

Care and Maintenance of the Bioretention Swale

The original developer of the Reserve at Pilottown built two bioretention swales that run behind the majority of lots. If you do not back up to New Rd, the tax ditch that runs between Pilottown Village and our community, or the pond on Seagull, your lot is likely to be adjacent to one of these two bioretention swales.

The bioretention swales have been engineered specifically to protect and enhance the livability of our community. The bioswales are designed to retain, filter and drain stormwater. When properly functioning, they filter toxins and organic matter from run-off and should drain freely within 48 hours of storms or flooding. Proper care and regular maintenance are crucial to their continued functionality and the protection of our community's property values.

To that end, your HOA provides you with the following guidelines to insure adhering to Sussex County regulations and protecting the health of our bioretention swales:

1. Attached is a diagram of a cross section of the bioswale. A bioretention swale is an engineered balance of layers of stone, mesh, cement sand, peat moss and triple shredded hardwood with a perforated pipe at the bottom. This balance must not be disturbed by digging, dumping debris, unauthorized planting or compacting.
2. There is a 30-foot easement in the bioretention swales that must not be altered in any way. This easement is divided between the property owners on the bioretention swale. Examples of not

altering the swale would include but not be limited to fences, storage of lawn equipment, invasive plants/trees of any kind and so on. If you have any questions, please contact the HOA President or Vice-President.

- a. Refer to your Lot Survey when you purchased your property to locate the easement. The board has copies of the original plat plan created in 2004 when the development was created that shows the easements.
3. Put your yard waste in paper bags for pick-up by the city. Do not dump debris from flower pots, grass mowing or shrub trimmings into the bioswale.
4. If you notice what is obviously a weed (dandelion?) carefully remove and discard with other yard waste. If you notice trash of any kind, please remove and dispose of properly.
5. Never do anything to compact the soil medium, such as driving construction, lawn equipment or recreational vehicles over the bioswale.
6. Do not plant trees of any kind in the bioretention swale. "Volunteer" trees that have sprouted up, were not on the original engineered plans, must be removed as soon as possible to prevent their roots from penetrating the mesh to protect the drainage pipes below.
7. You may trim back the large shrubs and any grasses that are in the bioswale behind your lot; just be sure to collect all trimmings and dispose of them during Yard Waste pick up days by the city.
8. If you would like identification of the plants in the bioretention swale, a master list is available on the website. If you would like to add plantings for screenings, you must have approval first from

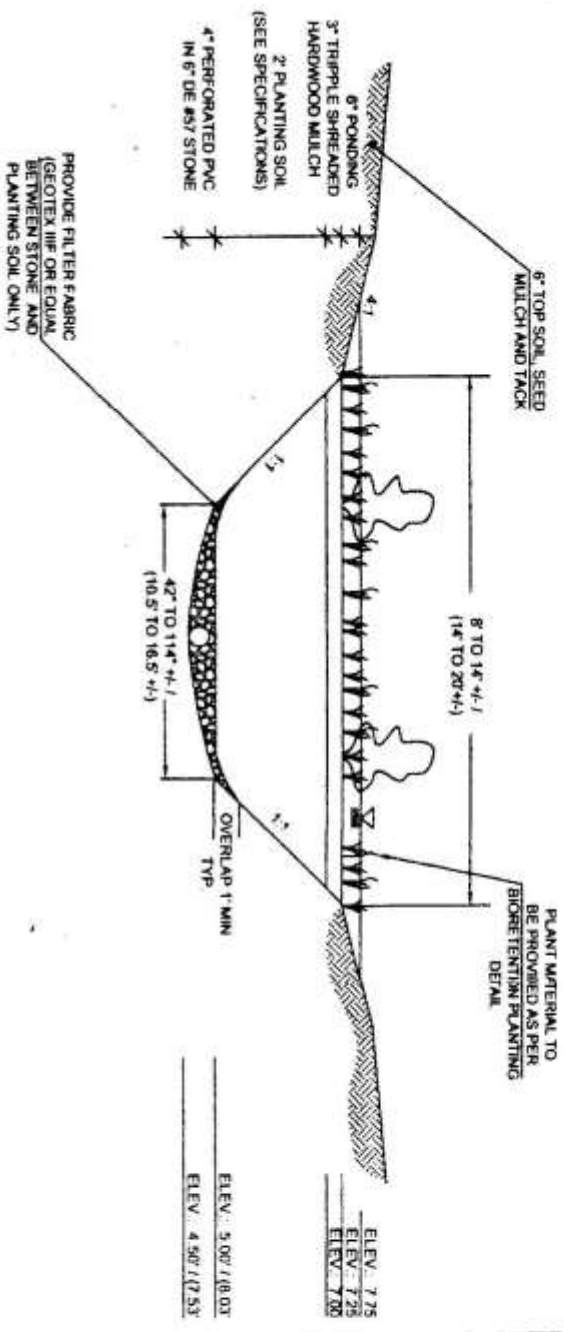
the Board of Directors. Plants in the bioretention swale must be from the native species, non-invasive, approved list on the original plan, and must conform to the original spacing.

9. All new construction, including additions requiring any ground excavation, must have properly installed silt fences to prevent dirt and construction run-off from sliding into the bioswale.

The Reserve at Pilottown contracts with an independent contractor to put down mulch yearly. There may be a cleanout pipe or an inspection well on or near your lot in the bioretention swale. It is up to homeowners to pay attention to the bioretention swale, to help maintain it so that it will continue to function as designed, preventing additional and unnecessary expense, and preventing property damage from flooding.

Eventually, the bioswales will have to be replaced and we understand the cost is sizeable. Proper care and regular maintenance of the bioretention swales will postpone this major expenditure, we hope for many years.

If you have any questions, want to see the engineering plans from the county, want information on the plants behind your lot, please do not hesitate to contact an HOA board member.



SECTION B-B
BIORETENTION BASIN #1 / (BIORETENTION BASIN #2)

N.T.S.

PLANTING SOIL SPECIFICATION

PLANTING SOIL SHALL BE EQUAL PARTS OF THE FOLLOWING SOIL BY VOLUME THOROUGHLY MIXED:

- 1/3 CONCRETE SAND
- 1/3 PEAT MOSS
- 1/3 TRIPPLE SREADED HARDWOOD MULCH