

**Operation and Maintenance Plan
Windiate Park
Flint, Michigan**

Prepared for:
General Motors Corporation
Detroit, Michigan

March 2009

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Vice President

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1.0. Introduction

Remedial actions have been completed for the Windiate Park (Park) property located in the City of Flint (the City), Genesee County, Michigan (Figure 1). The remedial actions included the installation of a soil cover for the Park property in accordance with O'Brien & Gere Engineers, Inc. (O'Brien & Gere) February 1996 Windiate Park Remedial Action Plan (RAP). This Operation and Maintenance Plan (O&M Plan) was prepared as a component of the RAP, for the purpose of maintaining the integrity of the soil cover through the performance of the O&M activities described herein, in accordance with Rule 299.5538 of Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.

Since 1998, O'Brien & Gere, on behalf of General Motors Corporation (GM), has completed O&M activities at the Park. As described in this O&M Plan, the City will now perform the O&M activities at the Park.

1.1. Background

The February 1996 Windiate Park Remedial Investigation/Feasibility Study (O'Brien & Gere) identified lead, arsenic, benzo(a)anthracene, and benzo(a)pyrene as substances of potential concern in subsurface soil and fill material. Remedial actions were then implemented by GM and the City which included the installation of a soil cover over the Park, deed restrictions, ground water monitoring (no ground water impacts were identified), and future soil cover maintenance. The remedial actions were implemented in accordance with the RAP, which was deemed acceptable by the Michigan Department of Environmental Quality (MDEQ).

The soil cover was also installed on five parcels of adjacent land to be annexed to the Park, as well as the South Utility Easement (included as Park property), in accordance with two MDEQ acceptable RAP addenda. Three of the annexed parcels, Parcels A, B, and C, were discussed in O'Brien & Gere's RAP Addendum, dated August 1996, while Parcels D and E (former 4407/4413 Milton Drive property), as well as the South Utility Easement, were discussed in O'Brien & Gere's RAP Addendum No. 2, dated February 1998. Park enhancement construction activities began thereafter, which included the installation of recreational amenities, such as: concrete walking paths, basketball courts, a baseball backstop, picnic areas with pavilions, and child play structures and equipment. Trees and bushes were also planted to enhance the Park landscaping. See Figure 2, Site Plan, for a more detailed description of the Park layout.

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2.0. Responsible Operation and Maintenance Personnel

Maintenance activities will be conducted by personnel from the City Parks and Recreation Department, which is the office responsible for recreational maintenance and administrative activities for the City. The City Parks and Recreation Department contact information is:

Director of Parks and Recreation
City of Flint
120 East Fifth Street
Flint, MI 48502
(810) 766-7463

Repairs that are beyond the capability of City staff will be subcontracted by the City to a qualified contractor.

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3.0. Operation and Maintenance Activities

Maintenance inspections will be completed by the City on a semiannual basis, each spring and fall, with at least four months between each inspection. As provided in the Remediation Agreement between the City and GM dated October 26, 1995, as amended, the City will perform the regular maintenance of the soil cover for the Park in perpetuity. Regular soil cover maintenance consists of visual inspections, mowing as necessary, reseeding as necessary, and filling in settled areas as necessary. These maintenance activities will be undertaken as required to maintain the integrity of the soil cover.

Because visual inspections are used to evaluate the integrity of the soil cover, the grass layer should not prevent proper inspection of the cover. Therefore, mowing will be performed, if necessary, prior to each inspection to permit proper inspection of the cover.

The City will also maintain the post and cable fencing and vehicle access gates located at the perimeter of the Park (Figure 2), which provide control measures for preserving the integrity of the soil cover by limiting public vehicular access to the Park. As required by MDEQ, two permanent markers will be installed at the Park in 2009 (Figure 2), which depict the general location and necessity of the soil cover, as well as the liber and page number of the recorded Restrictive Covenant. The City will keep all vegetation and other materials clear of the permanent markers so that they are readily visible to Park users. The equipment and materials that may be required for these maintenance activities will be supplied by the City, either directly or by its contractor.

Any necessary repairs required to maintain the integrity of the soil cover will be completed by the City following each semiannual inspection. The repairs will be completed in a timely manner in order to comply with the MDEQ required repair documentation submittal deadlines set forth below in Section 3.1.

3.1. Documentation

To document the integrity of the cover for the Park, the semiannual maintenance inspections will include the completion of checklists. To facilitate this process, a copy of the Windiate Park Soil Cover Maintenance Checklist to be used, including an Inspection Map for marking areas that may require repair, are provided in Appendix A. The completed checklists, and applicable repair documentation, will be submitted to GM by the City within sixty days from the date of each semiannual inspection. GM will then submit the checklists and applicable repair documentation to the MDEQ within thirty days of receipt from the City.

FIGURE 1

Site Location Map

FIGURE 1



WINDIATE PARK
FLINT, MICHIGAN

SITE LOCATION MAP

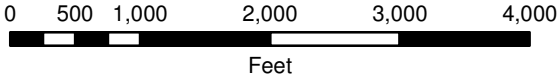


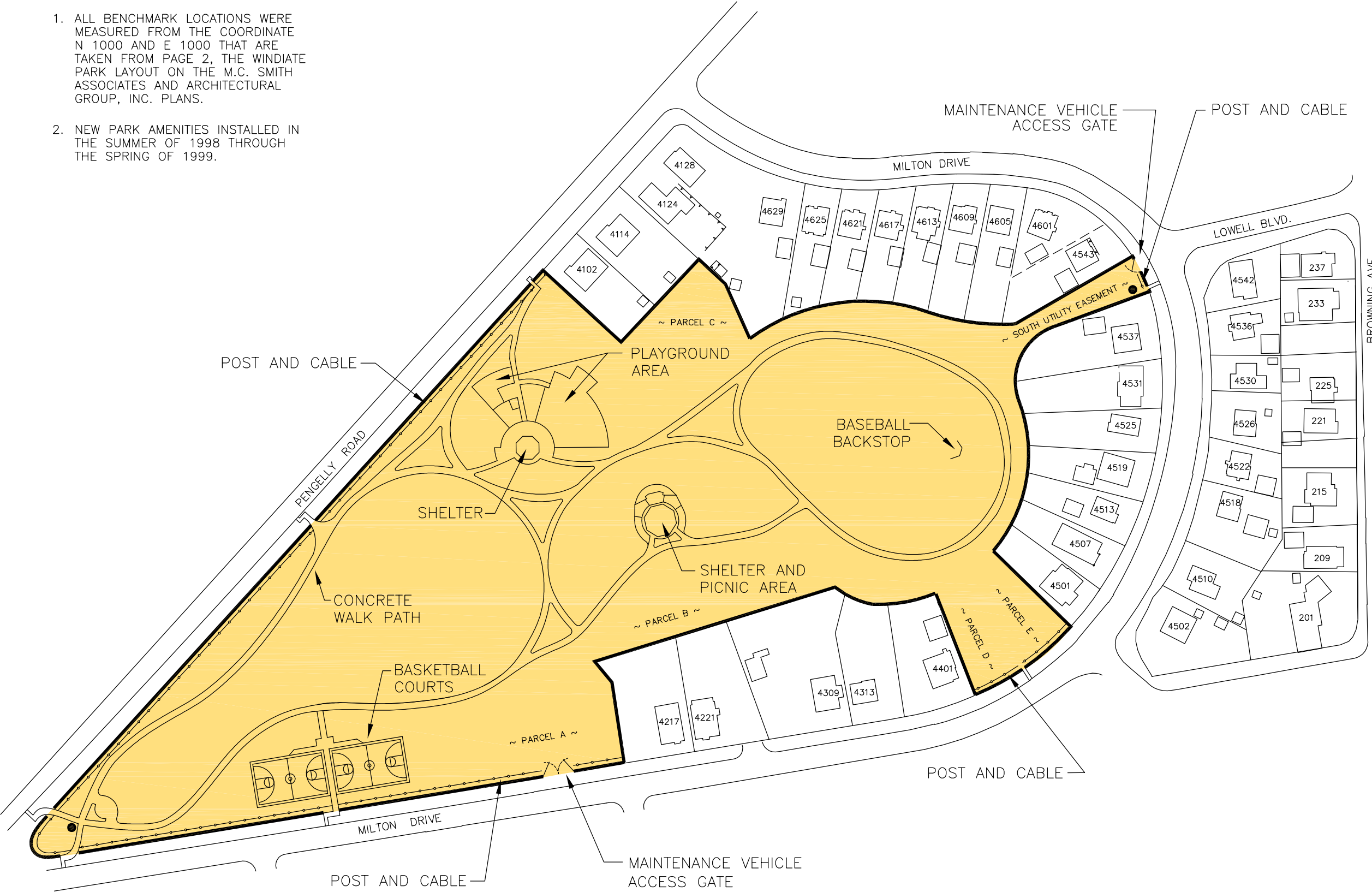
FIGURE 2

Site Plan

FIGURE 2

NOTES:

- 1. ALL BENCHMARK LOCATIONS WERE MEASURED FROM THE COORDINATE N 1000 AND E 1000 THAT ARE TAKEN FROM PAGE 2, THE WINDIATE PARK LAYOUT ON THE M.C. SMITH ASSOCIATES AND ARCHITECTURAL GROUP, INC. PLANS.
- 2. NEW PARK AMENITIES INSTALLED IN THE SUMMER OF 1998 THROUGH THE SPRING OF 1999.

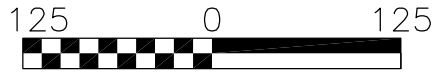


LEGEND

- PARK PROPERTY LIMITS (BOUNDED BY POST AND CABLE AND CHAIN-LINKED FENCING)
- POST AND CABLE
- SOIL COVER
- PROPOSED LOCATION OF PERMANENT MARKER

WINDIATE PARK AREA
FLINT, MICHIGAN

SITE PLAN



APPROXIMATE SCALE IN FEET

FILE NO.6009/24518-002

APPENDIX A

Windiate Park Soil Cover Maintenance Checklist and Inspection Map

WINDIATE PARK SOIL COVER MAINTENANCE CHECKLIST

(per 2009 O&M Plan)

Inspection Date: _____

Inspected By: _____

(Print name)

(Signature)

(Employer)

Inspected Item:

Comments:

SOIL COVER

GRASS/VEGETATIVE LAYER

POST & CABLE / VEHICLE GATES

PERMANENT MARKERS

OTHER OBSERVATIONS

Recommended Corrective Action Measures:

Notes:

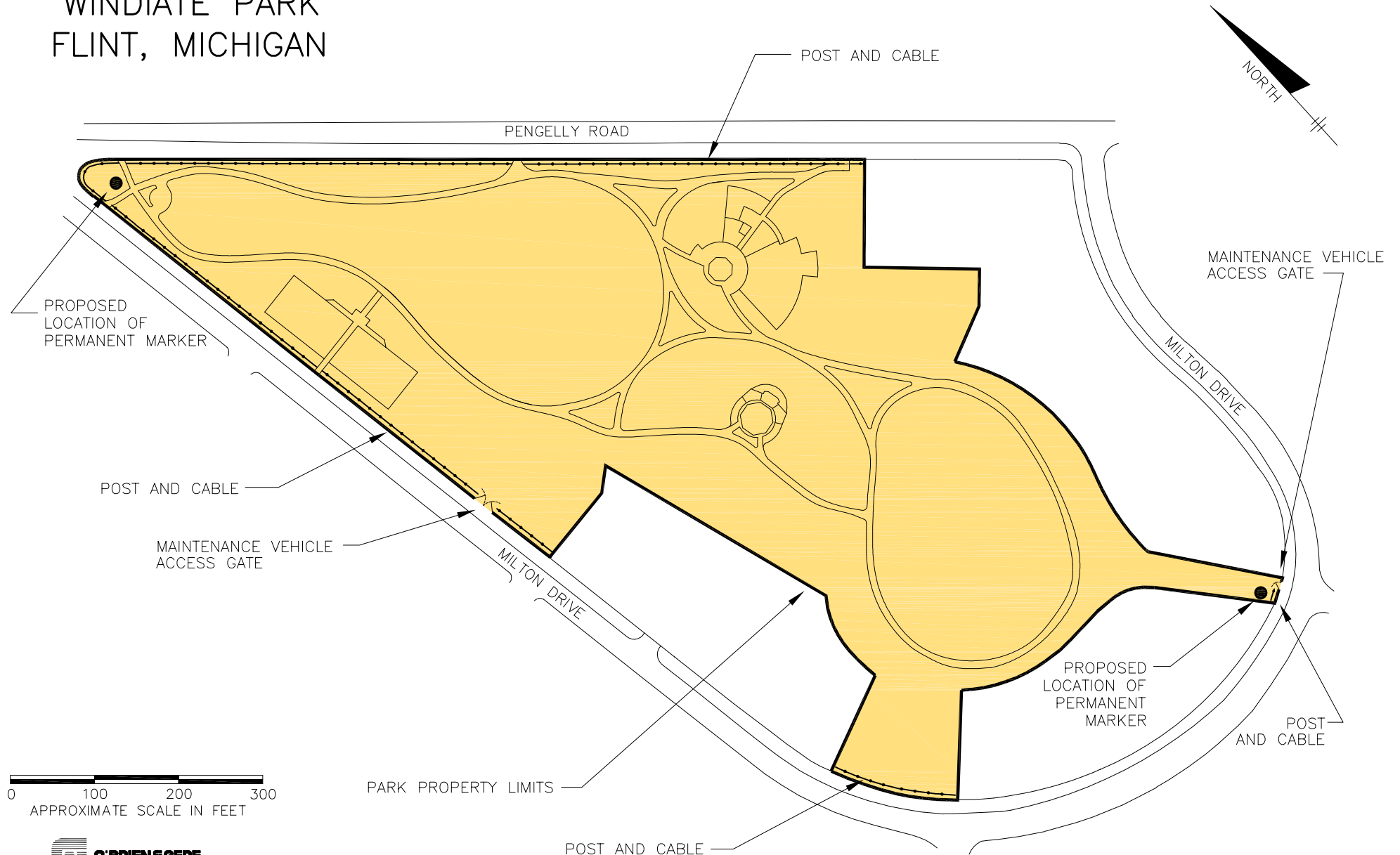
1. See attached Inspection Map for locations.

INSPECTION MAP

INSPECTED BY: _____

INSPECTION DATE: _____

WINDIATE PARK FLINT, MICHIGAN



0 100 200 300
APPROXIMATE SCALE IN FEET