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**STORMWATER SYSTEM  
OPERATIONS AND MAINTENANCE PLAN**

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**Prescott Point Single Family Development**

Assessor's Map 55, Lot 1A (Portsmouth)

Assessor's Map 104, Lot 7 (Middletown)

West Main Road and Freedom Trail Drive

Middletown / Portsmouth, RI

**Prepared For**

Landings Real Estate Group

543 Thames Street

Newport, RI 02840

Rev. November 2021



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## 1.0 INTRODUCTION

The subject property (The Site) is comprised of two partially developed parcels located on the west side of the boundary between Middletown and Portsmouth. The portion of the Site located in Portsmouth is zone R-30, while the portion located in Middletown is zoned RM. The 106+/- acre Site is accessible via West Main Road (RT Route 114) and stretches almost to Burma Road to the west. A stream runs northwest to southeast through the property and is associated with a large area of freshwater wetlands. An isolated area of freshwater wetlands is also present at the southeast corner of the property. The Site was originally home to the Mother of Hope Novitiate facility owned by the Roman Catholic Bishop of RI. In the late 2000's, the Site was permitted as a large multifamily development "Freedom Bay", with units that spanned the property and were accessed by a network of private roadways. The development also included a commercial component which fronted West Main Road. During construction, the site underwent extensive environmental remediation. A private sewer treatment plan was designed and constructed for the project, which utilized the existing direct discharge permit of the Novitiate. The infrastructure for the eastern side of the development, as well as the main access road and wetlands crossing to the west side was completed in the early stages of construction. However, as the eastern units began to be constructed, the developer abandoned the project. While some units were completed, other units had been boarded up in an incomplete state. The treatment plant, while completed, was not operational.

In 2010, the development was acquired by the Landings Real Estate Group and renamed Prescott Point. Since that time, the units are now being completed and sold. New duplexes and triplexes are also being constructed on the east side of the Site in accordance with the original approved plan. In 2013, a large drip irrigation leachfield system was permitted and constructed for the site, which was to replace the direct discharge. These two large fields were constructed on the west side of the Site, to the south of the existing treatment plant. At this time, the plant remains not in operation. The remainder of the Site is undisturbed and is heavily vegetated with trees and brush. The soil characteristics of the Site include categories "NeA", "NeB", and "NeC" (Newport Silt Loams) as well as "PmB" (Pittstown Silt Loam), and "Se" (Stissing) as identified by the USDA Soil Conservation Service and the Rhode Island Soil Survey. These soils are all Type "C" Hydrologic soils. All proposed construction is proposed within a FEMA "X" Zone as shown on FIRM numbers 44005C0083J and 44005C0091J, dated 9/4/13.

The developer intends to continue the development of Prescott Point, with a focus on single family development. The infrastructure and layout for the west side of the Site will be completely redesigned from the original permitted development. A total of 90 single family condominium units will be created along two new looping roadways. While the majority of the existing sewer infrastructure and sewage treatment plant will remain, the existing drainage system will be replaced. The existing drip irrigation leaching fields will also remain. In addition to the single-family units, a small assisted living facility will also be constructed. The permitted commercial component which was intended to front West Main Road is to be replaced with an additional six (6) single family units. The remainder of the units on the east side of the project will continue to be constructed per the original plan. All new roadways shall be a 24' wide paved construction. The existing Newport Water mains will be extended to provide service to the full development. Gas mains and electrical conduits will likewise be extended as directed by National Grid to provide service for all new units. The redesigned stormwater system will comply fully with the current versions of the Rhode Island Stormwater Design and Installation Manual (RISDIM) and the Rhode Island Soil Erosion and Sediment Control Handbook (RISESCH) and will provide superior



treatment and mitigation to the systems that were originally designed and constructed. The sewer treatment plant will be upgraded and brought online to provide pretreatment for the sewage flow from the overall development. This pretreatment will allow the use of the existing leaching fields for the increased flow.

Primary water quality treatment for the site will be provided by six (6) community sand filters. Stormwater to these filters will be conveyed by a conventional system of catch basins, underground pipes, and shallow grassed swales. Off-line catch basins will be provided with deep sumps and oil/water separating hoods to provide initial pre-treatment. Stormwater entering the filters will pass first through hydrodynamic separators which will provide the remainder of the required pre-treatment. In some areas, rooftop runoff from single family homes will enter the sand filters directly as pre-treatment is not required. Higher flow stormwater will bypass the hydrodynamic separators via a diversion structure and enter detention devices directly. Overflow water from the sand filters will pass over concrete weirs to these detention areas. Detention basins will meter stormwater via a small diameter perforated pipe set at the bottom of the devices. Stormwater exceeding the capacity of these outlet pipes will be discharged via outlet structures and overflow weirs. All high flow water leaving the stormwater system will pass over stone spillways and concrete level spreaders to reduce the velocity and potential impacts of the discharged runoff.

## **2.0 ADMINISTRATION**

### **2.1 RESPONSIBLE PARTIES**

The Owner and party responsible for the operation and maintenance of the Stormwater Management System shall be:

Prescott Point, LLC  
c/o Landings Real Estate Group  
543 Thames Street  
Newport, RI 02840

The Owner intends that this Plan shall run with the land and be binding upon the Owner and the Owner's successors and assigns. It is anticipated that the operations and maintenance will be assumed by the Homeowner's Association once it has been established. A copy of this Plan shall be provided to future property owners within this Association. This Section shall be amended as necessary.

Easements across the drainage areas to the Town of Portsmouth and the Town of Middletown (as applicable) and the representatives of the Homeowner's Association will be provided; however, the Owner is solely responsible for the operation and maintenance.

### **2.2 O&M EXPENSES**

It is anticipated that the Operation and Maintenance budget will be incorporated into the operating budget of the property. The proposed BMPs will require continual maintenance to operate at peak efficiency. It is anticipated that small equipment and hand labor will typically be required to operate and maintain the system.

Operation and Maintenance activities and equipment will be funded by the Owner.

### **2.3 PUBLIC SAFETY FEATURES**

Public safety is provided for the proposed stormwater system. The proposed Sand Filters are a maximum of (24) inches deep and will have a grassed surface. Side slopes into the filters, forebays, and detention areas are a maximum of 3:1 (horizontal to vertical). The temporary filter pools will have a maximum depth of eight (8) inches. All detention areas will drain within 48 hours. All proposed catch basins will feature bicycle safe grates.

## **3.0 GENERAL INSPECTION AND MAINTENANCE**

This section contains a general overview of O&M guidelines and documentation procedures. BMP specific guidance is described in Section 4.0. Appendix A contains applicable Operation, Maintenance and Management Inspection Checklists.

### 3.1 INSPECTION

All stormwater management facilities shall be periodically inspected by a qualified individual. Inspections shall be conducted by a registered professional engineer where the structural or hydraulic integrity of the system is in question. Inspection shall follow the inspection guidelines found in the checklists included in Appendix A. The minimum inspection schedule is summarized in the following table.

**Table 1: Summary of Minimum Inspection Schedule**

| <i>Item</i>              | <i>Annually</i> | <i>After Major Storms</i> | <i>Semi-Annually</i> |
|--------------------------|-----------------|---------------------------|----------------------|
| Embankment and Spillways | ✓               | ✓                         |                      |
| Sand Filter              | ✓               | ✓                         |                      |
| Conveyance               | ✓               | ✓                         |                      |
| Detention Basins         | ✓               | ✓                         |                      |
| Riprap Spillway          | ✓               | ✓                         |                      |
| Outfalls                 | ✓               | ✓                         |                      |
| Debris/Sediment          | ✓               | ✓                         |                      |
| Oil and Grease           | ✓               | ✓                         |                      |
| Vegetation               |                 |                           | ✓                    |
| Overall Function         | ✓               | ✓                         |                      |

Note: "Major Storm" refers to a storm with 2.8 inches of rain over a 24-hour period

### 3.2 MAINTENANCE

Maintenance activities are described in three categories based upon the magnitude and type of the maintenance activities performed. A description of each category follows.

#### 3.2.1 PREVENTATIVE MAINTENANCE

The most effective way to maintain the stormwater system is to prevent the pollutants from entering it in the first place. Common pollutants include sediment, trash and debris, chemicals, runoff from stored materials, and illicit discharges. A thorough maintenance program will include measures to address these potential contaminants, and will save money and time in the long run. Key points to consider include:

- Educate homeowners of how their actions impact water quality, and how they can help reduce maintenance costs;
- Keep the property free of trash and debris;
- Ensure the proper disposal of hazardous wastes and chemicals;
- Plan lawn care to minimize the use of fertilizers, herbicides, and pesticides;
- Sweep paved surfaces and dispose of sweepings properly;



- Be aware of automobiles leaking fluids. Use absorbents to soak up drippings – dispose of properly;
- Re-vegetate disturbed and bare areas to maintain vegetative stabilization; and
- Protect lawn care and other chemicals stored outdoors from stormwater.

### **3.2.2 ROUTINE AND MINOR MAINTENANCE**

Routine Maintenance Work includes activities normally performed throughout the year, such as:

- Mowing and weed control,
- Trash and debris removal, and
- Cleaning outlet structures.

Minor Maintenance consists of isolated or small-scale maintenance/operational problems. Most of this work can be completed by a small crew with hand tools, and small equipment.

### **3.2.3 MAJOR MAINTENANCE**

This work consists of more complex maintenance/operational problems and failures. Some of this work may require consultation with the Design Engineer, Rhode Island Department of Environmental Management (RIDEM), Coastal Resource Management Council (CRMC) and/or the Towns of Portsmouth or Middletown. This work may also require more specialized maintenance equipment, design/details, surveying, or assistance through private contractors and consultants.

## 4.0 STORMWATER BMPS

### 4.1 SAND FILTER

#### Description

A sand filter is designed to capture and temporarily store the water quality storm and pass it through a sand filter media. In each of the filters, a perforated underdrain set in crushed stone situated below the sand media will collect and transport the treated stormwater. The entire media cell is lined with an impermeable liner to prevent interaction with the groundwater. Treated water is conveyed downstream and released to the design point. High flow runoff is directed over a concrete weir and stone spillway and into a detention device. A sand filter is not intended to have permanent pools and is intended to drain within 24-hours.

#### Required Maintenance

A sand filter shall 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, a sand filters shall be inspected at least annually and after storm events of greater than or equal to the 1-year, 24-hour Type III precipitation event (2.8 inches). The maintenance objectives for this device include preserving the hydraulic and removal efficiency and maintaining the structural integrity.

The slopes of a filter shall be inspected for erosion and gulying. Reinforce inlet areas if they are found to be deficient or if erosion is present at the overflow outlet. All material, including any trash and/or debris from all areas within the extents of a sand filter shall be disposed of in accordance with all applicable regulations. The overflow weir shall be inspected for structural faults.

Any areas within the extent of a sand filter that are subject to erosion or gulying shall be replenished with the original design material and re-vegetated according to the design drawing. Slope protection material shall be placed in areas prone to erosion. Embankments shall be inspected for seepage and burrowing animals.

Mow the grass around the perimeter of and within a sand filter, seed bare areas, and remove litter and debris at least three times per growing season to maintain maximum grass heights less than twelve inches. Remove any invasive vegetation within the extents of the filter. Any invasive vegetation encroaching upon the perimeter of the filter shall be pruned or removed if it is prohibiting access to the device, compromising sight visibility, and/or compromising the original design intent. If dead or dying grass on the bottom is observed, check to ensure that water percolates through the media within 48 hours following storms.

Silt/sediment shall be removed from a sand filter bed annually, when accumulation exceeds one inch, or when the filtering capacity diminishes substantially. If standing water is observed more than 48 hours after a storm event, then the top 6 inches of sand shall be removed and replaced in kind. If discolored or contaminated material is found below this removed surface then that material shall also be removed

and replaced in kind until all contaminated sand has been removed from the filter layer. The sand shall be disposed of in accordance with all applicable regulations.

## **4.2 DETENTION BASIN**

### Description

A detention basin is designed to collect and detain high volume stormwater runoff in order to mitigate the downstream effects. Water is released slowly through a perforated pipe set in crushed stone at the bottom of a detention basin. Higher flow stormwater is released through an outlet structure, or over a concrete weir, to a stone spillway and concrete level spreader. The bottom of a detention basin is situated sufficiently above the seasonal high groundwater to allow for groundwater infiltration. This infiltration will provide additional treatment and groundwater recharge. Where the bottom of detention basin is potentially located within the seasonal high groundwater table, the basin bottom is lined with an impermeable liner and a six-inch (6") layer of loam and seed. A detention basin is not intended to have permanent pools and is intended to drain within 72-hours.

### Required Maintenance

A detention basin shall 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, a basin shall be inspected at least annually and after storm events of greater than or equal to the 1-year, 24-hour Type III precipitation event (2.8 inches). The maintenance objectives for a detention basin include preserving hydraulic efficiency and maintaining structural integrity.

The slopes of a basin shall be inspected for erosion and gulying. Reinforce inlet areas if they are found to be deficient or erosion is present at the outlet structure. All material, including any trash and/or debris from all areas within the extent of a basin shall be disposed of in accordance with all applicable regulations. The overflow weir shall be inspected for structural faults.

Any areas within the extents of a basin that are subject to erosion or gulying shall be replenished with the original design material and re-vegetated according to the design drawings. Slope protection material shall be placed in areas prone to erosion. Embankments shall be inspected for seepage and burrowing animals.

Mow the grass around the perimeter of and within a basin, seed bare areas, and remove litter and debris at least three (3) times per growing season to maintain a maximum grass height of less than twelve inches (12"). Remove any invasive vegetation within the extents of a basin. Any invasive vegetation encroaching upon the perimeter of a basin shall be pruned or removed if it is prohibiting access to the device, compromising sight visibility, and/or compromising the original design intent. If dead or dying grass is observed on the bottom of a basin, check to ensure that water infiltrates within 48 hours following storms.

Silt/sediment shall be removed from the bottom of a basin, when accumulation exceeds one inch (1"), or when infiltration capacity diminishes substantially. If standing water is observed more than 48 hours after a storm event, then the bottom of a basin shall be tilled to a depth of 24" and re-seeded.



Alternately, if the basin is a lined basin, the low flow orifice in the outlet structure shall be inspected and cleaned.

#### **4.3 SEDIMENT FOREBAY**

A sediment forebay intercepts runoff and collects bulk sediments before overflowing into a water quality BMP. A sediment forebay is to be grass lined with no permanent pool.

General inspections shall be conducted on a monthly basis and after storm events greater than or equal to the 1-year, 24-hour Type III precipitation event. The maintenance objectives for a sediment forebay include monitoring the collected sediment volume and maintaining structural integrity.

The slopes of a forebay shall be inspected for erosion and gullying. Reinforce existing inlet riprap if riprap is found to be deficient, erosion is present at the outfall, or the existing riprap has been compromised. All structural components shall be inspected and any deficiencies shall be noted in the inspection report. The inspection includes a visual assessment for accumulation of sediment. Sediment shall be removed from a forebay when the depth has been reduced by 50%. All material shall be disposed of in accordance with all federal and local regulations.

#### **4.4 CONVEYANCE STRUCTURE**

A conveyance structure such as a catch basin or drain manhole shall be inspected semi-annually (twice a year). Any structural faults shall be repaired as necessary for proper function. Roof runoff conveyance structures such as gutters and downspouts shall be clean and free of obstructions that reduce flow. A registered professional engineer shall be consulted if necessary to determine whether a structure has been compromised.

All inlet / outflow pipes are to be inspected at least three (3) times in the first six (6) months of operation. Evidence of clogging, or rapid release of flow shall be reported to the project engineer and remedied immediately.

A catch basin sump shall be cleaned annually and whenever the depth of the sediment is greater than or equal to half the sump depth.



#### **4.5 GRASS SWALE**

A grass swale conveys surface runoff towards other stormwater devices or away from sensitive areas.

General inspections shall be conducted on a monthly basis and after storm events greater than or equal to the 1-year, 24-hour Type III precipitation event. The maintenance objectives for a grassed swale include maintaining hydraulic efficiency, minimizing the presence of invasive plants, and ensuring structural integrity.

The side slopes of a swale shall be inspected for erosion and gullyng. Reinforce the existing grass plantings if found to be deficient, if erosion is present, or if the swale channel has been compromised. The inspection shall include an assessment of sediment accumulation. Sediments shall be removed from a swale when the depth has been reduced by 25%. All material shall be disposed of in accordance with all federal and local regulations. Invasive plants which reduce the flow capacity or integrity of a swale are to be removed and disposed of

#### **4.6 HYDRODYNAMIC SEPARATOR**

##### Description

A hydrodynamic separator is a proprietary stormwater pre-treatment device which removes the majority of large diameter sediments before discharging runoff to a primary treatment device. High flow stormwater bypasses a separator via a bypass pipe in an upstream structure.

##### Required Maintenance

A Hydrodynamic Separator must be maintained according to the manufacturer's recommendations. Specific maintenance criteria will depend on the make and model of the separator. In general, maintenance goals for the separator will include sediment removal from the storage chamber at a specific sediment depth, and ensuring the structural integrity of the system. Sediments collected from the separator shall be removed and stockpiled on site. These sediments shall be disposed of at a licensed off-site facility if not needed on site.



## 5.0 APPENDICES



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**APPENDIX A      OPERATION AND MAINTENANCE CHECKLISTS**

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## Operation, Maintenance, and Management Inspection Checklist For Sand Filter: \_\_\_\_\_

To be used in Conjunction with Operation and Maintenance Document

**Date of Inspection:**

**Date of Last Inspection:**

**Time:**

**Type of Inspection:**     Annual     Major Storm     Biannual     Other

**Inspector:**

**General Upkeep:**

1. Fertilizer and pesticides shall not be applied to grasses within sand filter.

| ANNUAL AND MAJOR STORM MAINTENANCE                        |   |          |
|---|---|----------|
| MAINTENANCE ITEM  | ACTION IF DEFICIENT   | COMMENTS |
| Filter side slopes eroding or gullyng                     | Eroded areas be replenished with the original design material and re-vegetated. |          |
| Area around inlets  | Eroded areas be replenished with the original design material and re-vegetated. |          |
| Trash and debris in filter                                | Remove and dispose in accordance withstate regulations.                         |          |
| Sediments on filter surface exceeds one (1) inch in depth | Remove and dispose in accordance with state regulations.                        |          |
| Invasive Vegetation in exents of filter.                  | Prune and remove.   |          |
| Overflow weir blocked                                     | Remove blockage and inspect for damage to structure.                            |          |

| BIANNUAL MAINTENANCE              |   |          |
|-----------------------------------|---|----------|
| MAINTENANCE ITEM                  | ACTION IF DEFICIENT   | COMMENTS |
| Vegetative Coverage less than 50% | Reinforcement grasses in accordance with original planting plan |          |
| Dead or Dying Vegetation          | Replace loam top layer in areas ofdying vegetation and re-seed. |          |

| OTHER  |  |          |
|--|--|----------|
| MAINTENANCE ITEM                                     | ACTION IF DEFICIENT  | COMMENTS |
| Water ponds on filter surface for more than 48 hours | The top six (6) inches of sand media shall be excavated and replaced with clean sand. Replace loam layer and re-seed. Discarded material dispose in accordance with state regulations. |          |

**Operation, Maintenance, and Management Inspection Checklist  
For Conveyance Structure: \_\_\_\_\_**

To be used in Conjunction with Operation and Maintenance Document

**Date of Inspection:**

**Date of Last Inspection:**

**Time:**

**Type of Inspection:**     Semi - Annual     Other (See 2 below)

**Inspector:**

**General Upkeep:**

1. Owner should consult an RI registered professional engineer with questions.
2. Semi-annual inspection shall also be completed three times within six (6) months of construction.
3. Inspection of pipes will require the removal of grates, covers and cleanout caps.

| <b>SEMI - ANNUAL MAINTENANCE</b>        |  |                 |
|---|--|-----------------|
| <b>MAINTENANCE ITEM</b>                 | <b>ACTION IF DEFICIENT</b>                                 | <b>COMMENTS</b> |
| Clogging of pipes                       | Pipes should be cleaned out with a high pressure water jet |                 |
| Rapid release of stormwater             | Consult a RI registered professional engineer              |                 |
| Cracked or broken pipes or structures   | Repair or replace  |                 |
| Damaged or missing overflow splash pads | Repair or replace  |                 |
| Roof downspouts crushed or blocked      | Repair or replace  |                 |
| Sediments exceed 50% of sump            | Remove and dispose in accordance with state regulations.   |                 |

## Operation, Maintenance, and Management Inspection Checklist For Rain Garden: \_\_\_\_\_

To be used in Conjunction with Operation and Maintenance Document

**Date of Inspection:**

**Date of Last Inspection:**

**Time:**

**Type of Inspection:**     Annual     Major Storm     Biannual     Other

**Inspector:**

**General Upkeep:**

1. Fertilizer and pesticides shall not be applied to plants within rain garden.
2. Perennial plants and ground cover shall be replaced to maintain an adequate ground cover. Annual plants may also be used to maintain groundcover. Plantings may be selected from any type indicated in the design plans. It is recommended that the Owner consult a registered professional Landscape Architect when substantially modifying the plantings within the rain garden.
3. Pruning or replacement of woody vegetation should occur when dead or dying vegetation is observed. Separation of herbaceous vegetation rootstock should occur when over-crowding is observed.

| ANNUAL AND MAJOR STORM MAINTENANCE                        |   |          |
|---|---|----------|
| MAINTENANCE ITEM  | ACTION IF DEFICIENT   | COMMENTS |
| Garden side slopes eroding or gullyng                     | Eroded areas be replenished with the original design material and re-vegetated. |          |
| Area around inlet from roof drains eroding                | Eroded areas be replenished with the original design material and re-vegetated. |          |
| Trash and debris in garden                                | Remove and dispose in accordance with state regulations.                        |          |
| Sediments on garden surface exceeds one (1) inch in depth | Remove and dispose in accordance with state regulations.                        |          |
| Overflow weir blocked                                     | Remove blockage and inspect for damage to structure                             |          |

| OTHER  |   |          |
|--|---|----------|
| MAINTENANCE ITEM                                     | ACTION IF DEFICIENT   | COMMENTS |
| Water ponds on garden 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. Discarded material dispose in accordance with state regulations. |          |

**Operation, Maintenance, and Management Inspection Checklist  
For Drainage Conveyance System Structure: \_\_\_\_\_**

**To be used in Conjunction with Operation and Maintenance Document**

**Date of Inspection:**

**Date of Last Inspection:**

**Time:**

**Type of Inspection:**     Semi - Annual     Other (indicate in comments)

**Inspector:**

**General Upkeep:**

1. Owner should consult an RI registered professional engineer with questions.
2. Inspection of conveyance pipes will require the removal of grates, covers and cleanout caps.

| <b>SEMI - ANNUAL MAINTENANCE</b>       |   |                 |
|--|---|-----------------|
| <b>MAINTENANCE ITEM</b>                | <b>ACTION IF DEFICIENT</b>                                  | <b>COMMENTS</b> |
| Clogging of pipes                      | Pipes should be cleaned out with a high pressure water jet. |                 |
| Rapid release of stormwater            | Consult a RI registered professional engineer.              |                 |
| Cracked or broken pipes or structures  | Repair or replace.  |                 |
| Damaged or missing flared end sections | Repair or replace.  |                 |
| Sediments exceed 50% of sump           | Remove and dispose in accordance with state regulations.    |                 |
|  |   |                 |

Additional Notes:

## Operation, Maintenance, and Management Inspection Checklist For Infiltration Basin: \_\_\_\_\_

To be used in Conjunction with Operation and Maintenance Document

**Date of Inspection:**

**Date of Last Inspection:**

**Time:**

**Type of Inspection:**     Annual     Major Storm     Biannual     Other

**Inspector:**

**General Upkeep:**

1. Fertilizer and pesticides shall not be applied to grasses within detention basin.

| ANNUAL AND MAJOR STORM MAINTENANCE                     |   |          |
|--|---|----------|
| MAINTENANCE ITEM                                       | ACTION IF DEFICIENT   | COMMENTS |
| Basin side slopes eroding or gullyng                   | Eroded areas be replenished with the original design material and re-vegetated. |          |
| Area around inlets                                     | Eroded areas be replenished with the original design material and re-vegetated. |          |
| Trash and debris in basin                              | Remove and dispose in accordance with state regulations.                        |          |
| Sediment at basin bottom exceeds one (1) inch in depth | Remove and dispose in accordance with state regulations.                        |          |
| Invasive Vegetation in extents of basin                | Prune and remove.   |          |
| Overflow weir (if present) blocked                     | Remove blockage and inspect for damage to structure.                            |          |

| BIANNUAL MAINTENANCE              |  |          |
|-----------------------------------|--|----------|
| MAINTENANCE ITEM                  | ACTION IF DEFICIENT  | COMMENTS |
| Vegetative Coverage less than 50% | Reinforcement grasses in accordance with original planting plan. |          |
| Dead or Dying Vegetation          | Replace loam top layer in areas of dying vegetation and re-seed. |          |

| OTHER                                       |   |          |
|---|---|----------|
| MAINTENANCE ITEM                            | ACTION IF DEFICIENT   | COMMENTS |
| Water ponds in basin for more than 48 hours | Till bottom of basin down to a depth of 24 inches. Place new sandy loam on basin bottom maintaining design elevation. Hydroseed basin bottom. |          |

Additional Notes:

**Operation, Maintenance, and Management Inspection Checklist  
For Sediment Forebay: \_\_\_\_\_**

To be used in Conjunction with Operation and Maintenance Document

**Date of Inspection:**

**Date of Last Inspection:**

**Time:**

**Type of Inspection:**     Annual     Major Storm     Semi-Annual

**Inspector:**

**General Upkeep:**

1. Fertilizer and pesticides shall not be applied to grasses within sediment forebay.

| <b>ANNUAL AND AFTER MAJOR STORM MAINTENANCE</b>   |  |                 |
|---|--|-----------------|
| <b>MAINTENANCE ITEM</b>                           | <b>ACTION IF DEFICIENT</b>   | <b>COMMENTS</b> |
| Sediments exceed 50% of forebay depth             | Remove and dispose of sediments in accordance with state regulations.  |                 |
| Structural fault found. Evidence of erosion       | Repair immediately per design plans. Consult professional engineer as necessary.                                 |                 |
| Noticeable odors or standing water after 48 hours | Roto-till forebay surface to a depth of 36". Re-seed surface. Consult professional engineer if problem persists. |                 |
| Evidence of flow bypassing overflow weir          | Repair weir per design plans. Consult professional engineer as necessary.  |                 |

| <b>SEMI-ANNUAL MAINTENANCE</b>       |                                       |                 |
|--------------------------------------|---------------------------------------|-----------------|
| <b>MAINTENANCE ITEM</b>              | <b>ACTION IF DEFICIENT</b>            | <b>COMMENTS</b> |
| Excessive sediments entering forebay | Stabilize contributing drainage area. |                 |
| Area mowed and clippings removed     | N/A                                   |                 |
|                                      |                                       |                 |

Additional Notes:

**Operation, Maintenance, and Management Inspection Checklist  
For Hydrodynamic Separator: \_\_\_\_\_  
To be used in Conjunction with Operation and Maintenance Document**

**Date of Inspection:**

**Date of Last Inspection:**

**Time:**

**Type of Inspection:**     Annual

**Inspector:**

**General Upkeep:**

1. Refer to manufacturer's specifications for additional information.

| <b>ANNUAL MAINTENANCE</b>                   |   |                 |
|---|---|-----------------|
| <b>MAINTENANCE ITEM</b>                     | <b>ACTION IF DEFICIENT</b>  | <b>COMMENTS</b> |
| Sediments exceed 50% of sediment chamber.   | Remove and dispose of sediments in accordance with state regulations. |                 |
| Structural fault found. Evidence of damage. | Repair immediately. Consult professional engineer as necessary.       |                 |
|   |   |                 |

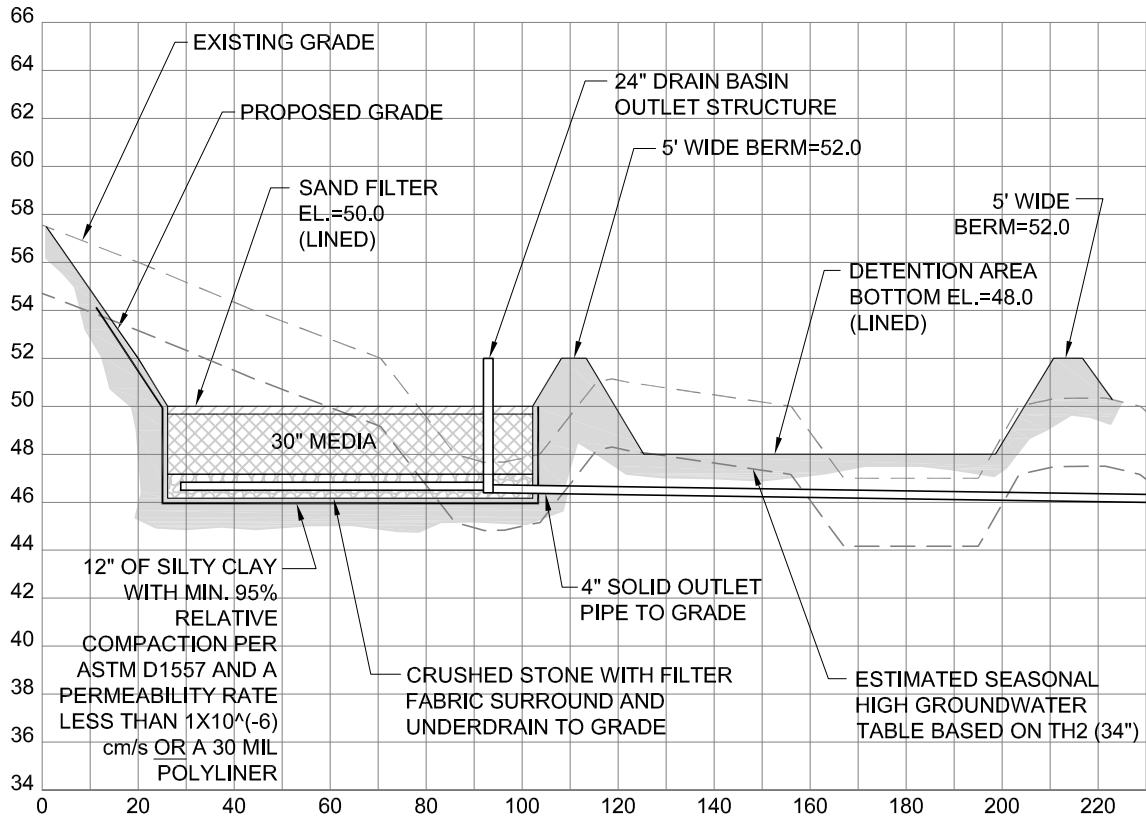
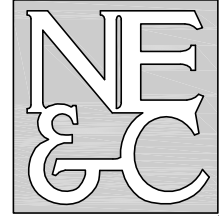
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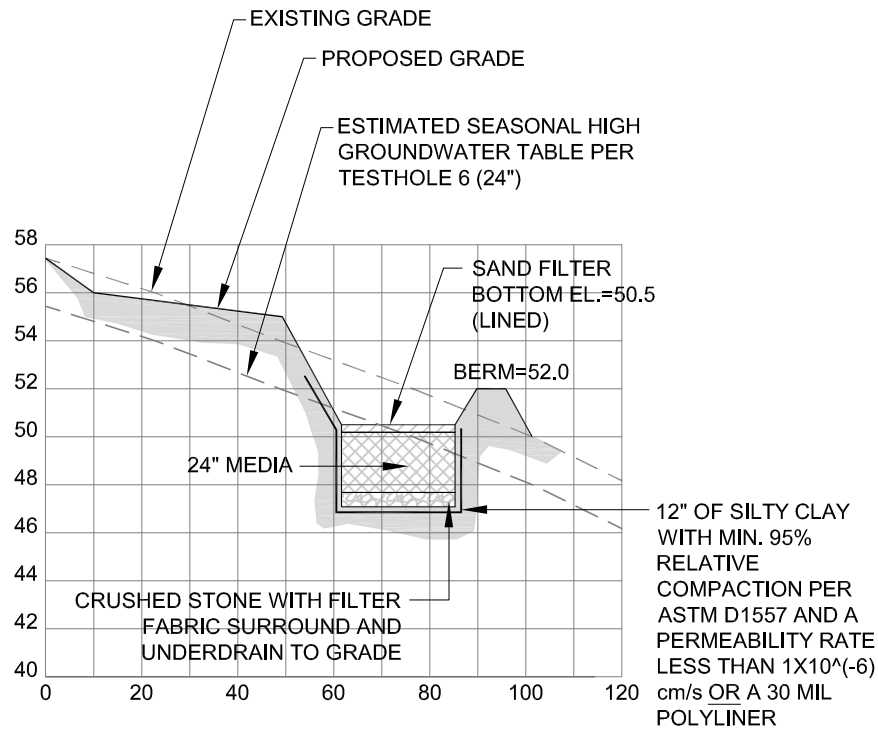
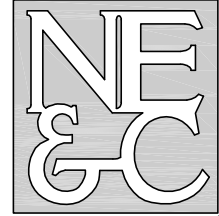
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**APPENDIX B      DRAWINGS**

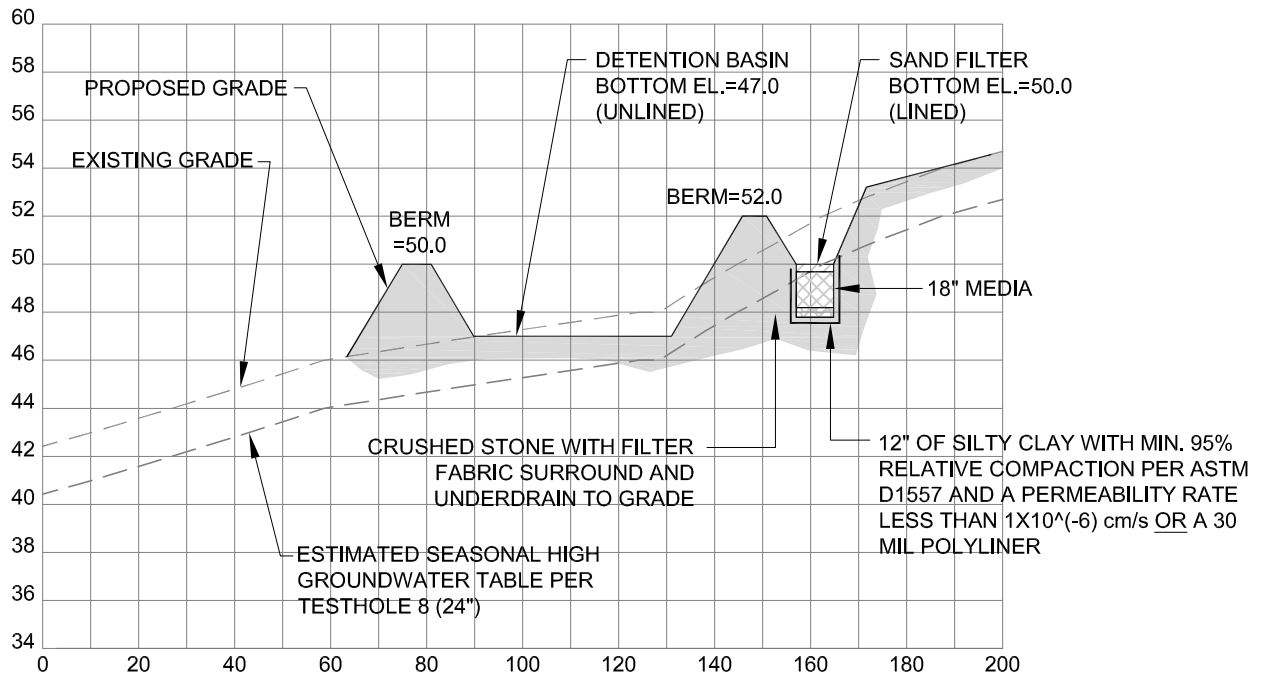
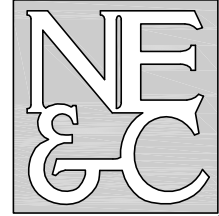
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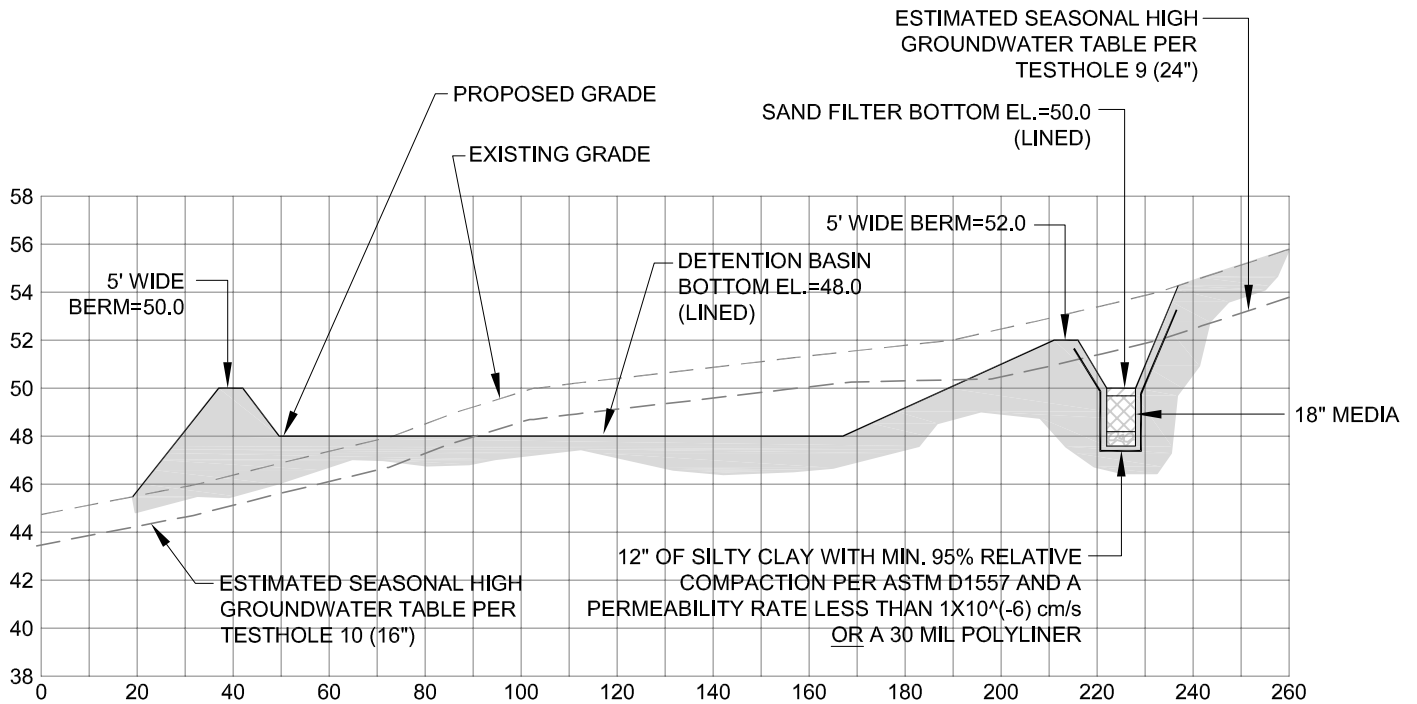
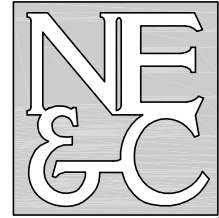
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| Project Title:<br><b>PRESCOTT POINT PHASE 2<br/>PORTSMOUTH / MIDDLETOWN RI</b> |                | Drawing Title:<br><b><u>DRAIN SYSTEM P201 CROSS SECTION</u></b><br>SCALE: NOT TO SCALE |                                   |                 |
| Issued for:<br>O & M DOCUMENT  |                | Drawing Number:<br><b>C-1</b>  | Project Number:<br><b>10068.0</b> |                 |



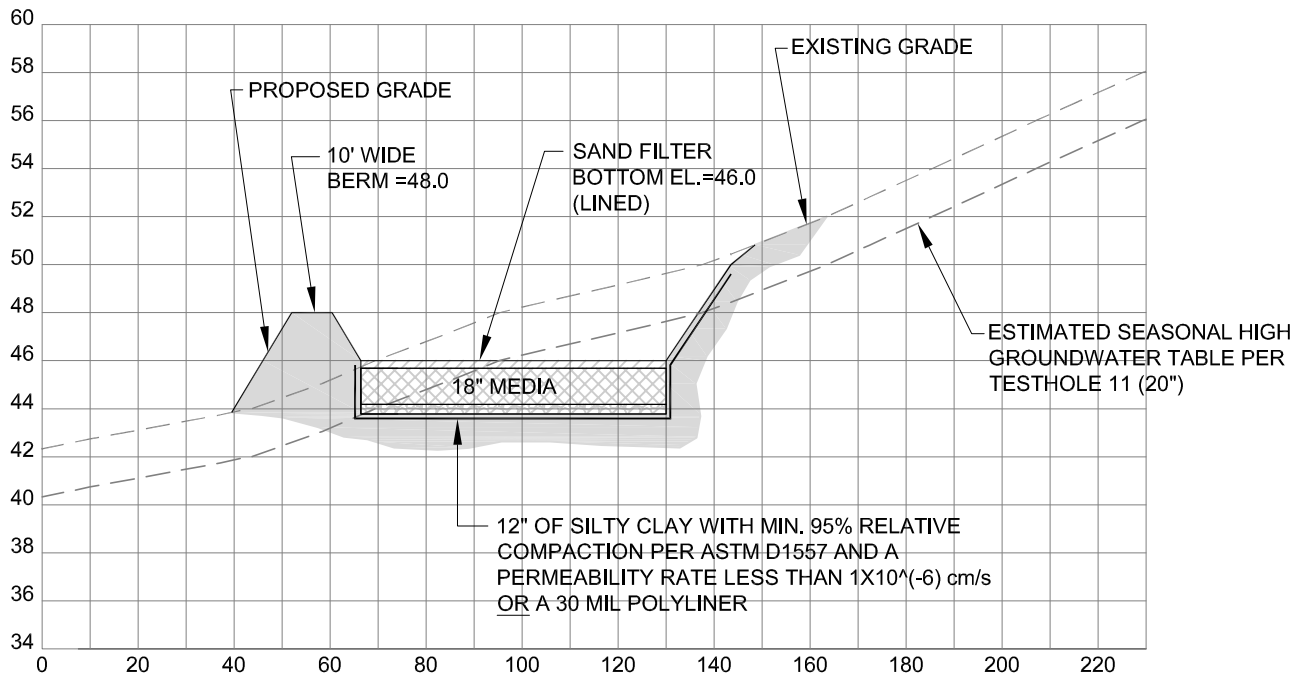
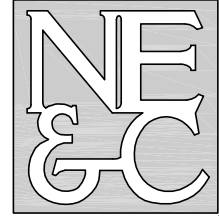
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| Project Title:                                       |          |       |         |                 | Drawing Title:  |                 |     |             |     |
| PRESCOTT POINT PHASE 2<br>PORTSMOUTH / MIDDLETOWN RI |          |       |         |                 | DRAIN SYSTEM P204A CROSS SECTION<br>SCALE: NOT TO SCALE |                 |     |             |     |
| Issued for:  |          |       |         | Drawing Number: |   | Project Number: |     |             |     |
| O & M DOCUMENT                                       |          |       |         | C-2             |   | 10068.0         |     |             |     |



|  |          |       |         |                 |   |                 |     |             |     |
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| Scale:   | AS SHOWN | Date: | 18NOV21 | Designed By:    | JJR   | Drawn By:       | JJR | Checked By: | GES |
| Project Title:   |          |       |         |                 | Drawing Title:  |                 |     |             |     |
| <p><b>PRESCOTT POINT PHASE 2</b><br/><b>PORTSMOUTH / MIDDLETOWN RI</b></p> |          |       |         |                 | <p><u><b>DRAIN SYSTEM P204B CROSS SECTION</b></u><br/>SCALE: NOT TO SCALE</p> |                 |     |             |     |
| Issued for:  |          |       |         | Drawing Number: |   | Project Number: |     |             |     |
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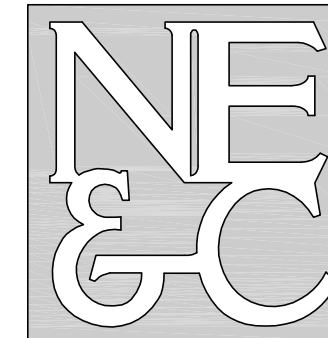


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| Project Title:<br><b>PRESCOTT POINT PHASE 2<br/>PORTSMOUTH / MIDDLETOWN RI</b> |               | Drawing Title:<br><b><u>DRAIN SYSTEM P202 CROSS SECTION 1</u></b><br>SCALE: NOT TO SCALE |                                   |                 |
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| Scale:   | AS SHOWN | Date: | 18NOV21 | Designed By:    | JJR   | Drawn By: | JJR             | Checked By: | GES |
| Project Title:   |          |       |         |                 | Drawing Title:  |           |                 |             |     |
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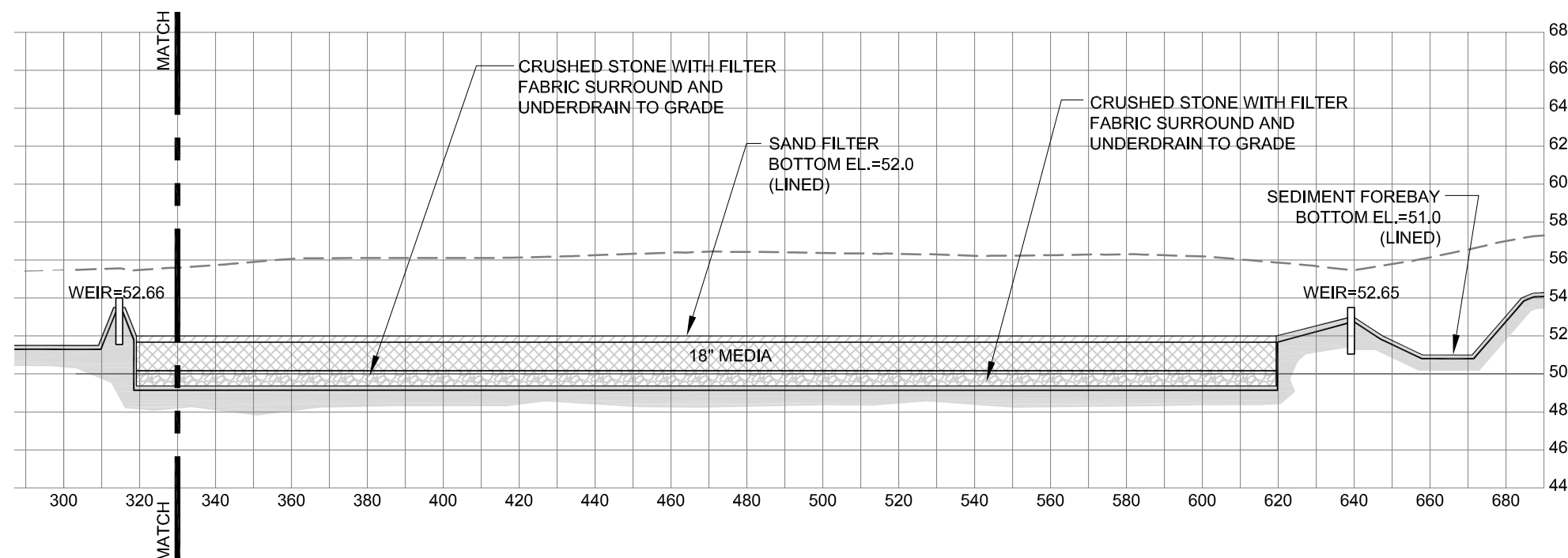
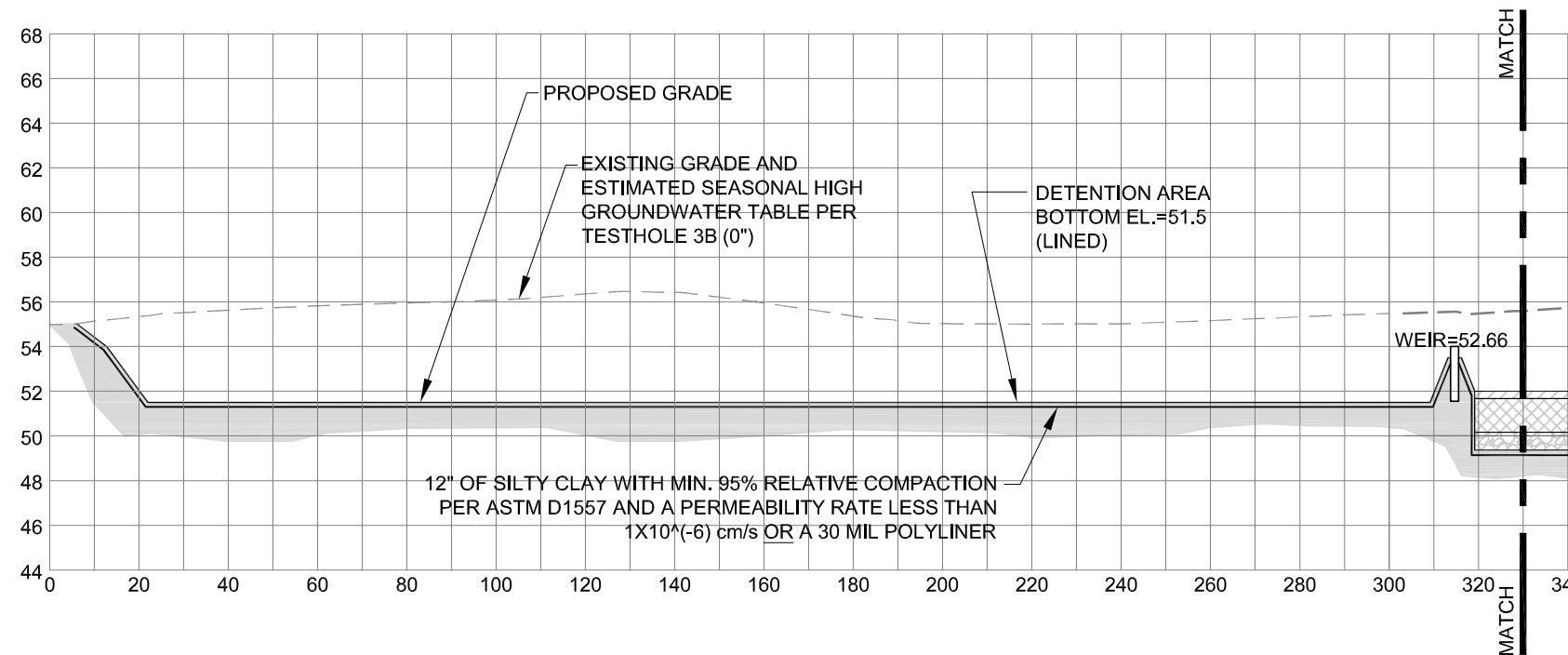
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Drawn by: JJR Checked by: GES  
Scale: AS SHOWN Date: 18NOV21

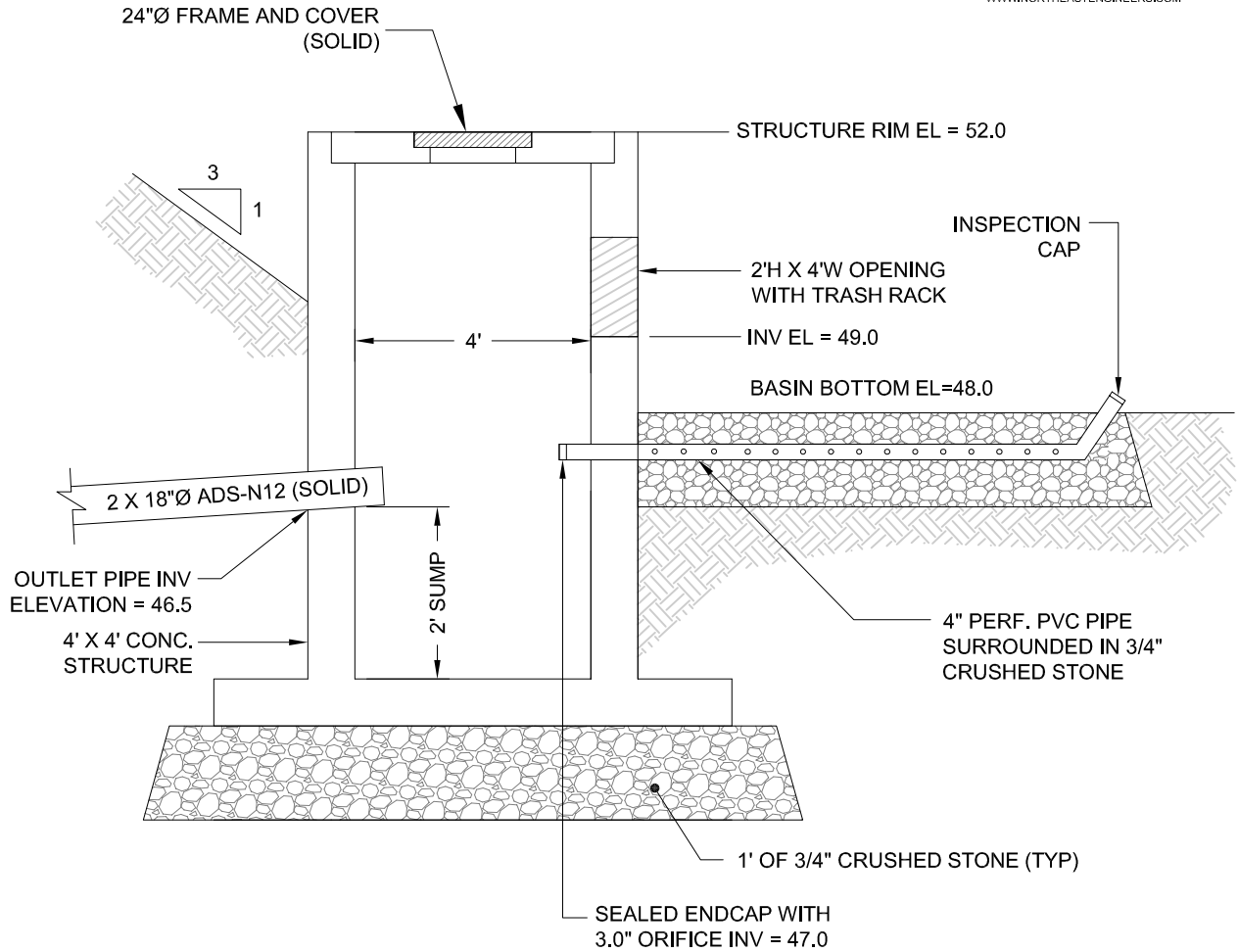
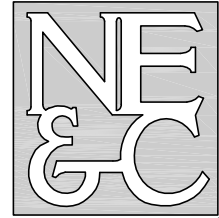
**PRESCOTT POINT**  
PHASE 2  
PORTSMOUTH / MIDDLETOWN  
RHODE ISLAND

Issued for:  
**O & M DOCUMENT**

Drawing Title:  
**DRAIN SYSTEM P203**  
**CROSS SECTION**  
SCALE: NOT TO SCALE

Drawing Number:  
**C-6**

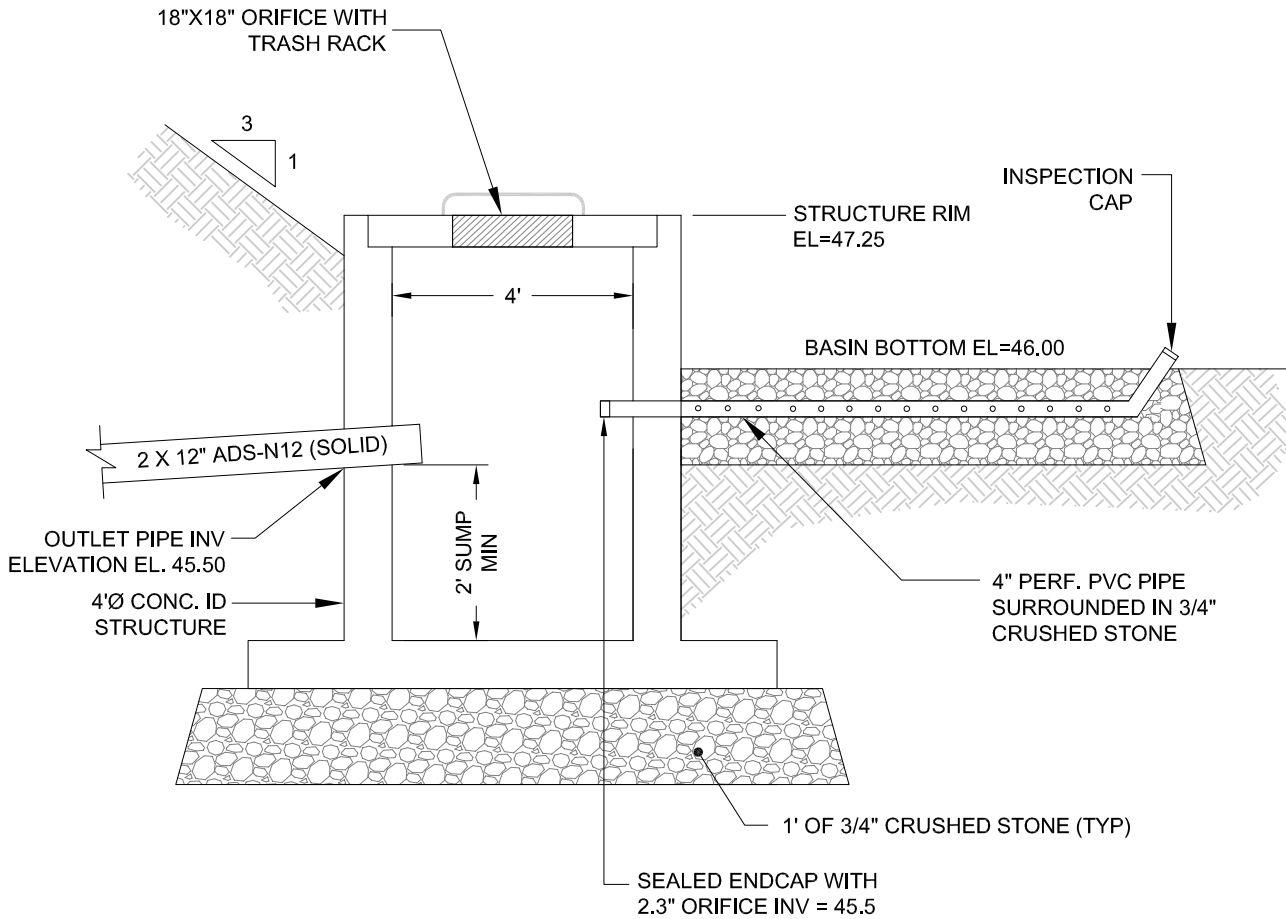
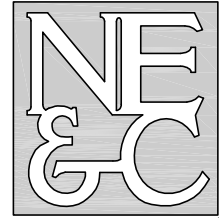
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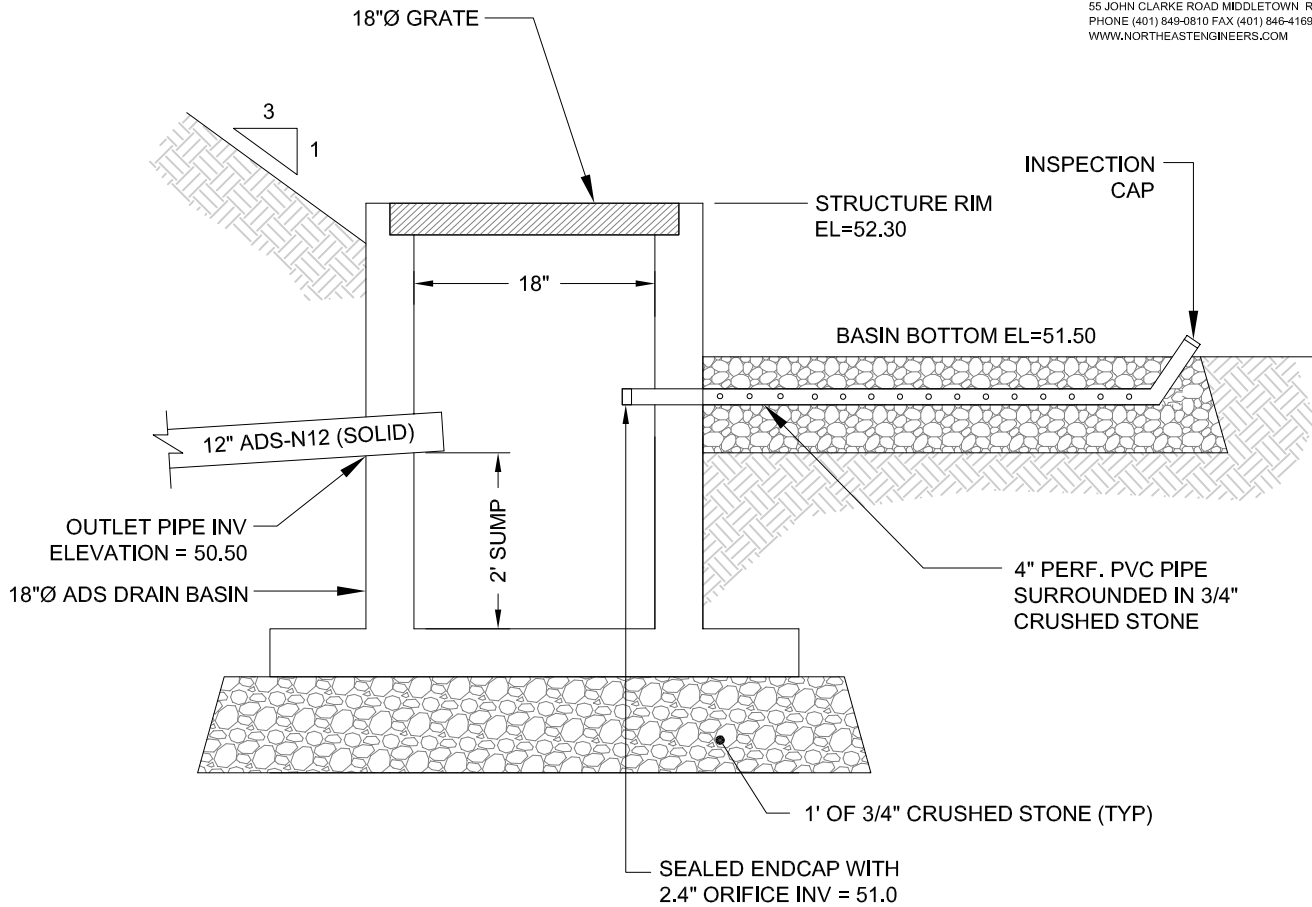
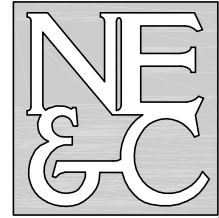
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|  |  |
|--|--|
| Project Title:<br><b>PRESCOTT POINT PHASE 2<br/>PORTSMOUTH / MIDDLETOWN RI</b> | Drawing Title:<br><b>BASIN P201-DT OUTLET STRUCTURE</b><br>SCALE: NOT TO SCALE |
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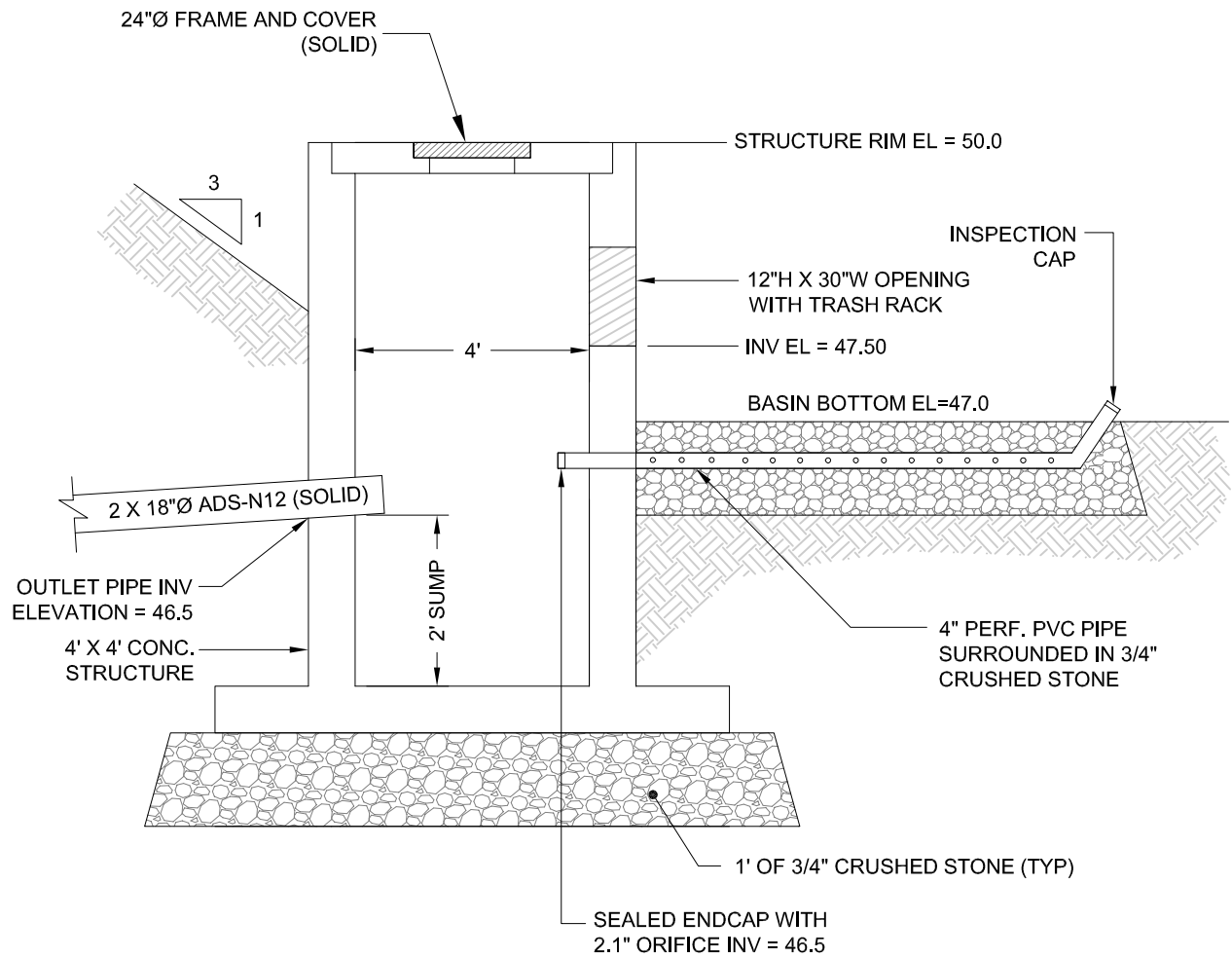
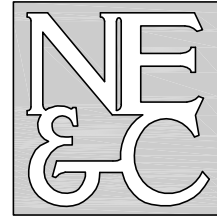
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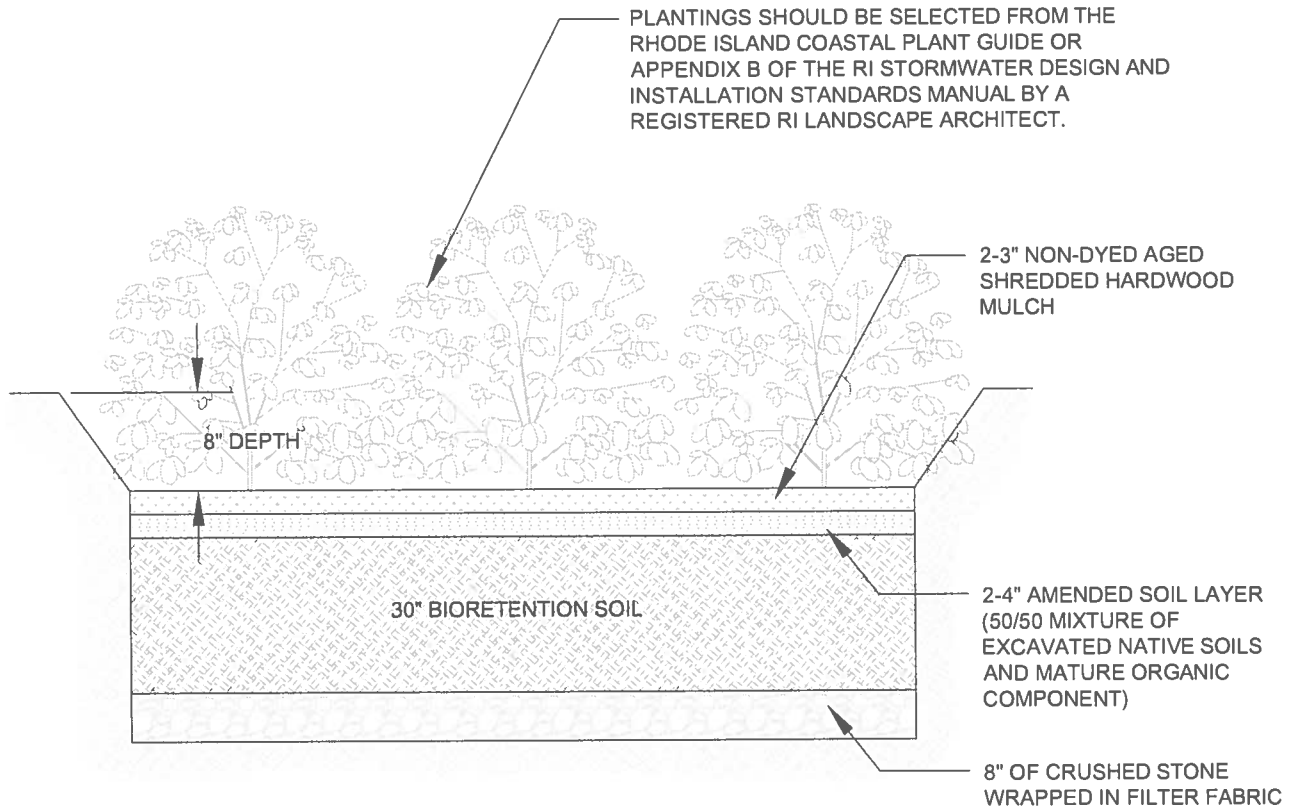
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| Issued for:<br>O & M DOCUMENT  |               | Drawing Number:<br><b>C-8</b>   | Project Number:<br><b>10068.0</b> |                 |



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| Project Title:<br><b>PRESCOTT POINT PHASE 2<br/>PORTSMOUTH / MIDDLETOWN RI</b> |               | Drawing Title:<br><b>BASIN P203-DT OUTLET STRUCTURE</b><br>SCALE: NOT TO SCALE |                                   |                 |
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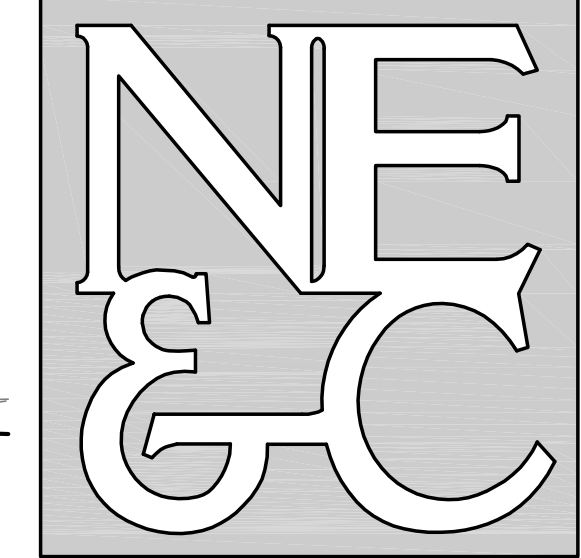
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| Issued for:<br>O & M DOCUMENT  |               | Drawing Number:<br><b>C-10</b>   | Project Number:<br><b>10068.0</b> |                 |



**NOTES:**

1. A CRUSHED STONE ENTRANCE SHALL BE INSTALLED AT INFLOW TO PREVENT CHANNELING.
2. DOWNHILL SIDE OF GARDEN SHALL BE BERMED TO PROVIDE THE NECESSARY DEPTH.
3. THE RAIN GARDEN CROSS SECTION PROVIDES FOR FULL DEPTH BIORETENTION SOIL OVER CRUSHED STONE TO REPLACE THE NATIVE MATERIAL TYPICALLY REQUIRED BY THE RHODE ISLAND SINGLE FAMILY STORMWATER GUIDANCE DOCUMENT.

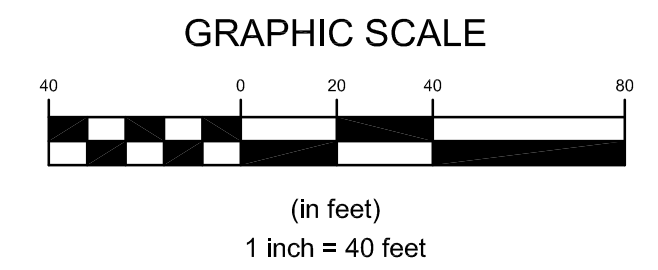
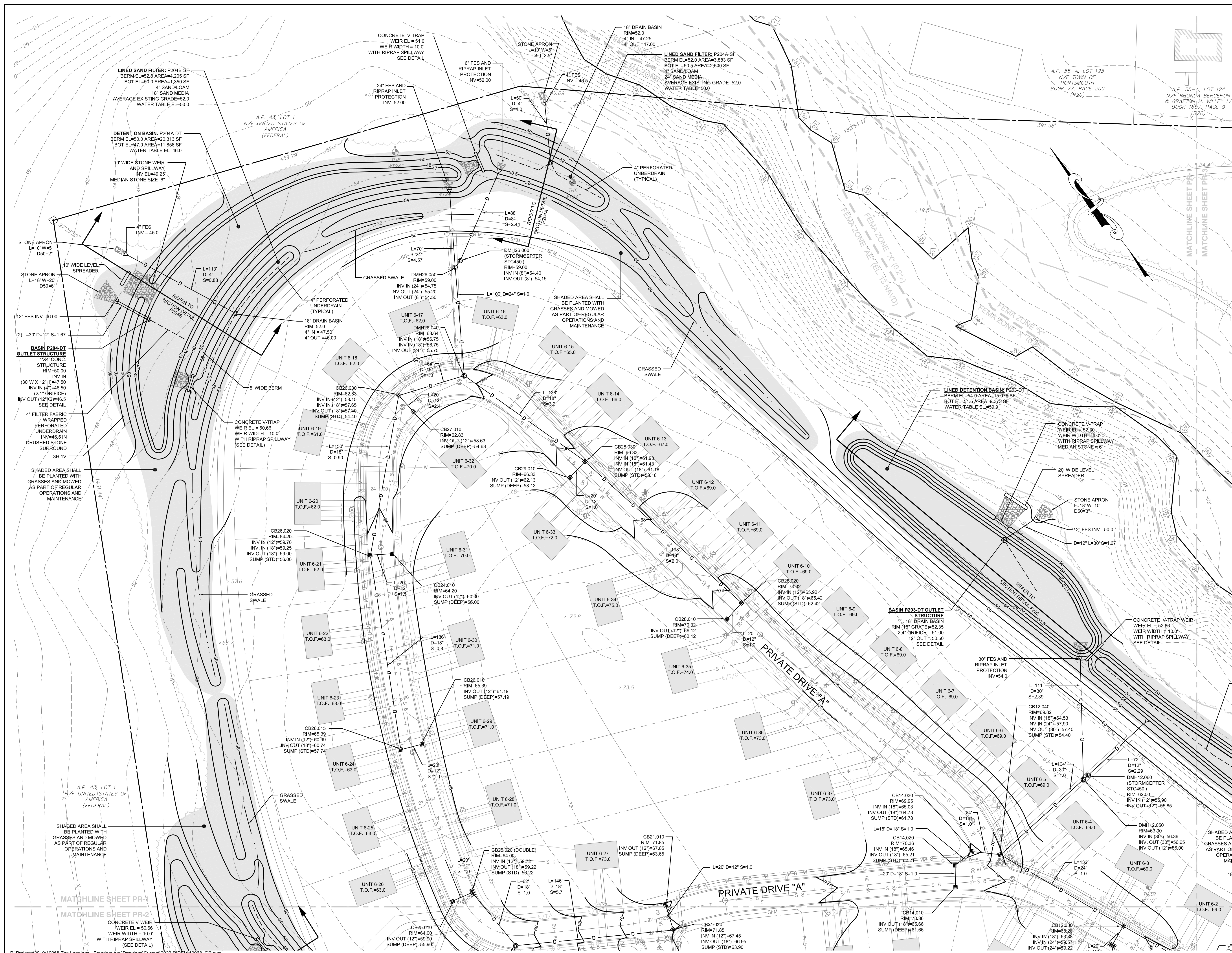
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| Project Title:                                       |          |       |         |                 | Drawing Title:   |           |                 |             |     |
| PRESCOTT POINT PHASE 2<br>PORTSMOUTH / MIDDLETOWN RI |          |       |         |                 | TYPICAL RAIN GARDEN CROSS SECTION<br>SCALE: NOT TO SCALE |           |                 |             |     |
| Issued for:  |          |       |         | Drawing Number: |  |           | Project Number: |             |     |
| O & M DOCUMENT                                       |          |       |         | C-10            |  |           | 10068.0         |             |     |



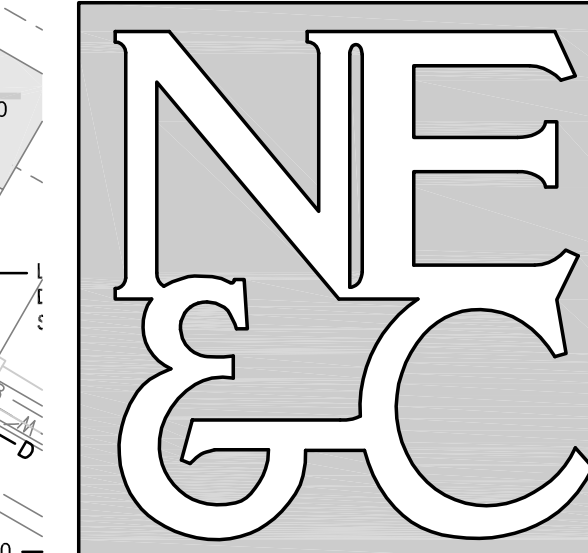
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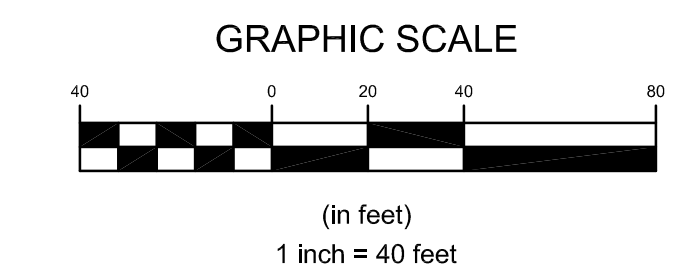
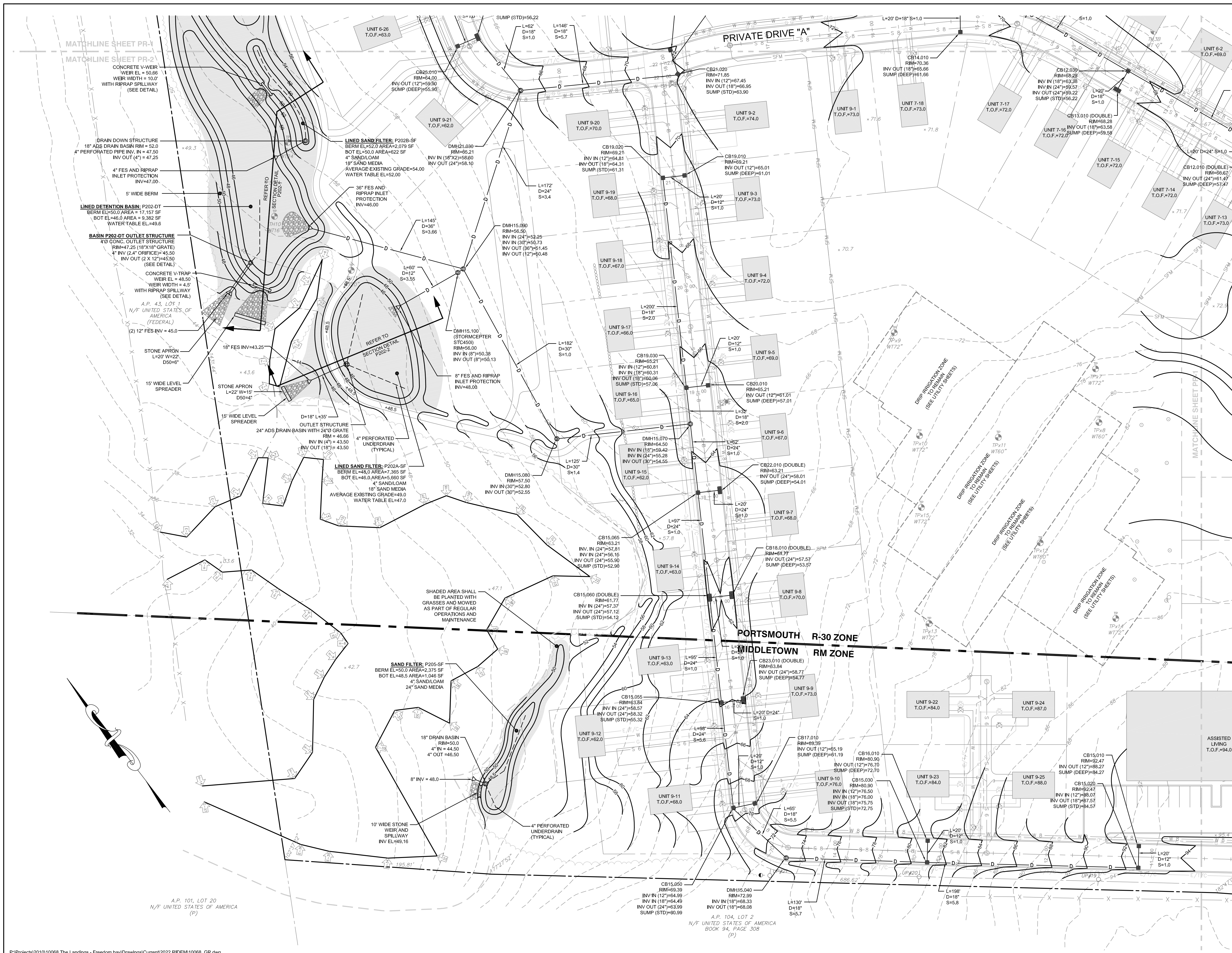


| No.  | Revision | Date               | App.            |
|--|----------|--------------------|-----------------|
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| Designed By: JJR/GES   |          | Drawn by: JJR      | Checked by: GES |
| Scale: 1"=40'  |          | Date: REV. 16APR22 |                 |
| Project Title:   |          |                    |                 |
| <b>PRESCOTT POINT<br/>WEST MAIN ROAD<br/>A.P. 55 LOT 1A (PORTSMOUTH)<br/>A.P. 104 LOT 7 (MIDDLETOWN)</b>   |          |                    |                 |
| Client/Owner:  |          |                    |                 |
| PRESCOTT POINT, LLC<br>c/o LANDINGS REAL ESTATE GROUP<br>543 THAMES STREET<br>NEWPORT, RI 02840  |          |                    |                 |
| Issued for:  |          |                    |                 |
| PERMITTING   |          |                    |                 |
| Drawing Title:   |          |                    |                 |
| <b>PROPOSED<br/>GRADING AND<br/>DRAINAGE PLAN<br/>SHEET 1</b>  |          |                    |                 |
| Drawing Number:  |          | <b>C-15</b>        |                 |
| Sheet  |          | 15 of 39           |                 |
| Project Number:  |          | 15129.0            |                 |
| Survey Index:  |          | -                  |                 |
|  |          |                    |                 |
| <small>OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.</small> |          |                    |                 |

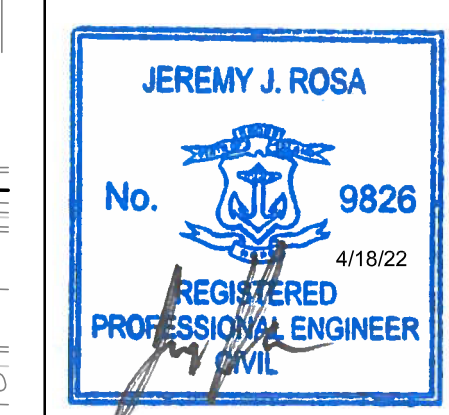


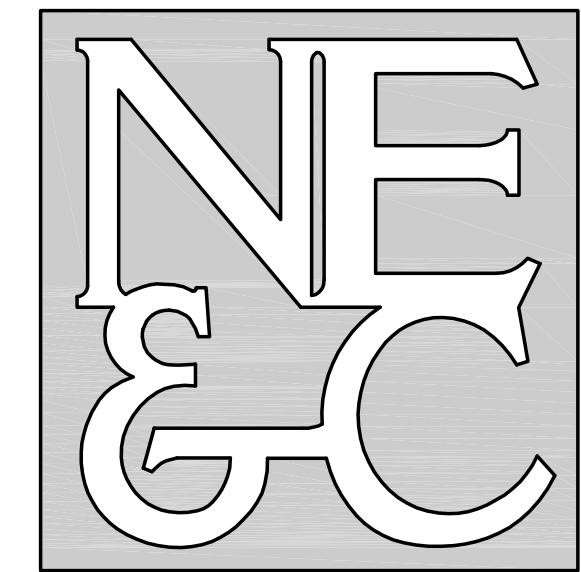
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|---|----------|--------------------|-----------------|
|   |          |                    |                 |
| Designed by: JJR/GES  |          | Drawn by: JJR      | Checked by: GES |
| Scale: 1"=40'   |          | Date: REV. 16APR22 |                 |
| Project Title:  |          |                    |                 |
| <b>PRESCOTT POINT</b><br><b>WEST MAIN ROAD</b><br>A.P. 55 LOT 1A (PORTSMOUTH)<br>A.P. 104 LOT 7 (MIDDLETOWN)  |          |                    |                 |
| Client/Owner:   |          |                    |                 |
| PRESCOTT POINT, LLC<br>c/o LANDINGS REAL ESTATE GROUP<br>543 THAMES STREET<br>NEWPORT, RI 02840   |          |                    |                 |
| Issued for:   |          |                    |                 |
| PERMITTING  |          |                    |                 |
| Drawing Title:  |          |                    |                 |
| <b>PROPOSED</b><br><b>GRADING AND</b><br><b>DRAINAGE PLAN</b><br><b>SHEET 2</b>   |          |                    |                 |
| Drawing Number:   |          | C-16               |                 |
| Sheet   |          | 16 of 39           |                 |
| Project Number:   |          | 15129.0            |                 |
| Survey Index:   |          |                    |                 |
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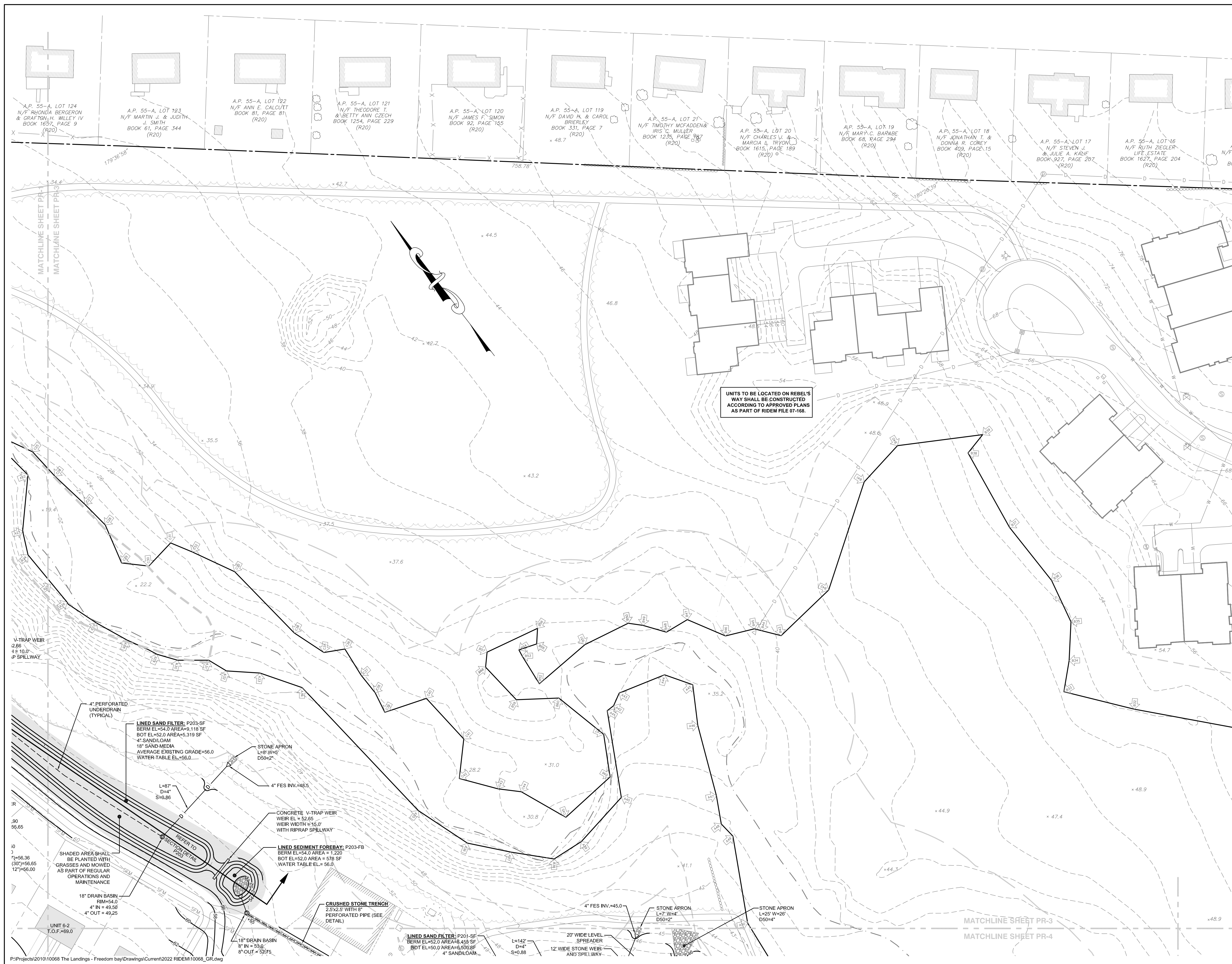




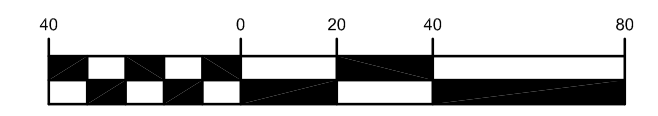
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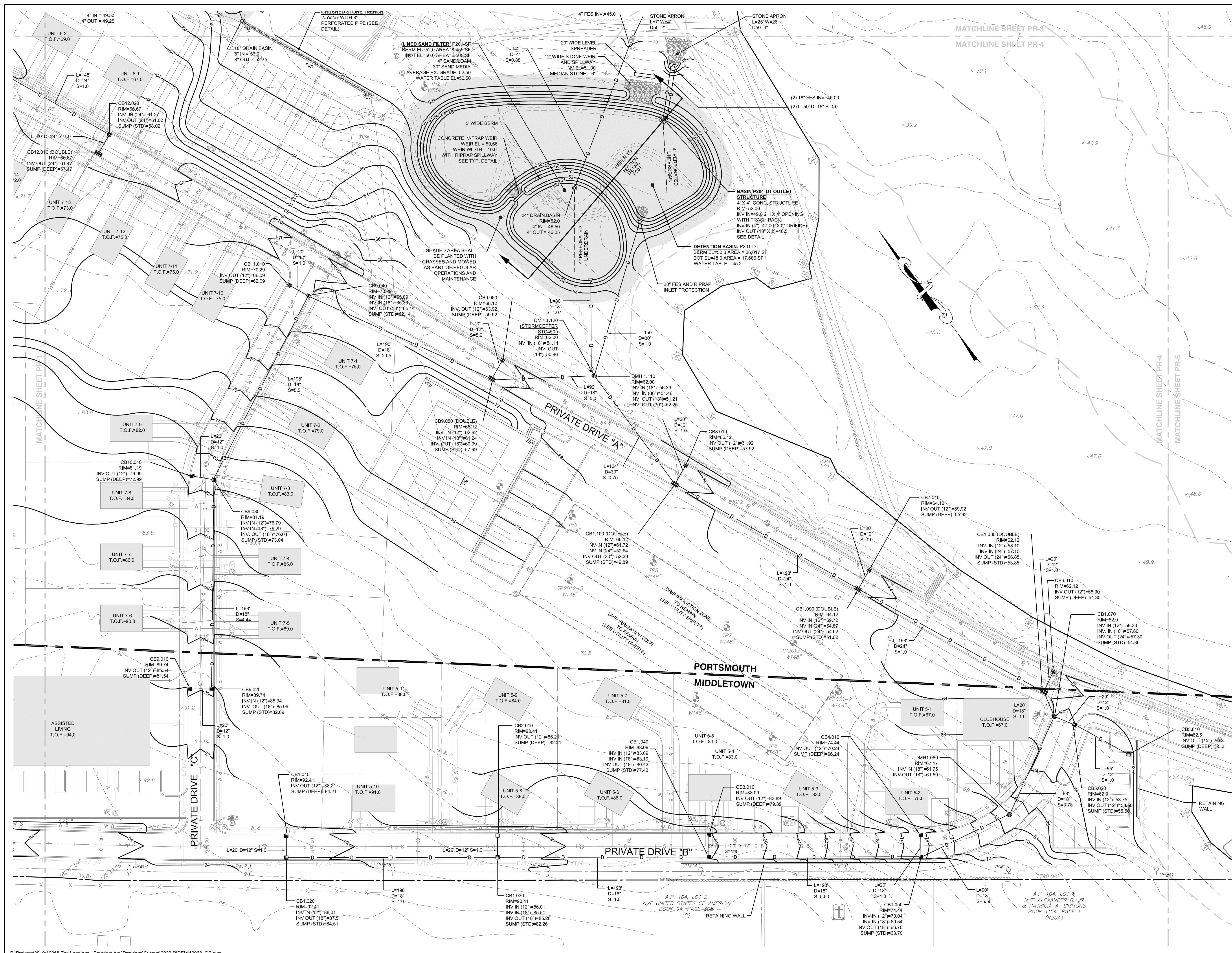
GRAPHIC SCALE



(in feet)  
 1 inch = 40 feet

| No.   | Revision | Date               | App.            |
|---|----------|--------------------|-----------------|
|   |          |                    |                 |
| Designed By: JJR/GES  |          | Drawn by: JJR      | Checked by: GES |
| Scale: 1"=40'   |          | Date: REV. 16APR22 |                 |
| Project Title:  |          |                    |                 |
| <b>PRESCOTT POINT</b><br><b>WEST MAIN ROAD</b><br>A.P. 55 LOT 1A (PORTSMOUTH)<br>A.P. 104 LOT 7 (MIDDLETOWN)  |          |                    |                 |
| Client/Owner:   |          |                    |                 |
| PRESCOTT POINT, LLC<br>c/o LANDINGS REAL ESTATE GROUP<br>543 THAMES STREET<br>NEWPORT, RI 02840   |          |                    |                 |
| Issued for:   |          |                    |                 |
| PERMITTING  |          |                    |                 |
| Drawing Title:  |          |                    |                 |
| <b>PROPOSED</b><br><b>GRADING AND</b><br><b>DRAINAGE PLAN</b><br><b>SHEET 3</b>   |          |                    |                 |
| Drawing Number:   |          | C-17               |                 |
| Sheet   |          | 17 of 39           |                 |
| Project Number:   |          | 15129.0            |                 |
| Survey Index:   |          | -                  |                 |
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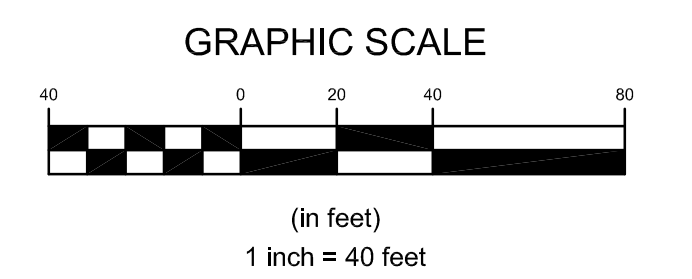


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|--|----------|--------------------|-----------------|
|  |          |                    |                 |
| Designed By: JJR/GES   |          | Drawn by: JJR      | Checked by: GES |
| Scale: 1"=40'  |          | Date: REV. 16APR22 |                 |
| Project Title:   |          |                    |                 |
| <b>PRESCOTT POINT</b>  |          |                    |                 |
| <b>WEST MAIN ROAD</b>  |          |                    |                 |
| A.P. 55 LOT 1A (PORTSMOUTH)  |          |                    |                 |
| A.P. 104 LOT 7 (MIDDLETOWN)  |          |                    |                 |
| Client/Owner:  |          |                    |                 |
| PRESCOTT POINT, LLC<br>c/o LANDINGS REAL ESTATE GROUP<br>543 THAMES STREET<br>NEWPORT, RI 02840  |          |                    |                 |
| Issued for:  |          |                    |                 |
| PERMITTING   |          |                    |                 |
| Drawing Title:   |          |                    |                 |
| <b>PROPOSED GRADING AND DRAINAGE PLAN</b>  |          |                    |                 |
| <b>SHEET 4</b>   |          |                    |                 |
| Drawing Number:  |          | <b>C-18</b>        |                 |
| Sheet  |          | 18 of 39           |                 |
| Project Number:  |          | 15129.0            |                 |
| Survey Index:  |          |                    |                 |
|  |          |                    |                 |
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