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INSPECTION AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES

CUMBERLAND SELF STORAGE BUILDING
254 COMMERCIAL STREET
PORTLAND, MAINE
June 1, 2010

Inspection and Maintenance of the stormwater management facilities for the Cumberland Self Storage Building will be required during construction of the Site and as part of the post-construction long term operation of the site.

During construction activities, the Site contractor will be required to address maintenance of erosion and sedimentation control at the Site, as detailed in the Erosion Control Plan and Erosion Control Notes & Details provided in the drawing set for the project. Long term operation and maintenance of the storm water facilities will be the responsibility of the owner. Inspection and maintenance of the facilities will be conducted as follows:

CURBS AND PAVED AREAS

Stormwater management facilities include paved surfaces, drain pipes, treatment areas, and rip rapped aprons. Periodic inspection and maintenance of these site features and devices is necessary to prevent erosion, protect roadways and other paved areas, and remove pollutants from stormwater runoff.

Curbs and paved areas are easily inspected during a site walk. Since visual inspection is easy, their condition should be assessed during and/or after a significant rainfall event such as thundershowers and periods of heavy or extended rainfall and during periods of significant snowmelt. Any damage or unusual condition such as sedimentation of erosion, damaged curb or dying vegetation should be recorded, dated and initialed by the inspector when observed. Even if there is no evident damage, the inspector should make record of these inspections a minimum of twice annually.

Paved areas should be visually inspected monthly during the winter. The inspector should pay particular attention to the build up of sand around inlets and remove accumulations that block the free flow of surface runoff to the drainage system. The date and initials of the inspector should be recorded on the forms provided as well as notations of any cleanup effort that was made and the approximated volume of sediment that was removed.

780 Broadway
South Portland, ME • 04106
207-767-7300 • blaisce.com`

UNDERDRAINED BIORETENTION CELLS

The bio-cells should be inspected after every major storm in the first few months to ensure proper function and establishment of vegetation. Thereafter, the filters should be inspected at least once every six months to ensure that it is draining within 48 hours. Sediment and plant debris should be removed at least annually.

Any bare area or erosion rills shall be repaired with new filter media or sandy loam then planted and mulched. If the surface does not drain in 48 hours, the top several inches of the filter shall be replaced with fresh material. The removed sediments should be disposed of in an acceptable manner.

Harvesting and pruning of excessive growth will need to be done occasionally. Weeding to control unwanted or invasive plans may also be necessary. Plants that are not thriving must be replaced. Fertilization should be avoided unless absolutely necessary to establish vegetation.

The date and initials of the inspector should be recorded on the forms provided as well as notations of any cleanup effort that was made and the approximated volume of sediment that was removed.

TREE BOX FILTERS

In the first few months, the tree box filter should be inspected after every major storm event to monitor proper drainage and tree health. Thereafter, the filters should be inspected at least once every six months to ensure that they are accepting flows and draining properly. Sediment and debris should be removed at least annually and disposed of properly.

The tree will require watering until it is acclimated to its settings. After this period water should only be required during extreme drought periods. Fertilizing should be avoided unless absolutely necessary to maintain tree health.

In the event of a chemical spill, all the soil and plants should be removed and properly disposed of. New filter media and a tree should be installed.

The date and initials of the inspector should be recorded on the forms provided as well as notations of any cleanup effort that was made and the approximated volume of sediment that was removed.

Project Name: Cumberland Self Storage Building
Form Title: Inspection/ Maintenance Log
Area inspected: Catch Basins, Paved Areas, Tree Box Filter and Bio-Cells

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Summary				
Date	Initials/ Organization	Inspection Observation	Maintenance Activity Performed	Comments