

Storm Water Operations & Maintenance Plan

Introduction

The following Storm water Operations & Maintenance plan is for 27 Winchester Street, Newton, MA. All erosion and sediment control measures to be used are to be constructed and installed according to the 'Massachusetts Erosion and Sediment Control Guidelines for Urban and Sub-Urban Areas.'

The plan consists on the following elements:

- Owners information
- Estimated budget
- Operation and maintenance guidance – Pre and Post Construction
- Owners signature
- Proposed inspection log

All erosion and sediment control measures must be installed prior to commencement of any work. All sediment and erosion control measures shall remain in place until the entire site has been stabilized. The site is deemed stabilized when all landscaped areas have been loamed and seeded with vegetation having had the chance to establish itself. Any proposed paved areas shall have its subbase installed prior to the removal of these control measures.

Property Owners:

Name and contact information: 27 Winchester Street LLC (781) 330 21 82

Change on ownership: The owner(s) of the stormwater management systems, with the exception of those associated with single family dwellings, shall notify the Conservation Commission of changes in ownership or assignment of financial responsibility.

Estimated annual Operation & Maintenance budget: Approximately 1,000 dollars.

Operations & Maintenance

The following operations and maintenance plan has been developed in order to preserve the drainage infrastructure that will be constructed and to ensure the drainage and infiltration system continues to function as designed.



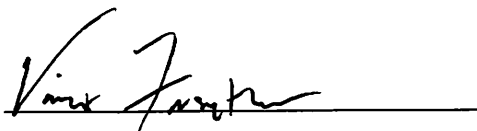
- **Before & During Construction Operation and Maintenance Plan:**
 - Significant efforts shall be made to only disturb the minimum amount of area necessary to reduce potential erosion and sediment runoff. The control of dust in disturbed areas shall consist of at the least, wetting of disturbed soil.
 - A stabilized construction entrance shall be installed to reduce the tracking of material onto the main road, in if necessary, a wheel wash station put in place.
 - Hay wattles shall be installed per the site plan to prevent sediment from being washed off site.
 - All drainage structures shall be protected by filter fabric (or equal) to prevent sedimentation from entering the drainage system during the construction period.
 - Driveway and pavement areas shall be swept to remove sediments prior to introduction into the storm water management system.
 - Drainage structures shall be inspected daily, and cleaned as necessary of all sedimentation and construction materials during the construction period.
 - The contractor is required to contact the engineer of record for drainage system inspection at least 72 hours prior to backfilling in order to receive inspection signoff.

- **Post Construction Operation and Maintenance Plan**

- Once the construction is completed, it is the owner's responsibility to maintain the items outlined below to ensure the efficiency and integrity of the drainage systems. The post construction inspections shall take place at a minimum of once during the Spring (March-May), and a minimum of once during the fall (September – November) and after every major storm.
 - All drainage structures and pipes shall be inspected on a minimum on a semi-annual basis. These inspections shall take place during the spring and fall months of the year. The inspector shall take note of any debris/sediment/clogging and shall document the condition of each structure. Based upon the observed condition, the inspector shall make recommendations if any further action is required.
 - All drainage structures, including manholes and catch basins, shall be inspected four times per year and shall be cleaned of all sand, debris, and sediment four times per year or whenever the depth of deposits is greater than or equal to one half the depth from the bottom of the invert of the lowest pipe in the basin.
 - Roof Gutters shall be inspected annually and after major rain events. Remove leaves and sediment as necessary to allow rainwater to flow to system.
 - Storm-tech SC-740 Maintenance procedures:
 - Storm-tech system shall be inspected at a minimum on a semi-annual basis, or after a major storm event.
 - Remove lid and cap from inspection ports
 - Using a flashlight and stadia rod, measure the depth of sediment
 - If sediment is above 3" depth, then cleaning is required
 - A licensed professional shall provide cleanout/ flushing services of all sediment and debris via cleanouts and catch basins located per plans.
 - All caps and covers shall be replaced
 - Oil/grit separator maintenance:
 - Inspections shall take place a minimum of once every month and after major rainfall events

- Cleaning shall be performed a minimum of twice per year
 - Cleaning includes removal of accumulated oil and grease and sediment using a vacuum truck or other ordinary catch basin cleaning device.
 - Polluted water or sediments shall be disposed of in accordance with applicable local, state and federal laws including M.G.L.c.21C and 310 CMR 30.
- An INSPECTION LOG example format is shown below on Table B.1. This must be filled every time an inspection or maintenance activity is performed on any element of the stormwater management on site, included but not limited to:
- a) Pretreatment devices.
 - b) Vegetation or filter media.
 - c) control structures.
 - d) Embankments and slopes.
 - e) Inlet and outlet channels and structures.
 - f) Underground drainage.
 - g) Sediment and debris accumulation in storage and forebay areas (including catch basins).
 - h) Any nonstructural practices.
 - i) Any other item that could affect the proper function of the stormwater management system.

*** FINAL IMPORTANT NOTE: PROVISIONS MUST EXIST ALLOWING THE CONCOM OR ITS DESIGNEE TO ENTER THE PROPERTY AT REASONABLE TIMES AND IN A REASONABLE MANNER FOR THE PURPOSE OF INSPECTION.**



27 Winchester Street LLC
PROPERTY OWNER

