

## **Stormwater System Long Term Operation and Maintenance Plan**

**A.L. Prime, 23 Central Street, Byfield MA**

The property owner, A.L. Prime Energy Consultant, Inc., is the party responsible for the post-development long term operation and maintenance of the stormwater system at this location. This responsibility transfers to any successor owner and this plan should be updated with new ownership any time the property transfers. Owner responsibility for the maintenance of the stormwater system is intended to remain in perpetuity, or until the system is removed or modified and a new plan is approved.

Owner – A.L. Prime Energy Consultant, Inc., 18 Lark Ave, Saugus MA 01906, 781-246-0201

Primary contact – Nasser Abu-Eid, Vice President, mobile 617-212-3551

Alternate contacts – Bassil Zaza, Dir of Operations, mobile 617-212-3553

Brian Hughes, Dir of Const, mobile 781-929-2831

Anthony Guba, Dir of Engineering, mobile 512-745-6400

The responsible persons may employ others to complete actual work as necessary. Any and all work done will be at the expense of the site owner and no expense will accrue to the Town of Newbury.

The subject site consists of a gas station including a convenience store and drive-thru coffee shop. The parcel is slightly less than one acre and situated just east of the Central Street interchange with Interstate 95. It is zoned Highway Commercial. Site improvements include a 4,850 square foot store, fueling islands and canopy, underground tanks, utilities, pavement, and landscaping.

The site is relatively flat and the developed portion of the site slopes primarily to the south as divided near the centerline of the store. Attached is a site plan that shows the site layout and main components of the stormwater management system. The system is comprised of three underground infiltration systems. Runoff from roof and pavement areas is routed to these systems to reduce any flow off the site and to promote groundwater recharge.

In order to keep these systems operating properly, the owner will implement this plan to maintain all the system components. All new employees are to be trained and aware of this plan. Scheduled inspection of the system and adherence to this plan are required to insure that the system meets the design expectations. This plan is to be used in conjunction with the approved site plan package and any Town of Newbury Board or municipal approvals, decisions, permits, and conditions or any applicable regulations or bylaws regarding the proposed improvements.

### **Long Term Operation and Maintenance Procedures**

1. See attached plan and inspection/maintenance log form. Follow the routine inspection and/or maintenance schedule as indicated.
  - a. The site is to have pavement swept at least annually in the spring to remove accumulated sand from winter season

- b. Stormceptors, Catch Basins and Oil/Grit separators are to be inspected at least annually and cleaned as necessary to remove accumulated sediment.
2. See the station Emergency Response Plan that is posted at the station
3. All spills must be attended to and cleaned up immediately
4. No vehicle washing or maintenance on site. All vehicle fueling to be conducted at the vehicle fueling area under the canopy and within the dry chemical fire protection system
5. This site has an on-site septic system. Any connection between that system and the stormwater drainage system is prohibited. No discharges of any kind are allowed into stormwater systems other than stormwater and irrigation runoff
6. Only designated areas at the screened trash enclosure is to be used for storage of used absorbents and liquid removed from any petroleum tank or dispenser sump or fill or vapor bucket
7. Snow plowing to use area to rear and sides to stockpile any snow. If snow exceeds available storage areas, remove from site and transport to properly permitted facility..
8. Inspect and properly maintain the perimeter grooves (PLB) around the fueling area
9. Deicing materials will only be used to the extent needed to make the drive aisles and walkways safe
10. Fertilizers, herbicides, and pesticides will only be used to the extent needed to maintain healthy plant materials and landscaped areas
11. Employ all available mosquito control measures eliminating standing water where possible and draining or filling temporary pools of water

The owner agrees to the above plan, including the attached inspection log and frequency. Any and all work done will be at the expense of the site owner and no expense will accrue to the Town of Newbury.

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Signature of Owner accepting this Plan