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Land Use Department

Stormwater System Operations and Maintenance Plan

For the Proposed:

Multi-Family Residential Development

Located at:

1947 Center Groton Road
Ledyard, Connecticut

Prepared for Submission to:

Town of Ledyard, Connecticut

May 26, 2026

Prepared for:

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General Overview

EG Home, LLC is seeking to develop the existing parcel located at 1947 Center Groton Road within the Town of Ledyard, New London County, Connecticut. The existing parcel has a total area of ± 10.6 acres and is currently undeveloped, wooded area. The site is bound by Center Groton Road (Rt. 117) to the east, a gas station to the north, and wooded area with some residential homes to the south and west. The property is in the LCDD (Ledyard Center Development District) per Ledyard GIS mapping.

The proposed development will include 17 residential buildings for a total of 72 units, a private drive around the site, associated utilities, landscaping, lighting, and a stormwater management system. There are 31,967 SF (0.73 acres) of wetlands that exist on site. No wetlands are proposed to be disturbed because of this development.

The stormwater management system has been designed to be in general conformance with the Town of Ledyard Zoning Regulations, Inland Wetlands and Watercourses Regulations of the Town of Ledyard, Connecticut Guidelines for Soil Erosion and Sediment Control, and the Connecticut Stormwater Quality Manual.

Purpose & Goals

The purpose of this Manual is to ensure that the stormwater management components are operated in accordance with all approvals and permits. The primary goal is to inform all the property managers about how the system operates and what maintenance items are necessary to protect downstream wetlands and watercourses. The secondary goal is to provide a practical, efficient means of maintenance planning and record keeping to verify permit compliance.

Responsible Parties

The Property Owner will be responsible for implementing the Plan on the property.

Maintenance inspections shall be performed by a qualified professional.

Some utilities located on the site will be owned and maintained by various utility companies in accordance with their standards. The property owner may maintain the service connections.

List of Permits & Special Conditions

The project will receive several permits, which may contain special conditions that require compliance by the property owner and maintenance contractors. This permit may include the following:

- Town of Ledyard–Site Plan Permit and Building Permit

Maintenance Logs and Checklists

The property owner will keep a record of all maintenance procedures performed, date of inspection/cleanings, etc. Copies of inspection reports and maintenance records shall be kept on-site.

Forms

The following forms will be developed for annual maintenance. Copies of the forms will be kept on-site as part of the Storm Water Management Plan.

- Annual Checklist
- Quarterly Checklist
- Monthly Checklist

Employee Training

The property owner will have an employee-training program, with annual up-dates, to ensure that the qualified employees charged with maintaining the buildings and grounds do so in accordance with the approved permit conditions. All employees that have maintenance duties will be adequately informed of their responsibilities.

Spill Control

In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for spill prevention and clean-up:

- Manufacturer's recommended methods for spill clean-up will be clearly posted and site personnel will be made aware of the procedures and the location of the information and clean-up supplies.
- Materials and equipment necessary for spill clean-up will be kept in the material storage area on-site. Equipment and materials will include but not be limited to: absorbent booms or mats, brooms, dust pans, mops, rags, gloves, goggles, sand, and plastic and metal trash containers specifically for this purpose.
- All spills will be cleaned immediately after discovery.
- The spill area will be kept well-ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with hazardous substance.
- Spills of toxic or hazardous material, regardless of size, will be reported to the appropriate State or local government agency.
- If a spill occurs, this plan will be adjusted to include measures to prevent this type of spill from reoccurring and how to clean the spill if there is another one. A description of the spill, the cause, and the remediation measures will also be included.

A spill report shall be prepared by the property owner following each occurrence. The spill report shall present a description of the release, including quantity and type of material, date of

spill, circumstances leading to the release, location of spill, response actions and personnel, documentation of notifications and corrective measures implemented to prevent reoccurrence.

The property owner shall identify an appropriately qualified and trained site employee involved with day-to-day site operations to be the spill prevention and clean-up coordinator. The name(s) of responsible spill personnel shall be posted on-site. Each employee shall be instructed that all spills are to be reported to the spill prevention and clean-up coordinator.

Storm Water Management

System Components

The storm water management system has several components that are shown on the Grading and Drainage Plan, that performs various functions in treating storm water runoff:

Catch Basins and Manholes

The property owner is responsible for cleaning the catch basins and manholes on the property. A Connecticut Licensed hauler shall clean the sumps and dispose of removed sand legally. The road sand may be reused for winter sanding but may not be stored on-site. As part of the hauling contract, the hauler shall notify the property owner in writing where the material is being disposed.

Each catch basin shall be inspected every four months, with one inspection occurring during the month of April. Any debris occurring within one foot from the bottom of each sump shall be removed by Vacuum "Vactor" type of maintenance equipment.

During the inspection of each of the catch basin sumps, the hoods (where provided) on each of the outlet pipes shall also be observed for trash accumulation as well as overall condition. In the event that a hood is damaged or off the hanger, it shall be reset or repaired.

Stormwater Management Basins

The stormwater basins, bioretention pond, and rain gardens are designed to filter and detain stormwater runoff from contributing watersheds. Wet meadow environments are proposed within the basins to provide biological and physical filtration of runoff prior to discharge. Runoff storage capacity for flood flows is also provided in the system by means of a control outlet structure. The basins are planted to provide soil stabilization, filtration, and wildlife habitat.

Management actions include the following measures:

1. Replacement of any diseased or dead vegetation within the basin with native species, as per the approved plan.
2. Inspection and clearing of debris from the basin floor, inlet and outlet structures when necessary. To be inspected quarterly for the first two years and adjusted as necessary, but no less frequently than biennially. Remove sediment from the basin floor and low flow channel if accumulation exceeds one foot.

3. Repairs to any soil erosion of the sidewalls or floor of the basin.
4. Inspection and cleaning of interconnection piping. To be inspected quarterly for the first two years and adjusted as necessary, but no less frequently than biennially.

Preformed Rip Rap Scour Holes

The riprap scour holes, aprons, level spreaders, or swales are excavated depressions which are lined with rock riprap to prevent scouring. The depressions permit the dissipation of excessive energy and turbulence associated with the flow of stormwater being discharged from a conduit system.

Hydrodynamic Separator (or Approved Equal)

The hydrodynamic separator shall be cleaned periodically during construction, with one cleaning and inspection occurring at the end of construction after landscaped areas are fully stabilized.

For the first year of operation following construction, inspect each structure once each month during January, February, March, and April, and once every four months thereafter. A graduated measuring device (stadia rod) shall be inserted into each grit chamber and measurements of any accumulations shall be recorded. Any debris, which has accumulated to within one foot of the water surface inside the grit chamber portion of each tank, shall be removed by vacuum "Vactor" type equipment.

After the first year of operation, each structure shall be inspected at a minimum, three times yearly with one inspection occurring in the month of April in the same manner as described above for the first season of operation. Any accumulations found to be occurring within one foot of the water surface shall be removed from the structure and properly disposed off-site. Also, any floating material discovered during inspections shall be removed from the tank.

Site Maintenance

Parking Lots

Parking lots and sidewalks shall be swept as necessary by the property owner, or at least once per year, to clean sediment, trash, and other debris. The property owner will sweep parking lots on the property in the spring to remove winter accumulations of road sand.

Landscaping

The management company retained by the property owner will maintain landscaped areas. Normally the landscaping maintenance will consist of pruning, mulching, planting, mowing lawns, raking leaves, etc. Use of fertilizers and pesticides will be controlled and limited to minimal amounts necessary for healthy landscape maintenance.

The lawn areas, once established, will be maintained at a typical height of 3 ½". This will allow the grass to be maintained with minimal impact from weeds and/or pests. The low-maintenance areas will be maintained as a meadow or allowed to revert back to natural conditions. Topsoil, brush, leaves, clippings, woodchips, mulch, equipment, and other material shall be stored off site.

Outdoor Storage

There will be no outdoor storage of hazardous chemicals, de-icing agents, fertilizer, pesticides, or herbicides anywhere around the buildings.

Deicing and Snow Removal & Storage

The use of clean sand may be used to aid traction in conjunction with salt and/or chemicals for deicing, snow melting and other related winter weather management. Snow shall be shoveled and plowed from sidewalk and parking areas as soon as practical during and after winter storms. Sand accumulation shall be removed from the site at the end of the winter season or appropriate time when seasonal snow has melted. Alternative deicing methods must be submitted prior to use onsite for review to the Town of Ledyard for approval.

APPENDICIES:

Maintenance Schedule

Inspection Log

MAINTENANCE SCHEDULE

During the First Year of Operation:		
Task:	Completion Date:	Manager's Initials:
JANUARY:		
Employee Training Program with Spill Program		
Deep Sump Hooded Catch Basins		
Riprap Apron/Level Spreader		
Stormwater Basin/Bioretenention Pond/Rain Garden		
Manholes/Outlet Control Structures/Flared End Section		
FEBRUARY:		
Manholes/Outlet Control Structures/Flared End Section		
MARCH:		
Manholes/Outlet Control Structures/Flared End Section		
APRIL:		
Deep Sump Hooded Catch Basins		
Area Drains		
Manholes/Outlet Control Structures/Flared End Section		
Riprap Apron/Level Spreader		
Stormwater Basin/Bioretenention Pond/Rain Garden		
Shrub Fertilization		
Lawn Limbing (if necessary)		
AUGUST:		
Deep Sump Hooded Catch Basins		
Area Drains		
Manholes/Outlet Control Structures/Flared End Section		
Riprap Apron/Level Spreader		
OCTOBER:		
Stormwater Basin/Bioretenention Pond/Rain Garden		
Tree and Lawn Fertilization		
DECEMBER:		
Deep Sump Hooded Catch Basins		
Area Drains		
Manholes/Outlet Control Structures/Flared End Section		
Stormwater Basin/Bioretenention Pond/Rain Garden		
Riprap Apron/Level Spreader		
Sweeping of Paved Surfaces		

After the First Year of Operation:
For Year: _____

Task:	Completion Date:	Manager's Initials:
JANUARY:		
Employee Training Program with Spill Program		
APRIL:		
Deep Sump Hooded Catch Basins		
Area Drains		
Manholes/Outlet Control Structures/Flared End Section		
Stormwater Basin/Bioretenction Pond/Rain Garden		
Sweeping of Paved Surfaces		
Shrub Fertilization		
Lawn Liming (if necessary)		
Riprap Apron/Level Spreader		
AUGUST:		
Deep Sump Hooded Catch Basins		
Manholes/Outlet Control Structures/Flared End Section		
OCTOBER:		
Deep Sump Hooded Catch Basins		
Area Drains		
Manholes/Outlet Control Structures/Flared End Section		
Stormwater Basin/Bioretenction Pond/Rain Garden		
Sweeping of Paved Surfaces		
Tree and Lawn Fertilization		
DECEMBER:		
Deep Sump Hooded Catch Basins		
Manholes/Outlet Control Structures/Flared End Section		

INSPECTION CHECKLIST

DATE/ TIME: _____

INSPECTOR: _____

TYPE OF BMP: _____

WEATHER DURING INSPECTION: _____

LOCATION: _____

TYPE OF INSPECTION (check if applicable):

Storm Event ☐ Complaint Response ☐ Routine ☐AS IS BUILT PLANS AVAILABLE: Yes ☐ No ☐

PRECIPITATION AMOUNT IN 24 HR PRIOR TO INSPECTION: _____

INLET		APPLICABLE: Yes ☐ No ☐	
<u>Circle or note applicable element(s):</u> level spreader, inlet curb cut opening, inlet structure, piped flow entrance, flow diversion structure _____		<u>Guidance on what to look for:</u> -Accumulated debris/ sediment at the inlet and within the structure (if applicable) -Structural damage or erosion _____	
CONDITION:		Satisfactory ☐	Unsatisfactory ☐
RECOMMENDED MAINTANENCE _____ _____ _____ _____ _____ _____ _____ _____ _____		NOTES _____ _____ _____ _____ _____ DATE FOR FOLLOW UP _____ _____	

PRETREATMENT	APPLICABLE: Yes ☐ No ☐
<u>Circle or note applicable element(s):</u> sediment forebay, pretreatment vegetated filter strip, deep sump pump catch basin, oil grit separator, proprietary treatment device _____	<u>Guidance on what to look for:</u> -Accumulated debris/ sediment -Structural damage or erosion
CONDITION: Satisfactory ☐ Unsatisfactory ☐	
RECOMMENDED MAINTANENCE	NOTES
_____ _____ _____ _____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____ _____ _____ _____
	DATE FOR FOLLOW UP
	_____ _____ _____ _____ _____ _____ _____ _____ _____

BASIN CELL	APPLICABLE: Yes ☐ No ☐
<u>Circle or note applicable element(s):</u> infiltration trench, infiltration basin, bioretention, sand filter, subsurface gravel wetland _____	<u>Guidance on what to look for:</u> -Accumulated debris -Damage (e.g. erosion/ animal burrowing) -Overgrown/ dead vegetation -Standing water -Condition of wetland vegetation
CONDITION: Satisfactory ☐ Unsatisfactory ☐	
RECOMMENDED MAINTANENCE	NOTES
_____ _____ _____ _____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____ _____ _____ _____
	DATE FOR FOLLOW UP
	_____ _____ _____ _____ _____ _____ _____ _____ _____

FILTER BED	APPLICABLE: Yes ☐ No ☐
<u>Circle or note applicable element(s):</u> bioretention, sand filter, tree filter, dry water quality swale, permeable pavement 	<u>Guidance on what to look for:</u> - Accumulated debris/ sediment -Overgrown/ dead vegetation and weeds -Standing water above filter bed -Erosion/ rutting in upgradient areas -Cracks or damage to permeable pavement
CONDITION: Satisfactory ☐ Unsatisfactory ☐	

RECOMMENDED MAINTANENCE	NOTES
	DATE FOR FOLLOW UP

SUBSURFACE RESERVOIR/ OBSERVATION WELL	
APPLICABLE: Yes ☐ No ☐	
<u>Circle or note applicable element(s):</u> infiltration trench, underground infiltration system, dry well, bioretention, tree filter, dry water quality swale, subsurface gravel wetland* 	<u>Guidance on what to look for:</u> -Standing water in the *if underdrain present

CONDITION: Satisfactory ☐ Unsatisfactory ☐	
RECOMMENDED MAINTANENCE	NOTES
	DATE FOR FOLLOW UP

Berm/ Weir	APPLICABLE: Yes ☐ No ☐	
<u>Circle or note applicable element(s):</u> stormwater ponds, stormwater wetlands including subsurface gravel wetland, water quality swales _____	<u>Guidance on what to look for:</u> -Debris sediment buildup -Damage (e.g. erosion, cracks, spalling, seepage/ weeps, failure, animal burrows)	
CONDITION:	Satisfactory ☐	Unsatisfactory ☐

RECOMMENDED MAINTANENCE	NOTES
_____ _____ _____ _____ _____ _____ _____ _____	_____ _____ _____ _____
	DATE FOR FOLLOW UP
	_____ _____

Outlet	APPLICABLE: Yes ☐ No ☐	
<u>Circle or note applicable element(s):</u> outlet curb cut openings, raised overflow structures or risers, outflow weirs, outlet pipes/ culverts, stone riprap apron, stone riprap stilling basin or plunge pool _____	<u>Guidance on what to look for:</u> -Accumulated debris/ sediment at the outlet and within the structure (if applicable) -Structural damage or erosion	
CONDITION:	Satisfactory ☐	Unsatisfactory ☐

RECOMMENDED MAINTANENCE	NOTES
_____ _____ _____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____
	DATE FOR FOLLOW UP
	_____ _____

Maintenance AccessAPPLICABLE: Yes ☐No ☐All BMPs are applicableGuidance on what to look for:

- Access to pretreatment and all parts of BMP that require routine maintenance or sediment removal
- Structural damage or erosion access road
- Overgrown/ dead vegetation preventing or impeding access by maintenance personnel or equipment

CONDITION:Satisfactory ☐Unsatisfactory ☐**RECOMMENDED MAINTANENCE**

NOTES

DATE FOR FOLLOW UP

Other: _____Note applicable element(s):

CONDITION:Satisfactory ☐Unsatisfactory ☐**RECOMMENDED MAINTANENCE**

NOTES

DATE FOR FOLLOW UP
