

LONG TERM OPERATION AND MAINTENANCE PLAN (O&M PLAN)

STANDARD 9: A LONG-TERM OPERATION AND MAINTENANCE (O&M) PLAN SHALL BE DEVELOPED AND IMPLEMENTED TO ENSURE THAT STORM WATER MANAGEMENT SYSTEMS FUNCTION AS DESIGNED.

THE FOLLOWING SHALL SERVE AS THE (O&M) PLAN REQUIRED BY STANDARD 9, AS WELL AS THE LONG-TERM POLLUTION PREVENTION PLAN REQUIRED BY STANDARD 4.

A. NAMES OF PERSONS OR ENTITIES RESPONSIBLE FOR PLAN COMPLIANCE

JEM PARTNERS LLC (C/O MARK YADASERNA)
599 WASHINGTON STREET
FRANKLIN, MA 02038
TEL: 303-415-6804
EMAIL: MARK.YADASERNA@JEM.COM

AMENDMENTS TO THE MAINTENANCE SCHEDULE MUST BE MADE BY MUTUAL AGREEMENT OF THE FRANKLIN DPW DIRECTOR AND THE RESPONSIBLE PARTIES. OWNER MUST SUBMIT DOCUMENTATION OF SATISFACTORILY COMPLETED MAINTENANCE TO THE FRANKLIN DPW ON AN ANNUAL BASIS.

IT IS THE INTENT OF THE APPLICANT TO HAVE THE SITE COMPLETED AND RELEASED BY THE VARIOUS TOWN DEPARTMENTS AND BOARDS.

B. STORMWATER MANAGEMENT SYSTEM OWNER

JEM PARTNERS LLC (C/O MARK YADASERNA)
599 WASHINGTON STREET
FRANKLIN, MA 02038
TEL: 303-415-6804
EMAIL: MARK.YADASERNA@JEM.COM

THE PROPERTY OWNER MUST NOTIFY THE FRANKLIN DPW DIRECTOR OF ANY CHANGES IN OWNERSHIP OR ASSIGNMENT OF FINANCIAL RESPONSIBILITY TO A NEW ENTITY. NOTIFICATION MUST BE PROVIDED TO FUTURE PROPERTY OWNERS OF THE PRESENCE OF THE

STORMWATER MANAGEMENT SYSTEM, AS WELL AS ITS OPERATION AND MAINTENANCE REQUIREMENTS. A COPY OF THIS LONG TERM O&M PLAN MUST BE PROVIDED TO NEW OWNERS, AND A DISCLOSURE NOTICE INCLUDED WITHIN THE DEED NOTIFYING THE NEW OWNER OF THEIR RESPONSIBILITY FOR THE STORMWATER MANAGEMENT SYSTEM AND THE REQUIREMENTS OF THIS O&M PLAN.

C. GOOD HOUSEKEEPING PRACTICES

1. MAINTAIN SITE, LANDSCAPING AND VEGETATION.
2. SWEEP AND PICK UP LITTER ON PAVEMENTS AND GROUNDS.
3. DELIVERIES SHALL BE MONITORED BY OWNERS OR REPRESENTATIVE TO ENSURE THAT IF ANY SPILLAGE OCCURS, IT SHALL BE CONTAINED AND CLEANED UP IMMEDIATELY.
4. MAINTAIN PAVEMENT AND CURBING IN GOOD REPAIR.

D. REQUIREMENTS FOR ROUTINE INSPECTIONS AND MAINTENANCE OF STORMWATER BMPs

1. PLANS: THE STORM WATER OPERATION AND MAINTENANCE PLAN SHALL CONSIST OF ALL PLANS, DOCUMENTS AND ALL LOCAL STATE AND FEDERAL APPROVALS AS REQUIRED FOR THE SUBJECT PROPERTY.
2. RECORD KEEPING:
 - a. MAINTAIN A LOG OF ALL OPERATION AND MAINTENANCE ACTIVITIES FOR AT LEAST THREE YEARS FOLLOWING CONSTRUCTION, INCLUDING INSPECTIONS, REPAIRS, REPLACEMENT AND DISPOSAL (FOR DISPOSAL, THE LOG SHALL INDICATE THE TYPE OF MATERIAL AND THE DISPOSAL LOCATION).

3. DESCRIPTIONS AND DESIGNS: THE BEST MANAGEMENT PRACTICES (BMP) INCORPORATED INTO THE DESIGN INCLUDE THE FOLLOWING:

- a. PAVEMENT SWEEPING - STIPULATED WITHIN THE CONSTRUCTION PERIOD POLLUTION PREVENTION PLAN, THE LONG TERM POLLUTION PREVENTION PLAN, AND THE OPERATION AND MAINTENANCE PLAN, AS THE AMOUNT OF TSS REMOVAL IS DISCRETIONARY. NO CREDIT HAS TAKEN WHEN THE CALCULATIONS FOR THIS BMP.
- b. DEEP SUMP CATCH BASINS WITH HOODS INSTALLED TO PROMOTE TSS REMOVAL OF SOLIDS AND CONTROL FLOATABLE POLLUTANTS. THIS BMP HAS A DESIGN RATE OF 25% TSS REMOVAL.
- c. INFILTRATION BASINS AND SEDIMENT FOREBAYS PROVIDED TO

PROMOTE THE REQUIRED 80% TSS REMOVAL. REFER TO TSS REMOVAL WORKSHEET IN STANDARD 4 FOR TREATMENT TRAIN.

CONTECH WATER QUALITY MANHOLES - INSTALLED TO PROMOTE TSS REMOVAL OF SOLIDS. THESE PROPRIETARY BMPs HAVE A VARIABLE RATE OF TSS REMOVAL. SEE MANUFACTURER CALCULATIONS IN ATTACHMENT SECTION OF THIS REPORT.

6. CULTEC SEPARATOR ROWS - SUBSURFACE PRETREATMENT DEVICE INTEGRAL WITH INFILTRATION CHAMBERS AND FUNCTION AS A SUBSURFACE SEDIMENT FOREBAY. SEPARATOR ROWS PROVIDE 25% TSS REMOVAL AS PRETREATMENT PRIOR TO DISCHARGE TO THE INFILTRATION BMP BY CAPTURING THE WATER QUALITY VOLUME AND FILTERING IT THROUGH A GEOTEXTILE FABRIC WHICH SURROUNDING THE SEPARATOR ROW EXCESS RUNOFF IS ROUTED TO THE INFILTRATION CHAMBERS VIA A HIGH INVERT OVERFLOW HEADER.
7. INFILTRATION CHAMBERS - SUBSURFACE INFILTRATION BMP PROVIDES THE REQUIRED GROUNDWATER RECHARGE AND HAS A DESIGN RATE OF 80% TSS REMOVAL. REFER TO TSS REMOVAL WORKSHEET INCLUDED IN THE ATTACHMENTS.
8. INFILTRATION CHAMBERS: INSPECT AFTER 2 YEARS OF COMMISSION USING THE INSPECTION PORT VIA A CCTV AND INSPECT EVERY YEAR THEREAFTER OR AS NEEDED DEPENDING ON RAINFALL AND SITE CONDITIONS. CLEANING WITH HIGH PRESSURE WATER THROUGH CULVERT CLEANING NOZZLE WHEN SEDIMENT ACCUMULATION REACHES A DEPTH OF 3 INCHES OR MORE. A MAINTENANCE LOG SHALL BE KEPT FOR ALL MAINTENANCE ACTIVITIES.
9. BASIN OUTFALLS AND RIP-RAP APRONS: PREVENTATIVE MAINTENANCE SHALL BE PERFORMED AT LEAST FOUR TIMES PER YEAR. INSPECTION SHALL BE PERFORMED AFTER EVERY MAJOR STORM FOR THE FIRST THREE MONTHS AND MONTHLY THEREAFTER. REMOVAL OF TRASH AND DEBRIS, REMOVAL OF GRASS CLIPPINGS AND ORGANIC MATTER, AND REMOVAL OF ACCUMULATED SILT TO BE PERFORMED AT LEAST TWICE PER YEAR.

5. ACCESS PROVISIONS: ALL OF THE COMPONENTS OF THE STORM WATER SYSTEM WILL BE ACCESSIBLE BY THE OWNER

E. SPILL PREVENTION AND RESPONSE PLANS

1. TRAIN EMPLOYEES AND SUBCONTRACTORS IN PREVENTION AND CLEAN

UP PROCEDURES

2. ALL MATERIALS STORED ON SITE WILL BE STORED IN THEIR APPROPRIATE CONTAINERS UNDER A ROOF OR IN THE APPROVED UNDERGROUND STORAGE TANKS.
3. NO HAZARDOUS MATERIALS ARE TO BE STORED OUTSIDE.
4. FOLLOW MANUFACTURER'S RECOMMENDATION FOR DISPOSAL OF USED CONTAINERS.
5. ON SITE EQUIPMENT, FUELING AND MAINTENANCE MEASURES:
 - a. INSPECT ON SITE VEHICLES AND EQUIPMENT DAILY FOR LEAKS.
 - b. CONDUCT ALL VEHICLE AND EQUIPMENT MAINTENANCE OFF SITE.
 - c. AND REFUELING IN ONE LOCATION, AWAY FROM STORM DRAINS AND WETLANDS. NO VEHICLE WASHING IS ALLOWED ON IMPERVIOUS SURFACES DRAINING INTO THE STORMWATER MANAGEMENT SYSTEM, AND IS RECOMMENDED FOR PERVIOUSLY VEGETATED AREAS ONLY.
6. CLEAN UP SPILLS:
 - a. NEVER HOSE DOWN "DIRTY" PAVEMENT OR IMPERMEABLE SURFACES WHERE FLUIDS HAVE SPILLED. USE DRY CLEAN-UP METHODS (SAND/ST, CAT LITTER AND/OR BAGS AND ABSORBENT PADS).
 - b. SWEEP UP DRY MATERIALS IMMEDIATELY. NEVER WASH THEM AWAY OR BURY THEM.
 - c. CLEAN UP SPILLS ON DIRT AREAS BY DIGGING UP AND PROPERLY DISPOSING OF CONTAMINATED SOIL.
 - d. REPORT SIGNIFICANT SPILLS TO THE FIRE DEPARTMENT, CONSERVATION COMMISSION AND BOARD OF HEALTH.

F. PROVISIONS FOR MAINTENANCE OF LAWNS, GARDENS, AND OTHER LANDSCAPED AREAS

- DISPOSE OF CLIPPINGS AWAY FROM STORM DRAINAGE, WETLAND RESOURCE AREAS, AND THEIR BUFFERS.

G. REQUIREMENTS FOR STORAGE AND USE OF FERTILIZERS, HERBICIDES, AND PESTICIDES

- a. APPLICATION OF FERTILIZERS, HERBICIDES, OR PESTICIDES WILL BE DONE BY PROFESSIONAL CERTIFIED CONTRACTOR. ONLY SLOW RELEASE, ORGANIC OPTIONS ARE PERMITTED FOR USE WITHIN WETLAND JURISDICTIONAL BUFFER AREAS. STORAGE OF THESE CHEMICALS IS NOT PERMITTED WITH 100' OF THE WETLAND RESOURCE AREA.

H. PROVISIONS FOR SOLID WASTE MANAGEMENT

1. WASTE MANAGEMENT PLAN:
 - a. RECYCLE MATERIALS WHENEVER POSSIBLE (PAPER, PLASTER CARDBOARD, METAL CANS). SEPARATE CONTAINERS FOR MATERIAL IS RECOMMENDED.
 - b. DO NOT BURY WASTE AND DEBRIS ON SITE.
 - c. CERTIFIED HAULERS WILL BE HIRED TO REMOVE THE DUMPSTER CONTAINER WASTE AS NEEDED. RECYCLING PRODUCTS WILL ALSO BE REMOVED OFF SITE WEEKLY.
 - d. NO HAZARDOUS WASTE ARE TO BE DISPOSED OF IN THE ON-SITE DUMPSTER, AND MUST BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
2. SNOW DISPOSAL AND FLOWING PLANS:
 - a. SNOW STORAGE AREAS ARE DESIGNATED ON THE SITE PLAN. NO SNOW IS TO BE STORED WITHIN WETLAND RESOURCES, STORMWATER MANAGEMENT AREAS, OR PARKING SPACES. SNOW STORAGE SIGNS ARE TO BE PROVIDED ADJACENT TO THE WETLAND RESOURCE AREA AS SHOWN ON THE SITE PLAN. EXCESS SNOW THAT CANNOT BE STORED WITHIN THE DESIGNATED SNOW STORAGE AREAS IS TO BE REMOVED AND DISPOSED OF OFF-SITE WITHIN 72 HOURS.
3. WINTER ROAD SALT AND/OR SAND USE AND STORAGE RESTRICTIONS:
 - a. NO SAND, SALT, OR CHEMICALS FOR DE-ICING WILL BE STORED OUTSIDE. NO DE-ICER SHALL BE USED WITHOUT THE AUTHORIZATION OF THE FRANKLIN CONSERVATION COMMISSION. CALCIUM CHLORIDE IS PROPOSED FOR USE AS THE PRIMARY DE-ICING CHEMICAL.

K. PAVEMENT SWEEPING SCHEDULES

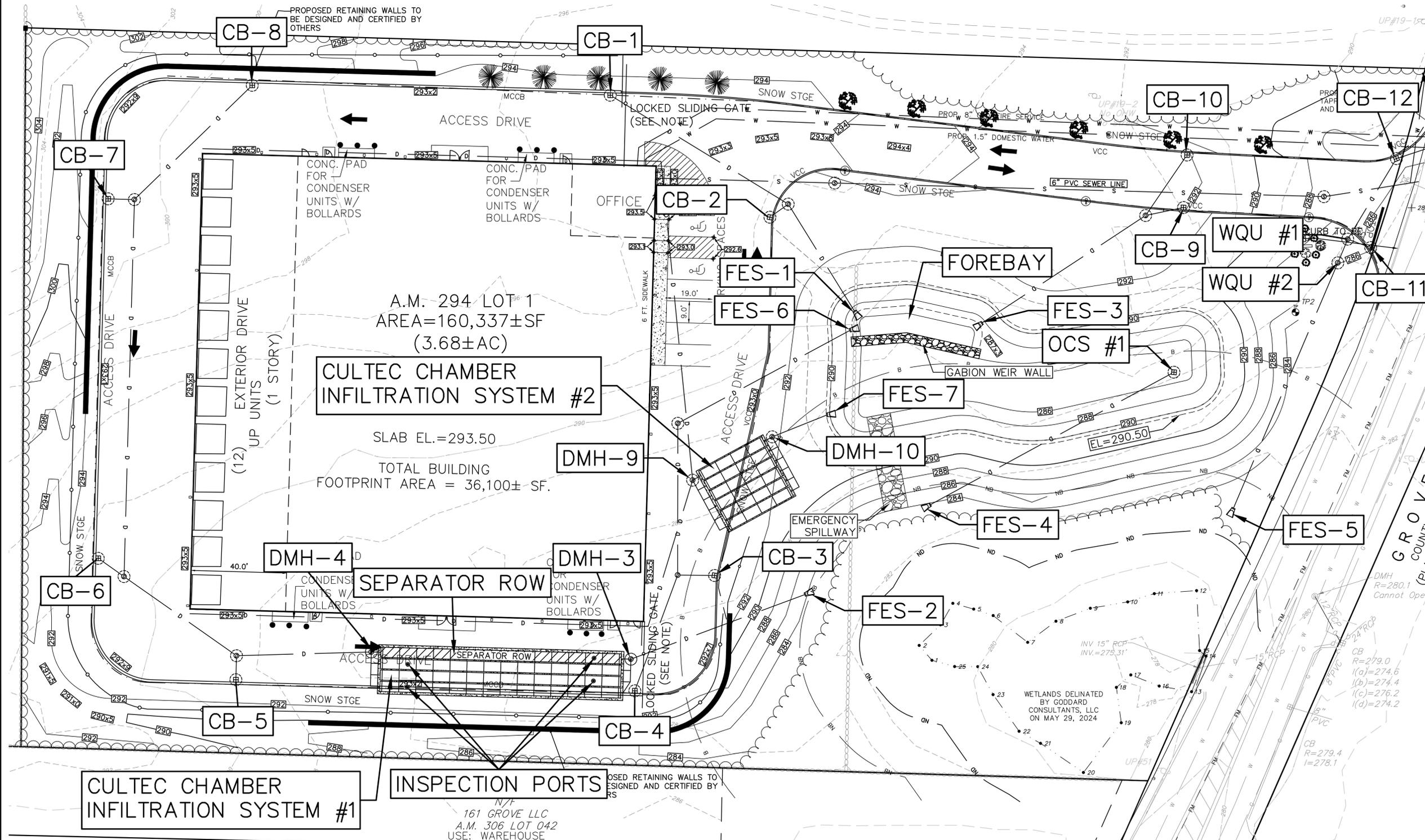
- SWEEPING, THE ACT OF CLEANING PAVEMENT CAN BE DONE BY MECHANICAL SWEEPERS, VACUUM SWEEPER OR HAND SWEEPER. THE QUANTITY OF SAND IS A DIRECT CORRELATION WITH THE TREATMENT OF ICE AND SNOW AND THE TYPES OF CHEMICALS AND SPREADERS THAT ARE BEING USED ON SITE TO MANAGE SNOW. IF A LIQUID DE-ICER SUCH AS CALCIUM CHLORIDE IS USED AS A PRETREATMENT TO NEW EVENTS THE AMOUNT OF SAND IS MINIMIZED. SWEEPING FOR THE SITE SHOULD BE DONE SEMI-ANNUALLY AT A MINIMUM. COLLECTING THE PARTICULATE BEFORE IT ENTERS THE CATCH BASINS IS CHEAPER AND MORE ENVIRONMENTALLY FRIENDLY THAN IN A CATCH BASIN MIXING WITH OILS AND GREASES IN THE SURFACE WATER RUNOFF IN CATCH BASINS.

L. PROVISIONS FOR PREVENTION OF ILLICIT DISCHARGES TO THE STORMWATER MANAGEMENT SYSTEM

- THE DISCHARGE INTO THE STORMWATER SYSTEM IS NOT BEING VIOLATED. SEE ATTACHMENT FOR ILLICIT DISCHARGES COMPLIANCE.
- TRAINING THE STAFF OR PERSONNEL INVOLVED WITH IMPLEMENTING LONG-TERM POLLUTION PREVENTION PLAN CONDITIONS THE OWNER SHALL DEVELOP POLICIES AND PROCEDURES FOR CONTAINING THE ILLICIT SPILLING OF OILS, SOA, BEER, PAPER, AND LITTER. THESE WASTES PROVE A DEGRADING OF THE WATER QUALITY. THE PLACEMENT OF SIGNS AND TRASH BARRELS WITH LIDS AROUND THE SITE WOULD CONTRIBUTE TO CLEAN WATER QUALITY SITE CONDITIONS.

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

BMP	ESTIMATED MAINTENANCE COST
PAVEMENT SWEEPING	\$ 400 PER YEAR
CATCH BASIN CLEANING	\$ 200 PER CATCH BASIN PER CLEANING
SEDIMENT FOREBAY & INFILTRATION BASIN	\$ 200 PER CLEANING
CONTECH HYDRODYNAMIC SEPARATORS	\$ 500 PER MANHOLE PER CLEANING SEPARATORS
SEPARATOR ROW & INFILTRATION CHAMBERS SYSTEM	\$ 1,000 PER CLEANING PER CHAMBER SYSTEM
SPILL CONTAINMENT KIT	\$ 750 PURCHASE PRICE



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LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. CASKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(7233).

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNER

JEM PARTNERS LLC
599 WASHINGTON STREET
FRANKLIN, MA 02038

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A.M. 294 LOT 1

OPERATIONS AND MAINTENANCE PLAN FOR SELF STORAGE BUILDING

151 GROVE STREET
FRANKLIN MASSACHUSETTS

O&M PLAN

JANUARY 8, 2025

DATE	REVISION DESCRIPTION
4/10/2025	PER PLANNING & CONSV. COMMENTS

GRAPHIC SCALE: 1"=30'

0 10 20 30 40 50 75 FEET
0 5 10 15 20 25 METERS

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