

# **PRELIMINARY DRAINAGE REPORT**

*For*

**SLV Ashland, LLC**

**PROPOSED**

**Redevelopment**

**50 Main Street  
Ashland, MA  
Middlesex County**

Prepared by:

BOHLER ENGINEERING  
352 Turnpike Road  
Southborough, MA 01772  
(508) 480-9900 TEL.



John Kucich  
Massachusetts P.E. Lic. #41530

# **BOHLER //**

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#MAA230359

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## EXECUTIVE SUMMARY

This report examines the changes in drainage that can be expected as the result of the proposed redevelopment located at 50 Main Street, consisting of a proposed 250-unit apartment building with associated site improvements. The site, which contains approximately 7.8 acres of land, contains an existing former mill complex with associated paved areas.

The proposed project includes the construction of a new 54,380 ± square-foot residential building along with new paved parking areas, landscaping, storm water management components and associated utilities. This report addresses a comparative analysis of the pre- and post-development site runoff conditions. Additionally, this report provides calculations documenting the design of the proposed stormwater conveyance/management system as illustrated within the accompanying Site Development Plans prepared by Bohler. The project will also provide erosion and sedimentation controls during the demolition and construction periods, as well as long term stabilization of the site. As this is a 40B development, this report provides a high-level analysis and further detail will be provided during the permit process with the ZBA.

## I. EXISTING SITE CONDITIONS

### **Existing Site Description**

The subject site is identified as 10-60 Main Street in the Town of Ashland, MA. The Town of Ashland Assessors Office identifies the Site as Parcel IDs 14-128, and the aggregated parcel is comprised of land totaling approximately 340,149 square feet (7.8 acres). The site is located on the eastern side of Main Street and Myrtle Street with a small portion of the property falling on the western side of Concord Street.

The site contains an existing mill that is approximately 91,050 square feet and has a gross floor area of approximately 177,000 square feet. Over the years, the existing mill has been converted into a complex that houses several businesses. The Sudbury River is adjacent to the eastern property line and an existing wetland resource area is located to the south of the existing developed area. The associated buffer zones to wetland areas typically fall within previously developed areas onsite that are largely impervious. The Flood Insurance Rate Maps (FIRM) (Map Number 25017C0514F) for the project site (dated July 7, 2014) indicates the site falls within Zone AE associated with the Sudbury River. Flood elevations range between approximately 186' and 184.5' on site. Its notable that the site is surrounded by an existing wall that holds back the flood elevation until elevation 186+/-.

### **Existing Collection and Conveyance**

An existing retaining wall is located on site adjacent to the Sudbury River. The purpose of this retaining wall is to act as a barrier from the river when water levels are elevated. This wall is constructed to an elevation of 186+/- . The majority of the stormwater generated onsite ultimately drains overland toward this retaining wall and discharges to the river through one of three outlet pipes in the wall. There is an existing pump house on site which historically would pump water, routed through an existing catch basin, to the Sudbury River, however this pump house is no longer in use. A small portion at the front of the Site drains overland to the Main Street right-of-way drainage system. There is currently no stormwater management or treatment systems on the site. The site topography consists of elevations ranging from 192-180'.

## II. PROPOSED SITE CONDITIONS

### **Proposed Development Description**

The proposed project consists of the demolition of the existing mill complex, with the exception of a 7,790± square-foot building and a 3,600± square-foot building portion to remain. The project also proposes the construction of a 54,380± square-foot residential building, which is proposed to contain 250 apartment units, including paved parking areas, amenity areas, landscaping, associated utilities, and a new stormwater management system. Additionally, a new wall is proposed on the western (site side) of the existing wall to provide additional reinforcement. All work is proposed to occur in previously developed areas of the site.

### **Proposed Development Collection and Conveyance**

As this is an existing mill site, redevelopment options are limited based on the abutting floodplain, high groundwater, proximity to the Sudbury River, and environmentally impacted soils on-site that preclude our ability to provide recharge and infiltrate. As such, we've looked to work within these parameters to provide improvements over the existing conditions where feasible. The drainage areas are divided as described below.

The northeast portion of the site has been designed to drain overland toward a proposed surface sediment basin, which ultimately outlets to the Sudbury River through the existing outlet pipe.

The eastern portion of the site has been designed to drain to a surface sediment basin, which ultimately outlets to the Sudbury River through the existing outlet pipe.

The southeastern portion of the site is designed to convey stormwater over a vegetated filter strip prior to discharging through two proposed overflow pipes through the retaining wall to the Sudbury River.

A small portion at the front of the Site drains overland to the Main Street right-of-way drainage system.

The outlet pipes directed to the Sudbury River noted above will be retrofitted or constructed with backflow devices to ensure that water leaves the site but will not allow backflow from the Sudbury River during higher storm events. During said higher storm events, a stormwater detention chamber and pump system will be provided to discharge stormwater from the site toward a higher elevation to the southwest of the site as shown on the plans.

This project is a redevelopment, and the best management practices (BMPs) incorporated into the proposed stormwater management system have been designed to meet the standards set forth in the Massachusetts Department of Environmental Protection Stormwater Handbook standards to the maximum extent practicable given the extensive existing site constraints.

### III. STORMWATER MANAGEMENT STANDARDS

#### **Standard #1: No New Untreated Discharges**

The existing site is completely paved and has no stormwater management system. The proposed project has been designed to reduce impervious areas thereby providing an inherent increase to water quality. Further, all proposed impervious parking lot areas will be routed through sediment basins or vegetated filter strips prior to discharge for additional stormwater treatment above and beyond the existing conditions.

#### **Standard #2: Peak Rate Attenuation**

The development of the site has been designed so that post-development peak rates of runoff are below pre-development conditions under all storm events. This is demonstrated below using the Rational Equation for the 100-year event.

$$Q = ciA$$

*Rational Equation*

*Q = peak discharge in cfs*

*c = Rational method runoff coefficient*

*i = rainfall intensity in in/hr*

*A = drainage area in acres*

The below flow calculations are utilizing c values and rainfall intensity relative to the 100-year storm.

Existing Conditions Flow Rate:

$$Q = \left[ \frac{(0.4 * 1.03 \text{ ac}) + (0.98 * 4.45 \text{ ac})}{5.48 \text{ ac}} \right] * 8.54 \text{ in/hr} * 5.48 \text{ ac} = \mathbf{40.76 \text{ cfs}}$$

Proposed Conditions Flow Rate:

$$Q = \left[ \frac{(0.4 * 1.70 \text{ ac}) + (0.98 * 3.78 \text{ ac})}{5.48 \text{ ac}} \right] * 8.54 \text{ in/hr} * 5.48 \text{ ac} = \mathbf{37.44 \text{ cfs}}$$

#### **Standard #3: Recharge**

The project proposes to increase pervious areas on site by approximately 0.67 acres compared to the existing site conditions. However, the proposed BMPs are not designed to infiltrate due to environmentally impacted soils on site. This is consistent with Standard #3 which allows for

infiltration to the maximum extent practicable for sites that are adjacent to areas that are contaminated and where infiltration may contribute to groundwater contamination.

**Standard #4: Water Quality**

The existing site is completely paved and has no stormwater management system. The proposed project has been designed to reduce impervious areas thereby providing an inherent increase to water quality. Further, all proposed impervious parking lot areas will be routed through sediment basins or vegetated filter strips prior to discharge for additional stormwater treatment above and beyond the existing conditions.

**Standard #5: Land Use with Higher Potential Pollutant Loads**

The project will trigger this requirement based on traffic generation. As described above, based on the existing site constraints, the project is providing water quality improvements to the extent practicable, and providing water quality treatment above what exists on site today.

**Standard #6: Critical Areas**

The Sudbury River is located adjacent to the site to the east. The proposed project is designed to reduce peak flows to the Sudbury River, as well as to provide increased treatment to stormwater prior to entering the river in comparison to existing conditions.

**Standard #7: Redevelopment**

This project is a redevelopment and has been designed to meet the standards set forth in the Massachusetts Department of Environmental Protection Stormwater Handbook standards to the maximum extent practicable.

**Standard #8: Construction Period Pollution Prevention and Erosion and Sedimentation Control**

The proposed project will provide construction period erosion and sedimentation controls appropriate for this project. This includes a proposed construction exit, protection for stormwater inlets, protection around temporary material stockpiles and various other techniques. Additionally, the project is required to file a Notice of Intent with the US EPA and implement a Stormwater Pollution Prevention Plan (SWPPP) during the construction period. The SWPPP will be prepared prior to the start of construction and will be implemented by the site contractor under the guidance and responsibility of the project's proponent.

**Standard #9: Operation and Maintenance Plan (O&M Plan)**

An Operation and Maintenance (O&M) Plan for this site has been prepared and is included in **Appendix G** of this report. The O&M Plan outlines procedures and time tables for the long term operation and maintenance of the proposed site stormwater management system, including initial inspections upon completion of construction, and periodic monitoring of the system components, in accordance with established practices and the manufacturer's recommendations. The O&M Plan includes a list of responsible parties.

**Standard #10: Prohibition of Illicit Discharges**

The proposed stormwater system will only convey allowable non-stormwater discharges (firefighting waters, irrigation, air conditioning condensates, etc.) and will not contain any illicit discharges from prohibited sources. An Illicit Discharge Statement is included in **Appendix B** of this report.

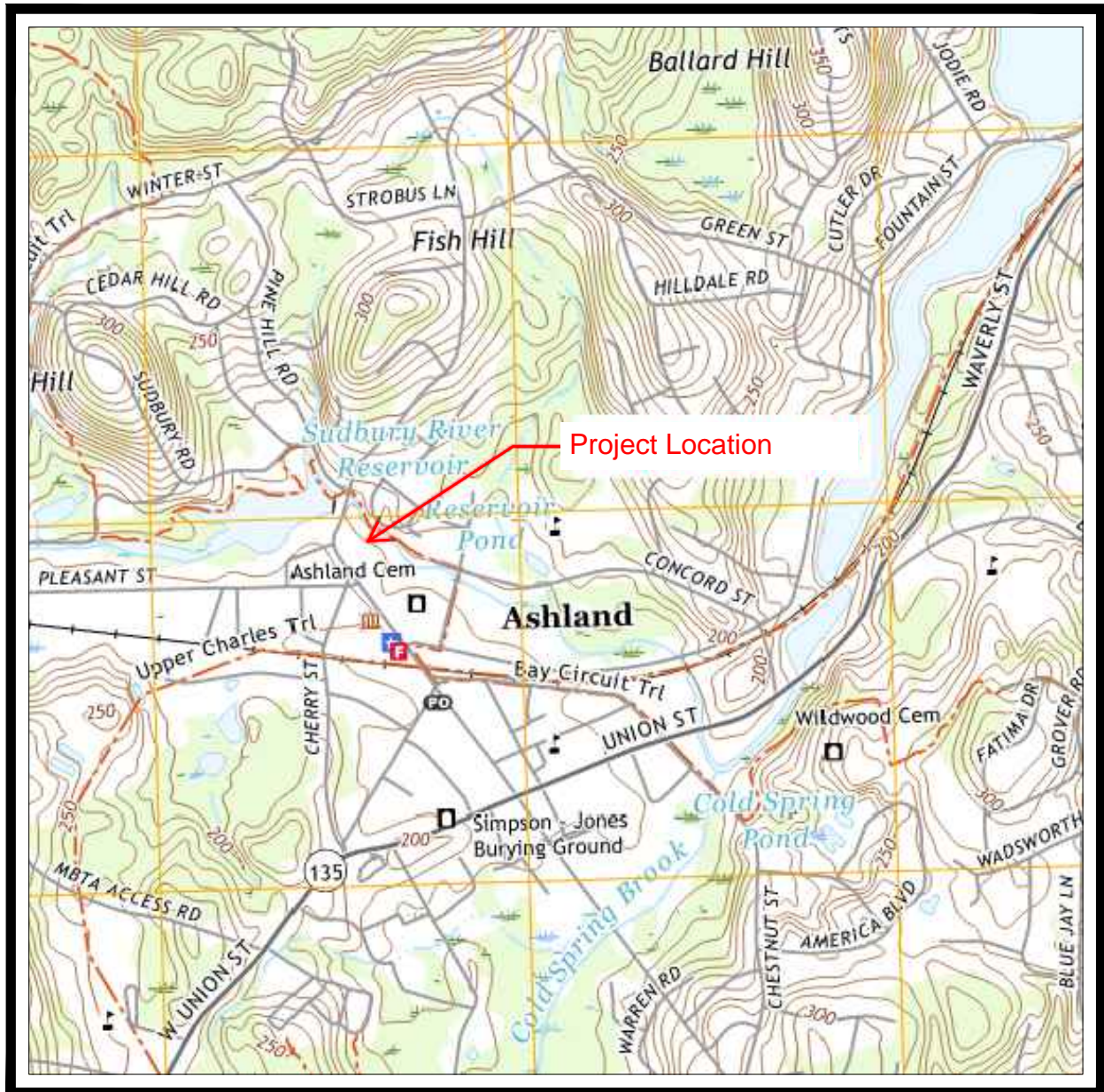
**IV. SUMMARY**

In summary, the proposed stormwater management system illustrated on the drawings prepared by Bohler results in a reduction in peak rates of runoff from the subject site when compared to pre-development conditions. In addition, the proposed best management practices will result in increased treatment of post-development runoff. As previously mentioned, the project also proposes to increase pervious areas on site and will result in a net decrease of impervious area as designed.

Additionally, the project meets the MADEP Stormwater Management Standards to the maximum extent practicable as described further herein.

## **APPENDIX A: PROJECT LOCATION MAPS**

- USGS MAP
- FEMA FIRMETTE



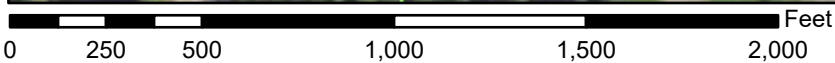
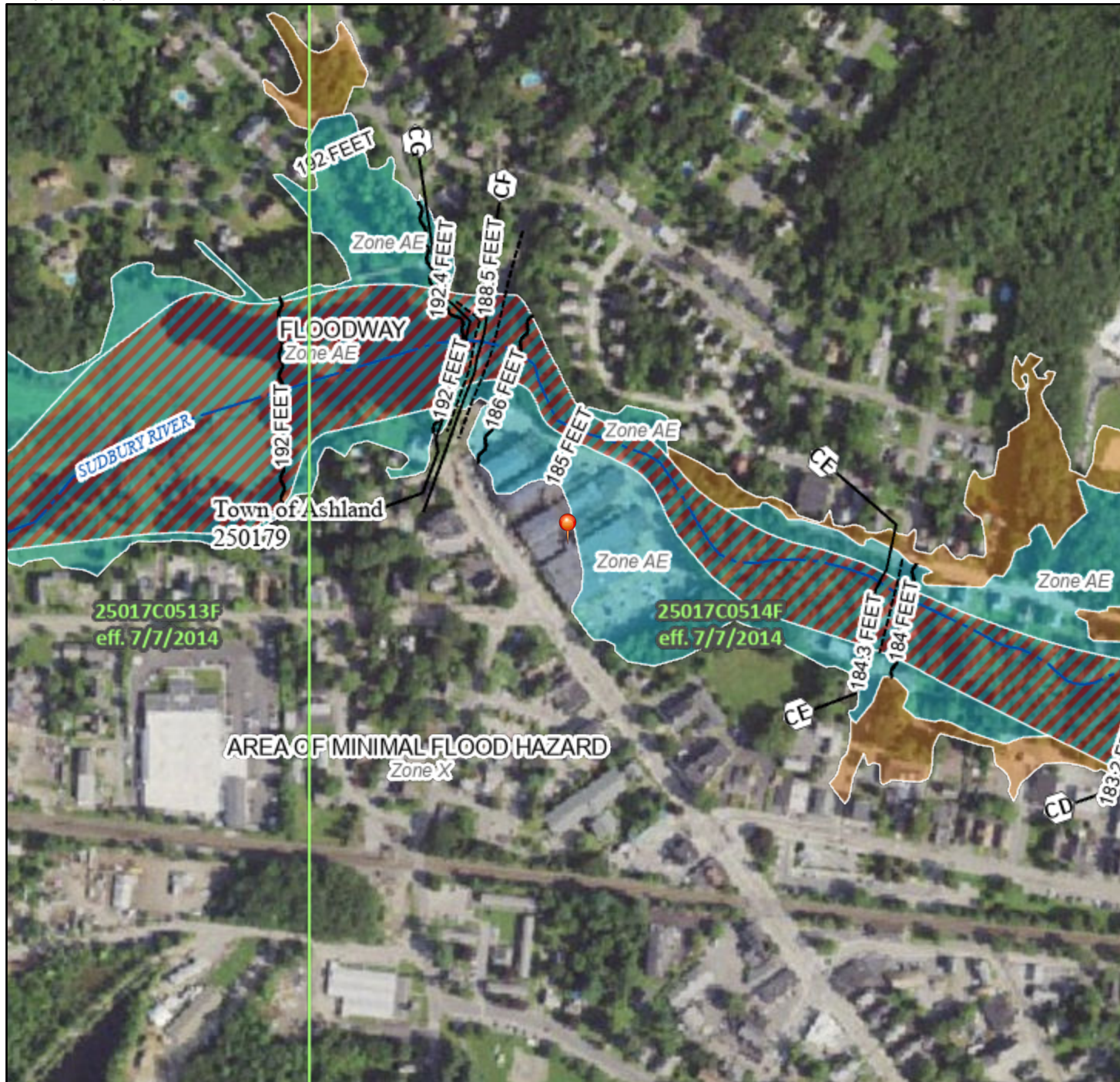
## **USGS MAP**

SOURCE: FRAMINGHAM QUADRANGLE

# National Flood Hazard Layer FIRMMette



71°28'18"W 42°15'58"N



1:6,000

71°27'40"W 42°15'32"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/11/2024 at 8:41 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

## **APPENDIX B: OPERATION AND MAINTENANCE**

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- INSPECTION REPORT
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- PROPOSED OPERATION AND MAINTENANCE MAP

# **STORMWATER OPERATION AND MAINTENANCE PLAN**

***Main Street Redevelopment  
SLV Ashland, LLC  
50 Main Street  
Ashland, MA***

## **RESPONSIBLE PARTY DURING CONSTRUCTION:**

***TBD***

## **RESPONSIBLE PARTY POST CONSTRUCTION:**

***SLV Ashland, LLC  
257 Hillside Avenue  
Needham, MA 02492***

### **Construction Phase**

During the construction phase, all erosion control devices and measures shall be maintained in accordance with the final record plans, local/state approvals and conditions, the EPA Construction General Permit and the Stormwater Pollution Prevention Plan (SWPPP) if applicable. Additionally, the maintenance of all erosion / siltation control measures during construction shall be the responsibility of the general contractor. Contact information of the OWNER and CONTRACTOR shall be listed in the SWPPP for this site. The SWPPP also includes information regarding construction period allowable and illicit discharges, housekeeping and emergency response procedures. Upon proper notice to the property owner, the Town/City or its authorized designee shall be allowed to enter the property at a reasonable time and in a reasonable manner for the purposes of inspection.

### **Post Development Controls**

Once construction is completed, the post development stormwater controls are to be operated and maintained in compliance with the following permanent procedures (note that the continued implementation of these procedures shall be the responsibility of the Owner or its assignee):

1. Parking lots: Sweep at least four (4) times per year and on a more frequent basis depending on sanding operations. All resulting sweepings shall be collected and properly disposed of offsite in accordance with MADEP and other applicable requirements.
2. Catch basins, yard drains, trench drains, manholes and piping: Inspect four (4) times per year and at the end of foliage and snow-removal seasons. These features shall be cleaned four (4) times per year or whenever the depth of deposits is greater than or equal to one half the depth from the bottom of the invert of the lowest pipe in the catch basin or underground system. Accumulated sediment and hydrocarbons present must be removed and properly disposed of off-site in accordance with MADEP and other applicable requirements.
3. Riprap apron: Riprap should be checked at least annually and after every major storm event (generally equal or greater to 3.0 inches in 24 hours) for displaced stones, slumping, and erosion at edges, especially downstream or downslope. If the riprap is damaged, it should be

repaired before further damage can take place. Note and repair any erosion, stone displacement or low spots in the areas. Woody vegetation should be removed from the riprap annually.

4. Water Quality Unit (Proprietary Separator): Follow manufacturer's recommendations (attached).
5. Surface Basin: Preventative maintenance after every major storm event during the first three (3) months of operation and at least twice per year thereafter. Mow the buffer area, side slopes and basin bottom if grassed floor, rake if stone or sand bottom, remove trash and debris, remove grass clippings and accumulated organic matter. Any sediment removed shall be disposed of in accordance with MADEP and other applicable requirements.
6. Underground Basins: Preventative maintenance after every major storm event during the first three (3) months of operation and at least twice per year thereafter. Inspect structure and pretreatment BMP to ensure proper operation after every major storm event (generally equal or greater to 3.0 inches in 24 hours) for the first three months. The outlet of the basin, if any, shall be inspected for erosion and sedimentation, and riprap shall be promptly repaired in the case of erosion. Sediment collecting in the bottom of the basin shall be inspected twice annually, and removal shall commence any time the sediment reaches a depth of six inches anywhere in the basin. Any sediment removed shall be disposed of in accordance with MADEP and other applicable requirements.

All components of the stormwater system will be accessible by the owner or their assignee.

**STORMWATER MANAGEMENT SYSTEM**  
**POST-CONSTRUCTION INSPECTION REPORT**

**LOCATION:**

***Main Street Redevelopment  
50 Main Street  
Ashland, MA***

**RESPONSIBLE PARTY:**

***SLV Ashland, LLC  
257 Hillside Avenue  
Needham, MA 02492***

NAME OF INSPECTOR:	INSPECTION DATE:
Note Condition of the Following (sediment depth, debris, standing water, damage, etc.):	
Catch Basins:	
Discharge Points/ Flared End Sections / Rip Rap:	
Surface Basin:	
Water Quality Units:	
Underground Basin:	

Other:

Note Recommended Actions to be taken on the Following (sediment and/or debris removal, repairs, etc.):

Catch Basins:

Discharge Points / Flared End Sections / Rip Rap:

Infiltration Basin:

Water Quality Units:

Other:

Comments:



# **LONG-TERM POLLUTION PREVENTION PLAN**

***Main Street Redevelopment  
SLV Ashland, LLC  
50 Main Street  
Ashland, MA***

## **RESPONSIBLE PARTY DURING CONSTRUCTION:**

***TBD***

## **RESPONSIBLE PARTY POST CONSTRUCTION:**

***SLV Ashland, LLC  
257 Hillside Avenue  
Needham, MA 02492***

For this site, the Long-Term Pollution Prevention Plan will consist of the following:

- The property owner shall be responsible for “good housekeeping” including proper periodic maintenance of building and pavement areas, curbing, landscaping, etc.
- Proper storage and removal of solid waste (dumpsters).
- Sweeping of parking lots, drive aisles and access aisles a minimum of twice per year with a commercial cleaning unit. Any sediment removed shall be disposed of in accordance with applicable local and state requirements.
- Regular inspections and maintenance of Stormwater Management System as noted in the “O&M Plan”.
- Snow removal shall be the responsibility of the property owner. Snow shall not be plowed, dumped and/or placed in forebays, infiltration basins or similar stormwater controls. Salting and/or sanding of pavement / walkway areas during winter conditions shall only be done in accordance with all state/local requirements and approvals.
- The amount of sand and deicing chemicals shall be kept at the minimum amount required to provide safe pedestrian and vehicle travel. If stored on-site, sand and deicing chemicals shall be stockpiled under covered storage facilities that prevent precipitation and adjacent runoff from coming into contact with deicing materials. Stockpile areas shall be located outside resource areas.
- Pesticides and/or herbicides of any type shall not be used for the establishment or maintenance of landscape plantings or lawns. Use of fertilizers shall be limited

to organic-based, slow release fertilizers in compliance with the MA Plant Nutrient Application Requirements, 300 CMR 31.00. Fertilizer application rate shall not exceed the most recent UMass Guidelines for Nutrient Management which currently specifies a maximum application rate of 2 pounds of Nitrogen (N) per 1,000 square feet of turf per year. This restriction shall be included in all landscape construction and maintenance contracts. To meet this requirement, the intent will be to comply with the following requirements:

- Apply at a rate and in amounts consistent with manufacturer's specifications;
  - Apply at the appropriate time of year for your location, and preferably timed to coincide as closely as possible to the period of maximum vegetation uptake and growth;
  - Avoid applying before heavy rains that could cause excess nutrients to be discharged;
  - Never apply to frozen ground;
  - Never apply to stormwater conveyance channels with flowing water; and
  - Follow all other federal, state, tribal, and local requirements regarding fertilizer application.
- Trash and other debris shall be removed from all areas of the site at least twice yearly.
  - Reseed any bare areas as soon as they occur. Erosion control measures shall be installed in these areas to prevent deposits of sediment from entering the drainage system.
  - Pet waste shall be disposed of in accordance with local regulations. Pet waste shall not be disposed of in a storm drain or catch basin.
  - Snow piles shall be located adjacent to or on pervious surfaces in upland areas. This will allow snow melt water to filter into the soil, leaving behind sand and debris which can be removed in the springtime.
  - In no case shall snow be disposed of or stored in resource areas (wetlands, floodplain, streams, or other water bodies).
  - In no case shall snow be disposed of or stored in the detention basins, infiltration basins or bioretention areas.

## **OPERATON AND MAINTENANCE TRAINING PROGRAM**

The Owner will coordinate an annual in-house training session to discuss the Operations and Maintenance Plan, the Long-Term Pollution Prevention Plan, and the Spill Prevention Plan and response procedures. Annual training will include the following:

### **Discuss the Operations and Maintenance Plan:**

- Explain the general operations of the stormwater management system and its BMPs
- Identify potential sources of stormwater pollution and measures / methods of reducing or eliminating that pollution
- Emphasize good housekeeping measures

### **Discuss the Spill Prevention and Response Procedures:**

- Explain the process in the event of a spill
- Identify potential sources of spills and procedures for cleanup and /or reporting and notification
- Complete a yearly inventory or Materials Safety Data sheets of all tenants and confirm that no potentially harmful chemicals are in use.

## **ILLICIT DISCHARGE STATEMENT**

Certain types of non-stormwater discharges are allowed under the U.S. Environmental Protection Agency Construction General Permit. These types of discharges will be allowed under the conditions that no pollutants will be allowed to come in contact with the water prior to or after its discharge. The control measures which have been outlined previously in this LTPPP will be strictly followed to ensure that no contamination of these non-storm water discharges takes place. Any existing illicit discharges, if discovered during the course of the work, will be reported to MassDEP and the local DPW, as applicable, to be addressed in accordance with their respective policies. No illicit discharges will be allowed in conjunction with the proposed improvements.

Duly Acknowledged:

---

Name & Title

Date

## **SPILL PREVENTION AND RESPONSE PROCEDURES** **(POST CONSTRUCTION)**

In order to prevent or minimize the potential for a spill of Hazardous Substances or Oil or come into contact with stormwater, the following steps will be implemented:

1. All Hazardous Substances or Oil (such as pesticides, petroleum products, fertilizers, detergents, acids, paints, paint solvents, cleaning solvents, etc.) will be stored in a secure location, with their lids on, preferably under cover, when not in use.
2. The minimum practical quantity of all such materials will be kept on site.
3. A spill control and containment kit (containing, for example, absorbent materials, acid neutralizing powder, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be provided on site.
4. Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be trained regarding these procedures and the location of the information and cleanup supplies.
5. It is the OWNER's responsibility to ensure that all Hazardous Waste on site is disposed of properly by a licensed hazardous material disposal company. The OWNER is responsible for not exceeding Hazardous Waste storage requirements mandated by the EPA or state and local authorities.

In the event of a spill of Hazardous Substances or Oil, the following procedures should be followed:

1. All measures should be taken to contain and abate the spill and to prevent the discharge of the Hazardous Substance or Oil to stormwater or off-site. (The spill area should be kept well ventilated and personnel should wear appropriate protective clothing to prevent injury from contact with the Hazardous Substances.)
2. For spills of less than five (5) gallons of material, proceed with source control and containment, clean-up with absorbent materials or other applicable means unless an imminent hazard or other circumstances dictate that the spill should be treated by a professional emergency response contractor.
3. For spills greater than five (5) gallons of material immediately contact the MADEP at the toll-free 24-hour statewide emergency number: **1-888-304-1133**, the local fire department (**9-1-1**) and an approved emergency response contractor. Provide information on the type of material spilled, the location of the spill, the quantity spilled, and the time of the spill to the emergency response contractor or coordinator, and proceed with prevention, containment and/or clean-up if so desired. (Use the form provided, or similar).
4. If there is a Reportable Quantity (RQ) release, then the National Response Center should be notified immediately at (800) 424-8802; within 14 days a report should be submitted to the EPA regional office describing the release, the date and circumstances of the release and the steps taken to prevent another release. This Pollution Prevention Plan should be updated to reflect any such steps or actions taken and measures to prevent the same from reoccurring.



Cause of Spill: \_\_\_\_\_  
\_\_\_\_\_

Measures Taken to Clean up Spill: \_\_\_\_\_  
\_\_\_\_\_

Type of equipment: \_\_\_\_\_ Make: \_\_\_\_\_ Size: \_\_\_\_\_

License or S/N: \_\_\_\_\_

Location and Method of Disposal \_\_\_\_\_  
\_\_\_\_\_

Procedures, method, and precautions instituted to prevent a similar occurrence from recurring: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Additional Contact Numbers:

- DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) EMERGENCY PHONE: 1-888-304-1133
- NATIONAL RESPONSE CENTER PHONE: (800) 424-8802
- U.S. ENVIRONMENTAL PROTECTION AGENCY PHONE: (888) 372-7341