

**Operation and Maintenance Plan
For Stormwater Systems located at Spring Hill Commons
411, 419, and 421 Great Road in Acton, MA**

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Spring Hill Commons is a residential apartment complex in the Town of Acton, Massachusetts. This Operation and Maintenance Plan outlines the inspection and maintenance requirements for the parking areas and stormwater drainage systems serving the properties of the three apartment buildings located at 411, 419, and 421 Great Road. The stormwater systems described below were approved by the Acton Conservation Commission in June 2012 (refer to Order of Conditions for DEP File No. 085-1093)¹ and constructed soon after. The stormwater systems include the following:

Grassed Swale: A grassed shallow depression/swale (6± inches deep and 6- to 12-foot wide) is located on the north side of the parking lot behind the building at 419 Great Road. This swale is approximately 100 feet in length and includes a 2-foot wide stone trench. The stone extends approximately 1.5 feet in depth.

Stone Channel and Stilling Basin: A stone channel (approximately 120 feet in length) is located along the parking lot edge east of the building at 411 Great Road. This channel captures and directs stormwater runoff to a stone stilling basin that is located at corner of the parking lot. The stilling basin is approximately 15' by 15' and filled with stone extending 1.5 feet in depth.

The inspection and maintenance requirements related to these stormwater drainage systems are as follows:

- Inspect the swale, channel, and basin quarterly and after large storm events for accumulated sediments and debris.
- Remove debris collected within the swale, channel and basin by hand and dispose off-site.
- Remove sediments accumulated within the stone trench (in the swale center), stone channel, and stone stilling basin by hand or using a vacuum, as necessary. The vacuum operator should use a suction hose attachment so that sediments, debris, and stones smaller than 2 inches in diameter are removed. (The stone within the trench, channel, and basin is 3 inch in diameter and shall remain.) Any removed sediments and debris should be hauled off-site and disposed of in compliance with local waste disposal regulations.
- Mow the grass within the swale as necessary and remove the cuttings.
- The paved driveway and parking lot shall be swept at least annually in the early spring using a conventional mechanical sweeper or a vacuum-type sweeper.

¹ These stormwater systems were designed in 2012 at the time of the reconstruction of the building at 419 Great Road, which had burned years prior, and were designed in response to Paragraph 3.2.3 of the Special Permit for the reconstruction that building (Planning Board Decision 01-06, signed August 30, 2001 by the Town Clerk).