

**(2) NEW COMMERCIAL BUILDINGS
1 CONTI DRIVE
SOUTH HADLEY, MA**

**OPERATION AND
MAINTENANCE PLAN**

DECEMBER 2022



1. STORMWATER MANAGEMENT SYSTEM OWNERS:

a. Construction Period

Rehm Family Properties, LLC
1 Conti Drive
South Hadley, MA 01074
Attn: Stephen Rehm
Phone: (413) 535-1440
Email: pagesautomotive@comcast.net

b. Long Term

Same as above

2. RESPONSIBILITY FOR OPERATION AND MAINTENANCE:

a. Construction Period

The Owner/Developer, through the contractor selected to complete the site work construction, will be responsible for the operation and maintenance of the temporary erosion control measures and the stormwater management system during the construction phase of the project. Erosion control measures shall be installed and maintained as shown on the site plans for the project in accordance with details shown on the plans.

b. Long Term

The Owner, as noted in 1a above, will be responsible for the operation and maintenance of the stormwater system upon completion of the project.

3. SCHEDULE FOR IMPLEMENTATION OF MAINTENANCE TASKS:

The following maintenance and inspection recommendations are taken from the MassDEP's Massachusetts Stormwater Handbook and shall become part of the operation and maintenance plan for the stormwater management system located on the site:

All stormwater management devices shall be thoroughly cleaned immediately after any spill which may occur on the site.

All stormwater management components shall be inspected on a monthly basis during the first (6) months of operation after the completion of construction. At least (3) monthly inspections of the stormwater management system must take place during the first growing season after the completion of construction. Reports and photographs shall document these inspections and be filed, as well as submitted (if required) to the Town of South Hadley's Conservation Commission and Planning Department after each inspection.

IMPERVIOUS AREAS: At-grade impervious areas such as parking areas and driveways shall be broom swept by mechanical means by May 1st of each year, or 1-time per year as conditions warrant and allow. In addition, any oils or other vehicle-type fluids present on such pavements shall be removed and the respective surface areas cleaned to prevent runoff onto surrounding soils. The selected Site Contractor shall properly dispose of all non-clean debris at an approved site and provide service documentation to the Town of South Hadley, if requested.

DETENTION BASIN: Once the basin goes on-line, inspections shall occur after every major storm for the first (6) months to ensure proper stabilization and function. Standing water in the basin 48 to 72 hours after the storm indicates that the outlet pipe may be compromised due to clogging. Any collected sediment within the basin and around the outlet pipe shall be removed as necessary to maintain outlet flow.

After the initial (6) month period, the detention basin shall be inspected at least twice per year. Items to check include standing water, differential settlement, erosion, tree growth on embankments, condition of riprap, sediment accumulation, and health of turf.

At least twice per year, the buffer area, side slopes, and basin bottom shall be mowed. Grass clippings and accumulated organic matter shall be removed to prevent the formation of an impervious organic mat. Any collected trash and debris shall also be removed at this time. Deep tilling can be used to break up any clogged surface areas. Any tilled areas on the slopes of the basin shall be revegetated immediately.

Sediment shall be removed from the basin, as necessary. Removal procedures should not take place until the floor of the basin is thoroughly dry. Light equipment, which will not compact the underlying soil, should be used to remove the top layer. The remaining soil should be deeply tilled, and slopes of the basin revegetated as soon as possible.

OUTLET CONTROL STRUCTURES (PIPES AND FLARED ENDS):

These structures shall be inspected a minimum of (4) times per year for buildup of sediment in/at the outlet control structure. Any buildup of sediments or other debris shall be removed by flushing the outlet control structure.

RIPRAP OUTFALLS: Inspect riprap areas after every major storm event for the first (6) months to ensure proper stabilization and function. Restore riprap outfalls with additional material as needed to prevent downstream erosion.

GRASS-LINED TRAVEL-WAYS: Inspect the grass-lined travel-ways from outlet control structures after every major storm event for the first (6) months to ensure proper stabilization and function. Provide follow-on inspections a minimum of (4) times per year.

VEGETATIVE COVER REQUIREMENTS: Maintenance of lawn areas in the apartment complex will be performed by maintenance staff.

SNOW REMOVAL: Snow removal operations of the asphalt and gravel pavement areas shall be pursued whenever snow depth conditions dictate to ensure safe vehicular, pedestrian, refuse collection, and fire apparatus access conditions. Snow storage shall be in designated areas and staged in such locations so as not to impede snow melt and stormwater runoff conditions into the proposed detention basins.

All material, sediment, trash, and debris removed from any component of the storm water management system shall be disposed of off site in accordance with all applicable local, state, and federal regulations and guidelines.

4. PLAN SHOWING BMP LOCATION AND MAINTENANCE ACCESS:

See the plans entitled “Proposed Site Layout, 1 Conti Drive, South Hadley, Massachusetts”; Sheet C101, prepared by Huntley Associates, P.C., dated 8/19/22. The locations of all stormwater BMP locations are shown on the plans.

5. DESCRIPTION AND DELINEATION OF PUBLIC SAFETY FEATURES:

None.

6. ESTIMATED OPERATION AND MAINTENANCE BUDGET:

The estimated operation and maintenance budget will be \$2,000 - \$3,000 annually. Rehm Family Properties, LLC shall manage this budget.

7. OPERATION AND MAINTENANCE LOG FORM:

See attached form.

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OPERATION AND MAINTENANCE LOG FORM

BMP	DATE OF MAINTENANCE	DATE OF NEXT MAINTENANCE	CONDITION
DETENTION BASIN			
OUTLET CONTROL STRUCTURES			
RIPRAP OUTFALL			
GRASS-LINED TRAVEL-WAYS			

MAINTENANCE REQUIRED:

TO BE PERFORMED BY: _____ **ON OR BEFORE:** _____