



# West Donegal Township BMP Maintenance:

## What to Know About Basins, Swales, and Maintaining What is Yours.

### How do I know I have a swale or basin on my property?

#### Basins & Swales

- Does it collect water during storms?
- Does water flow through it/to it in a storm?
- Are there concrete structures?
- Is the area lower with a berm around it?
- If you answered 'yes' it is likely a basin or a swale



A: Dry detention basin



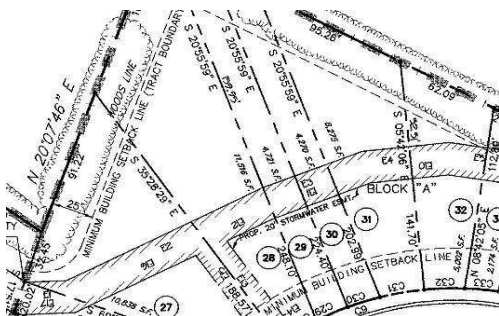
B: Conveyance Swale

1. Look at your deed or lookup the subdivision plan associated with your development.
2. Does your lot show anything within a "stormwater easement"? This is typically labeled this way and often times has a dashed line border or hatch (see image C)
3. Does your deed reference a stormwater management area or stormwater easement?
4. If you answered yes to either of these, you are likely responsible for the maintenance of a facility on your property.

### HOA's vs. Private Facilities:

- Just because you pay HOA fees does not mean that you aren't responsible for maintenance
- If your property crosses an easement line, you are ultimately responsible for the maintenance of the facility and any structures or damage to that facility.
- If an easement or facility is not on any part of your property or is located the common area of your development owned by someone else, it is their responsibility to maintain.
- Having a stormwater easement on your property gives Township officials the right to inspect the facility.

### Step by Step: Is a facility my responsibility?



C: Typical subdivision plan

### Ok I own it: How do I maintain my swale or basin?

- Swale Maintenance:
  - Mow your swale
  - Keep the swale free of trash
  - Ensure that there are no trees or shrubs growing within your swale
  - Ensure that there is no standing water within your swale



Detention Basin Erosion

- **Basin Maintenance:**
  - Ensure that the basin is functioning as designed
    - No standing water for more than 72 hours after a rain event
    - No excess vegetation if that is not the design condition
    - Water is flowing from and into the intended structures
  - Ensure that there are no trees or obstructions along the basin berms or inside the basin
    - No play structures
    - No fences
    - No trees or shrubs (unless part of the original design)



Excessive Sediment Buildup

- **Structure Maintenance:**
  - Ensure that any concrete or metal structures are in good repair
  - Water is flowing from and into the intended structures
  - Structures are free of leaf/tree debris
  - Piping is in good condition and free of holes or rust

### **I Have to Maintain a Facility; What do I do now?**

- Keep the facility in good working condition; mow, remove debris, ensure that structures are functioning
- Expect a yearly inspection sheet from the municipality, fill this out and return it promptly. This will ensure that the municipality does not need to come and inspect
- Look at your lot plan and/or plan for your subdivision to ensure that you know exactly what is your responsibility. Structures and pipes located on property lines are the responsibility of BOTH property owners.

### **SOURCES**

Lancaster Inter-Municipal Committee Municipal Operations and Maintenance Good Housekeeping Guidance and BMP Manual at [http://www.lancasterintermunicipalcommittee.org/program\\_s\\_stormwater.php](http://www.lancasterintermunicipalcommittee.org/program_s_stormwater.php)

### **Questions? Contact Us!**

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