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

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Isolator® Row O&M Manual

StormTech® Chamber System for Stormwater Management

1.0 The Isolator® Row

1.1 INTRODUCTION

An important component of any Stormwater Pollution Prevention Plan is inspection and maintenance. The StormTech Isolator Row is a patented technique to inexpensively enhance Total Suspended Solids (TSS) removal and provide easy access for inspection and maintenance.

Looking down the Isolator Row from the manhole opening, woven geotextile is shown between the chamber and stone base.

1.2 THE ISOLATOR ROW

The Isolator Row is a row of StormTech chambers, either SC-310, SC-310-3, SC-740, DC-780, MC-3500 or MC-4500 models, that is surrounded with filter fabric and connected to a closely located manhole for easy access. The fabric-wrapped chambers provide for settling and filtration of sediment as storm water rises in the Isolator Row and ultimately passes through the filter fabric. The open bottom chambers and perforated sidewalls (SC-310, SC-310-3 and SC-740 models) allow storm water to flow both vertically and horizontally out of the chambers. Sediments are captured in the Isolator Row protecting the storage areas of the adjacent stone and chambers from sediment accumulation.

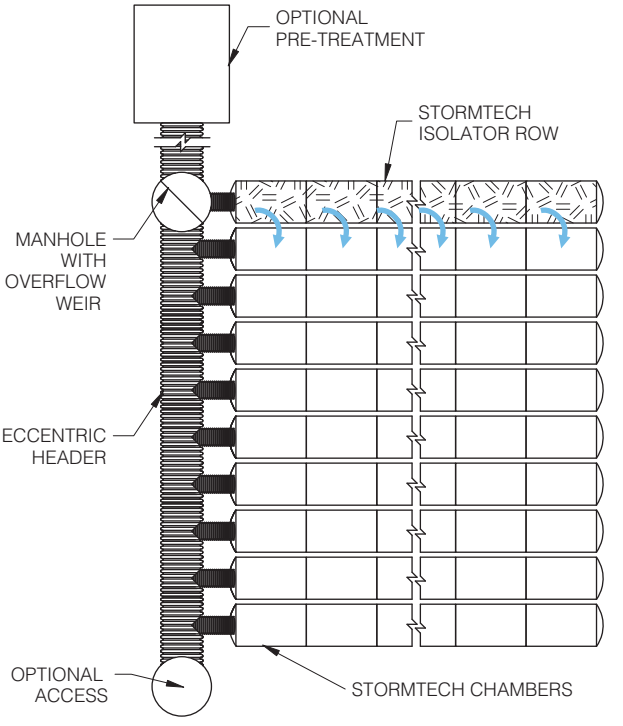
Two different fabrics are used for the Isolator Row. A woven geotextile fabric is placed between the stone and the Isolator Row chambers. The tough geotextile provides a media for storm water filtration and provides a durable surface for maintenance operations. It is also designed to prevent scour of the underlying stone and remain intact during high pressure jetting. A non-woven fabric is placed over the chambers to provide a filter media for flows passing through the perforations in the sidewall of the chamber. The non-woven fabric is not required over the DC-780, MC-3500 or MC-4500 models as these chambers do not have perforated side walls.

The Isolator Row is typically designed to capture the "first flush" and offers the versatility to be sized on a volume basis or flow rate basis. An upstream manhole not only provides access to the Isolator Row but typically includes a high flow weir such that storm water flowrates or volumes that exceed the capacity of the Isolator Row overtop the over flow weir and discharge through a manifold to the other chambers.

The Isolator Row may also be part of a treatment train. By treating storm water prior to entry into the chamber system, the service life can be extended and pollutants such as hydrocarbons can be captured. Pre-treatment best management practices can be as simple as deep sump catch basins, oil-water separators or can be innovative storm water treatment devices. The design of the treatment train and selection of pretreatment devices by the design engineer is often driven by regulatory requirements. Whether pretreatment is used or not, the Isolator Row is recommended by StormTech as an effective means to minimize maintenance requirements and maintenance costs.

Note: See the StormTech Design Manual for detailed information on designing inlets for a StormTech system, including the Isolator Row.

StormTech Isolator Row with Overflow Spillway
(not to scale)



2.0 Isolator Row Inspection/Maintenance

2.1 INSPECTION

The frequency of Inspection and Maintenance varies by location. A routine inspection schedule needs to be established for each individual location based upon site specific variables. The type of land use (i.e. industrial, commercial, residential), anticipated pollutant load, percent imperviousness, climate, etc. all play a critical role in determining the actual frequency of inspection and maintenance practices.

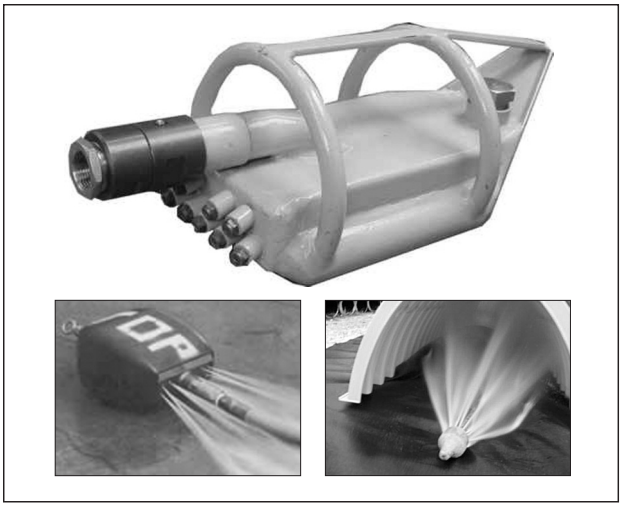
At a minimum, StormTech recommends annual inspections. Initially, the Isolator Row should be inspected every 6 months for the first year of operation. For subsequent years, the inspection should be adjusted based upon previous observation of sediment deposition.

The Isolator Row incorporates a combination of standard manhole(s) and strategically located inspection ports (as needed). The inspection ports allow for easy access to the system from the surface, eliminating the need to perform a confined space entry for inspection purposes.

If upon visual inspection it is found that sediment has accumulated, a stadia rod should be inserted to determine the depth of sediment. When the average depth of sediment exceeds 3 inches throughout the length of the Isolator Row, clean-out should be performed.

2.2 MAINTENANCE

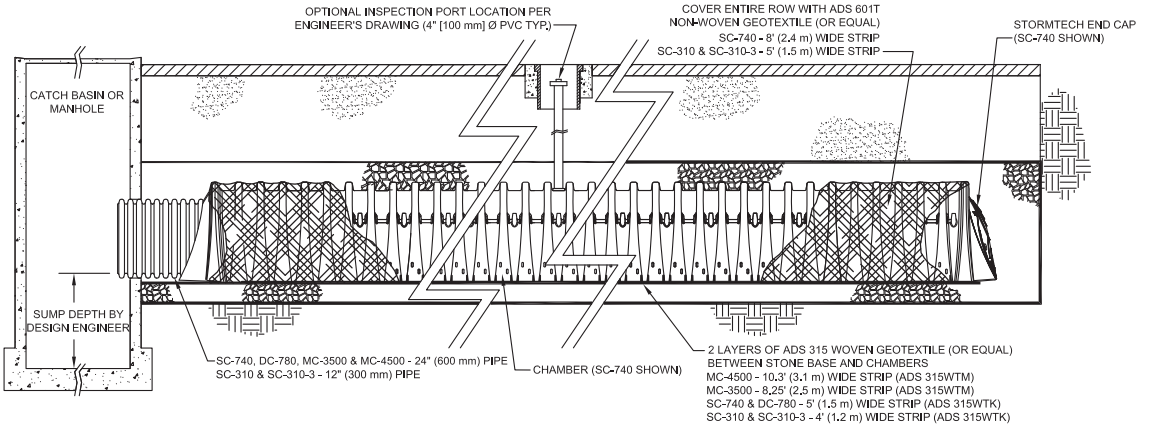
The Isolator Row was designed to reduce the cost of periodic maintenance. By "isolating" sediments to just one row, costs are dramatically reduced by eliminating the need to clean out each row of the entire storage bed. If inspection indicates the potential need for maintenance, access is provided via a manhole(s) located on the end(s) of the row for cleanout. If entry into the manhole is required, please follow local and OSHA rules for a confined space entries.



Examples of culvert cleaning nozzles appropriate for Isolator Row maintenance. (These are not StormTech products.)

Maintenance is accomplished with the JetVac process. The JetVac process utilizes a high pressure water nozzle to propel itself down the Isolator Row while scouring and suspending sediments. As the nozzle is retrieved, the captured pollutants are flushed back into the manhole for vacuuming. Most sewer and pipe maintenance companies have vacuum/JetVac combination vehicles. Selection of an appropriate JetVac nozzle will improve maintenance efficiency. Fixed nozzles designed for culverts or large diameter pipe cleaning are preferable. Rear facing jets with an effective spread of at least 45" are best. Most JetVac reels have 400 feet of hose allowing maintenance of an Isolator Row up to 50 chambers long. **The JetVac process shall only be performed on StormTech Isolator Rows that have AASHTO class 1 woven geotextile (as specified by StormTech) over their angular base stone.**

StormTech Isolator Row (not to scale)



NOTE: NON-WOVEN FABRIC IS ONLY REQUIRED OVER THE INLET PIPE CONNECTION INTO THE END CAP FOR DC-780, MC-3500 AND MC-4500 CHAMBER MODELS AND IS NOT REQUIRED OVER THE ENTIRE ISOLATOR ROW.

3.0 Isolator Row Step By Step Maintenance Procedures

Step 1) Inspect Isolator Row for sediment

A) Inspection ports (if present)

i. Remove lid from floor box frame

ii. Remove cap from inspection riser

iii. Using a flashlight and stadia rod, measure depth of sediment and record results on maintenance log.

iv. If sediment is at, or above, 3 inch depth proceed to Step 2. If not proceed to step 3.

B) All Isolator Rows

i. Remove cover from manhole at upstream end of Isolator Row

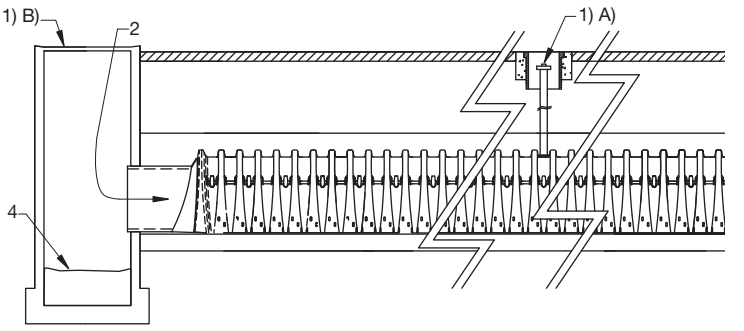
ii. Using a flashlight, inspect down Isolator Row through outlet pipe

1. Mirrors on poles or cameras may be used to avoid a confined space entry

2. Follow OSHA regulations for confined space entry if entering manhole

iii. If sediment is at or above the lower row of sidewall holes (approximately 3 inches) proceed to Step 2. If not proceed to Step 3.

StormTech Isolator Row (not to scale)



Step 2) Clean out Isolator Row using the JetVac process

A) A fixed culvert cleaning nozzle with rear facing nozzle spread of 45 inches or more is preferable

B) Apply multiple passes of JetVac until backflush water is clean

C) Vacuum manhole sump as required

Step 3) Replace all caps, lids and covers, record observations and actions

Step 4) Inspect & clean catch basins and manholes upstream of the StormTech system

Sample Maintenance Log

Date	Stadia Rod Readings		Sediment Depth (1) - (2)	Observations/Actions	Inspector
	Fixed point to chamber bottom (1)	Fixed point to top of sediment (2)			
3/15/01	6.3 ft.	none		New installation. Fixed point is CI frame at grade	djm
9/24/01		6.2	0.1 ft.	Some grit felt	sm
6/20/03		5.8	0.5 ft.	Mucky feel, debris visible in manhole and in Isolator row, maintenance due	rv
7/7/03	6.3 ft.		0	System jetted and vacuumed	djm

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