LANDSCAPE MAINTENANCE PLAN
For 94 Somerstown Road Subdivision

Prepared by ALP Engineering & Landscape Architecture, PLLC
March 31, 2025

Introduction

Plantings are proposed as mitigation in the wetland, wetland buffer and upland areas of the property for the site and stormwater drainage improvements associated with the residential subdivision of the property. Mitigation includes the installation of native trees, shrubs and herbaceous species.

Drainage and wetland mitigation planting plans may be referenced on the following plans prepared by ALP Engineering and Landscape Architecture, PLLC:

Drawing No.:	Drawing Title:	Date:
C-102	Grading and Utilities Plan	03/31/2025
C-106	Landscape / Tree Planting Plan	03/31/2025

Protocol for the Commencement of Post-Construction Monitoring Period

Following the installation of the mitigation plantings, the Town shall receive a list of the plant materials that have been installed by the contractor. Upon completion of the Town's review of the installed plantings, the guarantee and monitoring periods will commence.

Assurances

The applicants, Jennifer and Pascal Smith Couti will be responsible for the maintenance of the plantings for a period of two years from the commencement of the Town's review of the installation. Maintenance will involve watering of plants. Following that, the individual homeowner will be responsible to ensure that all mitigation plantings have a minimum 85% survival and/or coverage rate, which must be met or exceeded at the end of the second growing season. If the 85% survival rate is not met at the end of the second growing season, the homeowner shall take measures to ensure the level of survival by the end of the next (third, fourth or fifth) growing season, including re-planting and regrading if necessary.

Invasive Plant Removals

Invasive species which are growing on trees to be removed will correspondingly be removed by the applicants. The applicants may also clear invasive species as a part of general lot clean up. Once the lots are sold, it is the homeowner that can choose to manage the invasive species on their property.

Rain Gardens Maintenance:

Inspection Frequency:
4 times per year during the growing season. During the first 6 months of operation, it is recommended that the rain garden inspected at least twice, and after each storm event greater than 0.5" of rainfall depth. The rain garden should have no standing water 72 hours after the end of the rainfall event.

Maintenance Frequency:
At least 4 times during the growing season, the rain garden plants should be pruned, the area weeded, and mowed around; have any sediment removed with a shovel; and have any dead and damaged plants replaced, as needed.
In the spring and fall, have bare areas reseeded if applicable, and have shredded hardwood mulch replenished to a 3" depth.

Triggers for Level 2 Inspection:
• Water ponding on the surface for more than 72 hours after a storm event
• Sparse or out of control vegetation
• Erosion at the inlet or outlets
• Significant sediment accumulation

Triggers for Level 3 Inspection:
• Standing water caused by clogged media
• Vegetation management needed
• Severe erosion in the rain garden
• Significant sediment accumulation

Stormwater Management Basin (Detention Basin) Maintenance:

Inspection Frequency: 1 time per year in early spring. Additional inspection following major storm events of over 0.5" of precipitation depth.

Maintenance Frequency: At least 2 times per year, the emergency spillway should be mowed and cleared of obstructions.
Remove buildup of trash or sediment during every inspection.

Triggers for Level 2 Inspection:
• Extensive bare soil and erosion in the drainage area
• Inlet pipes buried or covered with vegetation
• Excessive sediment buildup or overgrown vegetation

Triggers for Level 3 Inspection:
• Severe erosion of the basin
• Erosion at the inflow pipe or the outlet
• Major sediment buildup

Glossary:
Level 1: maintenance activities conducted by the property owner for the privately owned stormwater management practice (SMP).
Level 2: assistance from an individual with training in stormwater management practice inspection, operation and maintenance, may be necessary
Level 3: a Qualified Professional or specialized expert is needed to return the SMP to proper functioning condition