September 25, 2023

COVENTRY SELF STORAGE

LONG TERM OPERATION AND MAINTENANCE PLAN

The stormwater management system, including all stormwater controls and conveyances, must have an Operation and Maintenance Plan to ensure that it continues to function as designed. This Operation and Maintenance Plan has been prepared in accordance with the Town of Coventry, RI Stormwater Requirements. The following elements have been identified by the Rhode Island Stormwater Rule 250-RICR-150-10-8.17 minimum standard 11 as critical operation and maintenance requirements.

1. Stormwater Management System(s) Owners

Nooseneck Hill Coventry, LLC
1500 Nooseneck Hill Road
Coventry, RI 02816

2. Responsible Parties for Operation and Maintenance

The owners and operators of the self-storage facility located at 1920 Nooseneck Hill Road, Coventry, RI 02816, shall be responsible for operation and maintenance of all stormwater BMP's. If the property is ever transitioned to a new owner, the future property owner inherits responsibility for this operations and maintenance program. This Stormwater Management Practices Operation and Maintenance Manual shall be transferred to the future owner along with the property documents. A sample Stormwater Facility Maintenance Agreement between the landowner and local jurisdiction has been included at the end of this Operation and Maintenance plan.

3. Routine and Non-Routine Maintenance Tasks

A preventive maintenance program shall involve timely inspection and maintenance of stormwater management devices (e.g., cleaning oil/water separators, sediment traps to ensure that spent abrasives, paint chips, and solids will be intercepted and retained prior to entering the storm drainage system) as well as inspecting and testing facility equipment and systems to uncover conditions that could cause breakdowns or failures resulting in discharges of pollutants to surface waters, and ensuring appropriate maintenance of such equipment and systems.

In addition to information provided in the Stormwater Management Plan, the following is a list of preventive maintenance procedures to be practiced at this facility:

- Drywells are checked for debris, settlement build-up, and structural damages, and are cleaned or replaced as needed.
- Gravel diaphragm and drainage swales are to be kept clear.
- Uncontaminated storm water in containment areas is kept to a minimum.
- Maintenance of the open channel on an annual basis or as needed:
  - Mowing and litter removal
  - Stabilization of slopes

  - Nutrient/pesticide use management
  - De-thatching swale bottom
  - Discing or aeration of swale bottom
- Scraping of the open channel bottom and removal of sediment to restore original cross section and infiltration rate, and seeding to restore ground cover every five years.
- Inspections
  - Infiltration facilities should be inspected annually, and after storms equal to or greater than the 1-yr, 24-hr Type III storm event, to ensure that design infiltration rates are being met. If sediment or organic debris build-up has limited the infiltration capabilities (infiltration basins) to below the design rate, the top 6 inches should be removed and the surface roto-tilled to a depth of 12 inches. The basin bottom should be restored according to original design specifications. Any oil or grease found at the time of the inspection should be cleaned with oil absorption pads and disposed of in an approved location. Inspect facility for signs of wetness or damage to structures and note any eroded areas. If dead or dying grass on the bottom is observed, check to ensure that water percolates 2-3 days following storms. Mow and remove litter and debris. Stabilize eroded banks and repair undercut and eroded areas at inflow and outflow structures. Vegetation along the maintenance access roads should be mowed annually.
    - Refer to RIDEM Infiltration System Operation, Maintenance, and Management Inspection Checklist.
  - Dry swales should be inspected on an annual basis and after storms of greater than or equal to the 1-year, 24-hour Type III precipitation event. Both the structural and vegetative components should be inspected and repaired. When sediment accumulates to a depth of approximately 3 inches, it should be removed, and the swale should be reconfigured to its original dimensions. The vegetation in the dry swale should be mowed as required to maintain heights in the 4-6 inch range, with mandatory mowing once heights exceed 10 inches. If the surface of the dry swale becomes clogged to the point that standing water is observed on the surface 48 hours after precipitation events, the bottom should be roto-tilled or cultivated to break up any hardpacked sediment, and then reseeded. Trash and debris should be removed and properly disposed of.
    - Refer to RIDEM Open Channel Operation, Maintenance, and Management Inspection Checklist.

The following Pollution Prevention Practices should be implemented onsite as necessary in addition to those practices outlined in the stormwater management plan under separate cover.

- Parking lot and driveway sweeping
- Pick up trash and litter on-site before stormwater runoff van transport debris to the BMPs.

- Deicing and salt storage (refer to Rhode Island Stormwater Design and Installation Standards Manual, Appendix G, Table G-1 and G-2)
- Snow Disposal
- Hazardous materials containment
- Lawn, garden, and landscape management

4. A plan that is drawn to scale and shows the location of all stormwater BMPs in each treatment train along with the discharge point.

Refer to the approved civil plans for scaled plans showing location and details of all stormwater BMPs.

5. A description and delineation of public safety features

Refer to the approved civil construction drawings for any proposed public safety features. Additional features may be introduced at a later date by the owner/operator.

6. An estimated operation and maintenance budget

Operations and Maintenance budget shall be provided by the owner/operator and shall be adequate such that it may provide for long term operation and maintenance procedures outlined in this long-term maintenance and operations plan.

7. Funding source for operation and maintenance activities and equipment

Operation and Maintenance Activities and Equipment funding is the responsibility of the property owner.

INFILTRATION SYSTEM OPERATION, MAINTENANCE, AND MANAGEMENT INSPECTION CHECKLIST

(Adapted from Rhode Island Stormwater Design and Installation Standards Manual; Appendix E)

Project:
Location:
Site Status:
Date:
Time:
Inspector:

Maintenance Item	Satisfactory/Unsatisfactory	Comments
Debris Cleanout (Annual)		
Trench/Chamber or basin surface clear of debris		
Inflow pipes clear of debris		
Overflow spillway clear of debris		
Inlet area clear of debris		
Sediment traps or forebays (annual)		
Obviously trapping sediment		
Greater than 50% of storage volume remaining		
Dewatering (annual)		
Trench/chamber or basin dewaters between storms		
Sediment cleanout of trench/chamber or basin (annual)		
No evidence of sedimentation in trench/chamber or basin		
Sediment accumulation doesn't yet require cleanout		
Inlets (annual)		
Good condition		
No evidence of erosion		
Outlet/overflow spillway (annual)		
Good condition, no need for repair		
No evidence of erosion		
Aggregate repairs (annual)		
Surface of aggregate clean		
Top layer of stone does not need replacement		
Trench/chamber or basin does not need rehabilitation		

Comments:

Actions to be Taken:

OPEN CHANNEL OPERATION, MAINTENANCE, AND MANAGEMENT INSPECTION CHECKLIST

(Adapted from Rhode Island Stormwater Design and Installation Standards Manual; Appendix E)

Project:
Location:
Site Status:
Date:
Time:
Inspector:

Maintenance Item	Satisfactory/Unsatisfactory	Comments
Debris Cleanout (Annual, After Major Storms)		
Contributing areas clean of debris		
Check Dams or Energy Dissipators (Annual, After Major Storms)		
No evidence of flow going around structures		
No evidence of erosion at downstream toe		
Soil permeability		
Groundwater / bedrock		
Vegetation (After Major Storms)		
Mowing done when needed		
Minimum mowing depth not exceeded		
No evidence of erosion		
Fertilized per specification		
Dewatering (Annual, After Major Storms)		
Dewaters between storms		
Outlet/Overflow Spillway (Annual, After Major Storms)		
Good condition, no need for repairs		
No evidence of erosion		

Comments:

Actions to be Taken:

STORMWATER FACILITY MAINTENANCE AGREEMENT

(Sample from Rhode Island Stormwater Design and Installation Standards Manual; Appendix E)

THIS AGREEMENT, made and entered into this ___ day of _____, 20___, by and between (Insert Full Name of Owner)
_____ hereinafter called the "Landowner", and the [Local Jurisdiction], hereinafter called the "[Town/City]".
WITNESSETH, that WHEREAS, the Landowner is the owner of certain real property described as (Tax Map/Parcel Identification Number) _____ as recorded by deed in the land records of [Local Jurisdiction] Deed Book _____ Page _____, hereinafter called the "Property".

WHEREAS, the Landowner is proceeding to build on and develop the property; and
WHEREAS, the Site Plan/Subdivision Plan known as _____, (Name of Plan/Development) hereinafter called the "Plan", which is expressly made a part hereof, as approved or to be approved by the [Town/City], provides for detention of stormwater within the confines of the property; and

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

WHEREAS, the [Town/City] 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, channels or other conveyances built to convey stormwater to the facility, as well as all structures, 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/City].
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,

berms, outlet structure, basin areas, access roads, etc. Deficiencies shall be noted in the inspection report.

4. The Landowner, its successors and assigns, hereby grant permission to the [Town/City], its authorized agents and employees, to enter upon the Property and to inspect the stormwater management facilities whenever the [Town/City] deems necessary. The purpose of inspection is to follow-up on reported deficiencies and/or to respond to citizen complaints. The [Town/City] 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/City], the [Town/City] 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/City] 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/City] 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/City].
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, the schedule will be followed.
7. In the event the [Town/City] 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/City] upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the [Town/City] hereunder.
8. This Agreement imposes no liability of any kind whatsoever on the [Town/City] and the Landowner agrees to hold the [Town/City] 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 [Local Jurisdiction] 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:

_____

Company/Corporation/Partnership Name (Seal)

By: _____

_____

(Type Name and Title)

The foregoing Agreement was acknowledged before me this ____ day of _____, 20___, by _____.

_____
NOTARY PUBLIC
My Commission Expires: _____

By: _____
_____
(Type Name and Title)

The foregoing Agreement was acknowledged before me this ____ day of _____, 20___, by _____ ___.

_____
NOTARY PUBLIC
My Commission Expires: _____

Approved as to Form: _____ _____
[Town/City] Attorney Date