

## **STORMWATER OPERATION AND MAINTENANCE PLAN (POLLUTION PREVENTION)**

269 Main Street Condominium  
Revised August 2, 2021

Current stormwater management system owner: 259-269 Main Street LLC

Future stormwater management system owner: 269 Main Street Condominium Association

The party or party currently responsible for operation and maintenance: 259-269 Main Street LLC

The future party or party responsible for operation and maintenance: 269 Main Street Condominium Association

- **The town of Reading shall be allowed to enter the property at reasonable times and in a reasonable manner for the purpose of inspecting the stormwater system.**
- **The responsible parties shall maintain a log of all operation and maintenance activities, including without limitation, inspections, repairs, replacement and disposal.**
- **All drainage components shall be maintained to function as designed.**

### **Stormwater Management System Description**

Stormwater is captured via standard deep sump hood catch basins and trench drains and pipe system directing runoff from the new parking/paved areas proposed on-site to two (2) subsurface infiltration systems, one composed of Stormtech SC-740 chambers and the other Stormtech SC-310 chambers. Overflow from the systems is directed through an overflow outlet and discharge to the exiting wooded wetland areas to the north. Treatment of runoff is provided via deep sump hooded catch basins, Stormtech isolator rows, and the infiltration systems.

Additionally, to the rear of the neighboring property there is a small rain garden receiving stormwater runoff from a gravel parking area partially on the 269 Main Street Condominium property (existing easement).

The following system components require inspection and maintenance:

1. Trench Drain at the parking garage entrance
2. Trench drain in driveway at Main Street
3. Catch Basin in the driveway across from the garage entrance
4. Catch Basin near the main entrance to the building
5. Catch Basin at the back of the parking lot
6. Underground Infiltration System with Isolator Row under pavement to the northeast of the building serviced via three manholes.
7. Underground Infiltration System with Isolator Row under the rear parking lot serviced via three manholes.
8. The rain garden associated with the neighbor's gravel parking area to the rear of 271 Main Street.

### **Deep Sump Catch Basins / Trench Drains**

Inspect or clean deep sump catch basins four times per year including at the end of the foliage and snow removal seasons. Sediments must also be removed four times per year or when the depth of deposits is greater than or equal to one half the depth from the bottom of the lowest pipe in the basin. Vacuum trucks are to be used to remove trapped sediment and supernatant.

Although catch basin debris often contains concentrations of oil and hazardous materials such as petroleum hydrocarbons and metals, MassDEP classifies them as solid waste. Any contaminated materials must be evaluated in accordance with the Hazardous Waste Regulations, 310 CMR 30.00, and

handled as hazardous waste. MassDEP regulations prohibit landfills from accepting materials that contain free draining liquids.

**Infiltration Structures**

Inspect inlets at least twice a year. Remove any debris that might clog the system. Open inspection port and inspect for standing water.

**Roof Drain Leaders**

Routine roof inspections shall be performed two times per year. The roof shall be kept clean and free of debris, and the roof drainage systems shall be kept clear. Gutters and downspouts shall be cleaned at least twice per year, or more frequently as necessary.

**Infiltration BMP**

The infiltration BMP (subsurface chamber system) shall be inspected after every major storm for the first few months to ensure it is stabilized and functioning properly. If necessary, corrective action shall be taken until the system functions properly. Inspectors should note how long water remains standing in the inspection port after a storm; standing water within the basin 48 to 72 hours after a storm indicates that the infiltration capacity may have been overestimated. If the ponding is due to clogging, immediately address the reasons for the clogging. Thereafter, inspect the infiltration BMP at least twice per year.

**Isolator Row**

\*See next page for Isolator Row O&M Manual from Stormtech.

**Rain Garden**

Inspect soil and repair eroded areas monthly. Re-mulch void areas as needed. Remove litter and debris monthly. Treat diseased vegetation as needed. Remove and replace dead vegetation twice per year (spring and fall). Remove invasive species as needed to prevent these species from spreading into the rain garden. Replace mulch every two years, in the early spring. Upon failure, excavate rain garden, scarify bottom and sides, replace filter fabric and soil, replant, and mulch.

**STORMWATER BEST MANAGEMENT PRACTICES (BMP) YEARLY MAINTENANCE LOG**

See Operation and Maintenance Plan for required frequency.

Site Owner: 269 Main Street Condominium Association

Site Address: 269 Main Street Reading MA

Stormwater BMPs:

**Deep Sump Catch Basins Trench Drains**

Maintenance Schedule: 4 times per year

Date	Inspector	Depth of Sediment	Sediment Disposal Site	Notes
TD 1				
TD 2				
CB 1				

CB 2				
CB 3				

**Roof Drain leaders**

**Maintenance Schedule: 2 times per year**

Date	Inspector	Problem Observed	Action taken	Notes

**Stormtech Isolator Row / Infiltration Chambers – System 1**

**Maintenance Schedule: 2 times per year**

Date	Inspector	Problem Observed	Action taken	Notes

**Stormtech Isolator Row / Infiltration Chambers – System 2**

**Maintenance Schedule: 2 times per year**

Date	Inspector	Problem Observed	Action taken	Notes

**Rain Garden**

**Maintenance Schedule: 2 times per year**

Date	Inspector	Problem Observed	Action taken	Notes