

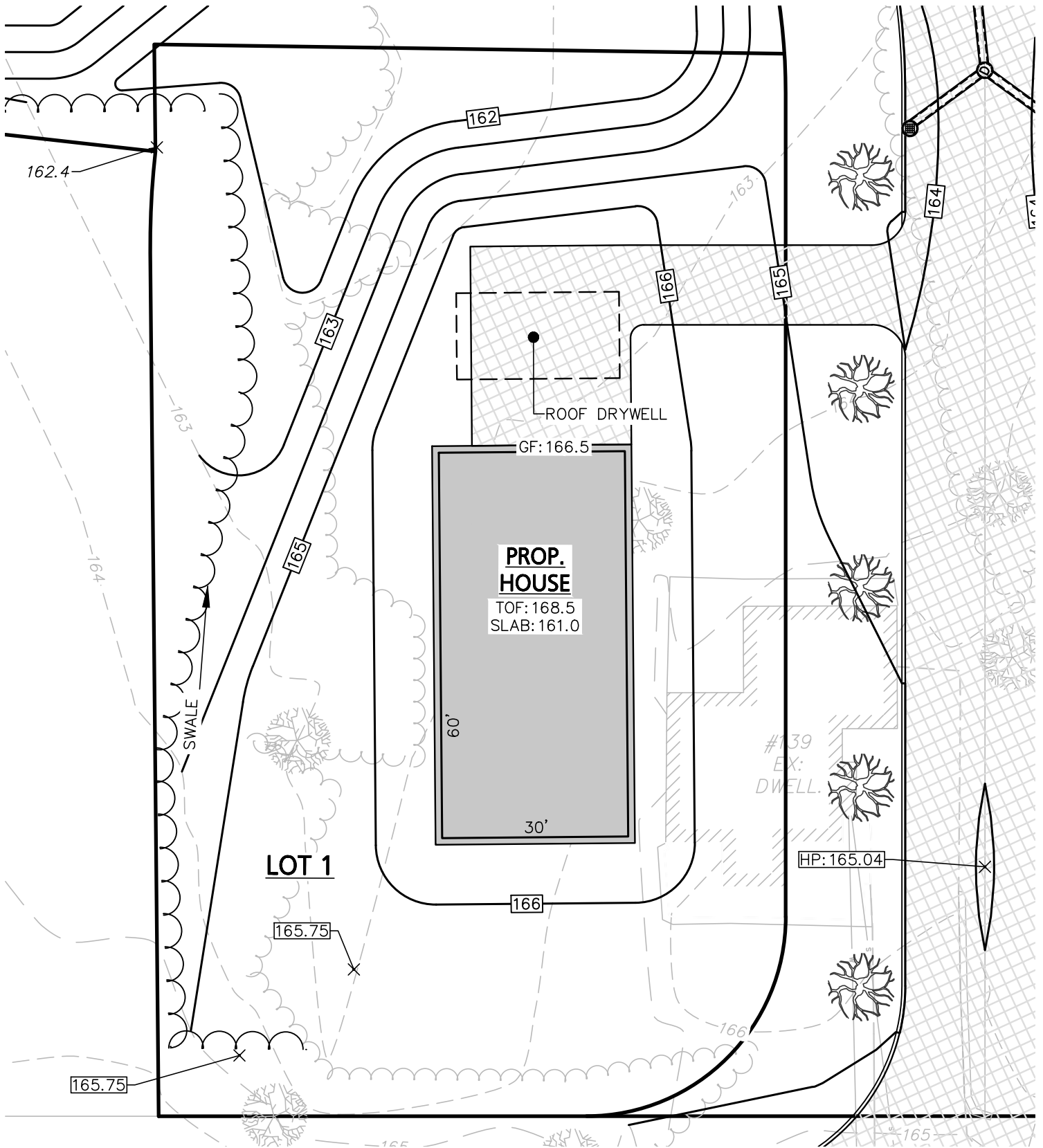
LOT 1
LONG TERM OPERATIONS AND MAINTENANCE PROGRAM

February 19, 2020

This Long Term Operations and Maintenance Program Plan has been prepared in accordance with the Stormwater Management Policy issued by the Department of Environmental Protection (DEP) for the proposed *Definitive Subdivision Plan for 135, 139 & 149R Howard Street*, a residential development located at 135, 139 & 149R Howard Street in Reading, MA. All stormwater structures shall be maintained in perpetuity in accordance with the following:

Subsurface Infiltration Systems (Roof Drywells)

The subsurface infiltration systems shall be inspected twice annually, once in April and once in November. The roof drywell shall be inspected through an at grade observation port for standing water. Standing water observed for more than 72 hours may indicate clogging of the system. Any and all debris and/or sediments shall be removed from the units and be disposed of at an approved offsite location in accordance with all applicable local, state, and federal regulations.



LOT 2
LONG TERM OPERATIONS AND MAINTENANCE PROGRAM

February 19, 2020

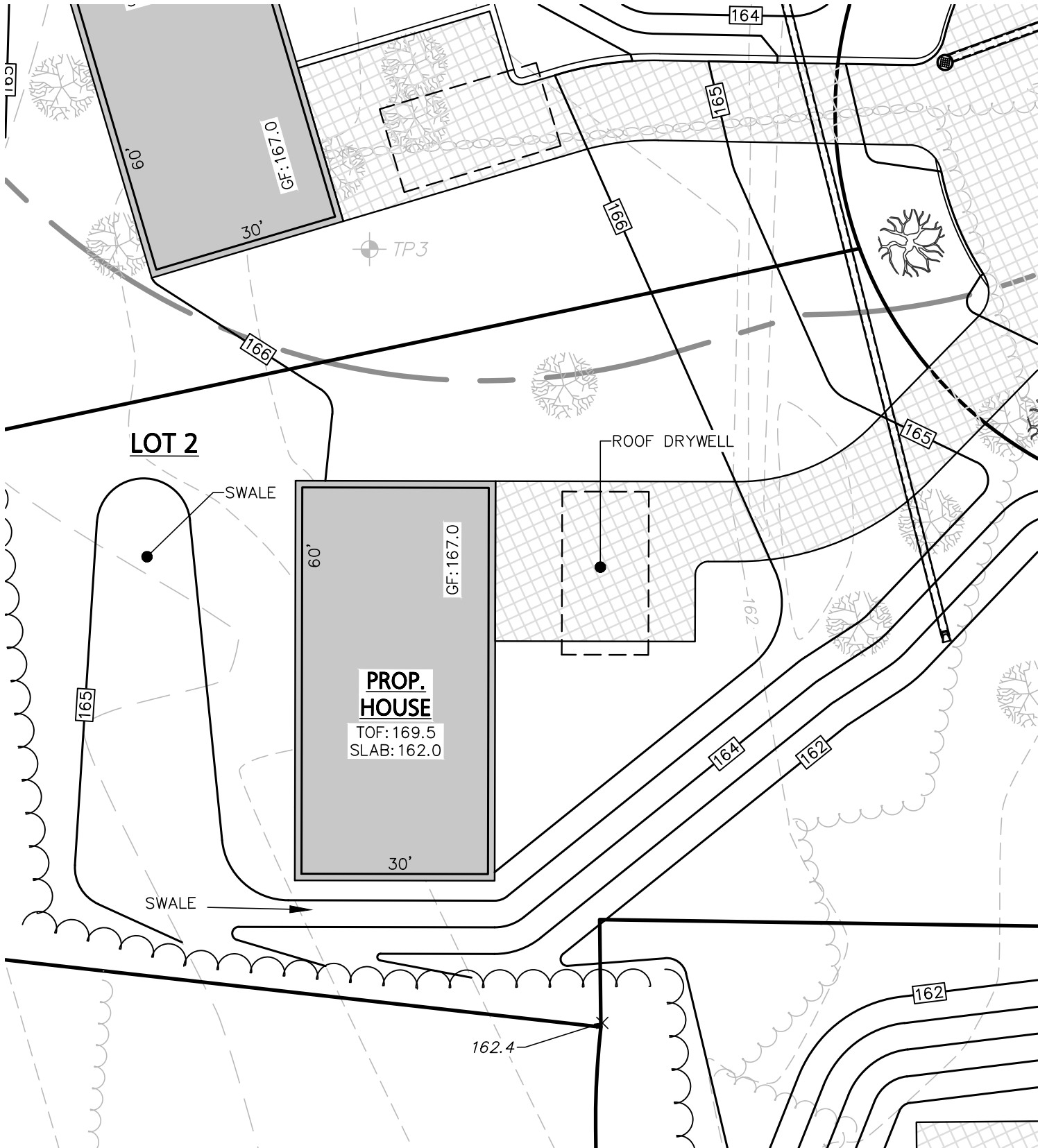
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Grass Swale

A grassed swale is provided on Lot 2 to direct stormwater flows away from the house foundation and abutting properties towards stormwater BMP's. The grass swale must be mowed, maintained, and be clear of debris and obstructions in perpetuity. Swales shall not be altered or obstructed in any way. Debris and obstructions shall be removed from the swale immediately upon discovery.



CIVIL DESIGN
Consultants, Inc.
 LAND PLANNING - DESIGN - PERMITTING - CONSTRUCTION ADMINISTRATION
 LAND SURVEYING

30 River Street
 Methuen, MA 01844

Tel: (978) 416-0920
 Fax: (978) 416-7865

PROJECT:
**SINGLE FAMILY RESIDENTIAL
 DEVELOPMENT**
 135, 139 & 149 HOWARD STREET
 READING, MA 01867

PREPARED FOR:
**INFRASTRUCTURE
 HOLDINGS, LLC**
 122 BOSTON ROAD
 BILLERICA, MA 01862

FIGURE 1:
LOT 2 SKETCH
 PREPARED BY: WJH
 SCALE: 1"=20'
 CDCI FILE #: 18-10120
 DATE: FEBRUARY 19, 2020

LOT 3
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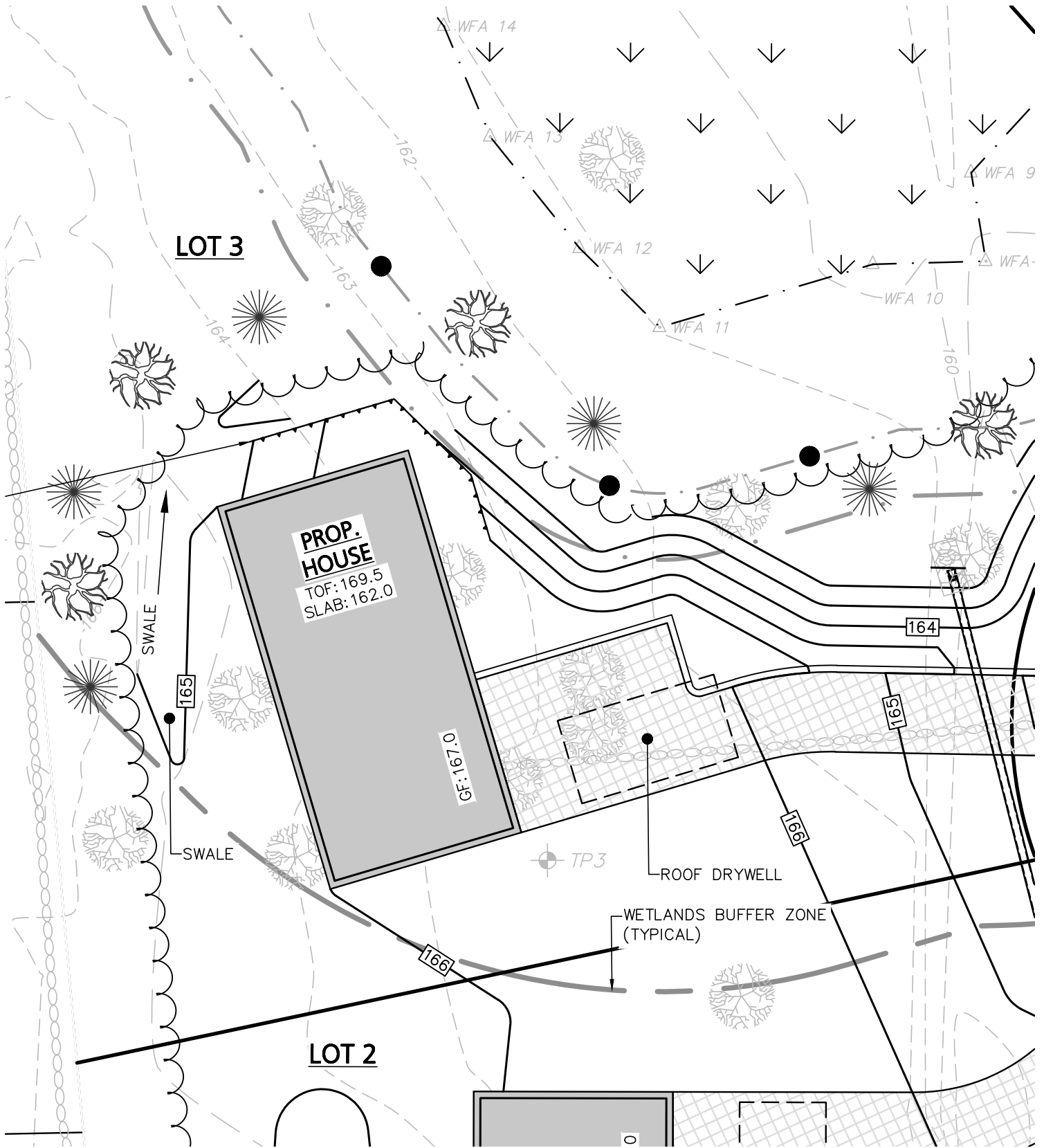
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Grass Swale

A grassed swale is provided on Lot 3 to direct stormwater flows away from the house foundation and abutting properties towards stormwater BMP's. The grass swale must be mowed, maintained, and be clear of debris and obstructions in perpetuity. Swales shall not be altered or obstructed in any way. Debris and obstructions shall be removed from the swale immediately upon discovery.

Wetlands Buffer Zone

Only regular maintenance of existing lawn areas shall be allowed within the wetlands buffer zone on the lot. Any proposed work not shown on the attached exhibit shall be brought before the Town of Reading Conservation Commission for approval.



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FIGURE 1:
LOT 3 SKETCH
 PREPARED BY: WJH
 SCALE: 1"=20'
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LOT 4

LONG TERM OPERATIONS AND MAINTENANCE PROGRAM

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Infiltration Trench

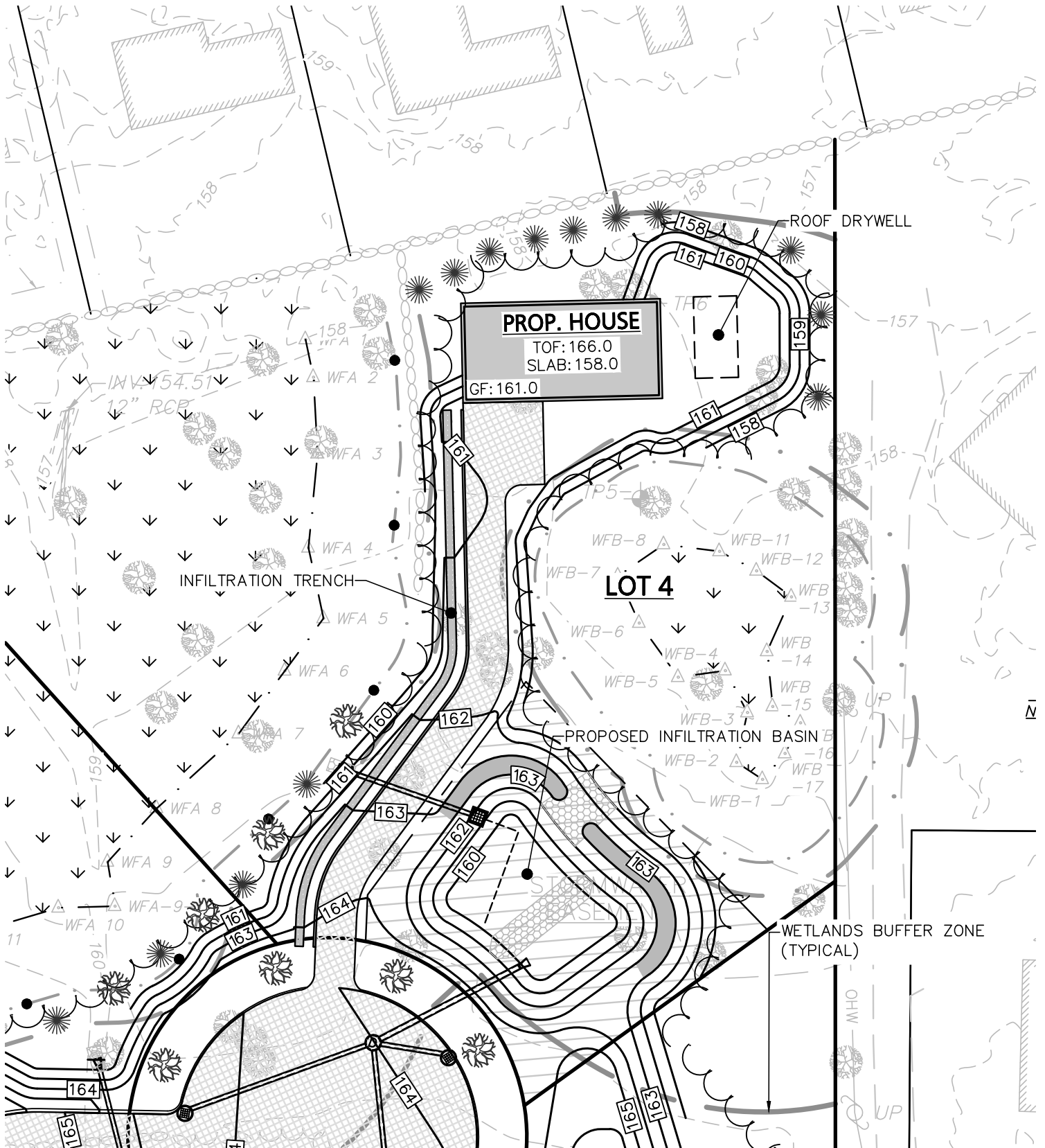
Inspections and preventive maintenance must be performed at least twice a year. The grass and gravel pretreatment strip shall be inspected and repaired every six months. Accumulated sediment, trash, debris, leaves, and grass clippings shall be removed. Inspect the infiltration trench after the first several rainfall events, after all major storms, and on regularly scheduled dates every six months. If there is ponded water on the surface of the trench, it is likely that the trench is clogged. To address clogging, remove and replace the first six inches of stone and filter fabric. If water is ponded inside the trench, it may indicate that the bottom of the trench is clogged. In this event, the trench shall be removed and replaced for its entire depth with 1-1/2" to 2-1/2" washed crushed stone. Any repair work shall be coordinated with the Town of Reading Conservation Division.

Wetlands Buffer Zone

Only regular maintenance of existing lawn areas shall be allowed within the wetlands buffer zone on the lot. Any proposed work not shown on the attached exhibit shall be brought before the Town of Reading Conservation Commission for approval.

Infiltration Basin

The infiltration basin provided on Lot 4 is to treat and infiltrate runoff from the roadway. The basin is within an easement granted to the Town and is to be maintained by the Town of Reading. Under no circumstances shall the owner of Lot 4 alter the basin in any way. Concerns regarding maintenance and/or performance of the basin shall be directed to the Town of Reading Department of Public Works and/or Conservation Commission.



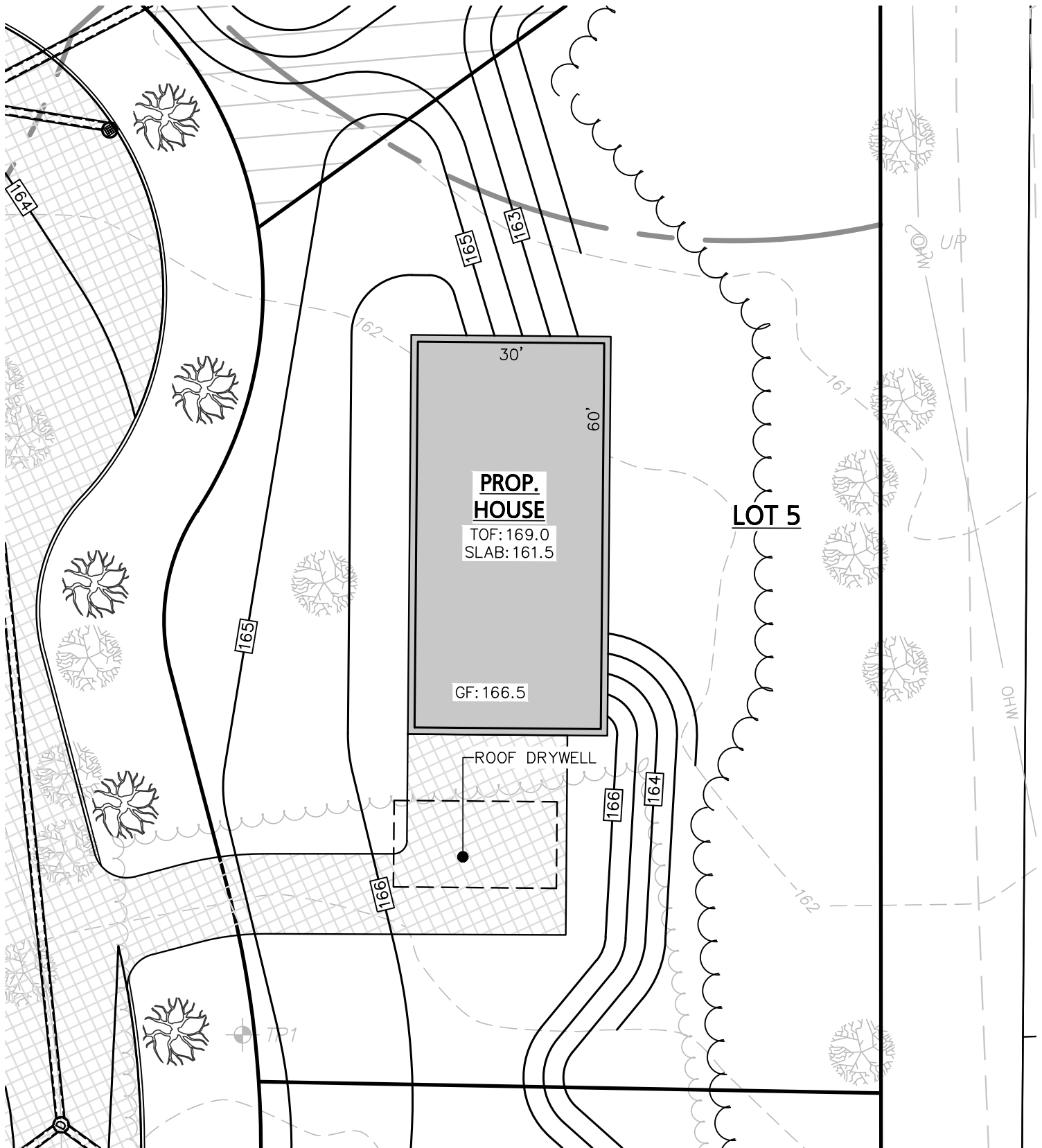
LOT 5
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**FIGURE 1:
 LOT 5 SKETCH**
 PREPARED BY: WJH
 SCALE: 1"=20'
 CDCI FILE #: 18-10120
 DATE: FEBRUARY 19, 2020

LOT 6
LONG TERM OPERATIONS AND MAINTENANCE PROGRAM

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