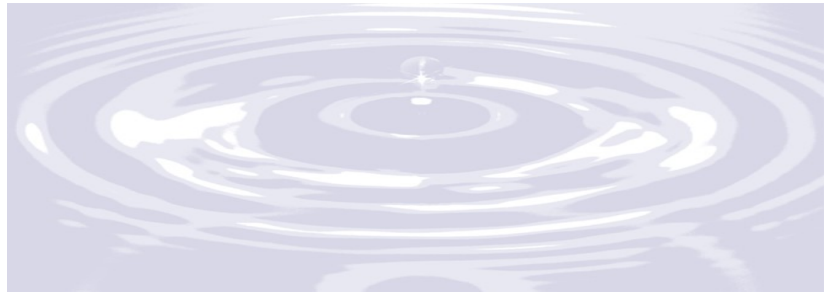


ASB

design group LLC

Civil Engineering
Traffic Engineering
Architecture
Landscape Design & Construction

363 Boston Street, Route 1
Topsfield, MA. 01983
978-500-8419
thadberry2@verizon.net



Wash Station Village LLC

Operation and Maintenance and
Plan - Construction Phase and Post
Construction

PREPARED FOR:

Wash Station Village LLC

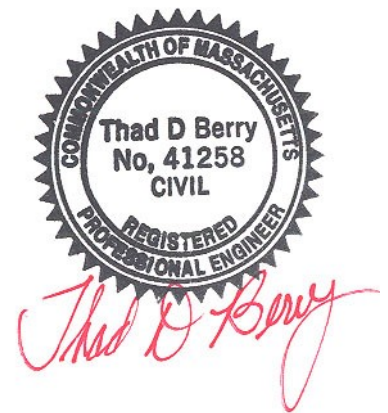
342 Linebrook Road
Ipswich, MA. 01938

*Tax Map 41B Lots 274 & 275
5-11 Washington Street
Ipswich, MA. 01938*

PREPARED BY:

ASB design group, llc

363 Boston Street, Route 1
Topsfield, MA 01983
T- 978-500-8419
Job No. 2021-11



July 13, 2022

ASB design group

July 13, 2022

Ipswich Planning Board
Ipswich Town Hall
25 Green Street
Ipswich, MA 01938

Re: **Operation and Maintenance Plan – Construction and Post Construction
Prepared For: Wash Station Village LLC
5 - 11 Washington Street
Ipswich, MA 01938
MADEP #: N.A.
Job No. 2021-11
Map 41B Lots 274 & 275**

Dear Members:

On behalf of our client, Wash Station Village LLC, **ASB** design group, LLC (ASB) is submitting the following Operation and Maintenance Plan for Wash Station Village located at 5 – 11 Washington Street.

STATEMENT OF INTENT:

This operation and maintenance plan (O&M) identifies inspection and maintenance requirements for the proposed project. The plan addresses and complies with the requirements contained in the stormwater management policy developed by the Massachusetts Department of Environmental Protection (MassDEP) and Massachusetts Office of Coastal Zone Management (CZM).

The erosion and sedimentation control program to be implemented for the project is intended to prevent impacts to existing wetlands, existing roadways, and surrounding sites during construction. The program incorporates best management practices (BMPs) as specified in the guidelines developed by MassDEP and the Environmental Protection Agency. Also, the program complies with the requirements of the NPDES General Permit for stormwater discharges for construction activities. This does not preclude any requirements for additional controls identified in these drawings, support documents, or any other appropriate techniques to limit erosion and sedimentation off the site.

Also, any measures deemed necessary by the city/town planning board, conservation commission, zoning board, or the city/town's representative shall be part of the erosion control plans and this operation and maintenance plan as identified in their Conditions of Approval (Planning Board) or Order of Conditions (Conservation Commission). All responsibility for implementing the operation and maintenance plan during the construction phase of this project shall be borne by the contractor and/or the contractor's representative.

ASB design group

363 boston street, route 1, topsfield, ma 01867
781.944.5606 www.asbdesigngroup.com

Every effort has been made to provide a comprehensive O&M plan for this project. All measures and guidelines presented within this plan are considered to be the minimum efforts required to achieve the intent of the erosion and sedimentation control program and minimize off-site impacts. Should any omissions or inconsistencies arise in the plan, the contractor and/or contractor's representative, applicant/owner, and governing officials are expected to use reasonable and experienced judgment in the field relative to evaluating and implementing measures based on the intent of this plan.

The contractor and/or contractor's representative and the applicant/owner shall notify the appropriate town officials concerning the project schedule and contact information.

The Project Design Team and their contact information is summarized below

Design Team:

Attorney: James A. Juliano, Esq.
Scafidi Juliano, LLP
Main: 75 Third Avenue, Second Floor, Waltham, Massachusetts 02451
Satellite: 42 Pleasant Street, Woburn, Massachusetts 01801
781-210-4710, Ext. 102
jjuliano@scafidijuliano.com

Architect: J S Dugger Principal Architect
J S Dugger AIA & Associates
25 Beach Road
Gloucester, MA. 01930
978-618-3391
jsdaia1@comcast.net

Civil Engineer: Thad Berry
ASB design group, LLC
363 Boston Street – Route 1
Topsfield, MA. 01867
978-500-8419
thadberry2@verizon.net

Surveyor: Adam Donohoe, PLS
Donohoe Survey, Inc. – Land Surveying and Mapping
363 Boston Street – Route 1
Topsfield, MA. 01867
978-887-6161
adamdonohoe@gmail.com

Geo Environmental Engineer: Matthew L. Steele – Project Manger
GZA Geo Environmental, Inc.
144 Elm Street
Amesbury, MA. 01913
781-278-4800
<http://www.gza.com/>

Project Identification:

Project Name: Wash Station Village

Project Location: 5 – 11 Washington Street
Ipswich, Massachusetts 01938
Map 41B Lots 274 and 275

Applicant: Wash Station Village, LLC

Applicant Address: John Colantoni
342 Linebrook Road
Ipswich, Massachusetts 01938
978-317-7999
john.b.colantoni@gmail.com

Owner: Tomas J. Walsh III

Owner Address: 5-11 Washington Street
Ipswich, Massachusetts 1938

Please Note:

Prior to start of construction, project identification to be posted on site with copy of the:

- Conditions of Approval (Planning Board),
- And/or Order of Conditions (Conservation Commission),
- Approved Plans and Operation and Maintenance Plan – Construction Phase,
- and all contractor and local emergency contact information.

Also, the contractor shall post onsite all phone numbers for the applicant/owner and/or their representative, design team, and the city/town officials and/or their representative.

Documents:

Prior to construction, contractor shall confirm that no additional documents or drawings have been issued, revised, or need to be implemented for the construction phase. Also, the contractor shall confirm that all documents reflect the final approval dates.

Site Plans- Sheets C1-C7

By: ASB design group, LLC

Date: July 13, 2022

Project Design Report

By: ASB design group, LLC

Date: July 13, 2022

Notice of Intent

By: N.A.

Date: N.A.

Town of Ipswich Conditions of Approvals – Planning Board

Date: T.B.D

NPDES General Permit

Date: T.B.D.

Contractor is responsible filing and obtaining the NPDES General Permit prior to start of construction unless otherwise directed.

Operation and Maintenance Plan

Construction Phase
Wash Station Village
5 – 11 Washington Street
Ipswich, MA. 01938

Job No. 2021-11
Date: July 13, 2022

Operation & Maintenance Plan: Construction Phase

- MassDEP Stormwater Report Standards 4 & 8
- Responsibility: Contractor

Operation and Maintenance Items:

(Construction Phase)

Note 1: See SWPP details (Stormwater Pollution Prevention Details) as detailed on Sheets C3 and C7

Note 2: All sediment will be disposed of onsite, if applicable, or at an off-site location in accordance with all applicable local, state, and federal regulations.

Note 3: The project site will be enclosed with a construction fence and if necessary, barricades and signage will be provided to maintain a safe environment for pedestrians. In addition, sidewalk areas and walkways near construction activities will be well marked and if needed, lighted to protect pedestrians and ensure their safety. If necessary, police details will be used to direct construction vehicle access in and out of the jobsite.

Note 4: If an onsite construction trailer/office is to be placed on the site, the trailer/office shall be secured at the end of each workday.

Note 5: The contractor is responsible for coordinating all construction equipment and worker parking. No parking shall be permitted on the town roadways during construction.

Note 6: If the site remains idle for more than 30 days the disturbed areas shall be hydroseeded.

Construction Sequence:

Prior to construction, the contractor shall develop and submit all proposed construction sequencing and traffic management plans (TMP's – if required) for review and approval by the Town of Ipswich and/or their representatives. The contractor is responsible for providing plans and documents concerning any revisions to the construction sequence and/or TMP's 72 hours prior to implementation for review and approval.

SWPPP Implementation:

Contractor shall install all erosion control measures as required for each construction area for inspection prior to the start of construction (See Sheets C3 and C7). The contractor shall identify an individual who will be responsible for compliance with SWPPP and daily inspections. SWPPP and supporting documents shall be kept onsite at all times.

Material Stockpile Area:

Contractor shall locate an area for material storage and stockpiling. This area should be located within the general construction area (where no additional clearing or grubbing will be required). This area, at a minimum, should be surrounded by a single row of hay bales, siltation fencing, and/or erosion control socks. Where required, this area may need to be surrounded by fencing that can be secured at the end of the workday. Contractor shall monitor all erosion activities within the stockpile area and remove and repair siltation devices as required.

Please note that due to the limited area onsite, all excess material will need to be removed from the site as construction progresses. The contractor will need to phase the excavation operations to limit the need for onsite material storage. All trucks used for transportation of construction debris to and from the site will be fully covered.

If the site remains idle for more than 30 days, the disturbed areas shall be hydroseeded.

Unsuitable Soil:

All unsuitable soil within the limits of excavation for foundations, utilities, and infiltration systems shall be removed and disposed of offsite. Contractor shall bring clean granular fill to the site and compact as required. All trucks used for transportation of construction debris to and from the site will be fully covered.

Contractor shall be responsible for compaction tests and soil reports. Also see Material Stockpile Area above.

Vegetation – Tree Protection:

Prior to the start of construction, the contractor shall coordinate with the Landscape Architect to identify and mark all trees to be preserved as shown on Sheets C3 and L1. At that time the Landscape Architect will identify the existing trees that will need to be pruned. All tree pruning will be in completed in accordance with horticultural standards.

All excavation that occurs around the existing trees to be preserved shall be managed in accordance with horticultural standards.

The contractor shall keep heavy equipment away from the trees that will be preserved.

If the site remains idle for more than 30 days, the disturbed areas shall be hydroseeded.

Site stabilization for loam and seeding will mean that the grassed areas have been mowed at least two times.

Construction Entrance:

Contractor shall place a construction entrance (a temporary stone-stabilization pad located at (points of vehicular ingress and egress from the construction site and/or staging area onto public roads - see SWPP Plan/Details). The entrance should be maintained in a condition that will prevent the tracking or flowing of sediment onto public rights-of-way (Mineral and Washington Street). This may require periodic top dressing with additional stone. Inspect entrance/exit pad and sediment disposal area weekly and after heavy rains or use. Remove mud and sediment tracked or washed onto public roadways immediately.

Complete replacement of pad may be required if the pad becomes completely clogged. If washing facilities are used, the sediment traps should be cleaned out as often as necessary to ensure adequate storage and that trapping efficiency occurs. If used, vegetative filter strips should be maintained to ensure a vigorous stand of vegetation at all times. Repair broken pavement immediately.

Siltation Fencing: *N.A. for this project unless otherwise introduced by the Contractor.*

Place siltation fencing as required by the SWPP Plan (see SWPP Plan/Details). Inspect silt fencing immediately after each rainfall and at least daily during prolonged rainfall. Remove sediment deposits promptly to provide adequate storage volume. Avoid undermining the fence during cleaning. Repair fabric tears, decompositions, or failures immediately. Contractor shall have extra rolls of siltation fencing onsite for repair purposes. Remove silt fence when site has been stabilized and all sediment deposits have been removed.

Straw or Hay Bale Barriers: *N.A. for this project unless otherwise introduced by the Contractor.*

Place hay bale barriers as required by the SWPP Plan (see SWPP Plan/Details). Inspect hay bale barriers immediately after each rainfall and at least daily during prolonged rainfall. Remove sediment deposits promptly to provide adequate storage volume. Avoid undermining the haybale barriers during cleaning. Repair decompositions and failures immediately. Contractor shall have extra hay bales onsite for repair purposes. Remove hay bale barriers when site has been stabilized and all sediment deposits have been removed.

Erosion Control Sock:

Place the erosion control sock as required by the SWPP Plan (see SWPP Plan/Details). Inspect erosion control sock immediately after each rainfall and at least daily during prolonged rainfall. Remove sediment deposits promptly to provide adequate storage volume. Avoid undermining the erosion control sock during cleaning. Repair decompositions and failures immediately. Remove the erosion control sock when site has been stabilized and all sediment deposits have been removed.

Inlet Protection - Catch Basins:

Total catch basins (CB inlets) on-site: 3

Total NDS catch basins (CB inlets) on-site: 12 (3 are 18" structures and 9 are 12" structures)

Total catch basins (CB inlets) off-site (Washington Street): 2

Total catch basins (CB inlets) off-site (Mineral Street): 1

Contractor shall provide proper inlet protection for all existing and proposed catch basins that will be impacted by construction.

Place inlet protection as may be required as part of the SWPP Plan (see SWPP Plan/Details). All trapping devices and structures that protect CB inlets should be inspected after every rainstorm. Sediment should be removed when sediment has reached a maximum of one-half the depth to the top of the protection device. (See Drainage Systems)

Once the site has been stabilized with loam and seed (*mowed twice*) the Catch Basin Inlet Protection shall be removed. Any siltation that may have entered the catch basin sump shall be removed and disposed of offsite.

All sedimentation removal shall be disposed of offsite in accordance with the Massachusetts Department of Environmental Protections (MassDEP) Rules and Regulations.

Sedimentation Chamber: *N.A. for this project unless otherwise introduced by the Contractor.*

Total sedimentation chambers on-site: N.A.

Inspect sedimentation chambers on a weekly basis or after each rainfall event. Clean and remove sediment when it reached a depth of 18 inches. (See Drainage Systems)

Street Sweeping:

Paved areas shall be swept throughout construction to prevent excess sediment from flowing to the proposed and existing drainage systems. The paved areas will include on site pavement and off-site pavement (*Mineral and Washington Street*). Maintain inlet protection (catch basins) until final pavement surface has been placed and all disturbed areas have been accepted as stabilized.

Sidewalk and Temporary Pedestrian Access Sweepings:

All sidewalks and temporary pedestrian access ways shall be swept throughout construction to prevent excess sediment from accumulating (*Mineral and Washington Street*). The contractor shall maintain inlet protection (catch basins) until final pavement surface has been placed and all disturbed areas have been accepted as stabilized. If required, the contractor is responsible for providing temporary sidewalks and must maintain all handicapped access ramps (ADA and

AAB compliant).

Dust Control

To reduce emission of fugitive dust and to minimize impacts on the environment, the contractor shall adhere to a number of strictly enforced mitigation measures, including the following:

- When needed wetting agents will be used to control and suppress dust that has the potential to become airborne by wind.
- All trucks used for transportation of construction debris will be fully covered.
- Storage of construction debris will be located within the fenced-in site. All storage containers will be covered at the end of the workday.
- Construction practices will be monitored to ensure that unnecessary transfers and mechanical disturbances of loose materials are minimized and that any emissions of dust are negligible.
- Street cleaning shall be provided by mechanical street sweepers as required, to maintain clean roadways in the vicinity of the site.
- Sidewalks will be cleaned regularly to minimize dust accumulations.
- If any contaminated soil is encountered during excavation a Licensed Site Professional (LSP) will be onsite to oversee work associated with handling, treatment, stockpiling, and removal of soil.

Construction Noise

Every reasonable effort will be made to minimize the noise impact of construction activities.

Mitigation measures will include:

- No idling" signs will be posted at all loading/delivery areas, pick-up/drop-off areas, and at surface parking spaces. Trucks may not idle at the site for more than 5 minutes unless their operation is dependent on the vehicle running. The contractor shall follow the regulations in the Massachusetts State Anti-Idling Law.
- The contractor will place noisy equipment as far as possible from sensitive areas.
- Identifying and maintaining truck routes to minimize traffic and noise throughout the project and surrounding streets.
- Replacing specific construction techniques by less noisy ones where feasible (e.g., using vibration pile driving instead of impact driving, if practical).
- Work shall be performed as to prevent nuisance noise conditions that are preventable (e.g., un-maintained equipment, brake squeal, act.).
- NO WORK, including equipment warm-up and truck queuing or idling, will be permitted at the site or on the community streets prior to 7:00 A.M.

Concrete Washout Area:

The contractor shall provide a designated area onsite to be the concrete washout area. All washout of concrete trucks and the cleaning of concrete tools and equipment must be done in this area. The concrete washout area must provide necessary treatment and meet all applicable local, state, and federal laws and regulations. The location of concrete washout area may need to be relocated to accommodate the construction phasing.

All concrete washout shall be disposed of offsite in accordance with the Massachusetts Department of Environmental Protections (MassDEP) Rules and Regulations

Drainage Systems:

At the completion of the construction phase and the stabilization of the construction area, all catch basins, drainage pipes, and BMP's shall be cleaned of all debris and sediment. Sediment shall be disposed of offsite in accordance with all local, state, and federal regulations.

Solid Waste:

The project site and surrounding areas shall be kept clear of debris and garbage. Temporary onsite receptacle(s) shall be provided by the contractor. All debris and garbage shall be placed in the receptacles and disposed of offsite at an approved waste facility. For those materials that cannot be recycled, solid waste will be transported in covered trucks to an approved solid waste facility, per the Department of Environmental Protection (DEP) Regulations for Solid Waste Facilities, 310 CMR 16.00.

Hazardous and Mixed Waste:

Store, treat, and/or dispose of hazardous or mixed wastes in accordance with all applicable laws and regulations. Do not bury construction waste, sanitary waste, or trash onsite.

Perform all washout of concrete trucks and the cleaning of concrete tools and equipment in a designated area onsite that provides necessary treatment and meets all applicable laws and regulations.

Stormwater discharges shall not cause or contribute to a violation of the water quality standard for pH in the receiving water. Temporary BMP's shall be used to prevent or treat contamination of stormwater runoff by pH modifying sources. These sources include, but are not limited to, bulk cement, cement kiln dust, fly ash, new concrete washing and curing waters, waste streams generated from concrete grinding and sawing, exposed aggregate processes, and concrete pumping and mixer washout waters. Construction sites with significant concrete work shall adjust the pH of stormwater as necessary to prevent violations of water quality standards.

Spill Control and Response:

The contractor will maintain equipment and storage containers and/or perform repairs or modifications as necessary to prevent spills.

In the event of a spill, immediately notify the resident construction inspector who will contact emergency response. The contractor shall be responsible for remediation of any spill.

Store all fuels, lubricants, chemical storage, material stockpiles, and other potential pollutants in a designated area onsite. Provide secondary containment and controls as necessary including berming lined with an impervious material, covering, or other appropriate measures.

Prohibition of Illicit Discharges:

MassDEP Stormwater Report Standard 10:

There shall be no illegal discharges of any material from this site to the proposed drainage and/or sanitary sewerage systems.

Sanitizing Facilities:

Contractor shall provide/or assure adequate onsite sanitary facilities for all workers in accordance with all federal, state, local, and board of health requirements.

Massachusetts Department of Environmental Protection "File Number": N.A. for this project.

When the proposed project has been issued an "Order of Conditions" by the local conservation commission, the contractor shall display the MassDEP "File Number" at the site on a sign not less than two (2) square feet or more than three (3) square feet bearing the words "MA-DEP File Number".

Snow Removal

The contractor is responsible for all snow removal during the winter months. Snow shall be removed from all areas affected by their work. This will be done daily as necessary, to ensure that all sidewalks are clear of snow and ice. Under no condition shall snow be plowed onto the adjacent streets (Mineral and Washington Street) or disposed of on public property.

Reports and Inspections:

The contractor shall keep onsite all records of inspections, reports, and repairs throughout construction. Contractor shall coordinate with local, state, and federal agencies regarding weekly issuance of said reports or inspections. All records will become part of the final as-built plans when requested.

The contractor is responsible for ensuring that all persons responsible for the implementation, inspections, and reporting on this O&M shall be appropriately trained. The person(s) responsible should be familiar with this plan and all other O&M-related items onsite.

Approval:

Contractor shall coordinate with all local, state, and federal agencies involved with the construction phase for final approval at the completion of work. At a minimum, all disturbed areas shall be stabilized (*mowed twice*), debris and sediment removed and disposed of, and BMP's stabilized, planted, and functioning. All drainage systems must be cleared of debris and sediment.

At a minimum, the binder pavement course must be in-place. All temporary erosion control devices shall be removed and disposed of offsite unless otherwise directed. As-built plans must be completed and accepted by applicable authorities, as required. If the project requires a notice of intent, the contractor and applicant/owner shall request a certificate of compliance from the city/town conservation commission. Upon final approval, responsibility for the permanent operation and maintenance plan of the construction area will become responsibility of the final owner(s) and/or the city/town.

Construction Sequencing

The construction project will occur in the following general sequence:

Erosion Control:

- Install perimeter erosion control barriers as shown on the SWPP plan, SWPP details, and as described in the Project Data Report.
- Have installation inspected and approved by City/Town engineering department and/or conservation commission representative prior to the start of construction.
- Place MassDEP file number at the roadway entrance to the construction site.
N.A. for this project.

Site construction (also see sheets C3 and C7 for SWPPP and details).

The following construction sequence is an example. The final construction sequence shall be provided to the Town of Ipswich Engineering Department, Planning Board, Department of Public Works, and Conservation Commission for review and approval prior to construction.

1. Coordinate final architectural drawings and engineering site plans prior to construction and/or the purchase of any materials for the site. Contractor shall phase all construction activities to minimize disruption to ongoing business and/or homeowners. Provide proper pedestrian and vehicular signage and maintain ADA compliant access to existing sidewalks.
2. Normal construction hours within the project site will be from 7:00 A.M. to 5:00 P.M., Monday through Friday or as defined by the Town of Ipswich. Saturday work hours if allowed shall be coordinated with the Town of Ipswich. No work will be allowed on the site on Sunday. Should there be any construction activities that may require construction to take place outside of the normal working hours, it will be coordinated with the Town of Ipswich Public Works Department.
3. If required, install all temporary construction fencing and signage (for vehicular and pedestrian traffic).
4. Record and document all construction inspections and field reports.
5. Coordinate with Land Surveyor for vertical and horizontal control and construction layout required by the project's construction phasing.
6. Coordinate all required inspections with the Town of Ipswich. Provide Town of Ipswich with a detailed construction and inspection schedule.
7. Coordinate with the Landscape Architect to identify all trees that are to be preserved. Have the site cleared of trees, brush, stumps, existing buildings, and pavement. Prune trees that are to be preserved under the supervision of the Landscape Architect.
8. Saw cut and remove existing pavement as required for utility installation. Dispose of all material in accordance with the federal, state, and local requirements.
9. Cut and cap existing utilities in accordance with the specifications set by each utility provider.
10. Stake out the site as required by the contractor's phasing plan. Identify temporary stockpile areas, and BMP's. Please note that due to the limited area onsite all excavated

material shall be removed from the site and transported using covered trucks. Imported material should be placed at the time of delivery.

11. Install new utilities.
12. Construct new building foundation, access roadway, driveways, onsite parking, walkways, and sidewalks.
13. Construct drainage and BMP's.
14. Install binder course and install curbing.
15. Loam and seed all grass areas and BMP's. Install all final site landscaping.
16. Place finish pavement course.
17. Remove all siltation (clean catch basins and inspect BMP's) from the site.
18. Install final signage and pavement markings.
19. Complete an as-built drawing for the site and BMP's for submission to the Town of Ipswich Engineering Department and Homeowners Association.

Construction Phase Emergency Contacts

Contractor:

T.B.D.

Developer:

John Colantoni
342 Linebrook Road
Ipswich, Massachusetts 01938
978-317-7999
john.b.colantoni@gmail.com

Resident site engineer:

T.B.D.

Engineer of record:

ASB design group, LLC
Topsfield, MA
(978) 500-8419
thadberry2@verizon.net

The following Town of Ipswich emergency numbers must be posted/kept on site:

- Town of Ipswich Police Department
- Town of Ipswich Fire and Rescue Department
- Town of Ipswich Engineering Department

Example Construction Phased Checklist/Record Keeping

ASB design group LLC				
NAME OF PROJECT				
MAINTENANCE PROVIDER				
OWNER'S REPRESENTATIVE				
INSPECTOR				
DATE OF INSPECTION				
INSPECTION NUMBER				
INSPECTION ITEMS				
BMP	INSPECTION/ FREQUENCY	CLEANING/REPAIR (YES/NO) - DESCRIPTION	DATE OF CLEANING/REPAIR	PERFORMED BY
CATCH BASIN/INLET PROTECTION	WEEKLY AND AFTER RAIN FALL EVENTS			
EROSION CONTROL BARRIER	WEEKLY AND AFTER RAIN FALL EVENTS			
CONSTRUCTION ENTRANCE	WEEKLY AND AFTER RAIN FALL EVENTS			
MATERIAL STOCK PILE AREA	WEEKLY AND AFTER RAIN FALL EVENTS			
CONCRETE WASH OUT AREA	WEEKLY AND AFTER RAIN FALL EVENTS			
STREET/SITE SWEEPING	WEEKLY AND AFTER RAIN FALL EVENTS			
DUST CONTROL	WEEKLY AND AFTER RAIN FALL EVENTS			
SITE EROSION	WEEKLY AND AFTER RAIN FALL EVENTS			
SLOPE STABILIZATION	WEEKLY AND AFTER RAIN FALL EVENTS			
TEMPORARY SEEDING	WEEKLY AND AFTER RAIN FALL EVENTS			
TEMPORARY SEDIMENTATION POND	WEEKLY AND AFTER RAIN FALL EVENTS			
TRASH/DEBRIS	WEEKLY AND AFTER RAIN FALL EVENTS			
RECOMMENDATIONS OF ADDITIONAL EROSION CONTROL MEASURES				
NOTES				

NOTE:

1. The inspection checklist form shown on the previous page is only an example. Other inspection items may be required, or items shown not required. It is the responsibility of the contractor to provide an "inspection checklist form" based on the design shown on sheets C1-C7 and the Operation and Maintenance Plan – Construction Phase for review and approval prior to construction.
2. It is the responsibility of the owner/contractor to provide appropriate and regular training for all staff responsible for performing tasks required under this operations and maintenance plan.

Operation and Maintenance Plan

Post Construction
Wash Station Village
5 – 11 Washington Street
Ipswich, MA. 01938

Job No. 2021-11
Date: July 13, 2022

Operation & Maintenance Plan: Post Construction

MassDEP Stormwater Report Standards 4 & 9
Permanent Plan

Statement of Intent

See Operation and Maintenance Statement – Construction Phase.

Project Identification

As-Built Drawings - Sheets T.B.D. Date: T.B.D.

Site Plan Review Drawings - Sheets C1-C7

By: ASB design group, LLC Date: 7.13.2022

Landscape Plan

By: James K. Emmanuel Associates Date: 7.12.2022

Project Design Report

By: ASB design group, LLC Date: 7.13.2022

CONDITIONS OF APPROVAL:

-NPDES General Permit* Date: T.B.D.

Order of Conditions (WPA FORM 5) Date: T.B.D.

-Conditions of Approval (Site Plan) Date: T.B.D.

Permanent Operation and Maintenance Items:

All sediment must be disposed of onsite, if applicable, or at an offsite location in accordance with all applicable local, state, and federal regulations.

The condo association is responsible for the Post Construction Operation and Maintenance Program and shall:

- Provide this document and any other documents issued by the Town of Ipswich that may further define the Operation and Maintenance program to the party that will be performing the maintenance.
- The Association is responsible for making sure that all parties responsible for the maintenance are educated as to what is outlined and required in this program. The program outlined below are the minimum standards required.

- The Association is responsible for keeping the necessary documentation that the work was performed as outlined below.

Pavement Maintenance Plan: Roadway and Parking Areas: Responsibility: Condo Association (Homeowner)

Proper management of paved surfaces at the site can significantly limit contaminants that commonly accumulate on asphalt from entering the stormwater management system. Periodic sweeping can be an effective method to reduce pollutant loading in runoff generated from pavement. The road/parking areas should be power swept in the early spring and/or after the last snowstorm event.

Driveways: Responsibility: Condo Association (Homeowner)

Proper management of paved surfaces at the site can significantly limit contaminants that commonly accumulate on asphalt from entering the stormwater management system. Periodic sweeping can be an effective method to reduce pollutant loading in runoff generated from pavement. Homeowners should keep driveways free of debris and sediment. Sweep driveways as maybe required.

Snow Storage and Removal from Roadway and Parking Areas: Responsibility: Condo Association (Homeowner)

Snow plowed from the proposed roadway shall be placed onsite or disposed of offsite when required. Any snow that accumulates over the grates of the catch basins shall be removed to ensure that the drainage system functions properly. Under no circumstances shall plowed snow be removed from the road and stockpiled within wetland resource areas.

If required, all excess snow that cannot be placed within the snow storage areas shall be removed from the site.

Limit the use of winter driveway chemicals (salt/sand).

Driveways: Responsibility: Condo Association (Homeowner)

Snow plowed from driveways shall be placed at the sides of the driveways. Under no circumstances shall plowed snow be removed from the driveways and stockpiled within wetland resource areas.

Store winter road chemicals (salt/sand) in appropriate containers and locations that will prevent and/or contain accidental spills from entering the drainage system and/or damage to the surrounding environment.

Pervious Walkways and Driveway Accents: Responsibility: Condo Association (Homeowner)

Regular inspection and routine maintenance are necessary to ensure that the stormwater management system continues to control and treat runoff. Pervious walkways and driveway accent strips are to be swept and kept clear of debris (sand or leaves). Inspect annually during early spring and repair pavers as needed. In the fall remove all leaves after the last leaf drop.

Drainage System Maintenance Plan: Responsibility: Condo Association (Homeowner)

Regular inspection and routine maintenance are necessary to ensure that the stormwater management system continues to control and treat runoff. Structural components of the site's drainage system must be inspected and maintained on an annual basis and includes, but may not be limited to, the following: drain manholes, pipes, culverts, catch basins (see catch basins), inlet catch basin grates, and curb inlets depending on the project design.

Catch Basins and Drain Manholes: Responsibility: Condo Association (Homeowner)

The sump/hooded/catch basins and drain manholes shall be inspected four times each year and cleaned as needed. Two of the inspections shall occur in the early spring and late fall. See below:

- In early spring the parking area shall be swept of winter debris. After the first rainfall event the catch basin and drain manholes shall be cleaned of all sediment. Also inspect landscape catch basins (NDS Catch Basins) and remove any winter debris as may be required.
- In late fall after the leaves fall inspect catch basin inlets including the landscape catch basins and drain manholes. Remove leaves as may be required. Also, clean sumps as maybe required.
- Per the Town of Ipswich's Department of Public Works all landscape features, drainage structures shall be maintained and repaired (if needed) by the future Condo Association including those features located within the Washington and Mineral Street Right – of – Way.

Sedimentation Chamber: N.A.

Sedimentation chambers shall be inspected bi-annually. Chambers shall be cleaned of sediment at a minimum once a year (spring and fall if required) If sediment is greater than 12-inches, it must be removed and disposed of with a truck mounted vacuum unit or other appropriate apparatus. The sediment shall be disposed of at an approved offsite location in accordance with all applicable local, state, and federal regulations.

Inlet grates may have to be cleaned on a more frequent basis to allow for stormwater flow to enter efficiently. Grates should be cleared of all leaves, debris, or trash as needed to allow proper functioning.

Drainage Outfalls: N.A.

The outlets of the stormwater management system must be inspected bi-annually. All outfalls shall be cleaned of all siltation and debris at the completion of the construction process when the site has been stabilized with loam, seed, and landscaping. Any evidence of erosion, structural damage to the outlet, or other damage must be reported to the appropriate onsite homeowner and/or their representative and the applicable town representative. Repairs should be made as soon as possible. Any sediment and/or trash should be removed from the outlet structures and pipes cleaned of all silt.

Riprap: N.A.

Riprap at all outlets and inlets must be inspected on a bi-annual basis. Replace and repair any areas of displaced stones. Remove all trash/debris and dispose of offsite. Remove and dispose of all sediment offsite. Correct and reseed any areas that have eroded around the riprap.

Vegetated Swales: N.A.

Vegetated swales should be mowed during spring, summer, and fall to promote growth and pollutant uptake (with grass never cut shorter than the design flow depth - 4 inches). Reseed bare areas and clear off debris and blockages. Cuttings should be removed from the channel and disposed of in a local composting facility. Applications of fertilizers and pesticides should be kept to a minimum. Sediment should be removed and disposed of offsite. Ruts and holes should be filled and reseeded.

Headwalls: Responsibility: Condo Association (Homeowner)

Inspect headwalls on an annual basis (BMP #1). Clear all debris and trash from around headwalls. Check structural stability of wall and for cracks or failures. Repair as needed. Check erosion around area of headwall. Re-loam and seed as required.

Best Management Practice (BMP's 1-6): Responsibility: Condo Association (Homeowner)

BMP's must be inspected on a bi-annual basis. Catch basins shall be maintained as described above. BMPs should be cleaned of trash and debris. BMPs shall be cleaned of all siltation and debris at the completion of the construction process when the site has been stabilized with loam, seed, and landscaping. The vegetation within BMP's should be allowed to develop into a natural environment and landscape.

Vegetated Level Spreader: N.A.

Inspect vegetated level spreader on an annual basis in the early spring after the snowmelt. Prune and/or replace any damaged plants as may be required. Check for any erosion on or around level spreader and repair as required. Provide additional loam and seed as may be required.

Rain Garden: N.A.

Inspect rain gardens on an annual basis in the early spring after the snowmelt. Prune and/or replace any damaged plants as may be required. Remove any debris, check for any erosion on or around the rain gardens, and repair as required. Apply fresh bark mulch at a depth of no more than 2-inches. Provide additional loam and seed as may be required.

Infiltration BMP's: Responsibility: Condo Association (Homeowner)

Inspect Infiltration Systems (BMP's each spring – via inspection ports). Also inspect the overflow outlets. Clean and repair as needed. Inspect in the fall to ensure that all leaves and debris are removed.

Solid Waste: Responsibility: Condo Association (Homeowner)

The project site and surrounding areas shall be kept clear of debris and garbage. Onsite receptacle(s) shall be provided, and refuse shall be disposed of offsite at an approved waste facility by an independent Waste Removal Firm.

Per the Town of Ipswich's Department of Public Works, the Condominium Association Documents shall include and or state the following:

- Units B, C, D, F, G, and H will place their trash and recyclables on Washington Street for pick up.
- Units A and J will place their trash and recyclables on Mineral Street for pick up.
- Units E, I, K, L, and M will place their trash and recyclables on the interior driveway for pick up.
- Trash pick will be the responsibility of the Condo Association and will be pick-up/recycled by a private waste management firm.

Hazardous and Mixed Waste: Responsibility: Condo Association (Homeowner)

Store, treat, and/or dispose of hazardous or mixed wastes in accordance with all applicable laws and regulations. Do not bury waste, sanitary waste, or trash onsite. Do not wash vehicles onsite. No dumping is permitted to any of the existing catch basins.

Pet Waste: Responsibility: Condo Association (Homeowner)

Homeowners are responsible for picking up and disposal of all pet waste.

Spill Control and Response: Responsibility: Condo Association (Homeowner)

Each homeowner will be responsible for the storage of all fuels, lubricants, chemical storage pollutants within their garages. In the event of a spill, immediately notify the resident construction inspector who will contact emergency response.

Prohibition of Illicit Discharges: Responsibility: Condo Association (Homeowner)

MassDEP Stormwater Report Standard 10:

There shall be no illegal discharges of any material from this site to the proposed drainage and/or sanitary sewerage systems.

Lawns: Responsibility: Condo Association (Homeowner)

Always test soil to know what is actually needed before applying fertilizer or lime. When fertilizer is necessary, select a slow-release fertilizer to avoid excess nutrients from running into surface waters.

Planting Beds: Responsibility: Condo Association (Homeowner)

- Do not stockpile snow in planting beds to avoid damage to plants.
- Inspect trees, shrubs, and vegetation to evaluate their health each spring. Dead or severely diseased vegetation should be removed, and new plantings installed.
- Inspect mulch within plant beds. Add mulch as may be required. This will generally be no greater than ½ inch in depth.
- Selectively hand prune vegetation to maintain appearance. Weed planting beds to encourage growth and establishment of desired native plants. Remove trash and debris
- Cut vegetation and standing dead vegetation stalks to maintain weed-free vegetation. Stems and seed heads can be left for winter interest, wildlife cover, and bird food.
- Do not place grass clippings and landscape waste in planting beds to prevent clogging of planting bed soils which would limit infiltration capacity.
- Inspect planting bed areas, repair eroded areas, and re-mulch when required.
- Keep infiltration surface clear of debris.
- Remove leaves after late fall leaf drop.
- Remove all grass clippings and leaves from the site.

Planned Meadow Areas: N.A.

First Year Maintenance:

- Inspect areas for native plant establishment and reseed and protect new seed as necessary until full, consistent establishment has been achieved.
- Remove weed species and invasives.
- Observe growth of desired species and weed competition. When undesirable vegetation reaches 12” to 18” tall, mow to no less than 6” tall to prevent weeds from going to seed. Most native plants will grow deeper root systems than tall vegetation in the first year, therefore mowing 6”to 8” will not adversely affect them and will allow sunlight to reach the desired native species. Do not mow with a standard mower as cutting below the specified minimum height encourages growth of weed species.

Second Year Maintenance:

- Mow close to the ground in early spring of the second year. This practice allows the soil to warm more quickly and young native plants to emerge
- Inspect areas for native plant establishment and reseed and protect new seed as necessary until full, consistent establishment has been achieved.

Ongoing Maintenance: Responsibility Condo Association (Homeowner)

The following items address ongoing maintenance requirements.

Roof Gutters:

Roof gutters shall be inspected and/or cleaned once a year (fall after leaves have fallen). Keep downspout overflows free from debris.

Lawns

Once established leave uncut until late June to allow for grasses and flowers to bloom and set seed. Cut to approximately 4-inch height and remove clippings to maintain diversity.

Fine Lawn and Native Lawn: Responsibility: Condo Association (Homeowner)

- Aerate lawn areas using core aerator with tines each spring
- Inspect fine lawn and native grass areas for erosion or gullyng. Top dress, regrade, and re-seed as necessary.
- Fine lawn areas: Cut fine lawn to 2 1/2" (on a weekly basis beginning in April – June and then as needed during summer and fall months).

- Native grass areas: Cut native grasses when a 9" height is achieved to a 6" height and (remove clippings as needed).
- Plant natural, native plant species instead of non-native plants (plants that were introduced for agricultural purposes or by accident). Native plants generally require much less water, herbicides, fertilizers, and trimming.
- For new lawns, use 4 inches of topsoil to encourage deeper root growth.
- Refrain from using pesticides near any surface waters (i.e., swale, ponds, catch basins).

Hazardous chemicals must not be poured on the ground or down a drain, discarded in the trash, buried, or burned. Dispose of all hazardous waste at a designated drop-off or recycling location, and as required by local, state, and federal regulations.

Store lawn maintenance chemicals (pesticides, fertilizer, etc) in a location that will prevent and/or contain accidental spills from entering the drainage system and/or damage the surrounding environment.

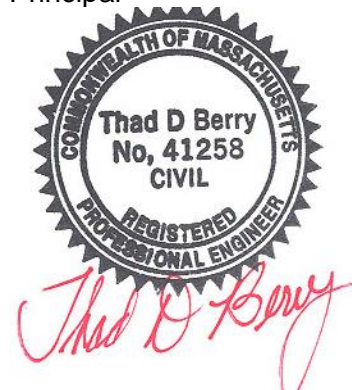
To reduce sediment and pollutants from entering surface waters, sweep driveways and walkways instead of hosing them down and collect sediment and dispose of away from surface waters.

The Homeowner's Association is responsible for keeping all records that document compliance with the Operation and Maintenance Plan outlined above and any other requirements outlined in the Town of Ipswich Conditions of Approval.

Wash automobiles at a commercial car wash that treats or recycles its wastewater.



ASB design group, LLC
Thad D. Berry, P.E.
Principal



ILLCIT DISCHARGE COMPLIANCE STATEMENT

Wash Station Village
Map 41B Lots 274 and 275

Site Address: 5 – 11 Washington Street Ipswich, MA. 01938

Owner: Wash Station Village LLC

Plan Reference: Site Plan Submission Sheet C1-C7 and L1

Date: July 13, 2022

As required by Standard 10 of the Massachusetts Stormwater Standards, I, the undersigned, being the authorized owner/responsible party of the above referenced property do hereby certify that no illicit discharges exist on the site and that the stormwater management system, as shown on the above referenced plan, does not contain or permit any illicit discharges to enter the stormwater management system. Furthermore, discharges from interior building drains or plumbing within the buildings are prohibited. Illicit discharges do not include discharges from the following activities or facilities: firefighting, water line flushing, landscape irrigation, uncontaminated groundwater, potable water sources, foundation drains, air conditioning condensation, footing drains, individual resident car washing, flows from riparian habitats and wetlands, dechlorinated water from swimming pools, water used for street washing and water used to clean residential buildings without detergents.

The pollution prevention plan measures to implements in this project to prevent illicit discharges to the stormwater management system, including wastewater discharges and discharges of stormwater contaminated by contact with process wastes, raw materials, toxic pollutants, hazardous substances, oil, or grease, include:

1. Identifying the responsible personnel for the implementation of an effective Illicit Discharge Detection and Elimination [IDDE] program.
2. Identify potential sources of Illicit Discharges.
3. Implement the Spill Prevention and Control Plan contained in the property Stormwater Pollution Prevention Plan [SWPPP].

Further, I certify that the stormwater management system as shown on the referenced plan will be maintained in accordance with the conditions of the Long-Term Pollution Prevention Plan.

Name: John Colantoni (Wash Station Village LLC)

Signed: _____

Date: July 14, 2022