

Storm Water Detention Facilities Operation, Maintenance and Inspection Agreement

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First Park, Menomonee Falls, Wisconsin

Pursuant to the requirements of that certain Declaration of Development Standards and Protective Covenants for First Park Menomonee Falls, which is recorded as Instrument No. 3680700 in the Registrar's Office of Waukesha County, Wisconsin, First Park Menomonee Falls Owner's Assn, Inc. is responsible for maintaining the detention pond located on Outlot 1 and the owner of record of Lot 2 is responsible for maintaining the dry pond that it is located entirely on Lot 2. FR Menomonee Falls LLC is the owner of record of Lot 2 as of the date of this application.

Operation, Maintenance and Inspection Schedule and Practices

First Park, Menomonee Falls, Wisconsin

This document explains the basic function of each of the storm water management facilities and prescribes the minimum inspection and maintenance requirements necessary in order for the facilities to continue functioning as intended. The inspection and maintenance requirements listed herein are not all inclusive, but rather indicate the minimum type of inspection and maintenance activities that can be expected for these particular facilities.

System Description:

Basin A is located south of Shawn Circle on Outlot 1 of Certified Survey Map 10722. Basin A is a wet detention basin designed to hold back storm water during storm events. The basin receives runoff from a 55.76 acre drainage area. During high rainfall or snow melts, the water level will temporarily rise and then slowly drain down to the normal water elevation. The water level is controlled by an outlet control manhole structure located at the southeast corner of the basin. Unusually high flows may enter the emergency spillway also located at the southeast corner of the basin.

Basin B is located north of Shawn Circle on Lot 2 of Certified Survey Map 10722. Basin B is a normally dry detention basin designed to hold back storm water during storm events. The basin receives runoff from a 13.3 acre drainage area. During high rainfall or snow melts, the water level will temporarily rise and then slowly drain down to the bottom of the basin. The water level is controlled by a 30" diameter concrete culvert pipe located along the south side of the basin. The 30" diameter culvert receives water from Basin B and discharges it into Basin A. Unusually high flows may enter the emergency spillway located at the southeast corner of the basin.

Minimum Inspection and Maintenance Requirements

To assist with ensuring proper function of the storm water management facilities described above, an itemized schedule of inspection and maintenance practices has been prepared for Basin A and Basin B.

Basin B - Basin North of Shawn Circle

Schedule of Inspection and Maintenance Practices

Inspected By: Kathryn McNelly-Bell, Roley Behm (Name of inspector)

Date: June 4, 2015 (Date of inspection)

Inspection Items	Minimum Frequency	Inspected (Yes/No/NA)	Maintenance Needed (Yes/No/NA)	Remarks
I. General Vegetation and Ground Cover				
1. Adequate vegetative cover	Annually	Yes	Yes	Some minor restoration needed to meet 70-80% desirable vegetative growth.
2. Presence of erosion	Annually	Yes	Yes	Areas of erosion where vegetative not adequate. Also erosion at curb cuts and along sides of rip rap.
3. Cracking, bulging, or sliding of slopes/ embankments	Annually	Yes	Yes	Sliding of embankment along edge of riprap curb cut inlets. Extend filter fabric and replace rip rap as needed.
4. Unauthorized addition of trees or other landscaping	Annually	Yes	No	
5. Unauthorized placement of fill material	Annually	Yes	No	
6. Riprap obstruction or failures	Annually	Yes	No	See above - replacement of rip rap at inlets is needed.
II. Discharge Pipes, Outlet Control Structure and Emergency Spillway				
1. Condition of pipes that discharge into the basin. Presence of any obstructions.	Monthly	Yes	Yes	Scour under and around inlets and outlet has caused undermining at pipe. Evaluation should be made to make proper repairs as needed. Noted no obstructions at inlets or outlet.
2. Condition of outlet control pipe and its structural condition. Presence of any obstructions.	Monthly	Yes	Yes	
3. Condition of emergency spillway. Presence of any obstructions.	Monthly	Yes	No	No obstructions noted.
III. Ponded Water Area				
1. Sediment or debris buildup in bottom of basin. Remove and properly dispose of accumulated sediment and debris to maintain basin volume when accumulation is observed.	Annually	Yes	Yes	Minor accumulation at pond inlets.
2. Floating trash or debris	Monthly	Yes	Yes	Minimal trash/debris along pond banks and within basin can be cleaned.
IV. Other (Please Specify)				
Curb Cuts		Yes	Yes	Curb cuts from parking lot are undermined and should be repaired to ensure undermining within parking lot/thoroughfares does not occur.