

Pervious Paving Maintenance Plan

The term “pervious paving” encompasses a range of paved stormwater treatment practices, including pervious concrete or porous asphalt, as well as paving stones with permeable joints (“permeable joint pavers”), paving stones or pavers that are permeable themselves, and turf blocks. These different types of pervious paving facilities all accomplish a similar function by allowing infiltration of stormwater.

I. Routine Maintenance Activities

Routine maintenance activities for pervious paving facilities, and the frequency at which they will be conducted, are shown in Table 1. Note that there is some variation in maintenance requirements depending on the type of pavement. For example, vacuum sweeping is generally required for pervious pavement, but is prohibited for permeable joint pavers that use sand in the joints between pavers.

In addition to, or in support of, any routine maintenance activities identified here, pervious paving products should be maintained in accordance with any manufacturer’s instructions. Where applicable, manufacturer’s instructions/maintenance guidelines for pervious paving products should be included as an attachment to this plan.

| Table 1 | | |
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| Routine Maintenance Activities for Pervious Paving | | |
| No. | Maintenance Task | Frequency of Task |
| 1 | <ul style="list-style-type: none"> • Remove any accumulated trash or debris from pervious paving surface and/or between joints. Also remove any trash or debris from downspouts to pervious paving facility or in outlets to storm drains. | Monthly |
| 2 | <ul style="list-style-type: none"> • Irrigate and mow turf block grass as required for selected turf species; no-mow and low-water species are advised. | Irrigate turf block as specified by landscape architect. Mow turf block as needed to maintain grass at the upper end of the range of height specified by manufacturer or landscape architect. |
| 3 | <ul style="list-style-type: none"> • Vacuum sweep (for permeable joint pavers with sand in joints use minimum suction required to remove surface debris and minimize aggregate loss). • Clean surface of pervious paving, taking care not to move fine sediments into any permeable joints. If power washing is used, aim the spray at a minimum 45 degree angle in relation to the pavement surface, to avoid dislodging aggregate. | Twice annually (in September before wet season, and in May, after wet season) |
| 4 | <ul style="list-style-type: none"> • Inspect pervious paving using the attached inspection checklist. | Before wet season (inspect in August, make all corrections by September 30); After wet season (May); Monthly during wet season (October through April) |

¹ Attached site plan must match the site plan exhibit to Maintenance Agreement.

II. Prohibitions of Pesticides and Quick-release Fertilizer

The use of pesticides and quick release fertilizers is strongly discouraged. For the purposes of stormwater treatment measure maintenance and function, it is anticipated that non-chemical controls (i.e., biological, physical, and cultural controls) will be adequate to address any pest problems. Proper and timely maintenance, as described in this plan, should serve to reduce the potential for pest establishment.

To avoid the need for pesticides or quick release fertilizers, follow the principles of integrated pest management (IPM):

1. Employ non-chemical controls (biological, physical and cultural controls) before using chemicals to treat a pest problem.
2. Prune plants properly and at the appropriate time of year.
3. Provide adequate irrigation for landscape plants. Do not over water.
4. Limit fertilizer use unless soil testing indicates a deficiency. Slow-release or organic fertilizer is strongly preferred. Check with municipality for specific requirements and prohibitions.
5. Pest control should avoid harming non-target organisms, or negatively affecting air and water quality and public health. Apply chemical controls only when monitoring indicates that preventative and non-chemical methods are not keeping pests below acceptable levels. When pesticides are required, apply the least toxic and the least persistent pesticide that will provide adequate pest control. Do not apply pesticides on a prescheduled basis.
6. Sweep up spilled fertilizer and pesticides. Do not wash away or bury such spills.
7. Do not over apply pesticide. Spray only where the infestation exists. Follow the manufacturer's instructions for mixing and applying materials.
8. Only licensed, trained pesticide applicators shall apply pesticides.
9. Apply pesticides at the appropriate time to maximize their effectiveness and minimize the likelihood of discharging pesticides into runoff. With the exception of pre-emergent pesticides, avoid application if rain is expected.
10. Unwanted/unused pesticides shall be disposed as hazardous waste.

III. Pollution Prevention

Do not apply, transfer, or store chemicals or fine-grained material on pervious pavement. Contact the local stormwater agency at 510-494-4200 for immediate assistance responding to spills of hazardous materials. Record the time/date, weather, and site conditions if site activities contaminate stormwater. Record the date/time and description of corrective action taken.

IV. Mosquito Abatement

Mosquitoes can potentially pose a threat to public health by serving as vectors for disease. To prevent mosquito generation, standing water shall not remain in any treatment measure for more than four days. Should any mosquito issues arise, contact the Alameda County Mosquito Abatement District (ACMAD), as needed for assistance. In Albany, contact the Alameda County Vector Control Services District (ACVCSD). Mosquito larvicides shall be applied only when absolutely necessary, as indicated by the ACMAD or ACVCSD, and then only by a licensed professional or contractor. Contact information for ACMAD and ACVCSD is provided below.

Alameda County Mosquito Abatement
District
23187 Connecticut St.
Hayward, CA 94545
Phone: (510) 783-7747

Alameda County Vector Control Services
District
1131 Harbor Bay Parkway, Ste. 166
Alameda, CA 94502
Phone: (510) 567-6800

V. Inspections

The attached Pervious Paving Inspection and Maintenance Checklist shall be used to conduct inspections at the frequency indicated in Table 1 (or as needed), identify needed maintenance, and record maintenance that is conducted.