

**Long-Term Operation and
Maintenance Plan & Long Term Pollution
Prevention Plan
FOR
Bell Capital, LLC.**

MAJOR LAND DEVELOPMENT

LOCATED AT

485 High Street
South Kingstown, Rhode Island

**SOUTH KINGSTOWN ASSESSOR'S
PLAT 48-3, LOT 147**

PREPARED BY
American Engineering, Inc.
400 South County Trail, Suite A 201
Exeter, Rhode Island 02822

December 19, 2023

Stormwater Facility Operation and Maintenance

For:

Bell Capital, LLC.
485 High Street
South Kingstown, RI

Owner: Bell Capital, LLC.
10 High Street
Wakefield, RI 02879

Operator: Company Name
Name
Address
City, State, Zip Code
Telephone Number

*TO BE DETERMINED UPON
CONTRACT AWARD*

Estimated Project Dates: Start Date: Upon Approval (Spring 2024)
Completion Date: Fall 2024

Prepared By: American Engineering, Inc.
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401-294-4090

Preparation Date: 12/19/2023

Stormwater Facility Operation and Maintenance Plan

Bell Capital, LLC.

MAINTENANCE DESCRIPTION

The proposed stormwater management shall be regularly inspected to ensure proper performance and to prevent deficiencies in the effectiveness of the systems due to sediment build-up, damage, or deterioration. The maintenance of the proposed rain garden and grassed permeable paver driveway areas shall be the responsibility of the property owner. The maintenance provider shall perform maintenance in accordance with Appendix E 'Guidance for developing Operation and Maintenance Plans' in the 'Rhode Island Stormwater Design and Installation Standards Manual', as amended and the State of Rhode Island Stormwater Management Guidance for Individual Single-Family Residential Lot Development. The following operation and maintenance provisions shall be provided.

RAIN GARDEN MAINTENANCE:

Rain gardens should be inspected following at least the first two precipitation events of at least 1.0 inch to ensure that the system is functioning properly. Thereafter, the rain garden shall be monitored and maintained by the property owner or designee to assure proper functioning, plant growth and survival. Plants shall be replaced on an as-needed basis during the growing season. Silt/sediment shall be removed from the rain garden when the accumulation exceeds one inch, or when water ponds on the surface for more than 48 hours. The top few inches of material shall be removed and shall be replaced with fresh soil mixture and mulch. Pruning or replacement of woody vegetation shall occur when dead or dying vegetation is observed. Soil erosion gullies shall be repaired when they occur. Fertilizer or pesticides shall not be applied to plants within the rain garden. Perennial plants and ground cover shall be replaced as necessary to maintain an adequate vegetated ground cover. The rain garden should be inspected annually by the property owner or designee and maintenance provided by self or professional if needed.

GRASSED PERMEABLE PAVER MAINTENANCE

Grassed Permeable pavers require maintenance similar to typical grassed areas. Areas should be mowed and irrigated as required to establish healthy grass growth. Snow Plowing of permeable paver area shall be performed with 1" skids installed on the plow to prevent damage to the pavers and grass. The area shall be dethatched when thatch reaches 1/2" depth to prevent potential clogging of the surface and to promote healthy grass growth. If bare spots develop, rake to loosen surface soil and reseed.