

**LONDON GROVE TOWNSHIP**

**OPEN SPACE**

**&**

**BEST MANAGEMENT PRACTICES**

**OPERATION AND MAINTENANCE GUIDANCE  
FOR  
HOMEOWNERS ASSOCIATIONS  
AND  
PROPERTY OWNERS**

**February 2021**

## **PURPOSE**

All owners of open space, including existing wetlands, meadows, riparian forest buffers & trails, etc., and stormwater best management practices (BMPs), including detention basins, constructed wetlands, wet ponds, infiltration berms, Bioretention (rain gardens), vegetated swales & pervious pavement, etc., must perform routine operation and maintenance measures. This document provides guidance on inspecting and maintaining open space and BMPs. Specifically, it provides a list of what to do and when to do it by open space and BMP type.

To ensure that proper operation and maintenance is being done, it is required that the owners provide annual documentation to the London Grove Township (LGT) of the operation and maintenance performed on the open space or BMP. Since a significant portion of the operation and maintenance duties are beyond the common knowledge of the typical property owner, this document provides a list of qualified consultants that are knowledgeable in the operation and maintenance of these important environmental features.

Routine inspections suggested by the document are to be done in performed per the schedule contained in the individual BMP guidance described below. The reporting of the results of those inspections is to occur annually and filed with LGT in September of each year.

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Open Space Operations and Maintenance Forms  
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# London Grove Township Homeowners Association Open Space Operation and Maintenance Guidance

Management Tasks are to be performed in accordance with Open Space Management Plan  
Annual Report is to be sent to London Grove Township by Sept. 30th

Property Owner:
Inspected by:

Existing Wetlands	Frequency	Dates	Inspection Results/Remediation Measures Taken
Invasive species inspection	Biannual - May		
Invasive species inspection	Biannual - August		
Meadows	Frequency	Dates	Inspection Results/Remediation Measures Taken
Invasive species inspection	Biannual - May		
Invasive species inspection	Biannual - August		
Mowing dates and heights first year			
Mowing dates and heights year 2 and forward			
Riparian Forest Buffers	Frequency	Dates	Inspection Results/Remediation Measures Taken
Invasive species inspection	Biannual - May		
Invasive species inspection	Biannual - August		
Monitor natural regeneration	Annual		
Straighten and replace tree shelters as needed	As Needed.		
Remove competing vegetation within shelters	Annual		
Apply Rodeo herbicide around tree shelters	Annual - May		
Remove tree shelters when tree reaches 2" caliper			

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Inspected by:

Apply garlic sticks to trees and shrubs not sheltered	Annual		
Mowing, if any, date and height			
Trails	Frequency	Dates	Inspection Results/Remediation Measures Taken
Inspect	Biannual - May		
Inspect	Biannual - August		
Mow trail shoulders regularly	Monthly - May to October		
Apply herbicide (glyphosate) to vegetation on trail	Annual - July		
Overhead clearance maintained	As needed		

## HOA Contractor List for Open Space Inspections

Land Studies, Lititz PA (717) 627-4440 [www.landstudies.com](http://www.landstudies.com)

Applied Ecological Services, Inc. Conshohocken, PA (610) 238 – 9088 <http://www.appliedeco.com>

Red Tail Restoration and Land Management, Brookhaven, PA (203) 556-7385 <http://redtailrestore.com>

Vortex Environmental, Lancaster, PA (717) 509-3934 <http://vortexenvironmental.com>

Stormwater Best management Practices Operations and Maintenance Forms  
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London Grove Township Homeowners Association  
 Stormwater Best Management Practices Operation and Maintenance Guidance

Inspections and Maintenance Tasks are to be performed in accordance with Stormwater O&M Management Plan Annual Report is to be sent to London Grove Township by Sept. 30th

Property Owner:
Inspected by:

Detention Basins	Frequency	Dates	Inspection Results/Remediation Measures Taken
Invasive Species Inspection	Biannual - May & August		
Inspect for evidence of bank erosion.	After every > 1 inch rainfall event.		
Inspect for channelization (gullies) forming in the bottom of the basin.	Biannual - May & August		
Inspect for sediment accumulation in the bottom of the infiltration BMP, especially in front of the inflow pipes and/or swales.	Biannual - May & August		
Inspect for evidence of animal activity, i.e., holes or dirt mounds.	Biannual - May & August		
Inspect for clogging at the inlets or outlets to and from the BMP.	Biannual - May & August		
Evaluate woody and herbaceous plantings.	Biannual - May & August		
Inspect for any trash and/or debris accumulation in the bottom of the BMP.	After every > 1 inch rainfall event.		
Constructed Wetlands	Frequency	Dates	Inspection Results/Remediation Measures Taken
Invasive species inspection	Biannual - May & August		
Water control devices cleaned / cleared of debris	Annual		
Erosion noted and corrected	Annual		
Water control devices cleaned post major precipitation	Annual		
Inspect for evidence of bank erosion.	After every > 1 inch rainfall event.		
Inspect for leakage out of the outlet structure.	After every > 1 inch rainfall event.		
Inspect for evidence of animal activity, i.e., holes or dirt mounds.	Biannual - May & August		

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 Stormwater Best Management Practices Operation and Maintenance Guidance

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Property Owner:
Inspected by:

Inspect for clogging at the inlets or outlets to and from the BMP.	Biannual - May & August		
Evaluate woody and herbaceous seeding/plantings.	Biannual - May & August		
Inspect for any trash and/or debris accumulation around the perimeter of the BMP and in the inlet or outlet structures.	Biannual - May & August		
Wet Ponds	Frequency	Dates	Inspection Results/Remediation Measures Taken
Inspect for evidence of bank erosion.	After every > 1 inch rainfall event.		
Inspect for leakage out of the outlet structure.	After every > 1 inch rainfall event.		
Inspect for evidence of animal activity, i.e., holes or dirt mounds.	Biannual - May & August		
Inspect for clogging at the inlets or outlets to and from the BMP.	Biannual - May & August		
Evaluate woody plantings and herbaceous plantings on wetland shelf.	Biannual - May & August		
Inspect for any trash and/or debris accumulation around the perimeter of the BMP and in the inlet or outlet structures.	Biannual - May & August		
Infiltration Berms	Frequency	Dates	Inspection Results/Remediation Measures Taken
Invasive species inspections.	Biannual - May & August		
Inspect for standing water that is present for more than 48 hours.	After every > 1 inch rainfall event.		
Inspect for evidence of bank erosion.	After every > 1 inch rainfall event.		
Inspect for channelization (gullies) forming in the bottom of the basin.	Biannual - May & August		
Inspect for leakage out of the outlet structure.	Biannual - May & August		

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Property Owner:
Inspected by:

Inspect for evidence of animal activity, i.e., holes or dirt mounds.	Biannual - May & August		
Inspect for clogging at the inlets or outlets to and from the BMP.	Biannual - May & August		
Evaluate woody plantings and meadow seeding.	Biannual - May & August		
Bioretention (Rain Garden) BMPs	Frequency	Dates	Inspection Results/Remediation Measures Taken
Invasive species inspection.	Biannual - May & August		
Inspect for standing water that is present for more than 48 hours after cessation of runoff producing rain events.	After every > 1 inch rainfall event.		
Inspect for evidence of bank erosion.	After every > 1 inch rainfall event.		
Inspect for channelization (gullies) forming in the bottom of the basin.	Biannual - May & August		
Inspect mulch and amended soils to insure that it is the proper depth and that it is distributed evenly.	Biannual - May & August		
Inspect for leakage out of the outlet structure.	Biannual - May & August		
Inspect for evidence of animal activity, i.e., holes or dirt mounds.	Biannual - May & August		
Inspect for clogging at the inlets or outlets to and from the BMP.	Biannual - May & August		
Evaluate woody and herbaceous plantings.	Biannual - May & August		
Inspect for any trash and/or debris accumulation around the perimeter of the BMP and in the inlet or outlet structures.	Biannual - May & August		

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Property Owner:
Inspected by:

Vegetated Swales	Frequency	Dates	Inspection Results/Remediation Measures Taken
Inspect for standing water that is present for more than 48 hours after cessation of runoff producing rain events.	After every > 1 inch rainfall event.		
Inspect for evidence of swale bed or bank erosion.	After every > 1 inch rainfall event.		
Inspect for channelization (gullies) forming in the bottom of the swale.	Biannual - May & August		
Inspect erosion control matting, mulch and amended soils to insure that they are installed properly and remain in	Biannual - May & August		
Inspect for evidence of animal activity, i.e., holes or dirt mounds.	Biannual - May & August		
Inspect to ensure that vegetation is not obstructing flow.	Biannual - May & August		
Inspect for any trash and/or debris accumulation around within the length of the swale and in the inlet or outlet structures.	Biannual - May & August		
Pervious Pavement	Frequency	Dates	Inspection Results/Remediation Measures Taken
Inspect for ponding or standing water on top of the paving.	After every > 1 inch rainfall event.		
Inspect for water sheeting across the pavement during small intensity rainfall events.	After every > 1 inch rainfall event.		
Inspect for sediment that is visible on the surface of the pavement.	Biannual - May & August		
Inspect for under cutting or erosion around the perimeter of the paving.	Biannual - May & August		
Inspect for cracks, uplifts, slumps, and/or pot holes present.	Biannual - May & August		
Inspect for any sediment in the inlets that capture runoff that is then routed to the stormwater storage under the pervious paving.	Biannual - May & August		

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Property Owner:
Inspected by:

Inspect for any vegetation growing in cracks in the pervious paving or in the inlets leading to the stormwater storage under the pervious paving.	Biannual - May & August		
Inspect for algae growing on the pervious paving surface, especially in shaded areas.	Biannual - May & August		
Inspect the inlets or observation ports into the stormwater storage under the pervious paving after a runoff producing rain event. Determine if there is water present and how long it takes for the water to disappear.	After every > 1 inch rainfall event.		

## **Contractor List for Stormwater Best Management Practices (SWBMPs) Inspections**

- Pennoni Associates, Inc., West Chester, PA (610)  
429-8907 <http://www.pennoni.com>
- Bursich Associates, Pottstown, PA (610) 323-4040  
<http://www.bursich.com>
- ELA group, Inc., Lititz, PA (717) 626-7271  
<http://www.elagroup.com>
- Regester Associates, Inc., Kennett Square, PA (610)  
444-5554 <http://www.regesterassociates.com>