

**OPERATIONS AND MAINTENANCE
PLAN REPORT**

For

The Cottages at Pepper Ridge

**40 Fullin Road
Norwalk, Connecticut**

Prepared For

FRAP LLC

May 3, 2021



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LAND PLANNERS • ENGINEERS • SURVEYORS

Operations and Maintenance Plan

40 Fullin Road, Norwalk CT

May 3, 2021

Scope:

The purpose of the Operations and Maintenance Plan is to ensure that the existing and proposed stormwater components installed at 40 Fullin Road are maintained in operational condition throughout the life of the project. The service procedures associated with this plan shall be performed as required by the parties legally responsible for their maintenance.

Recommended Frequency of Service:

As further defined below, all stormwater components should be checked on a periodic basis and kept in full working order. Ultimately, the required frequency of inspection and service will depend on runoff quantities, pollutant loading, and clogging due to debris. At a minimum, we recommend that all stormwater components be inspected and serviced twice per year, once before winter begins and once during spring cleanup.

Qualified Inspector:

The inspections must be completed by an individual experienced in the construction and maintenance of stormwater drainage systems.

Service Procedures:

1. Catch Basins & Drainage Inlets:

- a. Catch basins and drainage inlets shall be completely cleaned of accumulated debris and sediments at the completion of construction.
- b. For the first year, catch basins and drainage inlets shall be inspected on a quarterly basis.
- c. Any accumulated debris within the catch basins/inlets shall be removed and any repairs as required.
- d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
- e. Accumulated debris within the catch basins/inlets shall be removed and repairs made as required.
- f. Accumulated sediments shall be removed at which time they are within 12 inches of the invert of the outlet pipe.
- g. Any additional maintenance required per the manufacturer's specifications shall also be completed.

2. Storm Drainage Piping and Manholes/Junction Boxes:

- a. All storm drainage piping shall be completely flushed of debris and accumulated sediment at the completion of construction.
- b. Manholes/Junction Boxes shall be inspected and repaired on an annual basis.
- c. Unless system performance indicates degradation of piping, comprehensive video inspection of storm drainage piping shall occur once every ten years.
- d. Any additional maintenance required per the manufacturer's specifications shall also be completed.

3. Drywells and Infiltration Systems:

- a. All drywells/infiltrators shall be completely cleaned of accumulated debris and sediments upon the completion of construction.
- b. For the first year, the drywells/infiltrators shall be inspected on a quarterly basis.
- c. Any accumulated debris within the drywells/infiltrators shall be removed and any repairs made to the units as required.
- d. From the second year onward, visual inspection shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
- e. Accumulated debris within the units shall be removed and repairs made as required.
- f. Any additional maintenance required per the manufacturer's specifications shall also be completed.

4. Drainage Outfalls/Splash Pads/Scour Holes/Level Spreaders:

- a. All outfalls shall be completely cleaned of accumulated debris and sediments at the completion of construction. Any repairs to outlet protection material (rip rap) shall be performed.
- b. For the first year, outfalls shall be inspected on a quarterly basis.
- c. Any accumulated debris shall be removed and any repairs made to the outfalls as required.
- d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
- e. Accumulated debris shall be removed and repairs made as required.
- f. Any erosion shall be promptly repaired and the cause of the erosion shall be identified and corrected.
- g. Any additional maintenance required per the manufacturer's specifications shall also be completed.

5. Hydrodynamic Separator:

- a. Hydrodynamic Separator shall be completely cleaned of accumulated debris and sediments at the completion of construction.
- b. For the first year, the hydrodynamic separator shall be inspected on a quarterly basis.
- c. Any accumulated debris within the hydrodynamic separator shall be removed and any repairs made to the unit as required.
- d. From the second year onward, visual inspection shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
- e. Accumulated debris within the unit shall be removed and repairs made as required.
- f. Accumulated sediments shall be removed at which time they are within 12 inches of the invert of the outlet pipe.
- g. All inlets, outlets and components of the unit shall be inspected and cleared of debris. Any repairs shall be performed.
- h. Any additional maintenance required per the manufacturer's specifications shall also be completed.

6. Roof Gutters:

- a. Remove accumulated debris and inspect for damage. Any damage should be repaired as required.

Disposal of Debris and Sediment:

All debris and sediment removed from the stormwater structures shall be disposed of legally. There shall be no dumping of silt or debris into or in proximity to any inland or tidal wetlands.

Maintenance Records:

The Owners(s) must maintain all records (logs, invoices, reports, data, etc.) and have them readily available for inspection at all times.

Operations and Maintenance Log (Page 1 of 3)

40 Fullin Road, Norwalk CT

May 3, 2021

Type of Inspection: Spring Fall Other

Inspector's Name: _____ Date of Inspection: _____

Affiliation: _____ Phone #: _____

Catch Basins & Drainage Inlets:

- Has accumulated debris been removed from grates? Yes No N/A
- Do any basins require additional repair? (identify below): Yes No N/A
- Have sumps been cleaned of sediment? Yes No N/A

Notes:

Storm Drainage Piping and Manholes/Junction Boxes:

- Has accumulated debris been removed? Yes No N/A
- Do any manholes require additional repair? (identify below): Yes No N/A
- Is there any evidence of stormwater piping failure? Yes No N/A
- Has a comprehensive video inspection been completed? Yes No N/A

Notes:

Drainage Outfalls/Splash Pads/Scour Holes/Level Spreaders:

- Have all drainage outlets been cleared of debris? Yes No N/A
- Have all outlet protections been inspected/repared? Yes No N/A
- Have all erosion issues been repaired? Yes No N/A

Notes:

Operations and Maintenance Log (Page 2 of 3)

40 Fullin Road, Norwalk CT

May 3, 2021

Drywells and Infiltration Systems:

- Have units been cleared of debris/sediments? Yes No N/A
- Do units require additional repair? (identify below): Yes No N/A
- Has draining times of system been verified? Yes No N/A

Notes:

Hydrodynamic Separators:

- Has accumulated debris been removed? Yes No N/A
- Does unit require additional repair? (identify below): Yes No N/A
- Has unit been cleaned of sediment? Yes No N/A

Notes:

Roof Gutters:

- Has accumulated debris been removed from gutters? Yes No N/A
- Do any gutters require additional repair? (identify below): Yes No N/A

Notes:

Operations and Maintenance Log (Page 3 of 3)

40 Fullin Road, Norwalk CT

May 3, 2021

Please make additional notes/observations and particular concerns below. Also record any additional maintenance that has been performed:

[Empty rectangular box for notes and observations]

Signature of Inspector:

Date:

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