

Wetland Buffer Enhancement Monitoring & Maintenance Plan
Stateline Retail Center/Subaru – Route 6, Town of Southeast
Date: October 4, 2021

1. Wetland Buffer Enhancement Monitoring & Maintenance Plan

The purpose of the Wetland Buffer Enhancement Monitoring & Maintenance Plan is to ensure that development in the wetland and wetland buffer, including dredging and removing sediment, constructing sediment traps, installing and/or maintaining new wetland mitigation plantings and existing vegetation, maintaining existing drainage structures as shown on the drawings prepared by Steve Marino, PWS of Tim Miller Associates, Inc. and listed below does not compromise the functional integrity of the wetland and/or wetland buffer, and the resulting mitigation meets its stated goals as described in the final resolution adopted by the Town of Southeast (the “Town”) for Camarda Realty Investments LLC (the “Permittee”):

“Stateline Retail Center/Subaru, Buffer Enhancement Planting Plan, Sheet SP-4” dated October 4, 2021.

2. Protocol for Commencement of Wetlands Buffer Enhancement Monitoring & Maintenance Plan

- a. Permittee shall implement the mitigation plan approved by the Planning Board (PB).
- b. Following the installation of all wetland mitigation in accordance with the final resolution and plans adopted by the PB, the Permittee shall submit two (2) copies of the following:
 - i. Certification from a Licensed Landscape Architect or Certified Professional Wetland Scientist verifying the proper installation of all plants and materials in accordance with the approved PB resolution. The Landscape Architect or Certified Professional Wetland Scientist shall note any deficiencies in the installation of the plant materials or deviations from the approved resolution so that these can be corrected before final approval.
 - ii. As-built plan prepared by a Licensed Landscape Architect, Engineer or Licensed Surveyor detailing the (1) specific locations of plantings and (2) number and species of individual plants.
- c. The monitoring period shall begin with the review of all required submitted information/materials and final written approval by the Town’s Environmental Consultant.

3. Assurances

- a. All plantings and seed mixture applications in conjunction with the mitigation work shall be accomplished in accordance with the approved drawings and completed within the first growing season after site clean up is complete and topsoil is re-spread on the disturbed areas to be re-vegetated.

- b. The Permittee shall ensure that all woody plants in conjunction with the wetlands buffer restoration mitigation plan shall have a minimum 85% survival of installed plants, which must be met or exceeded at the end of the 2nd (second) growing season following the initial planting/seeding. If the 85% survival rate is not met at the end of the second growing season, the Permittee shall take all necessary measures to ensure the level of survival by the end of the next growing season, including replanting and re-grading with topsoil, if necessary.

4. Monitoring Reports

- a. The purpose of the mitigation monitoring and maintenance reports shall be to: (1) evaluate the progress of the establishment of the mitigation areas, (2) assess compliance with plant survival and plant condition requirements, and (3) identify those aspects of the mitigation areas that may require remediation by the Permittee in order to achieve the mitigation objectives.
- b. Permittee shall submit the mitigation monitoring and maintenance reports prepared by a landscape architect or environmental professional annually no later than November 1st to the Town's Environmental Consultant for review.
- c. Information for said reports shall be collected a minimum of five times: (1) once prior to construction, (2) once immediately post construction, and (3) annually for three years post construction between the months of June 1st and September 1st.
- d. Minimum Requirements of the Monitoring Reports:
 - i. Identification of the number of surviving approved woody plants and area coverage at the time of the observation. The report should detail the condition, vigor, size (dbh for trees and height for shrubs) of all planted material and compliance with approved PB resolution.
 - ii. Color photographs from established stations approved by the Environmental Coordinator showing representative areas of the mitigation sites taken annually during the designated period defined above.
 - iii. An estimate of the vegetative cover at the mitigation sites, noting, in particular, areas which are bare of vegetation and/or locations where erosion and sedimentation are occurring; or where invasive plant species have become established. Aerial coverage of invasive plant species must be less than 10% of wetland buffer mitigation area.
 - iv. Detailed description of the overflow outlets noting any soil instability and/or erosion.
 - v. A qualitative analysis of the extent to which the mitigation has been successful. Said reports shall note areas of deficiencies and/or non-compliance and provide

recommendations/measures to be taken to ensure continued success of the mitigation efforts and soil stabilization.

- vi. Additional observations should be noted (e.g., observation of wildlife) and/or information as recommended by the Town's Environmental Consultant.

5. Completion of Monitoring Period

- a. Final report submitted by Permittee and certified by landscape architect and/or certified engineer.
- b. The Town's Environmental Consultant will review the submittal material and perform an inspection of the site for conformance with the approved PB resolution and as-built plans. Upon review and inspection, Town's Environmental Consultant shall submit written approval of all compliance measures.