

# OPPD PROPERTY GROUNDS MAINTENANCE STANDARDS



OPPD grounds maintenance standards identify the maintenance program of all OPPD properties throughout the District. Grounds standards are governed by a number of regulations, which include federal, state, city and county codes, as well as those enforced by the Environmental Protection Agency (EPA).

## **7-Day Maintenance Areas (select metro areas only)**

- Grounds mowed to a height of 4.5 to 6 inches
- All trash, including sticks, removed prior to mowing
- Mulch beds to be free of grass and weeds
- Site inspection checklist
- Trimming along all fence lines, poles, trees
- Fall cleanup (October-November)

## **21-Day Maintenance Areas**

- Grounds mowed to a height of 6 to 8 inches
- All trash, including sticks, removed prior to mowing
- Mulch beds to be free of grass and weeds
- No fertilizing of these areas; over-seeding as needed
- Site inspection checklist
- Trees, vines and weeds free from all fence lines by 3 feet
- Fall cleanup (October-November)

## **1-Time-per-Year Areas**

- Prairies and fields mowed to a height of 6 to 8 inches (Prairie to be a native low/mid-height blend)
- Fields/ditch line grounds sprayed for noxious weed growth as needed
- Bare grounds (all gravel) areas sprayed in early spring / fall depending on site location; high-traffic sites sprayed in the spring, and low-traffic sites are sprayed in the fall
- New plantings or pruning of trees and bushes performed in the fall (October-November)

## **Site Landscaping**

- Dead / fallen trees removed from the property
- New trees and bushes selected by site location as necessary
- Sloped landscaping / fields planted with a selected prairie grass seed (low/mid) blend with growth height of 6 to 8 inches
- Selected OPPD sites will have rain gardens (nearby waterways)

OPPD Facilities Maintenance & Grounds and Environmental Affairs has teamed up with the City of Omaha, Keep Omaha Beautiful to keep pollutants out of the waterways.

Management of stormwater with green infrastructure can counter the effects of excessive stormwater runoff. This involves the use of soils, plants and land features that mimic natural processes to absorb the impact of stormwater where it first falls. This reduces the volume of runoff and pollutants entering our waterways, protects aquatic life, and prevents untreated water from negatively impacting our environment.

Common strategies include the collection and conveyance of stormwater runoff from roofs, driveways and other hard surfaces so that rain is absorbed into the ground (through deep-rooted, drought-resistant native plants) or stored for re-use. Green infrastructure offers many benefits, including water conservation and aesthetic appeal.

OPPD also has teamed up with “Save Our Monarchs Foundation” and Nebraska Wildlife to increase the amount of habitat established throughout the District properties with milkweeds and other pollinators. After the first three years of the described regimen, stewardship takes over maintenance (i.e. protecting what is established), to include one mowing every three years, and invasive/noxious species removal as needed.

OPPD inspects each site on a regular basis to verify that these standards are being maintained. During the site inspection, OPPD verifies the condition of buildings and ground (erosion, noxious weeds, pollutants, plantings, building and equipment needs), and the site findings are reported for corrective action.

OPPD has a commitment to keep our properties maintained to a reasonable standard, protect Nebraska waterways and wildlife.