved plans and Storm Water Management Plan conditions. The owner further agrees to the terms stated in this document to ensure that the storm water management practice(s) continues serving the intended functions in perpetuity. This Agreement includes the following exhibits:

Exhibit A: Legal Description of the real estate for which this Agreement applies (“Property”).

Exhibit B: Location Map(s) – shows an accurate location of each storm water management practice affected by this Agreement.

Exhibit C: Maintenance Plan – prescribes those activities that must be carried out to maintain compliance with this Agreement.

Note: After construction verification has been accepted by the City of Waukesha, for all planned storm water management practices, an addendum(s) to this agreement shall be recorded by the Owner showing design and construction details. The addendum(s) may contain several additional exhibits, including certification by City of Waukesha of Storm Water and Erosion Control Permit termination, as described below.

Name and Return Address

City of Waukesha
130 Delafield Street
Waukesha, WI 53188

WAKC0988980 & WAKC0988977
Parcel Identification Number(s) – (PIN)

Through this Agreement, the Owner hereby subjects the Property to the following covenants, conditions and restrictions:

1. The Owner and then, after its establishment, the condominium association established to maintain the common elements within the Property pursuant to a declaration of condominium (“COA”) shall be responsible for the routine and extraordinary maintenance and repair of the storm water management practice(s) and drainage easements identified in Exhibit B until Storm Water and Erosion Control Permit termination by the City of Waukesha in accordance with Chapter 32 of the City Code of Ordinances.
2. After Storm Water and Erosion Control Permit termination under 1., the current Owner(s) or the established COA shall be solely responsible for maintenance and repair of the storm water management practices and drainage easements in accordance with the maintenance plan contained in Exhibit C.
3. The Owner(s) or the established COA shall, at their own cost, complete inspections of the storm water management practices at the time intervals listed in Exhibit C, and conduct the inspections by a qualified professional, file the reports with the City of Waukesha after each inspection and complete any maintenance or repair work recommended in the report. The Owner(s) or the established COA shall be liable for the failure to undertake any maintenance or repairs. After the work is completed by the Contractor, the qualified professional shall verify that the work was properly completed and submit the follow-up report to the City within 30 days.
4. In addition, and independent of the requirements under paragraph 3 above, the City of Waukesha, or its designee, is authorized to access the property as necessary to conduct inspections of the storm water management practices or drainage easements to ascertain compliance with the intent of this Agreement and the activities prescribed in Exhibit C. The City of Waukesha may require work to be done which differs from the report described in paragraph 3 above, if the City of Waukesha reasonably concludes that such work is necessary and consistent with the intent of this agreement. Upon notification by the City of Waukesha of required maintenance or repairs, the Owner(s) or the established COA shall complete the specified maintenance or repairs within a reasonable time frame determined by the City of Waukesha.
5. If the Owner(s) or the established COA do not complete an inspection under 3. above or required maintenance or repairs under 4. above within the specified time period, the City of Waukesha is authorized, but not required, to perform the specified inspections, maintenance or repairs. In the case of an emergency situation, as determined by the City of Waukesha, no notice shall be required prior to the City of Waukesha performing emergency maintenance or repairs. The City of Waukesha may levy the costs and expenses of such inspections, maintenance or repair related

actions as a special charge against the Property and collected as such in accordance with the procedures under s. 66.0627 Wis. Stats. or subch. VII of ch. 66 Wis. Stats.

- 6. This Agreement shall run with the Property and be binding upon all heirs, successors and assigns. After the Owner or the established COA records the addendum noted above, the City of Waukesha shall have the sole authority to modify this agreement upon a 30-day notice to the current Owner(s) or the established COA. (Collectively the "Successors") with the Successors being exclusively obligated to perform the covenants contained herein once the Owner has entirely transferred Owner's interest in the Property or Owner has established a COA; provided that nothing herein shall relieve Owner of any obligations that Owner has previously agreed to undertake by separate written document.)

Dated this ___ day of _____, 2020.

Owner: **Bielinski Homes, Inc.**

(Owners Signature)

Frank Bielinski – President
(Owners Typed Name)

Acknowledgements

State of Wisconsin:
County of Waukesha

Personally came before me this ___ day of _____, 2020, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____.

Notary Public, Waukesha County, WI
My commission expires: _____.

This document was drafted by:

Joshua D. Pudelko, M.S., P.E.
Trio Engineering, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005

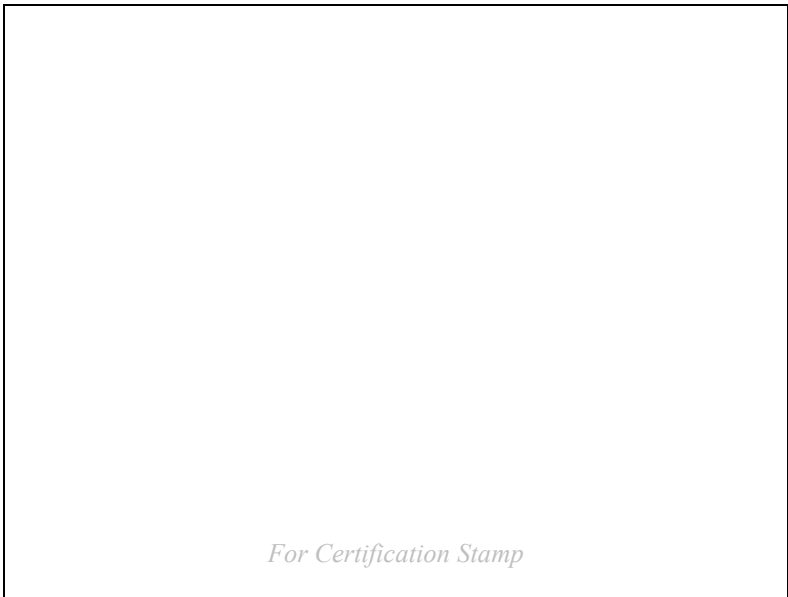


Exhibit A – Legal Description

The following description and reduced copy map identifies the land parcels affected by this Agreement. For a larger scale view of the referenced document, contact the Waukesha County Register of Deeds office.

Project Identifier: **Prairie Song Villas** Acres: **8.4076**
Date of Recording:
Map Produced By: **Trio Engineering, LLC**
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005

Legal Description:

I, Deborah L. Joers, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped all that part of Lot 3, Certified Survey Map No. 8738 and part of Certified Survey Map No. 9747, being located in a part of the Southwest 1/4 of the Southeast 1/4 of Section 31, Town 7 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Southwest Corner of the said Southeast 1/4 Section also being to the place of beginning of lands hereinafter described;

Thence North 01°09'54" West and along the West line of said Southeast 1/4 Section, 1200.44 feet to the Southwest corner of Lot 2, Certified Survey Map No. 8738; Thence North 88°50'06" East along the South line of said Lot 2, 310.25 feet the Southeast corner of said Lot 2; Thence North 04°07'31" East, 119.98 feet to a point; Thence South 85°52'29" East, 66.00 feet to a point; Thence South 04°07'31" West, along the West line of said Certified Survey Map No. 9747, 180.15 feet to a point; Thence South 88°50'06" West, 166.45 feet to a point; Thence South 01°09'54" East, 346.47 feet to a point; Thence North 90°00'00" East, 118.53 feet to a point; Thence South 10°04'39" West along the West line of Certified Survey Map No. 9747, 103.88 feet to a point; Thence South 03°10'05" West along said West line, 19.81 feet to a point; Thence South 39°33'52" East, 131.25 feet to a point; Thence South 03°28'06" West, 299.25 feet to a point; Thence South 32°45'40" West, 15.17 feet the point of curvature; Thence Southwesterly 98.63 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 430.00 feet, whose central angle is 13°08'31", and whose chord bears South 26°11'24.5" West, 98.41 feet to the point of tangency; Thence South 70°22'51" East, 60.00 feet to a point of curvature; Thence Southwesterly 134.31 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 370.00 feet, whose central angle is 20°47'56", and whose chord bears South 09°13'11" West, 133.58 feet to the point of tangency; Thence South 01°10'47" East, 10.03 feet to a point on the South line of said Southeast 1/4 Section; Thence South 88°49'13" West along said South line, 336.41 feet to the point of beginning.

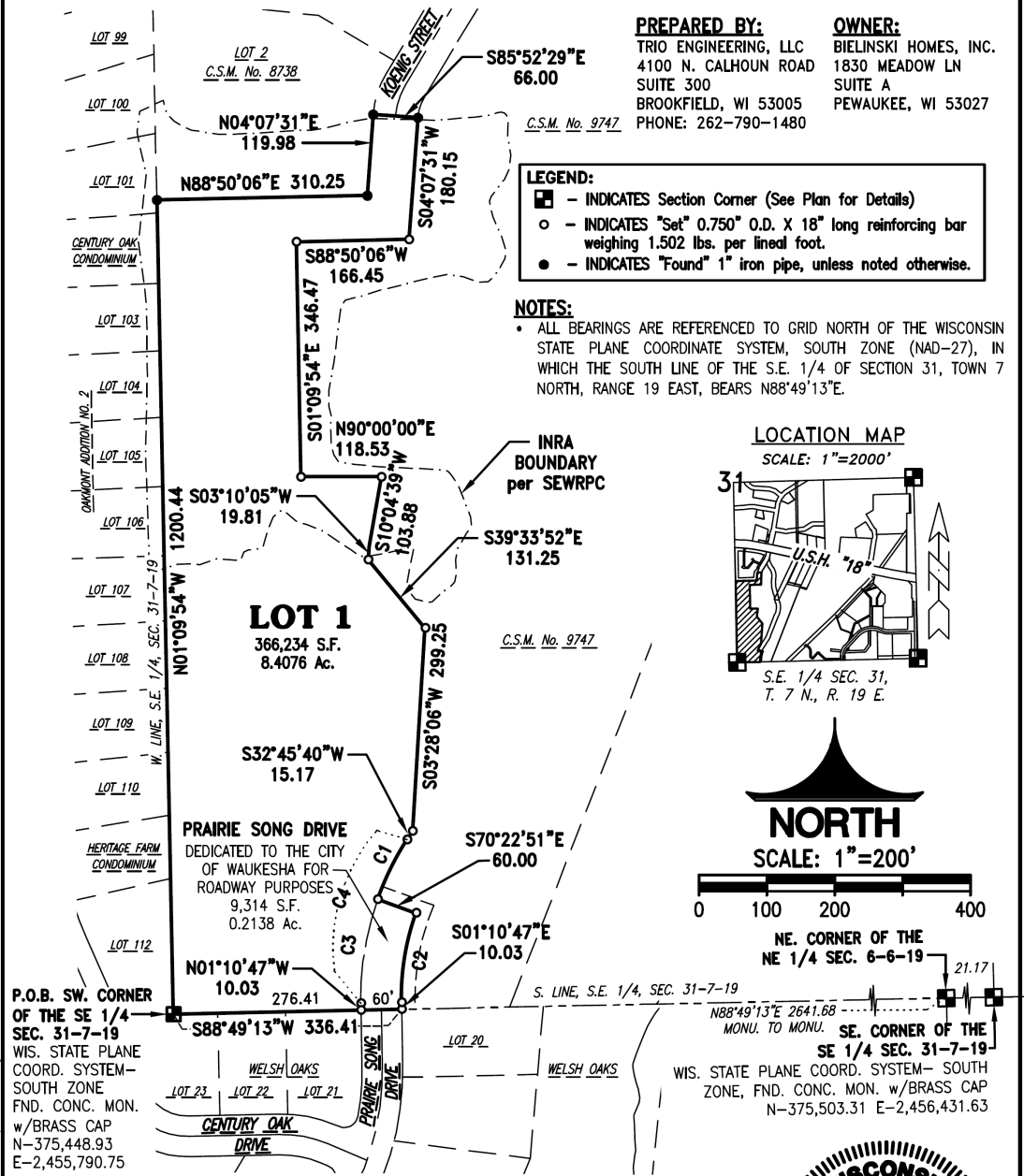
The Gross Area of said Parcel contains 375,548 Square Feet, (or 8.6214 Acres) of land, more or less, including the dedicated Road Right-of-Way. The Net Area of said Parcel after the Road dedication of "Prairie Song Drive" contains 366,234 Square Feet, (or 8.4076 Acres) of land, more or less.

Figure 1
 Certified Survey Map (To Be Recorded)

CERTIFIED SURVEY MAP NO. _____

ALL THAT PART OF LOT 3 OF CERTIFIED SURVEY MAP NO. 8738 AND PART OF CERTIFIED SURVEY MAP NO. 9747, BEING LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

OVERALL DETAIL SHEET



CURVE DATA

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	430.00	13°08'31"	98.63	98.41	S26°11'24.5"W	S32°45'40"W	S19°37'09"W
C2	370.00	20°47'56"	134.31	133.58	S09°13'11"W	S19°37'09"W	S01°10'47"E
C3	430.00	20°47'56"	156.09	155.24	S09°13'11"W	S19°37'09"W	S01°10'47"E
C4	430.00	33°56'27"	254.72	251.01	S15°47'27"W	S32°45'40"W	S01°10'47"E



DRAFTED THIS 29TH DAY OF JULY, 2020
 THIS INSTRUMENT WAS DRAFTED BY DEBORAH L. JOERS, S-2132

JOB NO. 01-006-966
 SHEET 1 OF 5

Exhibit B – Location Map

The storm water management practices covered by this Agreement are depicted in the reduced copy of a portion of the construction plans, as shown below. The practices include one Wet/Dry Detention Pond, one Kettle Dry Pond, three (3) Rain Gardens and all associated pipes, earthen berms, rock chutes and other components of these practices. All of the noted storm water management practices are located within a Lot 1 of CSM # _____, as noted in Exhibit A.

Development Name(s):

Prairie Song Villas

Storm water Practices:

Wet/Dry Detention Pond, Kettle Dry Pond, Rain Gardens, Grassed Swales.

Location of Practices:

North, South East & West perimeters of subject property.

Owner:

Prairie Song Villas, LLC

The Owner of the property, shall be responsible for the cost to repair, maintain or restore said Storm water Management Facilities. Said repairs, maintenance and restoration shall be performed by the Owner of this property.

Figure 1
Overall Plan View of Stormwater Practices

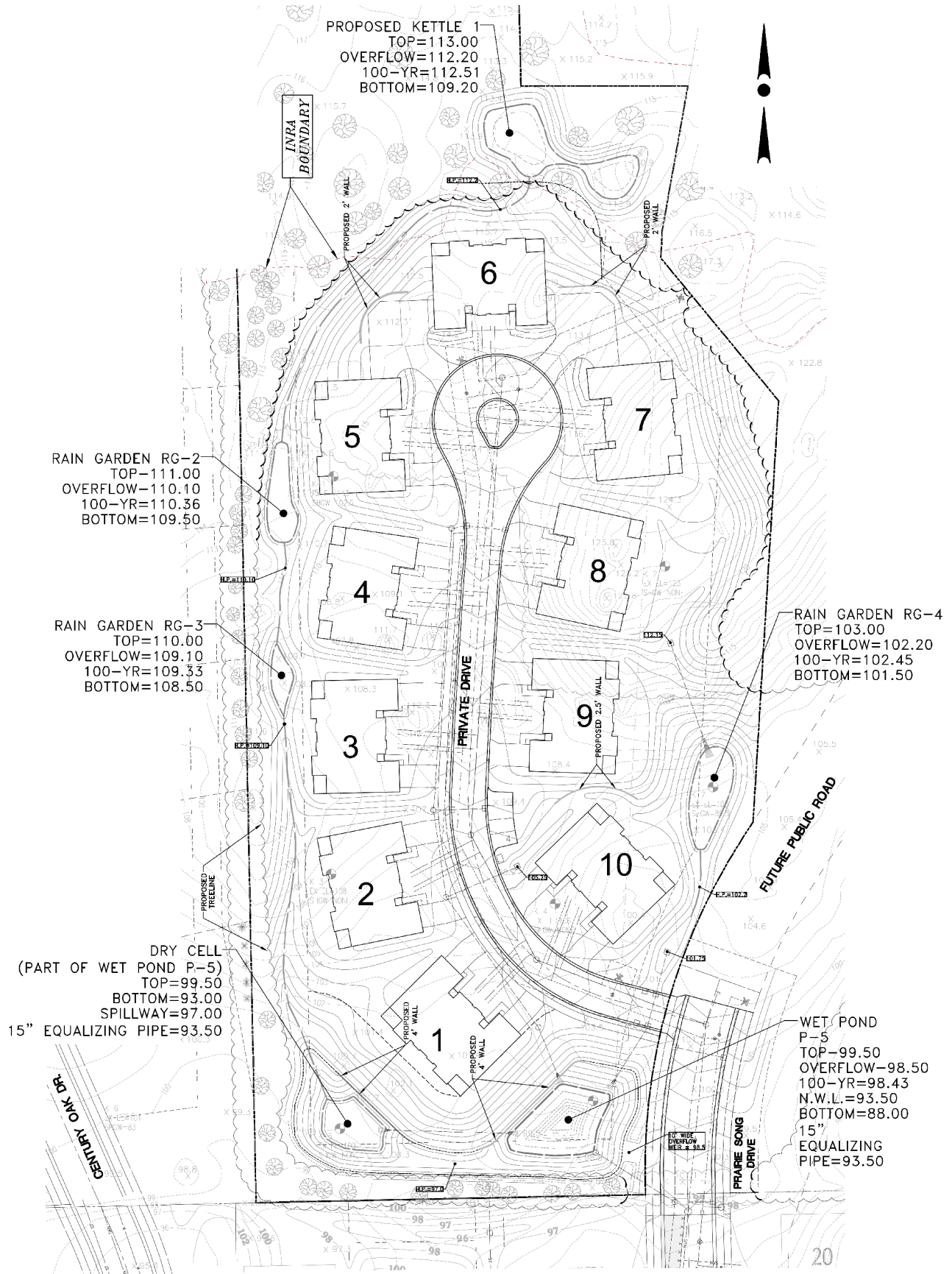


Figure 4
 Plan View of Stormwater Practices (continued)
Wet/Dry Detention Pond 5

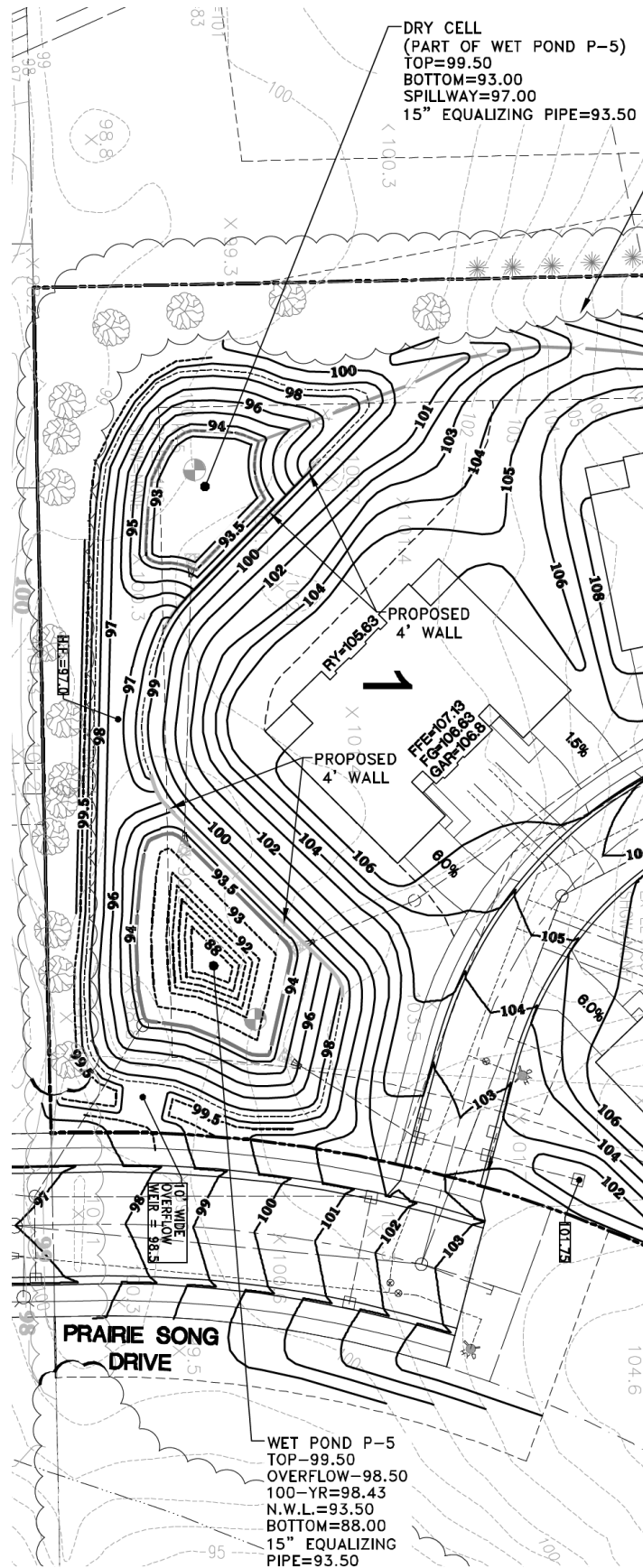


Exhibit C

Storm Water Practice Maintenance Plan

This exhibit explains the basic function of each of the storm water practices listed in **Exhibit B** and prescribes the minimum maintenance requirements to remain compliant with this Agreement. The maintenance activities listed below are aimed to ensure these practices continue serving their intended functions in perpetuity. The list of activities is not all inclusive, but rather indicates the minimum type of maintenance that can be expected for this particular site. Access to the stormwater practices for maintenance vehicles is shown in **Exhibit B**. Any failure of a storm water practice that is caused by a lack of maintenance will subject the Owner(s) to enforcement of the provisions listed on page 1 of this Agreement by the City.

The Owner shall keep a record of all inspections performed and additional work associated with the upkeep of the system. This log shall be made available to the City upon request.

System Description:

“As-built” construction drawings of the basin, showing actual dimensions, elevations, outlet structures, etc. will be recorded as an addendum(s) to this agreement within 60 days after the City accepts verification of construction from the project engineer.

Minimum Maintenance Requirements:

To ensure the proper long-term function of the storm water management practices described above, the following activities must be completed by Bielinski Homes, Inc. (or their heirs and assigns):

1. All outlet pipes and outlet structure orifices must be checked monthly to ensure there is no blockage from floating debris or ice. Any blockage must be removed immediately. The washed stone must be replaced when it becomes clogged.
2. Grass swales shall be preserved to allow free flowing of surface runoff in accordance with approved grading plans. No buildings or other structures are allowed in these areas. No grading or filling is allowed that may interrupt flows in any way.
3. Grass swales, inlets and outlets must be checked after heavy rains (minimum of annually) for signs of erosion. Any eroding areas must be repaired immediately to prevent premature sediment build-up in the downstream forebays or basin. Erosion matting is recommended for repairing grassed areas.
4. NO trees are to be planted or allowed to grow on the earthen berms. Tree root systems can reduce soil compaction and cause berm failure. The berms must be inspected annually and any woody vegetation removed.
5. If floating algae or weed growth becomes a nuisance (decay odors, etc.), it must be removed from the basin and deposited where it cannot drain back into the basin. Removal of the vegetation from the water reduces regrowth the following season (by harvesting the nutrients). Wetland vegetation must be maintained along the waters edge for safety and pollutant removal purposes.
6. When sediment in the basin has accumulated to an elevation of three feet below the outlet elevation, it must be removed. All removed sediment must be placed in an appropriate upland disposal site and stabilized (grass cover) to prevent sediment from washing back into the basin. The forebays will likely need sediment removal first. Failure to remove sediment from the basins will cause resuspension of previously trapped sediments and increase downstream deposition.
7. No grading or filling of the basin or berm other than for sediment removal is allowed, unless otherwise approved by the City.
8. Periodic mowing of the grass swales will encourage rigorous grass cover and allow better inspections for erosion. Waiting until after August 1 will avoid disturbing nesting wildlife. Mowing around the basin or the forebays may attract nuisance populations of geese to the property and is not necessary or recommended.
9. Any other repair or maintenance needed to ensure the continued function of the storm water practices or as ordered by the City under the provisions listed on page 1 of this Agreement.

Exhibit C - Storm Water Practice Maintenance Plan (continued)

Wet Detention Pond

I. ROUTINE MAINTENANCE

A. Mowing

1. Side slopes, embankments, and emergency spillways that are not rock lined which have been planted with turf grasses should be mowed at least three (3) times a year to prevent woody growth and control noxious weeds. Recommended mowing times are April, July and October of each year.
2. The Owner may more frequently mow areas adjacent to the entry drive, typically once every week to two weeks during a normal growing season, for aesthetic and allergy control purposes.
3. Native grasses should be mowed to a height of 6" in mid to late summer or after they have achieved a height of 1-1/2 feet during the first growing season. Further mowing in subsequent growing seasons may not be required.
4. A 6 to 8" mowing every 3 to 4 years, may suffice as a substitute management technique. The mowed area should be raked and performed in the spring.

B. Inspections

1. Inspections of the ponds shall be completed on an annual basis or after significant rainfall events.
2. The inspections should be completed during wet weather conditions to determine if the ponds are functioning properly.
3. Inspection priorities shall be as follows:
 - a. Inspect the embankments for subsidence, erosion, cracking and tree growth.
 - b. Inspect the condition of the emergency spillway and overland flow path.
 - c. Inspect the pond for accumulation of sediment.
 - d. Inspect the outlet control structure for clogs, debris and material failures.
 - e. Inspect the landscape walls for subsidence, vegetation growth and material failures.
 - f. Inspect upstream and downstream channels from an erosion perspective.
 - g. Inspect any modifications that may have been done to the ponds following their initial construction.
 - h. Inspect the side slopes of the pond for erosion, slumping, cracking or woody plant materials.
4. As-built plans shall accompany the person responsible for the pond inspections.
5. Documentation of the inspections should be completed and filed. Documentation should include as a minimum:
 - a. Inspectors name, affiliation and professional credentials if applicable.
 - b. Date, time and weather conditions.
 - c. Approximate rainfall total over a 24 hour period if applicable.
 - d. Existing embankment, outlet and inlet conveyance systems and vegetation condition.
 - e. Sediment depth at the outlet control structure and at a minimum one other location.
 - f. Identification of potential structural failures and repair needs.
 - g. Other pond conditions such as vegetation growth, algae growth and emergency spillway conditions.
 - h. Repair recommendations.

C. Debris and Litter Removal.

1. Debris and litter removal from the pond surface shall be completed at least once a month.
2. Particular attention should be paid to debris accumulating around the riser pipe to prevent potential clogging.

Exhibit C - Storm Water Practice Maintenance Plan (continued)

- D. Erosion Control.
 - 1. The pond side slopes, embankments and emergency spillways may suffer from periodic slumpage and erosion.
 - 2. Corrective measures shall include regrading, filling and revegetation of the eroded or slumping areas.
 - 3. Permanent geosynthetic erosion matting (or rip rap) at the pond outlet and emergency spillways should be inspected for displacement or undermining. Repairs shall be made upon discovery.
 - E. Nuisance Control.
 - 1. Biological control of algae and mosquitoes is preferred over chemical control. Consultation with local WDNR officials is recommended prior to the introduction of any biological control.
 - 2. Maintaining the native grass perimeter will aide in the control of geese.
 - 3. Mechanical controls should be used when feasible.
- II. NON-ROUTINE MAINTENANCE
- A. Structural Repairs and Replacement.
 - 1. The outlets of the pond have been constructed utilizing concrete pipe and concrete materials. The estimate life of these structures is 75 to 100 years. Annual inspection of the structures will disclose any potential structural problems. If structural problems appear, repair or replace the outlet.
 - 2. Annual inspection of the landscape walls will disclose any potential structural problems. If structural problems appear, repair or replace the wall as needed.
 - 3. Excessive or chronic drawdowns of the ponds may cause leaks or seepage through the embankments. Excessive drawdowns should be avoided and thus corrective measures for leakage and seepage can be avoided.
 - B. Sediment Removal.
 - 1. A sediment clean out cycle of 10 to 15 years is recommended. Sediment removal may be necessary prior to 10 years if there is a substantial amount of land disturbance occurring within the contributory watershed. Annual inspections shall be made to ensure that the design depth of the permanent water pool is maintained.
 - 2. It is recommended that the sediment be tested to determine if land filling is necessary. Contact the local DNR prior to sediment sampling and testing to insure compliance with State standards and regulations.
 - 3. Surveyed depths of the sediment storage area and permanent pool elevations shall be made immediately following the construction of the ponds and recorded on the as-built plans. Annual inspections shall include measure downs to determine sediment elevations in relation to the permanent pool elevation.
- III. RESPONSIBLE PARTY & FINANCIAL FUNDING
- A. The responsible party for the operation, inspection and maintenance of the wet ponds shall be Bielinski Homes, Inc. (and their heirs and assigns).
 - B. It is recommended that Bielinski Homes, Inc. (and their heirs and assigns) establish or set aside a perpetual maintenance fund to ensure that the ponds are properly inspected, maintained and repaired.
- IV. ADDITIONAL CONSIDERATIONS TO IMPROVE POND WATER QUALITY AND REDUCE MAINTENANCE COSTS.
- A. General.
 - 1. Improper disposal of yard wastes will affect the water quality of the wet ponds and may cause clogging of the outlet structure.

Exhibit C - Storm Water Practice Maintenance Plan (continued)

2. Improper fertilizer and pesticide application will affect the water quality of the wet ponds and add to algae growth.
 3. Excess lawn watering will affect the water quality of the ponds due to increased water runoff that may contain fertilizers and pesticides.
- B. Yard Care.
1. It is recommended to consider routine yard care maintenance that is practical and environmentally sound.
 2. Refer to the U.W. Extension's "Rethinking Yard Care" for additional information.
- C. Leaves and Yard Trimmings.
1. It is recommended that leaves and yard trimmings be properly disposed of.
 2. Refer to the U.W. Extension's "Managing Leaves and Yard Trimmings" for further information.
- D. Lawn and Garden Fertilizers.
1. It is recommended to control fertilizer applications on lawn and gardens so as not to be detrimental to the water quality of the ponds.
 2. Refer to the U.W. Extension's "Lawn and Garden Fertilizers" for further information.
- E. Lawn and Garden Pesticides.
1. Lawn and garden pesticides may pollute surface and ground water.
 2. Refer to the U.W. Extension's "Lawn and Garden Pesticides" for further information.
- F. Lawn Watering.
1. Excess lawn watering will wash pollutants into the wet ponds.
 2. Refer to the U.W. Extension's "Lawn Watering" for further information.
- G. Lawn Weed Control.
1. Proper turf management will lower the amount of the chemicals that may runoff into the wet ponds during rain events.
 2. Refer to the U.W. Extension's "Lawn Weed Control" for further information.

Rain Garden and Biofilter

I. ROUTINE MAINTENANCE

- A. Mowing
1. Side slopes, embankments, and emergency spillways that are not rock lined which have been planted with turf grasses should be mowed at least three (3) times a year to prevent woody growth and control noxious weeds. Recommended mowing times are April, July and October of each year.
 2. The Owner may more frequently mow areas adjacent to the lots, typically once every week to two weeks during a normal growing season, for aesthetic and allergy control purposes.
 3. Native plants & grasses within the basin areas shall be mowed & maintained at the direction of a professional landscape architect to ensure proper growth and establishment.
- B. Inspections
1. Inspections of the basins shall be completed on an annual basis or after significant rainfall events.
 2. The inspections should be completed during wet weather conditions to determine if the ponds are functioning properly.
 3. Inspection priorities shall be as follows:
 - a. Inspect the embankments for subsidence, erosion, cracking and tree growth.
 - b. Inspect the condition of the emergency spillway and overland flow path.
 - c. Inspect the outlet pipes/weir wall for clogs, debris and material failures.
 - d. Inspect the landscape walls for subsidence, vegetation growth and material failures.
 - e. Inspect upstream and downstream channels from an erosion perspective.

Exhibit C - Storm Water Practice Maintenance Plan (continued)

- f. Inspect any modifications that may have been done to the basins following their initial construction.
 - g. Inspect the side slopes of the basins for erosion, slumping, cracking or woody plant materials.
 - h. NO trees are to be planted or allowed to grow on the earthen berms.
 4. As-built plans shall accompany the person responsible for the basin inspections.
 5. Documentation of the inspections should be completed and filed. Documentation should include as a minimum:
 - a. Inspectors name, affiliation and professional credentials if applicable.
 - b. Date, time and weather conditions.
 - c. Approximate rainfall total over a 24 hour period if applicable.
 - d. Existing embankment, outlet and inlet conveyance systems and vegetation condition.
 - e. Identification of potential structural failures and repair needs.
 - f. Other basin conditions such as vegetation growth, algae growth and emergency spillway conditions.
 - g. Repair recommendations.
 - C. Debris and Litter Removal
 1. Debris and litter removal from the basin bottom shall be completed at least once a month.
 2. Particular attention should be paid to debris accumulating around the outlet pipes to prevent potential clogging.
 - D. Erosion Control
 1. The basin side slopes, embankments and emergency spillways may suffer from periodic slumpage and erosion.
 2. Corrective measures shall include regrading, filling and revegetation of the eroded or slumping areas.
 3. Permanent geosynthetic erosion matting (or rip rap) at the basin outlet and emergency spillways should be inspected for displacement or undermining. Repairs shall be made upon discovery.
- II. NON-ROUTINE MAINTENANCE
- A. Structural Repairs and Replacement
 1. The outlets of the pond have been constructed utilizing concrete pipe and concrete materials. The estimate life of these structures is 75 to 100 years. Annual inspection of the structures will disclose any potential structural problems. If structural problems appear, repair or replace the outlet.
 2. Annual inspection of the landscape walls will disclose any potential structural problems. If structural problems appear, repair or replace the wall as needed.
 3. Excessive or chronic drawdowns of the basins may cause leaks or seepage through the embankments. Excessive drawdowns should be avoided and thus corrective measures for leakage and seepage can be avoided.
 - B. Any other repair or maintenance needed to ensure the continued function of the storm water practices or as ordered by the City of Waukesha under the provisions listed within this Agreement.
 - C. In the event of engineered soil failure or issues with native plants & grasses or invasive weeds, corrective actions shall be taken as deemed necessary by City of Waukesha and/or a professional landscape architect.
- III. RESPONSIBLE PARTY & FINANCIAL FUNDING
- A. The responsible party for the operation, inspection and maintenance of the wet ponds shall be Bielinski Homes, Inc. (and their heirs and assigns).

Exhibit C - Storm Water Practice Maintenance Plan (continued)

- B. It is recommended that the Bielinski Homes, Inc. (and their heirs and assigns) establish or set aside a perpetual maintenance fund to ensure that the ponds are properly inspected, maintained and repaired.
- IV. ADDITIONAL CONSIDERATIONS TO REDUCE MAINTENANCE COSTS.
- A. General
 - 1. Improper disposal of yard wastes may cause clogging of the outlet pipes.
 - B. Yard Care
 - 1. It is recommended to consider routine yard care maintenance that is practical and environmentally sound. Refer to the U.W. Extension's "Rethinking Yard Care" for additional information.
 - C. Leaves and Yard Trimmings
 - 1. It is recommended that leaves and yard trimmings be properly disposed of. Refer to the U.W. Extension's "Managing Leaves and Yard Trimmings" for further information.
 - D. Lawn and Garden Pesticides
 - 1. Lawn and garden pesticides may pollute surface and ground water. Refer to the U.W. Extension's "Lawn and Garden Pesticides" for further information.
 - E. Lawn Watering
 - 1. Excess lawn watering will wash pollutants into the dry ponds. Refer to the U.W. Extension's "Lawn Watering" for further information.
 - F. Lawn Weed Control
 - 1. Proper turf management will lower the amount of the chemicals that may runoff into the wet ponds during rain events. Refer to the U.W. Extension's "Lawn Weed Control" for further information.

Exhibit C - Storm Water Practice Maintenance Plan (continued)

Grass Swales and Storm Sewer

1. Grass swales shall be preserved to allow free flowing of surface runoff in accordance with approved grading plans. No buildings or other structures are allowed in these areas. No grading or filling is allowed that may interrupt flows in any way.
 2. Grass swales, inlets and outlets must be checked after heavy rains (minimum of annually) for signs of erosion. Any eroding areas must be repaired immediately to prevent premature sediment build-up in the downstream forebays or basin. Erosion matting is recommended for repairing grassed areas.
 3. Accumulated solids or byproduct removal requirements:
 - a. Inlets are to be cleaned on an annual basis from May to June of each year.
 - b. Inlets are to be cleaned utilizing vacuum equipment in accordance with Local and State regulations.
 4. Identification of Safety Hazards
 - a. Storm manholes may be considered “confined spaces” and appropriate “confined space entry” requirements must be met in accordance with Local and State regulations.
 5. Cleaning and Inspection Schedule
 - a. Inspect entire system including: inlets, grates, manhole covers, and flared end sections on semi-annual basis for deficiencies. Said inspection shall take place in the spring and fall of each year.
 - b. Spring inspection shall be completed prior to each spring cleaning cycle.
 6. Inspection and Maintenance Checklist.
 - a. See attached Inspection and Maintenance Checklist.
 7. Start up and Shutdown Procedures.
 - a. Upon stabilization of worksite, all temporary erosion control measures shall be removed.
 8. Contingency Plan in event of System Failure.
 - a. If stormwater inlets (or catch basins) cease functioning properly, inspect in the following order:
 - i. Stormwater Inlets.
 1. Inspect inlet grate for blockage, clean as required.
 2. Inspect inlet outfall pipe for blockage, clean as required.
 - ii. Blockage in mainline storm sewer.
 1. Perform video inspection of mainline storm sewer.
 2. Clean and repair as required.
- Sump Pump Laterals
Individual home owners shall be responsible for the maintenance of their pump lateral from the home to the sump pump collector located behind the curb.