

EXAMPLE MAINTENANCE PLAN FOR XYZ COMMERCIAL DEVELOPMENT

The Owner of the XYZ Development, with facilities as shown on this exhibit (Exhibit R), shall assume responsibility for the following perpetual maintenance activities:

- 1. General**
 Regular inspections and routine maintenance of general areas shall be performed on a monthly or as-needed basis. Specific items of concern include:
- Litter and debris shall be controlled
 - Landscaped areas shall be maintained with regular mowing and restored with appropriate seeding/vegetation as necessary
 - Accumulated sediment shall be disposed of properly, along with any wastes generated during maintenance operations
 - Riprap areas shall be repaired with the addition of new riprap, as necessary, of similar size and shape
 - Roads shall be swept, vacuumed and/or washed on a regular basis

- 2. Stormwater Management Facilities**
 All components of the stormwater management facilities shall be checked monthly between March and November and maintained as necessary to ensure proper performance. It is critical that all inflows and outflows to the detention facility are clean and performing as designed. In addition, the design volume of the detention facility shall also be maintained. Inspections for the following specific items should be conducted monthly between March and November:

- Side Slopes/Embankment/Emergency Overflow Structure**
- Inspect embankments for settlement and erosion
 - Remove woody growth from the embankment
 - Any breaks, hire Registered Professional Engineer for design resolution
 - Seed and sod any eroded areas
 - Signs of piping (leakage) or seepage, repair
 - Stabilize emergency overflow structure if erosion observed
 - Remove obstructions blocking emergency overflow spillway

- Vegetated Areas**
- Regular mowing to control vegetation, no cutting of native vegetation
 - Need for planting, reseeding or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area). Reseed with alternative grass species if original grass cover has not successfully established.
 - Evidence of grazing, motorbikes or other vehicles, repair
 - Check for invasive vegetation, remove where possible
 - All vegetation must be maintained per the approved planting plan

- Outlet Control Structure**
- Inspect restrictor and remove debris if clogged or discharge reduced
 - Remove accumulated sediment at outlet
 - Scour and erosion at outlet, repair and reseed
 - Any ice damage to outlet of pipe, repair if necessary
 - Condition of trash tracks, remove debris
 - Outlet channel conditions downstream

- Access for Maintenance Equipment**
- Remove any obstructions placed in maintenance easements

- Safety Features**
- Access controls to hazardous areas
 - Fences
 - Loose or damaged posts
 - Loose or broken wires
 - Condition of gates
 - Signs

- Detention Volume**
- Inspect all stormwater detention facilities to ensure that the constructed volume for detention is maintained. No sediment, topsoil, or other dumping into the facility shall be allowed. Specific locations in the stormwater management system, designed to accumulate sediment, shall be dredged as necessary to prevent sediment from reaching the invert of any gravity outlet pipe.

- 3. Volume Control Facility**
 Routine inspections and maintenance of volume control facilities shall be performed by the Owner on a yearly or as-needed basis. Specific items of concern include:

- Facility shall be inspected yearly using the monitoring well to verify the system is functioning properly.
- Surface of permeable pavement shall be cleaned with low-pressure power washer.
- Accumulated sediment from surface shall be vacuumed out and disposed of properly.
- Appropriate signage shall be repaired if damaged or illegible.

- 4. Stormwater Collection System**
 The Owner shall perform monthly inspections of all components of the stormwater collection system. The monthly inspection shall occur between March and November and include the following specific areas of concern:

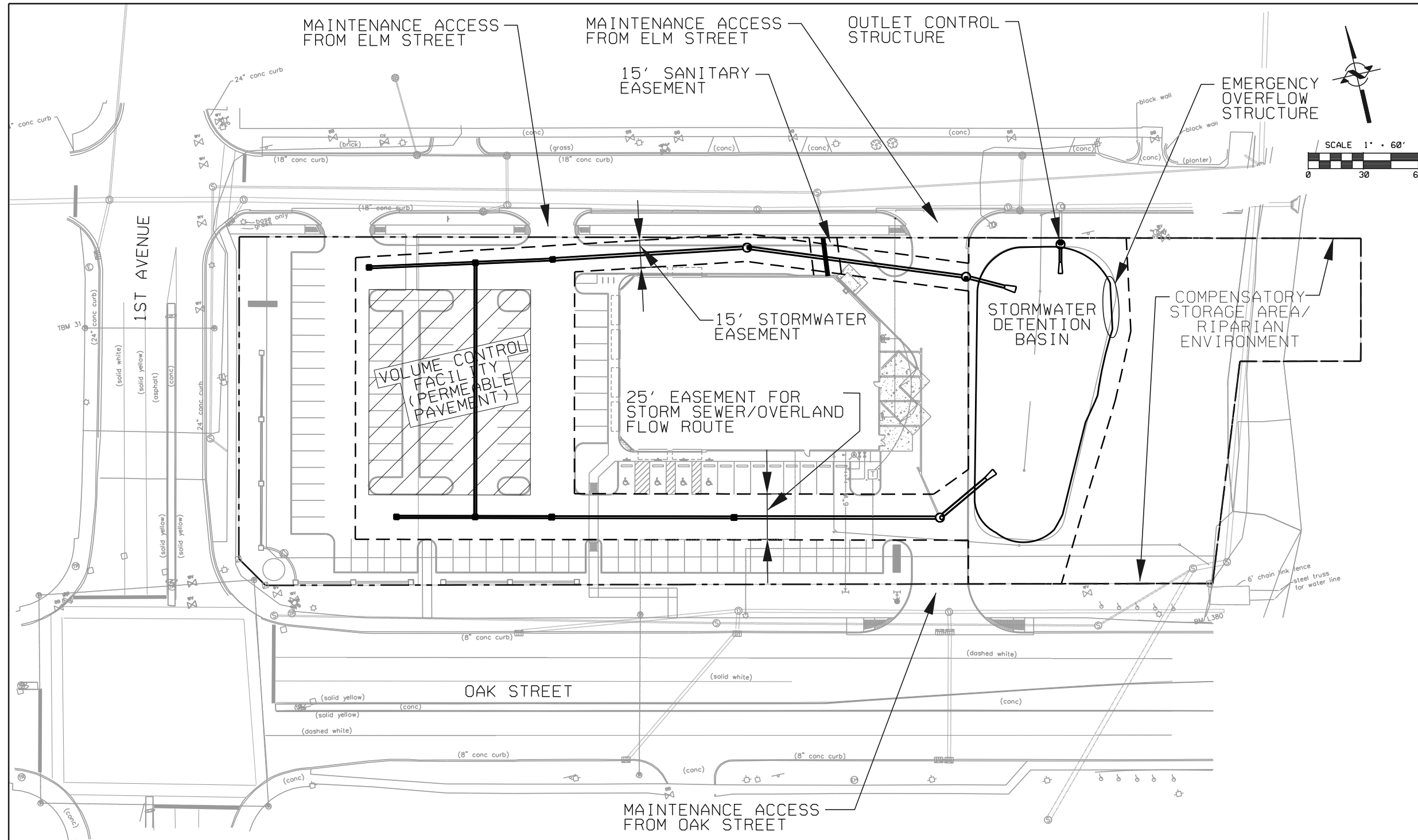
- Storm Inlets/Manholes**
- Remove accumulated leaves and other debris from gratings
 - Reset covers/lids as needed
 - Remove accumulated sediment from manhole bottom when 50% of sump is filled

- Storm Sewers/Culverts**
- Visually inspect pipes by removing manhole lids, make repairs as necessary
 - Storm sewers and culverts shall be checked for siltation deposits at inlets, outlets, and within the conduit, clean out as necessary
 - Restore riprap at outfalls if erosion observed
 - Restore riprap at outfalls
 - Replant and reseed any eroded areas

- Overland Flow Routes (Ditches/Swales)**
- Annual visual inspections shall be performed that verify the design capacity of the overland flow routes is maintained. The slope and cross-sectional area of the ditch/swale shall be verified during this inspection.
 - Remove any obstructions that have been placed in the drainage path
 - Seed and sod any eroded areas
 - Restore riprap as necessary
 - Regrade to provide positive drainage as necessary
 - Regular mowing to control vegetation

- 5. Vegetated Areas**
- Need for planting, reseeding, or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area after second growing season). Reseed with alternative native grass species if original grass cover has not successfully established.
 - Evidence of grazing, motorbikes, or other vehicles, repair.
 - Check for invasive vegetation, remove when possible.
 - Regular mowing to control vegetation; it is recommended that native vegetation remain uncut.
 - Dead or damaged non-native grassy areas – repair with seeding with fertilization or seeding with mulch.
 - Compensatory storage area shall be reseeded with appropriate vegetation according to the approved planting plan.

- 6. Qualified Sewer Construction**
- Perform manhole inspections once every five years, make repairs as necessary.
 - Perform sewer inspections once every five years, make repairs as necessary.
 - Perform regular cleaning so that each sewer segment is cleaned once every 5 years.
 - Remove any obstructions placed in maintenance easements that may impede maintenance equipment access.



LEGEND

- QUALIFIED SEWER CONSTRUCTION
- STORM SEWER
- EASEMENT/DEED RESTRICTED AREA
- PROPERTY LINE

PROJECT SITE SUMMARY

PROPERTY LEGAL DESCRIPTION: SECTION 35, TOWNSHIP 42N, RANGE 10E
 PROPERTY ADDRESS: 123 MAPLE STREET, SUNNYSIDE, IL. 60155
 PROPERTY INDEX NUMBER(S): XX-XX-XXX-XXX-XXXX
 TOTAL CONTIGUOUS OWNERSHIP: 10.55 ACRES
 PROJECT AREA: 5.00 ACRES
 CONSERVATION AREA/DEED RESTRICTED AREA: 0.45 ACRES

STORMWATER/FLOODPLAIN SUMMARY	REQUIRED (AC-FT)	PROVIDED (AC-FT)
VOLUME CONTROL	0.24	0.24
DETENTION VOLUME	1.15	1.20
COMPENSATORY STORAGE VOLUME (0-10 YEAR)	0.44	0.50
COMPENSATORY STORAGE VOLUME (10-100 YEAR)	0.60	0.75

DSGN. LJS	TITLE*	PROJ. NO. 130409
OWN. EAT	EXHIBIT R XYZ COMMERCIAL DEVELOPMENT VILLAGE OF XXXX, COOK COUNTY, IL.	DATE* 7/1/2015
SCALE* 60'		SHEET OF
PLOT DATE* 7/1/2015		DRAWING NO. 20
CAD USER* ELMOTDA		
FILE* EXHIBIT R		
MODEL*		