

RADER PROPERTIES, INC

33 Riverside Drive, Pembroke, MA

STORMWATER MANAGEMENT SYSTEM OPERATION AND MAINTENANCE PLAN & LONG-TERM POLLUTION PREVENTION PLAN

Revised 8/3/2023

Prepared by:

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Zero Campanelli Drive
Braintree, Massachusetts 02184

OWNER AND RESPONSIBLE PARTY:

RADER PROPERTIES, INC
80 Washington Street, J-40
Norwell, MA 02061

Note: If ownership of this property changes then the new owner becomes the responsible party.
The Owner may assign responsibility to a tenant on the property.

Introduction

Considerable time, effort and cost has been spent in the design and construction of the stormwater management system for this development. The stormwater management system consists of a number of Best Management Practices (BMP's). These BMP's combine to ensure that storm runoff from the site will not damage the sensitive environmental resources surrounding the site. In order to ensure that these BMP's operate as designed it is very important that the procedures in this operation and maintenance plan be followed. Most of these operation procedures require observation and measurement; however, at certain times more extensive maintenance measures may be needed. The following is an itemization of each of these BMP's and their maintenance needs.

The party responsible for maintenance should contract with a maintenance organization capable of performing the more extensive measures such as pumping of catch basin sumps, etc.

BMP No. 1 – Paved Road Surface/Parking Lot Area:

- Regularly pick up and remove litter from the parking lot area, landscaped islands and perimeter landscaped areas and water quality areas.
- The paved area is to be swept a minimum of two times per year, at least once during April and again during September with a high efficiency vacuum sweeper or a regenerative air sweeper. If a mechanical sweeper is used, the paved area is to be swept a minimum of once a month.

BMP No. 2 - Deep Sump Catch Basins:

- Basins are to be inspected 4 times per year.
 1. Verify that tees are secure and free-flowing.
 2. Measure depth of sediment below water line.
- Basins are to be cleaned whenever sediment and hydrocarbons are observed. Basins are to be cleaned a minimum of twice per year. One of these cleanings shall occur before April 15th of each year and one shall occur before September 15th of each year. Basins may be cleaned either using a clamshell or a vacuum pump.
- All liquid shall be pumped from the sump of each basin at least once per year.
- All sediments and hydrocarbons should be properly handled and disposed of, in accordance with local, state and federal guidelines and regulations.

Note: See catch basin detail for explanation of terms.

BMP No. 3 – Proprietary Separators:

Contech CDS:

- Twice a year inspect the Units to ensure that it is operating correctly and to measure the sediment depth using a “dip stick”. The floatables should be removed and the sump cleaned when the sump is above 85% full. At least once a year, the unit should be pumped down and the screen carefully inspected for damage and to ensure that it is properly fastened. Ideally, the screen should be power washed for the inspection.

BMP No. 4 - Subsurface Recharge Systems:

- The inlet pipe and observation basin shall be inspected 4 times a year. Any accumulated debris shall be removed.
- Inspect recharge facilities following a rainfall event greater than 2.5 inches in a 24 hour period.
- If standing water is observed for more than 48 hours following a storm event, immediately retain a qualified professional to assess whether infiltration function has been lost and develop recommended corrective actions.

BMP No. 5 – Flared end section and rip rap

- **Inlet and outlet structures.**
On a regular basis, the inlet pipe and outlet structure shall be checked for debris and removed as necessary to ensure unobstructed flow of water through the water quality pond. Impoundment embankments and outlet structures should be inspected at least once annually by a qualified professional for structural integrity and for any conditions which could adversely affect their function.
- **Flared end section and rip rap.**
Level spreader should be inspected at least once annually for any conditions which could adversely affect their function.

Snow Removal:

- There shall be no plowing or stock piling of snow within all resource areas without the prior written permission from state or local approving authority.
- Road salts and de-icing materials shall be stored on impervious pads and covered to protect from wind and precipitation.
- No de-icing materials shall be stored nor used within all resource areas and any area subject to the jurisdiction of local and state regulations without the prior written permission from state or local approving authority.
- No de-icing materials shall be stored within Zone I, Zone II, Zone A, and 200 feet from a river or estuary.

Storage and Use of Chemicals:

- No pesticides, herbicides, nor insecticides shall be stored nor used within all resource areas and any area subject to the jurisdiction of local and state regulations without the prior written permission from state or local approving authority.
- Chemical storage on site shall be limited. Any chemicals that must be stored shall be stored in a secure area in accordance with Local and State regulations.

Spill prevention response and containment:

- Containment – In the event of a discharge or spill of oil or another hazardous material, the following procedures are to be followed to mitigate or prevent the release of hazardous waste;
 1. Secure the Area
 2. Halt / shut down the operation
 3. Keep unauthorized people away from the release area by using physical barriers (ie. caution tape)
 4. Determine the source material involved
 5. Refer to the 2020 Emergency Response Guidebook for properties of the material including any

potential evacuation distances.

6. Utilize appropriate chemical protective clothing
7. Attempt to locate the source of the release and the extent of the contamination
8. Undertake initial response actions to halt the release of oil or other material and contain its spread using absorbent materials, physical barriers, containment pail, etc.
9. Look for storm drains, manhole covers and other vertical access points and dike off or dam to prevent material from entering these areas. Outlets to stormwater management ponds shall be plugged so that hazardous material do not enter resource areas.
10. Take those actions to protect public health, safety and the environment that can be taken without compromising your safety or the safety of others.
11. Initiate notification procedures. Notifications to local, State and Federal agencies (including National Emergency Response Center when applicable)
 - Local Police / Fire – 911
 - Municipal Department of Public Works
 - Applicable State authority: MASS DEP 1-888-304-1133
 - Environmental Contractor: Clean Harbors 1-800-645-8265
 - National Emergency Response Center (if release exceeds US DOT “reportable quantity” amount): 1-800-424-8802
 - CHEMTREC: 1-800-424-9300
 - AIG PIER 1-877-743-7669
 - Once the emergency response crew arrives at the scene, the following actions will be taken:
 - Material that has been released to impervious surface (ie. concrete or pavement) will be absorbed using a suitable absorbent such as Speedi Dry or diatomaceous earth. This material will then be containerized and sent to a fully licensed waste management facility for disposal.
 - Material that has reached any pervious surface such as soil will result in the remediation of the affected area to the extent that all contamination is removed. All material collected as a result of remediation will be containerized and sent for disposal at a fully licensed waste management facility. In addition, analytics will be conducted when necessary to determine if all contamination has been removed.
 - Prior to leaving any site, appropriate backfill will be used to replace any ground cover removed during the clean-up process.
 - Any damaged container involved in an accident will be placed into a suitable salvage drum and shipped to a fully licensed waste management facility for disposal.
- The first priority of any emergency response is life and health. If you do not have adequate information or personal protective equipment, do not approach the release.

Hazardous Waste:

- Hazardous Waste – All hazardous waste materials will be disposed of in the manner specified by local, state and/or federal regulations and by the manufacturer of such products.
- There shall be no illicit discharges to the stormwater management system.

Material and Waste Storage, Handling and Management:

- All waste materials will be collected and stored in a securely lidded metal dumpster from a solid waste management company licensed to do business by the state and the town. The dumpster will comply with all local and state solid waste management regulations.

Training for Long Term Pollution Prevention Plan:

- All staff or personnel involved and responsible for implementing the Stormwater Management System Operations and Maintenance Plan and the Long-Term Pollution Prevention Plan shall be properly trained as required under the DEP Stormwater Management Regulations. Training shall be

documented with records kept with other stormwater maintenance records.

Vehicle Washing (Not Allowed):

- No vehicle washing on the property.

Pet Waste Management:

- Pooper-scooper laws for pets shall be followed.
- Never dump pet waste into storm drains, catch basins, or the drainage system.
- Pet waste shall be scooped up and disposed of properly in the garbage.

Lawn and Garden activities:

- There shall be no exterior storage of fertilizers, pesticides, herbicides, or insecticides. No pesticides, herbicides, nor insecticides shall be stored nor used within any resource areas its buffers, and any area subject to the jurisdiction of local and state regulations without the prior written permission from state or local approving authority.
- Fertilizers and pesticides shall be applied properly, sparingly, and outside any resource areas and its buffers.

To reduce the impact of fertilizers, consider the following tips;

- Don't fertilize before a rain storm.
- Consider using organic fertilizers. They release nutrients more slowly.
- Test soils before applying fertilizers. Some soils may not need fertilizers. A standard soil test costs \$9.00. (Call the UMass Extension Soil Testing Lab at 413-545-2311 or download a soil test order form at <http://www.umass.edu/plsoils/soiltest/>.)

Illicit Discharges:

Illicit discharges that are not allowed to the stormwater management system include;

- wastewater discharges
- discharges of stormwater contaminated by contact with process wastes, raw materials, toxic pollutants, hazardous substances, oil, or grease

Allowable Non-Stormwater Discharges;

- firefighting,
- water line flushing,
- landscape irrigation,
- uncontaminated groundwater,
- potable water sources,
- foundation drains,
- air conditioning condensation,
- footing drains, individual resident car washing,
- flows from riparian habitats and wetlands,
- dechlorinated water from swimming pools
- water used for street washing and water used to clean residential buildings without detergents.