

Operation & Maintenance Plan

Project Site

No. 497 Concord Avenue, Lexington

Owner(s)

Atlas Contracting, Inc
P.O. Box 6366
Watertown, MA 02471

Operator(s)

Atlas Contracting, Inc
P.O. Box 6366
Watertown, MA 02471

Owner(s): _____
Name/Date Name/Date

Operator(s): _____
Name/Date Name/Date

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Section 1: Drainage BMPs and Infrastructure

Gutters, Roof Drain Downspouts, Roof Drain Downspout Surcharge Pipe

Description: Gutters and roof drain downspouts are devices used to collect and pipe roof stormwater runoff for the purposes of discharging it either freely on the ground via a splash pad or other velocity dissipation device, or to convey it to infiltration, storage, or outlet structures via subsurface drain lines. Downspout surcharge pipes are outlet devices that provide emergency overflow relief for roof stormwater collection systems in the event the downstream device is either full, blocked or in disrepair.

Inspection Requirements: Inspect the gutters, roof drain downspouts and downspout surcharge pipes that service the houses located on the lot formerly known as No. 497 Concord Avenue at least twice a year at the end of the foliage and snow removal season, as well as after any significant rain event to ensure they are in good working order.

Maintenance Requirements: During inspection remove any debris that might clog the system.

Subsurface Infiltration Structures

Description: Subsurface structures are underground systems that capture runoff, and gradually infiltrate it into the groundwater through rock and gravel. There are a number of underground infiltration systems that can be installed to enhance groundwater recharge. The installed structure labeled RB#1 on the plan entitled “No. 497 Concord Avenue Definitive Subdivision Plan”, prepared by the Jillson Company, Inc., dated September 7, 2018 are comprised of concrete chambers.

Inspection Requirements: Inspect inlets and accessible portions of the structure labeled RB#1 on plan entitled “No. 497 Concord Avenue Definitive Subdivision Plan”, prepared by the Jillson Company, Inc., dated September 7, 2018 at least twice a year. See as-built plan for inlet pipe layout and inspection port locations.

Maintenance Requirements: During inspection remove any debris that might clog the system.

Drainage Manholes and Cleanouts

Description:	Drainage manholes and cleanouts are underground retention systems designed to remove trash, debris, and coarse sediment from stormwater runoff and serve as temporary spill containment devices for floatables such as oils and greases. They may or may not have shallow sumps (less than 2' in depth) or other means of preventing sediment and/or debris from enter the stormwater collection system such as a trash basket or "debris snout".
Inspection Requirements:	Inspect the drainage manholes and cleanouts that service the houses located on the lot formerly known as No. 497 Concord Avenue at least twice a year at the end of the foliage and snow removal season, as well as after any significant rain event to ensure they are in good working order. If equipped with a sediment/debris collecting device such as a shallow sump or a trash basket, these structures may need to be inspected more often.
Maintenance Requirements:	During inspection remove any debris that might hinder stormwater flow. If equipped with a sediment/debris collecting device such as a shallow sump or a trash basket, these structures may need to be clean more often.
Mosquito Control:	Seal all covers to reduce the likelihood of mosquitoes laying eggs in standing water. Install mosquito netting over all outlets. The operator shall see that larvicides are applied as needed by a licensed pesticide professional.

Porous Pavement (Asphalt) and Pervious Pavers

Description:	Porous pavement and Pervious Pavers are a paved surface with a higher than normal percentage of air voids to allow water to pass through them and infiltrate into the subsoil. These porous surfaces replace traditional pavement, allowing parking lot, driveway, and roadway runoff to infiltrate directly into the soil and receive water quality treatment. All permeable paving systems consist of a durable, load-bearing, pervious surface overlying a stone bed that stores rainwater before it infiltrates into the underlying soil. Permeable paving techniques include porous asphalt, pervious concrete, paving stones, and manufactured "grass pavers" made of concrete or plastic. Permeable paving may be used for walkways, patios, plazas, driveways, parking stalls, and overflow parking areas.
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Inspection Requirements: Inspect the onsite porous asphalt and pervious pavers surfaces located at the lot formerly known as No. 497 Concord Avenue at least twice a year at the end of the foliage and snow removal season, as well as after any significant rain event to ensure they are in good working order and free of sediment and debris.

Maintenance Requirements: Frequent cleaning and maintenance of the porous pavement surface is critical to prevent clogging. To keep the surface clean, frequent vacuum sweeping along with jet washing of asphalt and concrete pavement is required.

- Minimize salt use during winter months.
- No winter sanding is allowed.
- Keep landscaped areas well maintained to prevent soil from being transported onto the pavement.
- Clean the surface using vacuum sweeping machines monthly. For paving stones, periodically add joint material (sand) to replace material that has been transported.
- Regularly monitor the paving surface to make sure it drains properly after storms.
- Never reseal or repave with impermeable materials.
- Inspect the surface bi-annually for deterioration or spalling.
- Attach rollers to the bottoms of snowplows to prevent them from catching on the edges of paving stones.

Velocity Dissipation Devices

Description: Velocity dissipation devices such as trap rock beds and diffusers receive concentrated flow from pipes, channels, outlet structures, and/or other conveyance structures and convert it to sheet flow where it can be dispersed uniformly across a stable slope.

Inspection Requirements: Inspect the velocity dissipation devices that service the drainage system located on the lot formerly known as No. 497 Concord Avenue at least twice a year at the end of the foliage and snow removal season, as well as after any significant rain event to ensure they are in good working order.

Maintenance Requirements: During inspection remove any debris that might clog the device.

Section 2: Stormwater Inspection Worksheet

STORMWATER INSPECTION WORKSHEET

General Information				
1. Project Site Information				
Name	Contact Name (if applicable)			
Address	Telephone Number			
Facility Type (circle one)				
Commercial	Multi-Residence	Single-Residence	Subdivision	Other
2. Owner Information				
Name	Contact Name (if applicable)			
Address	Telephone Number			

Inspection Information	
1. Inspector Information	
Name	Title
Email Address	Telephone Number
Date of Inspection	Time of Inspection
2. Weather Information	
Weather:	Recent Storm Events:

3. Drainage Infrastructure BMPs

Type	Location
Notes	
Corrective Action (if required)	

Type	Location
Notes	
Corrective Action (if required)	

Type	Location
Notes	
Corrective Action (if required)	

*Use additional sheets if needed

**Attach Photo if needed

Summary

1. Summary/Recommendations (use additional paper if needed)

Print Name of Inspector

Signature of Inspector

Date

Section 3: Operation & Maintenance
Inspection/Report Log

Section 4: Operation & Maintenance
Amendment Log

Section 5: Plans and Materials

Engineering Design Plans

- “No. 497 Concord Avenue Definitive Subdivision Plan”, prepared by the Jillson Company, Inc., dated October 16, 2018

A copy of the design plans shall be included with the Operation and Maintenance Plan.

Additional Design Materials

- None

Additional Plans

- At the completion of the project, an as-built plan shall be required and its title listed in the Plans and Materials section and a hard copy kept with the Operation and Maintenance Plan.