


Meadows of Seven Point HOA
Requirements for the Maintenance of the Earhart Stormwater Retention Pond
6/09/23


The actions outlined below are necessary to maintain the Leona Pass / Earhart Stormwater Retention Pond/Area in compliance with Metro Stormwater regulations. The pond was originally classified as a “Dry Pond” but recent efforts by the HOA have resulted in Metro Water easing the “Dry” requirements as long as the area is maintained to a standard that includes the following maintenance activities. Please refer to the following pages that were compiled by TPM Inc., Ron Waterbury. If you run into problems with this maintenance or with Metro Water inspectors it would be prudent to contact TPM.


1. Homeowners must not be allowed to dispose of any materials into the area. This includes grass clippings, leaves, trash, construction debris, concrete truck washouts, dirt or soil. Signage must be in place and maintained to mark the area and deter misuse.
2. The perimeter of the area should be inspected for violations in #1 above and for any soil erosion. Measures should be taken to prevent any erosion found.
3. Places where water enters the area from pipes at concrete headers (infalls)(there are 3) must be kept clear of vegetation to insure that those structures are not blocked and are not damaged by vegetation growth/roots. Additionally the flow path immediately in front of those infalls must be free of erosion damage (lined with gravel). This graveled area should remain generally free of vegetation, especially woody vegetation.
4. During the 2023 cleanup by TPM pathways were excavated from the infalls leading water toward the exit pipe in the wall. These pathways must be maintained clear of woody growth to allow for the best opportunity to prevent ponding and the area turning into a swamp.
5. **The exit pipe/hole/outlet must remain clear at all times.** Any blockage noted during or after a rain should be cleared as soon as possible.
6. When dead limbs or dead trees fall they should be removed within a reasonable time. The goal here is to reduce the amount of dead debris from accumulating in the area and reducing its ability to control stormwater volume. Also pathways (#4 above) must be unobstructed.
7. The HOA must assure that the area is treated for mosquitoes. This is a condition imposed by MSW in lieu of much more aggressive cutting of vegetation to prevent a health hazard.
8. At least once per year (but twice is highly recommended) the area **MUST** be cleared by a weedeater type cutting. The prevention of woody growth(Saplings) should be a priority during this activity. A special note on “Cattails”: Some or all may or may not be cut at the discretion of the HOA. Isolated clusters are not of a big concern for MSW but the majority of the area must not be allowed to be overtaken by this aggressive plant. Note that MSW **DOES NOT** consider this a delineated WETLAND as there does not exist any evidence that it was a wetland prior to development by Batson Homes. Therefore the development of wetland type vegetation post development is merely coincidental.
9. There is a large tree adjacent to the retention wall and near or on the concrete sidewall (East); should this tree start to crack or deform the concrete, it must be removed with high priority.

TPM Environmental & Construction Services	
Client: MOSP HOA	Site Name: Earhart Pond
Project Number:	<p>The Blue line in this drawing represents the pathways from the 3 infalls to the outlet. These pathways were excavated in 2023. They should be cleared once to twice per year.</p> <p>Location: 3809 Leona Pass Nashville TN 37076</p>
Photographer Rdw 1	
Date: 2 22 23 _M DD YR	
Direction: South	
Location: Earhart Pond	
PRO No:	
Desc. Projected Maintenance to Earhart Pond	

Photographer Rdw 1a	
Date: 1 1 0 7 2 0 2 2 _{MDD} YR	
Direction:	
Location: Earhart Pond	
Permit No:	


<p>Desc.</p> <p>Outfall locations #1,#2,#3 for Earhart Pond and site conditions.</p>	
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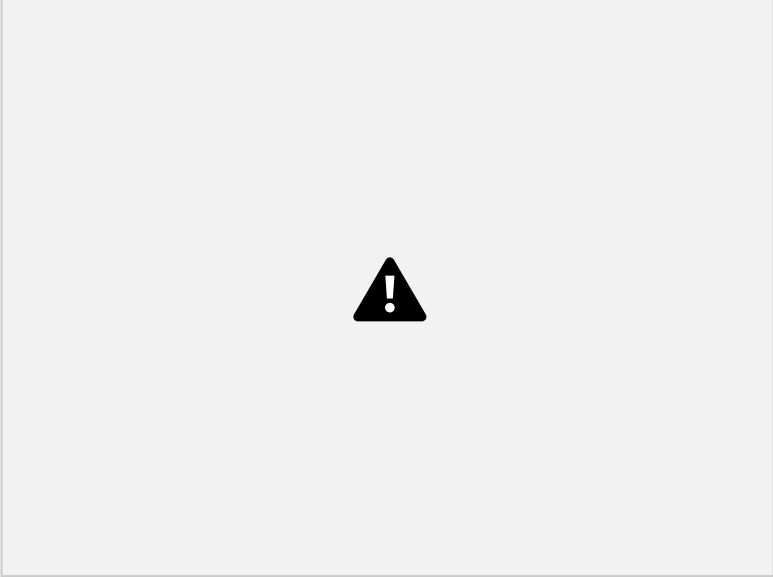
<p>TPM Environmental & Construction Services</p>	
<p>Client: MOSP HOA</p>	<p>Site Name: Earhart Pond</p>
<p>Project Number:</p>	<p>Site Location: 3809 Leona Pass Nashville TN 37076</p>
<p>Photographer Rdw 1</p>	
<p>Date: 03 15 2023_{M DD} YR</p>	
<p>Direction: South</p>	

Location: Earhart Pond	
Pro No:	
Desc. Clearing process and Creek formation to match gradient flow of underground stream initiation	

Photographer Rdw 1a	
Date: 03 2 5 23 <small>M DD YR</small>	
Direction: South	
Location: Door 30	
Pro No: 89292374	

<p>Desc.</p> <p>Work Access Stream Delineation completion and SCM maintenance completion</p>	
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<p>TPM Environmental & Construction Services</p>	
<p>Client: MOSP HOA</p>	<p>Site Name: Earhart Pond</p>
<p>Project Number:</p>	<p>Site Location: 3809 Leona Pass Nashville TN 37076</p>
<p>Photographer Rdw 1</p>	
<p>Date: 04 10 2023_{M DD} YR</p>	
<p>Direction: South</p>	

<p>Location: Earhart Pond</p>	
<p>Pro No:</p>	
<p>Desc. Outfalls repaired Weep wall flowing with rip rap drainage intact. Current clearing of pond showing visible signs of regrowth.</p>	