



Canal Run Stormwater Management Report

4/25/17

Atlantic Maintenance Group, LLC
www.atlanticmaintenancegroup.com

Property Management Information:
Kyle Thomas
Property Management People, Inc.
92 Thomas Johnson Drive, Suite 170
Frederick, MD 21702
Kyle.Thomas@pmpbiz.com
301-694-6900 ext. 1008
301-694-9514 (fax)

Property Address:
Point of Rocks Rd & Conrad Ferry Dr
Point of Rocks, MD 21777

Kyle,

The following is our report from the inspection on the Stormwater Management (SWM) pond at Canal Run.

1. Inflow opposite Calico Circle – Observed sediment and weeds collecting in the rip-rap. Sediment is coming from the creek. There was some trash, leaves, and branches to clear from this inflow.
Long term – It is suggested that the rip-rap be removed and old filter cloth be removed and replaced. Additional rip-rap to be added similar to what we did on other inflows last year.
It is also recommended that the inflow channel (creek) be widened and reshaped. The vegetation and soil that has collected, needs to be removed. To prevent sediment from collecting in the inflow; rip-rap should be installed in the 25' channel/creek leading up to the inflow. The foot bridge that crosses the creek should be armored with rip-rap as soil degradation is occurring around the footers that support the bridge.

2. Inflow opposite Conrad Ferry Dr – Litter, trash and leaves have accumulated and should be removed.
Long term - – It is suggested that the rip-rap be removed and old filter cloth be removed and replaced. Additional rip-rap to be added similar to what we did on other inflows last year.
3. Forebay near Conrad Ferry & Canal Run – Gravel needed to cover perforated pipe in the forebay.
4. Spillway Channel Inflow – There are some willow saplings that need to be cut down and removed. Leaves and litter need to be removed.
Long term – At inflow pipe there is an accumulation of sediment that should be removed. First 15’ of discharge are should be dug up and redone, with new filter fabric and rip-rap.
5. Outflow channel next 1708 Conrad Ferry Dr – Long term This area is part of the (SWM) facility. All trees and vegetation should be cut back within 25’ of the structure.
6. Inflow off of Point of Rocks Rd – Litter and debris need to be removed from this area,

Proposed Action

1. Atlantic Maintenance Group will clean the shoreline and inflow areas of litter, leaves and branches. In addition the shoreline will be cleaned by removing logs and branches.
Cost \$750.00
2. AMG will cover the perforate pipe in the forebay at Conrad Ferry & Canal Run with 2 yards of gravel.
Cost \$650.00

Notes: Based on feedback from the community proposals can be written for any long term work discussed in the report. We think it is important to limit any sediment getting into the SWM pond. Based on previous discussion with the Frederick County inspector, Bob Cramer; Frederick County will not object to any improvements to improve the facility. We would certainly discuss our objectives with him before proceeding with any work.

Terms and Conditions:

General Provisions: All work is guaranteed as specified. All work is to be completed in a workmanlike manner according to standard practices. Contractor shall not be held liable for performance of work affected by inclement weather. Any additional services beyond the scope of the landscape maintenance described in this contract, contractor shall obtain written authorization from Client for such work and shall bill Client.

Insurance Certificate: Upon ratification, an insurance certificate will be obtained by adding the Community and/or Management Company as additional insured. The insurance certificate will provide proof of workers compensation insurance, vehicle and general liability insurance.

Atlantic Maintenance Group, LLC shall not be responsible for any failure to perform, or delays in performance, which are the result of strikes, accidents, or other causes beyond the Contractor's control. Licenses and insurance will be maintained at all times.

Workmanship will be covered by a one-year warranty. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications will be executed only upon written change orders and extra charges, if applicable, will be charged over and above contract price.

AMG will notify Miss Utility prior to installation start. The Client shall notify AMG as to the exact location of unmarked sprinkler lines, underground utilities, and any other hidden or concealed installations. If AMG installs plants maintained in accordance with the landscape plans, they shall not be responsible for the improper drainage, changing of grade, or poor drainage as prepared by others.

An extra charge, based upon the actual cost of the work to AMG, will be made for additional work required to overcome concealed contingencies such as, but not limited to, rock and excavation work not apparent when estimating the work.

Plant Material:

AMG guarantees all their plant material to be true to name, free from disease and harmful insects, and to be sound and healthy at time of installation. All plant material will be watered at time of installation, and then watering shall be the responsibility of the owner.

The standard warranty for newly installed trees and shrubs is for a one year and 90 days for perennials and grasses, excluding bulbs, annuals, seed, and sod commencing on the date of installation. During the warranty period AMG will replace once, at no cost, any newly installed plant material that fails to survive planting or exhibits dead growth constituting 25% of the plant or more. A tree shall be considered dead when the main leader has died back, or if 25% of the crown is dead. Replacements shall be made during the next planting season unless AMG agrees to replace earlier. Replacement plants shall be of same type and size unless a substitution is agreed upon. Deciduous material shall be guaranteed to break dormancy if planted in the dormant season. Perennials shall be guaranteed to show signs of healthy growth by May 15-June 1. During the warranty period plants must have received adequate water and proper spraying for disease and insect control.

AMG will not be responsible for problems or damages due to natural causes, vandalism, fire, removal, relocation, damage caused by animals, disease or insects, and other activities beyond our control, such as severe weather. Plant losses due to abnormal weather conditions, excessive wind damage, drought, severe freezing or abnormal rains will not be the responsibility of CLD. Contracted and dug material is only subject to a partial credit if not installed. Transplanted items are not guaranteed

Sod and/or seed is NOT covered by warranty and must be accepted at time of installation.

Warranty coverage is valid only if balance has been paid in full. Failure to satisfy outstanding balances may void warranty.

A late charge of one and one-half percent per will be charged to Community and/or Management Company for any sums, which are not paid within 30 (thirty) days of the date of invoice. If Atlantic Maintenance Group

Atlantic Maintenance Group
101 Holsum Way, Suite E
Glen Burnie, Maryland 21060
(410) 768-4720 rob@amgmd.com Fax (410) 768-4799