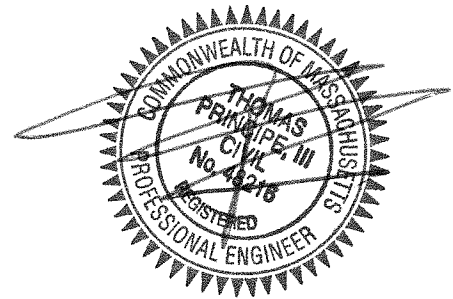


**STORMWATER MANAGEMENT SYSTEM  
OPERATION & MAINTENANCE (O&M) PLAN  
FOR  
BAY POINTE-CEDA  
WAREHAM, MA**

**REPAIRED FOR:**

*BAY POINTE CLUB, LLC  
C/O STONESTREET CORP.  
501 WAMPANOAG TRAIL, SUITE 400  
EAST PROVIDENCE, RI 02915*



**PREPARED BY:**

**Principe Company  
Engineering Division  
27 Sakonnet Ridge Drive Tiverton, RI 02878  
December 8, 2021  
PROJECT NO. LD-2013-1**

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## I INTRODUCTION

The following Operation & Maintenance (O&M) plan details the measures to be taken to maintain the stormwater management features for the site located at BAY POINTE-CEDA in Wareham, MA.

### I-A GENERAL INFORMATION

#### PARCEL DESIGNATION (ASSESSOR'S PLAT/LOT) & ADDRESS

A.P. 9, Lot 104.B & Portion of A.P. 9, Lot 1004A-1B  
Bay Pointe Drive  
Wareham, MA

#### OWNER/RESPONSIBLE PARTY

Bay Pointe Club, LLC  
c/o Stonestreet Corp.  
501 Wampanoag Trail, Suite 400

Owner's Representative: Timothy Fay

Note: This O&M Manual shall be updated as necessary to reflect the most current ownership of the development and the stormwater management system therein. It shall be considered binding upon the Owner of the property, its heirs and assigns, for as long as the stormwater practices on/within the development are active.

## II STORMWATER SYSTEM COMPONENTS & SNOW REMOVAL LOCATIONS

- BMP "Infiltration Basin" is a surface infiltration basin located in the northeast corner of the lot, behind buildings E & F. An "Open Channel/Swale" collects water and discharges into the basin. Two "Sediment Forebays" provide pretreatment before the water discharges into the basin. The basin will receive the stormwater runoff generated from the site.
- Snow Removal locations have not been shown on the plan, as snow removal may include complete removal from the site, stockpiling in another area of the overall site, or stockpiling in the parking lot for the Club House.

## III INSPECTION & MAINTENANCE REQUIREMENTS

### **Routine Inspections & Cleaning**

Routine inspections and maintenance of all elements of the stormwater management system are critical to the proper function and longevity of the system. The following inspection and maintenance schedule shall be adhered to by the responsible party/parties or a suitably qualified agent acting therefor.

### **Inspection Reports**

All inspections and maintenance activities performed hereunder shall be documented by the entity performing them. The inspection form(s) shall be developed by the Owner/Responsible Party (or the designated entity performing the O&M inspections).

### **Additional Inspections**

In addition to the routine inspection and cleaning schedule, the entire stormwater management system shall be visually inspected after any storm event equal to or greater than the one (1) year storm (i.e.  $\geq 2.5$  inches of rainfall in a 24-hour period).

## **BMP Maintenance**

The following are maintenance measures applicable to the primary treatment BMP's.

### **Infiltration Basin/Open Channel/Swale/Sediment Forebay**

- Use only small, light hand-operated equipment to perform basin maintenance; passage of large motorized vehicles and equipment shall be avoided at all times, as said vehicles/equipment can over-compact the underlying soils within the basin, reducing the infiltrative capacity of same and compromising the proper function of the basin.
- Weed, mow and remove litter and debris; maintain grass height on basin slopes at 4-6" high.
- Inspect the BMPs for signs of wetness or damage to structures, and note any eroded areas.
- Stabilize eroded banks and repair undercut and eroded areas at inflow and outflow structures.
- Inspect at least once annually immediately after a rain event, or if dead or dying vegetation on the bottom is observed, to ensure that the design infiltration rate is being met, and the basin is fully drained within seventy-two (72) hours after the end of the rain event. If sediment/organic debris build-up or over-compaction of underlying soils has reduced the infiltration capabilities to below the design rate (i.e. the basin fails to fully drain within seventy-two (72) hours), the top 6 inches of loam shall be removed and stockpiled, and the surface rototilled to a depth of 12 inches. The loam shall then be replaced to its original depth (supplemented with new loam, if necessary), and the basin bottom shall then be restored according to original design specifications. Disconnections from inlet structures and temporary stormwater bypass measures required shall be properly implemented for the duration of the restorative work.

## **IV EASEMENTS**

All elements of the stormwater management systems are located on/within the development parcel. Therefore, there are no easements or other legal agreements necessary for the operation of an access to the system by the Owner and its designated agents.

## **V VEGETATIVE COVER MINIMUM REQUIREMENTS**

Aside from the mowing requirements for the infiltration basin described above and maintaining the grass in generally good condition throughout the development, there are no particular requirements for vegetative cover associated with the stormwater management system.

## **VI ACCESS REQUIREMENTS**

The Owner/Responsible Party shall ensure that adequate access to all elements of the stormwater management system for the maintenance described herein is provided at all times.

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## Open Channel Operation, Maintenance, and Management Inspection Checklist

Project:

Location:

Site Status:

Date:

Time:

Inspector:

MAINTENANCE ITEM	SATISFACTORY/ UNSATISFACTORY	COMMENTS
1. Debris Cleanout (Annual, After Major Storms)		
Contributing areas clean of debris		
2. Check Dams or Energy Dissipators (Annual, After Major Storms)		
No evidence of flow going around structures		
No evidence of erosion at downstream toe		
Soil permeability		
Groundwater / bedrock		
3. Vegetation (Annual, After Major Storms)		
Mowing done when needed		
Minimum mowing depth not exceeded		
No evidence of erosion		
Fertilized per specification		

MAINTENANCE ITEM	SATISFACTORY/ UNSATISFACTORY	COMMENTS
4. Dewatering (Annual, After Major Storms)		
Dewaters between storms		
5. Sediment deposition (Annual, After Major Storms)		
Clean of sediment		
6. Outlet/Overflow Spillway (Annual, After Major Storms)		
Good condition, no need for repairs		
No evidence of erosion		

Comments:

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Actions to be Taken:

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## Infiltration System Operation, Maintenance, and Management Inspection Checklist

Project:

Location:

Site Status:

Date:

Time:

Inspector:

MAINTENANCE ITEM	SATISFACTORY / UNSATISFACTORY	COMMENTS
1. Debris Cleanout (Annual)		
Trench/chamber or basin surface clear of debris		
Inflow pipes clear of debris		
Overflow spillway clear of debris		
Inlet area clear of debris		
2. Sediment Traps or Forebays (Annual)		
Obviously trapping sediment		
Greater than 50% of storage volume remaining		
3. Dewatering (Annual)		
Trench/chamber or basin dewatered between storms		
4. Sediment Cleanout of Trench/Chamber or Basin (Annual)		

MAINTENANCE ITEM	SATISFACTORY / UNSATISFACTORY	COMMENTS
No evidence of sedimentation in trench/chamber or basin		
Sediment accumulation doesn't yet require cleanout		
5. Inlets (Annual)		
Good condition		
No evidence of erosion		
6. Outlet/Overflow Spillway (Annual)		
Good condition, no need for repair		
No evidence of erosion		
7. Aggregate Repairs (Annual)		
Surface of aggregate clean		
Top layer of stone does not need replacement		
Trench/Chamber or basin does not need rehabilitation		

Comments:

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Actions to be Taken:

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