

**OPERATION & MAINTENANCE PLAN
And
LONG TERM POLLUTION
PREVENTION PLAN
For
STORMWATER MANAGEMENT SYSTEMS**

**RESIDENCES AT BEAVER BROOK
SITE REDEVELOPMENT
MAP 32 BLOCK 245 LOTS 1 & 1.1 &
MAP 32 BLOCK 0 LOT 66
88, 91, & 101 MILL STREET
DRACUT, MASSACHUSETTS**



44 Stiles Road, Suite One
Salem, NH 03079
(603) 893-0720

Prepared For:

**Beaver Brook Holdings, LLC
P.O. Box 895
Dracut, MA 01826**

May 21, 2025

(GPI Project No.: NEX-2021147)



***Residences at Beaver Brook
Beaver Brook Holdings, LLC
Stormwater Operation & Maintenance Plan***

**OPERATION & MAINTENANCE PLAN
FOR STORMWATER MANAGEMENT SYSTEMS (O&M)**

Residences at Beaver Brook
88, 91, & 101 Mill Street
Dracut, MA 01826

DOCUMENTATION REQUIREMENTS

Beaver Brook Holdings, LLC shall be responsible for ensuring the proper operation and maintenance of the stormwater management system after construction in accordance with the below criteria. Logs of inspections and cleanings shall be maintained and shall be submitted to the Town of Dracut Stormwater Authority in an annual report.

As required by the MassDEP Stormwater Management Handbook, which serves as guidance on the Massachusetts Stormwater Policy, and in accordance with Stormwater Standard #9, the following post construction operation and maintenance plan has been prepared.

Should this property be sold, this document shall be given to the future property owners and required maintenance procedures shall be reviewed.

Stormwater Management System Owner: Property owner

Party or Parties Responsible for Operation and Maintenance: Property owner

Property Owner's Acknowledgement:

Signed

Dated:

Documentation: A maintenance log shall be kept summarizing inspections, maintenance and any corrective actions taken. The log shall include the date on which each inspection or maintenance task was performed, a description of the inspection findings or maintenance completed, and the name of the inspector or maintenance personnel performing the task. Photos shall be taken and included with the completed maintenance logs. If a maintenance task requires the clean out of any sediments or debris, the location where the sediment and debris was disposed after removal will be indicated. Disposal of the accumulated sediment and hydrocarbons must be in accordance with applicable local, state, and federal guidelines and regulations.

Stormwater BMPs are identified on Figure 1 contained within this manual. BMPs shall be inspected and maintained in accordance with the procedures outlined below.

INSPECTION & MAINTENANCE PROCEDURES

Driveway/Parking Lot Sweeping

Sweeping shall be done once in the early fall and then immediately following spring snowmelt to remove sand and other debris and when visual buildup of debris is apparent. Pavement surfaces shall be swept at other times such as in the fall after leaves have dropped to remove accumulated debris. Since contaminants typically accumulate within 12 inches of the curblines, street cleaning operations should concentrate in cleaning curb and gutter lines for maximum pollutant removal efficiency. Other areas shall also be swept periodically when visual buildup of debris is apparent. Once removed from paved surfaces, the sweeping must be handled and disposed of properly. Disposal of the accumulated sediment and hydrocarbons must be in accordance with applicable local, state, and federal guidelines and regulations.

Deep Sump Hooded Catch Basins/Yard Drains

Inspect catch basins and yard drains at least 4 times per year and at the end of the foliage and snow removal seasons (preferably in spring and fall) to ensure that the catch basins and slotted drain are working in their intended fashion and that they are free of debris. Sediment must also be removed 4 times per year or whenever the depth of deposits is greater than or equal to one half the depth from the bottom of the invert of the lowest pipe in the basin. If the basin outlet is designed with a hood to trap floatable materials check to ensure watertight seal is working. At a minimum, remove floating debris and hydrocarbons at the time of the inspection. Sediment and debris can be removed by a clamshell bucket however, a vacuum truck is preferred. A vacuum truck must be used at a minimum of once per year for sediment removal. Disposal of the accumulated sediment and hydrocarbons must be in accordance with applicable local, state, and federal guidelines and regulations.

Hydrodynamic Separators (First Defense Units)

Initial maintenance to be performed twice a year for the first year after the unit is online and operational. A vacuum truck must be used at a minimum of once per year for sediment removal. Refer to the attached First Defense Owner's manual for operation and maintenance procedures and schedules thereafter.

Vegetated Areas

Inspect slopes and embankments early in the growing season to identify active or potential erosion problems. Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows. During the summer months, all landscape features are to be maintained with the minimum possible amount of fertilizers, pesticides or herbicides.

Winter Maintenance

Proposed snow storage is located along the edge of the parking areas and driveways. Any excess snow is to be trucked offsite. During the winter months all snow is to be stored such that snowmelt is controlled. Avoid disposing of snow on top of storm drain catch basins or in stormwater drainage swales or ditches. The minimum amount of deicing chemicals needed is to be used.

For questions and additional information regarding snow storage or disposal, please contact MassDEP's Northeast Regional Office in Woburn, 978-694-3200.

INSPECTION & MAINTENANCE LOG FORMS

Driveway/Parking Lot Sweeping Maintenance Log			
Evidence of debris accumulation	YES	NO	
Evidence of oil grease	YES	NO	
Curblin intact and functioning	YES	NO	
Other (specify)	YES	NO	

Notes:

Deep Sump Catch Basin/Yard Drain Maintenance Log			
Grates clear of debris	YES	NO	Sediment Depth =
Inlet and outlet clear of debris	YES	NO	
Evidence of oil grease	YES	NO	
Observance of accumulated sediment	YES	NO	
Evidence of structural deterioration	YES	NO	
Evidence of flow bypassing facility	YES	NO	
Other (specify)	YES	NO	

Notes:

Hydrodynamic Separator (First Defense) Maintenance Log
See separate maintenance log for First Defense Unit

Notes:

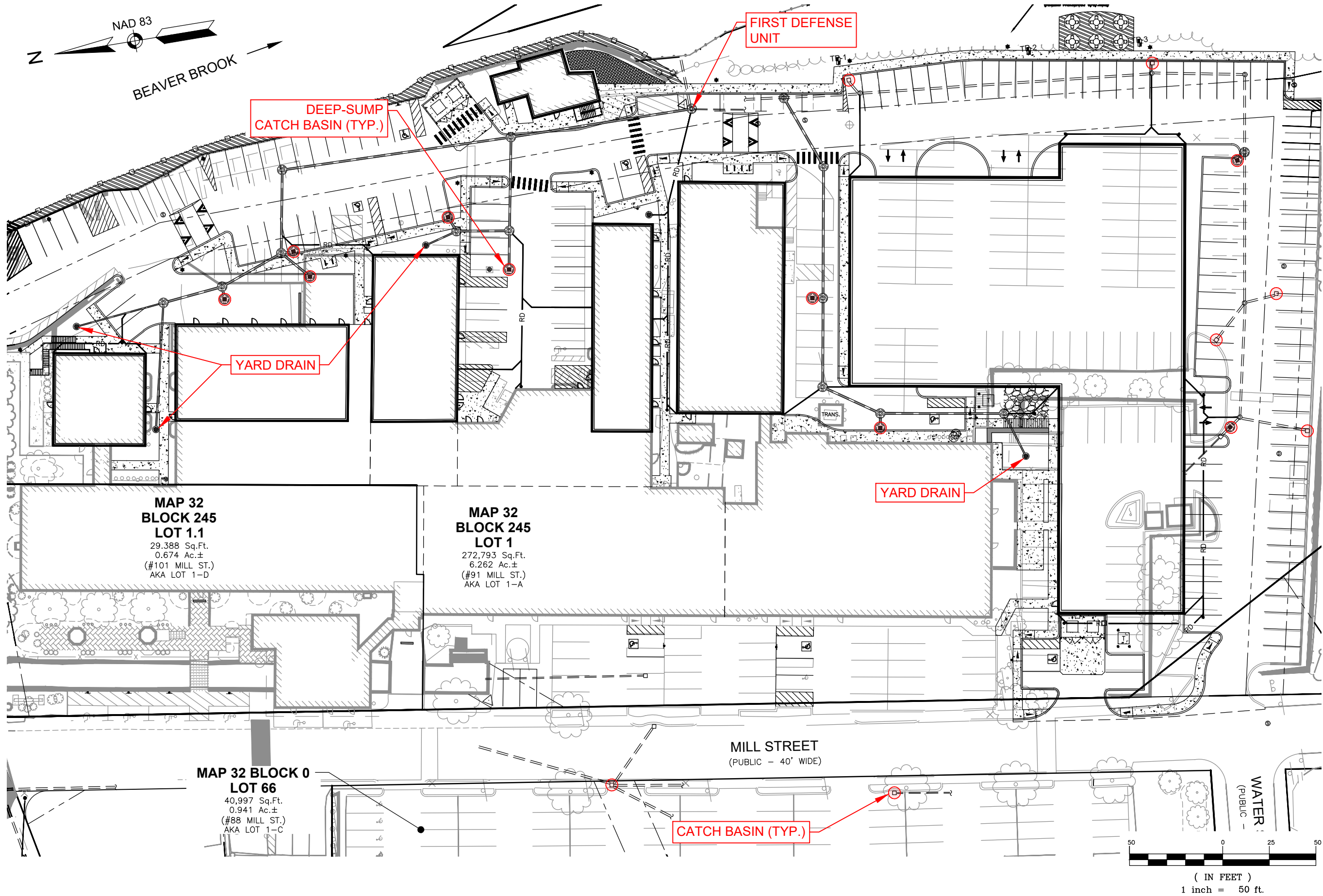
Vegetated Areas Maintenance Log			
Clear of debris	YES	NO	
Evidence of rilling or gullyng	YES	NO	
Vegetation healthy and growing	YES	NO	
Standing water or wet spots	YES	NO	
Tree growth	YES	NO	
Other (specify)	YES	NO	

Notes:

General Inspection Notes:

BMP MAINTENANCE EXHIBIT

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BMP MAINTENANCE EXHIBIT
88, 91, 101 MILL STREET
DRACUT, MASSACHUSETTS

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Design
Planning
Construction Management
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GPINET.COM
Greenman-Pedersen, Inc.
44 Stiles Road, Suite One
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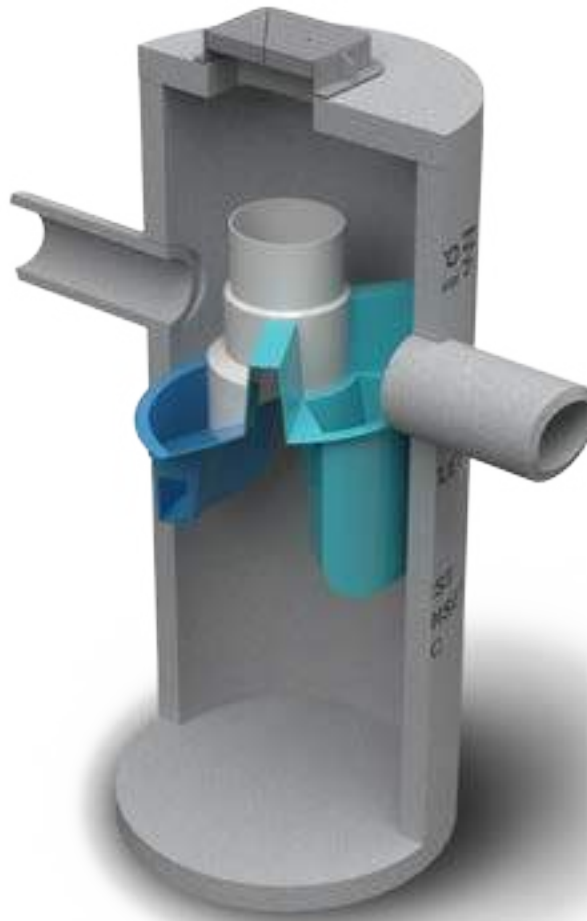
DRAWN BY: DJT
PROJECT #: NEX-2021147
DATE: 5/20/25
REV.: -

LONG-TERM MAINTENANCE PLAN

The primary focus of the Long-Term Pollution Prevention Plan (LTPPP) is to establish procedures and controls for limiting the potential sources of pollutants, including nutrients that may contribute to excessive contaminant levels in the site's stormwater runoff. To this end, the following source controls and procedures will be in place at the site:

- **Good housekeeping** – It shall be the responsibility of the property owner to keep the site clean at all times. Refuse disposal and pickup shall occur on a regular basis and all material shall be disposed of in the specified dumpster location area on the Site Development Plans.
- **Storing material and waste products inside or under cover** – No material storage is to take place outside the proposed facility on either paved or lawn areas. All materials will be stored in a neat, orderly manner and under a roof or containment area. At a minimum, all stored containers should be stored with the lid on when not in use. All products shall always remain in their original containers. All material stored on site will conform with all storage requirements of local, state, and federal agencies.
- **Routine inspections and maintenance of stormwater BMP's** – Refer to the Inspection and Maintenance procedures for each BMP as described in the O&M Plan.
- **Maintenance of lawns, gardens and other landscaped areas** – All landscaping and maintenance to be performed by an authorized company chosen by the property owner.
- **Storage and use of fertilizers, herbicides and pesticides** – Any application of herbicides or pesticides will be applied by a licensed applicator. Fertilizers, herbicides, and pesticides stored on-site shall be kept in sealed, clearly labeled containers inside the building(s).
- **Proper management of deicing chemicals and snow** – Deicing chemicals and snow removal shall primarily be the responsibility of the property owner. Deicing materials or sanding materials stored on-site must be contained in a single area and kept covered to prevent spills and avoid exposure to precipitation.
- **Nutrient management plan** - The goal of the nutrient management plan is to minimize the potential sources of excess nutrients on the site and the release of nutrients in the stormwater from the site. This minimization relates both to infiltrated water and runoff. In general, the nature of the site use will tend to reduce the nutrients in the stormwater. Further, procedures indicated above related to deicing procedures, BMP maintenance procedures, and street sweeping will act to reduce the levels of nutrients in the stormwater, and the nutrients entering the adjacent wetland and the groundwater.

MANUFACTURER OPERATION & MAINTENANCE DOCUMENTS



Operation and Maintenance Manual

First Defense® and First Defense® High Capacity

Vortex Separator for Stormwater Treatment

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6	MAINTENANCE PROCEDURES <ul style="list-style-type: none">- INSPECTION- FLOATABLES AND SEDIMENT CLEAN OUT
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DISCLAIMER: Information and data contained in this manual is exclusively for the purpose of assisting in the operation and maintenance of Hydro International plc's First Defense®. No warranty is given nor can liability be accepted for use of this information for any other purpose. Hydro International plc has a policy of continuous product development and reserves the right to amend specifications without notice.

HYDRO MAINTENANCE SERVICES

Hydro International has been engineering stormwater treatment systems for over 30 years. We understand the mechanics of removing pollutants from stormwater and how to keep systems running at an optimal level.

NOBODY KNOWS OUR SYSTEMS BETTER THAN WE DO



AVOID SERVICE NEGLIGENCE

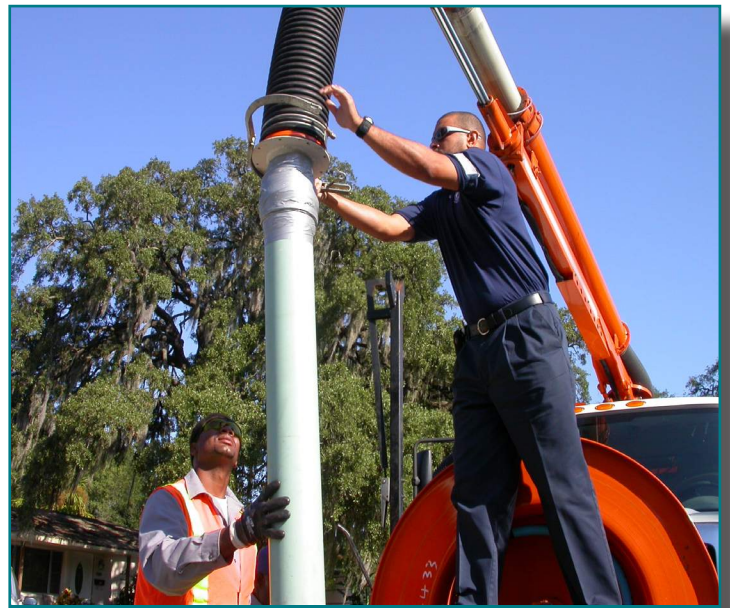
Sanitation services providers not intimately familiar with stormwater treatment systems are at risk of the following:

- Inadvertently breaking parts or failing to clean/replace system components appropriately.
- Charging you for more frequent maintenance because they lacked the tools to service your system properly in the first place.
- Billing you for replacement parts that might have been covered under your Hydro warranty plan
- Charging for maintenance that may not yet have been required.

LEAVE THE DIRTY WORK TO US

Trash, sediment and polluted water is stored inside treatment systems until they are removed by our team with a vactor truck. Sometimes teams must physically enter the system chambers in order to prepare the system for maintenance and install any replacement parts. Services include but are not limited to:

- Solids removal
- Removal of liquid pollutants
- Replacement media installation (when applicable)



BETTER TOOLS, BETTER RESULTS

Not all vacuum trucks are created equal. Appropriate tools and suction power are needed to service stormwater systems appropriately. Companies who don't specialize in stormwater treatment won't have the tools to properly clean systems or install new parts.

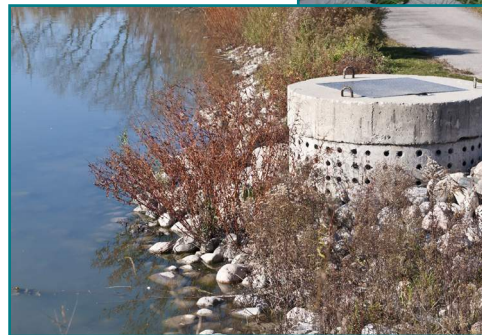


SERVICE WARRANTY

Make sure you're not paying for service that is covered under your warranty plan. Only Hydro International's service teams can identify tune-ups that should be on us, not you.

TREATMENT SYSTEMS SERVICED BY HYDRO:

- Stormwater filters
- Stormwater separators
- Baffle boxes
- Biofilters/biorention systems
- Storage structures
- Catch basins
- Stormwater ponds
- Permeable pavement



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I. First Defense® by Hydro International

Introduction

The First Defense® is an enhanced vortex separator that combines an effective and economical stormwater treatment chamber with an integral peak flow bypass. It efficiently removes total suspended solids (TSS), trash and hydrocarbons from stormwater runoff without washing out previously captured pollutants. The First Defense® is available in several model configurations (refer to *Section II. Model Sizes & Configurations*, page 4) to accommodate a wide range of pipe sizes, peak flows and depth constraints.

Operation

The First Defense® operates on simple fluid hydraulics. It is self-activating, has no moving parts, no external power requirement and is fabricated with durable non-corrosive components. No manual procedures are required to operate the unit and maintenance is limited to monitoring accumulations of stored pollutants and periodic clean-outs. The First Defense® has been designed to allow for easy and safe access for inspection, monitoring and clean-out procedures. Neither entry into the unit nor removal of the internal components is necessary for maintenance, thus safety concerns related to confined-space-entry are avoided.

Pollutant Capture and Retention

The internal components of the First Defense® have been designed to optimize pollutant capture. Sediment is captured and retained in the base of the unit, while oil and floatables are stored on the water surface in the inner volume (Fig.1).

The pollutant storage volumes are isolated from the built-in bypass chamber to prevent washout during high-flow storm events. The sump of the First Defense® retains a standing water level between storm events. This ensures a quiescent flow regime at the onset of a storm, preventing resuspension and washout of pollutants captured during previous events.

Accessories such as oil absorbent pads are available for enhanced oil removal and storage. Due to the separation of the oil and floatable storage volume from the outlet, the potential for washout of stored pollutants between clean-outs is minimized.

Applications

- Stormwater treatment at the point of entry into the drainage line
- Sites constrained by space, topography or drainage profiles with limited slope and depth of cover
- Retrofit installations where stormwater treatment is placed on or tied into an existing storm drain line
- Pretreatment for filters, infiltration and storage

Advantages

- Inlet options include surface grate or multiple inlet pipes
- Integral high capacity bypass conveys large peak flows without the need for "offline" arrangements using separate junction manholes
- Proven to prevent pollutant washout at up to 500% of its treatment flow
- Long flow path through the device ensures a long residence time within the treatment chamber, enhancing pollutant settling
- Delivered to site pre-assembled and ready for installation

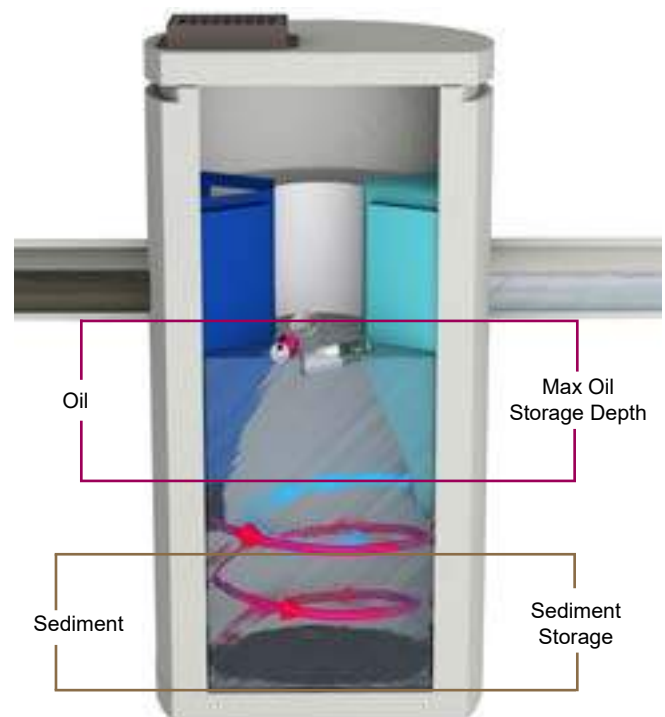


Fig.1 Pollutant storage volumes in the First Defense®.

II. Model Sizes & Configurations

The First Defense® inlet and internal bypass arrangements are available in several model sizes and configurations. The components of the First Defense®-4HC and First Defense®-6HC have modified geometries as to allow greater design flexibility needed to accommodate various site constraints.

All First Defense® models include the internal components that are designed to remove and retain total suspended solids (TSS), gross solids, floatable trash and hydrocarbons (Fig.2a - 2b). First Defense® model parameters and design criteria are shown in Table 1.

First Defense® Components

- | | | |
|--------------------|-----------------------------|-------------------------|
| 1. Built-In Bypass | 4. Floatables Draw-off Port | 7. Sediment Storage |
| 2. Inlet Pipe | 5. Outlet Pipe | 8. Inlet Grate or Cover |
| 3. Inlet Chute | 6. Floatables Storage | |

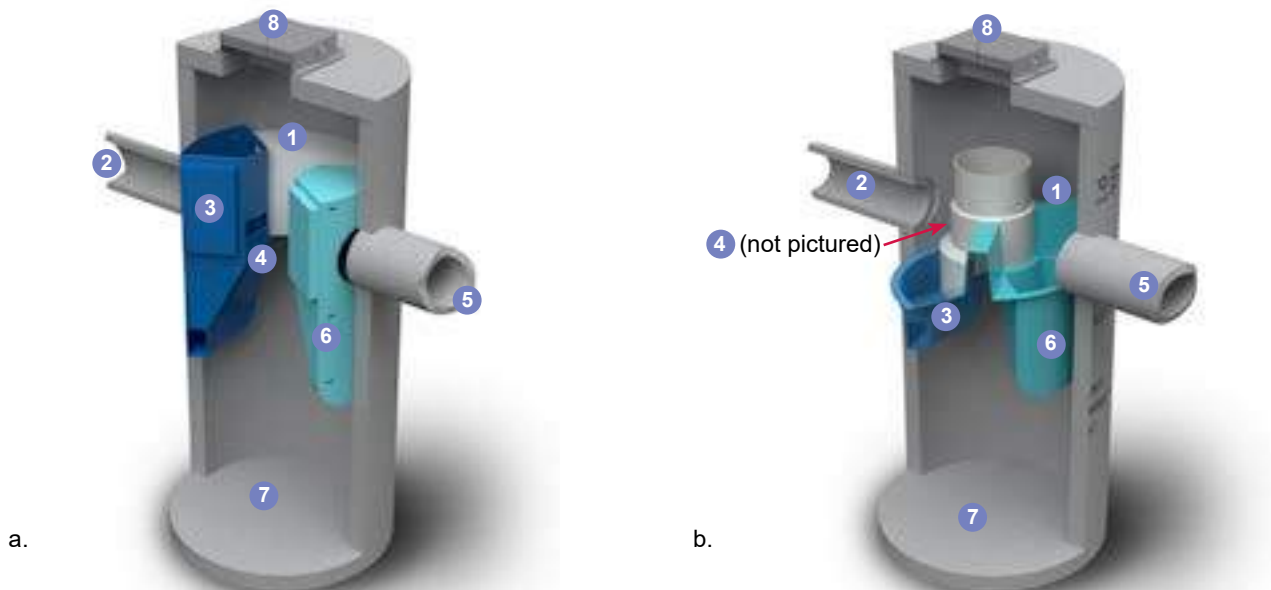


Fig.2a) First Defense®-4 and First Defense®-6; b) First Defense®-4HC and First Defense®-6HC, with higher capacity dual internal bypass and larger maximum pipe diameter.

First Defense® High Capacity Model Number	Diameter	Typical TSS Treatment Flow Rates		Peak Online Flow Rate	Maximum Pipe Diameter ¹	Oil Storage Capacity	Typical Sediment Storage Capacity ²	Minimum Distance from Outlet Invert to Top of Rim ³	Standard Distance from Outlet Invert to Sump Floor
		NJDEP Certified	106µm						
	(ft / m)	(cfs / L/s)	(cfs / L/s)	(cfs / L/s)	(in / mm)	(gal / L)	(yd³ / m³)	(ft / m)	(ft / m)
FD-3HC	3 / 0.9	0.84 / 23.7	1.60 / 45.3	15 / 424	18 / 457	125 / 473	0.4 / 0.3	2.0 - 3.5 / 0.6 - 1.0	3.71 / 1.13
FD-4HC	4 / 1.2	1.50 / 42.4	1.88 / 50.9	18 / 510	24 / 600	191 / 723	0.7 / 0.5	2.3 - 3.9 / 0.7 - 1.2	4.97 / 1.5
FD-5HC	5 / 1.5	2.34 / 66.2	2.94 / 82.1	20 / 566	24 / 609	300 / 1135	1.1 / .84	2.5 - 4.5 / 0.7 - 1.3	5.19 / 1.5
FD-6HC	6 / 1.8	3.38 / 95.7	4.73 / 133.9	32 / 906	30 / 750	496 / 1,878	1.6 / 1.2	3.0 - 5.1 / 0.9 - 1.6	5.97 / 1.8
FD-8HC	8 / 2.4	6.00 / 169.9	7.52 / 212.9	50 / 1,415	48 / 1219	1120 / 4239	2.8 / 2.1	3.0 - 6.0 / 0.9 - 1.8	7.40 / 2.2

¹Contact Hydro International when larger pipe sizes are required.

²Contact Hydro International when custom sediment storage capacity is required.

³Minimum distance for models depends on pipe diameter.

III. Maintenance

Overview

The First Defense® protects the environment by removing a wide range of pollutants from stormwater runoff. Periodic removal of these captured pollutants is essential to the continuous, long-term functioning of the First Defense®. The First Defense® will capture and retain sediment and oil until the sediment and oil storage volumes are full to capacity. When sediment and oil storage capacities are reached, the First Defense® will no longer be able to store removed sediment and oil. Maximum pollutant storage capacities are provided in Table 1.

The First Defense® allows for easy and safe inspection, monitoring and clean-out procedures. A commercially or municipally owned sump-vac is used to remove captured sediment and floatables. Access ports are located in the top of the manhole.

Maintenance events may include Inspection, Oil & Floatables Removal, and Sediment Removal. Maintenance events do not require entry into the First Defense®, nor do they require the internal components of the First Defense® to be removed. In the case of inspection and floatables removal, a vactor truck is not required. However, a vactor truck is required if the maintenance event is to include oil removal and/or sediment removal.

Maintenance Equipment Considerations

The internal components of the First Defense®-HC have a centrally located circular shaft through which the sediment storage sump can be accessed with a sump vac hose. The open diameter of this access shaft is 15 inches in diameter (Fig.3). Therefore, the nozzle fitting of any vactor hose used for maintenance should be less than 15 inches in diameter.

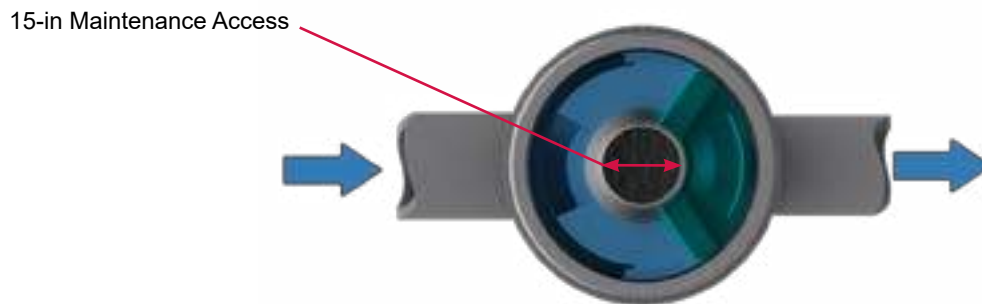


Fig.3 The central opening to the sump of the First Defense®-HC is 15 inches in diameter.

Determining Your Maintenance Schedule

The frequency of clean out is determined in the field after installation. During the first year of operation, the unit should be inspected every six months to determine the rate of sediment and floatables accumulation. A simple probe such as a Sludge-Judge® can be used to determine the level of accumulated solids stored in the sump. This information can be recorded in the maintenance log (see page 9) to establish a routine maintenance schedule.

The vactor procedure, including both sediment and oil / floatables removal, for a 6-ft First Defense® typically takes less than 30 minutes and removes a combined water/oil volume of about 765 gallons.

Inspection Procedures

1. Set up any necessary safety equipment around the access port or grate of the First Defense® as stipulated by local ordinances. Safety equipment should notify passing pedestrian and road traffic that work is being done.
2. Remove the grate or lid to the manhole.
3. Without entering the vessel, look down into the chamber to inspect the inside. Make note of any irregularities. Fig.4 shows the standing water level that should be observed.
4. Without entering the vessel, use the pole with the skimmer net to remove floatables and loose debris from the components and water surface.
5. Using a sediment probe such as a Sludge Judge®, measure the depth of sediment that has collected in the sump of the vessel.
6. On the Maintenance Log (see page 9), record the date, unit location, estimated volume of floatables and gross debris removed, and the depth of sediment measured. Also note any apparent irregularities such as damaged components or blockages.
7. Securely replace the grate or lid.
8. Take down safety equipment.
9. Notify Hydro International of any irregularities noted during inspection.

Floatables and Sediment Clean Out

Floatables clean out is typically done in conjunction with sediment removal. A commercially or municipally owned sump-vac is used to remove captured sediment and floatables (Fig.5).

Floatables and loose debris can also be netted with a skimmer and pole. The access port located at the top of the manhole provides unobstructed access for a vactor hose and skimmer pole to be lowered to the base of the sump.

Scheduling

- Floatables and sump clean out are typically conducted once a year during any season.
- Floatables and sump clean out should occur as soon as possible following a spill in the contributing drainage area.



Fig.4 Floatables are removed with a vactor hose (First Defense model FD-4, shown).

Recommended Equipment

- Safety Equipment (traffic cones, etc)
- Crow bar or other tool to remove grate or lid
- Pole with skimmer or net (if only floatables are being removed)
- Sediment probe (such as a Sludge Judge®)
- Vactor truck (flexible hose recommended)
- First Defense® Maintenance Log

Floatables and sediment Clean Out Procedures

1. Set up any necessary safety equipment around the access port or grate of the First Defense® as stipulated by local ordinances. Safety equipment should notify passing pedestrian and road traffic that work is being done.
2. Remove the grate or lid to the manhole.
3. Without entering the vessel, look down into the chamber to inspect the inside. Make note of any irregularities.
4. Remove oil and floatables stored on the surface of the water with the vactor hose (Fig.5) or with the skimmer or net (not pictured).
5. Using a sediment probe such as a Sludge Judge®, measure the depth of sediment that has collected in the sump of the vessel and record it in the Maintenance Log (page 9).
6. Once all floatables have been removed, drop the vactor hose to the base of the sump. Vactor out the sediment and gross debris off the sump floor (Fig.5).
7. Retract the vactor hose from the vessel.
8. On the Maintenance Log provided by Hydro International, record the date, unit location, estimated volume of floatables and gross debris removed, and the depth of sediment measured. Also note any apparent irregularities such as damaged components, blockages, or irregularly high or low water levels.
9. Securely replace the grate or lid.



Fig.5 Sediment is removed with a vactor hose (First Defense model FD-4, shown).

Maintenance at a Glance

Inspection	<ul style="list-style-type: none"> - Regularly during first year of installation - Every 6 months after the first year of installation
Oil and Floatables Removal	<ul style="list-style-type: none"> - Once per year, with sediment removal - Following a spill in the drainage area
Sediment Removal	<ul style="list-style-type: none"> - Once per year or as needed - Following a spill in the drainage area

NOTE: For most clean outs the entire volume of liquid does not need to be removed from the manhole. Only remove the first few inches of oils and floatables from the water surface to reduce the total volume of liquid removed during a clean out.

First Defense® Installation Log

HYDRO INTERNATIONAL REFERENCE NUMBER:	
SITE NAME:	
SITE LOCATION:	
OWNER:	CONTRACTOR:
CONTACT NAME:	CONTACT NAME:
COMPANY NAME:	COMPANY NAME:
ADDRESS:	ADDRESS:
TELEPHONE:	TELEPHONE:
FAX:	FAX:

INSTALLATION DATE: / /

MODEL SIZE (CIRCLE ONE): FD-4 FD-4HC FD-6 FD-6HC

INLET (CIRCLE ALL THAT APPLY): GRATED INLET (CATCH BASIN) INLET PIPE (FLOW THROUGH)

First Defense® Inspection and Maintenance Log

[illegible]

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