

Site Operation and Maintenance Plan

4A Research Parkway
Wallingford, Connecticut

- This Site Operation and Maintenance Plan outlines practices and procedures intended to minimize stormwater pollution resulting from the developed sites operation and its infrastructure. The site is located within a public water supply watershed and a municipal watershed protection zoning district, therefore the minimization of stormwater pollution from the site and the protection of surface and groundwater resources is of particular importance.
- The plan includes typical standard of practice best management and good housekeeping practices and pollution prevention measures and procedures for the sites operation and infrastructure including vehicle parking areas, stormwater management system, and lawn and landscaped areas.
- The plan also includes stormwater sampling and laboratory analyses to be conducted by the Town of Wallingford.
- The responsible party for implementation of the best management and good housekeeping practices and pollution prevention measures and procedures should be the site owner or its designated agent.
- The responsible party should maintain a copy of this plan and the site development plans for the site that depict the sites infrastructure including its stormwater management system.
- The responsible party should also maintain records of site inspections and maintenance actions completed and response actions for spills of potentially harmful materials that may occur.

1. Spill Response and Clean-up

Maintain spill response and clean-up materials on-site for accidental spills of vehicle related fuels, oils and other liquids.

Spill response materials should include barriers to prevent the entry of spilled materials into the stormwater management system catch basin inlets and prevent spilled materials from entering the adjoining Town road right-of-way or adjoining properties.

Should a spill occur, the Town of Wallingford Fire Marshalls Office (203-294-2766) should be notified.

2. Vehicle and Equipment Washing and Maintenance

Washing and maintenance of vehicles and equipment both within the building and outdoors shall be prohibited on this site.

3. Routine Site Inspections and Good Housekeeping Practices

The minimum frequency of routine site inspections should be twice annually after foliage season and in the spring after winter season snow and ice control operations have ceased. In addition, routine site inspections should be completed after significant rainfall events.

Other than refuse and recyclable containers, do not store any materials outdoors that may be exposed to stormwater and introduce pollutants into stormwater runoff.

Hazardous, toxic, or contaminated materials stored within the sites building shall be stored in containers or vessels constructed of non-porous materials.

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Containers or vessels storing liquid hazardous, toxic, or contaminated materials within the sites building shall provide secondary containment adequate to store the full volume of the container or vessel.

Ensure that all refuse and recyclables are stored within proper receptacles.

Ensure that receptacle tops are operational and remain in the closed position.

Ensure that drain hole plugs are installed on all receptacles.

Routinely pick up trash and debris and dispose of properly.

Repair eroded slopes and lawn areas.

Adjust and maintain irrigation system sprinkler heads to minimize overspray onto pavements and runoff.

Monitor system run times to maximize soil absorption and minimize runoff.

Install drip irrigation where feasible to increase efficiency and minimize water loss due to over-spray and wind.

Ensure that exterior water spigots are not leaking.

4. Lawn Care and Landscaping Practices

Perform properly timed routine maintenance of all lawn and planted areas.

Use only slow release fertilizers and use fertilizers and pesticides judiciously and in accordance with manufacturer's instructions.

5. Pavement Sweeping

Sweep vehicle parking areas annually at a minimum and periodically as required to remove sediment and debris, reduce exposure of these materials to stormwater and reduce the potential for sediment to leave the paved surfaces in stormwater runoff.

Typically, sweeping operations should be performed in the spring after winter snow and ice control operations have ceased.

Dispose of sweepings off-site properly in accordance with applicable regulations.

6. Winter Season Snow and Ice Control

The use of sodium chloride based anti-icing or de-icing chemicals on this site is prohibited.

The preferred method of snow and ice removal for vehicle parking areas should be mechanical removal.

Apply non sodium chloride based anti-icing and de-icing chemicals for use on building entrances in accordance with manufacturer's instructions and minimize their use as is practicable.

Do not store anti-icing or de-icing chemicals outdoors.

Store snow removed from pavements in lawn areas where melt waters will not drain to catch basin inlets, the stormwater management system or off site to the adjoining Town road right-of-way or adjoining properties.

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7. Stormwater Management System

A. Collection and Conveyance System

Clear leaves, trash and other debris from catch basin inlet grates routinely.

Remove sediment from catch basin sumps periodically as required. Sediment removal should be performed when accumulated sediment in the catch basin sumps reaches one-half of the sump depth. Sediment removal should typically be performed in the Spring after Winter Season snow and ice control operations have ceased.

Dispose of sediment off-site properly in accordance with applicable regulations.

Inspect the interior of catch basin and manhole structures to ensure that they are free flowing and in good structural condition and perform any debris removal or maintenance required.

Inspect storm sewers to ensure that they are free flowing and in good structural condition and perform any debris removal or maintenance required.

Remove sediment from oil grit separator structures periodically as required. Sediment removal should be performed when accumulated sediment in the structure reaches a depth of 12 inches. Sediment removal should typically be performed in the Spring after Winter Season snow and ice control operations have ceased.

Dispose of sediment off-site properly in accordance with applicable regulations.

B. Stormwater Sand Filter

Clear leaves, trash, and other debris from the sand filter bed surface routinely.

Maintain the sand filter bed surface free of vegetation.

Routinely inspect inlet pipes to ensure that they are clear and free flowing. Remove accumulated debris as required.

Inspect the concrete block splash pads at the inlet pipe discharge locations to ensure that they are free of accumulated debris and that there is no settlement of the blocks or erosion. Perform any debris removal or maintenance required.

Remove and replace the top one to two inches of the sand bed annually to maintain the infiltrative capacity of the sand bed.

Replace the full depth of the sand filter bed every three to five years or as required.

C. Stormwater Management Basin

Clear leaves, trash, and other debris from the stormwater management basin and the outlet control structure grate routinely.

Ensure that all stormwater management basin slopes and the top of berm have adequate vegetation cover. Seed low percentage cover areas and establish adequate cover.

Mow the stormwater management basin slopes and top of berm twice per year to prevent the establishment of woody vegetation.

Inspect stone riprap outlet protection aprons to ensure they are free of accumulated debris and that there is no settlement of the stone, displaced stones, or erosion. Perform any debris removal or maintenance required.

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Inspect the outlet control structure to ensure that all water ports and the structure outlet pipe are free flowing and perform any debris removal or maintenance required.

D. Required Sampling and Laboratory Analyses by Municipality

In accordance with the requirements of Section 4.13 of the Town of Wallingford Zoning Regulations, the Town of Wallingford Department of Public Utilities shall cause to have samples of the stormwater discharge from the site collected and analyzed by a certified laboratory to ensure compliance with the water quality standards referenced in the Zoning Regulations.

The Town of Wallingford shall invoice the site owner for the costs associated with the collection of samples and laboratory analyses for up to four samples per year.