Stormwater Operation and Maintenance Manual

For

Habitech Acquisition and Permitting Trust
Map U35, Parcels 12-A & 13-0
93 Foster Street
Littleton, MA

May 23, 2018
Revised: August 17, 2018

Responsible Party:

Applicant: Habitech Acquisition and Permitting Trust
148 Park Street
North Reading, MA 01864

SM-6063
Table of Contents

Long Term Operation and Maintenance Plan

Operation and Maintenance Sample Inspection Log
Long Term Operation and Maintenance Plan
Schedule for Inspection and Maintenance:

Driveway Sweeping:
It is recommended that the pavement shall be properly swept twice a year, with concentrations in the spring and the fall.

Deep Sump and Hooded Catch Basins and Drain Manholes: (CB 1-6, DMH 1-5)
During construction, catch basin grates shall be wrapped with filter fabric. Catch basins shall be cleaned upon the completion of construction. After construction, the deep sumps for all catch basins and drain manholes shall be inspected four times a year and cleaned four times a year. Sediment removed shall be disposed of in accordance with applicable local, state, and federal guidelines and regulations. The depth of the sediment in a basin shall not exceed a depth of 18 inches as determined by probing with a stick. If the stick hits the bottom within 30 inches of the water level, more than 18 inches of sediment has accumulated and must be removed. Licensed persons should remove and dispose of the contents of the sump in accordance with applicable regulations.

Roof Drywells: (RD 1-5)
Inspect the system after every major storm for the first few months to ensure proper stabilization and function. Thereafter, inspect and clean it at least twice per year. Water levels should be recorded over several days to check the structures drainage. Also mosquito controls may be necessary.

Sediment Forebays: (IB 1-3)
The floor and sidewalls of the sediment forebay must be stabilized before use. Sediment forebays shall be inspected monthly and cleaned a minimum of four times per year and when sediment depth is between 3-6 inches. After sediment removal, any damaged vegetation must be replaced. Grass in the forebay shall not exceed 6 inches in length and any scouring and gullying shall be repaired as necessary.

Infiltration Basins: (IB 1-3)
Preventative maintenance should be performed at least twice a year, and ideally sediment should be removed from the sediment forebay after every major storm event. Sediment shall be disposed of in accordance with applicable local, state, and federal guidelines and regulations.

Once online, the basins shall be inspected after every major storm event (1" in 24 hours), for the first 3 months. Thereafter, the basin should be inspected at least twice per year. Important items to check for include: differential settlement, cracking, erosion, leakage, or tree growth on the embankments, condition of riprap, sediment accumulation and the health of the turf. At least twice a year, the buffer area and side slopes of the basin should be mowed. Grass clippings and accumulated organic matter should be removed to prevent the formation of an impervious organic mat. Trash and debris should also be removed at this time. Scarify bottom area and add additional sand if necessary.
Sediment should be removed from the basin as necessary. Removal procedures should not take place until the floor of the basin is thoroughly dry. Pretreatment devise associated with basins should be inspected and cleaned at least twice a year and ideally every other month.

**Infiltration Trenches:**
Trenches shall be inspected annually. The filter fabric shall be inspected for excessive sediment build up. If appreciable amounts of sediment are observed the top layer of stone shall be moved aside and the filter fabric cleaned or replaced. The top layer of stone shall then be washed and placed over the filter fabric.

**Emergency Contacts:**
In the event of a hazardous materials spill on the site the following parties shall be contacted:
Fire Department: ph: 978-952-2302

**Records:**
The developer shall maintain an inspection log of all elements of the storm water management plan during construction and until the road is accepted by the Town. A copy of the erosion control and storm water maintenance plan and inspection logs shall be kept onsite at all times until acceptance of the road. Each individual lot owner shall also maintain records for private structures on their lot.

**Responsible Party:**
The individual homeowners shall be responsible for the inspection and maintenance of the infiltration trenches and drywells on their lots. The developer shall be responsible for the inspection and maintenance of the infiltration basins and sediment forebays until street acceptance. The developer shall be responsible for the inspection and maintenance of the street sweeping, snow removal, catch basins, and drainage manholes until street acceptance.

**Budget:** The estimated annual operation and maintenance budget is $3,000.

**Illicit Discharges:** THERE WILL BE NO ILLICIT DISCHARGES ON SITE.

Name: ____________________

Signature: ____________________

Date: __________
Operation and Maintenance Sample Inspection Log
# Operation and Maintenance Inspection Log

**The Homes at Croft Common - 93 Foster Street**

**Year:**

<table>
<thead>
<tr>
<th>Inspection Items</th>
<th>Frequency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Sweeping</td>
<td>Four times per year</td>
</tr>
<tr>
<td>Catch Basins</td>
<td>Four times per year</td>
</tr>
<tr>
<td>Drywells</td>
<td>Two times per year</td>
</tr>
<tr>
<td>Infiltration Trenches</td>
<td>Twice per year</td>
</tr>
<tr>
<td>Sediment Forebays</td>
<td>Monthly</td>
</tr>
<tr>
<td>Infiltration Basins</td>
<td>Monthly</td>
</tr>
</tbody>
</table>

## Street Sweeping:
- Previous Inspection Date: ______________________
- Inspection Date: ______________________
- Inspector Name: ______________________
- Comments: ______________________
- Action Required: ______________________

## Catch Basins:
- Previous Inspection Date: ______________________
- Inspection Date: ______________________
- Inspector Name: ______________________
- Sediment in Catch Basin: ______________________
- Comments: ______________________
- Action Required: ______________________

## Drywells:
- Previous Inspection Date: ______________________
- Inspection Date: ______________________
- Inspector Name: ______________________
- Sediment in Drywell: ______________________
- Comments: ______________________
- Action Required: ______________________

## Infiltration Trenches:
- Previous Inspection Date: ______________________
- Inspection Date: ______________________
- Inspector Name: ______________________
- Comments: ______________________
- Action Required: ______________________

## Sediment Forebay:
- Previous Inspection Date: ______________________
- Inspection Date: ______________________
- Inspector Name: ______________________
- Erosion in Forebay: ______________________
- Comments: ______________________
- Action Required: ______________________

## Infiltration Basin:
- Previous Inspection Date: ______________________
- Inspection Date: ______________________
- Inspector Name: ______________________
- Sediment Forebay: ______________________ (Remove if depth greater than 18")
- Erosion in Basin: ______________________
- Outlet Structure: ______________________
- Comments: ______________________
- Action Required: ______________________