

259.13

OPERATION & MAINTENANCE PLAN  
43-45 HIGH STREET  
NEWTON, MASSACHUSETTS



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Newton, MA 02459

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1-617-332-8271  
Job # 213158

**OPERATION & MAINTENANCE PLAN  
43-45 HIGH STREET  
NEWTON, MASSACHUSETTS**

The proposed project includes stormwater runoff controls associated with the redevelopment of the existing site into a new residential development that will require continued maintenance by the property owner. The major components associated with maintenance needs are the catchbasins, drainlines (overflow connection to the City's drainage system), manholes, and galley systems. These will need to be cleaned periodically as noted below. Cleaning of these structures shall be done by the property owner via a specialty contractor with hydraulic cleaning ability. In addition to the facilities noted below, the property owner should maintain any roof gutters/drains on a regular basis to prevent clogging and carry over of debris into the parking/driveway drainage system. The property owner should also provide for the periodic cleaning of the parking lot area to remove large debris, grass cuttings and sand particles prior to discharge through the catchbasin units. The following outlines the major maintenance issues associated with the project:

**Catchbasin Cleaning:**

The catchbasin structures should be inspected after completion of construction to assure that all debris was removed and no construction material will cause the system to clog. This inspection should also include the drain manholes & drain lines within the system.

The catchbasins should be cleaned with a hydraulic vacuum system twice per year to remove accumulated solids and debris. At the same time, the drain manholes & lines should be inspected and cleaned if needed. Assuming the catchbasin and the drain manholes & lines are maintained and cleaning is in accordance with normal standards, the solids removal efficiency should be as required to prevent carry over of large solids to the infiltration systems.

**Roof Runoff Storage / Infiltration System**

The storage / infiltration system (s) should be inspected after completion of construction to assure that all debris was removed and no construction material will cause the system to clog.

The storage / infiltration system(s) should be inspected over the first year of operation on a quarterly basis to determine the level of required maintenance. This inspection should be performed by the Owner's Engineer and a report issued to the City as to any cleaning / maintenance needs of that system. At the same time, the inspection of the roof gutters and piping should be performed to determine any flushing / cleaning

needs. As a preliminary schedule, the system piping should be cleaned once a year to remove accumulated sediments and sediments in the infiltration chambers should be removed when they reach two (2) inches in depth.

### **Maintenance Responsibilities**

The maintenance of the Drainage System is the responsibility of the Property Owner(s), via their owners association. The actual work should be subcontracted to a company that specializes in the cleaning of storm drainage facilities. Inspections should be performed by independent individual such as the design engineer or other experienced individual in the field.

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**INSPECTION REPORT:**

Inspection Firm: \_\_\_\_\_

Inspectors Name: \_\_\_\_\_ Date: \_\_\_\_\_

Components Inspected: \_\_\_\_\_  
\_\_\_\_\_

Signed: \_\_\_\_\_

**SYSTEM MAINTENANCE:**

Maintenance Firm: \_\_\_\_\_ Date: \_\_\_\_\_

Catchbasin Cleaned: Yes \_\_\_ No \_\_\_ Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Drainlines & Manholes Inspected: Yes \_\_\_ No \_\_\_ Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Infiltration System(s) Cleaned: Yes \_\_\_ No \_\_\_ Comments : \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Estimate of Material Removed: \_\_\_\_\_

Other Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed: \_\_\_\_\_