

LALA ASSOCIATES ENGINEERS LLC

OPERATIONS AND MAINTENANCE PLAN

42 SUMMER STREET, MA
PROPOSED CUSTOM HOME

PREPARED BY
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OPERATION AND MAINTENANCE PLAN

INTRODUCTION :

Considerable time, effort and cost has been spent in the design and construction of the stormwater management system for the development. The stormwater management system consists of a number of Best Management Practices (BMP's). These BMP's combine to ensure that storm runoff from site will not damage the sensitive environmental resources surrounding the site. In order to ensure that these BMP's operate as designed it is very important that the procedure in the operation and maintenance plan be followed. Most of these operation procedures require observation and measurement; however at certain times more extensive maintenance measures may be needed. The following is an itemization of each of these BMP's and their maintenance needs.

The Party responsible for maintenance should contract with a maintenance organization capable of performing the more extensive measures such as pumping of catch basin sumps, etc.

BMP No.1 Paved Road Surface/Parking Lot Area :

Regularly pick up and remove litter from the parking lot area, landscaped islands and perimeter landscaped areas and water quality areas.

The paved area is to be swept a minimum of four times per year, at least once during April and again during September with a high efficiency vacuum sweeper or a regenerative air sweeper. If a mechanical sweeper is used, the paved area is to be swept a minimum of once a month.

BMP No.2 -Catch Basins :

Once per month inspect the Catch Basins to ensure that it is operating correctly using the dipstick tube provided to measure the sediment depth. Also measure the oil depth.

When the oil depth is greater than 4" the entire liquid volume shall be pumped from the catch basin units. Oil is pumped through the top grate cover.

BMP No. 3 Subsurface Recharge :

The inlet pipe and infiltration basins (leaching fields) shall be inspected on half yearly basis. Any accumulated debris shall be removed.

Inspect recharge facilities following a rainfall event greater than 2.5 inches in a 24 hour period.

If standing water is observed for more than 48 hours following a storm event, immediately retain a qualified professional to assess whether infiltration function has been lost and develop recommended corrective actions.

Inlet and outlet structures:

On a regular basis the inlet pipe and outlet structure shall be checked for debris and removed as necessary to ensure unobstructed flow of water through the recharge chambers. Impoundment embankments and outlet structures should be inspected at least once annually by a qualified professional for structural integrity and for any condition which should adversely affect their function.

Twice per year (Spring and Fall) remulch where needed, grass shall be mowed, trees and shrubs shall be inspected, pruned and repaired to evaluate their health. Remove any dead or severely diseased vegetation. Diseased vegetation should be treated as necessary using preventative and low toxic measure to the extent possible.

Once every 2 years, during the spring, replace the mulch of the entire area. Remove old mulch before new mulch is distributed.

Apply an alkaline product such as limestone once to two times per year to counteract soil acidity resulting from acidic precipitation and runoff. Before applying limestone, determine the PH of the soil to determine quantity of limestone needed.