

OPERATION AND MAINTENANCE PLAN
“Gristmill Village”
Grafton
December 16, 2015

APR 11 2016

PLANNING BOARD
GRAFTON, MA

The following are operation and maintenance instructions for both construction and post-development stormwater controls. The goal of these plans is to ensure that the stormwater system, as designed, will function properly during construction and for the future of the site. The developer of the parcel is Casa Builders & Developers Corp. Steve Venincasa is the contact person for work related to this project, and can be contacted at the following number: (508) 560-9440.

Construction Operation and Maintenance Plan:

1. All erosion and sediment control devices installed prior to construction shall be inspected on a daily basis. Any deficiencies in the siltation fence shall be corrected immediately. Any accumulated silt shall be removed manually from the silt fence. Silt barrier should be inspected daily to ensure that there is no accumulation of sediments.
2. The most important aspects of controlling erosion and sedimentation are limiting the extent of disturbance and stabilizing surfaces as soon as possible. Of secondary importance in erosion control is limiting the size and length of the tributary drainage area within the work site and drainage structures. These fundamental principles shall be the key factor in the control of erosion on the site.
3. All disturbed surfaces shall be stabilized a minimum of 14 days after construction in any portion of the site has ceased or is temporarily halted unless additional construction is intended to be initiated within 21 days.
4. Hydroseeding and hay mulching shall be performed immediately after construction to minimize erosion damage. Newly seeded slopes shall be inspected every two weeks for the first few months to ensure that revegetation has occurred. Repairs and reseeded shall be performed immediately as the need arises.
5. The catch basin grate inlets are to be covered with plywood prior to the installation of pavement. This will prevent excess silt from accumulating in sumps and pipes. After pavement has been installed, a block and gravel inlet protection device shall be constructed surrounding the catch basin rims. This will keep silt out of the basins until the remainder of the site has been stabilized. The stone from the inlet protection shall be maintained frequently to ensure the highest degree of filtration.
6. As noted on the site plans, the basin shall be used to capture runoff from up-gradient areas during construction. However, the elevations of the basin shall be left one foot above proposed finish grades until all up-gradient areas are stabilized. At this time all accumulated sediments shall be removed from the basin area and the basin shall be excavated to the proposed finish grade.

7. At no time shall silt laden water be allowed to enter sensitive areas (wetlands, and off-site areas). Any runoff from disturbed surfaces shall be directed through settling basins and erosion control barriers prior to entering any sensitive areas.
8. At the completion of construction all areas are to be loamed and seeded to ensure that the site is stabilized.

Post Development Operation and Maintenance Plan:

1. Seeding and repairs shall be performed as required. Sediment and debris shall be removed at least once a year, typically in early spring prior to the commencement of the growing season.
2. The catch basins and water quality inlet on the site shall be inspected annually. Units shall be cleaned when accumulated sediments reach a depth of 6 inches. Accumulated sediment must be disposed of in accordance with applicable local state, and federal guidelines and regulations. The contractor will be responsible for the maintenance of the unit until such time as the site work is complete. The maintenance will then be the responsibility of the Town of Grafton
3. A contract with a licensed hauler shall be in place for maintenance of drainage structures to ensure the long term performance of the drainage system.
4. The infiltration basin shall be inspected after every major storm for the first 3 months and on a semi-annual basis after to ensure that it is functioning properly and that the vegetation is adequately established. It shall be inspected for the following: slope integrity, soil moisture, vegetative health, soil stability, soil compaction, soil erosion, ponding, and sediment. Regular maintenance shall include: regular mowing (not shorter than 4”).
5. The drainage swales shall be inspected and mowed at least twice annually. Weeds and other vegetation shall be removed as necessary. The outlet shall be inspected twice annually and kept clear of debris. Sediment and debris shall be removed once a year. Grass height shall be between 3 and 6 inches.
6. The subsurface infiltration system shall be inspected after every major storm for the first 3 months to ensure proper function. It shall be inspected once per year after that. Water levels should be inspected and recorded for several days after a major storm event to check infiltration capacity.
7. The contractor will be responsible for the maintenance of all drainage structures and until such time as the site work is complete. The maintenance will then be the responsibility of Town of Grafton.
8. Operation and maintenance costs for the project are expected to be approximately \$5,500/year.