NATURAL RESOURCES CONSERVATION SERVICE
CONSERVATION PRACTICE STANDARD

POND

(No.)

CODE 378

DEFINITION

A water impoundment made by constructing an embankment or by excavating a pit or dugout.

In this standard, ponds constructed by the first method are referred to as embankment ponds, and those constructed by the second method are referred to as excavated ponds. Ponds constructed by both the excavation and the embankment methods are classified as embankment ponds if the depth of water impounded against the embankment at the auxiliary spillway elevation is 3 feet or more.

PURPOSE

To provide water for livestock, fish and wildlife, recreation, fire control, develop renewable energy systems, and other related uses, and to maintain or improve water quality.

CONDITIONS WHERE PRACTICE APPLIES

This standard establishes the minimum acceptable quality for the design and construction of low-hazard ponds where:

1. Failure of the dam will not result in loss of life; damage to homes, commercial or industrial buildings, main highways, or railroads; or in interruption of the use or service of public utilities.
2. The product of the storage times the effective height of the dam is less than 3,000. Storage is the volume, in acre-feet, in the reservoir below the elevation of the crest of the auxiliary spillway. The effective height of the dam is the difference in elevation, in feet, between the auxiliary spillway crest and the lowest point in the cross section taken along the centerline of the dam. If there is no auxiliary spillway, the top of the dam is the upper limit.
3. The effective height of the dam is 35 feet or less, and the dam is hazard class (a).
4. For class "a" dams with a height-storage product greater than 3,000, and for class "b" and "c" dams, the design criteria shall be the more restrictive of the criteria set forth herein or as outlined in TR-60.
5. Hazard classification shall be documented by the procedures in NEM, Section 520.23(b), CA-Supplement.

CRITERIA

General Criteria Applicable to All Ponds

All federal, State and local requirements shall be addressed in the design.

A protective cover of vegetation shall be established on all exposed areas of embankments, spillways and borrow areas as climatic conditions allow, according to the guidelines in Conservation Practice Standard 342, Critical Area Planting.

Site conditions. Site conditions shall be such that runoff from the design storm can be safely passed through (1) a natural or constructed auxiliary spillway, (2) a combination of a principal spillway and an auxiliary spillway, or (3) a principal spillway.

Drainage area. The drainage area above the pond must be protected against erosion to the extent that expected sedimentation will not shorten the planned effective life of the structure. The drainage area shall be large enough so that surface runoff and groundwater will provide an adequate supply of water for the intended purpose unless an alternate water source exists to serve this purpose. The quality shall be suitable for the water's intended use.

Reservoir area. The topography and geology of the site shall permit storage of water at a depth and volume that will ensure a dependable supply, considering beneficial use, sedimentation, season of use, and evaporation and seepage losses. If surface runoff is the primary source of water for a pond, the soils shall be impervious enough to prevent excessive seepage losses or shall be of a type that sealing is practicable.

Water Rights. It is imperative that any owner planning to construct a facility to store runoff water be advised that the state water code requires filing for a water right, regardless of the amount of that storage.

Such a filing is made to the Water Rights Division of the California Water Resources Control Board. The Board may require a conduit or other satisfactory means to enable water to pass through the embankment or other barrier creating the storage. The requirement for a conduit cannot be prejudged. It is determined by the Board based on the circumstances of each individual situation.

It is the responsibility of the owner to file for the water rights and advise NRCS of the Board's decision on the requirements for a conduit. The owner should also be advised of the possible need for other local, state or federal permits.

Design Criteria for Embankment Ponds

Geological Investigations. Pits, trenches, borings, review of existing data or other suitable means of investigation shall be conducted to characterize materials within the embankment foundation, auxiliary spillway and borrow areas. Soil materials shall be classified using the Unified Soil Classification System.

The embankment foundation shall be investigated, thoroughly and to the depth required, to determine the following:

1. Depth to competent impervious layer.
2. Ability of the foundation to withstand load.
3. Seepage potential through the abutments and foundation.

The emergency spillway shall be investigated to determine the following:

1. The suitability of the material as a borrow source.
2. The potential for the spillway to erode.
3. The difficulty of excavation.

The borrow areas shall be defined by at least three pits, trenches, or borings. Quantities of borrow volumes shall be computed based upon the site investigation. The minimum borrow volume, excluding waste, shall exceed the embankment volume by 1.5.

The borrow operation shall not be permitted closer than 50 feet from the upstream toe of the embankment except where the cutoff trench extends into firm impervious material for its entire length.

Since all of California is classified as a high seismic area, appropriate design measures shall be incorporated into the design of each embankment as a defensive measure for earthquakes (NEM 520.24(a) (1). Examples of such design measures that would help the embankment withstand seismic loads include:

1. Constructing the embankment of compacted clayey materials.
2. The addition of a berm (or berms).
3. Increase the embankment top width.
4. Include an embankment drain.

Foundation cutoff. A cutoff of relatively impervious material shall be provided under the dam if necessary to reduce seepage through the foundation. The cutoff shall be located at or upstream from the centerline of the dam. It shall extend up the abutments as required and be deep enough to extend into a relatively impervious layer or provide for a stable dam when combined with seepage control. The cutoff trench shall have a bottom width adequate to accommodate the equipment used for excavation, backfill, and compaction operations. Side slopes shall not be steeper than one horizontal to one vertical.

Seepage control. Seepage control is to be included if (1) pervious layers are not intercepted by the cutoff, (2) seepage could create swamping downstream, (3) such control is needed to insure a stable embankment,

or (4) special problems require drainage for a stable dam. Seepage may be controlled by (1) foundation, abutment, or embankment filters and drains; (2) reservoir blanketing; or (3) a combination of these measures.

Embankment. The minimum top width for a dam is shown in table 1. If the embankment top is to be used as a public road, the minimum width shall be 16 feet for one-way traffic and 26 feet for two-way traffic. Guardrails or other safety measures shall be used where necessary and shall meet the requirements of the responsible road authority. For dams less than 20 feet in height, maintenance considerations or construction equipment limitations may require increased top widths from the minimum shown in Table 1.

Table 1. Minimum top width for dams

Total height of embankment	Top width
feet	*feet*
Less than 10	8
10 – 19.9	10
20 – 24.9	12
25 – 34.9	14
35 or more	15

Side Slopes. The combined upstream and downstream side slopes of the settled embankments shall not be less than five horizontal to one vertical, and neither slope shall be steeper than two horizontal to one vertical. All slopes must be designed to be stable, even if flatter side slopes are required. Downstream or upstream berms can be used to help achieve stable embankment sections

Slope Protection. If needed to protect the slopes of the dam from erosion, special measures, such as berms, rock riprap, sand-gravel, soil cement, or special vegetation, shall be provided (Technical Releases 56, “A guide for Design and Layout of Vegetative Wave Protection for Earth Dam Embankments” and 69, “Riprap for Slope Protection Against Wave Action” contain design guidance).

Freeboard. The minimum elevation of the top of the settled embankment shall be 1 foot above the water surface in the reservoir with the auxiliary spillway flowing at design depth. The minimum difference in elevation between the crest of the auxiliary spillway and the settled top of the dam shall be 2 feet for all dams having less than a 20-acre drainage area or less than 20 feet in effective height.

The minimum difference in elevation between the crest of the earth auxiliary spillway and the settled top of dam shall be either depth of design flow plus 1 foot or 3 feet whichever is greater for dams having more than a 20 acre drainage area or more than 20 feet in height.

For concrete chute spillways the minimum difference in elevation between the crest of the emergency spillway and the settled top of dam shall be either the depth of flow plus 1.0 feet or 2.0 feet whichever is greater.

Settlement. The design height of the dam shall be increased by the amount needed to insure that after settlement the height of the dam equals or exceeds the design height. This increase shall not be less than 5 percent of the height of the dam, except where detailed soil testing and laboratory analyses or experience in the area show that a lesser amount is adequate.

Principal spillway. A pipe conduit, with needed appurtenances, shall be placed under or through the dam, except where rock, concrete, or other types of lined spillways are used, or where the rate and duration of flow can be safely handled by a vegetated or earth spillway.

For dams with a drainage area of 20 acres or less, the principal spillway crest elevation shall not be less than 0.5 feet below the auxiliary spillway crest elevation. For dams with a drainage area over 20 acres, this difference shall not be less than 1.0 feet.

When design discharge of the principal spillway is considered in calculating peak outflow through the auxiliary spillway, the crest elevation of the inlet shall be such that the design discharge will be generated in the conduit before there is discharge through the auxiliary spillway.

Pipe conduits designed for pressure flow must have adequate anti-vortex devices. The inlets and outlets shall be designed to function satisfactorily for the full range of flow and hydraulic head anticipated.

The capacity of the pipe conduit shall be adequate to discharge long-duration, continuous, or frequent flows without flow through the auxiliary spillways. The diameter of the principal spillway pipe shall not be less than

4 inches. Pipe conduits used solely as a supply pipe through the dam for watering troughs and other appurtenances shall not be less than 1-1/4 inches in diameter.

If the pipe conduit diameter is 10 inches or greater, its design discharge may be considered when calculating the peak outflow rate through the auxiliary spillway.

Pipe conduits shall be ductile iron, welded steel, corrugated steel, corrugated aluminum, reinforced concrete (pre-cast or site-cast), or plastic. Pipe conduits through dams of less than 20 feet total height may also be cast iron or unreinforced concrete.

Pipe conduits shall be designed and installed to withstand all external and internal loads without yielding, buckling, or cracking. Rigid pipe shall be designed for a positive projecting condition. Flexible pipe shall be designed for a maximum deflection of 5 percent. The modulus of elasticity for PVC pipe shall be assumed as one-third of the amount designated by the compound cell classification to account for long-term reduction in modulus of elasticity. Different reductions in modulus may be appropriate for other plastic pipe materials.

The minimum thickness of flexible pipe shall be SDR 26, Schedule 40, Class 100, or 16 gage as appropriate for the particular pipe material. Connections of flexible pipe to rigid pipe or other structures shall be designed to accommodate differential movements and stress concentrations.

All pipe conduits shall be designed and installed to be water tight by means of couplings, gaskets, caulking, waterstops, or welding. Joints shall be designed to remain watertight under all internal and external loading including pipe elongation due to foundation settlement.

In lieu of a specific design for strength requirements for the pipe, specifications in Tables 2 and 3 are to be followed for polyvinyl chloride (PVC), steel and aluminum pipe.

Table 2. - Acceptable PVC pipe for use in earth dams[1]

Nominal pipe size *inches*	Schedule for standard dimension ratio (SDR)	Max. depth fill over pipe *feet*
4 or smaller	Schedule 40	15
	Schedule 80	20
	SDR 26	10
6, 8, 10, 12	Schedule 40	10
	Schedule 80	15
	SDR 26	10

[1]Polyvinyl chloride pipe, PVC 1120 or PVC 1220, conforming to ASTM-D-1785 or ASTM-D-2241

Table 3. - Minimum gage for corrugated metal pipe (2-2/3inch X 1/2 inch corrugations)[1]

Fill height (ft)	Minimum gauge for steel pipe with diameter (in) of 21 and: less	24	30	36	42	48	Minimum thickness of aluminum pipe[2] with diameter (in) of 21 and: less	24	30	36
1-15	16	16	16	14	12	10	.06	.075	.075	.075
15-20	16	16	16	14	12	10	.06	.075	.075	.105
20-25	16	16	14	12	10	10	.06	.105	.135	--[3]

[1]Pipe with 6-,8-, and 10-in diameters has 1-1/2 in x 1/4 inch corrugations.

[2]Riveted or helical fabrication.

[3]Not permitted.

Pipe Conduits. Pipe conduits shall be placed through or under embankments where required for safety, for proper operation of the reservoir and spillway, or for water rights requirements.

Where a pipe conduit is to be installed, the following shall apply:

1. No valve shall be installed when the conduit serves the single purpose of carrying flow from a trickle tube riser. For secondary discharge systems, control valves shall be installed on the upstream end unless otherwise approved by the State Conservation Engineer.
2. The conduit shall be placed in a trench excavated in firm foundation or in compacted fill not more than three feet above firm foundation.
3. All pipe conduits through earth embankments shall be concrete bedded or encased in concrete as defined below:

Embankment Minimum Treatment Height:

A. Concrete Pipe with Round Rubber Gasket joints

10 feet or less	2-inch concrete bedding up 1/3 the O.D. on both sides of the pipe centerline.
10 to 25 feet	1/2 O.D. Concrete cradle
25 to 35 feet	1/2 O.D. Concrete cradle

B. Corrugated Metal Pipe and Plastic

25 feet	Complete encasement
25 feet or greater	CMP shall not be used

4. When a pipe conduit is to be encased with concrete, the trench shall be excavated to the neat lines and grades so that the bottom and two sides become suitable forms for the concrete.

5. Anti-seep collars are considered adequate for seepage control along conduits through embankments less than 20 feet in effective height. When used for seepage control they should be installed around the conduit within the normal saturation zone, the upstream two thirds of the conduit length or upstream of a positive embankment drainage system.

   These collars shall extend beyond the pipe or encasement not less than 18 inches in all directions except where a watertight seal can be obtained by tying the collar into firm rock.

   The maximum spacing shall not exceed 15 feet. Corrugated metal collars are not permitted.

6. The installation of trickle tubes are allowed provided the tube is buried in the embankment side slopes at a shallow depth of 1.0 feet to protect the pipe. Usually trickle tubes are installed to convey water to a trough for livestock use.

7. When cathodic protection is needed, the procedures of Design Note 12 shall be used.

Cantilever outlet sections, if used, shall be designed to withstand the cantilever load. Pipe supports shall be provided when needed. Other suitable devices such as a Saint Anthony Falls stilling basin or an impact basin may be used to provide a safe outlet.

All steel pipe and couplings shall have protective coatings in areas that have traditionally experienced pipe corrosion, or in embankments with saturated soil resistivity less than 4000 ohms-cm or soil pH less than 5. Protective coatings shall be asphalt, polymer over galvanizing, aluminized coating or coal tar enamel as appropriate for the pipe type. Plastic pipe that will be exposed to direct sunlight shall be ultraviolet-resistant and protected with a coating or shielding, or provisions provided for replacement as necessary

Renewable Energy. For detailed criteria where the purpose is to develop renewable energy systems refer to Interim conservation practice standard Renewable Energy System (716).

Cathodic Protection. Cathodic protection is to be provided for coated welded steel and galvanized corrugated metal pipe where soil and resistivity studies indicate that the pipe needs a protective coating, and where the need and importance of the structure warrant additional protection and longevity. If cathodic protection is not provided for in the original design and installation, electrical continuity in the form of joint-bridging straps should be considered on pipes that have protective coatings. Cathodic protection should be added later if monitoring indicates the need.

Seepage Control. Seepage control along a pipe conduit spillway shall be provided if any of the following conditions exist:

1. The effective height of dam is greater than 15 feet.
2. The conduit is of smooth pipe larger than 8 inches in diameter.
3. The conduit is of corrugated pipe larger than 12 inches in diameter.

Seepage along pipes extending through the embankment shall be controlled by use of a drainage diaphragm, unless it is determined that anti-seep collars will adequately serve the purpose.

Drainage Diaphragm. The drainage diaphragm, when required, shall function both as a filter for adjacent base soils and a drain for seepage that it intercepts. The drainage

diaphragm shall consist of sand meeting the requirements of ASTM C-33, for fine aggregate. If unusual soil conditions exist such that this material may not meet the required filter or capacity requirements, a special design analysis shall be made.

The drainage diaphragm shall be a minimum of 2 feet thick and extend vertically upward and horizontally at least three times the outside pipe diameter, and vertically downward at least 18 inches beneath the conduit invert. The drainage diaphragm shall be located immediately downstream of the cutoff trench, but downstream of the centerline of the dam if the cutoff is upstream of the centerline.

Water shall be transported safely from the drainage diaphragm, to a point downstream of the dam, in a pipe or series of pipes, called drainage diaphragm discharge pipe(s). A filter and drain system shall be provided around the pipe(s) to prevent movement or piping of drain, filter or embankment material. Protect the outlet for these pipes from surface erosion.

Anti-seep Collars. When anti-seep collars are used in lieu of a drainage diaphragm, they shall have a watertight connection to the pipe. Maximum spacing shall be approximately 14 times the minimum projection of the collar measured perpendicular to the pipe but not more than 25 feet. The minimum spacing shall be 10 feet. Collar material shall be compatible with pipe materials. The anti-seep collar(s) shall increase by at least 15 percent the seepage path along the pipe.

Trash Guard. To prevent clogging of the conduit, an appropriate trash guard shall be installed at the inlet or riser unless the watershed does not contain trash or debris that could clog the conduit.

Other Outlets. A pipe with a suitable valve shall be provided to drain the pool area if needed for proper pond management or if required by State law. The principal spillway conduit may be used as a pond drain if it is located where it can perform this function.

Auxiliary spillways. Auxiliary spillways convey large flood flows safely past earth embankments and have historically been referred to as “Emergency Spillways”.

An auxiliary spillway must be provided for each dam, unless the principal spillway is large enough to pass the peak discharge from the routed design hydrograph and the trash that comes to it without overtopping the dam. The following are minimum criteria for acceptable use of a closed conduit principal spillway without an auxiliary spillway: a conduit with a cross-sectional area of 3 ft^2 or more, an inlet that will not clog, and an elbow designed to facilitate the passage of trash.

The auxiliary spillway shall safely pass the peak flow, or the storm runoff shall be routed through the reservoir. The routing shall start either with the water surface at the elevation of the crest of the principal spillway or at the water surface after 10 days’ drawdown, whichever is higher. The 10-day drawdown shall be computed from the crest of the auxiliary spillway or from the elevation that would be attained if the entire design storm were impounded, whichever is lower. Auxiliary spillways shall provide for passing the design flow at a safe velocity to a point downstream where the dam will not be endangered.

Constructed auxiliary spillways are open channels that usually consist of an inlet channel, a control section, and an exit channel. They shall be trapezoidal and shall be located in undisturbed or compacted earth or in-situ rock. The side slopes shall be stable for the material in which the spillway is to be constructed. For dams having an effective height exceeding 20 feet, the auxiliary spillway shall have a bottom width of not less than 10 feet.

Upstream from the control section, the inlet channel shall be level for the distance needed to protect and maintain the crest elevation of the spillway. The inlet channel may be curved to fit existing topography. The grade of the exit channel of a constructed auxiliary spillway shall fall within the range established by discharge requirements and permissible velocities.

Capacity. The minimum capacity of the natural or constructed auxiliary spillway shall be that required to pass the peak outflow expected from a 50-year 24-hour frequency storm, less any reduction creditable to conduits or detention storage.

The minimum bottom width shall be 5 feet for dams up to 20 feet in effective height and 10 feet for dams exceeding 20 feet in effective height. The minimum capacity of a closed emergency spillway shall be sufficient to pass the peak flow expected from a 100-year 24-hour

frequency storm, less any reduction creditable to principal spillways or detention storage.

Where there are dams in series (NEM, 520.24(a) (1), the design of the downstream structure shall address what will happen should the upstream structure fail. Some precautions that could be considered are:

1. Adding additional freeboard to the embankment.
2. Larger capacity emergency spillway.
3. Address how overtopping will affect the structure being designed.

Erosion Protection. Earth or vegetated spillways shall be non-erosive for the runoff from a 50 year 24 hour frequency storm. Pipe spillways may be used to carry part or all of this flow where erosion will occur. If some erosion will occur during higher frequency storms, the quantity of sediment and its effect downstream shall be addressed.

Side Slopes. Where spillway levees or training dikes are required to protect the downstream toe of the fill, they shall have side slopes not steeper than 3:1.

The minimum top width for the spillway training dikes or levees shall be 12 feet.

Structural auxiliary spillways. If chutes or drops are used for principal spillways or auxiliary spillways, they shall be designed according to the principles set forth in the Part 650, Engineering Field Handbook and the National Engineering Handbook, Section 5, Hydraulics; Section 11, Drop Spillways; and Section 14, Chute Spillways.

State Division of Dam Safety. Drawings and specifications for dams within the jurisdiction of the California Division of Safety of Dams shall also meet the requirements of that organization.

Dams within the State jurisdiction dams are:

1. Dams over 25 feet in height and with storage of 15 acre-feet or more.
2. Dams over 6 feet in height and with storage of 50 acre-feet or more.

In general the design for state-size dams will need to meet the minimum requirements for a "b" hazard structure as outlined in Technical Release 60.

Pipe conduits must be placed through or under all embankments that are of a size to be within the jurisdiction of the California Division of Safety of Dams.

Criteria for Excavated Ponds

Geological Investigations. Pits, trenches, borings, review of existing data or other suitable means of investigation shall be conducted to characterize materials within the excavation. Soil materials shall be classified using the Unified Soil Classification System.

The area to be excavated for the pond shall be investigated, thoroughly and to the depth of at least 2 feet below the anticipated lowest expected grade, to determine the following:

1. Seepage potential through the pond.
2. The difficulty of excavation.

Clay or plastic pond liners should be used on excavated ponds where seepage losses are considered excessive.

Runoff. Provisions shall be made for a pipe and auxiliary spillway, if needed, that will pass the peak outflow expected from a 50-year 24-hour frequency storm, less any reduction creditable to conduits or detention storage. Runoff flow patterns shall be considered when locating the excavated pond and placing the spoil.

Side slopes. Side slopes of excavated ponds shall be stable and shall not be steeper than one horizontal to one vertical. If livestock will water directly from the pond, a watering ramp of ample width shall be provided. The ramp shall extend to the anticipated low water elevation at a slope no steeper than three horizontal to one vertical.

Inlet protection. If surface water enters the pond in a natural or excavated channel, the side slope of the pond shall be protected against erosion.

Excavated material. The material excavated from the pond shall be placed so that its weight will not endanger the stability of the pond side slopes and it will not be washed back into the pond by rainfall. It shall be disposed of in one of the following ways:

1. Uniformly spread to a height that does not exceed 3 feet, with the top graded to a continuous slope away from the pond.

2. Uniformly placed or shaped reasonably well, with side slopes assuming a natural angle of repose. The excavated material will be placed at a distance equal to the depth of the pond but not less than 12 feet from the edge of the pond.
3. Shaped to a designed form that blends visually with the landscape.
4. Used for low embankment construction and leveling of surrounding landscape.
5. Hauled away.

CONSIDERATIONS

On ponds lined with flexible membrane liners, the top width may need to be increased around the curves to facilitate construction of the anchor trench.

Visual resource design. The visual design of ponds should be carefully considered in areas of high public visibility and those associated with recreation. The underlying criterion for all visual design is appropriateness. The shape and form of ponds, excavated material, and plantings are to relate visually to their surroundings and to their function.

The embankment may be shaped to blend with the natural topography. The edge of the pond may be shaped so that it is generally curvilinear rather than rectangular. Excavated material can be shaped so that the final form is smooth, flowing, and fitting to the adjacent landscape rather than angular geometric mounds. If feasible, islands may be added for visual interest and to attract wildlife.

Cultural Resources. Consider existence of cultural resources in the project area and any project impacts on such resources. Consider conservation and stabilization of archeological, historic, structural, and traditional cultural properties when appropriate.

Fish and Wildlife. Project location and construction should minimize the impacts to existing fish and wildlife habitat.

When feasible, structure should be retained, such as trees in the upper reaches of the pond and stumps in the pool area. Upper reaches of the pond can be shaped to provide shallow areas and wetland habitat.

If fish are to be stocked, consider criteria and guidance in conservation practice standard 399, Fishpond Management.

Vegetation. Stockpiling topsoil for placement on disturbed areas can facilitate revegetation.

Consider placement and selection of vegetation to improve fish and wildlife habitat and species diversity.

Water Quantity. Consider effects upon components of the water budget, especially:

- Effects on volumes and rates of runoff, infiltration, evaporation, transpiration, deep percolation, and ground water recharge.
- Variability of effects caused by seasonal or climatic changes.
- Effects on downstream flows and impacts to environment such as wetlands, aquifers, and; social and economic impacts to downstream uses or users.
- Potential for multiple purposes.

Water Quality

- Consider effects on erosion and the movement of sediment, pathogens, and soluble and sediment-attached substances that are carried by runoff.
- Effects on the visual quality of onsite and downstream water resources.
- Short-term and construction-related effects of this practice on the quality of downstream water courses.
- Effects of water level control on the temperatures of downstream water to prevent undesired effects on aquatic and wildlife communities.
- Effects on wetlands and water-related wildlife habitats.
- Effects of water levels on soil nutrient processes such as plant nitrogen use or denitrification.
- Effects of soil water level control on the salinity of soils, soil water, or downstream water.
- Potential for earth moving to uncover or redistribute toxic materials such as saline soils.

PLANS AND SPECIFICATIONS

Plans and specifications for installing ponds shall be in keeping with this standard and shall describe the requirements for applying the practice to achieve its intended purpose.

OPERATION AND MAINTENANCE

An operation and maintenance plan shall be developed and reviewed with the landowner or individual responsible for operation and maintenance.