

CITYSIDE SUBARU PROJECT

LONG TERM POLLUTION PREVENTION AND OPERATION AND MAINTENANCE PLAN

As required by Standards 4 and 9 of the Storm Water Management Handbook, this Long-Term Pollution Prevention and Operation and Maintenance Plan have been developed for source control and pollution prevention at the site after construction.

MAINTENANCE RESPONSIBILITY

The responsibility of the Long-Term Pollution Prevention and Operation and Maintenance Plan will be the responsibility of the Owner, the Empire Management Corporation. Empire Management is also responsible for notifying future owners of the presence of the stormwater management system as well as the requirement for proper operation and maintenance of said systems.

GOOD HOUSEKEEPING PRACTICES

The site to be kept clean of trash and debris at all times. Trash, junk, etc. is not to be left outside and will be removed by Dealership's operation team.

REQUIREMENTS FOR ROUTINE INSPECTIONS AND MAINTENANCE OF STORM WATER BMPs

All storm water BMPs are to be inspected and maintained as follows:

Hay Bales, Silt Fences, and other temporary measures

The temporary erosion control measures will be installed up gradient of any environmentally sensitive areas including wetland resource areas where disturbance or alteration might otherwise allow for erosion or sedimentation. The erosion control measures will be regularly inspected to ensure that they are functioning adequately. Additional supplies of these temporary measures will be stockpiled on site for any immediate needs or routine replacement.

Deep Sump Hooded Catch Basins

Regular maintenance is essential. Deep sump catch basins remain effective at removing pollutants only if they are cleaned out regularly. Inspect at least twice per year and at the end of the foliage and the end of the snow removal seasons. Sediments shall be removed two times per year or whenever the depth of the deposits in the catch basin sump is greater than or equal to one foot from the bottom of the basin.

CULTEC Infiltration System

The CULTEC Subsurface Stormwater Management System is a high-density polyethylene (HDPE) chamber system arranged in parallel rows surrounded by washed stone. System shall be inspected quarterly for the first year, then in the spring and fall afterwards. A more detailed Operations and Maintenance Guideline for the CULTEC infiltration system has been attached at the end of this plan.

STC 450i Stormceptor

The Stormceptor STC targets hydrocarbons and total suspended solids (TSS) in stormwater runoff. It improves water quality by removing contaminants through the gravitational settling of fine sediments and floatation of hydrocarbons while preventing the re-suspension or scour of previously captured pollutants. A more detailed Operations and Maintenance Guideline for the Stormceptor unit has been attached at the end of this plan.

PROVISIONS FOR MAINTENANCE OF LAWNS, GARDENS AND OTHER LANDSCAPE AREAS

The landscaped areas will be maintained by a professional landscaping contractor, in accordance with normally accepted landscaping procedures and standards

SNOW DISPOSAL AND PLOWING

The purpose of the snow and snowmelt management plan is to provide guidelines regarding snow disposal site selection, site preparation and maintenance that are acceptable to the Department of Environmental Protection. For the areas that require snow removal, snow storage onsite will largely be accomplished by using pervious upland areas along the shoulder of the roadway as windrowed by plows. Any excess snow will be trucked off-site.

- Avoid dumping of snow into any water body, including coastal, rivers, ponds, or wetlands. In addition to water quality impacts and flooding, snow disposed of in open water can cause navigational hazards when it freezes into ice blocks.
- Avoid disposing of snow on top of storm drain catch basins or in storm water basins. Snow combined with sand and debris may block a storm drainage system, causing localized flooding. A high volume of sand, sediment, and litter released from melting snow also may be quickly transported through the system into surface water.

PAVEMENT SWEEPING SCHEDULES

There are three types of sweepers: Mechanical, Regenerative Air and Vacuum Filter.

1. Mechanical – Mechanical sweepers use brooms or rotary brushes to scour the pavement.
2. Regenerative Air – These sweepers blow air onto the road or parking lot surface, causing fines to rise where they are vacuumed.
3. Vacuum Filter – These sweepers remove fines along roads. Two general types of vacuum filter sweepers are available – wet and dry. The dry type uses a broom in combination with the vacuum. The wet type uses water for dust suppression.

Regardless of the type chosen, the efficiency of street sweeping is increased when sweepers are operated in tandem.

This project has not included street sweeping as part of the TSS removal calculations. However, it is recommended that street sweeping of the parking areas occur as needed.

REUSE AND DISPOSAL OF PAVEMENT SWEEPINGS

Once removed from paved surfaces, the sweepings must be handled and disposed of properly. Mass DEP's Bureau of Waste Prevention has issued a written policy regarding the reuse and disposal of street sweepings. These sweepings are regulated as a solid waste, and can be used in three ways:

- In one of the ways already approved by Mass DEP (e.g., daily cover in a landfill, additive to compost, fill in a public way)
- If approved under a Beneficial Use Determination
- Disposed in a landfill

TRAINING OF STAFF OR PERSONNEL INVOLVED WITH IMPLEMENTING LONG-TERM POLLUTION PREVENTION PLAN

The Long-Term Pollution Prevention Plan is to be implemented by property owner of the site. Trained and, if required, licensed Professionals are to be hired by the owner as applicable to implement the Long-Term Pollution Prevention Plan.

LIST OF EMERGENCY CONTACTS FOR IMPLEMENTING LONG-TERM POLLUTION PREVENTION PLAN

The Owner will be required to maintain an updated list of Emergency Contacts for the site. This list will be provided during construction.

POST CONSTRUCTION PHASE INSPECTION SCHEDULE AND EVALUATION CHECKLIST

Inspection Date	Inspector	BMP Inspected	Inspection Frequency Requirements	Comments	Recommendation	Follow-up Inspection Required (yes/no)
		Catch Basins	Four Times a Year			
		CULTEC Infiltration System	Monthly (1 st Year) Fall and Spring (After)			
		Stormceptor	Four Times a Year			

1. Refer to Massachusetts Stormwater Handbook Volume Two: Technical Handbook (February 2008) as well as the attached manufacturer's O&M guidelines for recommendations regarding frequency for inspections and maintenance of specific BMP's.
2. Inspections to be conducted by a qualified professional such as an environmental scientists or civil engineer.
3. Limited or no use of sodium chloride salts, fertilizers or pesticides recommended.

Responsibility:

The Owner is responsible for ultimate compliance with all provisions of the Massachusetts Stormwater Management Policy, the USEPA NPDES Construction General Permit and responsible for identifying and eliminating illicit discharges (as defined by the USEPA).

OWNER NAME: Empire Management Corporation
ADDRESS: 171 Great Road
Acton, MA 01720

TEL. NUMBER: (978) 790-8300

Engineer's Compliance Statement:

To the best of my knowledge, the attached plans, computations and specifications meet the requirements of Standard 10 of the Massachusetts Stormwater Handbook regarding illicit discharges to the stormwater management system and that no detectable illicit discharges exist on the site. All documents and attachments were prepared under my direction and qualified personnel properly gathered and evaluated the information submitted, to the best of my knowledge.