

Spring, 2020

Township of Pine

**What to Expect
Prior to, and
After, Storm-
water Facility
Maintenance**

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Introduction:

Since the mid-1980s, When a Housing Plan or Commercial Development project received approval in the Township of Pine, a component of the project required a plan to manage the stormwater before exiting the development site. The Developer's Engineer, using the requirements in place at that time, designed a series of stormwater inlets, swales, and a stormwater detention facility(s) to control the stormwater before exiting the site. These controls require maintenance to ensure proper operation and function.

The Pennsylvania Department of Environmental Protection (PA-DEP) has mandated that every Municipality inspect all stormwater detention facilities within their jurisdiction annually and address the noted deficiencies or advise the owner(s) of any remediation necessary to maintain proper operation of the detention facility(s) within each Municipality.

The Township of Pine maintains the Stormwater Detention Facility near your property. We are providing this booklet to provide information on what to expect before and after stormwater maintenance.

If you have any questions or concerns, please let us know, and we will make every attempt to address those questions and concerns promptly.



Please be aware that currently, there are 192 stormwater detention facilities within the Township of Pine, and many have not been adequately maintained since initially constructed. The Pennsylvania Department of Environmental Resources (PA-DEP) and the Environmental Protection Agency (EPA) require vegetation removal and repairs as a part of the maintenance requirements. The Township of Pine has developed a maintenance program to address stormwater detention ponds; however, please be aware that the removal of natural trees and brush/vegetation during facility maintenance may drastically alter the appearance of the facility and its surroundings.

Facility Inspection

Notification before Initial survey / Marking:

Notification Before Initial Township Engineer Survey/Marking of Easement and Annual Inspection:

Before accessing a stormwater facility site, a review of the existing data shall occur to determine if there is a recorded easement provided to access a particular stormwater facility. When access easements are confirmed, each property owner where the easement abuts shall receive written notification that personnel will be utilizing the easement for surveying, marking, and/or to inspect the stormwater facility(s). Annual inspections are completed by Township staff to evaluate the operation of the facility using the approved operation and maintenance plan. If one does not exist, the Township utilizes the standard operation and maintenance plan guidance provided in the DEP's Best management Practices Manual. In the example pictured, the yellow highlighted area represents the storm system easement and the access easement. The pink circles represent the property owners who will receive written notification.



Survey and/or Marking:



Surveying and/or Marking: The Township's engineer will complete a survey of the access easement(s) and stormwater facility easement(s) (if one has not previously been completed) and place visible markers (Capped Pins marked "Storm Easement") indicating the boundary(s) of the access easement(s) and facility easement(s). Upon completion of the survey and/or field marking(s), a letter will be sent to each abutting property owner indicating that the easement(s)

have been marked. If a property owner disputes the boundary(s), they should advise the Township.¹ (The picture shows one type of marking used. Additionally, flags and similar type markings are also used)

¹ Should a property owner dispute a survey or a marking of an identified recorded easement, the property owner must present a survey with an Surveyor's Seal showing the boundaries of the recorded easement he or she believes is accurate. The Township Engineer shall review both records and determine if differences exist and if so then the one showing the least intrusion shall be used if possible. If the records differ to a degree that access or maintenance becomes improbable, then the Township Solicitor shall make a recommendation as to how to resolve the disputed survey information.

Worker Appearance/Identification:

Appearance/Identification: Each Township employee utilizing an easement to inspect a stormwater facility shall wear highly visible safety apparel (yellow shirt, vest, or jacket with Scotchlite striping) and an individual name badge with a picture of the employee). When the Township employs contractors working on behalf of the Township, similar type apparel and identification shall is required. The name of the Township, consultant, or contractor(s) is encouraged to have the name of their entity displayed on their vehicles. (example of visible apparel shown)



Access Obstruction(s):



Access Obstruction(s): During each inspection, the inspector shall identify and note (and the property owner will be notified) of any obstruction that may impede access to a Stormwater Facility. Each property owner shall be notified that the obstruction must be removed to maintain the access to the stormwater facility. (The picture shows one type of obstruction that has been encountered. - See Alternate Access below)

Alternate Access:

Alternate Access: A property owner may request that an alternate access be utilized instead of the recorded access easement. In these instances, the property owner will be required to complete an "Alternate Access Approval Form" to provide temporary authorization for personnel to utilize their property to access a stormwater facility. Should the temporary access now become the preferred access for future use, the property owner will be requested to provide an alternate access easement location. The Township Engineer will prepare an exhibit for the Solicitor's use in the preparation of the access easement agreement for recordation by the Township.

(End of Initial marking/surveying and inspection section)

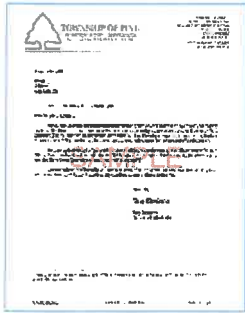
The Section that follows only pertains if stormwater facility maintenance activity is indicated to be performed.



Facility Maintenance Activities: (NOTE: Stormwater Facilities that are surveyed/marked may not necessarily receive maintenance immediately following the marking)

Maintenance activities may include but are not limited to: Any disruption of the existing environment/vegetation, grass or brush cutting, tree removal, earth disturbance, and physical maintenance, construction, or reconstruction activity. This activity may also include removal of sediment, repair of outlet structures, low flow channels, and emergency spillways.

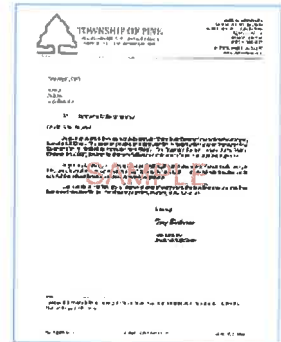
Initial Notification before Stormwater Facility Maintenance:



Initial Notification Before Stormwater Facility Maintenance: Before accessing a stormwater facility site for maintenance purposes, a review of the existing data shall occur to determine if there is a recorded easement provided to access a particular stormwater facility. When access easements are confirmed, each property owner where the easement abuts shall receive written notification that personnel will be utilizing the easement (after surveying and/or marking) to provide maintenance for the stormwater facility(s).

Survey and/or Marking:

Surveying and/or Marking: Before accessing a stormwater facility site for maintenance purposes, the Township's engineer shall have already completed a survey of the access easement(s) and stormwater facility easement(s) and placed visible markers indicating the boundary(s) of the access easement(s) and facility easement(s). Upon completion of the survey and field marking(s), a letter shall be sent to each abutting property owner indicating that the easement(s) have been marked and if a particular property owner disputes the boundary(s) that they should advise the Township².



² Should a property owner dispute a survey or a marking of an identified recorded easement, the property owner must present a survey with an Surveyor's Seal showing the boundaries of the recorded easement he or she believes is accurate. The Township Engineer shall review both records and determine if differences exist and if so then the one showing the least intrusion shall be used if possible. If the records differ to a degree that access or maintenance becomes improbable, then the Township Solicitor shall make a recommendation as to how to resolve the disputed survey information.

Vegetation Removal to be Marked:



Vegetation removal to be Marked:

Before performing any vegetation clearing, visible marking shall be displayed with white ribbons. The white ribbons indicate the outer boundaries of the vegetation clearing. The vegetation within the marked areas shall indicate the vegetation that is to be removed.

Next - after Vegetation Removal:

Now that the vegetation has been removed, what happens next?

The heavy lifting begins to restore the stormwater facility to its original design. This means excavation of the facility to remove channels and erosion and sedimentation accumulations



within the pond caused by the water flow, repairing of the inlet or outlet structures, and re-establishment of the facility's designed elevations, followed by seeding and the installation of any necessary erosion controls. You should not expect that trees and shrubs will be replaced as stormwater facilities should not have vegetation, other than grass, growing within or immediately surrounding a stormwater facility.

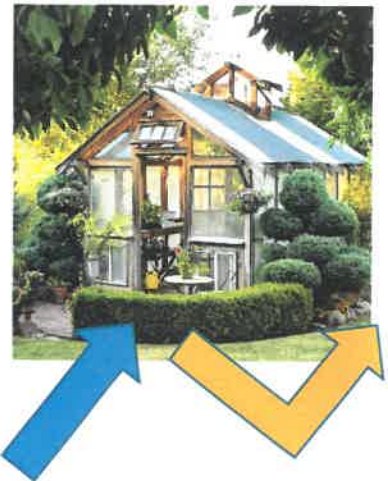
Access Obstruction(s):



Access Obstruction(s): If access to a stormwater facility access easement (or stormwater facility easement) has been blocked, and the property owner was notified of an obstruction that may impede access to a Stormwater Facility and has failed to correct the obstruction(s) then the Township Code Enforcement Department shall be notified to proceed with enforcement action to remove the obstruction(s). In certain instances, alternate access may be utilized. (See Alternate Access below)

Alternate Access:

Alternate Access: From time to time, a property owner may request that an alternate access be utilized. In these instances, the property owner will be requested to complete an “Alternate Access Approval Form” that indicates that property owners are providing a temporary authorization for personnel to utilize their property to access a stormwater facility. Should the temporary access be the now preferred access for future use, then the property owner will be requested to provide an easement to be recorded for future use by the Township or its contractors. The Township Engineer will prepare an exhibit for the Solicitor’s use in the preparation of the access easement agreement for recordation by the Township.



Appearance/Identification:



Appearance/Identification: Each Township employee utilizing an easement to complete maintenance on a stormwater facility shall wear highly visible safety apparel (yellow shirt, vest, or jacket with Scotchlite striping) and an individual name badge with a picture of the employee. When the Township employs contractors working on behalf of the Township, similar type apparel and identification is required. The name of the Township, consultant, or contractor(s) is encouraged to have the name of their entity displayed on their vehicles.

Photographic Documentation:



Photographic Documentation: In all cases, photographs/videos shall be acquired and preserved prior to the start of any stormwater facility maintenance. Photographs/videos shall also be taken and preserved during stormwater facility maintenance and at the conclusion of the maintenance.



Before



During



During



After

Managing Expectations and Follow-up:

Managing Expectations and Follow-up: Property owners that have become accustomed to viewing vegetation around and within stormwater facilities may not be aware that after the maintenance is performed, as mandated by the Pennsylvania Department of Environmental Protection (PA-DEP) the stormwater facility will only properly function if all vegetation is removed from within the facility and a portion surrounding a facility. **This clearing will alter your accustomed view.**

This document has been prepared to help manage expectations before, during, and after a stormwater facility's maintenance. If you have any questions, comments, or concerns, please contact us.

Contact Information:
Questions?
Comments. . .

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