
**STORMWATER SYSTEM
OPERATIONS AND MAINTENANCE PLAN**

“Silver Spring Marina”

Proposed Site Improvements
Assessor’s Map 63-3, Lot 60
362 Pond Street
South Kingstown, RI

Prepared For

SMH Silver Spring LLC
14785 Preston Rd Suite 975
Dallas, TX 75254

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TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
1.1	SITE INFORMATION	1
1.2	SITE CONDITIONS.....	1
1.3	PROTECTED FEATURES	1
	ADMINISTRATION	2
1.4	RESPONSIBLE PARTIES	2
1.5	RIGHTS OF THE MUNICIPALITY	2
1.6	O&M EXPENSES.....	2
2.0	GENERAL INSPECTION AND MAINTENANCE	3
2.1	MAINTENANCE INSPECTION SCHEDULE	3
2.2	TYPES OF MAINTENANCE	3
2.2.1	PREVENTATIVE MAINTENANCE	4
2.2.2	ROUTINE AND MINOR MAINTENANCE	4
2.2.3	MAJOR MAINTENANCE	4
2.2.4	ILLICIT DISCHARGES	5
2.2.5	SPILL PREVENTION AND CONTROL.....	6
2.2.6	REPORTING.....	7
3.0	LAWN, GARDEN, AND LANDSCAPE MANAGEMENT (PREVENTATIVE MAINTENANCE).....	8
3.1	GRASS.....	8
3.2	MOWING AND MANAGEMENT.....	8
3.3	FERTILIZATION	8
3.4	WEED MANAGEMENT.....	9
3.5	PEST MANAGEMENT	9
3.6	SENSIBLE IRRIGATION	10
4.0	ROUTINE MAINTENANCE OF STORMWATER DEVICES	11
4.1	SAND FILTER.....	11
4.1.1	REQUIRED SAND FILTER MAINTENANCE	11



4.2	SEDIMENT FOREBAY.....	12
4.2.1	REQUIRED SEDIMENT FOREBAY MAINTENANCE	12
5.0	APPENDICES.....	14

APPENDIX A OPERATION AND MAINTENANCE CHECKLISTS

APPENDIX B DRAWINGS

APPENDIX C STORMWATER MAINTENANCE AGREEMENT



1.0 INTRODUCTION

1.1 SITE INFORMATION

City / Town:	South Kingstown, Rhode Island
Adjacent Roadways:	Pond Street
Lot(s) identification:	A.P. 63-3 Lot 60
Current Use:	Marina / Boatyard
Site Area:	3.27 Acres
FEMA Zone and Map:	Zone "VE (EL13)" and "AE (EL12)" (Panel 44005C0177J)

1.2 SITE CONDITIONS

The site contains a marina and boatyard constructed adjacent to Point Judith Pond, a CRMC type 3 water (high intensity boating). The facility contains multiple structures including a maintenance barn, a store/office, and a pool house. The remainder of the site consists of almost entirely paved and gravel surfaces. Minimal perimeter vegetation lies along the manmade coastal features. Multiple docks and floats are located along the coastal feature, accessible from gangways.

Stormwater quality for this development includes a sand filter located adjacent to the stone seawall at the northeast corner of the property. Pretreatment for this device is provided by a multi-cell sediment forebay which runs along the edge of coastal vegetation. Stormwater overflows this device at a concrete weir at the edge of the seawall. Both the sand filter and the forebays will provide groundwater recharge. All of the stormwater devices are provided with grassed vegetated surfaces.

1.3 PROTECTED FEATURES

The site lies adjacent to coastal waters and is therefore subject to the jurisdiction of the Coastal Resources Management Council. There is minimal coastal vegetation in the area of proposed work, the majority of which will be preserved. Work is proposed within the 50-foot CRMC setback from what would be considered to be the coastal feature; however, due to the existing property use, this is allowed.



ADMINISTRATION

1.4 RESPONSIBLE PARTIES

The Owner and party responsible for the operation and maintenance of the Stormwater Management System is:

**SHM Silver Spring LLC
14785 Preston Road Suite 975
Dallas, TX 75254**

The Owner intends that this Stormwater System Operations and Maintenance Plan (henceforth identified as the "Plan") shall run with the land and be binding upon the Owner and the Owner's successors and assigns. A copy of this Plan shall be provided to any future property owners. This Section shall be amended as necessary. If required by the municipality, a copy of a legally binding maintenance agreement will be included in Appendix C. This too shall be amended as necessary.

1.5 RIGHTS OF THE MUNICIPALITY

The Owner is solely responsible for the operation and maintenance as described in the "Plan". Solely upon request by the Town, the Owner shall grant an access and maintenance easement allowing the municipality to inspect the stormwater system and to maintain or repair the stormwater system in the event that the Owner shall fail to maintain the system in accordance with the Plan. In the event that the Town performs maintenance or repairs because of the Owner's failure to do so, the Town may assess the costs to the Owner as part of the municipal tax assessment.

1.6 O&M EXPENSES

It is anticipated that the operation and maintenance budget for the Plan will be incorporated into the operating budget of the property. The stormwater facilities will require continual maintenance to operate at peak efficiency. It is anticipated that small equipment and hand labor will typically be required to operate and maintain the system. A vacuum truck will be required for more intensive maintenance. Operation and maintenance activities and equipment required by the Plan will be funded by the Owner.

2.0 GENERAL INSPECTION AND MAINTENANCE

This section contains a general overview of O&M guidelines and documentation procedures. Specific guidance is described in Section 4.0. Appendix A contains applicable Operation, Maintenance and Management Inspection Checklists. Appendix B contains a location map of stormwater features to be maintained and details of the devices which may be referenced during maintenance should any reconstructive measures be undertaken.

2.1 MAINTENANCE INSPECTION SCHEDULE

All stormwater management facilities shall be periodically inspected by a qualified individual. Inspections shall be conducted by a registered professional engineer where the structural or hydraulic integrity of the system is in question or as noted on the inspection checklists. Inspections shall follow the specific guidelines found in the checklists included in Appendix A. Regular inspections of the stormwater system shall be completed at the following intervals:

1. Biannual basis (twice per year)
2. After storm events greater to or equal to a 1-year, 24-hour Type III storm (2.7 inches of precipitation with 24-hours). The following website may be consulted to determine total rainfall for recent storm events in order to determine if an inspection is warranted:

<https://www.wunderground.com/weather/us/ri/southkingstown/02879>

Conditions may warrant additional inspections throughout the year in order to determine the cause of failure conditions exhibited by the stormwater system. It is the responsibility of the Owner and his qualified inspectors to determine if additional inspections are necessary. Timing of such inspections may be:

1. Pre-storm
2. During a storm event

2.2 TYPES OF MAINTENANCE

Maintenance activities are described in three basic categories based upon the magnitude and type of the maintenance activities performed. A description of each category follows.



2.2.1 PREVENTATIVE MAINTENANCE

The most effective way to maintain the stormwater system is to prevent the pollutants from entering them in the first place. Common pollutants include sediment, trash and debris, chemicals, runoff from stored materials, and illicit discharges. The Owner shall implement the following measures to address these potential contaminants. **These activities do not correspond to any maintenance checklists provided in the following sections and should be considered "Good Housekeeping" measures intended to reduce the potential for costly maintenance in the future.**

- Educate employees of how their actions impact water quality, and how they can help reduce maintenance costs;
- Keep the property free of trash and debris;
- Ensure the proper disposal of hazardous wastes and chemicals;
- Plan landscaping care to minimize the use of fertilizers, herbicides, and pesticides. It is recommended that these materials not be kept on site when not in use;
- Sweep paved surfaces and dispose of sweepings properly. Regular sweeping can prevent or delay more costly maintenance that requires the use of more specialized equipment, such as a vacuum truck. It is recommended that the parking lot be swept at least twice a year;
- Be aware of automobiles leaking fluids. Use absorbents to soak up drippings – dispose of properly (refer to section 2.2.5 of this manual);
- Re-vegetate disturbed and bare areas to maintain vegetative stabilization under the direction of a qualified landscaper.

2.2.2 ROUTINE AND MINOR MAINTENANCE

Routine maintenance work to be undertaken by the Owner shall include activities normally performed throughout the year as described in the following sections. Such maintenance consists of isolated or small-scale maintenance and correcting minor operational problems. Most of this work can be completed by a small crew with hand tools, and small equipment. **These maintenance activities are included in the inspection and maintenance checklists and are required according to the intervals specified in Section 2.1 above.**

2.2.3 MAJOR MAINTENANCE

This work consists of more complex maintenance/operational problems and system failures. Some of this work may require consultation with a licensed engineer and/or the Town of South Kingstown. This work may also require more specialized maintenance equipment, design/details, surveying, or assistance through qualified contractors and consultants. **These maintenance activities may be required as a result of the required inspections and will not need to be performed at regular intervals.**



2.2.4 ILLICIT DISCHARGES

The following discharges are prohibited at the site, either into the stormwater system or otherwise:

- Contaminated groundwater, unless specifically authorized by the RIDEM and the Town.
- Wastewater from washout of concrete, unless the discharge is contained and managed by appropriate control measures (applicable during any construction activities).
- Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds, and other construction materials (applicable during any construction activities).
- Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance. Proper storage and spill prevention practices must be utilized at all times.
- Soaps or solvents used in vehicle and equipment washing.
- Toxic or hazardous substances from a spill or other release.

Should any illicit discharges be detected at any time, the Owner will notify the South Kingstown Department of Public Works immediately. In the case of extreme discharges, or at the direction of the Town, the Owner shall also notify RIDEM. Any and all cleanup activities shall be completed in coordination with these agencies. All recovered material following a spill of illicit materials shall be disposed of in accordance with the mandates of RIDEM.

2.2.5 SPILL PREVENTION AND CONTROL

Any chemicals and/or hazardous waste material must be stored properly and legally in covered areas, with containment systems constructed in or around the storage areas. Areas must be designated for any such material delivery and storage. All areas where potential spills can occur and their accompanying drainage points must be identified in order for prevention to be possible. The owner and operator must establish spill prevention and control measures to reduce the chance of spills, stop the source of spills, contain and clean-up spills, and dispose of materials contaminated by spills. The site manager must establish and make highly visible location(s) for the storage of spill prevention and control equipment and provide training for personnel responsible for spill prevention and control on the construction site. The following table lists specific potential sources of spills, the associated risks, and the applicable preventative measures.

Potential Source of Pollution	Risk	Preventative Measures
Oil, gasoline, or hydraulic fluid leaks from vehicles	Oil or fluid leaks entering the drainage system or polluting downstream properties	<p>The potential for fuel or fluid leaks from vehicles on site will be minimized by regular inspection of the site for spills or evidence of contamination in paved areas.</p> <p>All vehicles on site will be monitored for leaks.</p> <p>Any petroleum products used on site will be stored in tightly sealed containers, all of which will be clearly labeled.</p> <p>Following any spill absorbent material will be placed over the area to collect excess fluid. The absorbent material will be replaced and disposed of properly when saturated.</p>
Temporary site toilet facilities (during construction)	Leaks and or overflows from temporary site toilets.	The General Contractor will ensure that temporary site toilets are maintained in good working order.
Stored construction materials	Leakage of stored materials entering the drainage system and hence downstream receiving waters.	<p>The owner will ensure that all materials stored on site are placed in suitable leak-proof containers.</p> <p>Materials such as cement and asphalt will be stored in covered, weatherproof facilities only. Diesel, or other fuel stored on site will be stored in approved containers, with containment areas where required.</p> <p>All site materials storage facilities will be clearly labeled and adequate measures will be taken to ensure that spills can be isolated within the storage area.</p>



2.2.6 REPORTING

Solely at the request of the Town, the submittal of the required inspection forms and inspector qualifications shall be provided to the South Kingstown Public Works Department on an annual basis. The Owner shall utilize the forms provided in Appendix A for this reporting. The Owner shall submit one form per inspection for each device shown on the stormwater device map provided in Appendix B.

3.0 LAWN, GARDEN, AND LANDSCAPE MANAGEMENT (PREVENTATIVE MAINTENANCE)

Grasses require more water and attention than alternative groundcovers, flowers, shrubs, or trees. Alternatives to turf are especially recommended for problem areas such as lawn edges, frost pockets, shady spots, steep slopes, and soggy areas.

3.1 GRASS

Grass seed is available in a wide range of cultivated varieties. The Owner should consult a landscape expert to choose the grass type that matches the site conditions, and is consistent with the property manager's desired level of maintenance.

3.2 MOWING AND MANAGEMENT

To prevent insects and weed problems, property owners should mow high, mow frequently, and keep mower blades sharp. Lawns should not be cut shorter than 2 to 3 inches, because weeds can grow more easily in short grasses. Grass can be cut lower in the spring and fall to stimulate root growth, but not shorter than 1 ½ inches.

3.3 FERTILIZATION

If fertilizing is desired, consider the following points:

- Most lawns require little or no fertilizer to remain healthy. Fertilize no more than twice a year - once in May-June, and once in September-October;
- Fertilizers are rated on their labeling by three numbers (e.g., 10-10-10 or 12-4-8), which refer to their Nitrogen (N) – Phosphorus (P) – Potassium (K) concentrations. Fertilize at a rate of no more than ½ pound of nitrogen per 1000 square feet, which can be determined by dividing 50 by the percentage of nitrogen in the fertilizer;
- Apply fertilizer carefully to avoid spreading on impervious surfaces such as paved walkways, patios, driveways, etc., where the nutrient can be easily washed into storm drains or directly into surface waters;
- To encourage more complete uptake, use slow-release fertilizers that is those that contain 50 percent or more water-insoluble nitrogen (WIN);
- Grass blades retain 30-40 percent of nutrients applied in fertilizers. Reduce fertilizer applications by 30 percent, or eliminate the spring application of fertilizer and leave clippings on the lawn where they will degrade and release stored nutrients back to the soil; and
- Fertilizer should not be applied when rain is expected. Not only does the rain decrease fertilizer effectiveness, it also increases the risk of surface and ground water contamination.

3.4 WEED MANAGEMENT

The Owner must decide how many weeds can be tolerated before action is taken to eradicate them. To the extent practicable, weeds should be dug or pulled out. If patches of weeds are present, they can be covered for a few days with a black plastic sheet. This process kills the weeds while leaving the grass intact. If weeds blanket a large enough area, the patch can be covered with clear plastic for several weeks, effectively "cooking" the weeds and their seeds. The bare area left behind after weeding should be reseeded to prevent weeds from growing back. As a last resort, the property manager may use chemical herbicides to spot treat weeds.

3.5 PEST MANAGEMENT

Effective pest management begins with maintenance of a healthy, vigorous lawn that is naturally disease resistant. The Owner should monitor plants for obvious damage and check for the presence of pest organisms. Learn to distinguish beneficial insects and arachnids, such as green lacewings, ladybugs, and most spiders, from ones that will damage plants.

When damage is detected or when harmful organisms are present, the Owner should determine the level of damage the plant is able to tolerate. No action should be taken if the plant can maintain growth and fertility. If controls are needed, there are a variety of low-impact pest management controls and practices to choose from, including the following:

- Visible insects can be removed by hand (with gloves or tweezers) and placed in soapy water or vegetable oil. Alternatively, insects can be sprayed off a plant with water, or in some cases vacuumed off of larger plants;
- Store-bought traps, such as species- specific, pheromone-based traps or colored sticky cards, can be used;
- Sprinkling the ground surface with abrasive diatomaceous earth can prevent infestations by soft-bodied insects and slugs. Slugs can also be trapped by falling or crawling into small cups set in the ground flush with the surface and filled with beer;
- In cases where microscopic parasites, such as bacteria and fungi, are causing damage to plants, the affected plant material can be removed and disposed of. (Pruning equipment should be disinfected with bleach to prevent spreading the disease organism);
- Small mammals and birds can be excluded using fences, netting, tree trunk guards, and, as a last resort, trapping. (In some areas trapping is illegal. The Owner should check local codes if this type of action is desired); and
- The Owner can encourage/attract beneficial organisms, such as bats, birds, green lacewings, ladybugs, praying mantis, ground beetles, parasitic nematodes, trichogramma wasps, seedhead weevils, and spiders that prey on detrimental pest species. These desirable organisms can be introduced directly or can be attracted to the area by providing food and/or habitat.

If chemical pesticides are used, the Owner should try to select the least toxic, water soluble and volatile pesticides possible. All selected pesticides should be screened for their potential to harm water resources. When possible, pesticides that pose the least risk to human health and the environment should be chosen. A list of popular pesticides, along with their uses, their toxicity to humans and wildlife, EPA's toxicity rating, and alternatives to the listed chemicals, is available from *The Audubon Guide to Home Pesticides*, (<http://www.audubon.org/bird/pesticides/>).



3.6 SENSIBLE IRRIGATION

Established lawns need no more than one inch of water per week (including precipitation) to prevent dormancy in dry periods. Watering at this rate should wet soil to approximately 4-6 inches and will encourage analogous root growth. If possible, use timers to water before 9:00 a.m., preferably in the early morning to avoid evaporative loss. Use drought-resistant grasses (see "grass selection" above) and cut grass at 2-3 inches to encourage deeper rooting and heartier lawns.

4.0 ROUTINE MAINTENANCE OF STORMWATER DEVICES

4.1 SAND FILTER

The sand filter is designed to capture and temporarily store the water quality storm runoff volume and pass it through a sand media layer. This treated runoff is then discharged into the soil below. High flow runoff to a sand filter passes over a concrete overflow weir to the coast. The sand filter is not intended to have a permanent pool and should drain within 24 hours. The filter bed should be planted with water tolerant grasses selected from the [Rhode Island Coastal Plant Guide](#) or Appendix B of the RIDISM.

The sand filter for this development is identified as follows:

1. Location: southeast corner of the site
Discharge location: coastal waters
Description: 12-inch-deep grassed depression above 18-inches of sand media

4.1.1 REQUIRED SAND FILTER MAINTENANCE

Maintenance inspections shall include the following tasks. All inspections shall be carried out using the checklists provided in Appendix A of this document:

1. The grassed depression should be inspected for the presence of transported sediments. Should the average depth of sediments exceed one (1) inch, all sediments shall be removed using hand tools. All material removed shall be removed by the operator and disposed of in accordance with all applicable RIDEM regulations. The presence of excessive sediments may indicate a failure or improper maintenance of the sediment forebay. A RI licensed Professional Engineer shall be consulted to determine a corrective course of action.
2. Should standing water be observed more than 48-hours after a storm event, this will indicate a substantial failure in the filtering capability of the system. This is typically caused by long-term failure to remove sediments and debris from the stormwater system, or by spills of oil or other illicit material.

Under the direction of a licensed RI civil engineer, the sand media shall be excavated and the top six (6) inches of sand shall be removed and replaced in kind. If discolored or contaminated material is found below this removed material, then that material shall also be removed and replaced in kind until all contaminated sand has been removed from the filter bed. The sand shall be disposed of in accordance with all applicable regulations.

3. The slopes of the sand filter shall be inspected for erosion and gulying. Any eroded areas shall be repaired and reinforced with a seeding of grass. Slope protection material should be placed in areas prone to erosion.
4. Reinforce inlet areas with erosion control blankets or stone over a bed of filter fabric if erosion is found.



5. The concrete overflow weir shall be inspected for structural faults. In particular, it should be determined that settling of the structure has not occurred. In addition, it should be determined if any stormwater is escaping the filter around the sides of the concrete weir. Any faults shall be corrected immediately. All work shall be carried out by a qualified contractor.
6. Embankments of the filter shall be inspected for seepage and burrowing animals. Pest control will be required should evidence of burrowing animals be required. Any evidence of groundwater seepage shall be brought to the attention of a licensed engineer immediately.
7. The inspector shall ensure that the grass around the perimeter of the filter has been mowed at least three times per growing season. Following each mowing, bare areas should be seeded. The intention is to maintain a maximum grass height of less than twelve inches within the filter.
8. During inspection, remove any invasive vegetation within the extents of the filter. Any invasive vegetation encroaching upon the perimeter of the filter shall be pruned or removed.

4.2 SEDIMENT FOREBAY

The sediment forebay is a pre-treatment device which intercepts surface runoff to collect bulk sediments before overflowing into a primary water quality device. The outlet of the sediment forebay should be protected by rip-rap. The sediment forebay is stone lined and is not intended to have a pool.

The sediment forebay for this development is identified as follows:

1. Location: northwest of the sand filter
Lined or Unlined: unlined
Outlet Structure (Y/N): N
Discharge location: Sand filter

4.2.1 REQUIRED SEDIMENT FOREBAY MAINTENANCE

Maintenance inspections shall include the following tasks. All inspections shall be carried out using the checklists provided in Appendix A of this document:

1. The slopes of the forebay shall be inspected for erosion and gulying. Reinforce existing outlet riprap if riprap is found to be deficient, erosion is present at the outfalls, or the existing riprap has been compromised.
2. Sediment shall be removed from a forebay when the depth has been reduced by 50%. All material shall be disposed of in accordance with all federal and local regulations.
3. The inspector shall ensure that the grass around the perimeter of the sediment forebay has been mowed at least three times per growing season. Following each mowing, bare areas should be seeded. The intention is to maintain a maximum grass height of less than twelve inches.



4. During inspection, remove any invasive vegetation within the extents of the forebay. Any invasive vegetation encroaching upon the perimeter of the forebay shall be pruned or removed.



5.0 APPENDICES



APPENDIX A OPERATION AND MAINTENANCE CHECKLISTS

Inspection Checklist for Infiltrating Sand Filter

Minimum inspection schedule shall be bi-annual and after major storm events

Device Description:	Infiltrating sand filter with a grassed surface over 18-inches of sand media
Device Location:	southwest corner of property
Relevant O&M Section:	Section 4.1
Inspector's Name:	
Date of Inspection:	
Date of Last Inspection:	
Start Time:	
End time:	
Type of Inspection:	<input type="checkbox"/> Biannual <input type="checkbox"/> Major Storm <input type="checkbox"/> Pre-Storm <input type="checkbox"/> Post Storm <input type="checkbox"/> Other

Specific Inspection Requirements		
Maintenance Activity	Is Status Satisfactory?	Corrective Action Needed
<p>The grassed depression should be inspected for the presence of transported sediments. Should the average depth of sediments exceed one (1) inch, all sediments shall be removed using hand tools. All material removed shall be removed by the operator and disposed of in accordance with all applicable RIDEM regulations. The presence of excessive sediments may indicate a failure or improper maintenance of the sediment forebay. A RI licensed Professional Engineer shall be consulted to determine a corrective course of action.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>Should standing water be observed more than 48-hours after a storm event, this will indicate a substantial failure in the filtering capability of the system. This is typically caused by long-term failure to remove sediments and debris from the stormwater system, or by spills of oil or other illicit material.</p> <p>Under the direction of a licensed RI civil engineer, the sand media shall be excavated and the top six (6) inches of sand shall be removed and replaced in kind. If discolored or contaminated material is found below this removed material, then that material shall also be removed and replaced in kind until all contaminated sand has been removed from the filter bed. The sand shall be disposed of in accordance with all applicable regulations.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>The slopes of the sand filter shall be inspected for erosion and gullyng. Any eroded areas shall be repaired and reinforced with a seeding of grass. Slope protection material should be placed in areas prone to erosion.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No	

Specific Inspection Requirements		
Maintenance Activity	Is Status Satisfactory?	Corrective Action Needed
Reinforce inlet areas with erosion control blankets or stone over a bed of filter fabric if erosion is found.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
The concrete overflow weir shall be inspected for structural faults. In particular, it should be determined that settling of the structure has not occurred. In addition, it should be determined if any stormwater is escaping the filter around the sides of the concrete weir. Any faults shall be corrected immediately. All work shall be carried out by a qualified contractor.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Embankments of the filter shall be inspected for seepage and burrowing animals. Pest control will be required should evidence of burrowing animals be required. Any evidence of groundwater seepage shall be brought to the attention of a licensed engineer immediately.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
The inspector shall ensure that the grass around the perimeter of the filter has been mowed at least three times per growing season. Following each mowing, bare areas should be seeded. The intention is to maintain a maximum grass height of less than twelve inches within the filter.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
During inspection, remove any invasive vegetation within the extents of the filter. Any invasive vegetation encroaching upon the perimeter of the filter shall be pruned or removed.	<input type="checkbox"/> Yes <input type="checkbox"/> No	

Inspection Checklist for Sediment Forebay

Minimum inspection schedule shall be bi-annual and after major storm events

Device Description:	Stone lined depression
Device Location:	Northwest of sand filter
Relevant O&M Section:	4.2
Inspector's Name:	
Date of Inspection:	
Date of Last Inspection:	
Start Time:	
End time:	
Type of Inspection:	<input type="checkbox"/> Biannual <input type="checkbox"/> Major Storm <input type="checkbox"/> Pre-Storm <input type="checkbox"/> Post Storm <input type="checkbox"/> Other

Specific Inspection Requirements		
Maintenance Activity	Is Status Satisfactory?	Corrective Action Needed
The slopes of the forebay shall be inspected for erosion and gullyng. Reinforce existing inlet riprap if riprap is found to be deficient, erosion is present at the outfalls, or the existing riprap has been compromised	<input type="checkbox"/> Yes <input type="checkbox"/> No	
All structural components, which include, but are not limited to, trash racks, access gates, valves, pipes, weir walls, orifice structures, and spillway structures shall be inspected and any deficiencies should be resolved	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Sediment shall be removed from a forebay when the depth has been reduced by 50%. All material shall be disposed of in accordance with all federal and local regulations	<input type="checkbox"/> Yes <input type="checkbox"/> No	



APPENDIX B DRAWINGS



APPENDIX C STORMWATER MAINTENANCE AGREEMENT

(If required by the municipality, a stormwater maintenance agreement will be included in this section.)