



OPERATIONS AND MAINTENANCE PLAN

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The following is the proposed operation and maintenance plan for the storm water management systems at the Residences at Norfolk Station located at 194 Main Street in Norfolk, Massachusetts:

Owner: Norfolk Station, LLC – c/o Alan Quaglieri, Manager
2075 Main Street
Walpole, MA 02081
Phone: (508) 660-1300

Parties responsible for Operation and Maintenance:
Same as above

The storm water management facilities were designed to require little or no intervention in the operation and to require little or no maintenance once the project is built and stable vegetative cover is established. However, the drainage improvements shall be subject to the following maintenance schedule:

A. Routine Maintenance

1. Debris: All debris and litter are to be removed from all catch basins, accessible drain pipes, swales, flared end sections, infiltration basins and surrounding areas at least twice per year.
2. Re-seeding: Embankments that have excessive erosion or slumping are to be re-graded and seeded (with canary grass or tall fescue grass) during the spring or fall growing seasons as needed.
3. Inspect: Stormceptor units, infiltration chamber systems, infiltration basins and overflow devices shall be inspected for signs of proper functioning on a monthly basis. Any potential blockages in the down spouts or roof drainage piping will be removed if discovered.
4. Mowing: The infiltration basin sideslopes shall be mowed at least four times per year. The infiltration basin bottoms shall be inspected at each mowing event. If vegetation has accumulated that could cause a negative impact on the function of the detention basin, then it will be removed.

B. Periodic Maintenance

1. All swales and Stormceptor units will be cleaned a minimum of once per year and

inspected monthly during the active construction stage. In this cleaning, the entire contents of the sumps and any accumulated sediment in the swales will be removed.

2. Accumulated sediment in the water quality units will be inspected and removed in accordance with the manufacturer's recommendations or, at a minimum, once per year. If the accumulated sediment is equal to 15% of the capacity of the device, the sediment shall be cleaned out using a vacuum truck.

C. Non-routine Maintenance

1. Structural: All flared end sections, Stormceptor units, pipes, infiltration basin sideslopes and outlet devices should be inspected once every four (4) years for proper function, clogging, signs of deterioration and structural inadequacy. Any adverse situations are to be repaired as needed.

D. Non-periodic Inspection

1. The storm water management system shall be inspected after two years of full operation by a Registered Professional Civil Engineer to confirm its adequacy. The inspection shall include an examination of all components of the system including catch basins, water quality units and infiltration systems.