

What does a SWMU inspection consist of?

The City Stormwater Department routinely inspects SWMUs to insure that they are functioning as designed and in accordance with the Stormwater Ordinance. Property owners and Property Owner Associations may benefit from knowing that City inspectors look for the following deficiencies:

- Sediment accumulation that reduces pond storage volume;
- Debris or sediments or other blockages to the outlet structure or piping;
- Inlet or outlet pipe damage or failure;
- Invasive plants or excessive algae that take over and outcompete planted vegetation;
- Slope erosion, loss of stabilizing vegetation, or loss of slope visibility; and
- · Loss of structural integrity of slope, piping or structures.

If these maintenance conditions or failures are found, the original design drawings should be consulted for making corrections. The City Stormwater Department can assist with recommendations for repairs and maintenance.

For further information contact:

Roger Raines, Director Stormwater Management Department 912-650-7855

General Maintenance Concerns

Inspect for the following:

- · Build-up or blockages in paver infiltration holes
- · Debris between pavers indicating lack of maintenance cleaning
- Obvious binding of pervious concrete or pavers
- · Sediment build-up along curb lines of pervious paving system
- Paver settlement or heaving (uneven pavement)
- · Sediment in outfall piping
- · Erosion of pavement perimeter
- Sediment or trash in underground storage access point, outfall structure or downstream piping
- · Cave-in or pipe failures
- Lack of plant maintenance and excessive overgrowth of bioretention area
- Debris or vegetation overgrowth blocking outfall control structure
- · Obvious lack of maintenance of stormwater management unit
- Overgrowth of tall weeds or invasive plants in green roofs
- · Erosion and loss of green roof medium
- · Dead patches in green roofs
- · Dead vegetation in bioretention areas

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Stormwater Management Unit

MAINTENANCE INSPECTIONS



Stormwater Management Unit Maintenance Inspections What are Stormwater Management Units?

Stormwater Management Units or SWMUs include:

- Dry and wet stormwater ponds
- Below ground detention systems
- Below ground storage pipes or tanks
- Infiltration beds
- · Pervious paving

- Green roofs
- Drainage swales
- Bioswales
 Bioretention
- ds
- Constructed wetlands

Such systems were designed to meet City stormwater requirements for land development. Regular owner's inspections & maintenance are necessary to insure that stormwater ponds and other stormwater management units continue to operate as designed on a long-term basis.

City SWMU inspections specifically address the following:

If a SWMU does not function as designed, flooding of private property may result, and there may be downstream impacts such as flooding or deteriorated water quality.

Permanent Pool or Wet Ponds

Vegetation

- Insure no loss of pond capacity due to overgrowth, sedimentation or erosion
- · Remove vegetation that may clog or block flow through outlet structures
- · Selective removal of vegetation on regular basis, before winter die-off
- · Outlet structures that are clear of debris, vegetation and sediment

Pond Bottom and Embankments

- · Control of algae and scum that indicates excessive nutrient build-up and threatens water quality
- · Control pond bank overgrowth that hides erosion problems
- Inspect inlet and outlet structures. Structural integrity can be threatened by erosion or sinkholes
- · Flow path from inlets to outlet is not blocked

Outfall & Connection to City System

- · Check for structural failure seen as cave-in(s) or severe erosion
- Check for and clear blockages in outfall piping or ditches
- Check for and clear sediment delivered to City piping or ditch
- · Check for and clear sediment or debris buildup in outlet manhole or control structure
- · Check connection to the City system for sediment debris, trash or stuctural problems



Dry ponds

Pond bottom, sides, inlets and outfall

- Free from erosion and cave-ins of side bank, top, workshelf, pipe inlet(s) and pipe outlet(s), especially where irrigation or lighting may have been installed after pond stabilization
- Sufficient maintenance access to pond is maintained
- · Tightly knit turf to prevent erosion
- · Free from bare spots due to drought, disease or mowing
- Free from sediment build-up and loss of design capacity due to top bank or side erosion
- Free from trash, yard waste, leaves
- · Lining of inlets, outlets and outfalls is free of erosion and build-up of sediment
- · Evidence of regular mowing, trimming and clipping removal
- Outfall structure's orifice free from blockages & turf/vegetation over-growth



Who is responsible for these units?

An assignment of maintenance responsibility was made by the developer or owner and submitted to the City prior to certificate of occupancy or return of bonds. During construction SWMUs are the responsibility of the developer/owner. But, in the post-development period, private stormwater management unit and stormwater pond maintenance is the responsibility of the property owner or property owner association, and maintenance is enforceable through the City's Stormwater Ordinance. The City does not accept the responsibility of SWMU maintenance.