

## STORMWATER OPERATION & MAINTENANCE PLAN

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The purpose of O&M Plan is to periodically inspect and allow for adequate performance of the stormwater management system, and to describe the implementation of practices to reduce potential pollutants in stormwater discharge. The Operator and/or its designee are responsible for adherence to the operation and maintenance plan in a rigorous and complete manner.

The Site Plans for the Proposed Chase Bank Project located at 1134 Main Street Concord, MA original date April 28, 2020 (and as may be amended) are included by reference to this Stormwater Operation and Maintenance Plan.

**Stormwater Management System Operator:**

JP Morgan Chase  
10 S. Dearborn 15<sup>th</sup> Floor  
Chicago, IL 60603

**Emergency Contact Information:**

TBD

The following maintenance program is proposed to ensure the continued effectiveness of the structural stormwater controls proposed as part of the redevelopment of the Project Site at 134 Main Street in Concord, MA..

### MAINTENANCE OF PAVEMENT SYSTEMS

Regular maintenance of pavement surfaces will prevent pollutants such as oil and grease, trash, and sediments from entering the stormwater management system. The following practices should be performed:

- Sweep or vacuum asphalt pavement areas bi-annually with a commercial cleaning unit and proper disposal of removed material at a suitable off-site location.
- Check dumpster areas frequently for spillage and/or pavement staining and clean as necessary.
- Routinely pick up and remove litter from the parking areas, islands, and perimeter landscaping.

### MAINTENANCE OF VEGETATED AREAS

Proper maintenance of vegetated areas can prevent the pollution of stormwater runoff by controlling the source of pollutants such as suspended sediments, excess nutrients, and chemicals from landscape care products.

Areas where pavement has been removed shall be seeded with a meadow-wildflower mix to serve as a natural buffer requiring little active maintenance and restore native plantings as cover and soil stabilizing materials.

Practices that should be followed under the regular maintenance of the vegetated landscape include:

- Inspect planted areas on a semi-annual basis and remove any litter.
- Maintain planted areas adjacent to pavement to prevent soil washout.
- Immediately clean any soil deposited on pavement.
- Re-seed bare areas; install appropriate erosion control measures when native soil is exposed or erosion channels are forming.
- Plant alternative mixture of grass species in the event of unsuccessful establishment.
- Grass vegetation should not be cut to a height less than four inches.

- Pesticide/Herbicide Usage – No pesticides are to be used unless a single spot treatment is required for a specific control application.
- Fertilizer usage should be avoided. If deemed necessary, slow release fertilizer should be used. Fertilizer may be used to begin the establishment of vegetation in bare or damaged areas, but should not be applied on a regular basis unless necessary.

### **MAINTENANCE OF STRUCTURAL BEST MANAGEMENT PLAN (BMP) SYSTEMS**

Regular maintenance of the BMPs will allow JP Morgan Chase to maintain the functional design of the Stormwater Management System and maximize the system's ability to remove sediment and other contaminants from site generated stormwater runoff. The following practices should be performed:

- **Catch Basins and Oil Water Separators:**
  - Inspect monthly (12 times per year) and check for sediment accumulation and overall condition.
  - Check for floatable contaminants.
  - Remove sediment when the depth of sediment exceeds a depth of 2 feet.
  - Concrete tank cracking or loose pipe fitting seals/seams shall be repaired immediately and reported on the inspection form.
- **Drain Manholes:**
  - Inspect 1 time per year and check for sediment accumulation.
  - Remove sediment when the depth of sediment exceeds 3 inches in depth.
  - Concrete cracking or loose pipe fitting seals/seams shall be repaired immediately and reported on the inspection form.
- **Drainage Pipes:**
  - 1 time per year and check for sediment accumulation/clogging.
  - Remove sediment when the depth of sediment exceeds 3 inches in depth.
  - Report accumulated depth on the inspection form.
- **Riprap Stone Aprons & Sediment Forebays**
  - Inspect monthly (12 times per year) and check for stone displacement, erosion, etc. Repair as needed.
  - Remove accumulated sediment when depth exceeds 6-in.
  - Report conditions on the inspection form.