

AGENCY APPROVAL DATE: _____

DRAFT

(to be removed when upon final submittal)

Exhibit B

[TEMPLATE FOR]

STORMWATER LID FEATURE OPERATION AND MAINTENANCE PLAN FOR PRIVATE LAND

for

[PROJECT NAME]

[date]

[revision date]

[Name of Owner]

[Owner's Representative and Contact Information]

prepared by:

[Preparer's Name]

[Preparer's Contact Information]

TABLE OF CONTENTS

I. INTRODUCTION

- A. Background
- B. Project Description
 - Table 1: Number of LID BMP Features
- C. Associated Agreements

II. DESIGNATION AND TRAINING OF RESPONSIBLE INDIVIDUALS

- A. Designated Contact for O&M of Private LID BMP Features
 - AND/OR**
 - B. Designated Contact for O&M of Common Area LID BMP Features
 - C. Training of Responsible Individuals

III. FEATURES TO BE MAINTAINED

- A. Private LID BMP Features
 - a. Table 2: Private LID BMP Features
 - b. Labeled Individual Parcel Site Map(s)
 - c. Construction Details

AND/OR

- B. Common Area LID BMP Features
 - a. Table 3: Common Area LID BMP Features
 - b. Labeled Project Site Map
 - c. Construction Details
- C. Funding For and Organization of Feature Operation and Maintenance
 - a. Table 4: Annual Estimated Budget for Operation and Maintenance
- D. Plant Guarantee

IV. MAINTENANCE ACTIVITIES

- A. Training of Responsible Individuals
- B. Routine Manufacturer's Requirements (see provided templates attached)

ATTACHMENTS

- 1. Site Maps
- 2. Construction Details

3. Maintenance and Inspection Checklist (per the LID Manual, see attached)
4. Manufacturer's Operation and Maintenance Manuals

I. INTRODUCTION

Provide an introduction about Stormwater LID BMP Features. What is LID?

Suggested Language to include: Low Impact Design Best Management Practice (LID BMP) features are permanent, small scale, specialized landscape elements that capture, treat and infiltrate stormwater runoff. The soil and plants within these features filter stormwater by removing pollutants as nutrients and will require you as the owner to operate and maintain these features in perpetuity.

A. Background

This plan addresses operation and maintenance requirements of LID BMP features constructed as part of the following development project:

[project name].

Describe what a Stormwater Operation and Maintenance Plan is. Suggested Language to include: This Stormwater Operation and Maintenance Plan (O&M Plan) is for LID BMP features constructed as part of the above project. Construction of these features was required by the National Pollutant Discharge and Elimination System Municipal Separate Storm Sewer Drain System (NPDES MS4) Permit issued by the California State Water Quality Control Board and guided by the Santa Rosa LID Design Manual, adopted by the Town of Windsor. The NPDES MS4 Permit also *requires the Town of Windsor to verify ongoing operation and maintenance of all LID BMP facilities in the Town per inspections every 2- 5 years or an annual self-certification be conducted, and documentation of the self-certification be provided to the Town by the property owner or the company that takes responsibility for maintenance of the features.*

This document is to be used as a guide to assist you to ensure LID BMP features continue to operate as designed. Implementation of proper maintenance of the LID BMPs should allow the BMPs to function for their designed lifetime, removing pollutants and contributing to the health of the Russian River Watershed.

B. Project Description

Describe in the present tense as if it is already constructed. Provide a brief description of the project and a table with the number of each type of LID BMP features installed.

Table 1: Number of LID BMP Features

BMP Type	Number of Features	Private or Common Area
Bioretention Area	3	Private
Infiltration Trench	4	Common Area
Etc.		

C. Associated Feature Agreements

Suggested language to include: This O&M Plan is referenced in, and appended to, a Maintenance Agreement between the property owner and the Town of Windsor. The agreement, DECLARATION OF COVENANTS RELATED TO MAINTENANCE OF STORMWATER FEATURES BEST MANAGEMENT PRACTICES (BMP), legally binds the owner of the property to operate and maintain all LID BMP features. It also grants the Town of Windsor access to the property to conduct inspections and, if needed, to perform maintenance on the features at the owner’s expense, if the owner does not comply with the maintenance to bring the feature back into compliance, if necessary. The agreement also grants access for inspections to the Marin/Sonoma Mosquito and Vector Control District (MSMVCD).

This O&M Plan may be modified but requires a review and approval by the Town of Windsor Public Works Department. The official O&M Plan is the version that is on file at the Town of Windsor Public Works Department.

II. DESIGNATION AND TRAINING OF RESPONSIBLE INDIVIDUALS

A. Designated Contact for Operation and Maintenance of Private LID BMP’s

[name, title or position]
 [address]
 [telephone and email]

AND/OR

B. Designated Contact for Operation and Maintenance of Common Area LID BMP’s

[name of Company]
 [address]
 [telephone and email]

C. Training of Responsible Individuals

Suggested language to include:

Private LID BMP features: Operation and Maintenance of Private LID BMP features are the responsibility of the property owner.

Common Area LID BMP features: For projects with BMPs located within a common area or easements, they should be included in the Covenants, Conditions, and Restrictions(CC&Rs). Common Area LID BMP features cannot be maintained by private homeowners, per the Municipal Storm Water Permit, and must be the responsibility of an entity such as a Homeowners Association (HOA). The HOA shall inspect or ensure the inspection by a qualified professional with experience in LID maintenance, of all Common Area LID BMPs at least once a year, or at the frequency specified in the Routine Maintenance Section of this document.

III. FEATURES TO BE MAINTAINED

A. Private LID BMP Features

Provide a detailed description of the Private LID BMP’s installed. Include relevant information such as basic and structural elements, specific soil/media type, specific plant species used, irrigation present, piping dimensions, flow directions, and how the feature functions.

- a. **Suggested language to include:** The following table indicates the Private LID BMP features required to be maintained.

Table 2: Private LID BMP Features

LID BMP ID # (assign # to every BMP and label on map)	LID BMP Type	Length X Width x Depth (feet)	LID BMP Location	LID BMP Description
See below for preferred Standard LID BMP ID # convention				Soil: Plants: Irrigation: Piping:
Ex: BR-1	BIORENTION	25x5x5	South of driveway at sidewalk	Soil: Structural Plants: 10 Blue Rush, 4 Rosemary Irrigation: 10 irrigation heads Piping: Priority 3 piping and irrigation lines

Use “LID Type” from the Santa Rosa LID Manual Fact sheets only, unless the LID BMP is a proprietary unit, then it should be described appropriately using the features stormwater mechanics in the name (Ex: TF and US below). Here is a link to the Town of Windsor version of the LID Manual: <https://www.townofwindsor.com/1163/LID>

LID BMP ID	LID BMP Description
LF-#	Living Roofs
RH-#	Rainwater Harvest Tanks
TR-#	Interceptor Trees
VB-#	Vegetated Buffer Strips
BT-#	Bovine Terraces
ID-#	Impervious Area Disconnect
BR-#	Bioretention Area (includes Rain Gardens and Vegetative Swales)
CW-# IT	Constructed Wetlands
IT-#	Infiltration Trench
PP-#	Porous Pavement
FP-#	Flow-Through Planters
	Proprietary Units
TF-#	Manufactured Tree Filter Unit
US-#	Manufactured Underground Storage System

Common Brands for Tree Filter Units are Filterra and StormTree

Common brands for Underground Storage Systems are Cudo Cubes and StormTech.

“LID BMP Location” should be described in relation to a building or permanent structure and on a specific parcel that would allow for anyone to find the LID BMP. This description is in addition to the siting on a map.

Examples include:

- Northwestern corner of building on Parcel X
- Southside of parking lot
- Between buildings A and B
- Eastside of street

b. Individual Private Parcel Site Map(s)

Suggested language to include: Attachment 1 indicates the Private LID BMP features required to be maintained, for each parcel by the owner of the property. Each LID BMP feature has been clearly color coded and labeled with a designated LID BMP # pertaining to the type of feature. The designated LID BMP # shall be used as an identifier when conducting annual inspections to ensure all features are getting maintained.

Attach a site map and include all private LID BMP features, with each individual parcel separated on its own 8.5 x 11 inch sheet. LID BMP’s should be clearly illustrated with an identifying symbol and color that matches the legend. All LID BMP’s on the site map should be **labeled** with their assigned LID BMP ID # from the *Table of LID BMP Features* provided in the previous section. Each LID BMP should have a reference to the requested construction details in the following section. Please insert *III.A.a Table of only* the associated LID BMPs on that map.

c. Private Property Construction Details

Suggested language to include: Attachment 2 includes the details for the Private LID BMP features required to be maintained.

Attach separate 8.5 x 11 construction details for each type of LID BMP feature. Details should be labeled appropriately, preferably with the terms listed in the III.A.a Table under “LID BMP Type.” and large enough to easily read.

B. Common Area LID BMP Features

[Only include this section if there are Common Area LID BMP Features included in the project]

Provide a detailed description of the Common Area LID BMP’s installed. Include relevant information such as basic and structural elements, specific soil/media type, specific plant species used, irrigation present, piping dimensions, flow directions, and how the feature functions.

- a. **Suggested language to include:** The following table indicates the Common Area LID BMP features required to be maintained.

Table 3: Common Area LID BMP Features

LID BMP ID # (assign # to every BMP and label on map)	LID BMP Type	Length X Width x Depth (feet)	LID BMP Location	LID BMP Description
				Soils: Planting: Irrigation: Piping:

Use “LID BMP Type” from the Santa Rosa LID Manual Fact sheets only, unless the LID BMP is a proprietary unit, then it should be described appropriately using the features storm water mechanics in the name (Ex: TF and US below). Here is a link to the Town of Windsor version of the LID Manual: <https://www.townofwindsor.com/1163/LID>

See above for preferred Standard LID BMP ID # convention and description terms. See III. A. a. Table 2: Private LID Features for an example table entry.

b. Labeled Common Area Project Site Map

Suggested language to include: Attachment 1 indicates the Common Area LID BMP features required to be maintained, by the [Responsible Party/ HOA]. Each LID BMP feature has been clearly color coded and labeled with a designated LID BMP # pertaining to the type of

feature. The designated LID BMP # shall be used as an identifier when conducting annual inspections to ensure all features are getting maintained.

Attach a site map and include all Common area LID BMP features. LID BMP's should be clearly illustrated with an identifying symbol/color that matches the legend. All LID BMP's on the site map should be **labeled** with their assigned LID BMP ID # from the *III.B.a Table of LID BMP Features* provided in the previous section. Each LID BMP should have a reference to the requested construction details in the following section. Please insert *III.B.a Table* on map.

c. Common Area Construction Details

Suggested language to include: Attachment 2 includes the details for the Common Area LID BMP features required to be maintained.

Attach separate 8.5 x 11 inch construction details for each type of LID BMP feature. Details should be labeled appropriately, preferably with the terms listed in the III.A.a Table under "LID BMP Type".

C. FUNDING FOR AND ORGANIZATION OF FEATURE OPERATION AND MAINTENANCE

Describe how LID BMP feature operation and maintenance is funded on an ongoing basis in the present tense as if it is already constructed and all agreements are executed.

Include who will operate and maintain the LID BMP features. Attach portion of any agreements such as Covenants, Conditions & Restrictions (CC&Rs) for association among homeowners (HOA) and include budget line items, sources and overall expenditures of operating funds and reserve funds, administration, and oversight. Describe the personnel positions or contracts used to conduct maintenance, and oversight of these personnel or contracts.

Suggested Language to include: The funding of all inspection, maintenance, and replacement of BMPs in common areas is the sole responsibility of the HOA.

Records regarding annual inspections and maintenance shall be retained for at least five years and made available upon request to the governing agency. These records shall include copies of completed inspection reports, and maintenance checklists to document any inspection and maintenance activities that were conducted over the last five years. Any corrective actions, repairs or replacements, shall also be documented and kept in the BMP inspection and maintenance records for a minimum of five years.

Funding Mechanism:

Homeowner to pay for maintenance

Homeowner's Association to pay for maintenance through CC&Rs

Other, legally responsible person, please identify:

Table 4: Annual Estimated Budget for Operation and Maintenance

No. of Features	LID BMP Feature Type	Estimated Annual Cost Per LID Feature Operation and Maintenance	Total Estimated Annual Cost Total	Cost of <u>One</u> Feature Replacement	Total Cost of <u>All</u> Feature Replacement
3 ea	Bioretention Swale	\$	\$	\$	\$
2 ea	Down Spout Disconnect	\$	\$	\$	\$
Total ___ Features and Total Estimate Annual Costs for O&M or Replacement				\$	\$

D. Plant Guarantee

Suggested Language to include: Plants are an important factor in the function of the LID BMP features. The project applicant must guarantee a minimum two-year post-installation warranty period on all plant material. The warranty must provide for the replacement cost of the plant material and installation for all plants that do not survive or are in a state of decline at the end of the warranty period. Plants selected from the approved Plant List in the Appendix F of the Santa Rosa LID Design Manual require a Warranty period of 2 years. During the warranty period and thereafter it is the responsibility of the [HOA/ Property Owner/ Responsible Party] to care for and keep **ALL** plants alive.

IV. MAINTENANCE ACTIVITIES

A. Annual Maintenance Requirements

Property owners, HOA's, or other parties that are legally responsible for maintaining private LID BMP features will have to submit the appropriate Maintenance and Inspection Checklists found on the Town's website at

<https://www.townofwindsor.com/DocumentCenter/View/22329/LID-Owner-Inspect> with photos, **ANNUALLY before the rainy season, by September 15th** to:

Town of Windsor Public Works
Attn: Storm Water Coordinator
8400 Windsor Rd.
Windsor, CA 95492

or email to:
Stormwater@TownofWindsor.com

Any questions please call, 707-838-1006 for assistance by the Municipal Storm Water coordinator for the Town of Windsor.

B. Routine Maintenance Requirements

Complete the Routine Maintenance Activities of all LID BMP's on the attached tables. Standard schedules for Monthly, quarterly, semiannually, and/or annually are indicated for easy reference.

Include the following Routine Maintenance Templates below that apply or create one similarly for each type of LID BMP Feature associated with project.

Bioretention Feature Routine Maintenance

Routine Maintenance Activities for Bioretention Features

The principal maintenance objective is to prevent sediment buildup and clogging, which reduces pollutant removal efficiency and may lead to bioretention area failure. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

Inspections

The attached Maintenance and Inspection Checklist shall be used to conduct inspections monthly (or as needed), identify needed maintenance, and record maintenance that is conducted.

Routine Maintenance Activities for Bioretention Features		
No.	Maintenance Task	Frequency of Task
1	Remove obstructions, weeds, debris, and trash from the bioretention area and its inlets and outlets; and dispose of properly.	Quarterly, or as needed after storm events
2	Inspect bioretention area for standing water. If standing water does not drain within 2-3 days, till and replace the surface biotreatment soil with the approved soil mix and replant.	Quarterly, or as needed after storm events
3	Check underdrains for clogging. Use the cleanout riser to clean any clogged underdrains.	Quarterly, or as needed after storm events
4	Maintain the irrigation system and ensure that plants are receiving the correct amount of water (if applicable).	Quarterly
5	Ensure that the vegetation is healthy and dense enough to provide filtering and protect soils from erosion. Prune and weed the bioretention area. Remove and/or replace any dead plants.	Annually, before the wet season begins
6	Use compost and other natural soil amendments and fertilizers instead of synthetic fertilizers, especially if the system uses an underdrain.	Annually, before the wet season begins

7	Check that mulch is at appropriate depth (2 - 3 inches per soil specifications) and replenish as necessary before the wet season begins. It is recommended that 2" – 3" of arbor mulch be reapplied every year.	Annually, before the wet season begins
8	Inspect the energy dissipation at the inlet to ensure it is functioning adequately, and that there is no scour of the surface mulch. Remove accumulated sediment.	Annually, before the wet season begins
9	Inspect the overflow pipe to ensure that it can safely convey excess flows to a storm drain. Repair or replace damaged piping.	Annually, before the wet season begins
10	Replace biotreatment soil and mulch, if needed. Check for standing water, structural failure, and clogged overflows. Remove trash and debris. Replace dead plants.	Annually at the end of the rainy season, and/or after large storm events
11	Inspect the bioretention area using the attached inspection checklist.	Annually, before the wet season

Flow-Through Planter Routine Maintenance

Routine Maintenance Activities

The principal maintenance objectives are to ensure that water flows unimpeded into the flow-through planter and landscaping remains attractive. Table 1 shows the routine maintenance activities and the frequency at which they will be conducted.

Inspections

Use the attached Maintenance and Inspection Checklist to conduct inspections monthly (or as needed), identify needed maintenance, and record maintenance that is conducted.

Routine Maintenance Activities for Flow-Through Planters		
No.	Maintenance Task	Frequency of Task
1	Inspect the planter surface area, inlets, and outlets for obstructions and trash; clear any obstructions and remove trash.	Quarterly
2	Inspect planter for standing water. If standing water does not drain within 2- 3 days, the surface biotreatment soil should be tilled or replaced with the approved soil mix and replanted. Use the cleanout riser to clear any underdrains of obstructions or clogging material.	Quarterly
3	Check for eroded or settled biotreatment soil media. Level soil with a rake and remove/replant vegetation as necessary.	Quarterly
4	Maintain the vegetation and irrigation system. Prune and weed to keep flow-through planter neat and orderly in appearance.	Quarterly
5	Evaluate the health and density of vegetation. Remove and replace all dead and diseased vegetation. Remove excessive growth of plants that are too close together.	Annually, before the rainy season begins
6	Use compost and other natural soil amendments and fertilizers instead of synthetic fertilizers, especially if the system uses an underdrain.	Annually, before the rainy season begins
7	Inspect the overflow pipe to make sure that it can safely convey excess flows to a storm drain. Repair or replace any damaged or disconnected piping. Use the cleanout riser to clear underdrains of obstructions or clogging material.	Annually, before the rainy season begins
8	Inspect the energy dissipater at the inlet to ensure it is functioning adequately, and that there is no scour of the surface mulch. Remove any accumulation of sediment.	Annually, before the rainy season begins

9	Inspect and, if needed, replace the wood mulch. It is recommended that 2" to 3" of composted arbor mulch be applied once a year.	Annually, before the rainy season begins
10	Inspect system for erosion of biotreatment soil media, loss of mulch, standing water, clogged overflows, weeds, trash, and dead plants. If using rock mulch, check for 3" of coverage.	Annually at the end of the rainy season and/or after large storm events,

Infiltration Trench Routine Maintenance

Routine Maintenance Activities

The principal maintenance objective is to prevent sediment buildup and clogging, which reduces pollutant removal efficiency and may lead to trench failure. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

Inspections

Use the attached Maintenance and Inspection Checklist to conduct inspections monthly (or as needed), identify needed maintenance, and record maintenance that is conducted.

Routine Maintenance Activities for Infiltration Trenches		
No.	Maintenance Task	Frequency of Task
1	Monitor observation well to confirm that the trench has drained during the dry season. If inspection indicates that the trench is partially or completely clogged, restore to design conditions.	Annually, during the dry season
2	Remove obstructions, debris, and trash from the infiltration trench and dispose of properly.	Monthly, or as needed after storm events
3	Check observation well 2 to 3 days after storms to confirm drainage. The trench should completely dewater within 5 days.	Monthly during the wet season, or as needed after storm events
4	Mow and trim vegetation around the trench to maintain a neat and orderly appearance.	As needed
5	Remove any trash, grass clippings and other debris from the trench perimeter and dispose of properly.	As needed
6	Check for erosion at inflow or overflow structures. Repair as necessary.	Monthly, or as needed after storm events
7	Inspect the infiltration trench using the attached inspection checklist.	Monthly, or after large storm events, and after removal of accumulated debris or material

Porous Pavement Routine Maintenance

Routine Maintenance Activities

Types of porous pavement include pervious concrete, porous asphalt, and permeable interlocking concrete pavement (PICP), concrete grid pavers, and plastic reinforcement grid pavers. The principal maintenance objective is to prevent sediment buildup and clogging, which reduces infiltration capacity and pollutant removal efficiency. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

Inspections

Use the attached Maintenance and Inspection Checklist to conduct inspections monthly (or as needed), identify needed maintenance, and record maintenance that is conducted.

Routine Maintenance Activities for Porous Paving Features		
No.	Maintenance Task	Frequency of Task
1	Check for sediment and debris accumulation. Prevent soil from washing or blowing onto the pavement. Do not store sand, soil, mulch or other landscaping materials on pervious pavement surfaces.	Two to four times annually
2	Conduct preventative surface cleaning, using commercially available regenerative air or vacuum sweepers, to remove sediment and debris.	Two to four times annually
3	Inspect for any signs of pavement failure. Repair any surface deformations or broken pavers. Replace missing joint filler in PICP.	Two to four times annually
4	Check for standing water on the pavement surface within 30 minutes after a storm event.	Two to four times annually
5	Inspect underdrain outlets and cleanouts, preferably before the wet season. Remove trash/debris.	Two to four times annually
6	Remove sediment and debris accumulation on pervious pavement.	Two to four times annually
7	Remove weeds. Mow vegetation in grid pavements (such as turf block) as needed.	As needed
8	Perform restorative surface cleaning with a vacuum sweeper, and/or reconstruction of part of the pervious surface to restore surface permeability as needed. Replenish aggregate in PICP joints or grids as needed after restorative surface cleaning.	As needed

9	Power washing with simultaneous vacuuming also can be used to restore surface infiltration to highly clogged areas of pervious concrete, porous asphalt or PICP, but is not recommended for grid pavements.	As needed
10	Inspect the pervious paving area using the attached inspection checklist.	Quarterly or as needed

Rainwater Harvesting Systems Routine Maintenance

Routine Maintenance Activities

The principal maintenance objective is to prevent sediment buildup and clogging, which reduce rainwater harvesting capacity. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

Inspections

Use the attached Maintenance and Inspection Checklist to conduct inspections monthly (or as needed), identify needed maintenance, and record maintenance that is conducted.

Routine Maintenance Activities for Rainwater Harvesting		
No.	Maintenance Task	Frequency of Task
1	Inspect and clean filters and screens and replace as needed.	Every 3-6 months
2	Inspect and clean debris from gutters, downspouts, first- flush devices and roof washers.	Every 3-6 months
3	Inspect and verify that disinfection, filters, and other water quality treatment devices are operational, in accordance with manufacture’s recommendations or local jurisdictional requirements	Every 3-6 months
4	Inspect and clean debris from rainwater gutters, roof surfaces, downspouts, roof washers, and first-flush devices, remove tree branches and vegetation overhanging roof surfaces.	Every 6 months, or as needed to prevent clogging
5	If rainwater is provided for indoor use, conduct annual water quality testing per the requirements of the local jurisdiction.	Annually
6	Inspect all components, including pumps, valves, tanks, backflow prevention systems, and verify operation.	Annually
7	Flush or vacuum cisterns to remove sediment. Drain flushed water to landscaping or sanitary sewer.	Annually
8	Inspect rainwater harvesting systems using the attached inspection checklist.	Quarterly or as needed

Impervious Area Disconnect

Routine Maintenance Activities

Types of Impervious Area Disconnect include splash blocks, rain chains, bubble up emitters, and pavement disconnect. The principal maintenance objective is to prevent sediment/debris buildup and clogging, so that water can flow unimpeded to its designated area. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

Inspections

Use the attached Maintenance and Inspection Checklist to conduct inspections monthly (or as needed), identify needed maintenance, and record maintenance that is conducted.

Routine Maintenance Activities for Rainwater Harvesting Systems		
No.	Maintenance Task	Frequency of Task
1	Reposition splash block, or dissipaters to reduce excessive spraying, ponding /standing water, or if there is any evidence of undercutting or wash outs around the area.	As needed
2	Inspect and clean debris from gutters, roof surfaces, downspouts, bubble up emitter pipes, and inlets/outlets.	Every 3-6 months, or as needed to prevent clogging
3	Inspect and verify the feature is operational and structurally sound. Check for any leaks, voids/ holes, missing/broken parts, or other damages.	Every 3-6 months
4	Inspect Impervious Area Disconnects using the attached inspection checklist.	Quarterly or as needed

[LID BMP TYPE]

Routine Maintenance Activities

Suggest language to include: The principal maintenance objective is to [describe]. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

Inspections

Suggest language to include: Use the attached Maintenance and Inspection Checklist to conduct inspections monthly (or as needed), identify needed maintenance, and record maintenance that is conducted.

Routine Maintenance Activities for [LID BMP Type]		
No.	Maintenance Task	Frequency of Task
1		As needed, Every 3-6 months, quarterly, 2-4 times annually, semiannually
2		
3		
4		

Refer to previous templates for similar language.