

EXHIBIT G
HOMETOWN AMERICA
C O M M U N I T I E S

**Oakhill Stormwater Management System
Operation & Maintenance Program Document**

(current as of February 2021)

Overview

The Oakhill Stormwater Management System Operation & Maintenance Program Document is designed to aid and instruct in the routine inspection, operation, and maintenance of all components of the stormwater management system at the Oakhill manufactured housing community in Attleboro, Massachusetts. The program is based on the site-specific guidance provided by a professional civil engineer who has reviewed the stormwater management system in place at Oakhill.

This document is organized into five sections, as follows: (1) a description of all components of the Oakhill stormwater management system; (2) a description of the general procedures and recommended schedules to be used for routine inspections and maintenance of each system component; (3) a description of secondary stormwater management procedures; (4) a summary table showing the proposed frequency for specified maintenance activities, for convenience reference and to facilitate scheduling; and (5) a reference to documentation practices intended to facilitate confirmation of compliance with the goals of the program.

It is important to note that certain routine maintenance activities for some system components may be done on an "as-needed" basis, based on observed site-specific conditions, while certain other routine maintenance activities should be done on a set schedule regardless of site-specific observations. These considerations are explained below, and summarized in the table in Section 4.

1. STORMWATER MANAGEMENT SYSTEM COMPONENTS

The components of the Oakhill stormwater management system are described below, and the locations of the structural components are shown on the attached site plan.

Drainage Channels/Swale

Drainage channels are vegetated swales designed to convey stormwater runoff safely and efficiently to other stormwater system components in a non-corrosive manner. In

order to maintain bank and slope integrity, a drainage channel is to be vegetated with grasses.

Catch Basins

Catch basins are installed with the purpose of removing trash, debris, and coarse sediment that accumulates in stormwater runoff, as well as to enable the conveyance of stormwater runoff to other locations within a system. These structures serve as temporary spill containment devices for potential contaminants such as oil and grease. According to the Massachusetts Stormwater Handbook, catch basins must be equipped with hoods to obtain the regulatory 25% removal credit for total suspended solids (TSS). Hoods on catch basins also help contain oil spills.

Infiltration/Retention Structures

Subsurface structures are system components that are installed underground with the purpose of infiltrating the stormwater runoff into the groundwater through crushed stone and gravel. The benefits of a subsurface structure include providing groundwater recharge, reducing downstream flooding, and the removal of pollutants within the stormwater runoff. According to the Massachusetts Stormwater Handbook, the most common subsurface structures include pre-cast concrete or plastic pits, chambers, perforated pipes, and galleys.

Outlet Structures

Outlet structures within a stormwater management system are used with the intent to control the flow of stormwater discharged to a conveyance system. The use of outlet structures is important to control and dissipate flow velocities, in order to minimize erosion and other characteristics that hinder the efficiency of the stormwater system.

Yard And Trench Drains

Site-specific yard and trench drains are installed in open areas, to improve site conditions and/or to move surplus surface water to street drains.

2. MAINTENANCE SCHEDULE AND PROCEDURE

Drainage Channels/Swales

Drainage channels should be inspected for the first few months after construction in order to ensure proper function and twice a year thereafter. Inspection is recommended to

include ensuring slope integrity, soil moisture, vegetative health, soil stability, soil compaction, soil erosion, ponding, and sediment accumulation are not affecting the efficiency of the channel. For the highest efficiency, grass coverage within drainage channels around three to six inches is optimal so mowing should be done as necessary and removal of sediment is recommended to be completed once per year. Due to use of road salt and other deicers during the winter months, the need to reseed drainage channels is recommended to be evaluated yearly during the spring months. Other regular maintenance of drainage channels include fertilizing, liming, watering, pruning, weeding, and pest control. Each condition is evaluated on a case-by-case basis for applicability. Temporary ponding within drainage channels is normal and can develop over time. Each area should be reviewed twice annually and duration of ponding should be noted. Cleaning of drainage channels is subject to site-specific review, and drainage channels may not require cleaning if the conditions observed during regular inspections do not indicate a need for such cleanings.

Catch Basins

For catch basins, frequent inspections are essential for maintaining the efficiency of the entire stormwater system. In order to maximize the opportunities for pollutant removal within catch basins, they are recommended to be inspected four times per year. While they are recommended to be cleaned annually, they should also be cleaned upon inspection if and when the depth of deposits within the catch basin are found to be greater than or equal to half the depth from the bottom of the invert to the lowest point in the basin as well as at the end of the foliage and snow removal seasons. Clamshell buckets may be used to remove sediment from catch basins but it is recommended to use a vacuum truck due to the higher efficiency of removal. Cleaning of catch basins is subject to site-specific review, and catch basins may not require cleaning if the conditions observed during regular inspections do not indicate a need for such cleanings.

Drain Manholes

Drain manholes should be inspected for damage to the cover as well as signs of infiltration or inflow at the inlet pipes and bottom of the structure. During inspection, sediment buildup should be noted and removed as necessary. Inspections of drain manholes should be conducted during dry weather. The frequency of such inspections and cleanings of drain manholes should be reviewed annually and adjusted based on experience over time and in light of site-specific conditions.

Infiltration/Retention Structures

Due to the location of subsurface structures, inspection, and maintenance can be difficult, and site-specific feasibility considerations may impact the maintenance plan. Inlets of

subsurface structures are recommended to be inspected once annually and any debris present which might cause the structure to clog should be removed on those occasions. Cleaning of subsurface structures is subject to site-specific review, and subsurface structures may not require cleaning if the conditions observed during regular inspections do not indicate a need for such cleanings, or if cleanings are not practically feasible and the structures have been performing as designed since the last inspection. Cleaning of a subsurface structure can be performed using a JetVac process or clamshell removal as allowable based on reasonable access.

Outlet Structures

It is recommended that outlet structures be inspected for sediment buildup as well as any signs of clogging once annually. Removal of sediment, trash, and debris should be completed as necessary to ensure proper efficiency of the outlet structures. Outlet control structures should be inspected and maintained in strict accordance to the manufacturer's specifications. Consistent with manufacturer inspection specifications, all pipe joints in connection with the outlet structure, trash racks, and covers should also be checked for damage and repaired as necessary. Cleaning of outlet structures is subject to site-specific review, and outlet structures may not require cleaning if the conditions observed during regular inspections do not indicate a need for such cleanings. During inspection of an outlet structure, any debris trapped in small orifices or trash racks that may create a micro-pool of standing water should be removed to protect against mosquito breeding (see mosquito protection).

Yard and Trench Drains

It is recommended that these structures be inspected for sediment buildup as well as any signs of clogging four times per year. Removal of sediment, trash, and debris should be completed as necessary to ensure proper efficiency of the structures. In addition, in connection with routine lawn mowing, the grass and turf areas should be routinely edged away from the inlet structures to maintain flow rates into drains.

3. SECONDARY STORMWATER MANAGEMENT PROCEDURES

Roadway Sweeping

Roadway sweeping is recommended to be completed once per year in the early spring. More frequent sweeping should be completed when conditions such as sediment build up are observed in the roadways. Sweeping is to be completed following the spring thaw to remove any road salt or other deicers used during the winter months. Roadway

sweeping is recommended to be completed by sweeper trucks in order to ensure the highest efficiency of removal of sediment along the roadways.

Mosquito Control

It is recommended by the U.S. EPA that stormwater treatment practices dewater within 72 hours to minimize the number of mosquitos that mature to adults since the aquatic stage of many species is 7 to 10 days. Measures to minimize the mosquito population include increasing water circulation, attracting mosquito predators by adding suitable habitats, and applying larvicides. In addition, the minimization of standing water on site is also a suitable practice to reduce the mosquito population. The mosquito population can also be reduced significantly through the selection of stormwater management structures that are unlikely to become breeding grounds. Mosquito control shall be performed only if visual evidence supports need. Treatment shall include use of accepted pesticides outlined in the Massachusetts Stormwater policy. The preferred treatment is the use of *Bacillus sphaericus* (Bs) spread by hand broadcast. Treatment should be conducted during or immediately after wet weather.

Wetlands Protocol

The wetlands protection regulations promulgated by the Massachusetts Department of Environmental Protection, 310 CMR 10.00, are intended to serve the interests of protecting public and private water supply, protecting groundwater supply, managing flood control, preventing storm damage, preventing pollution, protecting land containing shellfish, protecting fisheries, and protecting wildlife habitats. Within 310 CMR 10.00, it is stated that a buffer zone of 100 feet is established around any freshwater wetland where no activity may be completed without approval from issuing authorities. According to 310 CMR 10.04(b)(7), there are minor activities that do not need prior approval including "the cleaning, clearing, grading, repairing, dredging, or restoring of existing man-made or natural water management systems such as reservoirs, farm ponds, irrigation systems, field ditches, cross ditches, canals/channels, grass waterways, dikes, sub-surface drainage systems, watering facilities, water transport systems, vents, and water storage systems, all in order to provide drainage, prevent erosion, provide more effective use of water, or conditions for ongoing growth or raising of agricultural commodities". The maintenance protocol stated within this Operation & Maintenance Program falls under this provision, and therefore no prior regulatory approval is needed to perform the specified maintenance activities. However, all activities should be performed using the least invasive methods and performed by qualified contractors who implement appropriate work protocols adjacent to wetland resource areas.

4. SUMMARY OF MAINTENANCE ACTIVITIES AND SCHEDULE

System Component	Maintenance Activity	Recommended Frequency
Drainage Channels/Swales	Inspection	Following construction, and then twice annually
	Cleaning (removal of sediment)	Once annually, plus as needed based on twice-a-year inspections
	Evaluation of need for re-seeding	Once annually, in the spring
	Mowing, fertilizing, liming, watering, pruning, weeding, and pest control	As needed
Catch Basins	Inspection	Four times annually
	Cleaning	Once annually, plus as needed based on quarterly inspections
Drain Manholes	Inspection and cleaning	Consider doing each year during dry weather, and establish semi-regular frequency based on experience
Infiltration/Retention Structures	Inspection	Once annually for inlets, and other subsurface structures components
	Cleaning (removal of debris)	As needed based on performance observations and feasibility considerations
Outlet Structures	Inspection	Once annually
	Cleaning (removal of debris)	As needed based on once annual inspections
Yard and Trench Drains	Inspection	Four times annually
	Cleaning	As needed based on quarterly inspections
	Turf edging	During routine mowing, as needed

The above-listed maintenance activities are the responsibility of and will be performed by or on behalf of Oakhill with the following exceptions:

- The residents, and not Oakhill, are responsible for the as-needed mowing, pruning, and weeding of all drainage channels and swales at their respective home sites; and
- The residents, and not Oakhill, are responsible for the as-needed turf-edging, during routine mowing, of all yard and trench drains at their respective home sites.

Nothing in this document is intended or shall be construed to alter the allocation of maintenance responsibilities, as between the residents and Oakhill, established by the Oakhill Guidelines for Community Living (Rules & Regulations), including without limitation the provision therein for "Maintenance of Site," which states as follows: "All residents shall keep their sites neat, clean, and free from yard waste, dead brush, garbage, and other refuse. Lawns and shrubs should be kept mowed and trimmed to prevent them from appearing overgrown."

5. DOCUMENTATION

It is recommended that a documentary record of routine inspections and cleanings of stormwater system components be created and maintained. Such records can provide helpful reference information for purposes of routine maintenance scheduling, and for periodic assessments of the maintenance program and any associated adjustments of implementation practices.

Attachment (Site Plan)

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