

VVK Realty, LLC
1494 E. Rodney French Blvd.
Operation and Maintenance Plan and
Long Term Pollution Prevention Plan

December 15, 2015 *Revised February 28, 2017*

This Operation and Maintenance Plan for the Sediment Forebay / Vegetated Filter Strip (greater than 50') stormwater management system at 1494 E. Rodney French Blvd. has been prepared in accordance the Massachusetts Department of Environmental Protection Stormwater Management Policy. The Plan contains the following required information:

- Stormwater management system owner
- Party or parties responsible for operation and maintenance
- A schedule for inspection and maintenance
- The routine and non-routine maintenance tasks to be undertaken

Stormwater Management System Owner: VVK Realty, LLC shall be the stormwater management system owner. The system lies entirely on property owned by VVK Realty, LLC.

Parties Responsible for Operation and Maintenance: VVK Realty, LLC shall be responsible for the operation and maintenance of the stormwater management system.

Inspection and Maintenance Schedule:

- The Sediment Forebay and Vegetated Filter Strip (lawn area) at the eastern edge of the parking lot will be inspected upon completion of their construction and every 4 months during the first year of operation. After the first year, the frequency of inspection will be once per year and after each major storm event. Inspections shall include noting accumulation of sediment in Sediment Forebay, condition of the vegetation, and the degree of soil erosion.
- Maintenance of the Sediment Forebay will consists of removal of accumulated sand and replenishment of crushed stone, as necessary.
- Maintenance of the Vegetated Filter Strip consists of reseeding as necessary to maintain a healthy lawn cover.
- Sediment build up in the Sediment Forebay will be removed and disposed of off-site.
- Pervious pavement shall be monitored as needed to ensure that the paving surface drains properly after storms.
- The pervious pavement surface shall be periodically cleaned using a power washer to dislodge trapped particles and then the area will be vacuum swept.
- No sanding shall occur in areas of porous asphalt pavement.
- The pervious pavement surface shall be inspected annually for deterioration.
- De-icing salt and/or sand will not be placed within the paved areas.

Routine and Non-Routine Maintenance: Trash and litter that collects in the Sediment Forebay will be removed during routine maintenance. Vegetated Filter Strip will be inspected for slope integrity, soil stability and compaction, plant health, ponding and sedimentation. Vegetation within the Vegetated Filter Strip will be maintained at approximately 3" to ensure efficient flow and sediment removal.

Long Term Pollution Prevention Plan:

Long-term pollution prevention includes the following:

- Wind blown litter from off site sources shall be routinely picked up and disposed of properly;
- Deicing chemicals will be used sparingly at the building entrances; there is no proposed bulk storage.
- Plowed snow will be stockpiled to the extent practicable outside the limits of the sediment forebay.
- Lawn area will be maintained through mowing and fertilizing, with limited pesticides as needed. Organic materials will be utilized to the extent practicable.
- Fertilizers, herbicides, and pesticides shall be properly stored with protection from rain or snow;
- Pet waste will be managed by providing a "mutt mitt" station along the pedestrian walkway.