

## EXHIBIT I

### Storm Water Practice Maintenance Plan

This exhibit explains the basic function of each of the storm water practices listed in Exhibit B and prescribes the minimum maintenance requirements to remain compliant with this Agreement. The maintenance activities listed below are aimed to ensure these practices continue serving their intended functions in perpetuity. The list of activities is not all inclusive, but rather indicates the minimum type of maintenance that can be expected for this particular site. Access to the stormwater practices for maintenance vehicles is shown in Exhibit B. Any failure of a storm water practice that is caused by a lack of maintenance will subject the Owner(s) to enforcement of the provisions listed on page 1 of this Agreement by the Village.

#### **System Description:**

An underground stormwater storage system, StormTrap system, will be installed within the main parking loop area. This system is utilized to store excess stormwater during large rain events and to reduce peak flows. The StormTrap system drains to a storm sewer pipe that runs over the parking garage between buildings 1 and 3 and ultimately outlets in Dry Pond #1. Dry Pond #1 also receives flow from roof drains from buildings 1 and 3, as well as flow from the eastern bioswale. Dry Pond #1 and Dry Pond #2 both outlet to pipes which discharge to the South Campus East Swale on the southeastern portion of the site. Dry pond #2 receives flow from the eastern homes via pipe routing. Dry pond #3 outlets to a pipe which discharges to the existing Southeast Basin. Dry Pond #3 receives flow from both the infiltration basin, as well as flow from the south campus road swales which accumulate flow from the south campus homes and surrounding area. . The infiltration basin has freeboard at the 100-year even but has an overland flow route via weir that is outletted to the south campus west swale, which outlets to Dry Pond #3 and ultimately is discharged to the existing Southeast Basin. The infiltration basin is designed to infiltrate runoff from its tributary area and reduce pre-development downstream peak flows The infiltration basin also receives flow via pipe routing from the western swale which accumulates runoff from the western portion of the site. The existing Southeast Basin also receives from offsite areas, but this is offset in existing vs. proposed conditions. The storm system must be maintained as specified in this Agreement (see Figures 1, 2 and 3). Catch basins are to be installed within the main parking loop area. Up-Flo filters will also be utilized to help reach TSS reduction goal of 60%. The entire site will achieve a 64.24% TSS reduction.

The underground stormwater storage system receives direct runoff from a 5.220 acre drainage area. The infiltration basin receives direct runoff from a 6.002 acre drainage area. Dry Pond #1 receives direct runoff from a 8.634 acre drainage area. Dry Pond #2 receives direct runoff from a 2.150 acre drainage area. Dry Pond #3 receives direct runoff from a 3.480 acre drainage area. The southeast basin receives direct runoff from a 0.718 acre drainage area. 0.626 acres drainage flow are undetained and flow offsite. "As-built" construction drawings of the infiltration basin and dry ponds #1, #2 and #3, showing actual dimensions, elevations, outlet structures, etc. will be recorded as an addendum(s) to this agreement within 60 days after the Village accepts verification of construction from the project engineer.

#### **Minimum Maintenance Requirements:**

To ensure the proper long-term function of the storm water management practices described above, the following activities must be completed:

1. All outlet pipes must be checked monthly to ensure there is no blockage from floating debris or ice. Any blockage must be removed immediately.
2. Snow shall not be dumped directly onto the infiltration basin and dry ponds #1, #2 and #3 areas.
3. Inspect soil and repair eroded areas monthly and after heavy rains (greater than or equal to 1-inch of rainfall).
4. Remove litter and debris monthly.

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5. No trees are to be planted or allowed to grow on the earthen berms. Tree root systems can reduce soil compaction and cause berm failure. The berms must be inspected annually and any woody vegetation removed.
6. If algae or weed growth becomes a nuisance (decay odors, etc.), it must be removed from the infiltration basin and dry ponds #1, #2 and #3 and deposited where it cannot drain back into the infiltration basin and dry ponds #1, #2 and #3.
7. When sediment exceeds 3-inches from the bottom of the infiltration basin and dry ponds #1, #2 and #3 and/or once a year the sediment shall be removed. During the first year of operation the sediment shall be cleared at a minimum of twice for the year. All removed sediment must be placed in an appropriate upland disposal site and stabilized (grass cover) to prevent sediment from washing back into the basin.
8. Following removal of sedimentation, soil, mulch and plantings shall be replaced as necessary to restore infiltration basin and dry ponds #1, #2 and #3 to original design.
9. When sediment exceeds 3-inches from the bottom of the catch basin and/or twice a year the sediment shall be removed. All removed sediment must be placed in an appropriate upland disposal site and stabilized (grass cover) to prevent sediment from washing back into the catch basin.
10. Visually inspect StormTrap system following major storm events or annually. Utilizing a sediment pole, measure and document the amount of silt at each manhole location. Inspect pipe openings for blockages at this time.
11. Any blockages should be removed as soon as practical. The StormTrap system should be completely cleaned whenever the sediment occupies more than 10-15% of the originally designed system's volume.
12. Stormwater check valve should be inspected at minimum monthly for damage, wear, and buildup of debris.
13. Any other repair or maintenance needed to ensure the continued function of the storm water practices or as ordered by the Village under the provisions listed on page 1 of this Agreement.
14. Up-Flo Filters used to capture total suspended solids (TSS) shall be inspected semi-annually in early spring and early fall. Inspections and cleanings of TSS and other debris shall be performed in accordance with the manufacturer Operation and Maintenance Manual.
15. If any part of any bioswale components has settled 4-inches lower than the design elevation, or inspector determines bioswale unsound, bioswale should be built back to the design elevation and repaired to specifications.