OPERATION AND MAINTENANCE PROGRAM
STORMWATER MANAGEMENT BMP’s

This project contains specific Best Management Practices (BMP’s) for the conveyance, storage, and treatment of stormwater and the prevention of erosion. These BMP’s consist of swales, underdrained soil filter ponds, catchbasins and culverts. All components should be inspected quarterly, and after every significant rain event of 1” in any 24-hour period. Additional inspection intervals are specified for certain BMP’s, specifically, underdrained soil filters.

The party responsible for implementing this Operation and Maintenance Program (O & M Program) shall be the property owner or homeowner’s association.

Swales
All swales should be inspected for accumulation of debris, which could adversely affect the function of this BMP. These areas should also be maintained to have gradual slopes, which prevent channeling of stormwater and erosion of the bottom and sides of the swales.

Catch Basins
All catch basin grates, sumps, and inlets/outlets should be inspected for accumulation of debris, which could adversely affect the function of this BMP. Additionally, the basin inverts shall be inspected for clogging and material soundness. Sumps shall always be clear to a depth of 1’ below the outlet invert. Inlet structures shall be inspected and cleaned of debris at least twice annually, once in the spring following snow melt and once in the autumn after leaf fall.

Culverts
Culvert inlets and outlets should be inspected for debris, which could clog the BMP. Additionally, the placement of rip-rap should be inspected to ensure that all areas remain smooth and no areas exhibit erosion in the form of rills or gullies.

Stormwater Treatment Buffers
All wooded buffer areas shall be maintained in their natural, undisturbed condition. The forest duff layer shall be maintained and all debris shall be removed from the area.

Detention Ponds
Detention ponds shall be inspected to ensure that there is no channeling of stormwater and that no debris accumulates within the detention areas. The vegetative cover conditions shall be maintained. The inlets and outlets shall be inspected for erosion and any evidence of debris that could clog the outlet structures and culverts. Emergency spillways and level spreaders shall be inspected for any evidence of rilling and channeling and shall be maintained to promote a level, sheet-flow discharge. Pond embankments and side slopes shall be inspected for erosion, destabilization of side
slopes and evidence of embankment settling; corrective action shall be taken immediately to correct such issues. The height of grass shall be maintained at a maximum of 12”; mowing shall be limited to no more than two times during the growing season.

Wetponds
The wetpond is a very effective BMP, however, long term maintenance is essential to its operation. The gravel trench outlet should be inspected after every major storm event during the first year after construction to ensure proper function and at least twice-annually, thereafter. The inspection should ensure that the filter drains within 12 - 24 hours after a storm and that potentially clogging material (leaves, etc) is not preventing discharge through the gravel. The top several inches of gravel in the trench should be replaced with fresh material when water ponds above the permanent pool for longer than 72 hours after a storm. Debris and sediment that builds up should be removed from the pre-treatment structure and outlet structure, at least annually. Additionally, procedures for inspecting Detention Ponds (above) shall also be followed when inspecting Wetponds.

Snow Removal
Snow shall be stockpiled only in the approved snow storage areas. Plowing of snow into wetland areas or detention ponds shall be avoided. Additionally, a mostly sand mix (reduced salt) shall be applied during winter months to prevent excessive salt from leaching into wetland areas. Excess sand shall be removed from the storage areas, all paved surfaces and adjacent areas each spring.

Seeding, Fertilizing and Mulching
All exposed soil materials and stockpiles must be either temporarily or permanently seeded, fertilized and mulched in accordance with plan specifications. This is one of the most important features of the Erosion Control Plan, which will provide both temporary and permanent stabilization. Eroded or damaged lawn areas must be repaired until a 75% effective growth of vegetation is established and permanently maintained.

Record Keeping
Routine maintenance and inspections will be accomplished by the property owner or homeowner’s association [current owner is: Highpine Properties, LLC; P.O. Box 339; Wells, ME 04090, (207)-467-1778], or third party contracted by the property owner or homeowner’s association. All inspections accomplished in accordance with this program shall be documented on the attached Inspection & Maintenance Log. Copies of the Log shall be kept by the property owner or condominium association, and be made available to the Department (Maine Department of Environmental Protection), upon request.
# INSPECTION & MAINTENANCE LOG
## WIRE ROAD SUBDIVISION

<table>
<thead>
<tr>
<th>Date</th>
<th>Purpose</th>
<th>Maintenance Done</th>
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1. Purpose is the reason for the inspection. For example; “quarterly’ or “after a significant rain event.”
2. Maintenance Done means any maintenance required as a result of the inspection, such as trash removal or re-seeding of areas.

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