

## Site Drainage

Definition: A system of landscape design and plumbing used to direct the flow of excess water (rain, snow) from the site away from the site/building.

Name storm drains  
Variants:

Most none  
Common  
Materials:

Most culverts, underground structures, or natural drainage features, swales, ditches, retention and  
Common detention basins  
Components:

## Location and Inspection of Site Drainage

|                                |   |
|--------------------------------|---|
| Abilities or Knowledge Needed: | - Visual acuity for location & inspection<br>- Mobility for access to all areas of the property<br>- Understanding of item's components |
|--------------------------------|---|

|                                 |           |                         |
|---------------------------------|-----------|-------------------------|
| Tools for Location & Inspection | Useful:   | flashlight              |
|                                 | Required: | length measuring device |

|                   |          |  |
|-------------------|----------|--|
| Common Locations: | Outside: | throughout the entire outside area especially adjacent to structures and hardscape |
|-------------------|----------|--|

|                |                     |   |
|----------------|---------------------|---|
| How to Locate: | Visual Observation: | Look along the sides of structures and identify any significant soil displacement or depressions. |
|----------------|---------------------|---|

|                        |               |                           |
|------------------------|---------------|---------------------------|
| Possible Deficiencies: | Deficiency 1: | Site drain is clogged     |
|                        | Deficiency 2: | Site suffers from erosion |

## Deficiency 1:      Site drain is clogged

|                       |   |   |
|-----------------------|---|---|
| Rationale:            | Maintenance:  | Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.  |
|                       | Health and Safety:  | Encourages the breeding of mosquitoes and other insects if this deficiency results in ponding or standing water. Increases probability of flooding to the interior of the building.   |
|                       | Cost:   | Repair is significant enough to incur capital cost.   |
| Health and Safety:    | <b>Standard:</b>  | <b>This is a standard health and safety issued requiring a correction, remedy, or act of abatement within 30 days.</b>  |
| How to Inspect:       | Visual Observation:                                       | Look at site drainage system to determine location of site drains, which is typically at the lowest points on a property where water is likely to collect, or where the site drainage has diverted water. Look—once the site drains is located—for any evidence of a clogged site drain such as ponding, live vegetation growing in the drain, visible debris, or mud around drain. |
| Record deficiency if: | evidence is present that indicates site drain is clogged. |   |

## Deficiency 2:      Site suffers from erosion

|                       |   |   |
|-----------------------|---|---|
| Rationale:            | Maintenance:  | Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.  |
|                       | Health and Safety:  | Creates potential trip hazard.  |
|                       | Structural:   | Increases possibility of serious structural damage to a structure.  |
|                       | Cost:   | Repair is significant enough to incur capital cost.   |
| Health and Safety     | N/A:  | This is a non-health and safety issue and should be corrected, remedied, or abated in accordance to the POA's established maintenance plans and/or program requirements   |
| How to Inspect:       | Visual Observation:   | Look at all site drainage locations and identify signs of displaced soil and stone resulting from ineffective site drainage. Look to see if the erosion is affecting any adjacent structures or hardscape such as foundations, sidewalks, retaining wall. |
|                       | Action:   | Measure the square footage of the soil displacement. Photograph the erosion and the affected structures.  |
| Record deficiency if: | erosion is present and is covering at least 9 sq. ft. with a depth of at least 8 inches that is affecting adjacent structures or hardscape. |   |