

STORMWATER OPERATION & MAINTENANCE PLAN

Season's Corner Market
125 Union Street, Ashland, Massachusetts
May 03, 2015

1. Parcel and Stormwater Management System Owner

Owner:

Colbea Enterprises LLC

2050 Plainfield Pike

Cranston, RI 02921

Contact: Chris Gerard, 401-490-2209

signature

date

Tenant/Operator:

Colbea Enterprises LLC

2050 Plainfield Pike

Cranston, RI 02921

Contact: Chris Gerard, 401-490-2209

signature

date

2. Party Responsible for Operation and Maintenance

See Owner and Operator information above. The property owner is ultimately responsible for the maintenance and operation of all on-site drainage structures as defined in this plan and as further detailed in the approved site plan and related stormwater drainage study.

As part of the approval of this plan, the owner and operator agree to allow municipal officials to periodically access the facility and inspect the storm water components and condition of the property as it relates to determining compliance with this plan.

3. General Information

The purpose of this document is to outline the operation and maintenance of the stormwater management system proposed as part of the site plan for the Retail Fueling Facility at 125 Union Street, Ashland, Massachusetts. The stormwater management system consists of four deep sump catch basins and two Oil/Grit Separator to collect runoff from the pavement area and discharge it to one surface and three subsurface infiltration systems. See attached plans for layout and details of the site stormwater systems.

In order to preserve the integrity of the infiltration systems, no materials will be stored on the roof of the building or the canopy. The only equipment to be installed on the roof will be that related to the HVAC system for the building and communication equipment.

Any spills at the site (gas station) will be cleaned up as immediately and as possible, action will be taken to prevent spills from reaching any inlets.

All maintenance shall be done by qualified persons and any materials removed must be disposed of in accordance with the laws, regulations and rules of the Commonwealth of Massachusetts and the Town of Ashland.

4. Schedule for Implementation of Maintenance Tasks

The roofs will be inspected at least once per year for any debris, particularly such as leaves, and cleaned as necessary but at a minimum of once each late autumn after all the leaves of nearby trees have fallen. All scuppers, downspouts and drainage structures will be maintained in good condition so that no runoff is diverted to overflow elsewhere.

The infiltration basin area shall be inspected at least twice during the six months after construction, thereafter on an annual basis and after storm events greater than or equal to the 1-year, 24-hour Type III precipitation event, to ensure the system is functioning properly. Minor soil erosion gullies shall be repaired when they occur. The grass surface shall be replenished as required to maintain a full turf cover, as directed by inspection reports. If the surface becomes clogged to the point that standing water is observed on the surface 48 hours after precipitation events, the surface shall be aerated, or roto-tilled or cultivated to breakup any hard-packed sediment and then re-seeded.

The infiltration system's Isolator Rows will be inspected at least twice the first year per manufacturer recommendations and subsequent years based on the oil and sediment accumulation rate determined during the first year observations. Cleaning is required when sediment depth reaches 3" in the Isolator row. This structure should also be inspected after any fuel spill (gas station) or major storm. Polluted water or sediments removed from the chambers should be disposed of in accordance with all applicable local, state and federal laws and regulations including M.G.L.c. 21C and 310 CMR 30.00. Cleaning includes jetting the chamber row and removal of accumulated oil and grease and sediment using a vacuum truck or other ordinary catch basin cleaning device.

The trash enclosure areas will be maintained so that no unsecured containers are stored there that may leak onto the pavement. Any spills will be cleaned up immediately. The enclosures will be swept occasionally to keep them in a clean and orderly condition.

At least once each week, the lots will be inspected and any trash will be collected and properly disposed.

At least twice each year, the pavement areas will be swept and all sediment will be collected and properly disposed.

No vehicle maintenance will be conducted on the site. No vehicle washing will be conducted on site. Any spills, particularly at the dispensing and tank area of the gas station will be cleaned up immediately. All station employees will be trained on company spill response procedures notification procedures. At least once each week all dispensing equipment including hoses and nozzles will be inspected for any signs of leaks or excessive wear and replaced or repaired as appropriate.

See attached Maintenance Log Form that includes schedule for each above item.

5. Public Safety Features

There is no public safety features associated with this stormwater management system.

6. Estimated Operation and Maintenance Budget

This is a small stormwater system, and the annual O&M Budget reflects approximately forty hours of operator/manager labor plus sweeping costs and is estimated to cost approximately \$5,000/year.

7. Operation and Maintenance Reports

The operator as delegated by the owner will complete and submit any reports relevant to operation and maintenance of the stormwater system, and any fees as required by the Town of Ashland.

Any changes to this plan or the responsible parties will be reported to the Town of Ashland DPW within thirty days of the change.