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February 26, 2024

By E-mail

ehorowitz@njc-ma.org

Ethan R. Horowitz, Esq.
Managing Director
Northeast Justice Center
50 Island Street, Suite 203B
Lawrence, MA 01840

Re: *Barbara Crow, et al., v. Hometown America, LLC, et al.*, Case 18-cv-12149-LTS
(D. Mass.)

**Oak Point Stormwater Management System Operation & Maintenance
Program Annual Report No. 1, for Year 1 of the Judicially Enforceable
Period – covering the period from February 26, 2023 through February 25,
2024**

Dear Ethan:

I write on behalf of Hometown Oak Point I, L.L.C. and Hometown Oak Point II, L.L.C. (jointly, “Hometown Oak Point”), with respect to the Oak Point Stormwater Management System Operation & Maintenance Program (the “Stormwater O&M Program”). As you know, the Stormwater O&M Program is described and incorporated into the parties’ Stipulation of Settlement (“the Oak Point Settlement Agreement”) (ECF Doc. 228-1). The Oak Point Settlement Agreement was approved by Judge Sorokin and is incorporated by reference into the Court’s January 26, 2023 Final Order and Judgment in the *Crow* case (the “Oak Point Final Judgment”) (ECF Doc. 248).

This correspondence constitutes the first annual Stormwater O&M Program report required by the Oak Point Settlement Agreement and the Oak Point Final Judgment. Based on the information reported herein, Hometown Oak Point is pleased to confirm its compliance with the requirements of the Stormwater O&M Program for the first year of the Judicially Enforceable Period of the Oak Point Final Judgment.¹ The Stormwater O&M Program is providing an

¹ The “Judicially Enforceable Period” is the “period of ten (10) years from the Final Settlement Date, plus such additional time, if any, that may be granted by the Court for good cause upon the petition of a Complaining Injunctive

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effective and comprehensive system for organizing, enhancing, and documenting the routine management of stormwater on a community-wide basis at Oak Point.

1. The Stormwater O&M Program Annual Reporting Requirements.

Section III.C.4.(b) of the Oak Point Settlement Agreement incorporates by reference Exhibit H, entitled “Oak Point Stormwater Management System Operation & Maintenance Program.” (ECF Doc. 228-1, *see* p. 31 and pp. 138-244 of 244). Section III.C.4(b) of the Oak Point Settlement Agreement also provides, in pertinent part, as follows:

During the Judicially Enforceable Period, Hometown Oak Point shall submit an annual report to Class Counsel, Oak Point Residents, the Town of Middleborough’s Health Officer and the Court that: certifies and summarizes compliance with the terms of the Stormwater O&M Plan during the pertinent reporting period, and that attaches a then-current copy of the Stormwater O&M Plan site drawings that illustrate all additions, removals, or relocations of stormwater management infrastructure components (including without limitation individual structural components of the drainage arrangements that service particular home sites), as implemented pursuant to SWIP or as otherwise permitted since the last annual Stormwater O&M Plan report.

Id. at pp. 32-33 of 244.

Consistent with these requirements, this Stormwater O&M Program Annual Report No. 1 is being contemporaneously delivered to you, the Town of Middleborough’s Health Officer, and all Oak Point residents, and filed with the Court as an attachment to Hometown Oak Point’s Notice of Compliance with its Year 1 Annual Reporting Obligations.

2. Executive Summary – Year 1 of the Stormwater O&M Program.

- Hometown Oak Point has complied with the material terms of the Stormwater O&M Program during this first reporting period. *See Sections 3, 4, and 5* below.
- During Year 1, Allen & Major Associates, Inc. (“A&M”) prepared and issued Revision No. 1 to the Oak Point Stormwater Management System Locus Site Plan,

Relief Class Member filed at any time at least six months prior to the expiration of such ten-year period.” (ECF Doc. 228-1, p. 20 of 244). In this case, because no appeal was taken from the Oak Point Final Judgment, the “Final Settlement Date” is the “date on which the time to appeal or permission to appeal therefrom has expired.” (*Id.*, pp. 18-19 of 244.) By email correspondence dated February 27, 2023, you confirmed the parties’ understanding that the Final Settlement Date, following the expiration of the 30-day period to appeal the Oak Point Final Judgment, was February 25, 2023. Accordingly, the first year of the Judicially Enforceable Period covered by this Stormwater O&M Program Annual Report No. 1 (“Year 1”) is the period from February 26, 2023 through February 25, 2024.

dated August 11, 2023, and Revision No. 1 to the Index to System Components, dated August 17, 2023. The updated Locus Site Plan and Index have now been incorporated into the Oak Point Stormwater O&M Program. *See Section 3* below; *see also* the enclosed Supplement No. 1 to the O&M Program Document, and Appendices A and B thereto. Supplement No. 1 and the attached revised Locus Site Plan and Index to System Components were prepared in light of the obligation under the Settlement Agreement to provide with each annual report a “then-current copy of the Stormwater O&M Plan site drawings.” *See* discussion at **Section 3**, below.

- During this reporting period, all required inspections of the structural components of the Oak Point Stormwater Management System were timely completed by A&M staff through four quarterly inspections. *See Section 4* below.
- After each quarterly inspection, A&M made specific recommendations for the maintenance, repairs, and/or replacements of certain system components. All such recommendations were accepted, and all recommended work was implemented and completed during this reporting period. *See Section 4* below.
- Lastly, the secondary stormwater management procedures prescribed by the O&M Program Document were implemented as appropriate, during this reporting period. *See Section 5* below.

3. Supplement No. 1 to the Stormwater O&M Program Document.

Section III.C.4.(b) of the Oak Point Settlement Agreement provides that “[d]uring the Judicially Enforceable Period, the Stormwater O&M Plan may be reasonably modified from time to time, based on practical experience and in accordance with the recommendations and guidance of a licensed professional civil engineer qualified in stormwater management.” *Id.* at p. 31 of 244. During this first reporting period, Hometown Oak Point has relied upon licensed engineer Phil Cordeiro and A&M for recommendations and guidance concerning the implementation of the Oak Point Stormwater O&M Program.

The original Stormwater Management System Locus Site Plan and Index to System Components, as attached to and incorporated into the Oak Point Settlement Agreement, were prepared by A&M in July of 2022, based on then-available record data. During the initial round of inspections during this reporting period, however, A&M was able to field-verify the indexed and mapped structural components, and through that process, A&M identified the need for updates and corrections of the original July 2022 plan and index. In addition, A&M was then aware of certain stormwater management system components that had been installed pursuant to the Oak Point Surface Water Inspection Program (“SWIP”), which should be included on the plan and the index. Accordingly, A&M prepared and issued a revised version of the Oak Point Stormwater Management System Locus Site Plan, dated August 11, 2023, and a revised version of the Index to System Components, dated August 17, 2023. The updated plan and index more

accurately depict and label the system components, consistent with A&M’s field verifications and observations in the first part of 2023.

The enclosed Supplement No. 1 to the O&M Program Document reflects the incorporation of the updated August 2023 plan and index into the O&M Program, and includes copies of both updated documents. Supplement No. 1 is provided to satisfy Hometown Oak Point’s obligation to provide with this report “a then-current copy of the Stormwater O&M Plan site drawings that illustrate all additions, removals, or relocations of stormwater management infrastructure components (including without limitation individual structural components of the drainage arrangements that service particular home sites), as implemented pursuant to SWIP or as otherwise permitted since the last annual Stormwater O&M Plan report.” Going forward, Hometown Oak Point considers itself bound to implement the Stormwater O&M Program as set forth in (1) the original Stormwater O&M Program Document and (2) Supplement No. 1 (which attaches and incorporates the revised Locus Site Plan and Index to System Components).

Further updates of the Stormwater Management System Locus Site Plan and Index to System Components are anticipated to be made through future annual reports. Updating the Locus Site Plan and the Index is a substantial and fairly resource-intensive undertaking which Hometown Oak Point expects to do – or consider whether there is a need to do – on annual basis, roughly mid-way during each annual cycle of program implementation. Accordingly, Hometown Oak Point currently expects to commission the next update of these documents to be done in the summer of 2024.²

4. Year 1 Inspection and Maintenance Activities

All of the inspections required during Year 1 of the Oak Point Stormwater O&M Program were timely completed. A&M performed four rounds of inspections of the structural components identified in the enclosed Supplement No. 1 to O&M Program Document during (1) March 2023 (“Q1 Inspection”); (2) July 2023 (“Q2 Inspection”); (3) September/October 2023 (“Q3 Inspection”); and (4) December 2023 (“Q4 Inspection”). A&M staff documented their field observations of the structural components, and confirmed any associated recommendations for maintenance work to Oak Point staff. A&M has reported, based on these comprehensive inspections, that the Oak Point Stormwater Management System is functioning very well. A&M

² In the course of preparing this first annual report, Hometown Oak Point and A&M discovered that A&M’s updated August 2023 plan and index had captured some but not all of the stormwater management system components added pursuant to the Oak Point Surface Water Inspection Program (“SWIP”) since July 2022, when the original Locus Site Plan was issued. New system components, consisting of one catch basin, seven drainage swales, and five yard/trench drains, were also added through the SWIP as follows: (1) a catch basin at 7703 Island Drive; (2) a drainage swale at 7505 Island Drive; (3) a drainage swale at 1307 Blueberry; (4) a drainage swale at 3006 Simmons Road; (5) a drainage swale at 202 Pheasant Land; (6) a drainage swale at 2901 Oak Point Drive; (7) a drainage swale at 1402 Oak Point Drive; (8) a drainage swale at 3507 Green Street; (9) a yard/trench drain at 503 Oak Point Drive; (10) a yard/trench drain at 3905 Green Street; (11) a yard/trench drain at 2101 Fox Run; (12) a yard/trench drain at 5412 Oak Point Drive; and (13) a yard/trench drain at 7804 Island Drive. Each of these system components – along with any subsequently-added SWIP-related system components – will be captured in the next annual update of the Locus Site Plan and Index to System Components, and included in the next annual report.

has further noted that the maintenance tasks recommended reflect only a small fraction of the total number of system components, and that the recommended tasks are generally minor and routine in nature, with a continually dwindling list of action items.

Following receipt of A&M's recommendations, Hometown Oak Point staff arranged for the recommended work to be completed, and documented the completion of all the recommended action items. The activities performed during Year 1 are summarized below, by system component type:

- Check Dams
 - A&M inspected the check dams identified on the enclosed Locus Site Plan during the Q1 and Q3 Inspections.
 - Based on its observations during these inspections, A&M did not recommend that any maintenance work be performed on these structures.
- Deep Sump Catch Basins
 - A&M inspected the catch basins identified on the enclosed Locus Site Plan during every single quarterly inspection for this reporting period.
 - During each quarterly inspection, A&M identified ten or less catch basins with sediment depths above the monitoring requirement that required cleaning. Hometown staff arranged for the catch basins to be cleaned by Soares Sanitation and Pumping ("Soares"). Following the quarterly inspections, Soares cleaned the sediment from catch basins identified by A&M using a vacuor pumping truck in June 2023, September 2023, December 2023, and February 2024, respectively.
 - During these inspections, A&M identified a few other isolated issues such as a some catch basin hoods that were out of alignment, a double catch basin grate that required repair, a few cracking aprons surrounding grates, and debris accumulated (leaves, clippings, etc.) over some grates. These isolated issues were resolved by Oak Point Maintenance Staff with the assistance of DGL Property Maintenance, where needed, shortly after receiving A&M's recommendations.
- Detention Basins
 - A&M inspected the detention basins identified on the enclosed Locus Site Plan during the Q1 and Q3 Inspections.
 - During Q1 Inspection, A&M made observations such as tree, vegetation, and trash debris that needed to be cleared and sediment that needed to be removed from a number of these components. All of A&M's recommendations were

followed up on and completed by the Oak Point Maintenance Staff with the assistance of Northern Pines Landscaping, where needed, between June and August 2023.

- Based on its observations during the Q3 Inspection, A&M did not recommend that any further maintenance work be performed on these structures.
- Drain Manholes
 - A&M inspected the drain manholes identified on the enclosed Locus Site Plan during the Q1 Inspection.
 - A&M identified around ten drain manholes that had accumulated sediment at the bottom that required cleaning. The drain manholes identified by A&M were cleaned by Soares using a vactor pumping truck in June 2023. A&M also identified an isolated instance of an obstructed pipe invert which was cleared by Oak Point Maintenance Staff in June 2023.
- Drainage Channels / Swales
 - A&M inspected the swales identified on the enclosed Locus Site Plan during the Q1 and Q3 Inspections.
 - During the Q1 Inspection, A&M identified a number of swales that required seeding to promote grass growth and/or regrading to improve flow. All of the regrading and seeding recommended by A&M were completed by DGL Property Maintenance and Oak Point Maintenance Staff in June and July 2023.
 - During the Q3 Inspection, A&M identified two additional swales that required seeding, one swale that required regrading, and one swale with fallen debris that needed to be removed. The recommended regrading was completed by DGL Property Maintenance in November 2023, and the remaining recommendations were completed by Oak Point Maintenance Staff in October 2023.
- Outlet Structures
 - A&M inspected the outlet structures identified on the enclosed Locus Site Plan during the Q1 and Q3 Inspections.
 - During the Q1 Inspection, A&M noted that the inlet of one of the structures required cleaning, which was completed by the Oak Point Maintenance Staff in July 2023.

- During the Q3 Inspection, A&M did not recommend any additional maintenance work for these structures based on A&M's observations.
- Proprietary Separators
 - A&M inspected the proprietary separators identified on the enclosed Locus Site Plan during every single quarterly inspection for this reporting period.
 - During every quarter except Q2, A&M identified a small number of proprietary separators that required cleaning due to the sediment depth exceeding the monitoring requirements or due to the presence of standing water. During the Q2 Inspection, A&M did not recommend any additional maintenance work for these structures based on its observations.
 - The proprietary separators identified by A&M were cleaned by Soares using a vactor pumping truck in June 2023, December 2023, and February 2024, respectively, following A&M's recommendations.
 - Additionally, during the Q4 Inspection, A&M identified an isolated instance of a hole that had developed along the frame edge of a particular component. At Hometown's request, DGL Property Maintenance reset the cover and secured it with new cement in February 2024.
- Rip Rap Disaster Pads
 - A&M inspected the rip rap disaster pads identified on the enclosed Locus Site Plan during the Q1 Inspection.
 - A&M observed a number of structures that were recommended for cleaning/clearing due to fallen leaves and tree debris, vegetation overgrowth, and/or sediment accumulation. Additionally, A&M identified an isolated instance of a runoff swale at the end of a rip-rap that needed to be smoothed.
 - All of A&M's recommendations were acted on and completed by Oak Point Maintenance Staff in June 2023.
- Sediment Forebays
 - A&M inspected the sediment forebays identified on the enclosed Locus Site Plan during the Q1, Q3, and Q4 Inspections.
 - Based on its observations, A&M did not recommend that any maintenance work be performed on these structures.

- Beginning in January 2024, Oak Point Maintenance Staff commenced monthly inspections of the sediment forebays after receiving a tutorial from A&M. Going forward, Oak Point Maintenance Staff will inspect the sediment forebays on a monthly basis, in addition to A&M's periodic inspection of these components during the quarterly inspections.
- Subsurface Infiltration Systems
 - A&M inspected the subsurface infiltration systems identified on the enclosed Locus Site Plan during the Q1, Q3, and Q4 Inspections.
 - Based on its observations, A&M did not recommend that any maintenance work be performed on these structures.
- Yard and Trench Drains
 - A&M inspected the yard and trench drains identified on the enclosed Locus Site Plan during every single quarterly inspection for this reporting period.
 - During Q1, A&M identified a few drains that required cleaning due to accumulation of leaves and/or debris. A&M also recommended the secure fastening of covers for a few additional drains. The Oak Point Maintenance Staff acted on and completed A&M's recommended tasks in June 2023.
 - During Q2, A&M identified two drains that required cleaning due to the sediment depth exceeding the monitoring requirement and a structure with a missing cover that needed to be replaced. The Oak Point Maintenance Staff acted on and completed A&M's recommended tasks in August 2023.
 - During Q3, A&M identified two additional drains that required cleaning due to the sediment depth exceeding the monitoring requirement and a structure with a broken cover in need of replacement. The Oak Point Maintenance Staff acted on and completed A&M's recommended tasks in October 2023.
 - During Q4, A&M identified three additional drains that required cleaning due to the sediment depth exceeding the monitoring requirement, two structures with broken covers in need of replacement, and one structure with protective fabric that required removal. The Oak Point Maintenance Staff acted on and completed A&M's recommended tasks in January 2024, with the exception of one cover replacement that required additional assistance from DGL Property Maintenance in February 2024.

5. Secondary Stormwater Management Procedures

During this reporting period, the Oak Point Defendants complied with the expectations defined by the following secondary stormwater management procedures, which are part of the Oak Point Stormwater Program: (a) roadway sweeping; (b) mosquito control practices; and (c) compliance with the regulatory protocols for work in protected areas, if and as applicable. Specifically, roadway sweeping was budgeted for the 2024 fiscal year and is expected to be completed in April 2024. Mosquito control measures were implemented in coordination with the Plymouth County Mosquito Control Project by spraying potential mosquito breeding areas on several occasions throughout the mosquito season. No state or local wetlands approvals for any stormwater program activities were required during this reporting period.

6. Conclusion

This correspondence satisfies Hometown Oak Point's Year 1 reporting obligations with respect to the Oak Point Stormwater Management System O&M Program, pursuant to the Oak Point Settlement Agreement and the Oak Point Final Judgment. Hometown is pleased to confirm its compliance with the requirements of the Stormwater O&M Program for Year 1 of the Judicially Enforceable Period, and looks forward to the program's continued implementation and ongoing refinement.

Sincerely,

A handwritten signature in blue ink that reads "Lisa C. Goodheart". The signature is written in a cursive style with a large, stylized "L" and "G".

Lisa C. Goodheart

Enclosure: Supplement No. 1 to the Oak Point Stormwater Management System
Operation & Maintenance Program Document



Supplement No. 1 to the Oak Point Stormwater Management System Operation & Maintenance Program Document

**(created in Year 1 of the Stormwater O&M Program and
incorporated into the February 26, 2024 Annual Report for Year 1)**

This first supplement to the Oak Point Stormwater Management System Operation & Maintenance Program Document (the "O&M Program Document")¹ is designed to update and provide additional precision with respect to the identification, description, and field location of all components of the stormwater management system that serves the Oak Point community.

Specifically, Supplement No. 1 to the O&M Program Document incorporates and documents revisions made by Allen and Major Associates, Inc. to the Oak Point Stormwater Management System Locus Site Plan and Index to System Components, as originally incorporated into the O&M Program Document.² These revisions were made in August of 2023, to update the documented inventory of structural stormwater management components and to more accurately depict and label the pertinent components of the system. The revisions are based on field verifications and observations made by A&M during its March 2023 inspection of the Oak Point stormwater management system, and

¹ Reference is made to the Oak Point Stormwater Program that is incorporated into the parties' Stipulation of Settlement (the "Oak Point Settlement Agreement," ECF 228-1), which was approved by and incorporated by reference into Judge Sorokin's January 26, 2023 Final Order and Judgment, in the case entitled *Barbara Crow et al., v. Hometown America, LLC, et al.*, Case 18-cv-12149-LTS (D. Mass.). Nothing in this Supplement No. 1 is intended or shall be construed as detracting in any way from the requirements of the court-approved Oak Point Stormwater Program as described in the O&M Program Document that is attached as Exhibit H to the Stipulation of Settlement (pages 137-244 of ECF 228-1); to the contrary, this supplement is intended and shall be construed only to provide additional detail and clarity to the existing program requirements.

² The original Oak Point Locus Site Plan dated 07/12/2022, and the corresponding Index to the System Components, as appended to the O&M Program Document (ECF 228-1 at 154-221), are effectively superseded by this Supplement No. 1 and the revised Appendix A and Appendix B attached hereto, and notice of the same is being provided to the Court. All other aspects of O&M Program Document remain in effect.

A&M's August 2023 reconciliation of those field observations with the original plans and index, which were prepared in July 2022 on the basis of then-available record data.³

Hometown Oak Point has confirmed with A&M that the plan and index revisions are not the result of any discovery of missing system structures, and that the stormwater system at Oak Point is functioning as intended. The original Locus Site Plan was created from a compilation of record data concerning the development of Oak Point since its inception in the late 1990s, and was not the result of any previously-conducted comprehensive on-the-ground A&M survey for purposes of plan preparation. A&M's comprehensive field review of every system component during its first quarterly inspection led to the identification of certain duplicate labels, labeling errors, and/or duplicative listings of structures in the record documentation.⁴ Overall, there are relatively few corrections and additions in the revised plan and index, given the size and scale of the Oak Point Stormwater Management System as a whole.

Going forward, Hometown Oak Point will require stormwater management system inspections at Oak Point to be performed using these revised versions of the Oak Point Stormwater Management System Locus Site Plan and Index to System Components (enclosed) as the operative reference documents.

Attachments:

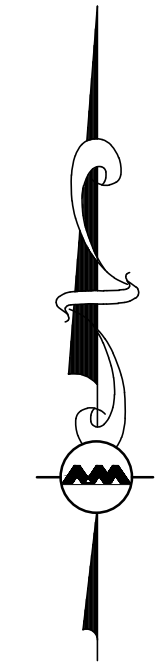
Appendix A: Locus Site Plan (Reference Sheet 0 and Sheets 1-25 showing locations of system components); Revision # 1, dated 08/11/2023

Appendix B: Index to System Components, with references to Site Plan Sheets; Revision # 1, dated 08/17/2023

³ The corrections are reflected in the revised Index to System Components (see attached Appendix B), with each correction clearly identified and matched with the reference sheet number for the Locus Site Plan to which the correction pertains. The reason for the corrections are clearly indicated through color-coding which is explained through a legend on Page 1 of the attached Appendix B.

⁴ By way of examples provided by A&M, a stormwater manhole identified by the record plan was verified in the field to be a sewer manhole and therefore not applicable for review. In another instance, two catch basins were shown in a single location, whereas only one was physically present. This was not a missing structure but an error in the record plan, due to overlapping data from multiple phases of the Oak Point project that had not been previously fully reconciled.

APPENDIX A



- NOTES:
1. THE INFORMATION ON THIS PLAN HAS BEEN COMPILED FROM VARIOUS RECORDS INCLUDING ON THE GROUND SURVEY, RECORD PLANS, GPS LOCATIONS AND SWING TIE DATA. IT IS INTENDED TO PROVIDE A GRAPHICAL REPRESENTATION OF STORMWATER ELEMENTS FOR GENERAL LOCATION AND MAINTENANCE USE. EXACT POSITION OF STRUCTURE MAY VARY FROM PLAN.
 2. THIS PLAN DOES NOT DEPICT ALL UTILITIES OR SURFACE FEATURES.
 3. THIS PLAN SHOULD BE USED IN CONJUNCTION WITH THE WRITTEN STORMWATER OPERATION AND MAINTENANCE REQUIREMENTS.

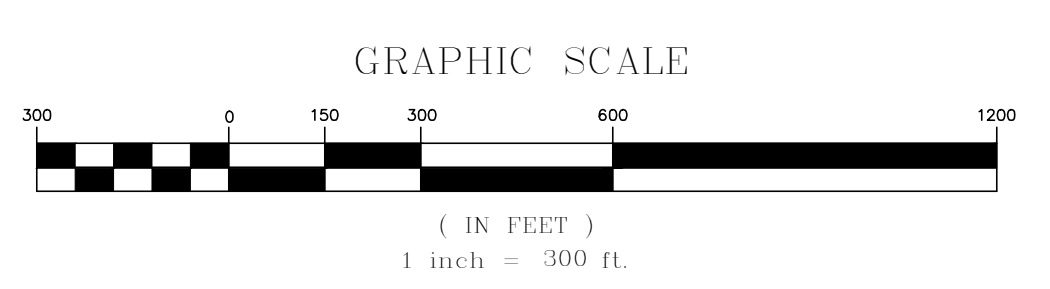


LEGEND

- CHECK DAM (CD)
- DEEP SUMP CATCH BASIN (CB)
- DETENTION BASIN
- DRAIN MANHOLE (DMH)
- DRAINAGE CHANNEL (SWALE)
- OUTLET STRUCTURE (OS)
- PROPRIETARY SEPARATORS (PS)
 - VORTECHS SEPARATOR
 - CDS UNIT
 - STORMCEPTOR UNIT
 - RIP RAP DISSIPATER PAD (RD)
- SEDIMENT FOREBAY (SF)
- SUBSURFACE INFILTRATION SYSTEM (SS)
- TRENCH DRAIN (TD)
- YARD DRAIN (YD)

STREET LISTING LEGEND

AMBER ROAD	AR
BLUEBERRY CIRCLE	BC
CLUBHOUSE	CH
CRYSTAL WAY	CW
FOX RUN	FR
GREEN STREET	GS
ISLAND DRIVE	ID
LANTERN LANE	LL
OAK POINT DRIVE	OPD
ORCHARD COURT	OC
PHEASANT LANE	PL
SIMMONS ROAD	SR
WAVERLY ROAD	WR



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1-888-344-7233

REV	DATE	DESCRIPTION
1	08-11-2023	PER FIELD REVIEW

APPLICANT/OWNER:
HOMETOWN OAK POINT, LLC
 200 OAK POINT DRIVE
 MIDDLEBOROUGH, MA 02346

PROJECT:
OAK POINT
 MIDDLEBOROUGH, MA

PROJECT NO.	1830-10	DATE	07-12-2022
SCALE:	1" = 300'	DWG. NAME:	C1830-10
DESIGNED BY:	JFS/BR	CHECKED BY:	PLC

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
 civil engineering • land surveying
 environmental consulting • landscape architecture
 www.allenmajor.com

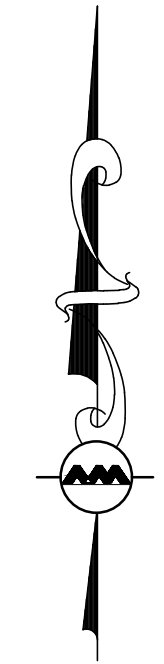
10 MAIN STREET
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 TEL: (508) 928-1010
 FAX: (508) 928-6309

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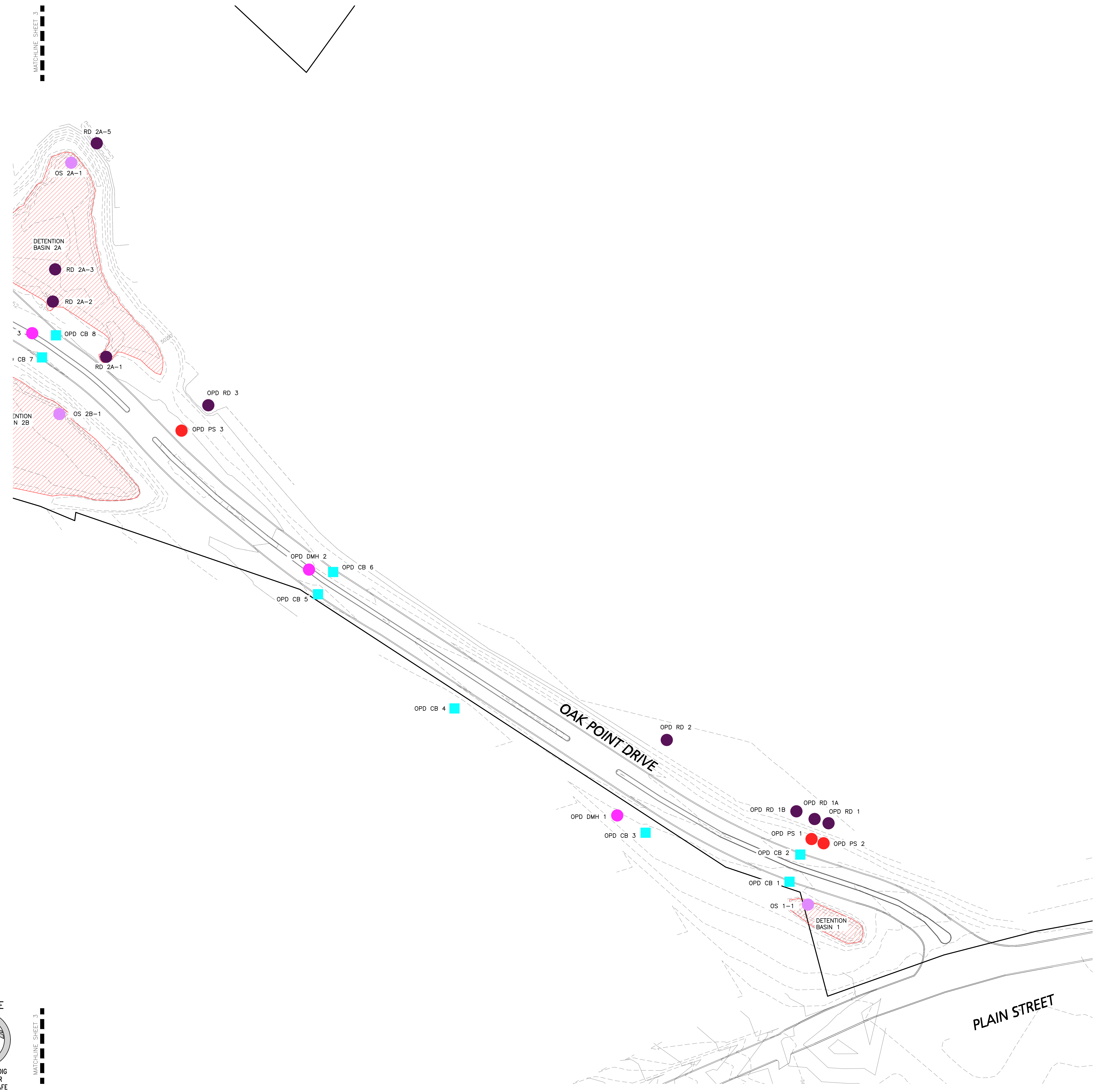
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DRAINAGE OPERATION & MAINTENANCE PLAN	0

1



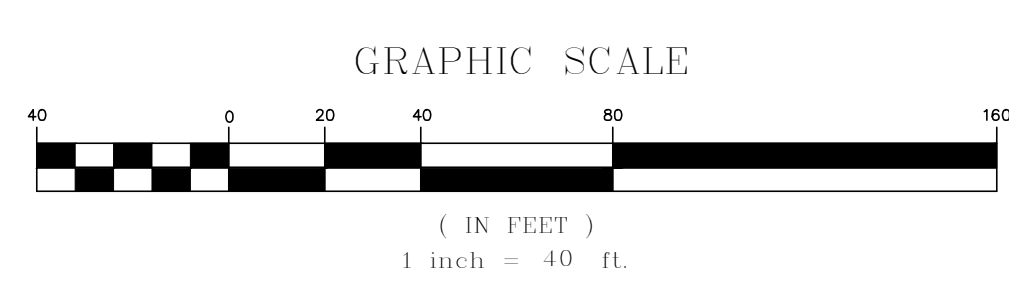
NOTES:

1. THE INFORMATION ON THIS PLAN HAS BEEN COMPILED FROM VARIOUS RECORDS INCLUDING ON THE GROUND SURVEY, RECORD PLANS, GPS LOCATIONS AND SWING THE DATA. IT IS INTENDED TO PROVIDE A GRAPHICAL REPRESENTATION OF STORMWATER ELEMENTS FOR GENERAL LOCATION AND MAINTENANCE USE. EXACT POSITION OF STRUCTURE MAY VARY FROM PLAN.
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3. THIS PLAN SHOULD BE USED IN CONJUNCTION WITH THE WRITTEN STORMWATER OPERATION AND MAINTENANCE REQUIREMENTS.



LEGEND	
CHECK DAM (CD)	[Green rectangle]
DEEP SUMP CATCH BASIN (CB)	[Cyan square]
DETENTION BASIN	[Hatched area]
DRAIN MANHOLE (DMH)	[Pink circle]
DRAINAGE CHANNEL (SWALE)	[Dashed line]
OUTLET STRUCTURE (OS)	[Pink circle]
PROPRIETARY SEPARATORS (PS)	[Red circle]
VORTECHS SEPARATOR	[Red circle]
CDS UNIT	[Orange circle]
STORMCEPTOR UNIT	[Green circle]
RIP RAP DISSIPATER PAD (RD)	[Purple circle]
SEDIMENT FOREBAY (SF)	[Blue rectangle]
SUBSURFACE INFILTRATION SYSTEM (SS)	[Blue rectangle]
TRENCH DRAIN (TD)	[Orange line]
YARD DRAIN (YD)	[Green circle]

STREET LISTING LEGEND	
AMBER ROAD	AR
BLUEBERRY CIRCLE	BC
CLUBHOUSE	CH
CRYSTAL WAY	CW
FOX RUN	FR
GREEN STREET	GS
ISLAND DRIVE	ID
LANTERN LANE	LL
OAK POINT DRIVE	OPD
ORCHARD COURT	OC
PHEASANT LANE	PL
SIMMONS ROAD	SR
WAVERLY ROAD	WR



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REV	DATE	DESCRIPTION
1	08-11-2023	PER FIELD REVIEW

APPLICANT/OWNER:
HOMETOWN OAK POINT, LLC
 200 OAK POINT DRIVE
 MIDDLEBOROUGH, MA 02346

PROJECT:
OAK POINT
 MIDDLEBOROUGH, MA

PROJECT NO. 1830-10 DATE: 07-12-2022
 SCALE: 1" = 40' DWG. NAME: C1830-10
 DESIGNED BY: JPS/BR CHECKED BY: PLC

PREPARED BY:

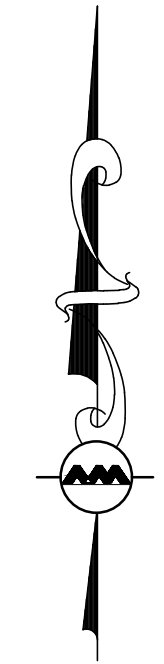
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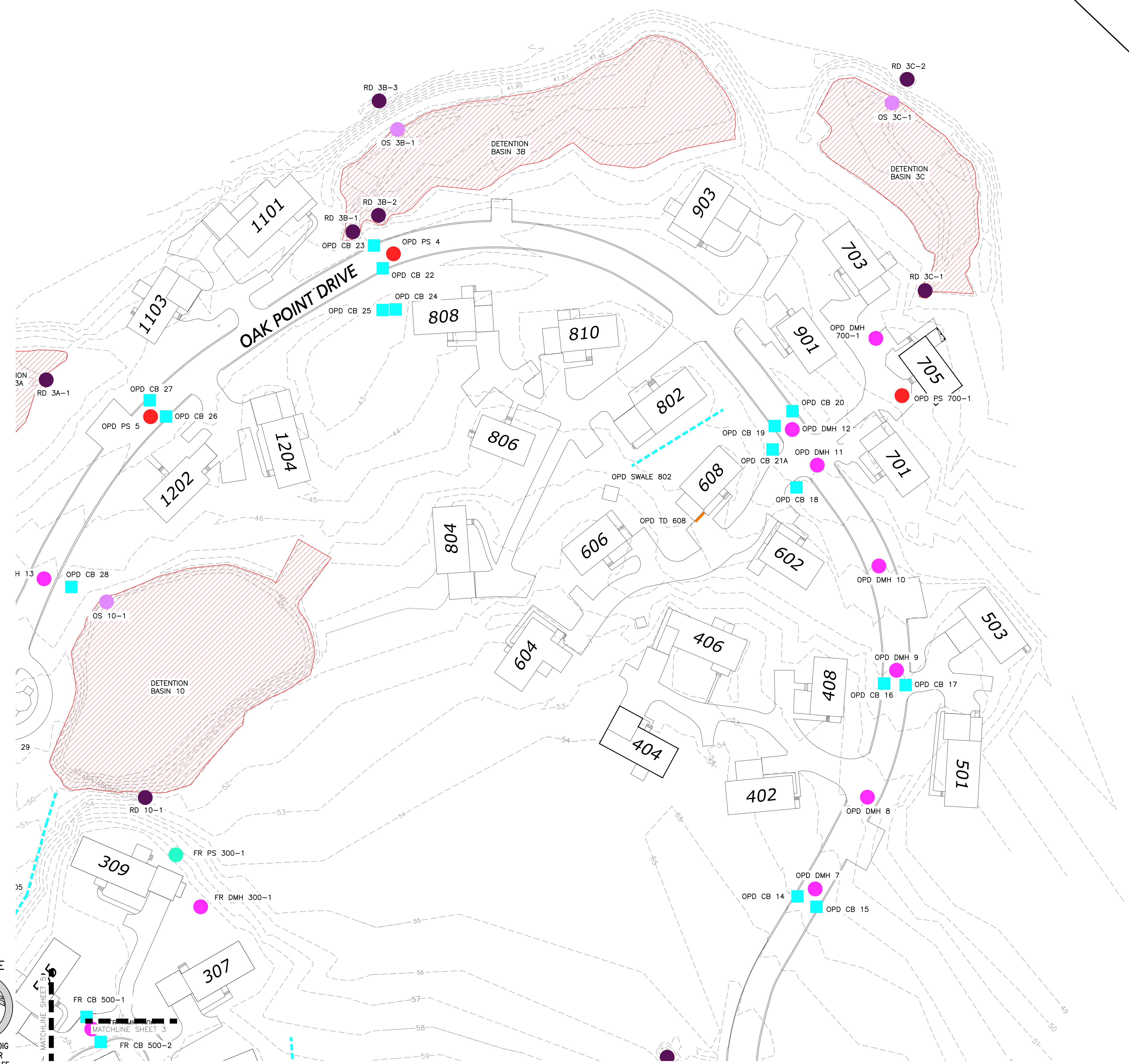
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DRAWING TITLE: **DRAINAGE OPERATION & MAINTENANCE PLAN** SHEET No. **1 OF 25**



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LEGEND

CHECK DAM (CD)	[Green Box]
DEEP SUMP CATCH BASIN (CB)	[Cyan Box]
DETENTION BASIN	[Red Hatched Box]
DRAIN MANHOLE (DMH)	[Purple Circle]
DRAINAGE CHANNEL (SWALE)	[Blue Dashed Line]
OUTLET STRUCTURE (OS)	[Pink Circle]
PROPRIETARY SEPARATORS (PS)	[Red Circle]
VORTECHS SEPARATOR	[Green Circle]
CDS UNIT	[Yellow Circle]
STORMCEPTOR UNIT	[Blue Circle]
RIP RAP DISSIPATER PAD (RD)	[Purple Circle]
SEDIMENT FOREBAY (SF)	[Blue Box]
SUBSURFACE INFILTRATION SYSTEM (SS)	[Blue Box]
TRENCH DRAIN (TD)	[Orange Line]
YARD DRAIN (YD)	[Green Circle]

STREET LISTING LEGEND

AMBER ROAD	AR
BLUEBERRY CIRCLE	BC
CLUBHOUSE	CH
CRYSTAL WAY	CW
FOX RUN	FR
GREEN STREET	GS
ISLAND DRIVE	ID
LANERN LANE	LL
OAK POINT DRIVE	OPD
ORCHARD COURT	OC
PHEASANT LANE	PL
SIMMONS ROAD	SR
WAVERLY ROAD	WR

REV	DATE	DESCRIPTION
1	08-11-2023	PER FIELD REVIEW

APPLICANT/OWNER:
HOMETOWN OAK POINT, LLC
 200 OAK POINT DRIVE
 MIDDLEBOROUGH, MA 02346

PROJECT:
OAK POINT
 MIDDLEBOROUGH, MA

PROJECT NO.	1830-10	DATE:	07-12-2022
SCALE:	1" = 40'	DWG. NAME:	C1830-10
DESIGNED BY:	JPS/BR	CHECKED BY:	PLC

PREPARED BY:

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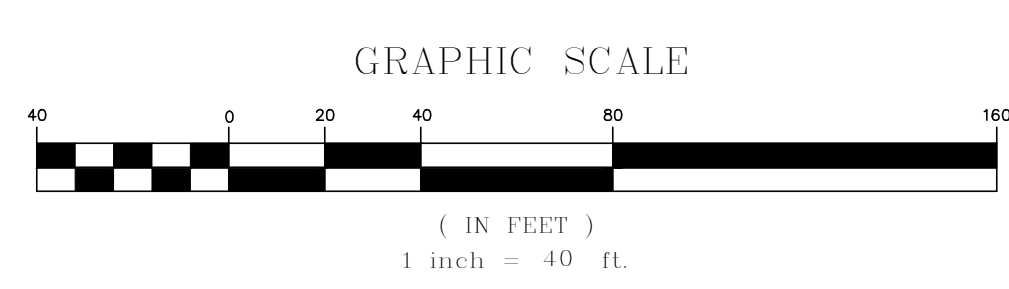
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 TEL: (508) 928-1010
 FAX: (508) 928-0309

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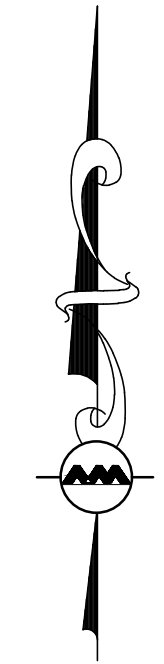
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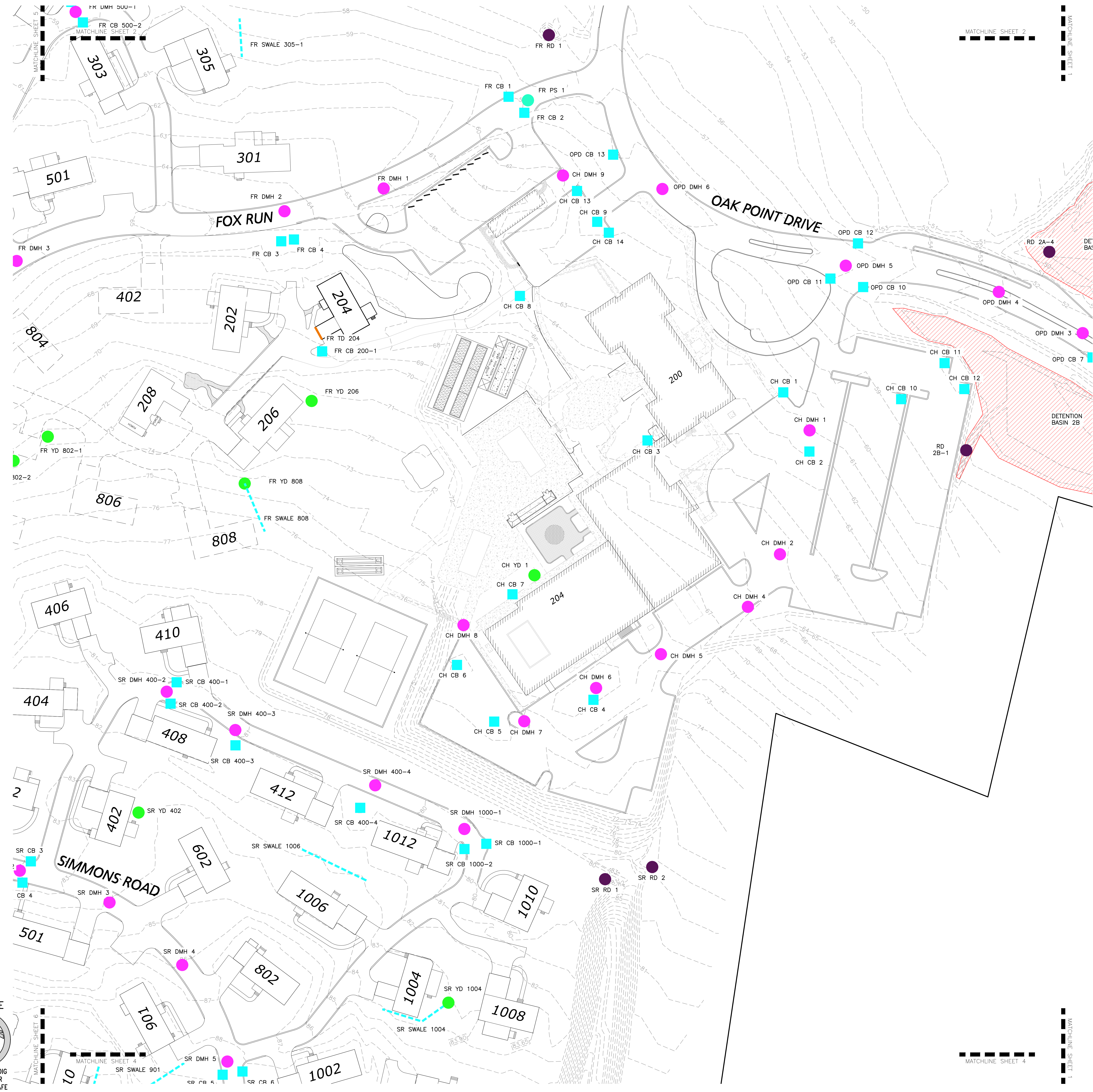
MATCHLINE SHEET 3

MATCHLINE SHEET 3



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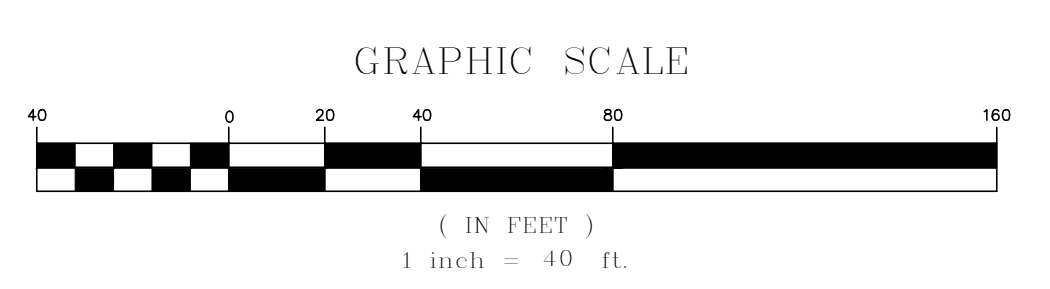


LEGEND

- CHECK DAM (CD) [Green rectangle]
- DEEP SUMP CATCH BASIN (CB) [Blue square]
- DETENTION BASIN [Red hatched area]
- DRAIN MANHOLE (DMH) [Pink circle]
- DRAINAGE CHANNEL (SWALE) [Blue dashed line]
- OUTLET STRUCTURE (OS) [Purple circle]
- PROPRIETARY SEPARATORS (PS) [Yellow circle]
- VORTECHS SEPARATOR [Red circle]
- CDS UNIT [Green circle]
- STORMCEPTOR UNIT [Blue circle]
- RIP RAP DISSIPATER PAD (RD) [Purple circle]
- SEDIMENT FOREBAY (SF) [Blue rectangle]
- SUBSURFACE INFILTRATION SYSTEM (SS) [Blue rectangle]
- TRENCH DRAIN (TD) [Blue line]
- YARD DRAIN (YD) [Green circle]

STREET LISTING LEGEND

AMBER ROAD	AR
BLUEBERRY CIRCLE	BC
CLUBHOUSE	CH
CRYSTAL WAY	CW
FOX RUN	FR
GREEN STREET	GS
ISLAND DRIVE	ID
LANTERN LANE	LL
OAK POINT DRIVE	OPD
ORCHARD COURT	OC
PHEASANT LANE	PL
SIMMONS ROAD	SR
WAVERLY ROAD	WR



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REV	DATE	DESCRIPTION
1	08-11-2023	PER FIELD REVIEW

APPLICANT/OWNER:
HOMETOWN OAK POINT, LLC
 200 OAK POINT DRIVE
 MIDDLEBOROUGH, MA 02346

PROJECT:
OAK POINT
 MIDDLEBOROUGH, MA

PROJECT NO. 1830-10 DATE: 07-12-2022
 SCALE: 1" = 40' DWG. NAME: C1830-10
 DESIGNED BY: JPS/BR CHECKED BY: PLC

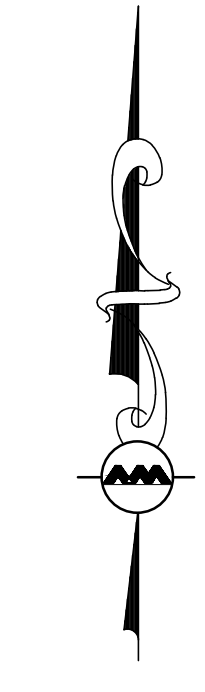
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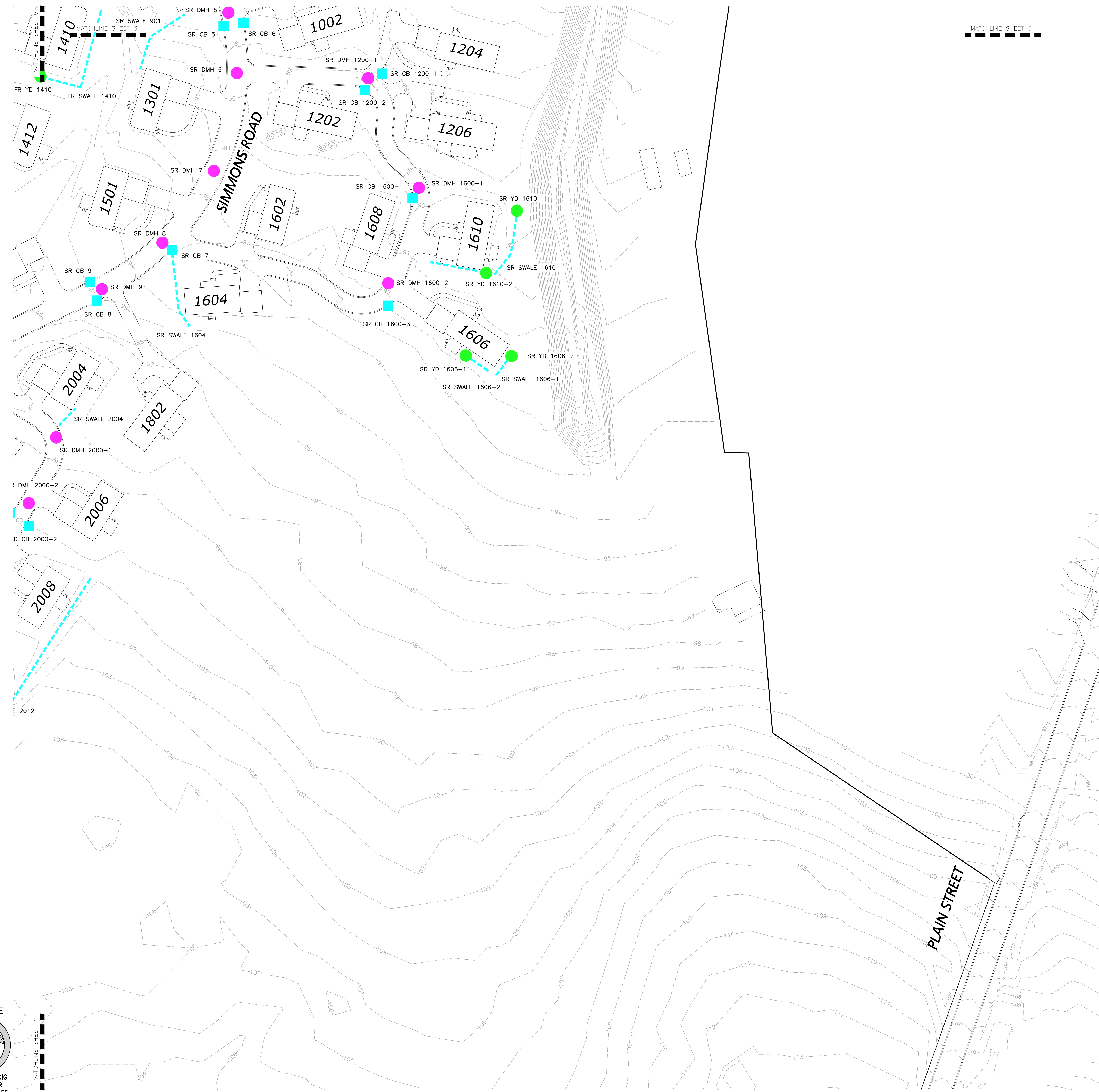
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MATCHLINE SHEET 3

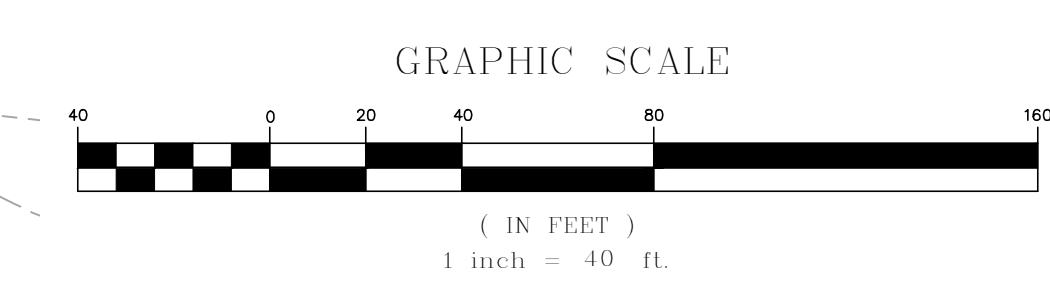


LEGEND

- CHECK DAM (CD)
- DEEP SUMP CATCH BASIN (CB)
- DETENTION BASIN
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- DRAINAGE CHANNEL (SWALE)
- OUTLET STRUCTURE (OS)
- PROPRIETARY SEPARATORS (PS)
 - VORTECHS SEPARATOR
 - CDS UNIT
 - STORMCEPTOR UNIT
- RIP RAP DISSIPATER PAD (RD)
- SEDIMENT FOREBAY (SF)
- SUBSURFACE INFILTRATION SYSTEM (SS)
- TRENCH DRAIN (TD)
- YARD DRAIN (YD)

STREET LISTING LEGEND

AMBER ROAD	AR
BLUEBERRY CIRCLE	BC
CLUBHOUSE	CH
CRYSTAL WAY	CW
FOX RUN	FR
GREEN STREET	GS
ISLAND DRIVE	ID
LANTERN LANE	LL
OAK POINT DRIVE	OPD
ORCHARD COURT	OC
PHEASANT LANE	PL
SIMMONS ROAD	SR
WAVERLY ROAD	WR



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 MIDDLEBOROUGH, MA 02346

PROJECT:
OAK POINT
 MIDDLEBOROUGH, MA

PROJECT NO.	1830-10	DATE:	07-12-2022
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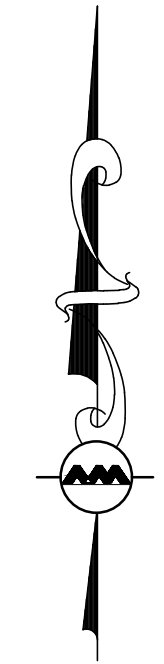
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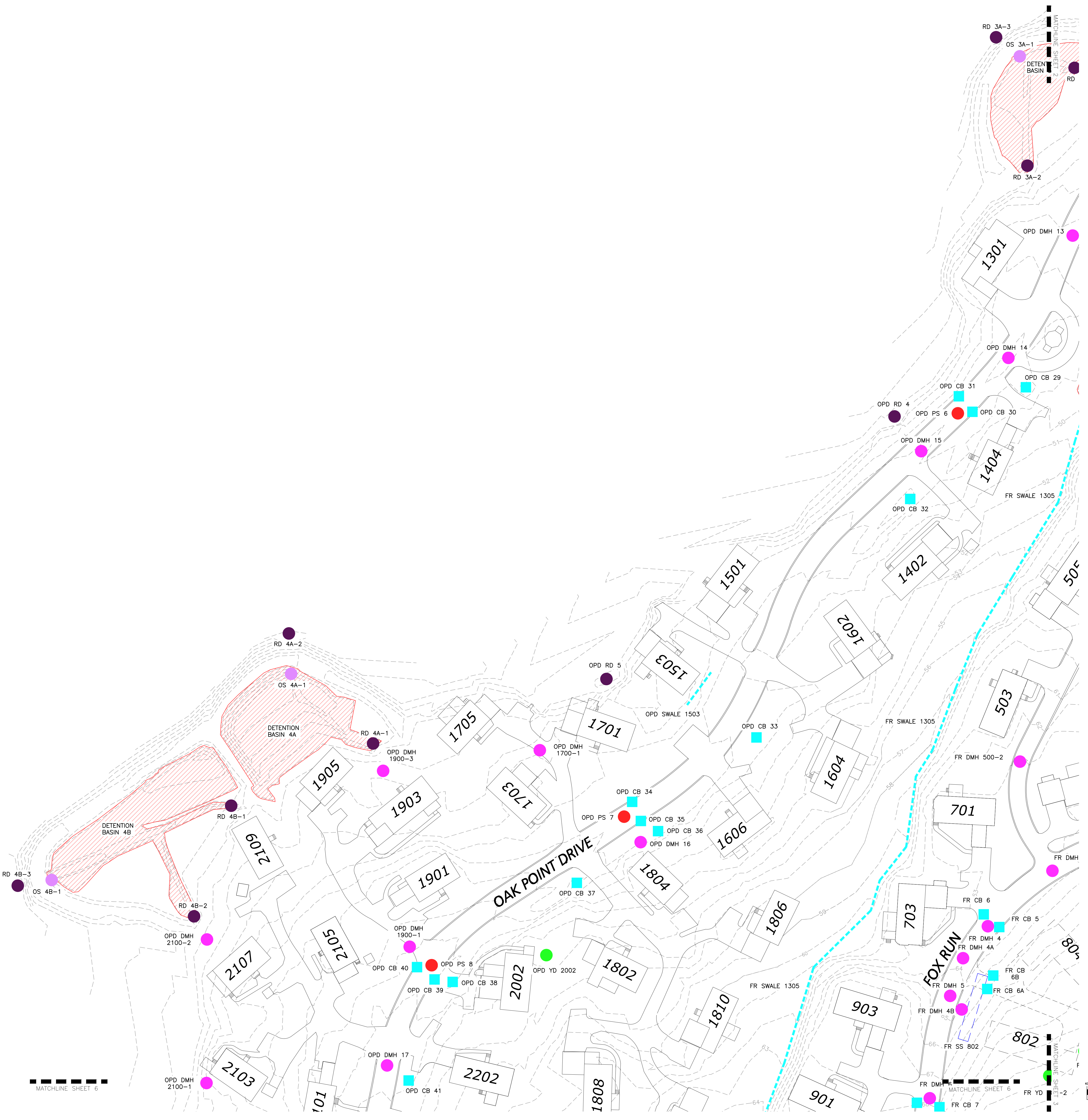
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DRAWING TITLE:	SHEET No.
DRAINAGE OPERATION & MAINTENANCE PLAN	4 OF 25

5



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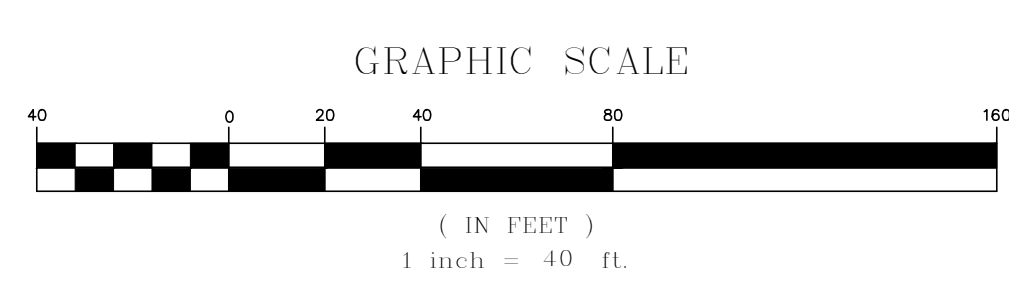


LEGEND

- CHECK DAM (CD) [Green rectangle]
- DEEP SUMP CATCH BASIN (CB) [Blue square]
- DETENTION BASIN [Red hatched area]
- DRAIN MANHOLE (DMH) [Pink circle]
- DRAINAGE CHANNEL (SWALE) [Blue dashed line]
- OUTLET STRUCTURE (OS) [Purple circle]
- PROPRIETARY SEPARATORS (PS) [Red circle]
- VORTECHS SEPARATOR [Green circle]
- CDS UNIT [Yellow circle]
- STORMCEPTOR UNIT [Blue circle]
- RIP RAP DISSIPATER PAD (RD) [Purple circle]
- SEDIMENT FOREBAY (SF) [Blue rectangle]
- SUBSURFACE INFILTRATION SYSTEM (SS) [Blue rectangle]
- TRENCH DRAIN (TD) [Orange line]
- YARD DRAIN (YD) [Green circle]

STREET LISTING LEGEND

AMBER ROAD	AR
BLUEBERRY CIRCLE	BC
CLUBHOUSE	CH
CRYSTAL WAY	CW
FOX RUN	FR
GREEN STREET	GS
ISLAND DRIVE	ID
LANTERN LANE	LL
OAK POINT DRIVE	OPD
ORCHARD COURT	OC
PHEASANT LANE	PL
SIMMONS ROAD	SR
WAVERLY ROAD	WR



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MATCHLINE SHEET 6

REV	DATE	DESCRIPTION
1	08-11-2023	PER FIELD REVIEW

APPLICANT/OWNER:
HOMETOWN OAK POINT, LLC
200 OAK POINT DRIVE
MIDDLEBOROUGH, MA 02346

PROJECT:
OAK POINT
MIDDLEBOROUGH, MA

PROJECT NO. 1830-10 DATE: 07-12-2022
SCALE: 1" = 40' DWG. NAME: C1830-10
DESIGNED BY: JPS/BR CHECKED BY: PLC

PREPARED BY:

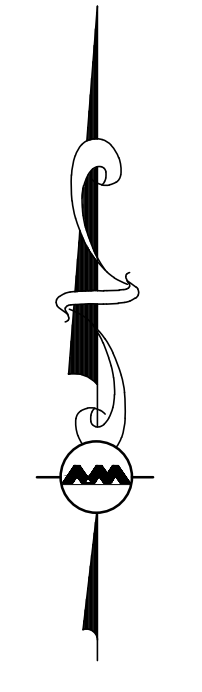
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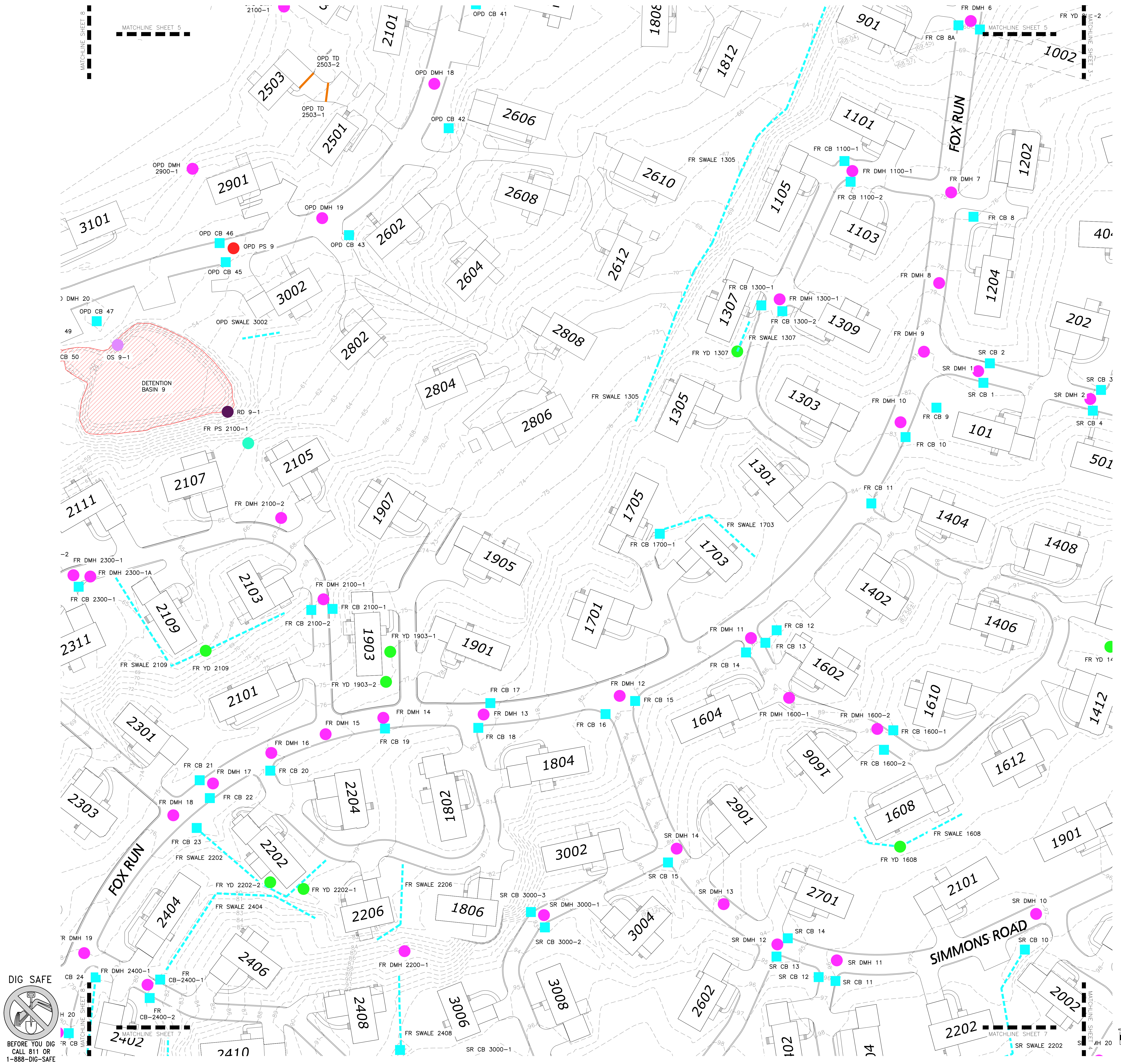
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DRAWING TITLE: DRAINAGE OPERATION & MAINTENANCE PLAN SHEET No. 5 OF 25



NOTES:

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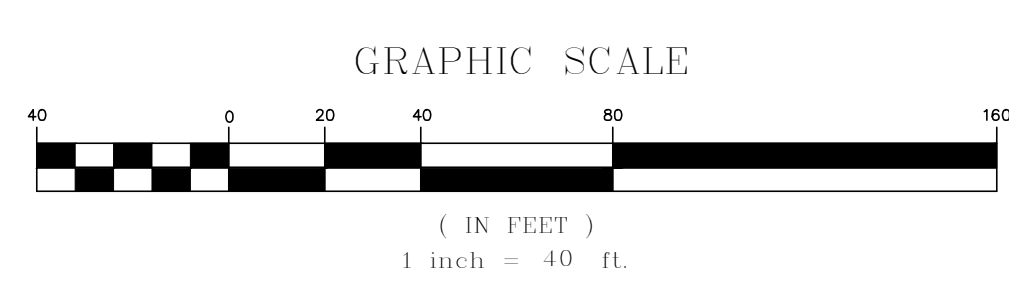


LEGEND

- CHECK DAM (CD) [Green rectangle]
- DEEP SUMP CATCH BASIN (CB) [Blue rectangle]
- DETENTION BASIN [Red hatched area]
- DRAIN MANHOLE (DMH) [Pink circle]
- DRAINAGE CHANNEL (SWALE) [Blue dashed line]
- OUTLET STRUCTURE (OS) [Purple circle]
- PROPRIETARY SEPARATORS (PS) [Red circle]
- VORTECH SEPARATOR [Green circle]
- CDS UNIT [Yellow circle]
- STORMCEPTOR UNIT [Blue circle]
- RIP RAP DISSIPATER PAD (RD) [Purple circle]
- SEDIMENT FOREBAY (SF) [Blue rectangle]
- SUBSURFACE INFILTRATION SYSTEM (SS) [Blue rectangle]
- TRENCH DRAIN (TD) [Orange line]
- YARD DRAIN (YD) [Green circle]

STREET LISTING LEGEND

- AMBER ROAD [AR]
- BLUEBERRY CIRCLE [BC]
- CLUBHOUSE [CH]
- CRYSTAL WAY [CW]
- FOX RUN [FR]
- GREEN STREET [GS]
- ISLAND DRIVE [ID]
- LANTERN LANE [LL]
- OAK POINT DRIVE [OPD]
- ORCHARD COURT [OC]
- PHEASANT LANE [PL]
- SIMMONS ROAD [SR]
- WAVERLY ROAD [WR]



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APPLICANT/OWNER:
HOMETOWN OAK POINT, LLC
200 OAK POINT DRIVE
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PROJECT:
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PROJECT NO. 1830-10 DATE: 07-12-2022
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DESIGNED BY: JPS/BR CHECKED BY: PLC

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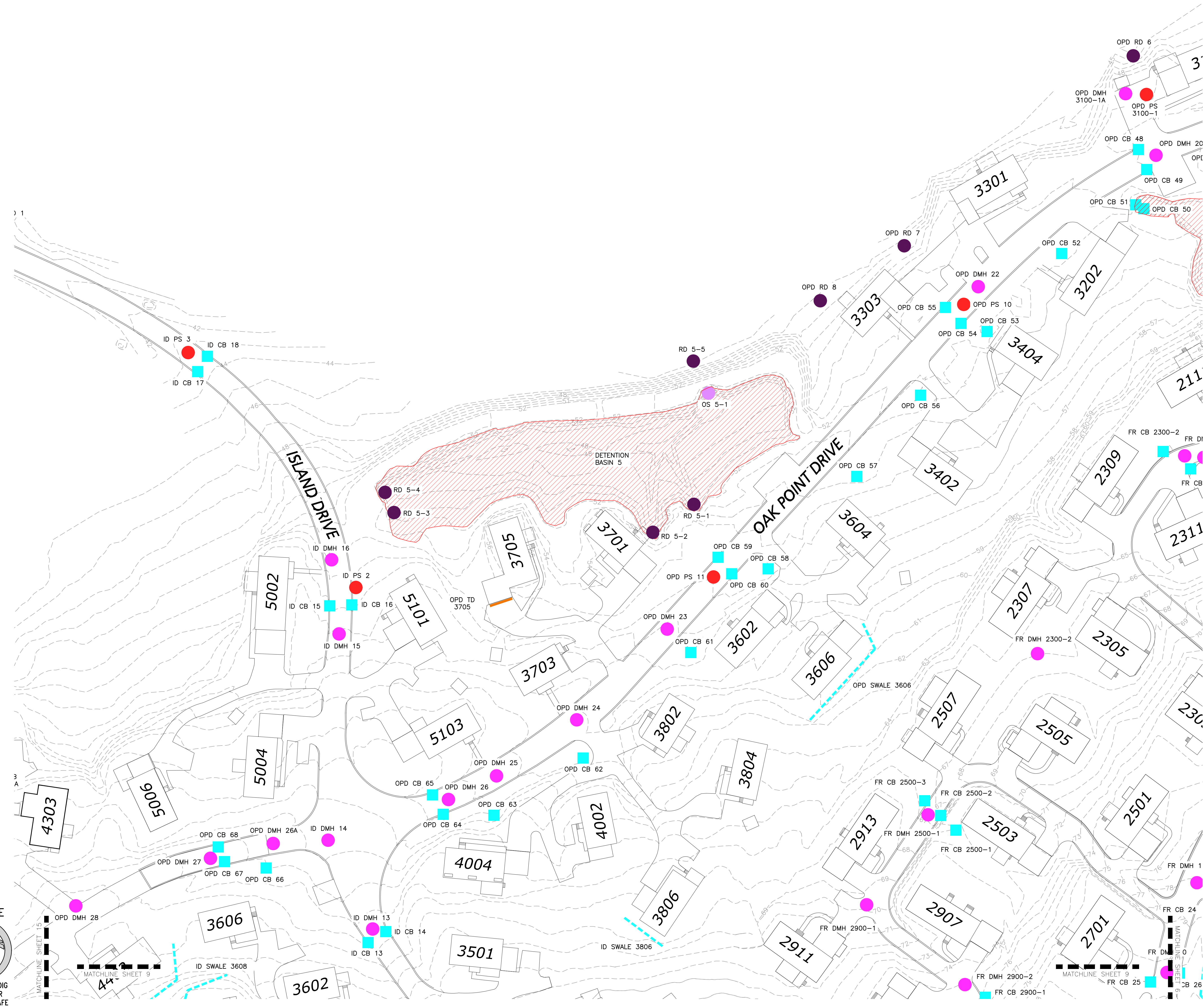
MATCHLINE SHEET 6

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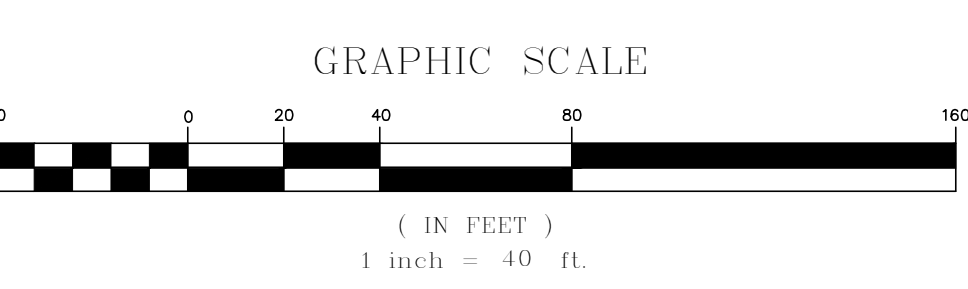


LEGEND

- CHECK DAM (CD) [Green rectangle]
- DEEP SUMP CATCH BASIN (CB) [Cyan square]
- DETENTION BASIN [Red hatched area]
- DRAIN MANHOLE (DMH) [Pink circle]
- DRAINAGE CHANNEL (SWALE) [Dashed blue line]
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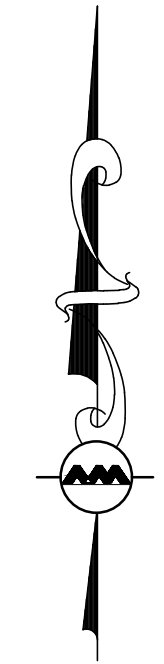
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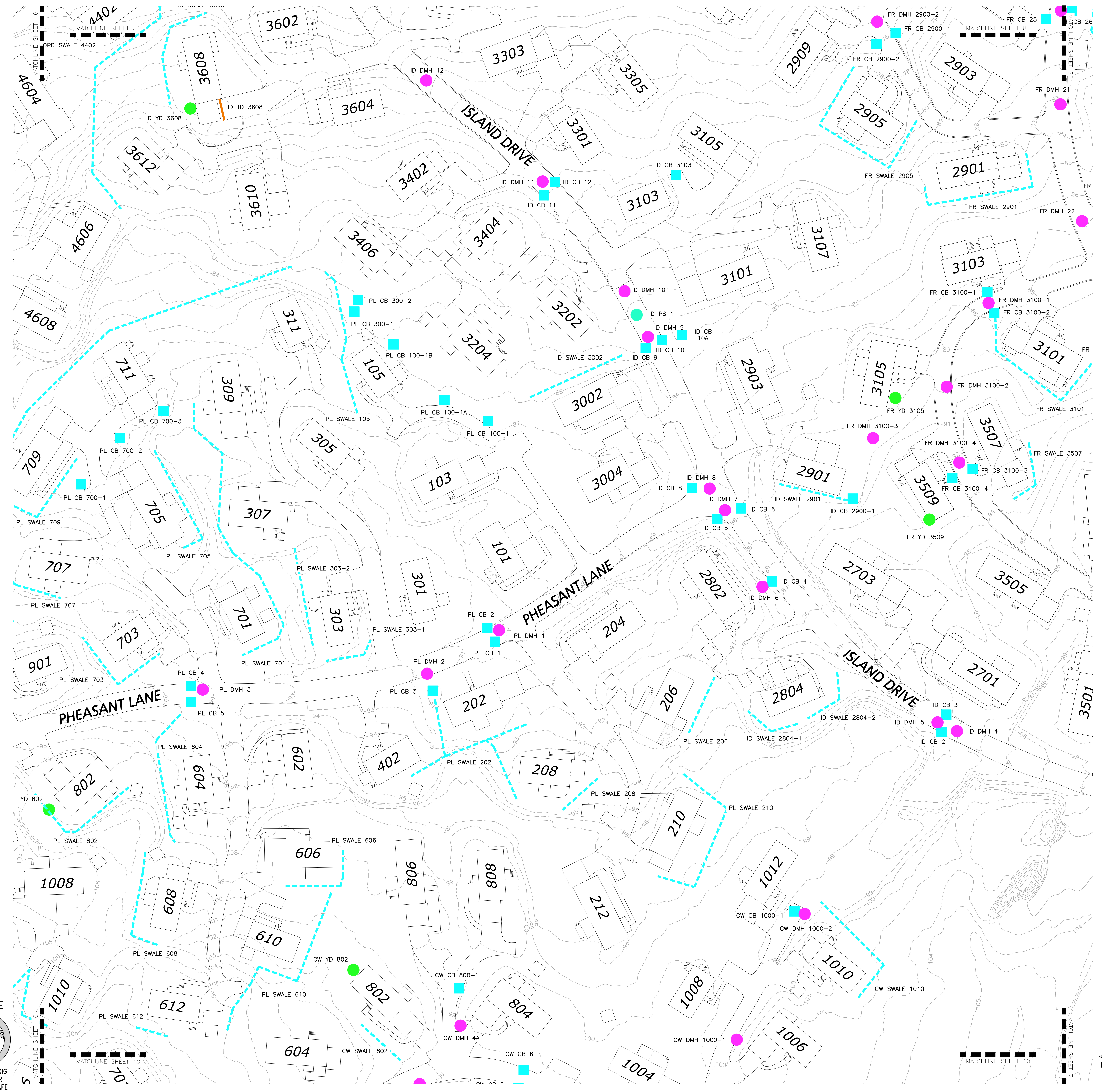
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DRAWING TITLE: **DRAINAGE OPERATION & MAINTENANCE PLAN** SHEET No. **8 OF 25**



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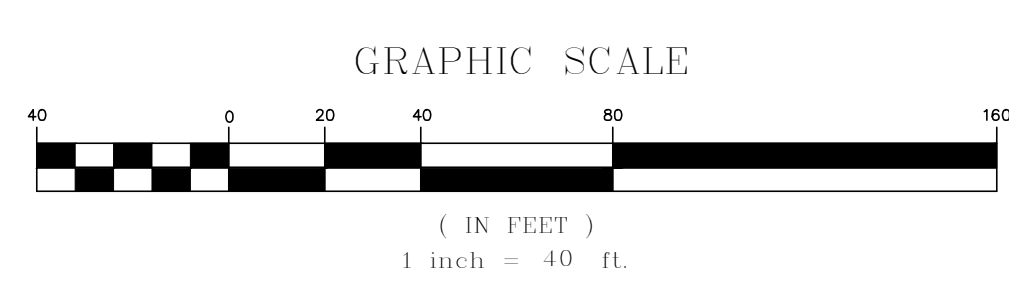


LEGEND

- CHECK DAM (CD) [Green rectangle]
- DEEP SUMP CATCH BASIN (CB) [Blue square]
- DETENTION BASIN [Red hatched rectangle]
- DRAIN MANHOLE (DMH) [Pink circle]
- DRAINAGE CHANNEL (SWALE) [Dashed blue line]
- OUTLET STRUCTURE (OS) [Purple circle]
- PROPRIETARY SEPARATORS (PS) [Green circle]
- VORTECHS SEPARATOR [Red circle]
- CDS UNIT [Orange circle]
- STORMCEPTOR UNIT [Yellow circle]
- RIP RAP DISSIPATER PAD (RD) [Green circle]
- SEDIMENT FOREBAY (SF) [Blue rectangle]
- SUBSURFACE INFILTRATION SYSTEM (SS) [Blue rectangle]
- TRENCH DRAIN (TD) [Orange line]
- YARD DRAIN (YD) [Green circle]

STREET LISTING LEGEND

AMBER ROAD	AR
BLUEBERRY CIRCLE	BC
CLUBHOUSE	CH
CRYSTAL WAY	CW
FOX RUN	FR
GREEN STREET	GS
ISLAND DRIVE	ID
LANTERN LANE	LL
OAK POINT DRIVE	OPD
ORCHARD COURT	OC
PHEASANT LANE	PL
SIMMONS ROAD	SR
WAVERLY ROAD	WR



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REV	DATE	DESCRIPTION
1	08-11-2023	PER FIELD REVIEW

APPLICANT/OWNER:
HOMETOWN OAK POINT, LLC
200 OAK POINT DRIVE
MIDDLEBOROUGH, MA 02346

PROJECT:
OAK POINT
MIDDLEBOROUGH, MA

PROJECT NO.	1830-10	DATE:	07-12-2022
SCALE:	1" = 40'	DWG. NAME:	C1830-10
DESIGNED BY:	JPS/BR	CHECKED BY:	PLC

PREPARED BY:

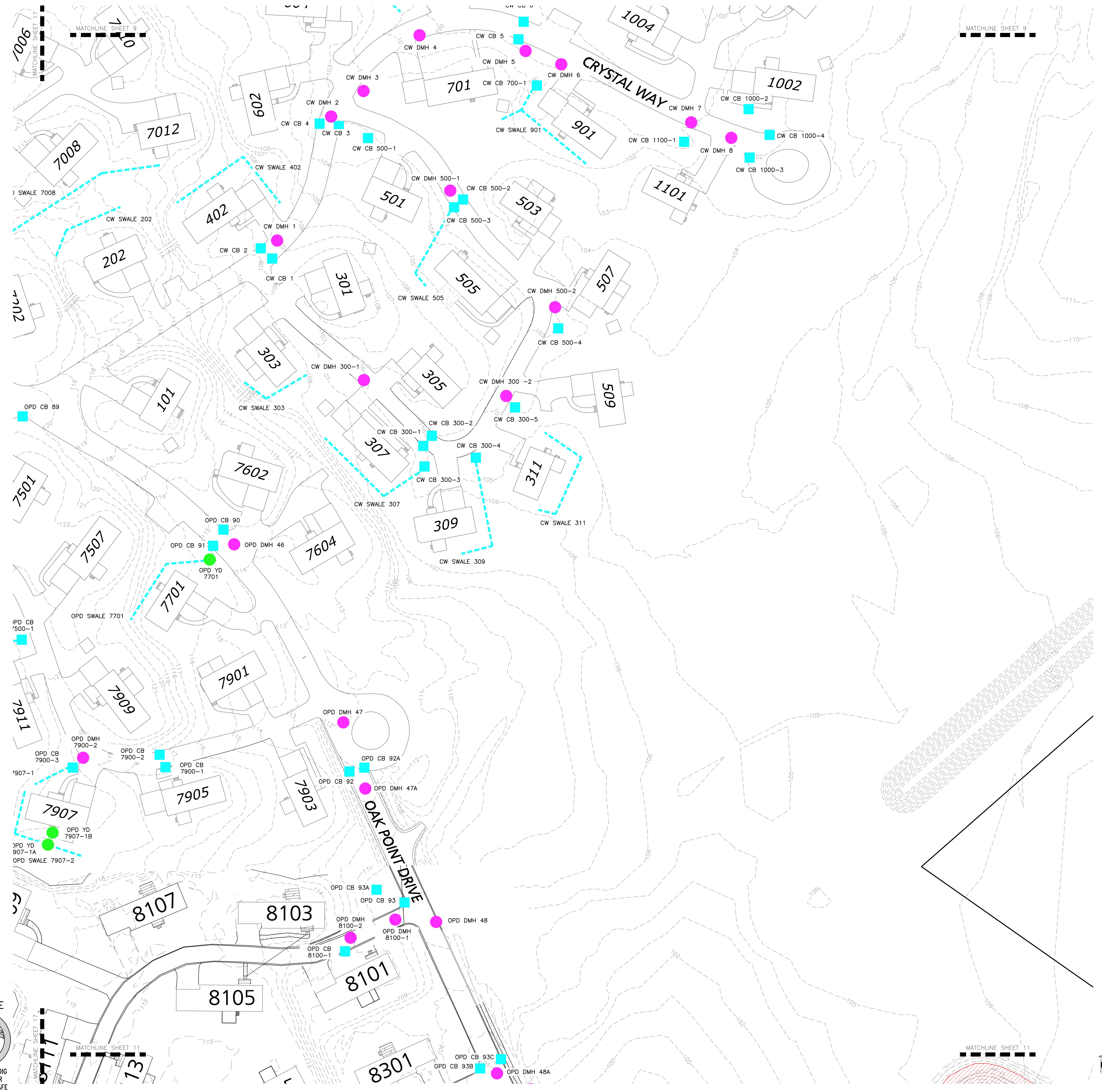
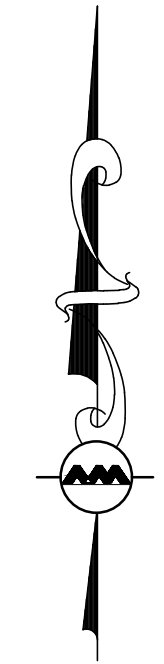
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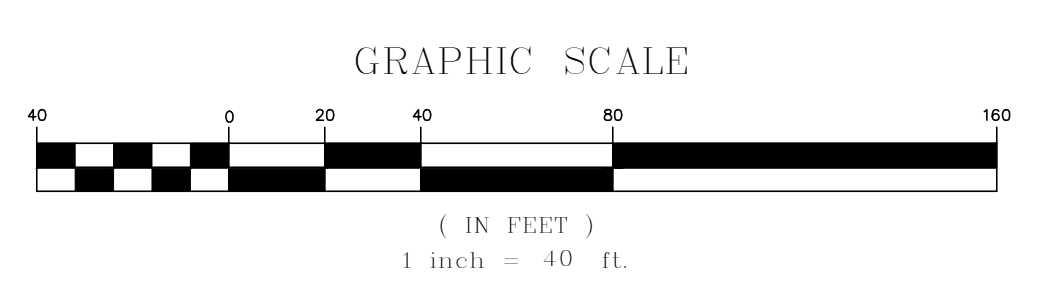


LEGEND

- CHECK DAM (CD)
- DEEP SUMP CATCH BASIN (CB)
- DETENTION BASIN
- DRAIN MANHOLE (DMH)
- DRAINAGE CHANNEL (SWALE)
- OUTLET STRUCTURE (OS)
- PROPRIETARY SEPARATORS (PS)
 - VORTECHS SEPARATOR
 - CDS UNIT
 - STORMCEPTOR UNIT
- RIP RAP DISSIPATER PAD (RD)
- SEDIMENT FOREBAY (SF)
- SUBSURFACE INFILTRATION SYSTEM (SS)
- TRENCH DRAIN (TD)
- YARD DRAIN (YD)

STREET LISTING LEGEND

AMBER ROAD	AR
BLUEBERRY CIRCLE	BC
CLUBHOUSE	CH
CRYSTAL WAY	CW
FOX RUN	FR
GREEN STREET	GS
ISLAND DRIVE	ID
LANTERN LANE	LL
OAK POINT DRIVE	OPD
ORCHARD COURT	OC
PHEASANT LANE	PL
SIMMONS ROAD	SR
WAVERLY ROAD	WR



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REV	DATE	DESCRIPTION
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HOMETOWN OAK POINT, LLC
 200 OAK POINT DRIVE
 MIDDLEBOROUGH, MA 02346

PROJECT:
OAK POINT
 MIDDLEBOROUGH, MA

PROJECT NO. 1830-10 DATE: 07-12-2022
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 DESIGNED BY: JPS/BR CHECKED BY: PLC

PREPARED BY:

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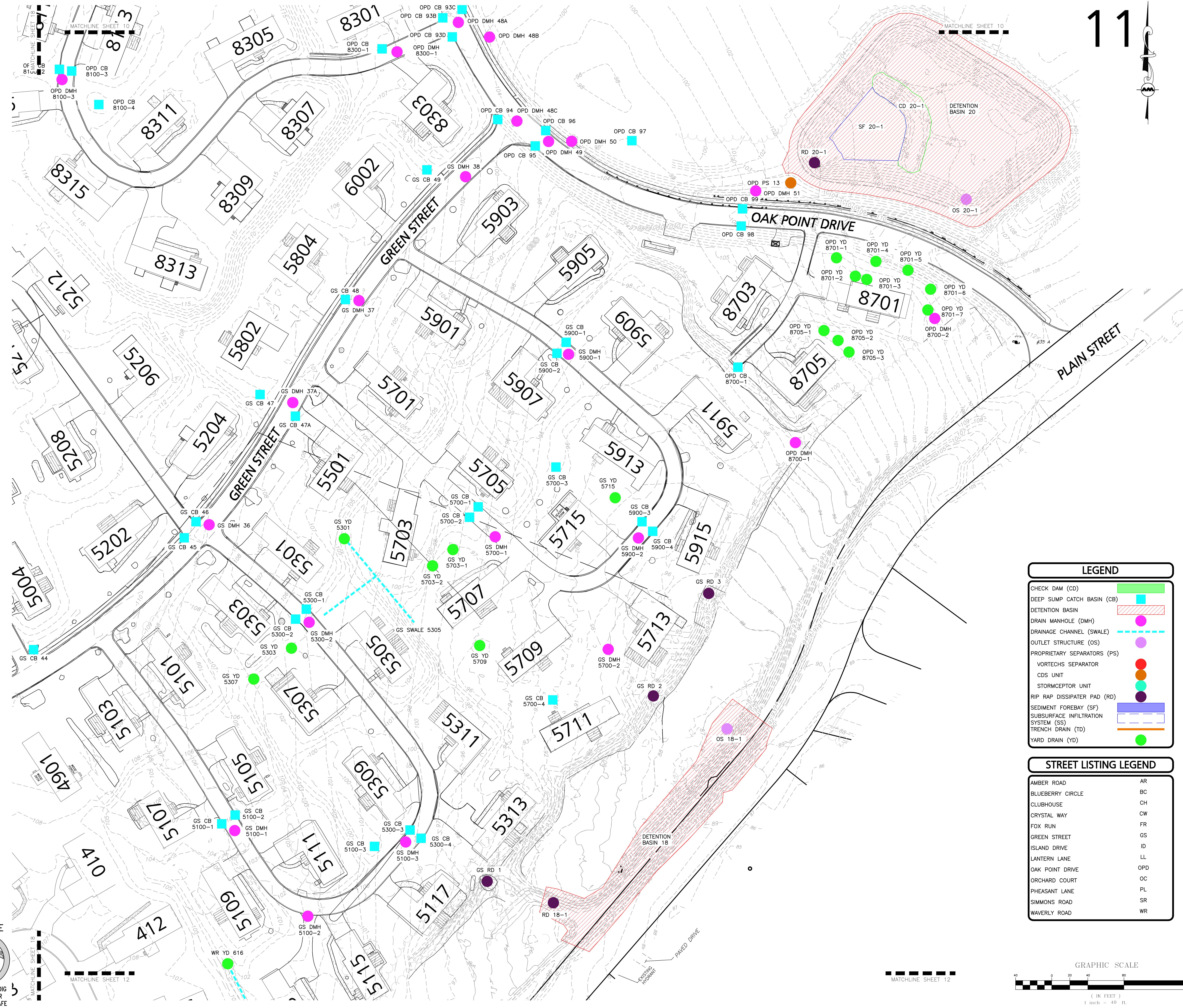
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DRAWING TITLE: **DRAINAGE OPERATION & MAINTENANCE PLAN** SHEET No. **10 OF 25**

NOTES:

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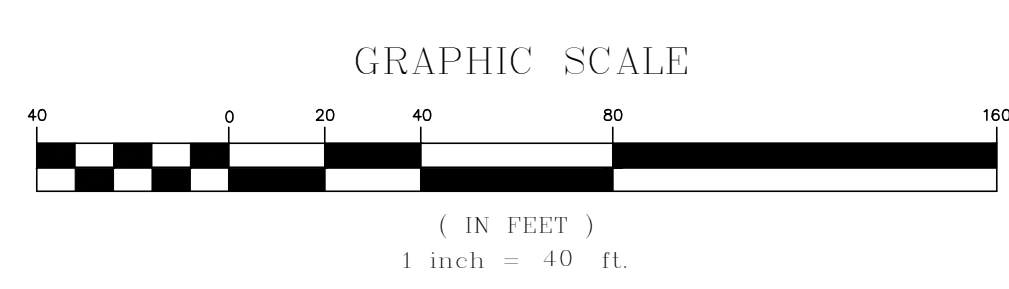


LEGEND

- CHECK DAM (CD) [Green rectangle]
- DEEP SUMP CATCH BASIN (CB) [Blue square]
- DETENTION BASIN [Red hatched area]
- DRAIN MANHOLE (DMH) [Pink circle]
- DRAINAGE CHANNEL (SWALE) [Blue dashed line]
- OUTLET STRUCTURE (OS) [Purple circle]
- PROPRIETARY SEPARATORS (PS) [Green circle]
- VORTECHS SEPARATOR [Red circle]
- CDS UNIT [Yellow circle]
- STORMCEPTOR UNIT [Blue circle]
- RIP RAP DISSIPATER PAD (RD) [Purple circle]
- SEDIMENT FOREBAY (SF) [Blue rectangle]
- SUBSURFACE INFILTRATION SYSTEM (SS) [Blue rectangle]
- TRENCH DRAIN (TD) [Orange line]
- YARD DRAIN (YD) [Green circle]

STREET LISTING LEGEND

- AMBER ROAD [AR]
- BLUEBERRY CIRCLE [BC]
- CLUBHOUSE [CH]
- CRYSTAL WAY [CW]
- FOX RUN [FR]
- GREEN STREET [GS]
- ISLAND DRIVE [ID]
- LANTERN LANE [LL]
- OAK POINT DRIVE [OPD]
- ORCHARD COURT [OC]
- PHEASANT LANE [PL]
- SIMMONS ROAD [SR]
- WAVERLY ROAD [WR]



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 MIDDLEBOROUGH, MA 02346

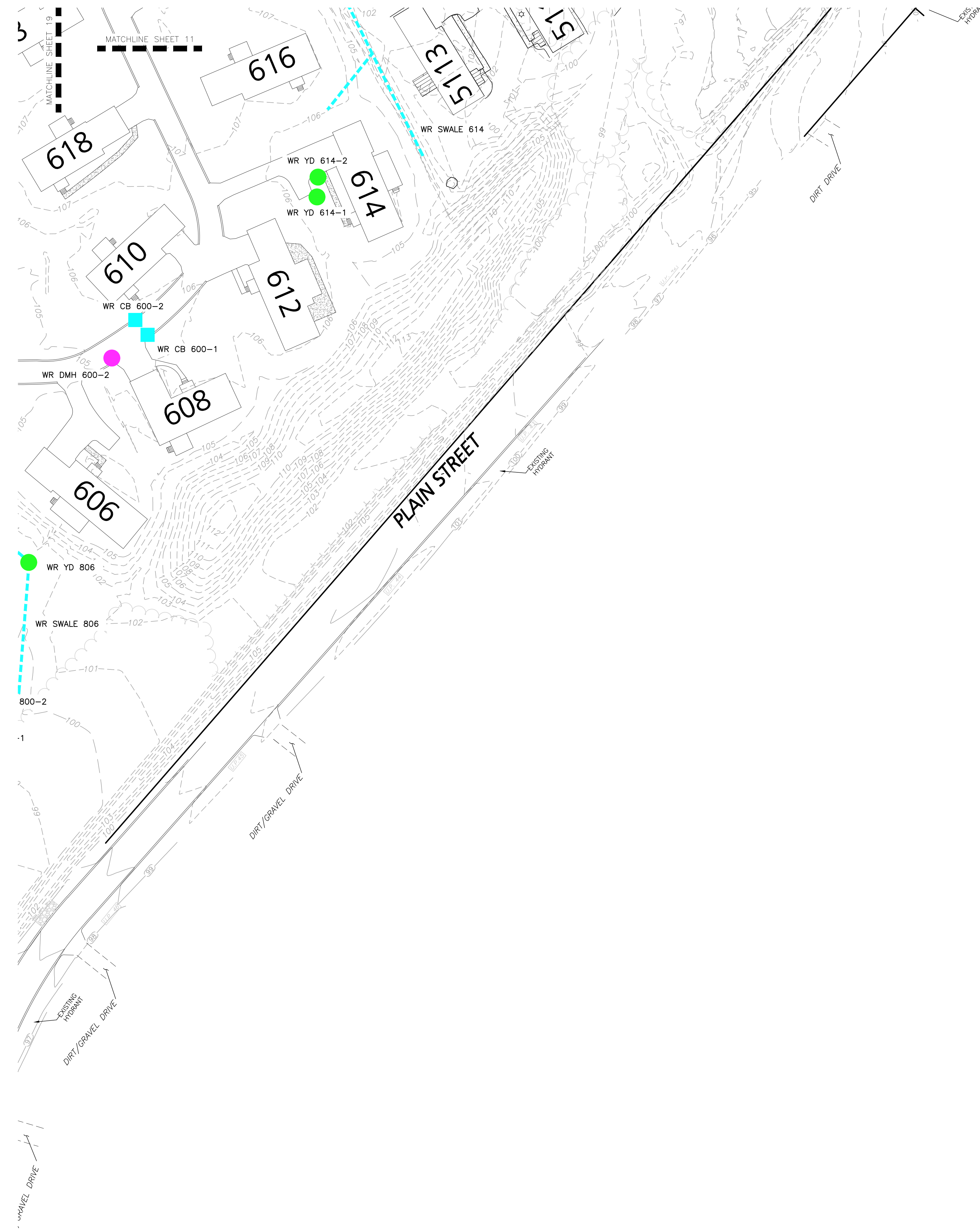
PROJECT:
OAK POINT
 MIDDLEBOROUGH, MA

PROJECT NO. 1830-10 DATE: 07-12-2022
 SCALE: 1" = 40' DWG. NAME: C1830-10
 DESIGNED BY: JPS/BR CHECKED BY: PLC

PREPARED BY:

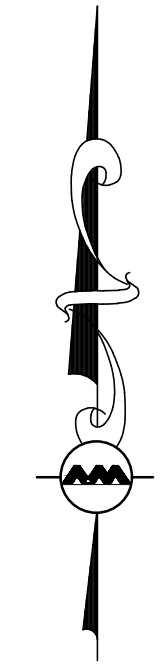
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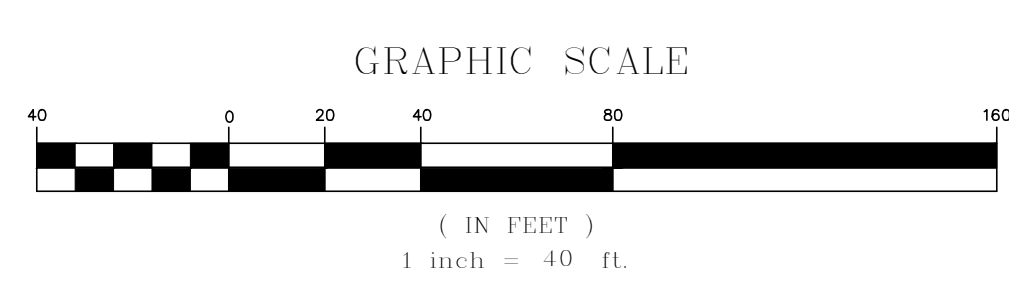
MATCHLINE SHEET 11

12



LEGEND	
CHECK DAM (CD)	[Green rectangle]
DEEP SUMP CATCH BASIN (CB)	[Blue rectangle]
DETENTION BASIN	[Red hatched rectangle]
DRAIN MANHOLE (DMH)	[Pink circle]
DRAINAGE CHANNEL (SWALE)	[Blue dashed line]
OUTLET STRUCTURE (OS)	[Purple circle]
PROPRIETARY SEPARATORS (PS)	[Green circle]
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DRAWING TITLE:	SHEET No.
DRAINAGE OPERATION & MAINTENANCE PLAN	12 OF 25

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