

*Post Construction*

*Operation and Maintenance Plan*

*Prepared for*

***“1471-1475 Braley Road Condominiums”***

*in*

***New Bedford, Massachusetts***

InSite Engineering Services  
1539 Fall River Avenue  
Seekonk, MA 02771  
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Current Owner and Operator of Project:

Braley Road Condominium Home Owners Association  
1471 Braley Road, New Bedford, MA

Future Owners and Operator of Project

Unless and until another party accepts responsibility, the Planning Board shall presume that the owner of the BMP is the landowner of the property on which the BMP is located, unless there is a legally binding agreement with another entity that accepts responsibility for the operation and maintenance. If an applicant envisions that the municipality may accept responsibility for the operation and maintenance of a stormwater BMP, the applicant shall notify the Planning Board and make available to the municipal official responsible for stormwater management the design and operation and maintenance plan for the BMP in order that the municipal official may have an opportunity to review and provide comments to the Planning Board within a reasonable period of time. It is recommended that the Planning Board solicit comments from the responsible municipal official.

To ensure compliance with Standard 9 of the Massachusetts Stormwater Handbook, the Order of Conditions should include the continuing conditions set forth below.

- (1) All stormwater BMP's shall be operated and maintained in accordance with the design plans and the Operation and Maintenance Plan approved by the issuing authority.
- (2) The responsible party shall:
  - (a) maintain an operation and maintenance log (rolling log in which the responsible party records all operation and maintenance activities for the past three years) for the last three years, including inspections, repairs, replacement and disposal (for disposal, the log shall indicate the type of material and the disposal location);
  - (b) make this log available to MassDEP and the Conservation Commission upon request; and
  - (c) allow members and agents of the Planning Board to enter and inspect the premises to evaluate and ensure that the responsibility party complies with the Operation and Maintenance Plan requirements for each BMP.

These same continuing conditions should be included in the Certificate of Compliance.

The Order of Conditions should also include a condition requiring the responsible party to submit an O & M Compliance statement when requesting a Certificate of Compliance. The O & M Compliance Statement shall identify the party responsible for implementation of the Operation and Maintenance Plan and state that:

- a. the site has been inspected for erosion and appropriate steps have been taken to permanently stabilize any eroded areas;
- b. all aspects of the stormwater BMP's have been inspected for damage, wear and malfunction, and appropriate steps have been taken to repair or replace the system or portions of the system so that the stormwater at the site may be managed in accordance with the Stormwater Management Standards;

- c. future responsible parties must be notified of their continuing legal responsibility to operate and maintain the structure; and
- d. the Operation and Maintenance Plan for the stormwater BMP's is being implemented.

In the event that the stormwater BMP's will be operated and maintained by an entity, municipality, state agency or person other than the sole owner of the lot upon which the stormwater management facilities are placed, the applicant shall provide a plan and easement deed that provides a right of access for the legal entity to be able to perform said operation and maintenance functions

Evidence of problems with stormwater BMP's may include without limitation sand plumes at outfalls, excessive sands in catch basins, oil sheens, stressed vegetation, accumulated litter, and/or failure of the BMP to drain after 72 hours.

### BMP Maintenance

The Owner will be responsible for the operation and maintenance of the stormwater management system and all of its appurtenances. The following maintenance program shall be implemented:

#### A. Trench Drains

1. At a minimum, trench drains shall be cleaned four (4) times per year, preferably monthly for maximum efficiency.
2. All sediments shall be handled properly and disposed in compliance with local, state, and federal regulations.

#### B. Water Quality Inlet – Downstream Defender

1. At a minimum, Downstream Defender shall be inspected twice and cleaned once per year, or upon reaching the sediment depth for required servicing. (Semi-annual inspection during project construction is recommended.)
2. The depth of sediment shall be monitored as an indicator of required service. For the Downstream Defender, service shall be performed when the depth of sediment reaches 8-inches (based on 15% of unit's total storage).
3. All sediments and sludge shall be extracted through the riser pipe using a vacuum truck or manually. Extracted contents shall be handled properly and disposed of in compliance with local, state, and federal regulations.
4. Any accumulated oil shall be removed with a small pump and disposed of in a proper manner.

#### C. Underground Infiltration System

1. Infiltration practices shall never serve as a sediment control device during site construction phase.
2. An observation well shall be installed in every infiltration trench or chamber system, consisting of an anchored 4- to 6-inch diameter perforated PVC pipe with a lockable cap installed flush with the ground surface.

3. Infiltration practices shall be inspected annually and after storms equal to or greater than the 1-year, 24-hour Type III storm event.
4. If sediment or organic debris build-up has limited the underground infiltration system capabilities to below the design rate, the infiltration trenches shall be restored according to original design specifications.

### Yard Wastes

All clippings and other waste from maintenance of individual yards and the drainage facilities shall not be disposed within the open space area or within the 100' wetland buffer.

### Fertilizer

The use of high nitrate fertilizer is prohibited. Only low nitrate or organic fertilizers can be utilized for lawns and gardens at this site.

### Inspections

The Owner shall keep a written record of inspection dates and findings, maintenance operations, and all repairs. An inspection/maintenance checklist shall be used in the specified inspections. Records of inspections and maintenance should be kept for at least three years, and available on reasonable notice for inspection by the Conservation Commission. A copy of all reports shall be sent to the Town Planning and Conservation Commission.

### Illicit Discharges

No person shall cause or allow the discharge, emission, disposal, pouring, or pumping directly or indirectly to any stormwater conveyance, the waters of the State, or upon the land in manner and amount that the substance is likely to reach a stormwater conveyance or the waters of the State, any liquid, solid, gas, or other substance, other than stormwater; provided that non-stormwater discharges associated with the following activities are allowed and provided that they do not significantly impact water quality:

- Water line flushing
- Landscape irrigation
- Diverted stream flows
- Rising ground waters
- Uncontaminated ground water infiltration
- Uncontaminated pumped ground water
- Discharges from potable water sources
- Foundation drains
- Air conditioning condensation
- Irrigation water
- Springs
- Water from crawl space pumps
- Footing drains

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Lawn watering  
Individual residential car washing

Prohibited substances include but are not limited to: grease, oil, anti-freeze, chemicals, animal waste, paints, garbage, and litter.

### Spills

In the event of oil or hazardous spills contact MassDEP 24hr response notification line at 888-304-1133 and the City of New Bedford.

### Yearly Maintenance

Estimated yearly maintenance cost = \$500

## Stormwater Construction Site Inspection Report

General Information			
<b>Project Name</b>	Braley Road Condominiums – New Bedford		
<b>NPDES Tracking No.</b>		<b>Location</b>	<i>New Bedford, MA.</i>
<b>Date of Inspection</b>		<b>Start/End Time</b>	
<b>Inspector's Name(s)</b>	InSite Engineering Services		
<b>Inspector's Title(s)</b>	<i>Professional Engineer</i>		
<b>Inspector's Contact Information</b>	<i>1539 Fall River Ave Seekonk, MA 508-336-4500</i>		
<b>Inspector's Qualifications</b>			
<b>Describe present phase of construction</b>			
<b>Type of Inspection:</b>			
<input type="checkbox"/> Regular <input type="checkbox"/> Pre-storm event <input type="checkbox"/> During storm event <input type="checkbox"/> Post-storm event			
Weather Information			
<b>Has there been a storm event since the last inspection?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No			
<b>If yes, provide:</b>			
Storm Start Date & Time:	Storm Duration (hrs):	Approximate Amount of Precipitation (in):	
<b>Weather at time of this inspection?</b>			
<input type="checkbox"/> Clear <input type="checkbox"/> Cloudy <input type="checkbox"/> Rain <input type="checkbox"/> Sleet <input type="checkbox"/> Fog <input type="checkbox"/> Snowing <input type="checkbox"/> High Winds			
<input type="checkbox"/> Other:		Temperature:	
<b>Have any discharges occurred since the last inspection?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No			
<b>If yes, describe:</b>			
<b>Are there any discharges at the time of inspection?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No			
<b>If yes, describe:</b>			

**Site-specific BMPs**

- Number the structural and non-structural BMPs identified in your SWPPP on your site map and list them below (add as many BMPs as necessary). Carry a copy of the numbered site map with you during your inspections. This list will ensure that you are inspecting all required BMPs at your site.
- Describe corrective actions initiated, date completed, and note the person that completed the work in the Corrective Action Log.

	<b>BMP</b>	<b>BMP Maintenance Required?</b>	<b>Corrective Action Needed and Notes</b>
1	Trench Drain	<input type="checkbox"/> Yes <input type="checkbox"/> No	
2	Downstream Defender #1	<input type="checkbox"/> Yes <input type="checkbox"/> No	
3	Downstream Defender #2	<input type="checkbox"/> Yes <input type="checkbox"/> No	
4	Cultec underground infiltration system	<input type="checkbox"/> Yes <input type="checkbox"/> No	
5		<input type="checkbox"/> Yes <input type="checkbox"/> No	
6		<input type="checkbox"/> Yes <input type="checkbox"/> No	
7		<input type="checkbox"/> Yes <input type="checkbox"/> No	
8		<input type="checkbox"/> Yes <input type="checkbox"/> No	

**CERTIFICATION STATEMENT**

“I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.”

**Print name and title:** \_\_\_\_\_

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_