

STORMWATER INSPECTION REPORT

The Edison at Peytona Downs

1137 GreenLea Blvd, Gallatin, TN, 37066

Sumner County

OWNER/DEVELOPER:

KLPL Gallatin, LLC

James Sanders Facility Manager

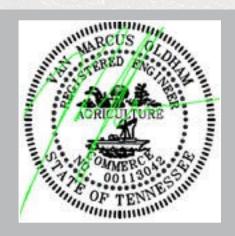
1600 South Brentwood Blvd, Brentwood, MO, 63144

615-451-1222 peytona.manager@mlpllc.com

PREPARED BY:

EverGreen Site Solutions

141 New Shackle Island Road | Suite #300 Hendersonville | TN | 37075 TEL: 615.633.1353 | evergreensitesolutions.com



DATE: 06/26/2024

SUMMARY



SUMMARY

The Edison, managed by KJPL Gallatin, LLC, is comprised of several apartment buildings. The common areas contain green infrastructure practices (GIP). The primary parcel that contains such is Parcel #136 004.10. The parcel contains 21.02 acres with a relative mix of pervious and impervious surfaces.

For the purposes of this report, it is assumed that the original design of the green infrastructure practices was designed and constructed in accordance with the City of Gallatin's Stormwater Ordinance as is evident by the issuance of appropriate construction permits at the time of construction. This report is meant to draw conclusions about the performance of the green infrastructure practices that are currently employed and in use. It is not a statement as to the accuracy of the original design and construction of those green infrastructure practices.

The green infrastructure practices that are employed on the site are permeable pavement (exempt), bioretention, and downstream detention. It is our understanding that the permeable pavement was not included in the stormwater calculations at the time of submittal and therefore will not be addressed in this report. There are eight areas of bioretention. The illustration below shows an aerial view of the complex with the areas of bioretention labeled 1-8 along with there approximate sizes. Downstream detention ponds have also been identified and are labeled 1-3.



GIP INSPECTIONS





☐ CONSTRUCTION ☐ ACTIVATION	DN ROUTINE WEATHER: DRY	□ WET □ RAIN □ RUNOFF	F
Facility: The Edison - Bioretention #1	File No:		
Location: 1137 GreenLea Blvd, Gallatin, TN	, 37066 Mailing Address: <u>211 N</u>	Stadium, Ste 201, Columbia, MO, 65	5203
Contact (File): <u>James Sanders - Facility Ma</u>	nager		
Phone: 615-451-1222	Email: peytona.manager@ml	pllc.com	
RECORDS ☑ Yes ☐ No ☐ N/A	ance Plan on File.	PROBLEMS OBSERVED	YES
Z les DINO DIN/A	k on File	DRAINAGE BYPASSING TREATMENT	
_ 103 _ 110 _ 117/1	Employs a Maintenance Contractor	SIGNIFICANT ENGINEERING / DESIGN FLAW	
-	ITITO 0	UNAUTHORIZED MODIFICATIONS	
CONTROLS OBSERVED (QUAN		STANDING WATER / SOGGY SOIL	
Y/N/NA QUANTITY	Y/N/NA QUANTITY	INFLOW EROSION / SCOURING	
Bioretention	Y 1 Bio with Underdrain	OUTFLOW EROSION / SCOURING	
Channel, Grass	Cistern	EROSION THREATENING STRUCTURES	
Filter Strip	Green Roof	POOR VEGETATION COVERAGE	
Infiltration Trench	Inlet Filter	EXCESSIVE TREE / BUSH GROWTH	
Paver Blocks	Pervious Concrete	CLOGGED OR OBSTRUCTED INLETS / OUTLETS	
Rain Garden	Sand Filter	INVASIVE / NUISANCE VEGETATION / WEEDS	
Swale	Wetland	EVIDENCE OF CONTAMINANTS / POLLUTION	
Manufactured	BMP cannot be located	MOSQUITO HABITAT	
MANUFACTURED	POND	SEDIMENT ACCUMULATION	Υ
Swirl	□ Wet Pond	OUTLET ORIFICE SCREENING NEEDED	
☐ High Flow Media	☐ Dry Pond	BMP ACCESS OBSTRUCTED	
		TRASH / DEBRIS ACCUMULATION / DUMPING	
☐ Filter Cartridges (No:)	Extended Detention	BROKEN COMPONENTS (PIPE, BOX, ETC)	
☐ Swirl Concentrators	☐ Micropool	POND LEAKAGE (KARST CONDUIT)	
☐ Manhole (Size:)	☐ Orifice (Size:)		
☐ Box (Size:)	☐ Weir (Size:)	OVERALL GRADE: A	

Additional Notes:

EverGreen inspected Bio Pond #1 at the Edison on June 26th, 2024. Upon inspection at the bio pond #1, it was found that the only issue observed was sediment accumulation. No other problems or issues were identified during the inspection. The pond is in great health, but EverGreen will continue to monitor and advise.



□ CONSTRUCTION □ ACTIVATIO	ON ■ ROUTINE WEATHER: ■ DRY	☐ WET ☐ RAIN ☐ RUNOFF
Facility: The Edison - Bioretention #2	File No:	
Location: 1137 GreenLea Blvd, Gallatin, TN	, 37066 Mailing Address: <u>211 N</u>	Stadium, Ste 201, Columbia, MO, 65203
Contact (File): <u>James Sanders - Facility Mar</u>	nager	
Phone: 615-451-1222	Email: peytona.manager@ml	pllc.com
RECORDS		DOOLENG ORGEN/ED
	ance Plan on File.	PROBLEMS OBSERVED YES
✓ Yes □No □N/A Logbool		DRAINAGE BYPASSING TREATMENT
_ 165 _ 116 _ 117.1	Employs a Maintenance Contractor	SIGNIFICANT ENGINEERING / DESIGN FLAW
E les Ello Ello I	1	UNAUTHORIZED MODIFICATIONS
CONTROLS OBSERVED (QUAN	TITY)	STANDING WATER / SOGGY SOIL
Y / N / NA QUANTITY	Y/N/NA QUANTITY	INFLOW EROSION / SCOURING
Bioretention	Y 1 Bio with Underdrain	OUTFLOW EROSION / SCOURING
Channel, Grass	Cistern	EROSION THREATENING STRUCTURES
Filter Strip	Green Roof	POOR VEGETATION COVERAGE
Infiltration Trench	Inlet Filter	EXCESSIVE TREE / BUSH GROWTH
Paver Blocks	Pervious Concrete	CLOGGED OR OBSTRUCTED INLETS / OUTLETS
Rain Garden	Sand Filter	INVASIVE / NUISANCE VEGETATION / WEEDS
Swale	Wetland	EVIDENCE OF CONTAMINANTS / POLLUTION
Manufactured	BMP cannot be located	MOSQUITO HABITAT
MANUFACTURED	POND	SEDIMENT ACCUMULATION
Swirl	☐ Wet Pond	OUTLET ORIFICE SCREENING NEEDED
☐ High Flow Media	☐ Dry Pond	BMP ACCESS OBSTRUCTED
		TRASH / DEBRIS ACCUMULATION / DUMPING
☐ Filter Cartridges (No:)	Extended Detention	BROKEN COMPONENTS (PIPE, BOX, ETC)
☐ Swirl Concentrators	☐ Micropool	POND LEAKAGE (KARST CONDUIT)
☐ Manhole (Size:)	☐ Orifice (Size:)	
☐ Box (Size:)	☐ Weir (Size:)	OVERALL GRADE: A

Additional Notes:

EverGreen inspected Bio Pond #2 at the Edison on June 26th, 2024. Upon inspection no problems or issues were identified. The pond is in great health, from the vegetation to the mulch. No maintenance is necessary. EverGreen will continue to monitor and advise.



☐ CONSTRUCTION ☐ ACTIVATION	DN ROUTINE WEATHER: DRY	□ WET □ RAIN □ RUNOF	÷F
Facility: The Edison - Bioretention #3	File No:		
Location: 1137 GreenLea Blvd, Gallatin, TN	l, 37066 Mailing Address: <u>211 N</u>	Stadium, Ste 201, Columbia, MO, 6	5203
Contact (File): <u>James Sanders - Facility Ma</u>	nager		
Phone: 615-451-1222	Email: peytona.manager@ml	pllc.com	
RECORDS ☑ Yes ☐ No ☐ N/A	ance Plan on File.	PROBLEMS OBSERVED	YES
Z les DINO DIN/A	k on File	DRAINAGE BYPASSING TREATMENT	
_ 103 _ 110 _ 117/1	Employs a Maintenance Contractor	SIGNIFICANT ENGINEERING / DESIGN FLAW	
-	ITITO 0	UNAUTHORIZED MODIFICATIONS	
CONTROLS OBSERVED (QUAN		STANDING WATER / SOGGY SOIL	
Y/N/NA QUANTITY	Y/N/NA QUANTITY	INFLOW EROSION / SCOURING	
Bioretention	Y 1 Bio with Underdrain	OUTFLOW EROSION / SCOURING	
Channel, Grass	Cistern	EROSION THREATENING STRUCTURES	
Filter Strip	Green Roof	POOR VEGETATION COVERAGE	
Infiltration Trench	Inlet Filter	EXCESSIVE TREE / BUSH GROWTH	
Paver Blocks	Pervious Concrete	CLOGGED OR OBSTRUCTED INLETS / OUTLETS	
Rain Garden	Sand Filter	INVASIVE / NUISANCE VEGETATION / WEEDS	
Swale	Wetland	EVIDENCE OF CONTAMINANTS / POLLUTION	
Manufactured	BMP cannot be located	MOSQUITO HABITAT	
MANUFACTURED	POND	SEDIMENT ACCUMULATION	Υ
Swirl	□ Wet Pond	OUTLET ORIFICE SCREENING NEEDED	
☐ High Flow Media	☐ Dry Pond	BMP ACCESS OBSTRUCTED	
		TRASH / DEBRIS ACCUMULATION / DUMPING	
☐ Filter Cartridges (No:)	Extended Detention	BROKEN COMPONENTS (PIPE, BOX, ETC)	
☐ Swirl Concentrators	☐ Micropool	POND LEAKAGE (KARST CONDUIT)	
☐ Manhole (Size:)	☐ Orifice (Size:)		
☐ Box (Size:)	☐ Weir (Size:)	OVERALL GRADE: A	

Additional Notes:

EverGreen inspected Bio Pond #3 at the Edison on June 26th, 2024. During the inspection of Bio pond #3, sediment accumulation was observed specifically in one area by some of the stones. However, it was determined that no maintenance is necessary for this particular issue. EverGreen will continue to monitor and advise.



☐ CONSTRUCTION ☐ ACTIVATION	DN ■ ROUTINE WEATHER: ■ DRY	☐ WET ☐ RAIN ☐ RUNOFF
Facility: The Edison - Bioretention #4	File No:	
Location: 1137 GreenLea Blvd, Gallatin, TN	, 37066 Mailing Address: <u>211 N</u>	I Stadium, Ste 201, Columbia, MO, 65203
Contact (File): <u>James Sanders - Facility Mar</u>	nager	
Phone: 615-451-1222	Email: peytona.manager@ml	pllc.com
DECORDS		
RECORDS Mainten	ance Plan on File.	PROBLEMS OBSERVED YES
1 169 1140 11477		DRAINAGE BYPASSING TREATMENT
_ 165 _ 110 _ 117/1	Employs a Maintenance Contractor	SIGNIFICANT ENGINEERING / DESIGN FLAW
let fes Lino Lin/A Tuessis !		UNAUTHORIZED MODIFICATIONS
CONTROLS OBSERVED (QUAN	ITITY)	STANDING WATER / SOGGY SOIL
Y / N / NA QUANTITY	Y/N/NA QUANTITY	INFLOW EROSION / SCOURING
Bioretention	Y 1 Bio with Underdrain	OUTFLOW EROSION / SCOURING
Channel, Grass	Cistern	EROSION THREATENING STRUCTURES
Filter Strip	Green Roof	POOR VEGETATION COVERAGE
Infiltration Trench	Inlet Filter	EXCESSIVE TREE / BUSH GROWTH
Paver Blocks	Pervious Concrete	CLOGGED OR OBSTRUCTED INLETS / OUTLETS
Rain Garden	Sand Filter	INVASIVE / NUISANCE VEGETATION / WEEDS
Swale	Wetland	EVIDENCE OF CONTAMINANTS / POLLUTION
Manufactured	BMP cannot be located	MOSQUITO HABITAT
MANUFACTURED	POND	SEDIMENT ACCUMULATION
Swirl	☐ Wet Pond	OUTLET ORIFICE SCREENING NEEDED
☐ High Flow Media	☐ Dry Pond	BMP ACCESS OBSTRUCTED
		TRASH / DEBRIS ACCUMULATION / DUMPING
☐ Filter Cartridges (No:)	Extended Detention	BROKEN COMPONENTS (PIPE, BOX, ETC)
☐ Swirl Concentrators	☐ Micropool	POND LEAKAGE (KARST CONDUIT)
☐ Manhole (Size:)	☐ Orifice (Size:)	
☐ Box (Size:)	☐ Weir (Size:)	OVERALL GRADE: A

Additional Notes:

EverGreen inspected Bio Pond #4 at the Edison on June 26th, 2024. Bio Pond #4 was inspected and found to be in perfect health, functioning optimally. No issues or problems were observed during the inspection, indicating that the pond is operating as intended and requires no maintenance or corrective actions.



☐ CONSTRUCTION ☐ ACTIVATION	DN ROUTINE WEATHER: DRY	□ WET □ RAIN □ RUNOFF
Facility: The Edison - Bioretention #5	File No:	
Location: 1137 GreenLea Blvd, Gallatin, TN	I, 37066 Mailing Address: <u>211 N</u>	Stadium, Ste 201, Columbia, MO, 65203
Contact (File): James Sanders - Facility Ma	nager	
Phone: 615-451-1222	Email: peytona.manager@ml	ollc.com
RECORDS ✓ Yes □ No □ N/A Mainter	nance Plan on File.	PROBLEMS OBSERVED YES
Dies Diva	k on File	DRAINAGE BYPASSING TREATMENT
_ 103 _ 110 _ 11//	Employs a Maintenance Contractor	SIGNIFICANT ENGINEERING / DESIGN FLAW
	ITITO 0	UNAUTHORIZED MODIFICATIONS
CONTROLS OBSERVED (QUAN		STANDING WATER / SOGGY SOIL
Y/N/NA QUANTITY	Y/N/NA QUANTITY	INFLOW EROSION / SCOURING
Bioretention	Y 1 Bio with Underdrain	OUTFLOW EROSION / SCOURING
Channel, Grass	Cistern	EROSION THREATENING STRUCTURES
Filter Strip	Green Roof	POOR VEGETATION COVERAGE
Infiltration Trench	Inlet Filter	EXCESSIVE TREE / BUSH GROWTH
Paver Blocks	Pervious Concrete	CLOGGED OR OBSTRUCTED INLETS / OUTLETS
Rain Garden	Sand Filter	INVASIVE / NUISANCE VEGETATION / WEEDS
Swale	Wetland	EVIDENCE OF CONTAMINANTS / POLLUTION
Manufactured	BMP cannot be located	MOSQUITO HABITAT
MANUFACTURED	POND	SEDIMENT ACCUMULATION
Swirl	□ Wet Pond	OUTLET ORIFICE SCREENING NEEDED
☐ High Flow Media	☐ Dry Pond	BMP ACCESS OBSTRUCTED
		TRASH / DEBRIS ACCUMULATION / DUMPING
☐ Filter Cartridges (No:)	Extended Detention	BROKEN COMPONENTS (PIPE, BOX, ETC)
☐ Swirl Concentrators ☐ Micropool		POND LEAKAGE (KARST CONDUIT)
☐ Manhole (Size:)		
☐ Box (Size:)	☐ Weir (Size:)	OVERALL GRADE: A

Additional Notes:

EverGreen inspected Bio Pond #5 at the Edison on June 26th, 2024. Bio Pond #5 underwent a thorough inspection and was found to be in excellent condition, operating at its optimal capacity. No concerns or deficiencies were identified during the assessment, indicating that the pond is functioning effectively and does not require any maintenance or corrective measures at this time.



☐ CONSTRUCTION ☐ ACTIVATION	DN ROUTINE WEATHER: DRY	□ WET □ RAIN □ RUNOFF
Facility: The Edison - Bioretention #6	File No:	
Location: 1137 GreenLea Blvd, Gallatin, TN	I, 37066 Mailing Address: <u>211 N</u>	Stadium, Ste 201, Columbia, MO, 65203
Contact (File): James Sanders - Facility Ma	nager	
Phone: 615-451-1222	Email: peytona.manager@ml	pllc.com
RECORDS ✓ Yes □ No □ N/A Mainter	nance Plan on File.	PROBLEMS OBSERVED YES
Dies Diva	k on File	DRAINAGE BYPASSING TREATMENT
_ 103 _ 110 _ 11//	Employs a Maintenance Contractor	SIGNIFICANT ENGINEERING / DESIGN FLAW
	ITITO 0	UNAUTHORIZED MODIFICATIONS
CONTROLS OBSERVED (QUAN		STANDING WATER / SOGGY SOIL
Y/N/NA QUANTITY	Y/N/NA QUANTITY	INFLOW EROSION / SCOURING
Bioretention	Y 1 Bio with Underdrain	OUTFLOW EROSION / SCOURING
Channel, Grass	Cistern	EROSION THREATENING STRUCTURES
Filter Strip	Green Roof	POOR VEGETATION COVERAGE
Infiltration Trench	Inlet Filter	EXCESSIVE TREE / BUSH GROWTH
Paver Blocks	Pervious Concrete	CLOGGED OR OBSTRUCTED INLETS / OUTLETS
Rain Garden	Sand Filter	INVASIVE / NUISANCE VEGETATION / WEEDS
Swale	Wetland	EVIDENCE OF CONTAMINANTS / POLLUTION
Manufactured	BMP cannot be located	MOSQUITO HABITAT
MANUFACTURED	POND	SEDIMENT ACCUMULATION
Swirl	□ Wet Pond	OUTLET ORIFICE SCREENING NEEDED
☐ High Flow Media	☐ Dry Pond	BMP ACCESS OBSTRUCTED
	☐ Extended Detention	TRASH / DEBRIS ACCUMULATION / DUMPING
☐ Filter Cartridges (No:)		BROKEN COMPONENTS (PIPE, BOX, ETC)
□ Swirl Concentrators □ Micropool		POND LEAKAGE (KARST CONDUIT)
☐ Manhole (Size:)		, , , , , , , , , , , , , , , , , , , ,
☐ Box (Size:)	☐ Weir (Size:)	OVERALL GRADE: A

Additional Notes:

EverGreen inspected Bio Pond #6 at the Edison on June 26th, 2024. Bio Pond #6 was thoroughly examined and determined to be in perfect condition, operating at peak performance. The inspection revealed no issues or deficiencies, indicating that the pond is functioning optimally and does not require any maintenance or corrective actions at present.



	NSTRUC'	TION ACTIV	ATIC	N 🔳	ROUTINE	WEATHER: ■ DRY	☐ WET ☐ RAIN ☐ RUN	NOFF
Facility: The Edison - Bioretention #7					File No:			
Location: 1	137 Gree	enLea Blvd, Gallatir	, TN	, 37066		_ Mailing Address: 211	N Stadium, Ste 201, Columbia, MC), 65203
Contact (Fil	e): Jame	es Sanders - Facility	Mar	nager				
Phone: <u>615</u>	5-451-122	22			En	nail: peytona.manager@m	lpllc.com	
DECC							1	
RECORI		Davis I Mai	nton	ance Plar	on Eilo		PROBLEMS OBSERVED	YES
	□No			k on File	i on riie.		DRAINAGE BYPASSING TREATMENT	
	⊒No ⊒N				a Maintena	nce Contractor	SIGNIFICANT ENGINEERING / DESIGN FLAN	N
☑ Yes [□No	□N/A Fac	inty i				UNAUTHORIZED MODIFICATIONS	
CONTR	OLS O	BSERVED (QU	AN	TITY)			STANDING WATER / SOGGY SOIL	
Y/N/NA	QUANTITY			Y/N/NA	QUANTITY		INFLOW EROSION / SCOURING	
		Bioretention		<u> </u>		Bio with Underdrain	OUTFLOW EROSION / SCOURING	
		Channel, Grass				Cistern	EROSION THREATENING STRUCTURES	
		Filter Strip				Green Roof	POOR VEGETATION COVERAGE	
		Infiltration Trench				Inlet Filter	EXCESSIVE TREE / BUSH GROWTH	
		Paver Blocks				Pervious Concrete	CLOGGED OR OBSTRUCTED INLETS / OUTLETS	
		Rain Garden				Sand Filter	INVASIVE / NUISANCE VEGETATION / WEED	S
		Swale				Wetland	EVIDENCE OF CONTAMINANTS / POLLUTIO	N
		Manufactured			BMP can	not be located	MOSQUITO HABITAT	
MANUF	ΔΟΤΙΙ	RED.		PON			SEDIMENT ACCUMULATION	Y
Swirl	ACIO	NLD		POND □ Wet Pond			OUTLET ORIFICE SCREENING NEEDED	
☐ High Flo	ow Media	a		□ Dry Pond			BMP ACCESS OBSTRUCTED	
☐ High Flow Media ☐ Dry Pond ☐ Filter Cartridges (No:) ☐ Extended Detention			TRASH / DEBRIS ACCUMULATION / DUMPIN	G				
							BROKEN COMPONENTS (PIPE, BOX, ETC)	
☐ Swirl Concentrators ☐ Micropool			POND LEAKAGE (KARST CONDUIT)					
☐ Manhole (Size:) ☐ Orifice (Size:))	0/5041 6045-					
☐ Box (Size:) ☐ Weir (Size:))	OVERALL GRADE: A					

Additional Notes:

EverGreen inspected Bio Pond #7 at the Edison on June 26th, 2024. Bio Pond #7 underwent a comprehensive inspection, which revealed that the pond is generally in good condition. However, a light accumulation of sediment was observed within the pond. While this sediment accumulation is minimal and does not pose a significant concern at this time, it is recommended to monitor the situation and consider periodic maintenance to prevent any potential issues in the future.



□ со	NSTRUC	TION ACTIVAT	ON 🔳	ROUTINE	WEATHER: ■ DRY	□ WET □ RAIN □ RUNOF	FF
Facility: Th	e Edison	- Bioretention #8				File No:	
Location: 1137 GreenLea Blvd, Gallatin, TN, 37066 Mailing Address: 211 N			N Stadium, Ste 201, Columbia, MO, 6	5203			
		es Sanders - Facility M					
Phone: <u>615</u>				En	nail: peytona.manager@m	alpllc.com	
RECOR		- I Maint	enance Plan	: !.		PROBLEMS OBSERVED	YES
	□No			i on File.		DRAINAGE BYPASSING TREATMENT	
	□No		ok on File	a Maintona	nce Contractor	SIGNIFICANT ENGINEERING / DESIGN FLAW	
☑ Yes	□No	□N/A Facility				UNAUTHORIZED MODIFICATIONS	
CONTR	ROLS C	BSERVED (QUA	NTITY)			STANDING WATER / SOGGY SOIL	
Y/N/NA	QUANTITY		Y/N/NA	QUANTITY		INFLOW EROSION / SCOURING	
		Bioretention	<u>Y</u>		Bio with Underdrain	OUTFLOW EROSION / SCOURING	
		Channel, Grass			Cistern	EROSION THREATENING STRUCTURES	
		Filter Strip			Green Roof	POOR VEGETATION COVERAGE	
		Infiltration Trench			Inlet Filter	EXCESSIVE TREE / BUSH GROWTH	
		Paver Blocks			Pervious Concrete	CLOGGED OR OBSTRUCTED INLETS / OUTLETS	
		Rain Garden			Sand Filter	INVASIVE / NUISANCE VEGETATION / WEEDS	
		Swale			Wetland	EVIDENCE OF CONTAMINANTS / POLLUTION	
		Manufactured		BMP can	not be located	MOSQUITO HABITAT	
MANUI	FΔCTU	RED.	PON			SEDIMENT ACCUMULATION	Υ
Swirl	ACIO	KED	U □ Wet			OUTLET ORIFICE SCREENING NEEDED	
	ow Medi:	a				BMP ACCESS OBSTRUCTED	
☐ High Flow Media ☐ Dry Pond ☐ Extended Detention			TRASH / DEBRIS ACCUMULATION / DUMPING	Υ			
			11		ention	BROKEN COMPONENTS (PIPE, BOX, ETC)	
☐ Swirl Concentrators			☐ Micropool		POND LEAKAGE (KARST CONDUIT)		
☐ Manhole (Size:) ☐ Orifice (Size:)	0.75				
☐ Box (Size:) ☐ Wei		eir (Size:)	OVERALL GRADE: A			

Additional Notes:

EverGreen inspected Bio Pond #8 at the Edison on June 26th, 2024. Bio Pond #8 was thoroughly inspected and found to be in excellent overall health. The pond is functioning optimally and does not require any immediate maintenance or corrective actions. However, during the inspection, it was noted that there was a small amount of trash present in the pond. Although this trash does not pose a significant threat to the pond's functionality or ecosystem, it is recommended to periodically remove the trash to maintain the aesthetic appeal and cleanliness of the pond.





☐ CONSTRU	JCTION ACTIVATION	ON I ROUTINE	WEATHER: ■ DRY	□ WET □ RAIN □ RUNO	FF
Facility: The Ediso	on - Detention #1	File No:			
Location: 1137 G	reenLea Blvd, Gallatin, TN	I, 37066	_ Mailing Address: 211 N	N Stadium, Ste 201, Columbia, MO, 6	35203
Contact (File): <u>Ja</u>	mes Sanders - Facility Ma	nager			
Phone: <u>615-451-</u>			nail: peytona.manager@ml	pllc.com	
250222					
RECORDS	— I Maintan	nance Plan on File.		PROBLEMS OBSERVED	YES
☑ Yes ☐ No				DRAINAGE BYPASSING TREATMENT	
☑ Yes ☐ No		k on File Employs a Maintenaı	aca Cantractor	SIGNIFICANT ENGINEERING / DESIGN FLAW	
☑ Yes ☐ No	N/A Facility	Employs a Maintenai	ice Contractor	UNAUTHORIZED MODIFICATIONS	
CONTROLS	OBSERVED (QUAN	ITITY)		STANDING WATER / SOGGY SOIL	
Y / N / NA QUANTIT	Y	Y / N / NA QUANTITY		INFLOW EROSION / SCOURING	
	Bioretention		Bio with Underdrain	OUTFLOW EROSION / SCOURING	
	. Channel, Grass		Cistern	EROSION THREATENING STRUCTURES	
	. Filter Strip		Green Roof	POOR VEGETATION COVERAGE	
	Infiltration Trench		Inlet Filter	EXCESSIVE TREE / BUSH GROWTH	
	Paver Blocks		Pervious Concrete	CLOGGED OR OBSTRUCTED INLETS / OUTLETS	l
	. Rain Garden		Sand Filter	INVASIVE / NUISANCE VEGETATION / WEEDS	
	. Swale		Wetland	EVIDENCE OF CONTAMINANTS / POLLUTION	
	. Manufactured	BMP can	not be located	MOSQUITO HABITAT	
MANUFACT	TIRED	POND		SEDIMENT ACCUMULATION	Y
Swirl	ONLD	☐ Wet Pond		OUTLET ORIFICE SCREENING NEEDED	
☐ High Flow Me	dia	☐ Dry Pond		BMP ACCESS OBSTRUCTED	
			ntion	TRASH / DEBRIS ACCUMULATION / DUMPING	ı
☐ Filter Cartridges (No:)		Extended Detention		BROKEN COMPONENTS (PIPE, BOX, ETC)	
☐ Swirl Concent		☐ Micropool		POND LEAKAGE (KARST CONDUIT)	
□ Manhole (Si	ze:)	☐ Orifice (Size:)	0/5011 50105 4	
☐ Box (Size: _)	☐ Weir (Size:)	OVERALL GRADE: A	

Additional Notes:

EverGreen inspected Dry Pond #21 at the Edison on June 26th, 2024. Detention Pond #1 was inspected, and it was observed that there is sediment accumulation within the flow structure at the pond. This sediment accumulation should be addressed to ensure the proper functioning of the pond and prevent any potential issues. It is recommended to schedule regular maintenance activities, such as sediment removal or dredging, to maintain the pond's capacity and prevent any adverse effects on its performance.



☐ CONSTRUCTION ☐ ACTIVATI	ON ROUTINE WEATHER: DRY	☐ WET ☐ RAIN ☐ RUNOFF
Facility: The Edison - Detention #2		File No:
Location: 1137 GreenLea Blvd, Gallatin, T	N, 37066 Mailing Address: <u>211 N</u>	Stadium, Ste 201, Columbia, MO, 65203
Contact (File): <u>James Sanders - Facility M</u>	anager	
Phone: 615-451-1222	Email: peytona.manager@ml	pllc.com
RECORDS		PROBLEMS OBSERVED YES
	nance Plan on File.	
	ok on File	DRAINAGE BYPASSING TREATMENT
_ 165 110 11//	Employs a Maintenance Contractor	SIGNIFICANT ENGINEERING / DESIGN FLAW
<u> </u>		UNAUTHORIZED MODIFICATIONS
CONTROLS OBSERVED (QUA	NTITY)	STANDING WATER / SOGGY SOIL
Y / N / NA QUANTITY	Y/N/NA QUANTITY	INFLOW EROSION / SCOURING
Bioretention	Bio with Underdrain	OUTFLOW EROSION / SCOURING
Channel, Grass	Cistern	EROSION THREATENING STRUCTURES
Filter Strip	Green Roof	POOR VEGETATION COVERAGE
Infiltration Trench	Inlet Filter	EXCESSIVE TREE / BUSH GROWTH
Paver Blocks	Pervious Concrete	CLOGGED OR OBSTRUCTED INLETS / OUTLETS
Rain Garden	Sand Filter	INVASIVE / NUISANCE VEGETATION / WEEDS
Swale	Wetland	EVIDENCE OF CONTAMINANTS / POLLUTION
Manufactured	BMP cannot be located	MOSQUITO HABITAT
MANUFACTURED	POND	SEDIMENT ACCUMULATION
Swirl	☐ Wet Pond	OUTLET ORIFICE SCREENING NEEDED
☐ High Flow Media	■ Dry Pond	BMP ACCESS OBSTRUCTED
☐ Filter Cartridges (No:)	☐ Extended Detention	TRASH / DEBRIS ACCUMULATION / DUMPING
		BROKEN COMPONENTS (PIPE, BOX, ETC)
☐ Swirl Concentrators	☐ Micropool	POND LEAKAGE (KARST CONDUIT)
☐ Manhole (Size:)	☐ Orifice (Size:)	OVERALL COLORS
☐ Box (Size:)	☐ Weir (Size:)	OVERALL GRADE: A

Additional Notes:

EverGreen inspected Dry Pond #2 at the Edison on June 26th, 2024. Detention Pond #2 was thoroughly inspected and found to be in excellent health. No issues or problems were observed during the inspection. The pond is functioning as intended and does not require any immediate maintenance or corrective actions. It is important to continue monitoring the pond regularly to ensure its continued good health and functionality.



☐ CONSTRUCTION ☐ ACTIVATI	ON E ROUTINE WEATHER: E DRY	☐ WET ☐ RAIN ☐ RUNOFF
Facility: The Edison - Detention #3		File No:
Location: 1137 GreenLea Blvd, Gallatin, T	N, 37066 Mailing Address: <u>211 N</u>	Stadium, Ste 201, Columbia, MO, 65203
Contact (File): <u>James Sanders - Facility Ma</u>	anager	
Phone: 615-451-1222	Email: peytona.manager@ml	pllc.com
RECORDS		PROBLEMS OBSERVED YES
	nance Plan on File.	
	ok on File	DRAINAGE BYPASSING TREATMENT
_ 165 _ 110 _ 117/1	Employs a Maintenance Contractor	SIGNIFICANT ENGINEERING / DESIGN FLAW
		UNAUTHORIZED MODIFICATIONS
CONTROLS OBSERVED (QUAI	NTITY)	STANDING WATER / SOGGY SOIL
Y / N / NA QUANTITY	Y/N/NA QUANTITY	INFLOW EROSION / SCOURING
Bioretention	Bio with Underdrain	OUTFLOW EROSION / SCOURING
Channel, Grass	Cistern	EROSION THREATENING STRUCTURES
Filter Strip	Green Roof	POOR VEGETATION COVERAGE
Infiltration Trench	Inlet Filter	EXCESSIVE TREE / BUSH GROWTH
Paver Blocks	Pervious Concrete	CLOGGED OR OBSTRUCTED INLETS / OUTLETS
Rain Garden	Sand Filter	INVASIVE / NUISANCE VEGETATION / WEEDS
Swale	Wetland	EVIDENCE OF CONTAMINANTS / POLLUTION
Manufactured	BMP cannot be located	MOSQUITO HABITAT
MANUFACTURED	POND	SEDIMENT ACCUMULATION
Swirl	☐ Wet Pond	OUTLET ORIFICE SCREENING NEEDED
☐ High Flow Media	■ Dry Pond	BMP ACCESS OBSTRUCTED
☐ Filter Cartridges (No:)	☐ Extended Detention	TRASH / DEBRIS ACCUMULATION / DUMPING
		BROKEN COMPONENTS (PIPE, BOX, ETC)
☐ Swirl Concentrators	☐ Micropool	POND LEAKAGE (KARST CONDUIT)
☐ Manhole (Size:)	☐ Orifice (Size:)	OVERALL COLORS
☐ Box (Size:)	☐ Weir (Size:)	OVERALL GRADE: A

Additional Notes:

EverGreen inspected Detention Pond #3 at the Edison on June 26th, 2024. Detention Pond #3 underwent a comprehensive inspection, and it was determined that the pond is in optimal condition with no identified issues or concerns. The pond is functioning effectively and does not require any immediate attention or corrective measures. Regular monitoring and maintenance should be continued to sustain the pond's excellent health and performance.



Van Oldham, P.E.

Phone: 615.633.1353 | Email: van.oldham@evergreensitesolutions.com











The Edison at Peytona

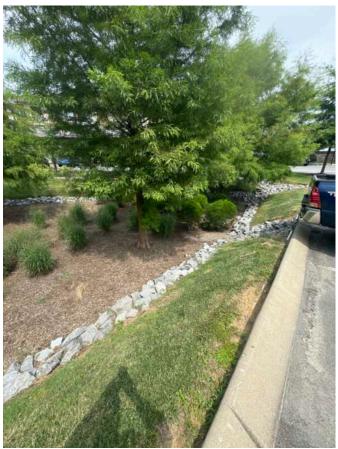


Bioretention Pond #2





Bioretention Pond #2





Bioretention Pond #3



The Edison at Peytona





The Edison at Peytona







Bioretention Pond #4









Bioretention Pond #5









Bioretention Pond #6









Bioretention Pond #7











Detention Pond #1





















Detention Pond #3





The Edison at Peytona



Van Oldham, P.E. 615.633.1353 info@evergreensitesolutions.com evergreensitesolutions.com

