

**BAYMEADOWS WESTERN PORTION OF THE MASTER LAKE SYSTEM CRITICAL DRAINAGE COMPONENTS AND
OPERATION AND MAINTENANCE GUIDELINES**

SWMF 10-1: Bay Pointe North Townhomes

- #1 Control Structure (CS), Keep overland weir clear of vegetative growth and keep clear opening below metal skimmer with monthly inspection and cleaning.
- #2 CS, Keep weir clear of vegetation with monthly cleaning.
- #3 MES Drawdown (DD), Keep clear opening below drawdown pipe. Keep silt and vegetation from inside the MES, upstream and downstream with monthly inspections and maintenance.
- #4 'DBI', Keep grate and notch clear of vegetation with semi monthly inspections and cleaning.
- Ponds 10-2, 10-3 and 10-4. Perform monthly inspection and debris removal to ensure proper function.

Pond 5

- #5 CS Clear Weir of debris with monthly inspections.
- #6a Keep DBI clear of debris with monthly inspections.
- #6b Keep discharge MES clear of vegetation with monthly inspections.

Pond 6

- #7a Head Wall (HW), monthly inspections to confirm clear conveyance.
- #7b Head Wall (HW) Down stream Dual pipes in head wall connecting Pond 6 to Pond 7. Weir is no longer functional. Consider replacement. Perform monthly inspections to confirm clear conveyance.

Pond 8

- #8 CS with weir, Clean out vegetation and debris upstream and downstream. Monthly inspections to confirm clear conveyance.

Pond 7

- #9 Headwall (HW), Clean out vegetation and debris. Inspect monthly to confirm clear conveyance.
- #10a, Dual 54" RCP, Clean debris from culverts. Monthly inspection to confirm clear conveyance.
- #10b, Downstream culvert silted in. Remove silt and vegetation. Keep clear with monthly inspections.

SWMF N-2: Meadow Walk PH1

- #11 CS and MES, Clean vegetation from MES. Monthly inspection to confirm clear conveyance.

SWMF N-1, S-1 and S-2: Meadow Walk PH1

- Perform monthly inspections and debris removal to ensure proper function.

SWMF Office Park

- #12a CS, Remove vegetation and silt buildup and keep clear opening below metal skimmer with monthly inspection to confirm clear conveyance.
- #12b MES, Monthly inspection to confirm clear conveyance.

POND 4

- #13ab Equalizer Pipe (EP) between 4 and 4A to be cleared of silt. Make monthly inspections to keep conveyance clear.
- Main Outfall: Inspect structure and pipes weekly and remove silt and debris as necessary. If boards are placed in weir, remove prior to an expected large storm event. Do not place more than one 2x12 or two 2x6 in weir. Doing so will result in higher pond stages and possible increased flooding.

SWMF 11: Meadow Walk PH2

- CS and remote drawdown device (DD) to Pond 4. Inspect monthly and remove silt and debris as necessary to ensure proper function.

Recommended Stormwater Maintenance – Best Management Practices (BMPs)

Above Ground Maintenance

Above Ground BMPs can vary depending on the needs of the site, and each requires a different type of stormwater maintenance. With a proper understanding of the system on the site, a proactive maintenance plan for any aboveground system will include:

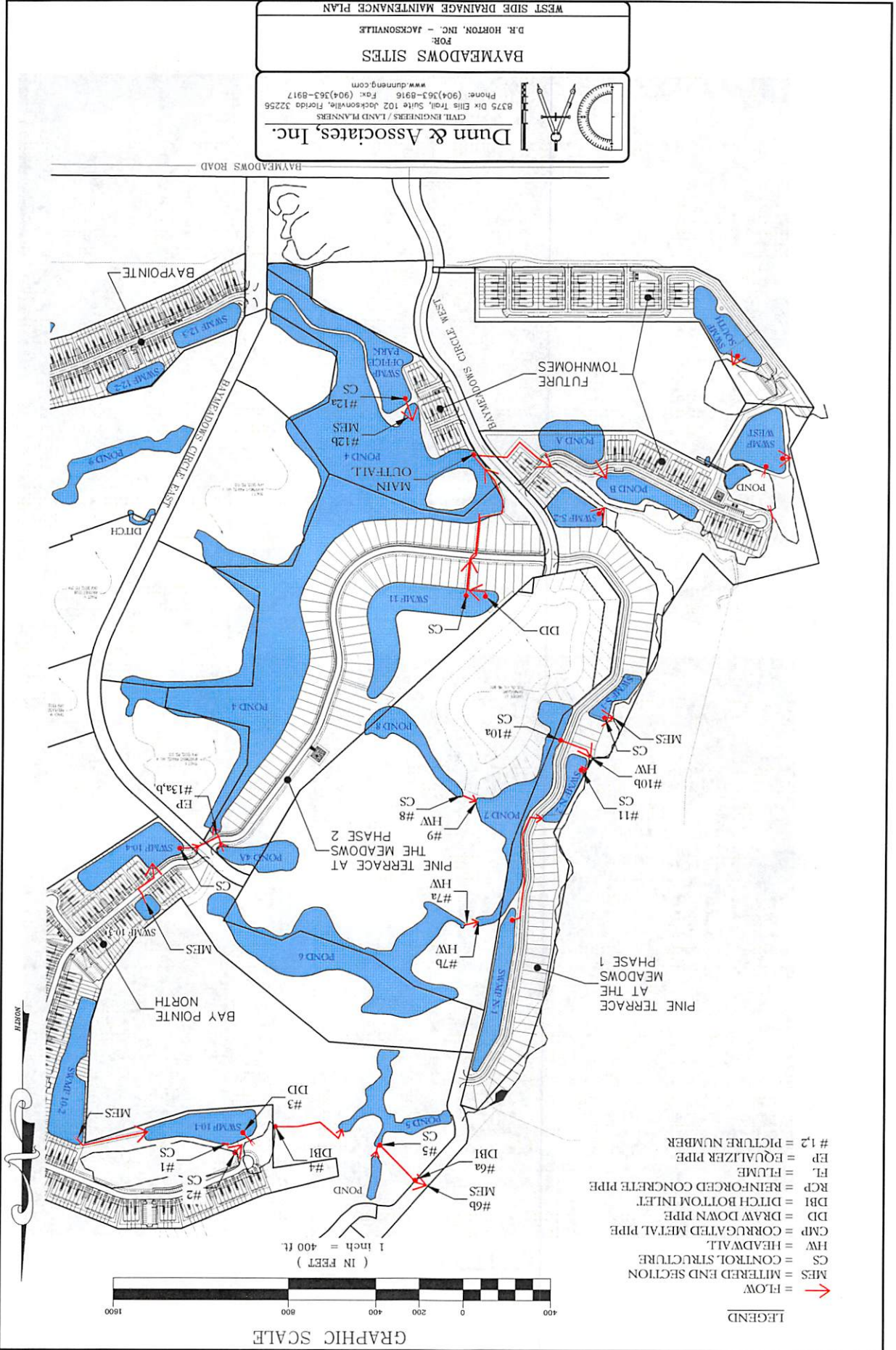
- Inspection of all structures
- Removal of all trash and debris
- Sediment control
- Structural maintenance (stabilizing poor vegetative coverage and erosion)
- Vegetation management (mow grass, removing nuisance or invasive growth, managing beneficial species)

Underground Maintenance

Underground systems also require regular maintenance to ensure proper function. Common underground maintenance plans include:

- Inspection of sumps and structures
- TV inspection of pipes
- Sediment volume assessment
- Removal of sediment, trash, and debris
- Vacuuming (Vactor) and high-pressure jetting
- Documentation for any structural deficiencies or sinkholes

Ongoing maintenance is critical to the performance of every stormwater system. Without regular maintenance, the system will eventually fail due to buildup and structural issues, and routine upkeep can prevent costly rehabilitative and restorative repairs.



Handout 3
 2021-838

PICTURES

















