STORMWATER MANAGEMENT / BMP INSPECTION & MAINTENANCE PLAN

RED BARN PROPERTY LLC
210 Portsmouth Avenue, Stratham, NH
NH-1566
March 2026
Revised October 2026

Proper construction, inspections, maintenance, and repairs are key elements in maintaining a successful stormwater management program on a developed property. Routine inspections ensure permit compliance and reduce the potential for deterioration of infrastructure or reduced water quality.

For the purpose of this Stormwater Management Program, a significant rainfall event is considered an event of three (3) inches or more in a 24-hour period or at least 0.5 inches in a one-hour period. During construction, inspections should be conducted every two weeks or after a 0.25" rainfall event in a 24-hour period per the EPA NPDES Phase II SWPPP, until the entire disturbed area is fully restabilized. Upon full stabilization of the project and filing of an NOI, inspections need only be conducted after a significant rainfall event as described above or as described in the maintenance guidelines below.

During construction activities Red Barn Property LLC (Brendan Sheehan) with an address of 6 Shore Drive, Greenland, NH and a phone of 603.380.4448 or their heirs and/or assigns, shall be responsible for inspections and maintenance activities for the above project site. Red Barn Property LLC (Brendan Sheehan) shall be responsible for *ongoing inspection and maintenance* of the infiltration trenches and ponds.

The owner is responsible to ensure that any subsequent owner or owner's association has copies of the Log Form and Annual Report records and fully understands the responsibilities of this plan. The grantor owner(s) will ensure this document is provided to the grantee owner(s) by duplicating the Ownership Responsibility Sheet which is found toward the back of this document, which will be maintained with the Inspection & Maintenance Logs and provided to the Town of Stratham upon request.

Documentation:
A maintenance log (i.e., report) will be kept summarizing inspections, maintenance, and any corrective actions taken. The log will include the date on which each inspection or maintenance task was performed, a description of the inspection findings or maintenance completed, and the name of the inspector or maintenance personnel performing the task (see Stormwater System Operation and Maintenance Plan Inspection & Maintenance Manual Checklist attached). If a maintenance task

requires the clean-out of any sediments or debris, the location where the sediment and debris was disposed after removal shall be indicated.

Best Management Practices (BMP) Maintenance Guidelines
The following provides a list of recommendations and guidelines for managing the Stormwater facilities. The cited areas, facilities, and measures will be inspected and the identified deficiencies will be corrected. Clean-out must include the removal and legal disposal of any accumulated sediments and debris.

DURING CONSTRUCTION

1. Stabilized Construction Entrance

A temporary gravel construction entrance provides an area where mud can be dislodged from tires before the vehicle leaves the construction site to reduce the amount of mud and sediment transported onto paved municipal and state roads. The stone size for the pad should be between 1 and 2-inch coarse aggregate, and the pad itself constructed to a minimum length of 50' for the full width of the access road. The aggregate should be placed at least six inches thick. A plan view and profile are shown on Sediment and Erosion Control Detail Plan.

2. Dust Control

Dust will be controlled on the site using multiple BMPs. Mulching and temporary seeding will be the first line of protection to be utilized where problems occur. If dust problems are not solved by these applications, the use of water shall be applied.

3. Temporary Erosion and Sediment Control Devices / Barriers

Function – Temporary erosion and sediment control devices are utilized during construction period to divert, store and filter stormwater from non-stabilized surfaces. These devices include, but are not limited to: silt fences, hay bales, filters, sediment traps, stone check dams, mulch and erosion control blankets.

Maintenance – Temporary erosion and sediment control devices shall be inspected and maintained on a weekly basis and following a significant storm event (>0.5-inch rain event) throughout the construction period to ensure that they still have integrity and are not allowing sediment to pass. Sediment build-up in swales will be removed if it is deeper than six inches. Sediment is to be removed from sumps in the catch basin semi-annually. Refer to the Site Plan drawings for the maintenance of temporary erosion and sediment control devices.

4. Invasive Species

The NH Commissioner of Agriculture prohibits the collection, possession, importation, transportation, sale, propagation, transplantation, or cultivation of plants banned by NH Law RSA 430:53 and NH Code Administrative Rules AGR 3800. The project shall meet all requirements and the intent of RSA 430:53 and AGR 3800 relative to invasive species.

POST CONSTRUCTION / LONG TERM MAINTENANCE:

5. Culverts

Inspect culverts 2 times per year (preferably in spring and fall) to ensure that the culverts are working in their intended fashion and that they are free of debris. Remove any obstructions to flow; remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit and to repair any erosion damage at the culvert's inlet and outlet. Repair/replace culvert if it becomes crushed or deteriorated.

6. Vegetated Areas

Inspect slopes and embankments early in the growing season to identify active or potential erosion problems. Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows. The facilities will be inspected after major storms and any identified deficiencies will be corrected.

7. Driveway and Paved Surfaces

Clear accumulations of winter sand along roadways at least once a year, preferably in the spring. Accumulations on pavement may be removed by pavement sweeping. Accumulations of sand along road shoulders may be removed by grading excess sand to the pavement edge and removing it manually or by a front-end loader.

8. Pretreatment Structures/Sediment Forebays

Inspect all upstream pre-treatment measures (forebays, etc.) for sediment and floatables accumulation. Remove and dispose of sediments, debris, or woody vegetation as needed. Remove sediment as needed when average depths reach 6". Mow embankments at least two times annually.

9. Stormwater Bioretention Basin

Function:

The bioretention basin provides water quality treatment, runoff reduction, infiltration, and pollutant removal through engineered soils, vegetation, and temporary stormwater storage.

Inspection Frequency

- Inspect a minimum of two (2) times per year, preferably during the spring and fall.
- Inspect following significant rainfall events.
- Conduct additional inspections whenever standing water, excessive sediment accumulation, or vegetation stress is observed.

Inspection Items

- Pretreatment forebays and sediment accumulation.

- Drawdown performance.
- Health and density of vegetation.
- Presence of invasive species.
- Condition of engineered soil media.
- Erosion, scour, settlement, or ponding.
- Condition of inlet structures, outlet structures, level spreaders, underdrains, pipes, orifices, and spillways.
- Trash, debris, and floatable materials.

Maintenance Requirements

- Remove trash and debris during each inspection.
- Inspect pretreatment measures semi-annually and remove accumulated sediment as necessary, but no less than annually.
- Remove sediment from pretreatment forebays when sediment accumulation exceeds fifty percent (50%) of available storage capacity or every five (5) years, whichever occurs first.
- Verify annually that the facility drains within seventy-two (72) hours following a rainfall event.
- If the basin does not drain within seventy-two (72) hours, a qualified professional shall evaluate the facility and recommend corrective measures, including rehabilitation or replacement of the filter media if necessary.
- Inspect all structural components and repair deficiencies promptly to maintain design functionality.
- Mow perimeter areas and embankments as necessary to facilitate inspections and control woody vegetation.
- Maintain healthy vegetative cover throughout the facility.
- Prune, replace, and replant vegetation as necessary to maintain treatment performance and aesthetic appearance.
- Remove dead, diseased, overcrowded, or invasive vegetation.
- Maintain a minimum of fifty percent (50%) vegetative coverage throughout planted areas.
- Repair erosion, settlement, scour, or damaged outlet protection measures as necessary.
- Properly dispose of all sediment, vegetation, debris, and spent filter media in accordance with applicable regulations.

Performance Monitoring

The bioretention basin shall be maintained to preserve its approved treatment volume, infiltration capacity, and hydraulic performance. Any persistent ponding, excessive sediment accumulation, structural failure, or loss of treatment function shall trigger evaluation by a qualified professional engineer and implementation of corrective measures.

10. Riprap Weir – Maintenance

- Inspect at least once annually for accumulation of sediment and debris and for signs of erosion within weir or down-slope of the spreader.
- Remove debris whenever observed during inspection.
- Mow as required by landscaping design. At a minimum, mow annually to control woody vegetation.

- Repair any erosion and re-grade or replace stone berm material, as warranted by inspection.
- Reconstruct the spreader if down-slope channelization indicates that the spreader is not level or that discharge has become concentrated, and corrections cannot be made through minor re-grading.

11. Invasive Species

Background

Invasive plants are introduced, alien, or non-native plants, which have been moved by people from their native habitat to a new area. Some exotic plants are imported for human use such as landscaping, erosion control, or food crops. They also can arrive as "hitchhikers" among shipments of other plants, seeds, packing materials, or fresh produce. Some exotic plants become invasive and cause harm by:

- Becoming weedy and overgrown;
- Killing established shade trees;
- Obstructing pipes and drainage systems;
- Forming dense beds in water;
- Lowering water levels in lakes, streams, and wetlands;
- Destroying natural communities;
- Promoting erosion on stream banks and hillsides; and
- Resisting control except by hazardous chemical.

During maintenance activities, check for the presence of invasive plants and remove in a safe manner. They should be controlled as described on the following fact sheet prepared by the University of New Hampshire Cooperative Extension entitled Methods for Disposing Non-Native Invasive Plant dated January 2010.

In the event that invasive species are noticed growing in any of the stormwater management practices, the invasive vegetation shall be removed completely to include root matter and disposed of properly. Prior to disposal, the vegetation shall be placed on and completely cover with a plastic tarp for a period of two – three weeks until plants are completely dead. If necessary or to expedite the process, spray only the invasive vegetation and roots with a systemic nonselective herbicide after placement on the tarp (to prevent chemical migration) and then cover.

Annual Report

Description: The owner is responsible to keep an **Inspection & Maintenance Activity Log** that documents inspection, maintenance, and repairs to the storm water management system, and a **Deicing Log** to track the amount and type of deicing material applied to the site. The original owner is responsible to ensure that any subsequent owner (s) have copies of the Stormwater System Operation and Maintenance Plan & Inspection and Maintenance Manual, copies of past logs and check lists. This includes any owner association for potential condominium conversion of the

property. The Annual Report will be prepared and submitted to the Town of Stratham DPW upon request.

Disposal Requirements

Disposal of debris, trash, sediment, and other waste materials should be done at suitable disposal/recycling sites and in compliance with all applicable local, state, and federal waste regulations.

STORMWATER SYSTEM OPERATION AND MAINTENANCE PLAN

Inspection & Maintenance Manual Checklist

Residential Development

Red Barn Property LLC – 210 Portsmouth Avenue
Stratham, NH

BMP / System	Minimum Inspection Frequency	Minimum Inspection Requirements	Maintenance / Cleanout Threshold
Stabilized Construction Entrance	Weekly	Inspect adjacent roadway for sediment tracking Inspect stone for sediment accumulation	Sweep adjacent roadways as soon as sediment is tracked Top dress with additional stone when necessary to prevent tracking
Sediment Control Devices / Barriers	Weekly	Inspect accumulated sediment level, rips, and tears	Repair or replace damaged lengths Remove and dispose of accumulated sediment once level reaches 1/3 of barrier height
Pavement Sweeping	Spring and Fall	Removal of sand and litter from impervious areas	N/A
Gravel	Spring and Fall	Inspect gravel for ruts and depth	Replace gravel as necessary, regrade as necessary to maintain design grades, remove any accumulated gravel washed from roadway
Litter/Trash Removal	Routinely	Inspect dumpsters, outdoor waste receptacles area, and yard areas, as well as ponds and swale areas.	Site will be free of litter/trash.
Landscaping	Maintained as required and mulched each Spring	N/A	Trash/debris and weed removal
Drainage Pipes	Spring and Fall	Check for sediment accumulation & clogging.	More than 2" sediment depth

Sediment Forebay	Spring and Fall	Sediment accumulation. Inspect embankments, inlet and outlet structures, and appurtenances. Photograph each sediment forebay.	Remove sediment as needed. Remove trash & debris from system and appurtenances. Mow embankment and remove woody vegetation.
Bioretention Basin	Spring and Fall and after every 2.5" of rain or greater in a 24-hour period	Monitoring and evaluation of wetland vegetation, inspection of sediment on pond surface, inlet/outlet and appurtenance structure evaluation. 72-Hour drawdown time evaluation and vegetation evaluation. Photograph each infiltration basin.	Remove dead & diseased vegetation along with all debris; take corrective measures, reseed and repair inlet/outlet structures and appurtenances if required. Mow embankments and remove woody vegetation. Restore infiltration by removing accumulated sediments and reconstruction of the infiltration basin as necessary.
Riprap Outlet Protection/Level Spreaders	Spring and Fall and after every 2.5" of rain or greater in a 24-hour period	Check for sediment buildup and displaced stones. Inspect for torn or visible fabric.	Remove excess sediment and trash/debris. Immediately repair and replace stone and/or fabric as necessary.
Annual Report	1 time per year	Submit Annual Report to Town of Stratham upon request	

Inspection Notes:

STORMWATER SYSTEM OPERATION AND MAINTENANCE PLAN

Inspection & Maintenance Manual Log Form

Residential Development

Red Barn Property LLC – 210 Portsmouth Avenue
Stratham, NH

BMP / System	Date Inspected	Inspected By	Cleaning/Repair (List Items & Comments)	Date Repaired	Repairs Performed By

CHECKLIST FOR INSPECTION OF BIORETENTION SYSTEM / TREE FILTERS

Location: Inspector:

Date: Time: Site Conditions:

Date Since Last Rain Event:

Inspection Items	Satisfactory (S) or Unsatisfactory (U)	Comments/Corrective Action
1. Initial Inspection After Planting and Mulching		
Plants are stable, roots not exposed:	S U	
Surface is at design level, typically 4" below overpass:	S U	
Overflow bypass / inlet (if available) is functional:	S U	
2. Debris Cleanup (2 times a year minimum, Spring & Fall)		
Litter, leaves, and dead vegetation removed from	S U	
Prune perennial vegetation:	S U	
3. Standing Water (1 time a year, After large storm events)		
No evidence of standing water after 72 hours:	S U	
4. Short Circuiting & Erosion (1 times a year, After large storm events)		
No evidence of animal burrows or other holes:	S U	
No evidence of erosion:	S U	
5. Drought Conditions (As needed)		
Water plants as needed:	S U	
Dead or dying plants:	S U	
6. Overflow Bypass / Inlet Inspection (1 times a year, After large storm events)		
No evidence of blockage or accumulated leaves:	S U	
Good condition, no need for repair:	S U	
7. Vegetation Coverage (once a year)		
50 % coverage established throughout system by first year:	S U	
Robust coverage by year 2 or later:	S U	
8. Mulch Depth (if applicable, once every 2 years)		
Mulch at original design depth after tilling or replacement:	S U	
9. Vegetation Health (once every 3 years)		
Dead or decaying plants removed from the system:	S U	
10. Tree Pruning (once every 3 years)		
Prune dead, diseased, or crossing branches:	S U	

Corrective Action Needed	Due Date
1.	
2.	
3.	