STORMWATER SYSTEM
OPERATION & MAINTENANCE PLAN

FOR

SIENA CONDOMINIUMS
MAIN STREET
COVENTRY, RI

PREPARED FOR:

OWNER

STEPHEN T. JURCZYK

PO BOX 434

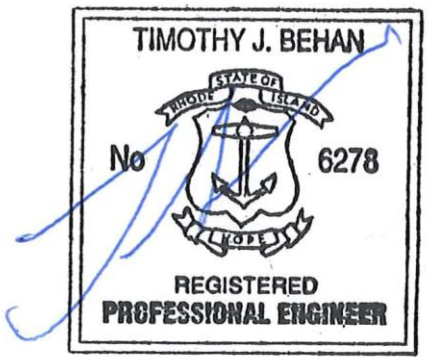
COVENTRY, RHODE ISLAND 02816

APPLICANT:

BOULDER HILL DEVELOPMENT, LLC

57 PINE RIDGE DRIVE

CRANSTON, RHODE ISLAND 02921



PREPARED BY:

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SEPTEMBER 2025

CEC PROJECT NO. 25024.00

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INTRODUCTION

The following is the Stormwater Management System Operation and Maintenance (O&M) Plan for the Siena Condominiums development on Main Street in Coventry, Rhode Island. 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

Boulder Hill Development, LLC
57 Pine Ridge Drive
Cranston, RI 02921
(401)-413-5648

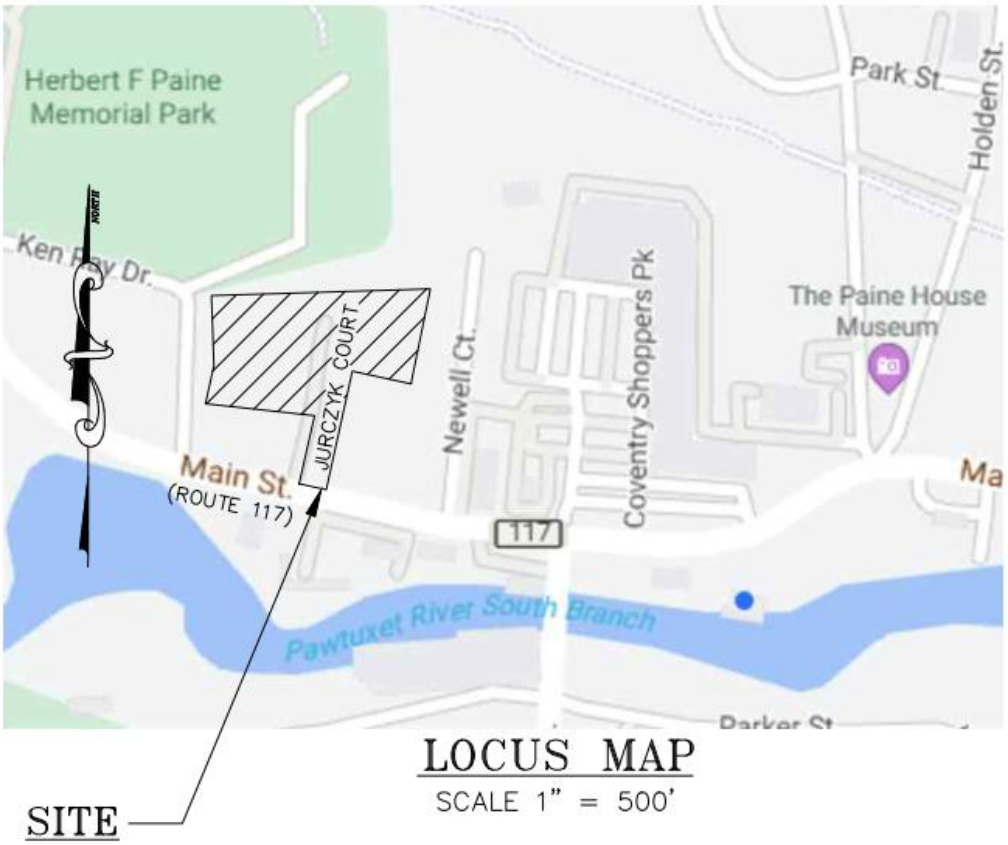
I-B – Site/Stormwater Management Designer

Commonwealth Engineers & Consultants, Inc.
400 Smith Street
Providence, RI 02903
Project Engineer: Timothy Behan, P.E.
(401) 273-6604 Phone (401) 273-6674 Fax

I-C - Address of Site

Main Street
AP 45,Lots 10, 11, 12 & 13
Coventry, RI

I-D - Vicinity Map



LOCUS MAP
SCALE 1" = 500'

II – STORMWATER MANAGEMENT SYSTEM SUMMARY

The stormwater management system developed for the Siena Condominiums located on Main Street in Coventry, Rhode Island consists of the following components that shall require routine inspection and periodic maintenance:

Stormwater Collection & Conveyance	Stormwater Mitigation and Treatment
Catch Basins and Manholes	Underground Infiltration
Diversion Manholes	Isolation Row (Infiltration Chambers)
Drainpipes	

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 Siena Condominiums Home Owners Association and it shall be the responsibility of the Siena Condominiums Home Owners 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:

All stormwater practices are located on subject property and there are no easements required for maintenance.

III-C FUNDING SOURCE:

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

It is anticipated that the typical annual operation and maintenance cost in FY2026 will be $3,000

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

The OWNER 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 – Diversion Manholes/Drainage Manholes/Catch Basins

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

Scheduled Maintenance: Catch basins 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 or manholes at the time of the cleaning.

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

III-D.1.2 – Drain Pipes

Inspections: Drain pipes shall be routinely inspected whenever the Catch Basins, Diversion Manholes and Drainage Manholes are 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 2-inches, the pipe should be cleaned.

Corrective Maintenance: Any sediments or accumulated material (e.g. trash, debris, and organic material) discovered in drainpipes 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 –Underground Infiltration

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 access port covers 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 cleaning or replacement. For maintenance, perform jetting and vactoring as recommended by the manufacturer.

If 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 sand has been removed from the filter chamber. 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.2.2 –Isolator Row Inspection and Maintenance

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.

Step 1) Inspect Isolator Row Plus for Sediment.
A. Inspection ports (if present)
A.1 Remove/open lid on Nyloplast inline drain.
A.2 Remove and clean Flexstorm filter if installed.
A.3 Using a flashlight and stadia rod, measure depth of sediment and record on maintenance log.
A.4 Lower a camera into isolator row plus for visual inspection of sediment levels (optional).
A.5 If sediment is at, or above, 3" (80 mm) proceed to step 2. If not, proceed to step 3.
B. Isolator Plus Rows
B.1 Remove cover from structure at upstream end of isolator row plus.
B.2 Using a flashlight, inspect down the isolator row plus through outlet pipe mirrors on poles or cameras may be used to avoid a confined space entry.
ii) Follow OSHA regulations for confined space entry if entering manhole
B.3 If sediment is at, or above, 3" (80 mm) proceed to step 2. If not, proceed to step 3.
Step 2) Clean Out Isolator Row Plus Using the Jetvac Process
A. A fixed culvert cleaning nozzle with rear facing spread of 45" (1.1 m) or more is preferred
B. Apply multiple passes of JetVac until backflush water is clean
C. Vacuum structure sump as required
Step 3) replace all covers, grates, filters, and lids; record observations and actions.
Step 4) inspect and clean basins and manholes upstream of the StormTech system.

Notes:
1. Inspect every month during the first year of operation. Adjust the inspection interval based on previous observations of sediment accumulation and high-water elevations.
2. Conduct jetting and vactoring annually or when inspection shows that maintenance is necessary.

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 receptacles must be provided with regular collection and trash receptacles areas should be fenced to prevent wind-blown debris.
- Street and parking lot sweeping (at least annually) shall occur as needed. Street (parking lot) sweepings shall be disposed of according to state and local regulations.
- Pet waste stations will be provided as tenants are required to pick up after the dogs.

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

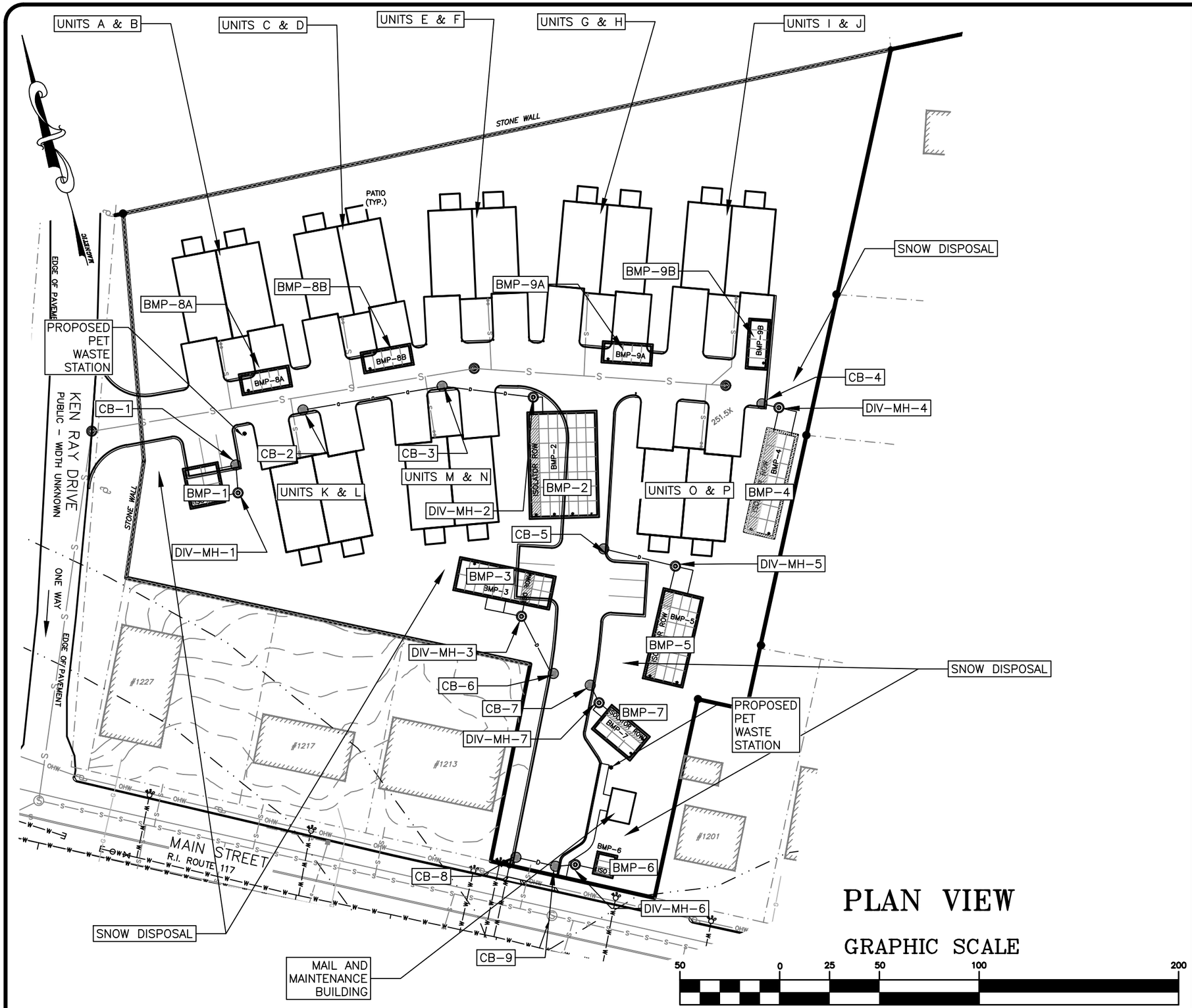
No hazardous maintenance materials will be stored on site.

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 one thousand 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



PLAN VIEW

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.

LEGEND

- PARCEL PROPERTY LINE
- ADJACENT PROPERTY LINE
- FENCE LINE
- GAS LINE
- GG — GAS VALVE BOX
- WV — WATER VALVE BOX
- UP-297 — UTILITY POLE AND NUMBER
- SMH — SEWER MANHOLE
- DMH — DRAINAGE MANHOLE
- CB — CATCH BASIN
- CB — DOUBLE CATCH BASIN
- W — W — WATER LINE
- BUILDING SEWER LINE
- STORM DRAIN LINE
- HYD — HYDRANT
- E — UNDERGROUND ELECTRIC LINE
- STREAM
- 100' BUFFER
- 150' BUFFER

BMP LOCATION PLAN

FOR
SIENA CONDOMINIUMS
ON
A.P. 45, LOTS 10, 11, 12 &13
MAIN STREET
COVENTRY, RHODE ISLAND

SCALE: 1-INCH = 50-FEET	SHEET NO: 1 OF 1	
DRAWN BY: SMA	DESIGN BY: SMA	CHECKED BY: TJB
DATE: SEPTEMBER 2, 2025	PROJECT NO 25024.00	

REVISIONS

No.	DATE	DRWN	CHKD

O&M Appendix B
Inspection Logs

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Stormwater Management System
Best Management Practice (BMP)
Operation & Maintenance Matrix

GENERAL INFORMATION

SYSTEM LOCATION (STREET NAME):	SIENA CONDOMINIUMS
	MAIN STREET
	COVENTRY, RHODE ISLAND

STORMWATER SYSTEM COMPONENT:	Annual Inspection Frequency	Scheduled Maintenance	Corrective Maintenance
Diversion Manholes, Catch Basins and Drainage Manholes	2 (Spring & Fall)	Cleaning	Cleaning
Storm Drain Lines (Pipes)	1 (Spring)	N/A	Flushing, Additional System Inspection
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
Isolation Row Underground Infiltration	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

Stormwater Management System **Best Management Practice (BMP)**			**Operation & Maintenance Inspection Sheet** **Diversion Manholes, Catch Basins and Drainage Manholes**
SYSTEM LOCATION (STREET NAME):	SIENA CONDOMINIUMS MAIN STREET COVENTRY, 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:			

Stormwater Management System **Best Management Practice (BMP)**			**Operation & Maintenance Inspection Sheet** **Storm Drain Lines (Pipes)**
SYSTEM LOCATION (STREET NAME):	SIENA CONDOMINIUMS MAIN STREET COVENTRY, 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** **Underground Infiltration Chambers**
SYSTEM LOCATION (STREET NAME):	SIENA CONDOMINIUMS MAIN STREET COVENTRY, RHODE ISLAND		
DATE & TIME: INSPECTOR/AGENCY:			
MAINTENANCE ITEM	**SATIS-FACTORY**	**UNSATIS-FACTORY**	**COMMENTS**
1. Debris Cleanout			
Contributing areas clean of debris			
Inlet clear of debris			
2. Oil and Grease			
No evidence ofstone/gravel 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 in Observation Well			
No evidence of intrusion			
5. Sediment Deposition			
Inspection Well free of sediments			
Deep Sump Catch Basin not more than1-foot 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** **Isolation Row Underground Infiltration**
SYSTEM LOCATION (STREET NAME):	SIENA CONDOMINIUMS MAIN STREET COVENTRY, RHODE ISLAND		
DATE & TIME: INSPECTOR/AGENCY:			
MAINTENANCE ITEM	**SATIS-FACTORY**	**UNSATIS-FACTORY**	**COMMENTS**
1. Debris Cleanout			
Contributing areas clean of debris			
Inlet clear of debris			
2. Oil and Grease			
No evidence ofstone/gravel 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 in Observation Well			
No evidence of intrusion			
5. Sediment Deposition			
Inspection Well free of sediments			
Deep Sump Catch Basin not more than1-foot 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:			

O&M Appendix C
Stormwater Facility Maintenance Agreement

Stormwater Facility Maintenance Agreement
SIENA CONDOMINIUMS
Main Street
Coventry, Rhode Island

THIS AGREEMENT, made and entered into this ___ day of _____, 20___, by and between **_____** hereinafter called the **"Landowner"**, and the **Town of Coventry**, hereinafter called the **"Town "**.
WITNESSETH, that WHEREAS, the **Landowner** is the owner of certain real property described as Assessors Plat 351 Lot 234 as recorded by deed in the land records of **Town of Coventry** Deed Book 10498 Page 123, hereinafter called the **"Property"**.

WHEREAS, the **Landowner** is proceeding to build on and develop the property; and WHEREAS, the Site Plan known as **Siena Condominiums** hereinafter called the **"Plan"**, which is expressly made a part hereof, as approved or to be approved by the **Town** , provides for stormwater treatment within the confines of the property; and

WHEREAS, the **Town** and the **Landowner**, its successors and assigns, including any homeowners association, agree that the health, safety, and welfare of the residents of **Town of Coventry** require that on-site stormwater management facilities be constructed and maintained on the **Property**; and

WHEREAS, the **Town** requires that on-site stormwater management facilities as shown on the **Plan** be constructed and adequately maintained by the **Landowner**, its successors and assigns, including any homeowners association.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The on-site stormwater management facilities shall be constructed by the **Landowner**, its successors and assigns, in accordance with the plans and specifications identified in the **Plan**.
2. The **Landowner**, its successors and assigns, including any homeowners association, shall adequately maintain the stormwater management facilities in accordance with the required Operation and Maintenance Plan. This includes all pipes, catch basins, manholes and channels or other conveyances built to convey stormwater to the facility, as well as all structures, chambers, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as good working condition so that these facilities are performing their design functions. The Stormwater Best Management

Practices Operation, Maintenance and Management Checklists are to be used to establish what good working condition is acceptable to the **Town** .

3. The **Landowner**, its successors and assigns, shall inspect the stormwater management facility and submit an inspection report annually. The purpose of the inspection is to assure safe and proper functioning of the facilities. The inspection shall cover the entire facilities, catch basins, manholes, chambers, roof down spouts, piping, access driveway, etc. Deficiencies shall be noted in the inspection report.
4. The **Landowner**, its successors and assigns, hereby grant permission to the **Town** , its authorized agents and employees, to enter upon the **Property** and to inspect the stormwater management facilities whenever the **Town** deems necessary. The purpose of inspection is to follow-up on reported deficiencies and/or to respond to citizen complaints. The **Town** shall provide the **Landowner**, its successors and assigns, copies of the inspection findings and a directive to commence with the repairs if necessary.
5. In the event the **Landowner**, its successors and assigns, fails to maintain the stormwater management facilities in good working condition acceptable to the **Town** , the **Town** may enter upon the **Property** and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the **Landowner**, its successors and assigns. This provision shall not be construed to allow the **Town** to erect any structure of permanent nature on the land of the **Landowner** outside of the easement for the stormwater management facilities. It is expressly understood and agreed that the **Town** is under no obligation to routinely maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the **Town** .
6. The **Landowner**, its successors and assigns, will perform the work necessary to keep these facilities in good working order as appropriate. In the event a maintenance schedule for the stormwater management facilities (including sediment removal) is outlined on the approved plans, and in RIDEM Guidance will be followed.
7. In the event the **Town** pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the **Landowner**, its successors and assigns, shall reimburse the **Town** upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the **Town** hereunder.
8. This Agreement imposes no liability of any kind whatsoever on the **Town** and the **Landowner** agrees to hold the **Town** harmless from any liability in the event the stormwater management facilities fail to operate properly.
9. This Agreement shall be recorded among the land records of Town of Coventry and shall constitute a covenant running with the land, and shall be binding on the **Landowner**, its administrators, executors, assigns, heirs

and any other successors in interests, including any homeowners association.

WITNESS the following signatures and seals:

_____: (landowner)

By: _____

_____
(Type Name and Title)

TOWN OF COVENTRY:

By: _____

_____
(Type Name and Title)

NOTARY:
The foregoing Agreement was acknowledged before me this ____ day of _____, 20___

By: _____

_____
NOTARY PUBLIC (Type Name and Title)
My Commission Expires: _____

TOWN ATTORNEY:
Approved as to Form:

By: _____

_____
(Type Name and Title)