

STORMWATER MANAGEMENT SYSTEM OPERATIONS & MAINTENANCE MANUAL

15 NORTH EDGEWOOD AVENUE

BLOCK 45.06, LOT 3
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY
ROTH ENGINEERING PROJECT #240402

Prepared for:
Property Owner of
15 North Edgewood Avenue
West Orange, NJ 07052

Dated: December 3, 2024

Prepared by:



42 Central Avenue
Midland Park, NJ 07432

Kiersten Osterkorn PEPLSPP

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I. PROJECT DESCRIPTION

Refer to the Survey, Plot Plan, Notes and Details for 15 North Edgewood Avenue dated July 29, 2024 revised through December 3, 2024 prepared by Omland & Osterkorn, Inc for plans of the stormwater management facilities of this project. Included in the back of this manual is Sheet SP-1,3 of 8 which depicts the proposed stormwater drywell at the north corner of the property. The stormwater management system is comprised of a storm sewer collection system and a proposed stormwater drywell. The current project will disturb approximately 0.11 acres and proposes approximately 0.015 acres of additional impervious surfaces as indicated on the above reference plans.

II. OWNERSHIP AND MAINTENANCE RESPONSIBILITY

The Owner of 15 North Edgewood Avenue (Lot 3 of Block 158) in the Township of West Orange) shall be responsible for the continued long-term maintenance and operation of the stormwater management facilities required for the project in accordance with the Township's Stormwater Management Ordinance. The current property owner as of the date of this manual is Celeste Jenkins, Homeowner (phone number: 973-954-1490).

III. INSPECTIONS, MAINTENANCE AND ANNUAL REPORTING

The drywells, inflow and outflow piping and outlet piping must be inspected twice annually for debris and sediment accumulation. All structural components must be inspected for cracking, subsidence, spalling, erosion and deterioration at least annually. At least once a year the water level in the drywell must be measured and recorded after a heavy rainfall event, in order to determine the time to drain. If required, a copy off all inspection and maintenance logs shall be submitted to the Township of West Orange upon request.

IV. REMOVAL AND DISPOSAL OF SEDIMENT, TRASH AND DEBRIS

All sediment, trash and debris that could clog the drywells and that threatens the storage and infiltration capacity of the drywell system shall be immediately removed and properly disposed in compliance with all applicable local, state and federal waste regulations.

V. OTHER MAINTENANCE CRITERIA

If a significant increase in the normal drain time is observed, or the 72-hour maximum drain time is exceeded, the drywell system must be evaluated and appropriate measures taken to comply with the maximum drain time requirements. Damaged components of the system should be replaced.

INSPECTION AND MAINTENANCE LOG

Stormwater Management Drywell Facilities

(This form to be submitted by April 1 every 3rd year)

Name of Facility/Property Owner: Property Owner of 15 North Edgewood Ave

Address: 15 North Edgewood Ave Block: 158 Lot: 3

Date of Inspection/Maintenance: _____ Weather: _____

Name of Inspector: _____ Phone: _____

Name of Contractor: _____ Phone: _____

1. Debris and Sediment	Condition (1, 2 or 3)	Comments/ Special Instructions and Maintenance Performed
a. Outlet Pipe		
b. Riprap Aprons		
c. Rodent Guards		
d. Inflow/ Interconnecting Pipe		
e. Drywells		

2. Structural Components	Condition (1, 2 or 3)	Comments/ Special Instructions and Maintenance Performed
a. Outlet Pipe		
b. Riprap Apron/Scour Hole		
c. Rodent Guard		
d. Inflow & Interconnecting Pipe		
e. Drywells		
f. Lid, Grate & Inspection Port		

(Attach additional sheets as necessary)

¹ Item inspected and is in good condition, and the maintenance program is adequate.

² Item inspected and requires attention, but does not present an immediate threat to the facility function or other facility components.

³ Item inspected requires immediate attention to keep the facility operational or to prevent damage to other facility components.

Provide comments and details if conditions 2 or 3 exist.

3. Water Level Measurements	Date	Time	Depth	Comments
a. Initial Measurement				
b. Subsequent Measurement				
c. Subsequent Measurement				
d. Subsequent Measurement				
e. Calculated Drain Time				

(Attach additional sheets as necessary)

Signature of Inspector: _____

Date: _____