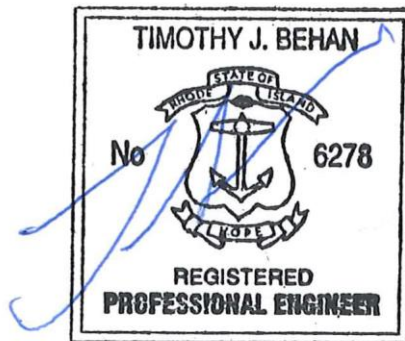


**STORMWATER SYSTEM
OPERATION & MANAGEMENT PLAN
FOR
THE VILLAGE AT BROADROCK
BROADROCK ROAD
SOUTH KINGSTOWN, RI**

PREPARED FOR:

*NEW ENGLAND PROPERTIES, LLC
257 WICKFORD COURT
NORTH KINGSTOWN, RI 02852*



PREPARED BY:



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REVISED OCTOBER 2024
CEC PROJECT NO. 23011.00

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INTRODUCTION

The following is the Stormwater Management System Operation and Maintenance (O&M) Plan for the Village at Broad Rock project. This plan has been prepared in accordance with the guidance provided in the Rhode Island Stormwater Design and Installation Standards Manual (hereafter referred to as the "RISDIDM"), 2015 issue date.

I – GENERAL INFORMATION

The following general information is provided in accordance with Appendix Section A.1.1 of the RISDISM:

I-A - Owner

New England Properties, LLC
257 Wickford Ct.
North Kingstown, RI 02852
sclarke4477ri@gmail.com

I-B – Site/Stormwater Management Designer

Commonwealth Engineers & Consultants, Inc.
400 Smith Street
Providence, RI 02903
Project Engineer: Stephen Andrus, P.E.
(401) 273-6600 Phone (401) 273-6674 Fax

I-C - Address of Site

852 Broad Rock Road, South Kingstown, RI

I-D - Vicinity Map

Please refer to Attachment-1 – Location Plan

II – STORMWATER MANAGEMENT SYSTEM SUMMARY

The stormwater management system developed for the Village at Broad Rock consists of the following components that shall require routine inspection and periodic maintenance:

Stormwater Collection & Conveyance

Grass Lined Swale
Drainage Manhole
Drain Pipes

Stormwater Mitigation and Treatment

Sediment Forebay (Basins)
Roof Infiltration Systems (19)
Infiltration Basin

The systems have been designed to conform to the applicable requirements of the RISDISM (for environmental and stormwater quality elements). The implementation of this O&M plan will have significant bearing on the proper function and overall life cycles of the stormwater management systems and must be adhered to in its entirety to ensure that the systems will operate as intended.

III - OPERATION AND MAINTENANCE PLAN

All components of the stormwater management system within the project area shall be owned by the Homeowners Association and shall be the responsibility of the Homeowners Association, its heirs, assigns or duly authorized agents to operate and maintain. The following summarizes the actions specific to be undertaken for the stormwater management infrastructure.

III-A GENERAL:

III-A.1 Inspections

Inspections shall assess the following for all components of the stormwater management system:

Structural Elements – The condition of all elements of the particular component being inspected shall be assessed, and if deemed to be deficient or compromised by routine wear and deterioration, shall be scheduled for repair or replacement as soon as possible.

Accumulated Materials – The volume and nature of accumulated materials shall be noted during all inspections. The accumulation of excessive levels of materials (sediments, trash and other debris) and/or the presence of atypical materials or contaminants within the structure shall be cause for further inspection of the stormwater system and/or the land area tributary thereto, to locate and identify the source of the excessive or atypical material and to correct the cause of same.

An inspection form shall be completed for each structure inspected; completed sheets shall be kept in a binder to be managed by the maintenance provider. Blank inspection forms for each type of component in the stormwater system are included herein.

III-A.2 Cleaning

Cleaning shall include completely removing all accumulated material (e.g. sediments, trash, debris, and organic material) by means appropriate to the particular component of the stormwater system and legally disposing of the material at an off-site location.

In the case of atypical materials or contaminants in the stormwater system, said materials may require additional sampling, testing and analysis to determine the nature of the contamination and the appropriate methods of handling and disposal for same.

III-A.3 Access & Safety

Access to the stormwater management systems for inspections and cleaning shall be made at the designated locations for same, and shall be made in a manner that avoids or minimizes interference with the access to and operation of the site and the stormwater management system.

Inspections and cleaning of all elements of the stormwater management system shall be performed by properly-trained personnel using appropriate tools and equipment, and shall at all times be performed in a manner which prioritizes safety for both the personnel performing the inspections and/or cleaning, as well as the general public using the site.

In instances where impacts to the site or the stormwater management system cannot be avoided during inspections and/or cleaning, all reasonable measures and precautions shall be taken to protect the personnel performing the inspections and/or cleaning as well as the general public using the site. Such measures may include, but not be limited to:

Site Impacts: Warning signage, barriers, flaggers

Stormwater Management System Impacts: Temporary flow diversion, bypass pumping

III-B EASEMENTS:

The common roadway and grassed swale are located within the roadway easement.

III-C FUNDING SOURCE:

As stated above, the work described herein shall be performed by the Homeowners Association and/or its designated agents, and funding or other in-house resources necessary for same shall be provided by the Homeowners Association in whatever form(s) are deemed appropriate by them.

It is anticipated that the typical annual operation and maintenance cost in FY2025 will be \$3,600.

- Annual Inspections: \$1,600
- Annual Cleaning: \$2,000

The Homeowners Association shall be responsible for ensuring that adequate funds are allocated and reserved for use in the proper implementation of this plan each year and shall adjust its annual budget accordingly to reflect any changes in the costs/expenses associated with same.

III-D SPECIFIC COMPONENTS:

III-D.1 Collection & Conveyance System Components

III-D.1.1 – Drainage Manholes

Inspections: Drainage Manholes shall be inspected a minimum of two (2) times per year, preferably once in the spring and once in the fall.

Scheduled Maintenance: Drainage Manholes shall be cleaned a minimum of one (1) time per year (preferably in the spring), regardless of the depth of accumulated material in the catch basins at the time of the cleaning.

Corrective Maintenance: If at any time the depth of accumulated material within the Drainage Manholes is greater than or equal to two (2) feet, all accumulated material shall be removed from the Drainage Manholes to the bottom of the sump and legally disposed of at an off-site location.

III-D.1.2 – Grass Lined Swale

Inspections: Grass Lined Swales shall be inspected a minimum of two (2) times per year, preferably once in the spring and once in the fall.

Scheduled Maintenance: Remove sediment when the buildup in the bottom is more than 6-inches. Maintain an average grass height of 6-inches.

Corrective Maintenance: Any sediments or accumulated material (e.g. trash, debris, and organic material) are to be removed. Correct any erosion gullies and maintain a healthy stand of vegetation.

III-D.1.3 – Drain Pipes

Inspections: Drain pipes shall not be routinely inspected, but shall be inspected whenever the grass lined swale is inspected or if there are reports of flooding that could be the result of a drain pipe blockage.

Scheduled Maintenance: Drain pipes do not typically require routine cleaning. If the sediment depth in the pipe exceeds 4-inches, the pipe should be cleaned.

Corrective Maintenance: Any sediments or accumulated material (e.g. trash, debris, and organic material) discovered in drain pipes shall be immediately flushed, collected, removed and legally disposed of at an off-site location. In addition, the source of the sediments or materials shall be located and repaired or otherwise corrected.

III-D.2 Mitigation & Treatment Components

Where referenced herein, the one (1) year storm event is equivalent to 2.7 inches of rainfall in a twenty-four (24) hour period.

III-D.2.1 – Sediment Forebay

Inspections: Sediment Forebays should be inspected a minimum of one (1) time per year, preferably in the spring. In addition, forebays shall be inspected after any storm greater than or equal to the 1-year storm event.

Scheduled Maintenance:

- Sediment, trash or other debris in sediment forebay shall be cleaned a minimum of one (1) time per year (preferably in the spring), regardless of the depth of accumulated material in the basin at the time of the cleaning.
- All rip rap pads shall be refreshed as required to maintain void space and flow diffusion effectiveness; this shall consist of the removal of accumulated sediments within the rip rap voids and restoration of the rip rap stone to original limits and grades.

Corrective Maintenance:

- If erosion or gulying of the forebay slopes are observed, the affected slopes shall be promptly filled with the original material (or suitable replacement material). Supplemental slope stabilization (rip rap or geotextile slope reinforcement) shall be installed in locations demonstrating repetitive erosion or gulying.
- Any blockages of outlet devices/structures shall be promptly removed and the device/structure capacity restored.
- Deficiencies in any structural components of the forebay (inlet & outlet structures, weirs, walls, spillways, etc.) shall be promptly repaired to original condition or replaced in-kind.

III-D.2.2 – Underground Infiltration (19 Systems total)

Inspections: During the First year immediately after construction, underground infiltration practices shall be inspected monthly and following at least the first two (2) precipitation events of at least 1.0 inch to ensure that the system is functioning properly. Thereafter, underground infiltration shall be inspected a minimum of two (2) times per year, preferably in the spring and fall. In addition, underground infiltration shall be inspected after any storm greater than or equal to the 1-year storm event.

Scheduled Maintenance:

- Open the access port covers of the underground infiltration area and make a visual inspection to determine the extents of maintenance necessary to refresh the crushed stone to its original condition or there is standing water within the crushed stone.

Corrective Maintenance:

If standing water is observed in the filter more than forty-eight (48) hours after a storm event, the system will require replacement.

For replacement, the stone, and piping shall be removed, and the top six (6) inches of gravel shall be removed and replaced with new materials. If discolored or contaminated material is found below this removed surface, that material shall also be removed and replaced until all contaminated soils have been removed from below the chambers. The materials removed should be disposed of in accordance with all applicable federal and local regulations.

- Deficiencies in any structural components of the underground infiltration (overflow pipes, manifold pipe, inspection frames & covers, etc.), shall be promptly repaired, or the deficient component replaced in-kind.

III-D.2.3 – Detention/Infiltration Pond

Maintenance:

- A legally binding and enforceable maintenance agreement shall be executed between the facility owner and the responsible authority to ensure the following:
- Infiltration practices shall never serve as a sediment control device during site construction phase. Great care must be taken to prevent the infiltration area from compaction by marking off the location before the start of construction at the site and constructing the infiltration practice last, connecting upstream drainage areas only after construction is complete, and the contributing area is stabilized.

Inspections: Infiltration basin should be inspected a minimum of one (1) time per year, preferably in the spring. In addition, basin shall be inspected after any storm greater than or equal to the 1-year, 24-hour, Type III storm event.

Scheduled Maintenance:

- Sediment, trash or other debris in infiltration basin shall be cleaned a minimum of one (1) time per year (preferably in the spring), regardless of the depth of accumulated material in the basin at the time of the cleaning.
- Remove any trash, leaves, grass or other materials from the top surface of the gravel trench emergency pond drain.
- Mow all vegetated basin slopes at least four (4) times annually during the growing season (typically April-November); maintain grass at a height of 4-6". Remove and dispose of any and all other vegetation (bushes, shrubs, trees) that may begin to grow within the basin before it becomes established.

- All rip rap pads shall be refreshed as required to maintain void space and flow diffusion effectiveness; this shall consist of the removal of accumulated sediments within the rip rap voids and restoration of the rip rap stone to original limits and grades.
- The gravel trench emergency pond drain outfall shall be inspected a to minimum of one (1) time per year ensure there are no blockages and that the riprap is in good condition. Remove any vegetation from the riprap and refresh the riprap as needed.
- The emergency valve shall be opened, and the emergency overflow pipe shall be flushed a minimum of one (1) time per year. This shall be performed when the pond is holding a minimum of one (1) foot of water to ensure flushing volume is available.

Corrective Maintenance:

- If erosion or gulying of the basin slopes is observed, the affected slopes shall be promptly filled with the original material (or suitable replacement material), re-loamed to original grade, re-seeded and maintained until such time as the affected area has sufficiently stabilized. Supplemental slope stabilization (rip rap or geotextile slope reinforcement) shall be installed in locations demonstrating repetitive erosion or gulying, and in severe cases flow redirection away from the affected area shall be implemented if necessary.
- Any blockages of outlet devices/structures/emergency pond drain shall be promptly removed, and the device/structure capacity restored.
- Deficiencies in any structural components of the basin (inlet & outlet structures, weirs & orifices, walls, spillways, emergency overflow piping and valve, etc.) shall be promptly repaired to original condition or replaced in-kind.
- If sediment or organic debris build-up has limited the infiltration capabilities (infiltration basins) to below the design rate, the top 6 inches shall be removed and the surface roto-tilled to a depth of 12 inches. The basin bottom should be restored according to original design specifications.
- If sediment or organic debris build-up has limited the capacity of the emergency pond drain crushed stone, the stone shall be removed and replaced.

IV-A POLLUTION PREVENTION PLAN

The following summarizes the actions specific to be undertaken for pollution prevention with the development to protect the stormwater management system and natural resources in the area.

IV-A.1 SOLID WASTE CONTAINMENT

Proper containment of solid waste will prevent it from entering drainage systems and polluting waterways.

- Trash and recycling receptacles must be provided with regular collection and trash receptacles areas should be fenced to prevent wind-blown debris.

- Street sweeping (at least annually) shall occur as needed. Street sweepings shall be disposed of according to state and local regulations.
- Pet waste stations that provide bags and waste containers shall be provided and maintained on a regular basis.

IV-A.2 Snow Removal and Deicing

Deicing and sanding operations are often necessary for safety during winter storms; however, the materials used create water quality problems. Use deicing chemicals and sand judiciously.

- Do not store snow in wetlands or wetland buffers. If snow is to be stored on site, the area should have a sediment fence installed around the perimeter prior to the start of snow removal.
- Store snow in an area that is accessible for clean-up of debris that accumulates as the snow melts.
- No deicing materials, chemicals or sand are to be stored on site.

IV-A.3 HAZARDOUS MATERIALS

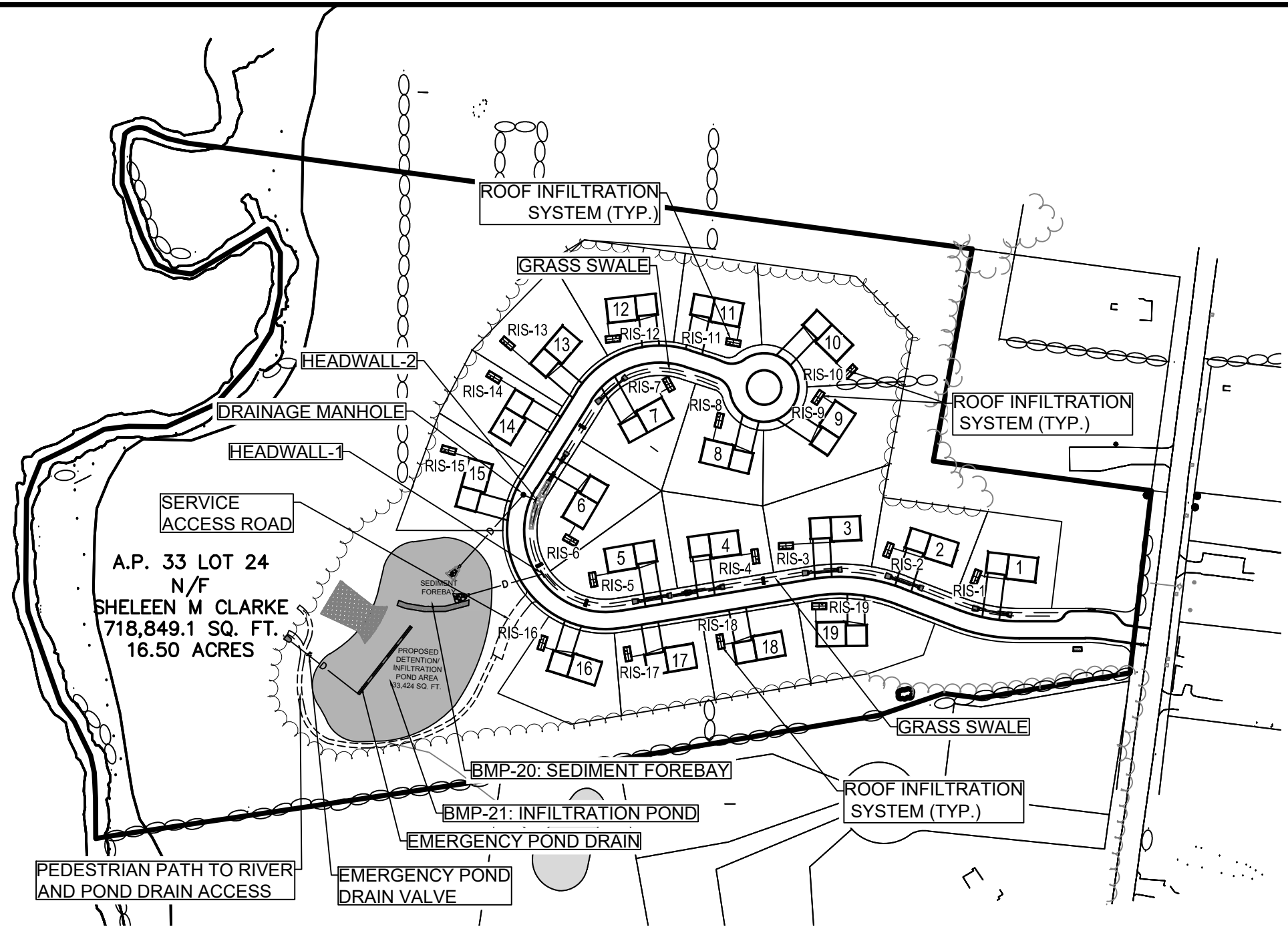
No hazardous maintenance materials will be stored on site.

IV-A.4 LAWN AND ROADWAY MAINTENANCE PRODUCTS

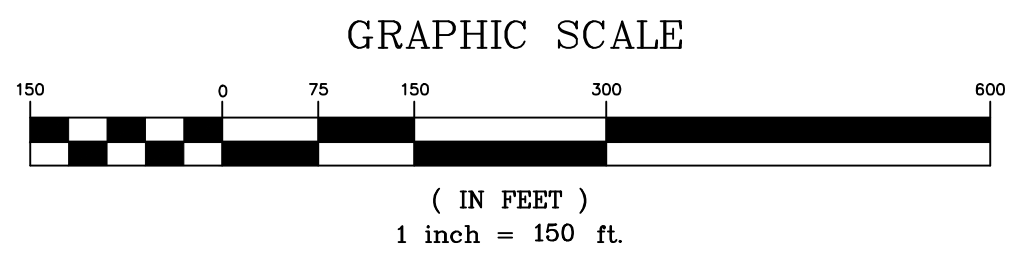
No hazardous maintenance materials will be stored on site.

- Most lawns require little or no fertilizer to remain healthy. Fertilize no more than twice a year - once in May-June, and once in September-October.
- Fertilize at a rate of no more than ½ pound of nitrogen per 1000 square feet.
- Apply fertilizer carefully to avoid spreading on impervious surfaces such as paved walkways, patios, driveways, etc., where the nutrient can be easily washed into storm drains.
- Phosphate fertilizers shall not be used on site.
- Apply pesticides only when necessary.
- Designated snow stockpile areas shall be located where the melt water shall enter the stormwater collection system and not discharge directly to wetlands or surface waters.
- Only asphalt-based sealants shall be used on site.

O&M Appendix A
BMP Key Plan



BMP KEY PLAN



BMP SUMMARY TABLE					
LOT	BMP#	BMP TYPE	LOT	BMP#	BMP TYPE
LOT-1	RIS-1	UG ROOF INF	LOT-12	RIS-12	UG ROOF INF
LOT-2	RIS-2	UG ROOF INF	LOT-13	RIS-13	UG ROOF INF
LOT-3	RIS-3	UG ROOF INF	LOT-14	RIS-14	UG ROOF INF
LOT-4	RIS-4	UG ROOF INF	LOT-15	RIS-15	UG ROOF INF
LOT-5	RIS-5	UG ROOF INF	LOT-16	RIS-16	UG ROOF INF
LOT-6	RIS-6	UG ROOF INF	LOT-17	RIS-17	UG ROOF INF
LOT-7	RIS-7	UG ROOF INF	LOT-18	RIS-18	UG ROOF INF
LOT-8	RIS-8	UG ROOF INF	LOT-19	RIS-19	UG ROOF INF
LOT-9	RIS-9	UG ROOF INF		BMP-20	SEDIMENT FOREBAY
LOT-10	RIS-10	UG ROOF INF		BMP-21	INFILTRATION POND
LOT-11	RIS-11	UG ROOF INF			

RIS = ROOF INFILTRATION SYSTEM
 UG = UNDERGROUND

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PERMIT AGENCY REVIEW PLAN
 FOR
VILLAGE AT BROAD ROCK
 PLAT 33, LOT 24
 ON
BROAD ROCK ROAD
SOUTH KINGSTOWN, RHODE ISLAND
BMP KEY PLAN

SCALE: 1" = 150'	SHEET NO: 1 OF 1	
DRAWN BY: SMA	DESIGN BY: SMA	CHECKED BY:
DATE: OCTOBER 2024	PROJECT NO 23011.00	

O&M Appendix B
Inspection Logs



GENERAL INFORMATION			
SYSTEM LOCATION (STREET NAME):		VILLAGE AT BROAD ROCK, BROAD ROCK ROAD SOUTH KINGSTOWN, RHOD	
STORMWATER SYSTEM COMPONENT:	Annual Inspection Frequency	Scheduled Maintenance	Corrective Maintenance
Drainage Manholes	2 (Spring & Fall)	Cleaning	Cleaning
Grass Lined swale	2 (Spring & Fall)	N/A	Cleaning, Additional System Inspection
Drain Pipes	2 (Spring & Fall)	N/A	Flushing, Additional System Inspection
Sediment Forebay	1 (Spring)	Sediment/Debris Cleaning	Deteriorated Vegetation Replacement/Erosion Repairs Repairing/Replacing Structural Components
Underground Infiltration Chambers	12 (Monthly for first year After first year 2 (Spring and Fall); After >1-Year Storms	Sediment Cleaning (If Required)	Sediment Cleaning, Refresh/Replace Clogged Stone
Infiltration Basin	1 (Spring); After >1-Year Storms	Sediment/Debris Cleaning Emergency Overflow Testing	Deteriorated Vegetation Replacement Erosion Repairs Repairing/Replacing Structural Components

LOCATION (STREET ADDRESS / POLE #): VILLAGE AT BROAD ROCK, BROAD ROCK ROAD
 MUNICIPALITY: SOUTH KINGSTOWN, RHODE ISLAND
 DATE & TIME: _____
 INSPECTOR/AGENCY: _____

MAINTENANCE ITEM	SATIS-FACTORY	UNSATIS-FACTORY	COMMENTS
1. Structural Condition			
Frame & Grate/Cover			
Brick & Mortar Leveling			
Steps			
Walls & Section Joints			
Pipes & Outlet Tee			
2. Sediment Cleaning			
Accumulated Sediment in Sump			
Greater than 50% of storage volume remaining			
No evidence of contaminated material/stormwater			

Comments:

Actions to be Taken:

LOCATION (STREET ADDRESS / POLE #): VILLAGE AT BROAD ROCK, BROAD ROCK ROAD
 MUNICIPALITY: SOUTH KINGSTOWN, RHODE ISLAND
 DATE & TIME: _____
 INSPECTOR/AGENCY: _____

MAINTENANCE ITEM	SATIS-FACTORY	UNSATIS-FACTORY	COMMENTS
1. Debris Cleanout			
Contributing areas clean of debris			
Swale clean of debris			
2. Vegetation			
Swale area is stabilized, ground cover is predominantly vegetated			
Vegetation within Swale is healthy			
3. Sediment Deposition			
No excessive accumulated sediment is observed in any location within the Swale			
4. Concentration of Runoff/Erosion			
No evidence of erosion/gullyng within Swale			

Comments:

Actions to be Taken:

LOCATION (STREET ADDRESS / POLE #): VILLAGE AT BROAD ROCK, BROAD ROCK ROAD
 MUNICIPALITY: SOUTH KINGSTOWN, RHODE ISLAND
 DATE & TIME: _____
 INSPECTOR/AGENCY: _____

MAINTENANCE ITEM	SATIS-FACTORY	UNSATIS-FACTORY	COMMENTS
1. Structural Condition			
Flared Ends in good Condition			
Pipes in good condition			
2. Sediment Cleaning			
Accumulated Sediment in flared inlet or outlet			
Sediment in pipe			
Debris/trash in Pipe			
No evidence of contaminated material/stormwater			

Comments:

Actions to be Taken:

**Stormwater Management System
Best Management Practice (BMP)**

**Operation & Maintenance Inspection Sheet
Sediment Forebay**

LOCATION (STREET ADDRESS / POLE #): VILLAGE AT BROAD ROCK, BROAD ROCK ROAD
 MUNICIPALITY: SOUTH KINGSTOWN, RHODE ISLAND
 DATE & TIME: _____
 INSPECTOR/AGENCY: _____

MAINTENANCE ITEM	SATIS-FACTORY	UNSATIS-FACTORY	COMMENTS
1. Debris Cleanout			
Contributing areas clean of debris			
Sediment Forebay clean of debris			
2. RIP RAP			
Rip Rap area is stabilized, stone cover is in good condition			
No vegetation within sediment forebay			
3. Sediment Deposition			
No excessive accumulated sediment is observed in any location within the forebay			
4. Concentration of Runoff/Erosion			
No evidence of erosion/gullyng within Forebay			
No evidence of erosion/gullyng at weir or spillway to detention pond			

Comments:

Actions to be Taken:

LOCATION (STREET ADDRESS / POLE #):

VILLAGE AT BROAD ROCK, BROAD ROCK ROAD

MUNICIPALITY:

SOUTH KINGSTOWN, RHODE ISLAND

DATE & TIME:

INSPECTOR/AGENCY:

MAINTENANCE ITEM	SATIS-FACTORY	UNSATIS-FACTORY	COMMENTS
1. Debris Cleanout			
Contributing areas clean of debris			
Filtration facility clean of debris			
Inlet and outlets clear of debris			
2. Oil and Grease			
No evidence of filter surface clogging			
Activities in drainage area minimize oil and grease entry			
3. Vegetation			
Contributing drainage area stabilized			
No evidence of erosion			
Area mowed and clippings removed			
4. Water Retention Where Required			
Water holding chambers at normal pool			
No evidence of leakage			
5. Sediment Deposition			
Filter chamber free of sediments			
6. Structural Components			
No evidence of structural deterioration			
Any grates are in good condition			
No evidence of spalling or cracking of structural parts			
7. Outlet/Overflow Spillway			
Good condition, no need for repairs			
No evidence of erosion (if draining into natural channel)			
8. Overall Function of Facility			
Evidence of flow bypassing facility			

Comments:

Actions to be Taken:

**Stormwater Management System
Best Management Practice (BMP)**

**Operation & Maintenance Inspection Sheet
Detention Pond/Infiltration Basin**

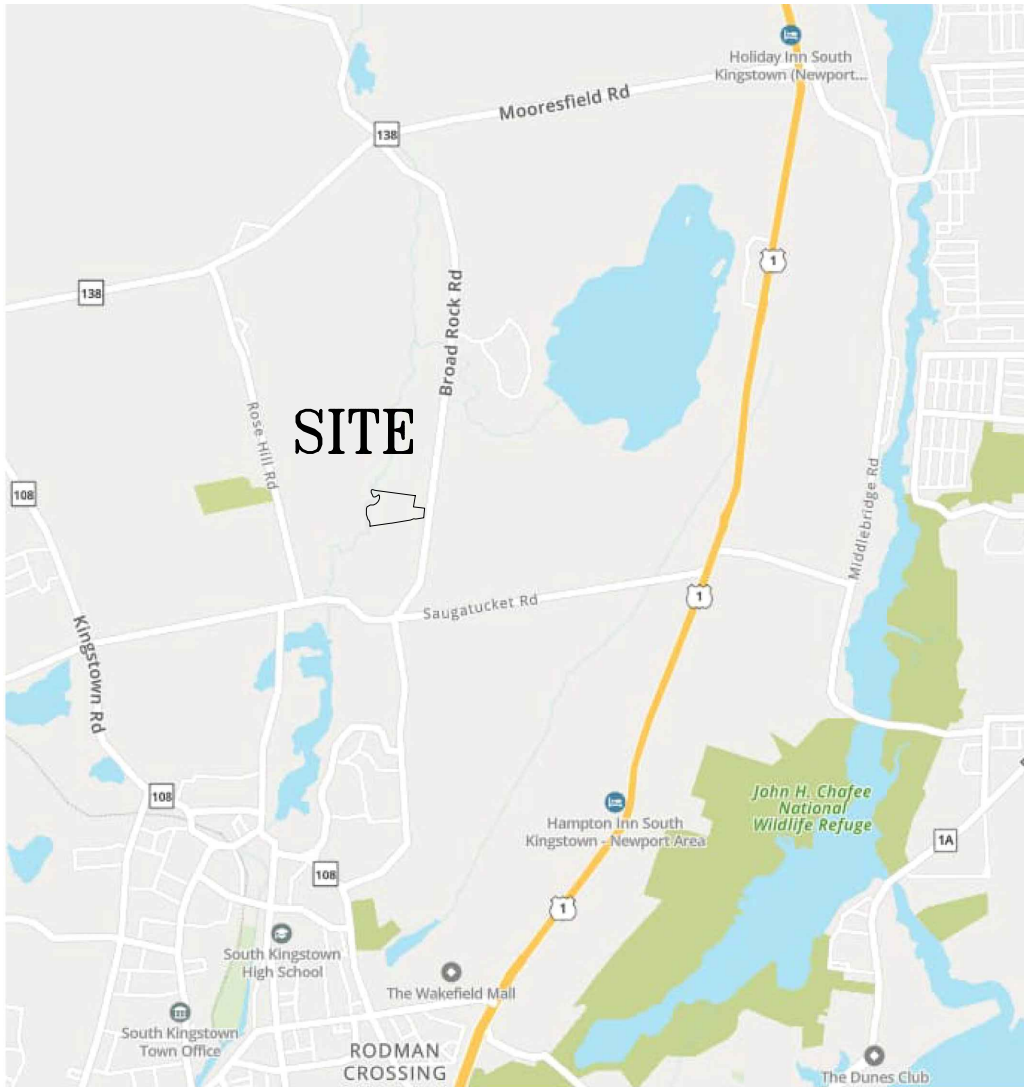
LOCATION (STREET ADDRESS / POLE #): VILLAGE AT BROAD ROCK, BROAD ROCK ROAD
 MUNICIPALITY: SOUTH KINGSTOWN, RHODE ISLAND
 DATE & TIME: _____
 INSPECTOR/AGENCY: _____

MAINTENANCE ITEM	SATIS-FACTORY	UNSATIS-FACTORY	COMMENTS
1. Debris Cleanout			
Contributing areas clean of debris			
Detention/Infiltration Pond clean of debris			
2. Materials			
Rip Rap inlet spillways are stabilized, stone cover is in good condition			
Vegetation within Detention Pond is healthy			
3. Sediment Deposition			
No excessive accumulated sediment is observed in any location within the Detention Pond			
4. Concentration of Runoff/Erosion			
No evidence of erosion/gullyng within Detention Pond			
No evidence of erosion/gullyng at weir or outlet spillway to wetlands			
5. Emergency Overflow			
Emergency valve shall be opened, and the emergency overflow pipe shall be flushed a minimum of one (1) time per years. This shall be performed when the pond is holding a minimum of one (1) foot of water to ensure flushing volume is available.			
Outlet clear with no debris/blockage			
Valve is operational and valve box in good condition			
Pond drain surface inside detention/infiltration pond is clear of debris and good condition			

Comments:

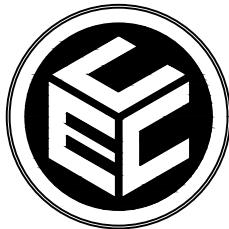
Actions to be Taken:

ATTACHMENT-1
Location Plan



LOCUS MAP

NOT TO SCALE



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ENGINEERS & CONSULTANTS, INC.

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PERMIT AGENCY REVIEW PLAN
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VILLAGE AT BROAD ROCK
PLAT 33, LOT 24
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LOCATION PLAN