City of Waukesha
201 Delafield Street
Waukesha, WI 53188
Tel: 262.542.3700
waukesha-wi.gov

City of Waukesha Cover Sheet

Committee: Board of Public Works	**BPW Meeting Date:** 1/22/2026
ID Number: #26-02870	**Ordinance/Resolution Number (if applicable):** N/A
Department Submitting: Department of Public Works	**Common Council Meeting Date**: 2/3/2026

Agenda Item Title:

Review and possible action on the Storm Water Management Practice Maintenance Agreement between the City of Waukesha and Carol O. Smart Survivor's Trust, by Carol O. Smart, Trustee; and Robert F. and Carol O. Smart Family Trust, by Carol O. Smart and Brian F. Smart, Co-Trustees for Lot 1 of the Lillyrose Road Senior Living Facility Development.

Issue Before the Council:

The property owner will be constructing storm water facilities at their development site to address storm water quantity and quality requirements. Storm Water Maintenance Agreements are required to be recorded by the City's Storm Water Management Ordinance. The Storm Water Agreement requires that the Owners regularly inspect and maintain the storm water measures installed as part of the development and report the results of the inspection to the City Engineer two times per year. If the Agreement is not approved, then the Owner may not maintain the stormwater facilities and conveyance ditches.

Options & Alternatives:

Not approving this agreement would not place a requirement of the development project to maintain new stormwater features.

Additional Details:

See attached Stormwater Management Practice Maintenance Agreement between the City of Waukesha and Carol O. Smart Survivor's Trust, by Carol O. Smart, Trustee; and Robert F. and Carol O. Smart Family Trust, by Carol O. Smart and Brian F. Smart, Co-Trustees.

What is the Strategic Plan Priority this item relates to:

People-Centered Development

What impact will this item have on the Strategic Plan Priority?

Moving forward with the Storm Water Management Practice Maintenance Agreement will allow for the implementation and future maintenance of stormwater facilities in conjunction with the 119-unit senior living facility.

Financial Remarks:

There are no immediate costs to the City. This Agreement requires the property owners to arrange to complete future inspections of the storm water facility and provide a copy of the inspection report to the City, as listed in Paragraph #3. The Agreement states that the City is able to levy the costs and expenses of inspections, maintenance, or repairs back to the property owner, if the owners do not complete the inspections, as listed in paragraph #5.

Recommended Motion:

Recommend approval to Council of the Storm Water Management Practice Maintenance Agreement between the City of Waukesha and Carol O. Smart Survivor's Trust, by Carol O. Smart, Trustee; and Robert F. and Carol O. Smart Family Trust, by Carol O. Smart and Brian F. Smart, Co-Trustees for Lot 1 of the Lillyrose Road Senior Living Facility Development pending final review by the City Attorney.

Reviewed By:

City Attorney Brian Running	**Date Reviewed**
Finance Director Joseph P. Ciurro	**Date Reviewed**
City Administrator Anthony W. Brown *Anthony Brown*	**Date Reviewed** 1/21/2026

Document Number

Storm Water Management Practice Maintenance Agreement

Carol O. Smart Survivor's Trust, by Carol O. Smart, Trustee; and Robert F. and Carol O. Smart Family Trust, by Carol O. Smart and Brian F. Smart, Co-Trustees, as "Owner" of the property described as Lot 1 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.

Name and Return Address

City of Waukesha
201 Delafield Street
Waukesha, WI 53188

Parcel Identification Number: WAKC 0985999

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 of City of Waukesha of Storm Water and Erosion Control Permit termination, as described below.

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

1. The Owner 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) 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) 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) 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) shall complete the specified maintenance or repairs within a reasonable time frame determined by the City of Waukesha.
5. If the Owner(s) 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 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).

Dated this ___ day of _____, 202_.

Owner:

_____
Owner's Signature

Smart Trusts, Carol O. Smart, Trustee
Owner's Typed/Printed Name

Mailing Address: c/o RF Smart Development, LLC
144 W Broadway
Waukesha, WI 53186

Phone Number: (262) 547-7755

Email Address: smartrealty@sbcglobal.net

Acknowledgements

State of Wisconsin:
County of Waukesha

Personally came before me this ____ day of _____, 202_, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____.
Notary Public
My commission expires:_____.

This document was drafted by:

Matthew Bailey, P.E.
Trio Engineering, LLC
Brookfield, WI 53005

City of Waukesha Common Council Approval

Dated this ___ day of _____, 202_.

_____
Shawn N. Reilly, Mayor

_____
Katie L. Panella, City Clerk

Acknowledgements

State of Wisconsin:
County of Waukesha

Personally came before me this ____ day of _____, 202_, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____.
Notary Public
My commission expires:_____.

Exhibit A – Legal Description

The following description and reduced copy map identifies the land parcel(s) affected by this Agreement as being Lot 1 of the CSM. For a larger scale view of the referenced document, contact the Waukesha County Register of Deeds office.

Project Identifier: **Meadowbrook Road Senior Living** Acres**: 27.77**
Date of Recording:
Map Produced By: **Trio Engineering**
Legal Description: **Lot 1 of Certified Survey Map No. _____ recorded in the office of the Register of Deeds for Waukesha County, Wisconsin on _____, 2025, as Document No. _____, said Certified Survey Map being part of the Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 31, Township 7 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin.**

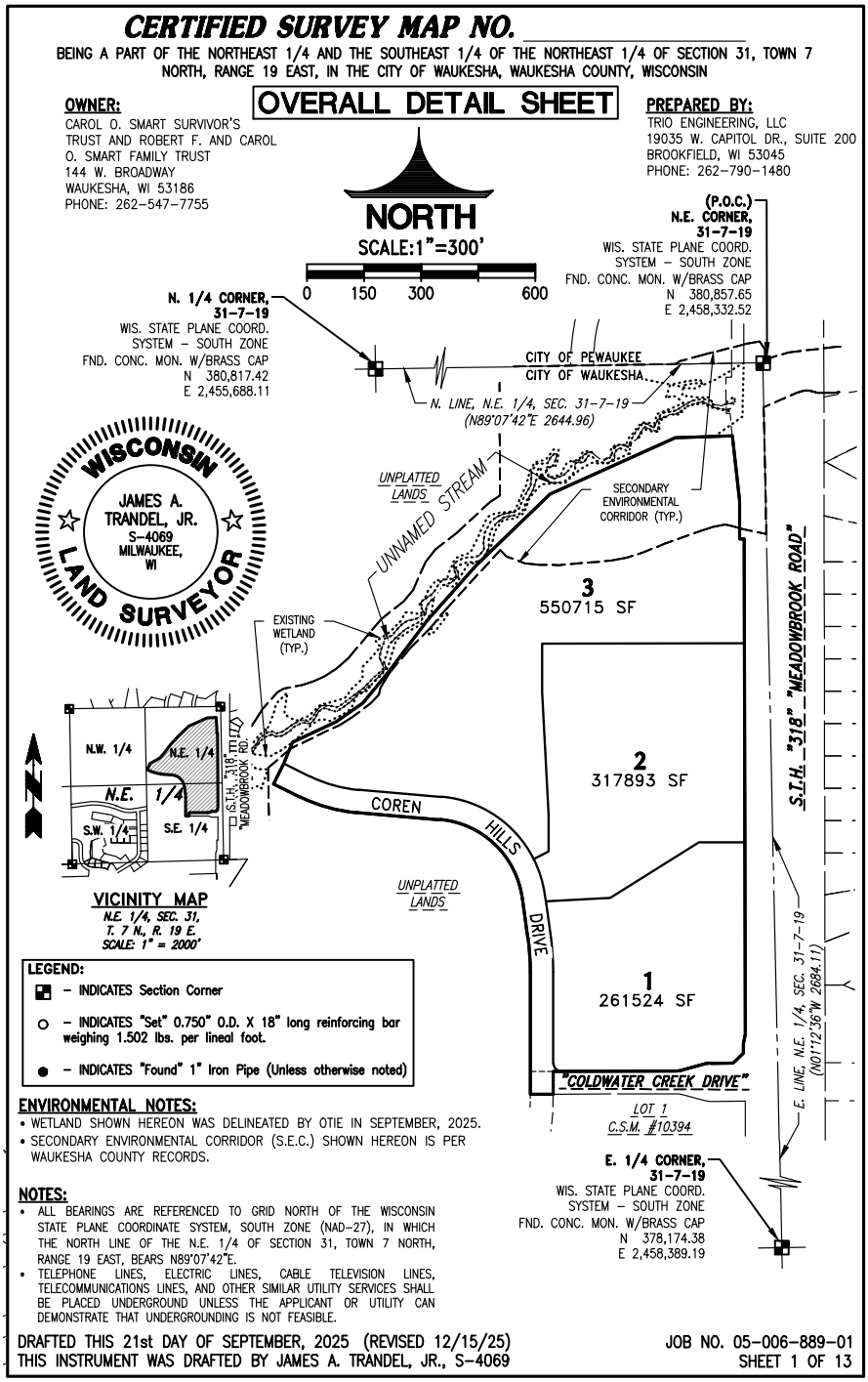


Exhibit A – Legal Description (continued)

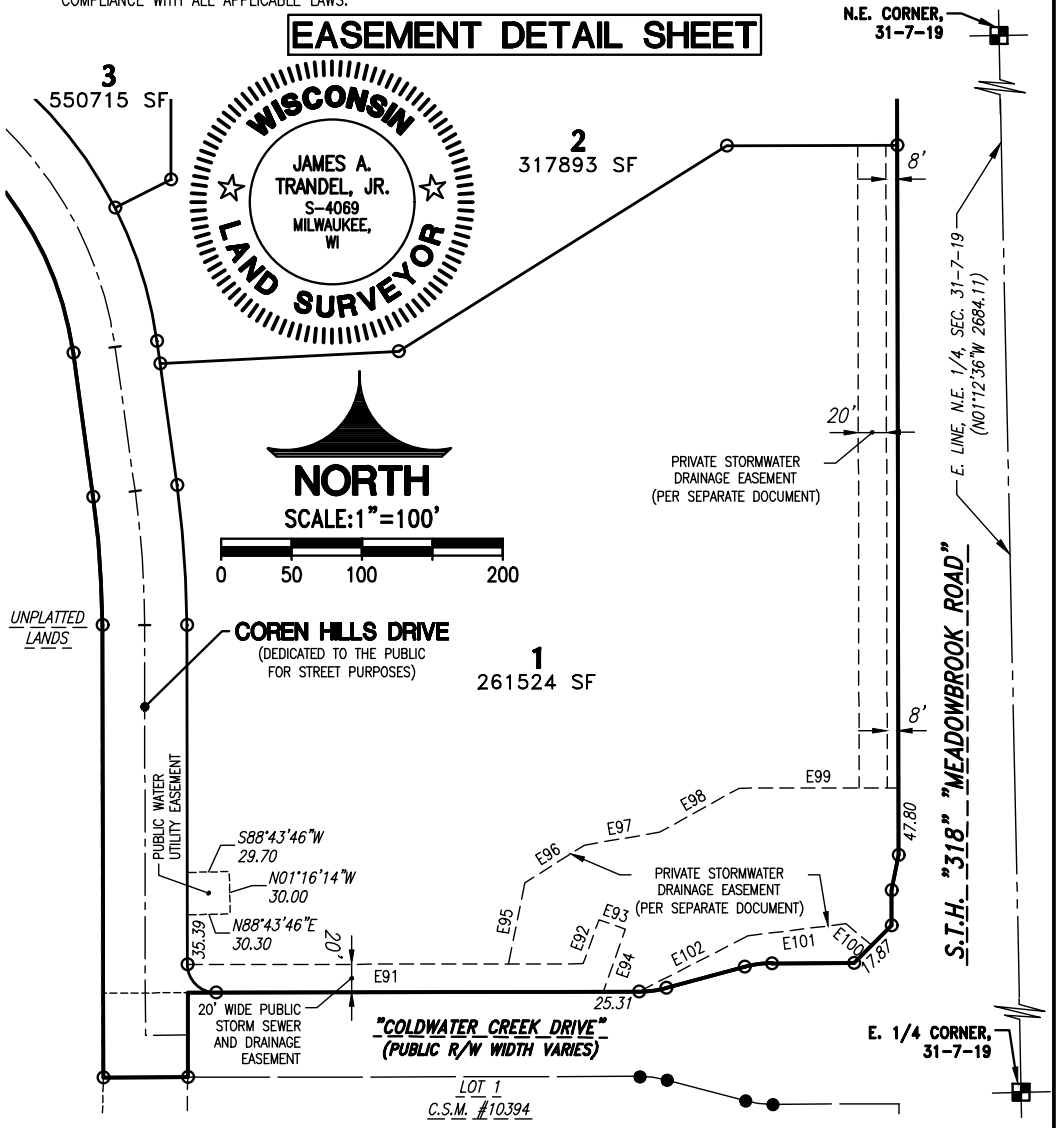
CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

NOTES:

- THE 30' WIDE PUBLIC WATER UTILITY AND PUBLIC ACCESS EASEMENT AREAS ARE HEREIN GRANTED TO THE CITY OF WAUKESHA TO INSTALL, OPERATE, MAINTAIN AND REPLACE UNDERGROUND WATER UTILITY FACILITIES, TOGETHER WITH ALL NECESSARY AND APPURTENANT EQUIPMENT UNDER AND ABOVE THE GROUND AS DEEMED NECESSARY BY THE CITY, ALL TO TRANSMIT PUBLIC WATER. THE EASEMENT IS ALSO GRANTED TO PROVIDE ACCESS TO THE STORM WATER MANAGEMENT PRACTICES PER THE STORM WATER MANAGEMENT PRACTICE MAINTENANCE AGREEMENT.
- THE PUBLIC STORM SEWER AND DRAINAGE EASEMENT ON LOT 1 IS HEREIN GRANTED TO THE CITY OF WAUKESHA, PURSUANT TO SECTION 236.34(e), WISCONSIN STATUTES, FOR SURFACE STORM WATER CONVEYANCE AND TO INSTALL, OPERATE, MAINTAIN AND REPLACE UNDERGROUND STORM SEWER FACILITIES TOGETHER WITH ALL NECESSARY AND APPURTENANT EQUIPMENT UNDER AND ABOVE THE GROUND AS DEEMED NECESSARY BY THE CITY, ALL TO TRANSMIT STORM WATER.
- THE 15' WIDE PUBLIC ACCESS EASEMENTS ON LOTS 2 AND 3 ARE HEREIN GRANTED TO THE CITY OF WAUKESHA TO PROVIDE ACCESS TO THE STORM WATER MANAGEMENT PRACTICES PER THE STORM WATER MANAGEMENT PRACTICE MAINTENANCE AGREEMENT.
- THE 1' WIDE PERMANENT PUBLIC SIDEWALK EASEMENTS ALONG "COLDWATER DREEK DRIVE" AND "COREN HILLS DRIVE" ARE HEREIN DEDICATED TO THE CITY OF WAUKESHA TO CONSTRUCT, MAINTAIN, REPAIR AND REPLACE AS NECESSARY A PAVED SIDEWALK WITHIN THE EASEMENT AREA, ACCORDING TO THE CITY'S STANDARDS, SPECIFICATIONS AND POLICIES, AND THAT THE PUBLIC MAY ENTER ONTO, CROSS AND USE THE SIDEWALK EASEMENT IN ANY MANNER CUSTOMARILY ASSOCIATED WITH THE USE OF PUBLIC SIDEWALKS AND IN COMPLIANCE WITH ALL APPLICABLE LAWS.

EASEMENT DETAIL SHEET



DRAFTED THIS 21st DAY OF SEPTEMBER, 2025 (REVISED 12/15/25)
THIS INSTRUMENT WAS DRAFTED BY JAMES A. TRANDEL, JR., S-4069

JOB NO. 05-006-889-01
SHEET 7 OF 13

Exhibit B - Location Map
Storm Water Management Practices Covered by this Agreement

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 (1) bioretention basin, one (1) wet pond, and all associated pipes, outlet control structures, grass swales, earthen berms, and other components of these practices. All the noted storm water management practices are located within the subdivision plat, as noted in Exhibit A.

Subdivision Name: **Meadowbrook Road Senior Living**
Stormwater Practices: **One (1) Bio-filtration Basin (BF-2B), One (1) Wet Pond (WP-2A), conveyance swales, private culverts, and private storm sewer pipes and structures**
Location of Practices: **Practices are located within Lot 1, as identified within Exhibit A.**

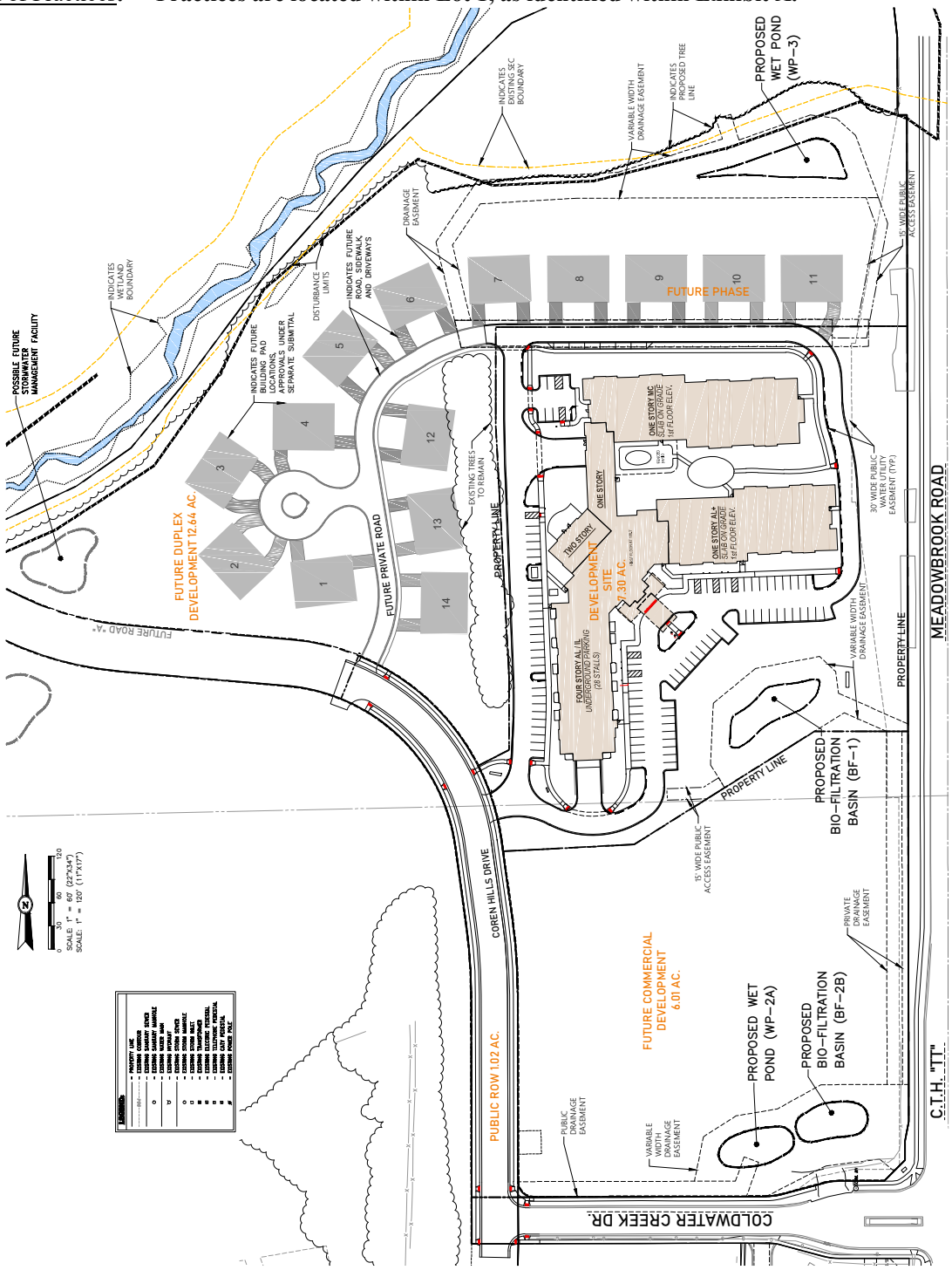


Exhibit C
Storm Water Practice Maintenance Plan

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 storm water 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 of Waukesha.

System Description:
The stormwater management system includes two (2) stormwater management facilities, Biofiltration Basin BF-2B and Wet Pond WP-2A. Wet Pond WP-2A and Biofiltration Basin BF-2B will essentially be one facility where the wet pond will act as a pretreatment cell prior to discharging into the bio-filtration basin. These facilities are discharged to the Meadowbrook Road right-of-way.

The basin is designed to reduce runoff volumes from a site after development by intercepting the runoff and allowing it to slowly seep (infiltrate) into the underlying soil and groundwater. Vigorous vegetation cover of native plants and grasses within the basins is essential to long-term function of this system. In addition, underdrains and outlet control structures must be maintained as specified in this Agreement.

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

The titleholder(s) or their designee must document all inspections as specified below. Documentation shall include as a minimum: (a) Inspectors Name, Address and Telephone Number, (b) Date of Inspections, (c) Condition Report of the Storm Water Management Practice, (d) Corrective Actions to be Taken and Time Frame for Completion, (e) Follow-up Documentation after Completion of the Maintenance Activities. All documentation is to be delivered to the attention of the City Engineer at the City of Waukesha Engineering Department on January 31st each year.

BIORETENTION BASIN OPERATION AND MAINTENANCE:

To ensure the proper function of the bioretention basin, the following list of maintenance activities are recommended:

1. A minimum of 70% soil cover made up of native grasses must be maintained on the basin bottom to ensure infiltration rates. Periodic burning or mowing is recommended to enhance establishment of the prairie grasses (which may take 2-3 years) and maintain the minimum native cover. To reduce competition from cool season grasses (bluegrass, fescues, quack, etc.) and other weeds:
    - For the first year, cut to a 6" height three times – once each in June, July and early August. To prevent damage to the native grasses, do not mow below a 6" height. Remove excessive accumulation of clippings to avoid smothering next year's seedlings.
    - After the first year, mowing may only be needed in early June each year to help control the spread of cool season plants. The mowing should also be raised to 10-12" to avoid damage to the warm season plants.
    - Burning may also be used to manage weeds in 2-5 years intervals. Late spring burns (mid-late May) provide maximum stimulus to warm season grasses and work well to control cool season grasses. Burn when the cool season grasses are growing, and the warm season plants are just barely starting to grow to get maximum control of cool season species.
    - Any major bare areas or areas taken over by nonnative species must be reseeded. To clear area of weeds and cool season grasses, treat with an herbicide that contains glysophosphate in accordance with manufacturer's instructions. Ensure a firm seedbed is prepared to a depth of 3 inches (a roller is recommended). Seeding should occur in early-mid June. Seed with Big Bluestem, Indian Grass, Little Blue Stem or Switchgrass (preferably an equal mix of all four types). A companion crop of oats is recommended. Seed must be placed at a depth of 1/4 – 1/2" and a minimum rate of 1/4 pound per 100 square feet. If broadcast seeding by hand, drag leaf rake over soil surface after seeding. Then roll it again and cover with a light layer of mulch and staked erosion control netting

to hold it in place until germination. For other planting details, see NRCS standard 342 (Critical Area Planting).

2. Invasive plant and animal species shall be managed in compliance with Wisconsin Administrative Code Chapter NR 40. This may require eradication of invasive species in some cases.
3. The basin and all components (grass swales, inlets, outlets, etc.) should be inspected after each heavy rain, but at a minimum of once per year. If the basin is not draining properly (within 72 hours), further inspection may be required by persons with expertise in storm water management and/or soils.
    - If soil testing shows that the soil surface has become crusted, sealed, or compacted, some deep tillage should be performed. Deep tillage will cut through the underlying soils at a 2-to-3-foot depth, loosening the soil and improving infiltration rates, with minimal disturbance of the surface vegetation. Types of tillage equipment that can be used include a subsoiler or straight, narrow-shanked chisel plow.
    - If sedimentation is determined to be causing the failure, the accumulated sediment must be removed, and the area reseeded in accordance with the notes above.
    - If inspection shows that groundwater is regularly near the surface, additional design features may need to be considered, such as subsurface drainage or conversion to a wetland treatment system.
4. All outlet pipes and other flow control devices must be kept free of debris. Any blockage must be removed immediately.
5. Any eroding areas must be repaired immediately to prevent premature sediment build-up in the system. Erosion matting is recommended for repairing grassed areas.
6. Heavy equipment and vehicles must be kept off the bottom and side slopes of infiltration basin to prevent soil compaction. Soil compaction will reduce infiltration rates and may cause failure of the basin, resulting in ponding and possible growth of wetland plants.
7. No trees are to be planted or allowed to grow on the earthen berms or the bottom of the basin. On the berms, tree root systems can reduce soil compaction and cause berm failure. On the basin bottom, trees may shade out the native grasses. The basin must be inspected annually, and any woody vegetation removed.
8. Grass swales leading to the basin 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.
9. No grading or filling of the basin or berms other than for sediment removal is allowed.
10. 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 forebay may attract nuisance populations of geese to the property and is not necessary or recommended.
11. Any other repair or maintenance needed to ensure the continued function of the infiltration basin as ordered by the City of Waukesha under the provisions listed on page 1 of this Agreement.

WET DETENTION POND OPERATION AND MAINTENANCE:

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 twice a year to prevent woody growth and control noxious weeds.
2. Adjacent to the residential areas, more frequent mowing, typically once a week during a normal growing season, is recommended 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 will not be required
4. If possible, the native grass area should be burned off every three to four years in the spring of the year. Check local burning regulations as permits may be required.
5. If burning of the native grass areas is not possible, a 5 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 he completed on a quarterly 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 upstream and downstream channels from an erosion perspective.
    f. Inspect any modifications that may have been done to the ponds following their initial construction.
    g. 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 at 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.

D. Erosion Control.
1. The pond side slopes, embankments and emergency spillways may suffer from periodic slumpage and erosion.
2. Corrective measures shall include re-grading, filling and re-vegetation of the eroded or slumping areas.
3. 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.
4. Remove any nuisance emergent vegetation (e.g. cattails, etc.) if noticed during routine inspections of the pond to ensure proper functioning of the wet detention pond.

II. NON-ROUTINE MAINTENANCE

A. Structural Repairs and Replacement.
1. The outlets of the pond have been constructed utilizing concrete material and PVC and HDPE pipe. 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. Excessive or chronic drawdown of the ponds may cause leaks or seepage through the embankments. Excessive drawdown 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 insure that the design depth of the permanent water pool is maintained.

2. Sediment removed from the ponds shall be hauled to an upland area, spread and stabilized with vegetative material or disposed of in accordance with Chapter NR 528 of the Wisconsin Administrative Code.
3. 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.
4. 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.

STORM SEWER SYSTEM OPERATIONS AND MAINTENANCE:

I. INSPECTION
- A. Frequency
  - a. Inspect catch basins, inlets and manholes at least once per year.
  - b. Inspect storm sewer end sections at least twice per year and after major rainfall events.

- B. Inspection
  - a. Catch Basins, Inlets and Manholes
    - i. Inspect for sediment deposition in the bottom of structures.
    - ii. Check frames and lids for cracks and wear such as rocking lids or lids moved by traffic and for shifted frames.
    - iii. Check chimneys for cracked mortar, cracked lift rings and spalling.
    - iv. Check for leaks at joints.
    - v. Check surrounding areas for pollutants such as leaks from dumpsters, minor spills and oil dumping.

  - b. Storm Sewer End sections
    - i. Observe for obstructions, accumulation of sediment and trash, undermining and joint separation.
    - ii. Inspect end treatment for settlement, scour and displaced armoring.

II. STANDARD MAINTENANCE
- A. Catch Basins, Inlets and Manholes
  - a. Repair any deterioration threatening structural integrity immediately.
  - b. Replace worn or cracked frames and lids. Frames that have shifted should be re-centered and re-set on the structure.
  - c. Repair any spalled or cracked mortar. Cracked rings should be repaired or replaced.
  - d. Repair leaking joints.
  - e. Clean manhole and storm inlet inverts of deposited material. Catch basins should be cleaned before the sump is 40 percent full.
  - f. Remove potential sources of contamination away from catch basins, inlets and manholes.

- B. Storm Sewer End sections
  - a. End sections should be free flowing; trash, debris and obstructions should be removed to prevent backups.
  - b. End sections which have separated from the storm sewer pipe shall be reset on firm bedding and reconnected to the existing storm sewer pipe. Restrain joints if necessary.
  - c. Scour areas shall be repaired immediately. Replace missing soil with clean fill and replace/install end treatment. Missing armoring will require additional stone, typically one class larger.
  - d. Excessive material deposited at the storm sewer outfall is indicative of: a disturbed area upstream draining to the system or a potential failure of a system component. Disturbed areas draining to the system should be stabilized immediately or diverted to drain to a BMP. Potential system failures require non-standard maintenance.

III. NON-STANDARD MAINTENANCE
- A. Non-standard maintenance includes inspection, repair or replacement of buried structures.

a. Televising of buried structures (pipes) should occur when excessive material is found within the system or at an outfall with no apparent source area visible at the surface, or the system experiences frequent backups.
b. Follow the recommendations for the repair and/or replacement of system components televised by a firm specializing in this work.

CONVEYANCE SWALES:

To ensure the proper long-term function of the storm water conveyance practices described above, the following activities must be completed:

1. Grass swales 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.
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 of filling is allowed that may interrupt flows in any way.
3. Periodic mowing of the grass swales will encourage vigorous grass cover and allow better inspections for erosion. Waiting until after August 1st will avoid disturbing nesting wildlife. Mowing around the basin may attract nuisance populations of geese to the property and is not necessary or recommended.
4. 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 listing on page 1 of this Agreement.