

**STORMWATER MANAGEMENT SYSTEM  
OPERATION AND MAINTENANCE PLAN**

1. BMP OWNER: BRENDON PROPERTIES DURING CONSTRUCTION  
CONDOMINIUM ASSOCIATION AFTER CONSTRUCTION
2. PARTIES RESPONSIBLE FOR MAINTENANCE: SAME AS ABOVE
3. SCHEDULE FOR INSPECTION AND MAINTENANCE:

**STREET SWEEPING:**

IT IS RECOMMENDED THAT THE PAVEMENT SHALL BE PROPERLY SWEEPED TWICE A YEAR, WITH CONCENTRATIONS IN THE SPRING AND THE FALL.

**RAIN GARDEN:**

THE RAIN GARDEN SHALL BE INSPECTED AFTER EVERY MAJOR STORM EVENT FOR THE FIRST THREE MONTHS AFTER CONSTRUCTION, AND INSPECTED AS STATED BELOW THEREAFTER. BIORETENTION AREAS REQUIRE CAREFUL ATTENTION WHILE PLANTS ARE BEING ESTABLISHED AND SEASONAL LANDSCAPING MAINTENANCE THEREAFTER.

-- SEASONAL LANDSCAPING MAINTENANCE INCLUDES, BUT IS NOT LIMITED TO:

- INSPECTING AND REMOVING TRASH MONTHLY
- INSPECTING SOIL AND REPAIRING ERODED AREAS MONTHLY
- MULCHING ANNUALLY IN THE SPRING
- REMOVING DEAD VEGETATION ANNUALLY IN THE SPRING OR FALL
- REPLACING DEAD VEGETATION ANNUALLY IN THE SPRING
- PRUNING ANNUALLY IN THE SPRING OR FALL
- REPLACING ENTIRE MEDIA AND ALL VEGETATION AS NEEDED IN THE LATE SPRING OR EARLY SUMMER
- RE-MULCH VOID AREAS AS NEEDED

-- SIDE SLOPES OF THE RAIN GARDEN SHALL BE INSPECTED FOR EROSION.

ALL ERODED AREAS FOUND SHALL RECEIVE 6" OF LOAM AND BE RESEEDED PER ORIGINAL DESIGN PLAN. AREAS OF CONTINUED EROSION SHALL BE STABILIZED WITH 3" MINUS RIPRAP.

-- IF THERE IS PONDING DUE TO CLOGGING, IMMEDIATELY ADDRESS THE REASONS FOR THE PONDING

**INFILTRATION BASIN:**

DURING CONSTRUCTION, SIDE SLOPES OF THE BASIN SHALL BE INSPECTED FOR EROSION. ALL ERODED AREAS SHALL RECEIVE 6" OF LOAM AND SHALL BE RESEEDED PER THE DESIGN PLAN. DURING THE FIRST YEAR AFTER CONSTRUCTION INSPECTION SHOULD BE CONDUCTED MONTHLY. AREAS OF CONTINUED EROSION SHOULD BE STABILIZED WITH CRUSHED STONE. THE BASIN SHALL BE CLEANED UPON THE ACCUMULATION OF 6 INCHES OF SEDIMENT DURING CONSTRUCTION. THE BASIN SHALL BE CLEANED UPON THE COMPLETION OF CONSTRUCTION.

SEDIMENT SHALL BE REMOVED FROM THE BASIN BY HAND ONCE EVERY 10 YEARS TO THE DEPTHS SPECIFIED ON THE PLANS. DURING THE FIRST THREE YEARS AFTER CONSTRUCTION, THE BASIN SHALL BE INSPECTED DURING THE GROWING AND NON-GROWING SEASON TWICE PER YEAR. DATA GATHERED DURING THESE INSPECTIONS SHOULD BE RECORDED, MAPPED AND ASSESSED.

GRASSES SHALL BE INSPECTED FOR SURVIVAL RATE. ANY BARE AREAS SHALL BE RESEEDED PRIOR TO THE END OF THE GROWING SEASON.

THE BASIN SHALL BE INSPECTED FOR AREAS OF CONCENTRATED SEDIMENT DEPOSITS. CONCENTRATED SEDIMENT DEPOSITS SHALL BE REMOVED BY HAND.

SIDESLOPES OF THE BASIN SHALL BE INSPECTED FOR EROSION. ALL ERODED AREAS SHALL RECEIVE 6" OF LOAM AND SEED ACCORDING TO THE PLANS.

**INFILTRATION TRENCHES:**

INFILTRATION TRENCHES SHALL BE INSPECTED ANNUALLY. THE FILTER FABRIC SHALL BE INSPECTED FOR EXCESSIVE SEDIMENT BUILD UP. IF APPRECIABLE AMOUNTS OF SEDIMENT ARE OBSERVED THE TOP LAYER OF STONE SHALL BE MOVED ASIDE AND THE FILTER FABRIC CLEANED OR REPLACED. THE TOP LAYER OF STONE SHALL THEN BE WASHED AND PLACED OVER THE FILTER FABRIC.

**EMERGENCY CONTACTS:**

IN THE EVENT OF A HAZARDOUS MATERIALS SPILL ON THE SITE THE FOLLOWING PARTIES SHALL BE CONTACTED: FIRE DEPARTMENT: PH: 978-369-1442

**RECORDS:**

THE OWNER SHALL MAINTAIN AN INSPECTION LOG OF ALL ELEMENTS OF THE STORM WATER MANAGEMENT PLAN. THE OWNER SHALL MAINTAIN A MAINTENANCE LOG DOCUMENTING THE INSPECTION AND MAINTENANCE OF THE DRAINAGE STRUCTURES UNDER HIS CONTROL. A COPY OF THE EROSION CONTROL AND STORM WATER MAINTENANCE PLAN AND INSPECTION LOGS SHALL BE KEPT ONSITE AT ALL TIMES.

**BUDGET:**

ESTIMATED ANNUAL OPERATION AND MAINTENANCE BUDGET = \$2,500

GARRISON PLACE  
A SENIOR RESIDENTIAL OPEN SPACE COMMUNITY  
CARLISLE, MA.

