CHECKLIST FOR INSPECTION OF BIORETENTION SYSTEM/TREE FILTERS

Location: Lakeside Bank, 3855 S Halsted St., N 41.823739642, W -87.645388057
Inspector: Chris Bourbois
Date: June 14th, 2023
Time: 3:00 PM
Site Conditions: Cloudy, 72°
Days Since Last Rain Event: 1

Inspection Items	Satisfactory/ Unsatisfactory		Comments/Corrective Action
1. Initial Inspection After Planting			Installed trees and plants are healthy. Swamp white oaks are a very good choice for a rain garden area. Stormwater inlet from parking lot is filled with rocks, which is a good way to slow down water and reduce erosive impact. However, small rill running down center of site shows evidence of preferential water flow.
Plants are stable, roots not exposed	Ⓢ	U	
Surface is at design level, no evidence of preferential flow/shoving	S	Ⓤ	
Inlet and outlet/bypass are functional	Ⓢ	U	
2. Debris Cleanup (1 time/year minimum, Spring/Fall)			No litter, leaves, or dead vegetation left on site. Trees are healthy and do not need pruning. Mowing would not be useful here.
Litter, leaves, and dead vegetation removed from the system	Ⓢ	U	
Prune/mow vegetation	Ⓢ	U	
3. Standing Water (1 time/year and/or after large storms)			No standing water found one day after rainfall. However, rutting through center of site evidences insufficient infiltration and tendency for problems with heavier rainfall.
No evidence of standing water after 24-48 hours since rainfall	Ⓢ	U	
4. Vegetation Condition and Coverage			Rain garden is in terrific shape regarding the presence of invasives. However, this comes with serious diversity and coverage deficiencies. It appears that there are only three intentionally planted species on site, with one "volunteer" squirrel tail grass. Although the installed vegetation is appropriate for the site and well maintained, it doesn't cover enough of the site. The mulch filling the unvegetated areas is a good idea but does not seem recent and is not sufficient to cover such a large unvegetated area.
Vegetation condition good with good coverage (typically >75%)	S	Ⓤ	
5. Other Issues			
Note any additional issues not previously covered	Ⓢ	U	

Final Comments

This rain garden is in mediocre shape. However, the nature of that mediocre shape means that it should be straightforward to improve. Without any real invasive concerns, the main problems here are the lack of vegetative cover and the rutting running through the center of the site. Overseeding and/or plug plantings would be very useful here to increase vegetative cover and species diversity. I think this site would greatly benefit from the installation of sedges/wetland grasses and forbs along the center rut and some larger forbs and grasses along the edges. The larger edge species would help slow down the water causing the center rutting and provide some visual intrigue, while the wet-adapted species in the center could stabilize the soil. Adding more soil along the center rut and giving the site a fresh mulching would also be beneficial. Finally, while the rocks at the inlet are a good idea, the rocks don't seem to be big enough or covering the inlet well enough to slow down stormwater, so the addition of more/bigger rocks would also be helpful.