

**Maintenance Plan  
For the Proposed  
Stormwater Management Facilities  
For Lots 37 & 38, Block 1303  
Located in the  
Village of South Orange Township, Essex County, New Jersey  
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**Introduction:**

The stormwater management for this plan consists of individual on-lot drywells on each of these lots as well as roof leader drains and driveway inlets to direct runoff into the drywells

The drywell will require maintenance on a regular basis. The responsibility for this maintenance, along with specific tasks and schedules, documentation requirements, performance standards, and required equipment are specified in this report.

**Responsible Entity:**

The maintenance of the drywells shall be the responsibility of the present owner of the lots. The responsibility for this maintenance shall be transferable to any future owner and shall be made a part of the deed of this property. Except for by transferring of the property in question, the responsibility for this maintenance shall not be transferred to any other party.

**Maintenance Inspections:**

All drywells shall be inspected at least twice annually as well as after every storm exceeding 1" of rainfall. The water level in the drywell should be the primary means of evaluating infiltration rates and drain times. A note of the water level in each of the drywells (and other pertinent observations) must be included in the maintenance log (see below).

**Maintenance Tasks & Schedule:**

Maintenance of the drywells shall include the following:

1. Regular mowing of the grass over the drywell.
2. Regular maintenance of the roof gutter system. All leaves and other debris shall be removed regularly to allow for proper functioning of the system.
3. Regular maintenance of the driveway inlets..
4. Replacement of leaf prevention devices and screens as necessary.
5. Visual inspection of the area around the drywell for signs that it is not functioning properly (e.g. excess moisture, subsidence, etc.).
6. The drywell is designed to drain completely within 72 hours after each large rainfall event. In no case should the drain time exceed 72 hours. If the inspections reveal that the drain time is significantly longer than 48 hours (and, especially if it exceeds 72 hours) remedial measures shall be taken to rectify this situation. These measures may include some or all of the following: removing clogged pipes, increasing the size of the drywells, or replacing clogged or "dirty" stone within the drywell.

**Documentation:**

A detailed log of all preventative and corrective maintenance for the structural elements shall be kept by the responsible entity. This log shall also include a record of inspections and maintenance-related work orders. A record of the findings of the annual vegetative

inspection (and a description of any maintenance performed) shall also be kept in this log. The maintenance log shall be kept on the property at all times. The responsible party shall make available, upon request by any public entity with administrative, health, environmental, or safety authority over the site, the maintenance plan and documentation.

**Re-evaluation of the Plan:**

The responsible entity shall re-evaluate the overall maintenance plan once a year and shall adjust the plan as necessary to ensure proper functioning of all plan elements. A description of the yearly evaluation (and any adjustments) shall be included in the maintenance log.

**Equipment Required for Maintenance:**

The following equipment will be required in order to implement the maintenance schedule contained in this document:

1. Mowing equipment is required to maintain lawn areas.
2. Miscellaneous hand tools including shovels, rakes, etc. & wheelbarrows (or other carts for hauling debris) are required for removing excess material.
3. Gardening tools are required for pruning, removing, and re-establishing native vegetation and/or wildflowers.
4. Additional materials may be required if it becomes necessary to enter the drywell for maintenance or if it is necessary to make major repairs to any of the drywells.

**Estimate of Maintenance Costs:**

Because the responsible party in this project will be the homeowner, the required maintenance can be done, for the most part, in conjunction with standard yard maintenance activities. However, the following is provided in order to establish a baseline for expected maintenance costs:

1. Mowing grass: \$50.00 per month during the growing season.
2. Routing maintenance and replacement of vegetation: \$100.00 per year.
3. Routine maintenance of gutter system: \$100.00 per year.
4. Repair and/or replacement of structural elements (i.e. infiltrator units within the drywell): Cost will vary depending on severity of repair required, but is not expected to exceed an average of \$50.00 per year over the life of the drywell.