

STANDARD O&M PLAN FOR THE SIMPLIFIED AND PRESUMPTIVE APPROACHES

3.1.1.6. Swales

Structural components must be operated and maintained in accordance with the design specifications.	
MAINTENANCE INDICATOR	CORRECTIVE ACTION
Clogged inlets or outlets	Remove sediment and debris from catch basins, trench drains, curb inlets, and pipes; maintain at least 50% conveyance at all times.
Broken inlets or outlets	Repair or replace broken downspouts, curb cuts, standpipes, and screens as needed.
Cracked or exposed drain pipes	Repair or seal cracks. Replace when repair is insufficient. Cover with 6 inches of growing medium to prevent freeze/thaw and UV damage.
Check dams missing or with gaps	Maintain or replace check dams as per design specifications.
Perforated liner	Repair or replace as necessary.
Vegetation must cover at least 90% of the facility at maturity.	
MAINTENANCE INDICATOR	CORRECTIVE ACTION
Dead or stressed vegetation	Replant per planting plan or substitute from the plant list in Section 2.4.1 .
Dry grass or other plants	Irrigate and mulch. Maintain grass height at 6"-9".
Tall grass and vegetation	Prune to allow sight lines and foot traffic. Prune to ensure inlets and outlets freely convey stormwater into and/or out of facility.
Weeds	Manually remove weeds.
Growing medium must sustain healthy plant cover and infiltrate within 48 hours.	
MAINTENANCE INDICATOR	CORRECTIVE ACTION
Erosion and sediment accumulation	Fill in and lightly compact areas of erosion with City-approved soil mix (see Section 2.3.6); replant according to planting plan or substitute from the plant list in Section 2.4.1 . Erosion deeper than 2 inches must be addressed. Sediment more than 4 inches deep must be removed.
Scouring at the inlet(s)	Ensure splash blocks or inlet gravel/rock are adequate.
Slope slippage	Stabilize 3:1 slopes/banks with plantings from the original planting plan or from the plant list in Section 2.4.1 .
Ponding	Rake, till, or amend soil surface with City-approved soil mix to restore infiltration rate.

Annual Maintenance Schedule

Summer	Make structural repairs; clean gutters and downspouts; remove any build-up of weeds or organic debris.
Fall	Replant exposed soil and replace dead plants. Remove sediment and plant debris.
Winter	Clear gutters and downspouts.
Spring	Remove sediment and plant debris. Replant exposed soil and replace dead plants.
All seasons	Weed as necessary.

Maintenance Records: All facility operators are required to keep an inspection and maintenance log. Record date, description, and contractor (if applicable) for all repairs, landscape maintenance, and facility cleanout activities. Keep work orders and invoices on file and make available upon request of the City inspector.

Fertilizers/Pesticides/Herbicides. Their use is strongly discouraged because of the potential for damage to downstream systems. If pesticides or herbicides are required, use the services of a licensed applicator and products approved for aquatic use.

Access: Maintain ingress/egress per design standards.

Infiltration/Flow Control: All facilities must drain within 48 hours. Record time/date, weather, and site conditions when ponding occurs.

Pollution Prevention: All sites must implement Best Management Practices to prevent contamination of stormwater. Call 503-823-7180 to report spills. Never wash spills into a stormwater facility. If contamination occurs, document the circumstances and the corrective action taken; include the time/date, weather, and site conditions.

Vectors (Mosquitoes and Rats): Stormwater facilities must not harbor mosquito larvae or rodents that pose a threat to public health or that undermine the facility structure. Record the time/date, weather, and site conditions when vector activity observed. Record when vector abatement started and ended.