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BUSINESS LAW & LITIGATION

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February 20, 2025

Via Electronic Mail and Hand-Delivery
Coventry Planning Board
c/o Doug Mclean
Director of Planning and Development
1675 Flat River Road
Coventry, RI 02816
dmclean@coventryri.gov

RE: Preliminary Plan Submission:
Highlands at Hopkins Hill Phases IG, IH, II, IJ, IM, IN

Dear Doug and Hon. Planning Board Members:

On behalf of my client, D2 Homes, Inc., enclosed please find the preliminary plan submission for the Major Land Development Project known as the "Highlands at Hopkins Hill Phases IG, IH, II, IJ, IM, IN" located on Dante Boulevard, also known as Assessor's Plat 13, Lot 22 (the "Property" or "Project").

A. **Contextual Background and Procedural History.**

By way of background, the Property is part of a development known as the Centre of New England ("CNE"), a large, 400-acre, mixed use development on contiguous properties partially located in the Town of Coventry. CNE submitted for and was granted Master Plan Approval in November 2003. The Property owners and developers subsequently brought suit related to the CNE approval and the ordinances applicable to the CNE development in a court proceeding docketed as KC-2003-0444 ("2003 Action"). *See id.* In the 2003 Action, it was determined, among other things, that the 1997 Zoning Ordinance, as amended in 2001, applied to the CNE development. *See id.* The Consent Judgment that eventually came out of the 2003 Action specifically provides that no ordinance provision or regulation passed subsequent to these ordinances applied to the CNE Development. *See id.*

The Property is part of a residential condominium development within CNE and part of Phase 1 of the CNE development. The CNE development and remaining parcels were ultimately placed into receivership in 2013 and portions remain unfinished. During the receivership

proceedings, the Receiver managing the CNE development received various approvals and agreements concerning the continued development and completion of this Project.

1. Vested rights

Pursuant to the Consent Judgment entered into in the 2003 Action, as well as state law in place at the time of the approval and currently, the Project is vested in and to the 1997 Zoning Ordinance as well as the Land Development and Subdivision Regulations in place at the time of the master plan approval, which were most recently amended on September 13, 2000 prior to the Master Plan Approval.[1]

Additionally, a February 2019 Consent Order entered into by the Receiver and the Town of Coventry Town Council ("2019 Order"), recognizes the vested master plan approval and numerous other negotiated details regarding the Project, as set forth herein. A copy of the 2019 Order is attached hereto at **TAB A** (12 copies).

The 2019 Order also allows the Project to proceed at 66 units rather than the 52 approved at master plan, without the need for a master plan amendment.

B. Town Preliminary Review Required Documents

The required documents for this preliminary plan submission are pursuant to and governed by the Town of Coventry, Subdivision and Land Development and Regulations, Preliminary Plat Checklist for Major Land Developments and Major Subdivisions (amended September 13, 2000). At the request of the Town, the following material follows the applicable checklist of requirements:

1. Twelve (12) copies of the completed Application form (dated September 2024[2]), attached at **TAB B**;

2. Twelve (12) copies of the 2000 Checklist for Preliminary Plan for a Major Land Development, attached at **TAB C1**. Additionally, for ease of reference as to the location of the items required to be submitted pursuant to the 2000 checklist, and the associated review of the same, we have also attached 12 copies of the current 2025 checklist (dated September 2024), without waiving any rights, but solely for efficient review of the application for completeness. *See* **TAB C2**;

[1] *See* R.I. Gen. Laws §§ 45-23-32(51) (**Vested rights.** The right to initiate or continue the development of an approved project for a specified period of time, under the regulations that were in effect at the time of approval, even if, after the approval, the regulations change prior to the completion of the project.); and 45-23-39(c)(7).

[2] The applicant could not locate the operative 2000 application forms, so provides the most current application form (dated September 2024) without waiving any rights.

3. Application fee of $1,570.00, attached at **TAB D**;

4. Twelve (12) copies of the Vesting Receiver's Deed describing the property, attached at **Tab E**;

5. Copy of the most recent Municipal Lien Certificate dated January 15, 2025, attached at **Tab F1**. The Municipal Lien Certificate was issued prior to the Applicant's closing date on the property, as shown in the Receiver's Deed. The taxes were paid in full at the time of closing. Please see the e-mail correspondence from the Coventry Tax Collector's office, dated February 13, 2025, showing that all taxes and fees due on the parcel being subdivided have been paid and that there are no outstanding municipal liens on the parcel (Checklist Item #67), attached at **TAB F2**;

6. Two (2) copies of the Project Site Plan in 24" x 36" attached at **TAB G1**. Twelve (12) bounded copies of the Project Site Plan Set in 11x17, including the Stormwater System Operation Maintenance, Soil Erosion and Sediment Control Plan, and Storm Water Management report, attached at **TAB G2**;

7. Twelve (12) copies of the RIDEM Approval for Stormwater Management Discharge, attached at **TAB H**;

8. Twelve (12) copies of the RIDEM Wetlands Permit and Consent Order with RIDEM recognizing 2004 permit in effect. *See* **TAB I1 and TAB I2**;

9. Twelve (12) copies of the Traffic Impact Assessment attached at **TAB J**;

10. Twelve (12) copies of the Radius Map and abutters' list attached at **TAB K**;

11. Twelve (12) copies of the approval of Kent County Water Authority. The Receiver had previously worked with KCWA to bring water service to the Highlands, including these additional units, for which the infrastructure already exists. Attached is the April 8, 2020 approval for water service for these phases. See attached **TAB L1**. We have submitted plans to KCWA which is issuing an updated letter. See attached **TAB L2**;

12. Twelve (12) copies of approval for sewer. This Project is allowed to be connected to the sewer system, as evidenced by the 2019 Consent Order which specifically provides for sewer assessments regarding these units and the Receiver and my client have acted in accordance with that 2019 Order, including the payment of assessments. 12 copies of our submission cover letter to the Town engineer are attached at **TAB M**.

We are seeking a waiver from the submission of the legal documents to the final plan stage to the extent that the checklist item includes review of the condo documents.

This submission will be supplemented to provide a signed affidavit attesting that notice has been sent by first class mail to all abutters prior to the hearing.

We look forward to working with staff and the Board on this Project.

Very truly yours,

Joelle C. Rocha

Enclosures

TAB A

May 13, 2019

STATE OF RHODE ISLAND
PROVIDENCE, SC

SUPERIOR COURT

Nicholas E. Cambio, Trustee, The Nicholas E. Cambio, Roney A. Malafronte, and Vincent A. Cambio Trust Petitioners	:	
v.	:	P.M. No. 13-0350
Commerce Park Realty, LLC Commerce Park Properties, LLC Commerce Park Commons, LLC Commerce Park Associates 4, LLC Catapult Realty, LLC Respondents	:	
Matthew J. McGowan, as and only as Receiver for Commerce Park Realty, LLC Commerce Park Properties, LLC Commerce Park Commons, LLC Commerce Park Associates 4, LLC, and Catapult Realty, LLC Petitioner	:	
vs.	:	P.B. No. 13-5001
Commerce Park Management, LLC Respondent	:	

FEBRUARY 2019 CONSENT ORDER CONCERNING RESOLUTIONS WITH TOWN OF COVENTRY

The Receiver of Commerce Park Realty, LLC ("CPR"), Commerce Park Properties, LLC, Commerce Park Commons, LLC, Commerce Park Associates 4, LLC, Catapult Realty, LLC, and

Commerce Park Management, LLC ("CPM") (collectively, the "Receivership Entities") and the Town of Coventry, Rhode Island, a municipal body politic incorporated under the laws of the State of Rhode Island, including acting by and through its duly appointed Town Council (the "Town") (the Receiver and the Town being referred to herein sometimes as the "Parties" hereto, and each being a "Party" hereto), hereby agree as follows:

Recitals

A. The Receivership Entities, except for CPM (which owns no real estate), own various improved and unimproved properties within the Centre of New England ("CNE" or the "Centre"), which covers over 400 acres primarily within Coventry, Rhode Island, but also within West Greenwich, and, to a far lesser extent, East Greenwich, Rhode Island. Within CNE are large-scale, "big-box" retail stores, including Home Depot, BJ's Wholesale Club, and a Walmart Supercenter. In addition, there are three nationally franchised hotels, a large assisted living center, smaller retail stores and businesses, restaurants, a 400+ unit apartment complex, and fully and partially completed residential condominiums. CPR owns or holds title to most of the unsold properties in CNE.

B. The roadways, sewer system, water system, common areas, and other such infrastructure in CNE are privately owned and maintained, with CPR, for example, owning the main road, Centre of New England Boulevard ("CNE Boulevard"), a six-lane roadway with a center island, which runs through the Centre. The middle of that center island marks the town line between Coventry and West Greenwich, Rhode Island. Also, the water and sewer lines that run under CNE Boulevard have been privately constructed and are privately owned, presumably by CPR, as well.

C. Owners and occupants of improved property at CNE pay common area maintenance charges ("CAM") for the maintenance of all such roadways (including for roadway repairs, sanding, salting, snowplowing, and sweeping). To provide an incentive for businesses to locate in and buy property at CNE, the Town entered into a tax treaty, a January 15, 1997 "Economic Development Tax Incentive Agreement" ("Existing Tax Treaty"), covering CNE property situated in the Town (CNE property titled in the name of a Receivership Entity and situated in the Town being sometimes hereafter referred to as "CNE Property" or the plural, "CNE Properties") that provided certain economic incentives and limited tax relief to CNE Property owners for a term of years. The Existing Tax Treaty expires in 2023. Its benefits (except for those provided for in the Existing Tax Treaty that carry on beyond such term) last for a term of ten years. Thus, the last time that one owning CNE Property would have received the full benefit of the Existing Tax Treaty for its entire ten-year time horizon would have been if one acquired CNE Property in 2013. One acquiring CNE Property in 2018, for example, would only receive the benefits under the Existing Tax Treaty for five years, until 2023.

D. There was Master Plan approval granted by the Town on October 12, 2003 concerning the entirety of the CNE project and development, covering all of the CNE Properties ("Master Plan Approval").

E. The Receiver and the Town share several common goals, including to make CNE as aesthetically and financially attractive as possible for businesses and others interested in locating in and buying property at the CNE development, for CNE ultimately to be fully built out and developed in a prudent and responsible manner, which will strengthen and expand the Town's tax base, and for CNE Property to be sold so that proceeds therefrom can be paid to the

Town for its allowed claims, as provided herein.

F. At the same time, the Receiver has worked with others on creating a structure for the proposed imposition of and use of monies from special assessments to be used for the proposed reconstruction and completion of CNE's private roadways (which, after approaching almost two decades of deferred construction and completion, are in a serious state of deterioration—and simply must be addressed) and the proposed construction of a wetlands crossover and other infrastructure improvements, which, if completed, will similarly preserve and enhance the value of CNE Property and make CNE an attractive and desirable development, all of which will also benefit the Town. Further, there are also public safety concerns of the Town that have been considered and are proposed to be addressed through such wetlands crossover work, which, if completed, will connect what are presently two "sectors" at CNE (with that connection alone creating synergies and adding considerable value to CNE and its properties) and thereby greatly reduce the time for fire and rescue vehicles to respond to emergencies at CNE. The Receiver has sought the approval of the Court which is overseeing these proceedings to impose such special assessments so that the roadway reconstruction and wetlands crossover work can be performed.

G. The Receiver and others have had numerous meetings with the Town, its Solicitor, department heads, Town Council members, and others about these shared goals, impediments to and incentives that will assist in advancing and achieving them, an extension of the Existing Tax Treaty, the Town's claims for taxes, assessments, fees and other charges, and the Receiver's objections thereto, controls on the use of CNE Property, and an array of other and related matters of importance to the Parties. Following such discussions and exchanges of

information, and subject to this Consent Order being approved as an Order of the Court and it also being approved by the Town's Council, the Receiver and the Town hereby agree as follows:

1. Real Estate Tax Claims and Town's Option To Allocate to Pre-Petition Sewer Use Charges: The Town shall be paid at the closings on the sale of CNE Properties for its allowed real estate property tax claims secured by each such property as of the date of the closings on the sale of such Properties, or any portion of any such property, but exclusive of penalties and interest (except to the extent that penalties and interest are first to be allowed following the end of the "Moratorium Period"). The allowed amount of the Town's secured real estate property tax claims to be paid at such closings for these purposes will thus be the "pure" amount thereof, that is, the amount of the property tax alone to the date of transfer, but exclusive of penalties and interest. The Town's analysis shows that (subject to the right of the Receiver to confirm the accuracy of the same), as of March 1, 2018, there were pure unpaid real estate property taxes secured against the CNE Properties (exclusive of the presently vacant 29 lots in the Highlands) in the amount of $418,955.04, again, with that amount excluding penalties and interest. Further, notwithstanding anything in this Consent Order to the contrary, the Parties agree that at least 418,955.04(subject to confirmation) will be paid to the Town for its real estate property taxes on CNE Properties within three (3) years of the "Effective Date," as defined herein. The "Effective Date" shall be the first date that this Consent Order, after having been approved by the Rhode Island Superior Court in the above-captioned proceedings (the "Court"), becomes a final order of the Court and with that then Court-approved Consent Order not then being the subject of any further review, consideration or re-consideration, or of an appeal or a petition for writ of certiorari, and it not being stayed in whole or in part. Notwithstanding

anything in section 2 or otherwise in this Consent Order to the contrary, if at least 418,955.04 (subject to confirmation) is not paid within the specified three-year period, then interest at the rate of 10% per annum on the portion of such 418,955.04 (subject to confirmation) that has not been paid by the end of such period shall begin to accrue on that unpaid portion beginning on the first day after the end of such specified three-year period.

Without limiting the effect or enforceability of any of the foregoing provisions of this section 1, and notwithstanding anything elsewhere in this Consent Order to the contrary, the Town may at any time opt to treat or allocate, in its sole and absolute discretion, any payment or other collection of the amounts identified in this section 1 and in section 10 to pre-receivership sewer use charges. The reason for this is that CPM was indebted to the Town for pre-receivership sewer use charges in an amount greater than the amount of pure real estate property taxes identified in this section 1. CPM, however, owned and continues to own no real estate, and at the time of his appointment as receiver of CPM, the Receiver had no tangible assets nor any other assets of significance in the CPM receivership estate other than claims against various individuals and others, including for the alleged conversion or misappropriation of sewer use charges. Notwithstanding any such allocation by the Town, payments made by the Receiver or his Consent Order Designee to the Town under this section 1 and under section 10 shall operate to discharge the outstanding real estate property taxes that are specified in section 1 and the obligations identified in section 10 hereof. No such allocation made by the Town pursuant to the provisions of this section 1 or any other allocation provisions of this Consent Order shall diminish or otherwise alter or affect any claims of the Receiver or the Town against any third party who may be responsible for the conversion or misappropriation of sewer use charges.

Further, no allocation by the Town under the provisions of this section 1 shall affect the rights or obligations of the Parties under sections 2 or 4 of this Consent Order.

2. Limited Moratorium and Waiver of Post-Effective Date Interest and on Tax Takings. The Parties agreed to a limited moratorium and waiver of post-Effective Date interest and penalties and on the exercise of the Town's tax sale authority and takings with respect to the CNE Properties, as follows:

- Except as and to the extent that interest may be provided at 10% through the provisions of section 1 hereof, for a period of five (5) years after the Effective Date of this Consent Order (such specified five-year period being the "Moratorium Period"), there will be no interest or penalties accrued on real estate taxes on CNE Properties while owned by the Receiver or, following the Receiver's transfer, owned by his designee under this Consent Order ("Consent Order Designee"). Further, there shall be no tax takings or tax sales by the Town of any CNE Property over the Moratorium Period. Notwithstanding the foregoing, such waiver and moratorium shall no longer exist as to a specific CNE Property(ies) upon the sale of any CNE Property by the Receiver or by his Consent Order Designee to a third party purchaser made within the Moratorium Period. Sufficient proceeds from each such sale of a CNE Property by the Receiver or his Consent Order Designee to a third party made *within* the Moratorium Period shall be paid and transmitted to the Town, ahead of all other liens, claims or encumbrances of any kind or nature whatsoever on such CNE Property (except solely for those of the United States of America or State of Rhode Island), for the payment of all outstanding pure real estate property taxes on such specific CNE Property being sold within such Moratorium Period (along with interest at 10%, as and to the extent provided for in section 1 hereof), calculated to the date of

closing. Additionally, sufficient proceeds from each such sale of a CNE Property by the Receiver or his Consent Order Designee to a third party made *beyond* the Moratorium Period shall be paid and transmitted to the Town, ahead of all other liens, claims or encumbrances of any kind or nature whatsoever on such CNE Property (except solely for those of the United States of America or State of Rhode Island) for the payment of all outstanding pure real estate property taxes on such specific CNE Property being sold beyond such Moratorium Period (along with interest at 10%, as and to the extent provided for in section 1 hereof), and for all post-Moratorium Period accruing penalties and interest, all as calculated to the date of closing. .

- The moratorium on interest and penalties accruing and on any tax takings or tax sales will only be as to real estate taxes on CNE Property and only during the period that such property is held by the Receiver or his Consent Order Designee, and shall not extend beyond the five-year Moratorium Period. For avoidance of doubt, there will be no "recapture" of any penalties or interest on real estate taxes accrued over the Moratorium Period. Nothing herein, however, shall be read to alter or affect the agreement of the Parties or the provisions of this Consent Order that address obligations other than those for real estate taxes on CNE Property.

- Following such sales and conveyances by the Receiver or his Consent Order Designee to a third party buyer(s), whether during or after the Moratorium Period, the Town may then assess real estate taxes and post-closing interest and penalties in the ordinary course on such property then held by and titled in the name of such third party.

3. Impact Fees and Sewer Assessments In Highlands at Hopkins Hills Condominium Development. Based upon historical precedent and the substantial outlays of money that will need to be contributed to pay for the construction costs of completing existing road and

infrastructure improvements at CNE and further substantial outlays for infrastructure work in the so-called Highlands at Hopkins Hill residential condominium development, which is part of the CNE development and located within the Town and whose residents have aired various concerns to Town officials, and in exchange for the resolution of claims, arguments, disputes and defenses thereto, including as set forth in pending litigation with the Town, concerning impact fees and sewer assessments, the Town and Receiver hereby agree as follows:

a. As to the remaining 29 vacant lots/parcels and residential units to be constructed thereon in the existing and already developed Highlands at Hopkins Hill residential condominium development (with, exclusive of such 29 lots, their being 123 already completed units in the existing Highlands), $6,600 shall be paid to the Town up-front and in full at the time of the closing on the Court-approved sale of the raw land (and foundations on five of such lots/parcels) encompassing such 29 lots/parcels (29 lots x $6,600 = $191,400) in full satisfaction of any impact fees and sewer assessments on such 29 lots/parcels, provided that the construction of a residential unit has been completed to the point that a certificate of occupancy has been issued for each such unit by June 30, 2020. As to any of such 29 lots/parcels as to which the construction of a residential unit has not been completed to the point that a certificate of occupancy has been issued therefor by June 30, 2020, an additional assessment of 3% per lot (on such $6,600 sum) shall be assessed and payable at the time of the issuance of a certificate of occupancy for such unit for each 12-month period or any portion thereof after June 30, 2020 and until a certificate of occupancy therefor is issued.

b. Beyond the 29 lots/parcels provided for in sub-paragraph a. above, there are 52 lots/parcels/units available in the Highlands at Hopkins Hill residential condominium

development (including the phases and sub-phase(s) thereof), based on the Town's reading of the Master Plan Approval, which reading the Receiver, for purposes of this Consent Order and in consideration of the benefits and agreements set forth in this Consent Order, shall not contest. The Town recognizes, however, that a plan for 66 lots, not just 52 lots, had been sketched out encompassing the presently undeveloped phases and sub-phase(s) of the overall Highlands development that are outside of the so-called existing Highlands as identified in sub-paragraph a. above. With respect to the next 26 lots/parcels/units (beyond the 29 lots/parcels/units identified in sub-section a. above), wherever the same may be located in the Highlands at Hopkins Hill residential condominium development (including the phases and sub-phase(s) thereof), and the sale of the raw land encompassing or to be used for the development of such 26 lots/parcels/units by the Receiver, $6,600 per lot/parcel/unit shall be paid to the Town, up-front and in full, at the closing on a sale of such raw land in full satisfaction of any impact fees and sewer assessments on the next such 26 lots/parcels/units ($6,600 per lot/parcel/unit/ x 26 = $171,600). Notwithstanding the foregoing, however, as to any of such 26 lots/parcels identified in this sub-section as to which the construction of a residential unit has not been completed to the point that a certificate of occupancy has been issued therefor by June 30, 2022, a further 3% assessment per lot shall be assessed and payable at the time of the issuance of a certificate of occupancy for such unit for each 12-month period or any portion thereof after June 30, 2022 and until a certificate of occupancy therefor is issued.

"DeBlois" Parcel

c. As to the next and remaining 26 lots/parcels/units (of the 52 lots/parcels/units), similarly wherever the same may be located, and in full satisfaction of any impact fees and sewer assessments thereon, the Receiver or a buyer from him shall have the

option of either (i) paying $6,600 per lot/unit, payable at the time of the post-certificate of occupancy residential closing on each such separate and individual lot/parcel/unit, or (ii) $7,450.50, first incurred at the time of the post-certificate of occupancy residential closing on each such separate and individual lot/parcel/unit, but payable over 20 years, with interest thereon as such interest is provided in the Town's ordinance or other applicable law, as to each such separate and individual lot/parcel/unit. Notwithstanding the foregoing, however, as to any of such 26 lots/parcels identified in this sub-section c. as to which the construction of a residential unit has not been completed to the point that a certificate of occupancy has been issued therefor by June 30, 2024, an additional assessment of 3% per lot shall be assessed and payable at the time of the issuance of a certificate of occupancy for such unit for each 12-month period or any portion thereof after June 30, 2024 and until a certificate of occupancy therefor is issued.

d. As to the final and remaining 14 lots/parcels/units that are sketched out in the plan for 66 lots identified in sub-section b. above or as are otherwise provided for (overall, the same encompassing Highlands lot/parcel/unit numbers 205 through 218, inclusive; 123 units in existing Highlands, plus 29, plus 52 = 204), similarly wherever the same may be located, and provided that Town Planning Board or Commission approval is obtained for those 14 lots/parcels/units (or so many thereof as the Receiver, the Consent Order Designee or a buyer from either of them may, in his or such buyer's discretion, seek to obtain), the Town agrees that, under the circumstances, it will not require that there be an amendment to the existing Master Plan Approval that exists in regard to such up to 14 lots/parcels/units (without determining or presuming that any such amendment was ever actually required), but that such an amendment is deemed to have been granted; but that, following such required Planning Board or Commission

approval, $7,600 shall be paid at the time of each of the separate and individual post-certificate of occupancy residential closing on each such separate lot/parcel/unit, in full satisfaction of any impact fees and sewer assessments thereon. Notwithstanding the foregoing, however, as to any of such up to 14 lots/parcels identified in this sub-section d. on which a residential unit is intended to be constructed, if the construction of a residential unit has not been completed to the point that a certificate of occupancy has been issued therefor by June 30, 2026, an additional assessment of 3% per lot shall be assessed and payable at the time of the issuance of a certificate of occupancy for such unit for each 12-month period or any portion thereof after June 30, 2026 and until a certificate of occupancy therefor is issued. Nothing herein shall be read or construed to require the Receiver or a buyer therefrom to develop any or all of such 14 lots/parcels.

e. Other than obtaining (i) Town Planning Board or Commission approval as to the 29 and 52 lots/parcels/units, and also obtaining such approval as to the up-to 14 lots/parcels/units provided for in this Consent Order, and appropriate (ii) building permits, and (iii) certificates of occupancy, and (iv) compliance with the applicable provisions of Town Ordinance § 191-4 ("Building Sewers and Installation") and § 191-5 ("Construction of Sewers by Private Developers") and inspections that may be required thereunder, except to the extent, if at all that the same are inconsistent with the provisions of this Consent Order (in which event the provisions of this Consent Order shall control), neither the Receiver, the Consent Order Designee, nor any buyer(s) from the Receiver or Consent Order Designee shall be obligated to, nor shall the Town require, any other approvals, permits or authorizations in connection with the sale, development, construction and occupancy of the 29, 52 and up-to 14 lots/parcels/units identified in this Consent Order.

f. Further, other than (i) payment at the time provided for of the pure real estate property taxes on the 29 vacant lots in the Highlands in the amount of $15,802.73 plus interest thereon in the amount of $5,718.13 (each as calculated as of March 1, 2018); (ii) payment at the times provided for herein of the pure real estate taxes on the other-than-29 lots Highlands property that may be identified in section 1 of this Consent Order, (iii) obligations for the specified amounts ($6,600, $7,450.50 plus interest, and $7,600, plus such 3% upward adjustments per lot/parcel additions as provided in this Consent Order) required to be paid at or following the operative closing dates identified in sub-sections a-d above, (iv) the customary fees and costs for building permits and certificates of occupancy, (v) those obligations for post-operative closing date incurred sewer use charges, and (vi) such tangible personal property taxes as may be assessed by the Town, and (iv) sewer connection or tie-in fees (presently $300/unit), there shall be no additional taxes, assessments, fees or costs imposed by the Town on the Receiver, the Consent Order Designee or any buyer from either as to such 29, 52 and up-to 14 lots/parcels/units identified in this Consent Order.

g. The Receiver agrees that the 66 vacant lots/parcels/property(ies) identified in this section 3 and its sub-sections are intended to be developed for residential use. However, if the Receiver determines that it is not feasible for such lots/parcels and property to be so developed, or if he otherwise wishes to have such lots/parcels/property(ies) used for a non-residential purpose, then he shall have the right, subject to approval of the Town Council and such approvals as may be required of the Town Planning Board or Commission (in each instance, within the existing purview, power and authority of such Council, Board or Commission), to change such presently intended use and to have such lots/parcels and property be developed for a

non-residential use that is authorized under the Master Plan Approval for the Centre of New England development, or that may be granted or otherwise authorized by the Town Council. Nothing in this sub-section is intended nor shall be construed as expanding any of the rights, power or authority of the Town Council or of the Town Planning Board or Commission beyond those that existed, or the extent to which they existed, as of the date this Consent Order has been entered into.

4. Pre and Post-Petition Sewer Use Charges; Releases. The Town recognizes and acknowledges that during the pendency of these receivership proceedings there has been a transition of billing and collecting of sewer use charges from the Receiver to the Town, in respect to which and as to all aspects thereof the Parties agree they will continue to cooperate, and the Town agrees that it hereby waives any and all claims for sewer use charges assessable or assessed against or owing by the Receivership Entities and/or CNE Property prior to March 30, 2015. To the extent, if at all, he has not already done so, the Receiver shall, however, remit to the Town the amount of sewer use charges actually collected by him during the pendency of these receivership proceedings and not previously remitted to the Town. Notwithstanding anything in this Consent Order to the contrary, the Receivership Entities and all third party buyers of CNE Property shall be fully liable for all sewer use charges on improved CNE Property incurred following the Effective Date and upon such Property thereafter first being liable for such sewer use charges under applicable law, ordinances and regulations.

The Receiver and the Receivership Entities shall assign, to the Town, unconditionally but without recourse, all rights to collect such sewer use charges from the defendants named in the Receiver's or Receivership Entities' Superior Court Complaints or in other actions, or under any

Court order(s), or otherwise in connection with any claims that seek the recovery thereof.

The Parties shall also exchange, to be effective on the Effective Date, mutual releases of all other claims against each other (other than those claims provided for or arising under or related to this Consent Order), including those pending in any administrative or court proceedings, including such court proceedings identified in Exhibit A hereto. Such claims shall be dismissed with prejudice. The Parties acknowledge that it is only the claims that such Parties hold against the other that are being released hereby, and it is fully recognized, for example, that the Receiver can release and dismiss only such claims that he as Receiver of the Receivership Entities has against the Town, and cannot and does not purport to release or discharge any claims of any person or entity that is not a Receivership Entity.

5. Sewer Assessments. The Parties agree that, for purposes of this Consent Order but without the same affecting any rights of the Parties against any third parties for the same, there are no unpaid sewer assessments of the Receiver, Receivership estates, or on any CNE Property as of the Effective Date. They further agree that for a period of five (5) years after the Effective Date residential sewer assessments attributable to any CNE Property, other than that CNE Property identified in section 3 hereof (concerning the lots/parcels/units in the Highlands, as to which impact fees/sewer assessments have been provided for in such section 3), sold during such five-year period shall be fixed and shall remain for such period at the $9,950.50 per residential unit and shall be payable over the 20-year period provided for under applicable law. Such $9,950.50 shall be in full satisfaction of both any impact fees and sewer assessments on all such identified residential units. All non-residential sewer assessments on CNE Property shall be in the amount as provided in the Town sewer ordinance as it existed as of January 1, 2018, which

the Parties agree is based on flow. Such non-residential sewer assessments are payable over a 20-year period, with interest as provided in such ordinance or other applicable law.

The so-called "commercial condominium" building at 87 Centre of New England Boulevard owned by a receivership entity is merely a "shell" of a building, with no interior construction work on it having been performed and with no water or other utilities having been provided to it. The Parties agree that a sewer assessment(s) on such property and building is not now owing and shall not be first incurred until a certificate of occupancy has been issued for that building or, as applicable, a unit therein (whether then owned by the Receiver, his Consent Order Designee, or any third party), and in that latter instance, only as to the unit(s) as to which such a certificate(s) has been issued, and that such sewer assessments shall be as provided for in the Town sewer ordinance as it existed as of January 1, 2018, which the Parties agree is based on flow. Such an assessment shall be payable over a 20-year period, with interest, as provided in such ordinance or other applicable law. The Parties shall attempt in good faith to agree on what the amount of the sewer assessment should be on that "commercial condominium" building, but, if they cannot, then it will be determined through whatever the challenge process and procedures are that the Parties would otherwise have been required to follow administratively within the Town (the Parties agreeing for these purposes that such process and procedures have not been foreclosed at this point), with the first of the papers and filings required to commence that process and procedure required to be filed within thirty (30) days after the date that the Receiver receives a written notification from the Town that it will not agree with his proposed amount of the sewer assessment on that property and informing the Receiver in that writing that he will need to commence the administrative process with the Town to challenge the amount of the

Town's proposed sewer assessment thereon.

6. Outside-of-Highlands Impact Fees. The Parties further agree that, in exchange for the Receiver's concession provided in section 5 above as to the amount of the sewer assessment, there shall be no impact fees assessed or required to be paid on or for any of the residential units identified in such section 5.

7. Except as otherwise provided in this Consent Order, nothing in this Consent Order shall be construed as diminishing the authority of the Town of Coventry Planning Board or Commission to approve, modify or reject any proposal for residential or commercial development in accordance with the powers vested in such Commission pursuant to state law and the Coventry Town Charter, and the ordinances, policies, protocols, rules and regulations adopted pursuant thereto. The Town Council has no objection to, but has determined that, other than as provided for in this Consent Order and through the existing Master Plan and other existing approvals, the Town of Coventry Planning Board or Commission shall be entitled to decide issues concerning (i) the remaining 14 lots/parcels/units that are sketched out in the plan for 66 lots identified in section 3 b. above, (ii) the construction of roadways and related matters as to the development of the up-to-66 lots/units in the additional phases or sub-phases of the Highlands, and (iii) the conditions under which one developing such additional phases or sub-phases shall be entitled to begin constructing residential units there, including, if the Board or Commission approves of the same, prior to roadways and other infrastructure there being in place and fully completed.

8. Use Restrictions. The CNE Property shall be subject to a permanent use prohibition, running with the land, prohibiting junk yards, recycling of solid waste activities, a

private airstrip, and a sewage treatment facility being located on CNE Property.

9. Extension of Tax Treaty; "Tacking". Upon approval of this Consent Order as an Order of the Court and its entry, the term of the Existing Tax Treaty shall be extended to December 31, 2038. The benefits under the Existing Tax Treaty, as extended and as may be modified through this Consent Order, shall thus apply to any CNE Property that is either acquired by a third party buyer after the entry of this Consent Order or such Property that has previously been so acquired and which will be entitled to the benefit of the "tacking" provisions as provided below so that it will thus receive the benefits of the Tax Treaty for a full ten-year time horizon. One who has acquired Property qualifying for the Tax Treaty (as hereby extended) by 2028 will receive the benefits under the Tax Treaty (as hereby extended) for a full ten-year time horizon. One who has acquired Property after 2028 will be entitled to the benefits under that Tax Treaty (as so extended) for whatever time remains thereunder until such benefits expire on December 31, 2038. All provisions under the Existing Tax Treaty and that Treaty as hereby extended that did not have a term or other temporal limitations shall continue on. The ability of a CNE Property owner to freely convey the benefits under the Existing Tax Treaty and that Treaty as hereby extended to a buyer from it for the full or such portion of the ten-year term that remains, as applicable, shall remain and is unaffected by this agreement and Consent Order. In no event shall any property which has already received the full ten-year term of tax and other benefits provided under the original Tax Treaty receive any tax or other benefits under the extension of the Tax Treaty provided herein. However, a property which, as of the date of the entry of this Consent Order or hereafter, has received or will receive benefits under the Existing Tax Treaty for less than a full ten-year term shall be entitled to receive benefits for the remainder of up to a

ten-year period under the Existing Tax Treaty as so extended and modified hereunder until December 31, 2038. For example, a property that has received benefits under the existing Tax Treaty for three years shall be permitted to "tack onto" and receive the benefits under the Existing Tax Treaty as extended and modified hereunder for years four through ten, provided that such years do not extend beyond December 31, 2038. All property to which the Existing Tax Treaty, as extended, applies shall be entitled to the benefits thereunder, including the following, Coventry Tax Assessor's Parcels/Lots: 5/11, 5/12, 5/14, 5/14.1, 5/14.2, 5/14.3, 5/21, 5/21.1, 5/22, 5/25, 6/2.2, 6/3.1, 6/4, 6/5, 6/6, 7/1.3, 7/2, 7/36, 13/14, 13/14.1, 14/01, 14/1.2, 14/65, 14/96, 15/98, 21/102.

- There shall continue to be no taxes on common areas as provided in the Existing Tax Treaty and nothing herein shall be read or construed to curtail or diminish the provision of that Treaty concerning the same. The 100-acre maximum set out in the Existing Tax Treaty shall no longer apply, thereby expanding the scope of the benefits of the Existing Tax Treaty to the entire CNE development and to the entirety of the CNE Properties. Further, the successor in title to any CNE Property comprising or consisting of CNE roadways and common areas shall continue to benefit from the real estate tax and other exemptions provided for in the Existing Tax Treaty, as hereby extended.

- The Existing Tax Treaty addresses and provides relief from wholesale and retail inventory taxes and that relief shall continue under the Existing Tax Treaty and under that Treaty as extended. Rhode Island General Laws § 44-3-29.1, which became effective after the Existing Tax Treaty came into effect, has mandated that cities and towns phase out wholesale and retail inventory taxes (phase-out apparently completed in 2006). Nothing herein shall be read or

construed to derogate from the command of or benefits provided in § 44-3-29.1 and all owners and lessees of CNE Property shall be entitled to the full benefit thereof. However, if there is any resumption in any wholesale or retail inventory taxes provided by state law or any other authority over the period that any party is entitled to benefits under the Existing Tax Treaty or under that Treaty as hereby extended, then, unless the state law providing for such a resumption expressly provides otherwise, the relief from wholesale and retail inventory taxes as and to the extent provided under the Existing Tax Treaty and under such Treaty as extended shall remain in effect. Except as otherwise expressly modified through this Consent Order, the terms and conditions of the Existing Tax Treaty shall not otherwise be modified, and they shall continue to cover only "commercial, non-residential enterprises."

- Unless the State of Rhode Island expressly mandates otherwise, the Town agrees that it will not impose or re-impose any new or further taxes or charges on "commercial non-residential enterprises" situated in the CNE development or otherwise affecting the CNE Properties over the period as to which a CNE Property owner or lessee is receiving benefits under the Existing Tax Treaty and under such Treaty as hereby extended. Nothing in the foregoing sentence shall be read or construed to relieve CNE Property from the obligations expressly provided for under this Consent Order.

10. Girls Softball Payments; Reservation of Allocation. The Parties agree that $150,000 shall be paid to the Town in connection with the so-called "girls softball field(s)" matter in full satisfaction of that alleged obligation and any claims of the Town and Receiver relating thereto. No further payments shall be due, including none from future home/lot sales or sales of any other CNE Property, in payment of that disputed obligation. Such $150,000 shall be

paid to the Town within one year of the Effective Date. As noted in section 1, the Town has reserved a right to opt to treat or allocate, in its sole and absolute discretion, any payment of the amounts identified in this section 10 to pre-receivership sewer use charges, for the reasons noted in such section 1. Notwithstanding any such allocation by the Town, payments made by the Receiver or his Consent Order Designee to the Town under this section 10 shall operate to discharge the outstanding obligations identified in this section

11. Other Agreements and Confirmations.

- The Parties shall continue to share information and discuss the administrative and other details of the Receiver and his successors and/or assigns and his current agent and property management company, Peregrine Property Management, giving their full good faith effort and cooperation to working with the Town to complete the transition to the Town responsibility for billing and collecting sewer use charges directly to CNE Property owners, their lessees, occupants and other end users. Such transition shall be planned and undertaken efficiently and with no undue, unnecessary or unreasonable requirements, and both the effective date thereof shall be agreed upon and the logistics of such transition undertaken in such a manner as to ensure that the Receiver and his agents, designees and assigns receive the maximum amount collectible for such charges for all time periods up to the effective date of such transition. As part of such transition, and both before and after the effective date thereof the Receiver and his agents, designees and assigns shall take accurate and reliable water meter readings of water users at the CNE development and, upon the Town paying what is a fair and reasonable amount therefor, shall transmit or otherwise share such readings with the Town as to all CNE Property to enable and assist the Town in measuring and calculating sewer usage for each CNE Property to which

sewer services have been provided. The Town shall pay such fair and reasonable amount for all periods for which the Receiver and his agents, designees and assigns have provided and shall continue to provide and otherwise share such water meter readings with the Town, and any disagreements or disputes as to the amount of the same shall be presented to the Court for its determination thereof. Notwithstanding the foregoing, the Town reserves the right to attempt to gather and be responsible for water meter readings using its own personnel, or agents, assigns or designees. The Parties commit to this transition being fully completed within one year of the Effective Date, unless the Town shall opt to attempt to gather water meter reading on its own.

- There are not now and there shall be as to CNE Property no low-moderate income set aside requirements on any residential development at any CNE Property including but not limited to as to any apartment complexes or otherwise in the entire CNE development, which prohibition shall run with the land in perpetuity. Further, the Receiver, his successors, designees and assigns agree that they shall not submit or advance any "comprehensive permit" or other applications for low-moderate income housing, and this prohibition shall similarly run with the land.

- The Town will recognize and acknowledge, to the exclusion of all others, the Receiver, as Receiver of all of the Receivership Entities, as well as his successors, designees and assigns, as the sole "Developer" under the Existing Tax Treaty and as such Treaty is extended, and will also later recognize and acknowledge the successors, designees and assigns of and to the Receiver for purposes of the Existing Tax Treaty, such Treaty as extended, and otherwise in respect to the overall resolution reached with the Town, including as provided in this Consent Order.

- The Town agrees that it will cooperate with the Receiver, his designees, successors and assign in connection with his or their creation and enforcement of assessments and liens on CNE Property, including liens for payment of common area maintenance charges and for water services. In no event, however, shall any such liens have priority over or interfere with the Town's liens, whether arising by statute or through any other means. The Receiver agrees that the provisions set forth in this Consent Order do not require, expressly, impliedly, or otherwise, that the Town take over the private roadways at the CNE development, nor the water or sewer lines beneath them, nor water meter pits, sewer pump stations or any other like infrastructure at the CNE development, and the Town shall be under no obligation whatsoever to do so. Nothing herein, however, shall preclude the Town or Receiver from discussing such a takeover at any point in the future, but the Parties agree that any such takeover shall only occur on terms mutually acceptable to the Town and Receiver, and in the sole discretion of each.

12. Binding Nature. In all respects this agreement and Consent Order shall be binding upon the Receiver, the Receivership Entities, the Receiver's successors, designees and assigns, and the CNE Property.

13. Effect of February 23, 2004 Consent Judgment. To the extent that this Consent Order has the effect of modifying the terms and conditions of that certain Consent Judgment dated February 23, 2004 the Parties hereto do expressly hereby assent to such modifications and agree that they shall be bound by such February 23, 2004 Consent Judgment as it may be or construed to be hereby modified and without regard to the outcome of any collateral attack by any individual or entity not a party to this Consent Order, on either the terms of this Consent Order or on the February 23, 2004 Consent Judgment.

14. Business Park Designation. Other than the terms of this Consent Order that expressly allow for residential development on the CNE Properties, nothing in this Consent Order shall be construed as modifying the status of the CNE Properties as being subject to their current designation under the Zoning Ordinance and Zoning map of the Town of Coventry as a "Business Park" and subject to the terms thereof in every respect, as modified by the terms of the February 23, 2004 Consent Judgment. The Parties recognize and agree that, except to the extent otherwise provided in this Consent Order, the development of "commercial non-residential properties" and any proposal for residential or commercial development in the CNE development is subject to the authority of the Town of Coventry Planning Commission to approve, modify or reject in accordance with the powers vested in such Commission pursuant to state law and the Coventry Town Charter, and the ordinances, policies, protocols, rules and regulations adopted pursuant thereto.

15. No Effect on Police Powers. In no event shall this Consent Order or any agreement based thereon, be construed as in any way limiting the general police powers of the Town pursuant to the Town Charter, the Rhode Island General Laws, any Public Law, Act or Resolution vesting such power or authority in the Town, or pertaining to local matters within the powers of the Town pursuant to Article XIII of the Rhode Island Constitution, unless such power is specifically limited by the terms of this Consent Order.

16. No Effect on Existing Master Plan and Other Approvals—Other Than As Expressly Provided. The Parties acknowledge, recognize and accept that both the Master Plan Approval for the Centre of New England development and all zoning and other approvals provided by the Town or its boards and commissions in regard to property within that

development remain in full force and effect and, except to the extent otherwise provided in this Consent Order, the CNE development is subject to the authority of the Town of Coventry Planning Commission to approve, modify or reject any proposal for residential or commercial development in accordance with the powers vested in such Commission pursuant to state law and the Coventry Town Charter, and the ordinances, policies, protocols, rules and regulations adopted pursuant thereto.

17. Condition to Consent Order Being Binding; Earlier Consent Order; Resolution.

The Parties agree that the Receiver's entry into this Consent Order is subject to and conditioned upon approval of the Court of this February 2019 Consent Order. Upon approval of this Consent Order by a majority of the members of the Town Council at a duly noticed and conducted public meeting therefor, this February 2019 Consent Order shall be a Resolution of the Town Council. This February 2019 Consent Order is identical to the Consent Order earlier approved by the Receiver, the Town, and its Town Council and a majority of the members thereof in December 2018, except for a deletion in section 6 above to a "cap" number that had been placed as to certain residential units that has now been made in this February 2019 Consent Order and resulting changes and clarifications.

Agreed and Consented to:

*Agreed to subject to Court Approval

February __, 2019

*/s/ Matthew J. McGowan**
Matthew J. McGowan, Esq., as Receiver
Salter McGowan Sylvia & Leonard, Inc.
56 Exchange Terrace
Providence, RI 02903
(401) 274-0300

(Bar No. 2770)
mmcgowan@smsllaw.com

Town of Coventry
By its Solicitor

/s/ Nicholas Gorham
Gorham & Gorham, Inc.
P.O. Box 46
25 Danielson Pike
Scituate, RI 02857-0046
(401) 647-1400
nickgorham@gorhamlaw.com

Town of Coventry
By its Town Council and Members Thereof:

Coventry Town Council

By: Kerry McGee, as President

Its Members:

Gary Cote
District 4

Gregory Laboissonniere,
Vice-President
District 2

Kerry McGee
District 3

Ann Dickson
District 1

Debra Bacon
District 5

The foregoing is hereby approved and entered as an Order of this Court:

Enter:

/s/ Sarah Taft-Carter

Sarah Taft Carter
Associate Justice

Dated: May 13, 2019

Per Order:

/s/ Danubia Puig Deputy Clerk 1
Clerk

Dated: May 13, 2019

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TAB B

Town of Coventry Subdivision and Land Development

APPLICATION & CHECKLIST FOR MAJOR LAND DEVELOPMENTS AND MAJOR SUBDIVISIONS

Project Name Highlands at Hopkins Hill, Phases 1G, 1H, 1I, 1J, 1M, & 1N

Project Address Dante Boulevard, Coventry, Rhode Island **Plat** 13 **Lot** 22

Applicant

Name DS Homes, INC.

Address 420 Scrabbletown Road, Suite G, North Kingstown, RI 02852

Telephone/Email bob@debloisbldg.com/ (401) - 268-5357

Owner

Name D2 Homes, INC.

Address 420 Scrabbletown Road, Suite G, North Kingstown, RI 02852

Telephone/Email bob@debloisbldg.com/ (401) -268-5357

Attorney

Name Joelle C. Rocha, Duffy & Sweeney, LTD

Address 321 South Main Street Suite 400, Providence, Rhode Island 02903

Telephone/Email (401) 455-0700/jrocha@duffysweeney.com

Land Surveyor/Engineer

Name DiPrete Engineering

Address Two Stafford Court, Cranston, RI 02920

Telephone/Email (401) 943-1000

Special-Use Permit Required?	Yes	X No
Variance Required?	Yes	X No
Zoning Amendment Required?	Yes	X No

Applicant(s) Signature _____ Date 2-5-25

Owner(s) Signature _____ Date 2-5-25

TAB C 1

PRELIMINARY PLAT CHECKLIST
MAJOR LAND DEVELOPMENTS AND MAJOR SUBDIVISIONS

1. Preliminary Plat Map(s) - The applicant shall submit to the Administrative Officer at least five (5) copies of the preliminary site plans drawn to a scale of 1 inch to 40 feet. The scale may be modified with the permission of the Administrative Officer. Each sheet shall be no larger than 24 inches by 36 inches, and a sufficient number of sheets shall be included to clearly show all of the information required. Sheets shall be numbered sequentially (e.g., sheet 1 of 3, 2 of 3, etc.). Plans shall include a certification that all plans and improvements conform to all existing and amended standards of the State of Rhode Island and Providence Plantations, Board of Registration for Professional Engineers and Board of Registration of Land Surveyors.

A. All maps required by this Checklist shall show the following information (if applicable):

TITLE BLOCK INFORMATION

1. 1 Name of the proposed subdivision, including phase number
2. 1 Name, address and telephone number of property owner(s) and applicant(s) (if owner of record is a corporation, the name and address of the president and secretary)
3. 1 Name, address and telephone number of engineer or land surveyor
4. 1 Date of plan preparation, with revision date(s) (if any)
5. 1 Graphic scale and true north arrow
6. 1 Plat and lot number(s) of the parcel being subdivided

PLAN INFORMATION

7. 4 Zoning and fire district(s) of the land being subdivided. If more than one district, zoning and fire district boundary lines must be shown
8. 4 Perimeter boundary lines of the subdivision or phase, drawn so as to distinguish them from other property lines
9. 4 Location and dimensions of existing property lines within or forming the perimeter of the subdivision parcel(s)
10. 4 Easements and rights-of-way within or adjacent to the parcel being subdivided
11. 4 Location, width and names of existing streets within and immediately adjacent to the parcel being subdivided
12. 4 Names and addresses of all property owners within a two hundred (200) foot radius of the perimeter of t he property as shown on t he current real estate tax assessment records of the Town, including plat and lot numbers

B. An Existing Conditions Map(s) to show the following:

1. 4	Date of the existing conditions shown
2. 4	Acreage of parcel to the nearest tenth of an acre.
3. 4	A zoning data table showing calculations necessary to determine conformance to zoning regulations
4. 4	Location of wooded areas and notation of existing ground cover
5. N/A	Areas of agricultural use (if any)
6. 4	Location of any historic cemeteries on or adjacent to the subdivision parcel(s)
7. 4	Location of any man made and unique natural and/or historic features, including stone walls, rock outcroppings, embankments and retaining walls
8. N/A	Location of wetlands, watercourses or coastal features present on or within 200 feet of the property being subdivided
9. 4	Existing topography with maximum contour intervals of two(2) feet, appropriate benchmarks shall be indicated (location of benchmarks tied to the RI Coordinate system where possible)
10. 4	Location of percolation test holes (marked by the letter "P")
11. 4	Location of groundwater determined test holes (marked by the letter "W")
12. 4	Location and approximate size of existing buildings or significant above-ground structures on or immediately adjacent to the subdivision
13. 4	Location and dimension of all existing utilities within and immediately adjacent to the subdivision, including sewer, water, gas, electric, phone, cable TV, fire alarm, hydrants, above and under ground water storage tanks, utility poles, stormwater drainage facilities or other existing above or under ground utilities
14. 4	Location and elevation of 100 year floodplain
15. 4	Certification by a Registered Land Surveyor that a perimeter survey of the land being subdivided has been performed and conforms to the survey requirements of these Regulations
16. 6	Existing street ties (Location where existing streets meet proposed subdivision street.)
17. 4	Existing easements, rights of way, including utilities, roads, drives and rail lines
18. N/A	Notation on plan if the subdivision parcel(s) are located within any of the following areas:

N/A Natural Heritage Areas (RIDEM)
N/A Historic Districts (Town)
N/A Groundwater Protection Overlay District (Town)

C. A Proposed Conditions Map(s) to show the following:

1. 6	Proposed improvements including streets, lots, lot lines, setback lines and curblines with approximate lot areas and dimensions shown. Proposed lot lines shall be drawn so as to distinguish them from existing lot lines
2. 6	Location and dimension of all proposed utilities within and immediately adjacent to the subdivision, including sewer, water, gas, electric, phone, cable TV, fire alarm, hydrants, underground water storage tanks, utility poles, stormwater drainage facilities or other proposed above or underground utilities
3. 6	Grading plan to show proposed contours at two-foot intervals for all grading proposed for on and off-site street construction, drainage facilities and upon individual lots if part of proposed subdivision improvements
4. 6	Landscaping plan to show all significant proposed clearing of land, removal of existing vegetation, revegetation and/or landscaping on street rights-of-way and upon individual lots if part of proposed subdivision improvements
5. 6	Proposed linear footage of streets
6. 5	Soil erosion and sediment control plan
7. 7-10	Proposed street plan and profiles drawn at a scale of 1"= 40' horizontal and 1" = 4' vertical
8. 7-10	Street cross-sections
9. 6	Proposed street names
10. 6	Proposed sidewalks or bike paths
11. N/A	Proposed street trees
12. 7-10	Proposed drainage plan and drainage calculations for a 100 year storm prepared by a Registered Professional Engineer
13. YES	Fifteen (15) copies of the proposed subdivision plan reduced to no larger than 11" x 17"
14. N/A	Open space use plan (residential cluster developments or residential compounds)
15. N/A	Proposed location, dimension and area of any land proposed to be set aside as open space or dedicated to the town (or fees in lieu of land)
16. 5	Proposed construction access road(s) or route(s)
17. 6	Existing street ties (Location where existing streets meet proposed subdivision street.)
18. 7-10	Propose location of water, storm sewer and sanitary sewer, if available
19. 6	Proposed total linear footage of sidewalks, curbs and streets measured at centerline
20. 7-10	Proposed total number of catch basins and manholes

21. 7-10 Proposed total length by size of all water pipes and laterals

22. 7-10 Proposed total length by size of all drain pipes

23. 4 Proposed number of permanent bounds and number of corner markers

24. 4 Approximate cubic yards of rock and ledge excavation, yards of fill and yards of gravel excavation.

D. Supporting Materials

1. YES Filing Fee: - $250 plus $20 per unit

2. 2 A vicinity map, drawn to a scale of 1"=400' or as necessary to show the area within one-half mile of the subdivision parcel showing the locations of all streets, existing lot lines, and zoning district boundaries. Schools, parks, fire stations and other significant public facilities shall be indicated on the locus map by shading and labeling the specific use

3. N/A Prior Approval Written confirmation from the RI Department of Environmental Management pursuant to the RIDEM Rules and Regulations Governing the Enforcement of the Freshwater Wetlands Act, and any subsequent amendments thereto, that plans of the proposed subdivision, including any required off-site construction, have been reviewed and indicating that the Wetlands Act either does not apply to the proposed site alteration or that approval has been granted for the proposed site alteration.

4. N/A prior approval In lieu of item 3 above, an affidavit signed by a qualified professional (a wetlands biologist, a Registered Professional Engineer or a Registered Landscape Architect) stating that there are no freshwater wetlands present on or within 200 feet of the property being subdivided

5. Separate Cover Written confirmation that Kent County Water Authority has reviewed the plan and is able to provide water service, without individual pneumatic pumps with a minimum of 35 psi at the street to all proposed parcels (if proposed)
Kent County Water Authority_____
Date of Letter_____

6. N/A A Physical Alteration Permit (PAP) issued by the State Department of Transportation for any connection to or construction work within a State highway or other right-of-way (if necessary)

7. N/A Preliminary Subdivision Suitability Determination by the Department of Environmental Management for the use of individual sewage disposal systems (if proposed).

8. N/A PRIOR APPROVAL Written confirmation that the Town Engineering Department has reviewed plans for proposed sewer service, and indicating whether sewer service is (is not) available and will (will not) be required. If required, Town Council approval will be required.

9. SEPERATE COVER The names and addresses of owners of all properties, agencies and communities requiring notification as required by these Regulations

10. N/A Copies of return receipts for certified mail notices (above)

11. N/A PRIOR APPROVAL — Draft copies of all legal documents describing the property, proposed easements and rights-of-way, dedications, restrictions, or other required legal documents
Specify_____
_____
_____
_____

12. N/A PRIOR APPROVAL — Either of the following:

____a. A letter stating it is the intent of the applicant to complete the required improvements prior to the Planning Commission's endorsement of the final plat; or,
____b. A letter requesting that security sufficient to cover the cost of required improvements as provided in Article VII be set by the Planning Commission

Initial amount set by Commission_____
Date_____

13.____ Final written comments on the Preliminary Plan, plus the following as required: (*Provided by the Administrative Officer*)

A. _____ Planning Department Date:_____
B. _____ Engineering/Public Works Date:_____
C. _____ Building Inspector Date:_____
D. _____ Solicitor Date:_____
E. _____ Conservation Comm. Date:_____
F. _____ Fire Department(s) Date:_____
G._____ Other (specify)_____ Date:_____
_____

14. 4 Soils map of the area. If any prime agricultural soils are within the subdivision parcel(s) the soils map shall be marked to show location of said prime agricultural soils

15. N/A If Individual Sewage Disposal Systems are proposed, confirmation from the State Department of Environmental Management that the soils are adequate for the use of ISDS. Either of the following:

____Preliminary Subdivision Suitability Report No._____
(3-5 lots)

____Water table verification No._____
(2 lots)

16. SEPERATE COVER — Certificate(s) from the Tax Collector, Fire District, and Sewer Authority (if applicable) showing that all taxes and fees due on the parcel being subdivided have been paid for a period of five (5) years prior to filing of the final plat and that there are no outstanding municipal liens on the parcel

17. SEPERATE COVER — Drainage calculations for development ____ and for downstream____

18. N/A PRIOR APPROVAL — Engineering analysis of water system to establish: that there will be no decrease in water pressure or supply to surrounding property owners and that there will be adequate water supply and pressure to each new house in accordance with the building code

19.	N/A PRIOR APPROVAL	Engineering analysis of sewer system (if available)
20.	N/A PRIOR APPROVAL	Deed restrictions (if any)
21.	N/A	Proposal for perpetual care of cemeteries on the lot
22.	N/A	Residential compound agreements if required
23.	N/A	A landscape plan by a registered landscape architect, if required by planning commission
24.	N/A PRIOR APPROVAL	Environmental Review Team (ERT) report required by Planning Commission
25.	4	Plans showing location and description of provisions to meet requirements of the Coventry Soil Erosion and Sedimentation Ordinance
26.	N/A	A COMPLETE SET OF PRELIMINARY PLANS IN A CONVENTIONAL CONFIGURATION MUST BE SUBMITTED AT THE PRELIMINARY SUBMISSION IF THE DEVELOPMENT IS A RESIDENTIAL CLUSTER DEVELOPMENT

TAB C2

Town of Coventry - Subdivision and Land Development Regulations

CHECKLIST: MAJOR LAND DEVELOPMENTS & MAJOR SUBDIVISIONS - PRELIMINARY

Preparer: Brian Giroux **Assessors Plat:** 13 **Lot:** 22

Phone Number: (401) 943-1000 **Name of Project:** Highlands at Hopkins Hill, Phases 1G, 1H, 1I, 1J, 1M, & 1N

Email and Fax Number: bgiroux@diprete-eng.com

A copy of all plans shall be submitted in digital format (PDF)

Please refer to the Submission Requirements for Minor/Major Subdivision and Land Development Projects for support in completing your application. For cluster developments, refer to the separate checklist for Cluster Development Final Submissions rather than the Final Submission category on this checklist.

All plans required by this Checklist shall show the following information (if applicable). If any checklist item appears to be inapplicable, please mark NA in the APP CODE column and explain in the space provided after the checklist.

Please complete the checklist, using the following as direction for each column.

APP CODE	Check if this item is included; mark NA for not applicable if item is not applicable to your application.
LOCATION (PAGE #)	Provide the location of the specific checklist item. This can be a plan sheet number or the name of the supporting document and page.
REVIEW CODE	For administrative use only and are to be entered by the Administrative Officer: Item Confirmed – Yes, No, Partial, or NA

#	APP CODE	ELEMENT REQUIRED	LOCATION (PAGE #)	REVIEW CODE
		A. EXISTING CONDITIONS PLAN INFORMATION The existing conditions plan shall consist of detailed plans showing every lot, contain title block information and the items listed below. For the Preliminary Plat Application, all lots extending at least 500' beyond perimeter boundary lines of subdivision shall be depicted on the plan. For final submissions, existing conditions that will remain shall be included on the proposed plan.	4	
1.		Name of the proposed subdivision	4	
2.		Name, address and telephone of property owner (s), applicant(s) and legal counsel.	3	
3.		Name, address and telephone number of preparer	4	
4.		Date of plan preparation, with revision date(s) (if any)	4	
5.		Graphic scale (approximately 1" = 40'), true north arrow		
6.		Map legend (items displayed on all maps/plans shall be symbolized in a legend)	4	
7.		Plat and lot number(s) of the land being subdivided	4	
8.		Name, address, phone & stamp of Registered Engineer or Land Surveyor responsible for the plans	4	
9.		Date of existing conditions shown	4	
10.		Acreage of parcel to the nearest hundredth acre	4	
11.		Zoning district(s) and fire district(s) of the land being subdivided. If more than one district, zoning boundary lines and fire district lines must be shown	4	
12.		Perimeter boundary lines of the subdivision or phase, drawn to distinguish them from other property lines	4	
13.		Location and dimensions of existing property lines within or adjacent to the subdivision parcel, including easements, driveways, and rights-of-way	4	
14.		Location, width and names of existing streets, existing street ties (Location where existing streets meet proposed subdivision street.) curb cuts, sidewalks, curve data within and immediately adjacent to the subdivision parcel	4	
15.		Location of existing wooded areas, notation of existing ground cover, any trees over 50 years old	4	
16.		Location of any unique natural or manmade and/or historic features, including stone walls, rock outcroppings, embankments and retaining walls, and existing structures listed on the National Historic Register	4	
17.		Location of wetlands or watercourses on site and within 200 feet of the perimeter of the subdivision parcel	NA	
18.		Location and elevation of 100-year flood plain	NA	
19.		Areas of existing agricultural use (if any)	NA	
20.		Existing topography of the development and for a 500' radius beyond the site with maximum contour intervals of two (2) feet, appropriate benchmarks shall be indicated (location of benchmarks tied to the RI Coordinate system	4	

#	APP CODE	ELEMENT REQUIRED	LOCATION (PAGE #)	REVIEW CODE
		where possible) Note: contours for the 500' foot radius beyond the site may be decreased to 10' intervals which are available through USGS		
21.		Location and approximate size of existing buildings or significant above-ground structures on or immediately adjacent to the subdivision	4	
22.		Location of percolation and groundwater determined test holes (soil evaluation test results)	4	
23.		Location and dimensions of all existing utilities within and immediately adjacent to the subdivision, including: _____ sewer _____phone, cable, TV _____gas _____water _____fire alarm, hydrants _____above and underground water storage tanks _____electric _____utility poles _____stormwater drainage facilities _____other proposed above or underground utilities	4	
24.		Notation on plan if the subdivision parcel(s) are located within any of the following areas: ____ Natural Heritage Areas (RIDEM) ____ Historic Districts (Town) ____ Groundwater Protection Area (RIDEM)	4	
		B. PROPOSED CONDITIONS PLAN(s)	6	
25.		Name of the proposed subdivision	6	
26.		Name, address and telephone of property owner (s), applicant(s) and legal counsel.	3	
27.		Name, address and telephone number of preparer	TBL	
28.		Date of plan preparation, with revision date(s) (if any)	6	
29.		Graphic scale (approximately 1" = 40'), true north arrow	6	
30.		Map legend (items displayed on all maps/plans shall be symbolized in a legend)	1&2	
31.		Plat and lot number(s) of the land being subdivided	4	
32.		Name, address, phone & stamp of Registered Engineer or Land Surveyor responsible for the plans	TBL	
33.		A zoning data table indicating Required and Proposed zoning as well as calculations necessary to determine conformance to zoning regulations. Land suitable and unsuitable for development breakdown (see Article III of the Subdivision Rules and Regulations), setbacks, frontage, building height, lot coverage, parking requirements etc. shall be included in this table	6	
34.		Area of the subdivision parcel and proposed number of buildable lots, dwellings or other proposed improvements. Indicate accurate acreage for all proposed lots	6	
35.		Proposed location of proposed permanent bounds and corner markers if applicable	4	
36.		Existing street ties (location where existing streets meet proposed subdivision street)	6	
37.		Proposed location, if any, for connection with existing water supply, storm water and sanitary sewer systems or a notation that wells and ISDS are proposed	7-10	
38.		Cross sections and location of proposed sewers, notation as to type of sewer installation (i.e. gravity vs. forced main) if applicable	7-10	
39.		Proposed improvements including streets, lots, lot lines setback lines and curb cuts, with lot areas and dimensions. Proposed lot lines shall be drawn so as to distinguish them from existing property lines	6	
40.		Proposed construction access road(s) or route(s)	5	
41.		Proposed total linear footage of sidewalks, driveways, bike paths, curbs and streets measured at centerline. Indicate driveway material proposed	6	
42.		Location and notation of type of proposed easement(s) or existing easement(s) to remain (if any) with accurate dimensions and areas indicated	4	
43.		Grading plan to show proposed contours at two (2) foot intervals for all grading proposed for on and off-site street construction, drainage facilities and grading upon individual lots if part of proposed subdivision improvements	6	
44.		Provisions for collecting and discharging stormwater	6	
45.		Proposed drainage plan, a drainage maintenance plan and 2 copies of a drainage report/calculations for development and downstream prepared by a Registered Professional Engineer. To be reviewed, approved and stamped by the Town Engineer Note: Roof runoff infiltration systems may be requested if not proposed	7-10	
46.		Location and dimensions of all proposed utilities within and immediately adjacent to the subdivision, including: _____ sewer _____phone, cable, TV _____gas _____water _____fire alarm, hydrants _____electric _____utility poles _____above and underground water storage tanks (approved by fire district) _____stormwater drainage facilities _____other proposed above or underground utilities	7-10	

#	APP CODE	ELEMENT REQUIRED	LOCATION (PAGE #)	REVIEW CODE
47.		Plans approved by the Fire Marshall for the applicable Fire District.	3	
48.		Designated trash collection area(s)	NA	
49.		Open Space Plan (residential cluster developments or residential compounds) including proposed location, dimension and area of any land proposed to be set aside as open space or dedicated to the town (or fees in lieu of land). This plan shall also contain a proposed maintenance element	NA	
50.		Location of proposed shopping facilities (if any)	NA	
51.		Detailed Building Elevations for each façade ____Identify building elevations for each façade ____Identify façade orientation ____Dimensions of façade elements, including height and width	6	
52.		Alternate conceptual designs for land development (if applicable) showing approximate areas of alteration and identification of land areas and natural features to be preserved	NA	
53.		Notation of special conditions of approval imposed by the Planning Commission (if any)	NA	
54.		Certification by a Registered Land Surveyor that all interior and perimeter lot lines and street lines of the land being subdivided have been designed to conform to Procedural and Technical Standards for the Practice of Land Surveying in the State of Rhode Island and Providence Plantations as prepared by the Rhode Island Society of Professional Land Surveyors, Inc., April 1994, as amended. Measurement standards for surveys shall meet the minimum standards for Class I surveys	4	
		C. CONSTRUCTION DRAWINGS		
		D. SUPPORTING MATERIALS		
55.		Traffic Study (if required by the Planning Commission)	SEPERATE COVER	
56.		Parking Plans (Parking layout with spaces numbered per aisle and totaled, parking space calculations based on Articles XII, XVI and XVII of the Subdivision Rules and Regulations)	NA	
57.		Written confirmation from the RI Department of Environmental Management pursuant to the RIDEM Rules and Regulations Governing the Enforcement of the Freshwater Wetlands Act, and any subsequent amendments thereto, that plans of the proposed subdivision, including any required off-site construction, have been reviewed and indicating that the Wetlands Act either does not apply to the proposed site alteration or that approval has been granted for the proposed site alteration	NA PRIOR APPROVAL	
58.		In lieu of item 74 above, an affidavit signed by a qualified professional (a wetlands biologist or a Registered Professional Engineer) stating that there are no freshwater wetlands present on or within 200 feet of the property being subdivided	NA PRIOR APPROVAL	
59.		Written confirmation that Kent County Water Authority has reviewed the plan and is able to provide water service	Prior approval modified plans submitted	
60.		For subdivisions/developments proposing service by public sewer, copies of a written statement from the Sewer Subcommittee or other appropriate agency that the proposed plan, with plan revision date indicated, has been reviewed and which provides: a. Confirmation that sewer service is available; b. Approval of connection to the existing sewer main as depicted on the plan; and If extension is proposed, approval of extension of the sewer main as depicted on the plan	Under review	
61.		If ISDS is proposed, confirmation from the State Department of Environmental Management that the soils are adequate for the use of ISDS. Either of the following: ____Preliminary Subdivision Suitability Report No._____ *(3-5 Lots)* ___Water table verification No._____ *(2 Lots)*	NA	
62.	1.	A signed affidavit attesting that notice was sent by first class mail to all abutters AFTER Town Staff have sent the notice to the newspaper for publication.	SEPERATE COVER	
63.		Either of the following: ___A letter to the Planning Commission stating the subdivider's intent to complete the required improvements prior to endorsement and recording; or, ___A letter to the Planning Commission requesting that security sufficient to cover the cost of required improvements be established by the Board Initial amount set by Commission_____ Date_____	N/A Private Development	
64.		Written comments on the Plans, by the following as required (provided by Admin. Officer) ____Engineering/Public Works Date_____ ____Engineer Date_____ ____Solicitor Date_____ ____Other (specify below) Date_____ _____	N/A No Current Comments	

#	APP CODE	ELEMENT REQUIRED	LOCATION (PAGE #)	REVIEW CODE
65.		Notation of any Special Local, State or Federal Approvals/Permits Required: Approval letter from applicable Fire District Pending Preliminary Determination Application for Wetlands (DEM) 24-194 Wetlands (In)significant Alteration Permit N/A RIDEM Wetlands Delineation N/A RIPDES Permit RIP102743 RIDOT PAP N/A Special Use Permit N/A Variance(s) N/A Waiver(s) N/A Other(s) Consent Order C.A. No. KC-2024-0766 PROOF OF SPECIAL PERMIT APPLICATION SUBMISSION IS SUFFICIENT FOR PRELIMINARY PLAN SUBMISSION. FINAL PERMIT APPROVAL MAY BE REQUIRED FOR FINAL PLAN APPROVAL.		
66.		An approved Soil Erosion and sediment Control Plan (see Article III of the Coventry Code of Ordinances), if required by the Coventry Soil and Erosion Control Ordinance. This plan shall be reviewed, approved and stamped by the Building Official and/or Town Engineer	5	
67.		Certificate(s) from the Tax Collector, fire district, and sewer authority (if applicable) showing that all taxes and fees due on the parcel being subdivided have been paid and that there are no outstanding municipal liens on the parcel	SEPERATE COVER	
68.		A Physical Alteration Permit (PAP) issued by the State Department of Transportation for any connection to or construction work within a State highway or other right-of-way (if necessary)	NA	
69.		Engineering analysis of water system to establish: that there will be no decrease in water pressure or supply to surrounding property owners and that there will be adequate water supply and pressure to each new house in accordance with the building code	N/A PRIOR APPROVAL	
70.		Draft copies of all legal documents describing the property, proposed easements and rights-of-way, dedications, restrictions or other required legal documents Specify_____	NA	
71.		Two copies of any deed restrictions on the land, including wetlands disclosure for all lots requiring individual RIDEM approval concerning wetlands	N/A PRIOR APPROVAL	
72.		Residential Compound Association and maintenance agreement, if required	NA	
73.		Cluster agreements, if required	NA	
74.		Any additional requirements of the Planning Commission: _____		
		F. PAYMENT OF REQUIRED FEES ALL CHECKS ARE TO BE MADE OUT TO THE TOWN OF COVENTRY		
75.		Filing Fee: $250 + $20 per unit	Seperate Cover	

Checklist Item #	Applicant Comments on Required Forms/Documents:
Checklist Item #	Reviewer Comments on Required Forms/Documents:

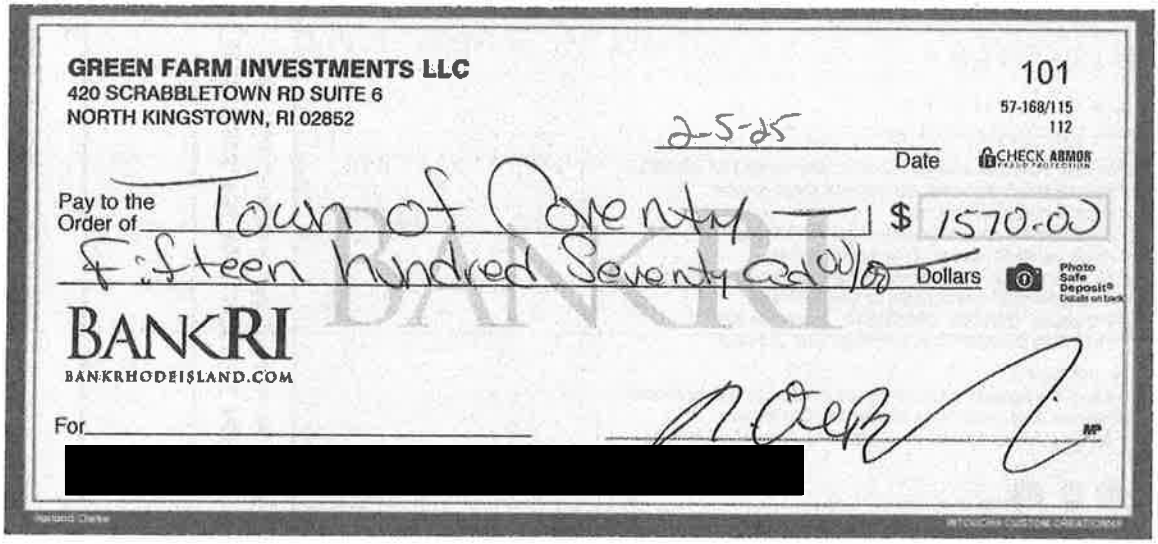
I hereby certify that the information presented in this application is true and accurate to the best of my knowledge.

PREPARER

01/20/2025
DATE

Checklist Item #	Applicant Reason for Not Applicable
#17, #18, #19	No wetlands, 100-year flood plain, or areas of existing agricultural use are within the project boundary or within 200 feet of the site.
#52, #56, #57, #58, #59, #63, #69, #70 and #71	This application is proposing the required development of water quality per case number KC-2024-0766 for approved plan set Phase 1F-1P Highlands at Hopkins Hill Condominium dated 1/15/09 by John P. Catio Corporation. Therefore, the following are not required and noted as NA:

TAB D



GREEN FARM INVESTMENTS LLC
420 SCRABBLETOWN RD SUITE 6
NORTH KINGSTOWN, RI 02852

101
57-168/115
112

2-5-25
Date

CHECK ARMOR

Pay to the Order of Town of Exeter $ 1570.00

Fifteen hundred Seventy and 00/100 Dollars

Photo Safe Deposit®

BANKRI
BANKRHODEISLAND.COM

For [redacted]

TAB E

INST: 00000495
Bk: 2320 Pg: 62

TAX $: 14,260.00
DATE: Jan 29,2025
Recorder: KAM
Town of Coventry

26022

RECEIVER'S DEED

RHODE ISLAND

I, Matthew J. McGowan, in my capacity as, and only as the duly appointed and qualified Permanent Receiver of **Commerce Park Realty, LLC**, Commerce Park Properties, LLC and affiliated receivership entities (the "Receiver" or the "Seller"), by the power conferred upon me as Receiver and by every other power thereunto me enabled by the Rhode Island Superior Court (Providence County) of the State of Rhode Island (the "Court"), including through its certain "Order Granting Receiver's Motion to Sell Property Free and Clear of Liens, Claims and Encumbrances (Developable Lot 1 at Centre of New England: Coventry Plat 13, Lot 22)" entered by the Court on March 19, 2024 (the "Sale Order") in those proceedings pending before the Court docketed as *Nicholas E. Cambio, as Trustee of The Nicholas E. Cambio, Roney A. Malafronte, and Vincent A. Cambio Trust v. Commerce Park Realty, LLC, Commerce Park Properties, LLC, Commerce Park Commons, LLC, Commerce Park Associates 4, LLC and Catapult Realty, LLC*, Case No. P. M. No. 13-0350, and *Matthew J. McGowan, as Receiver v. Commerce Park Management*, LLC C.A. No. PB 13-5001, a certified copy of which Sale Order is recorded herewith and incorporated herein, for and in consideration of the initial consideration of $1,950,000.00 (which amount may be subject to a later upward adjustment, per the terms of the Court-approved Purchase and Sale Agreement, including as amended, identified in the Sale Order), do hereby, as grantor, grant, bargain, convey, and sell unto **D2 Homes, Inc.**, a Rhode corporation, as grantee, free and clear of all liens, claims and encumbrances, including but not limited to any and all mortgages, and statutory liens of the State of Rhode Island and of any other municipal authorities or quasi-governmental authorities, as provided in the Sale Order, all of my rights, title and interests as said Receiver, including, without limitation, in, to, and in respect to all development rights and/or special declarant rights to withdraw the "Real Estate," as identified

herein from the "Condominium" as permitted under Section 22.1 of the "Declaration", as amended, and/or to construct up to sixty-six (66) "Single Residential Unit" units, as defined in the Declaration pursuant to R.I.G.L. §34-36.1-1.03(17) and Article X, Section 10.1 of the Declaration which includes, the right to convert land only /facility only units, and to convert sub-phases 1-G, 1-H, 1-I, 1-J, 1-M and 1-N, including the land encompassing the roadways depicted thereon, being further identified as lots (units) 150-214, inclusive, on "Phase 1 Residential Complex Updated Master Plan Centre of New England" survey of land, being a portion of the land identified as "A.P. 13, Lot 22 Withdrawable Real Estate" shown on the Condominium Document Plans for "Phases 1A, 1B, 1C, 1D and 1E" (Env. 921-929) and also the major portion of the land identified as "A.P. 13, Lot 22 Withdrawable Real Estate" shown on the Condominium Document Plans for "Phases 1F, 1K and 1L Highlands at Hopkins Hill Condominium" (Env. 973-981), the Highlands at Hopkins Hill Condominium as set forth in the Declaration of Condominium dated August 31, 2006 and recorded in Book 1737 at Page 435 of the Land Evidence Records of the Town of Coventry, as amended, (the "Declaration"), as such real estate is more particularly identified or described in **Exhibit A** attached hereto and incorporated herein and identified by the Coventry Tax Assessor as Plat 13, Lor 22 (collectively, the "Real Estate").

This conveyance of the Real Estate is subject to R.I. Gen. Laws 34-36.1-1.01 *et. seq.* and the Declaration, and is made "as is" and "where is" and without any representations or warranties of any kind whatsoever, including but not limited to, any representations or warranties concerning the quality, condition, or as to any other aspect of said Real Estate.

The within transfer is a transfer by a Court-appointed receiver and no R.I. Gen. Laws §44-30-71.3 withholding is required.

The undersigned hereby certifies that, to the extent, if at all, they are applicable, he has complied with the requirements of the Rhode Island Fire Safety Code.

Notwithstanding anything herein to the contrary, the Receiver's execution of this instrument is solely in his capacity as Receiver shall not render him personally liable.

WITNESS my hand this 28th day of January , 2025.

Matthew J. McGowan, as and only as Receiver of Commerce Park Realty, LLC, Commerce Park Properties, LLC, and affiliated entities, and not individually

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

On the 28th day of Jan 2025, before me, the undersigned notary, personally appeared Matthew J. McGowan, as Receiver of Commerce Park Realty, LLC, Commerce Park Properties, LLC and affiliated receivership entities, personally known to the notary or proved to the notary through satisfactory evidence of identification, which was his Rhode Island driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to the notary that he signed it voluntarily for its stated purpose as said Receiver of Commerce Park Realty, LLC, Commerce Park Properties, LLC, and affiliated receivership entities, and not individually.

Notary Public
Name:
My commission expires:

JOHN V. McGREEN
NOTARY PUBLIC - RHODE ISLAND
ID # 10177
MY COMMISSION EXPIRES JUNE 27, 2025

EXHIBIT A

That certain parcel of land, situated Westerly of Dante Boulevard in the City of Coventry, Kent County, the State of Rhode Island and shown as **Withdrawable Real Estate Common Elements** on that plan entitled *Existing Conditions Plan, Dante Blvd.-Centre Of New England, Coventry, Rhode Island, Scale 1"=50', Plan by DiPrete Engineering* which plan is recorded in the Town of Coventry Land Evidence Records on January 29, 2025 as INST: 492, ENV: 1, MAP: 18/8 being more particularly described as follows:

Beginning at an angle iron found at the northwest corner of herein described parcel, said point also being the northwest corner of land now or formerly Trust of Marlene Hood (AP 13 Lot 21);

thence South 50°21' 32" East, bounded northerly by land now or formerly Facility Land Only Unit 502 (AP 13 Lot 22), a distance of 88.07 feet;

thence South 81°46' 57" East, bounded northerly by land now or formerly Anthony J. Carolina, Jr., Land Unit 20 (AP 13 Lot 22-20), a distance of 55.00 feet;

thence South 81°47' 26" East, bounded northerly by land now or formerly Francis & Barbara Maturo, Land Unit 19 (AP 13 Lot 22-19), a distance of 78.38 feet to westerly line of Tammy Jean Drive (roadway and utility facility land only unit 403);

thence the following 2 courses along said land of Tammy Jean Drive (roadway and utility facility land only unit 403);

1. South 03°09' 41" East, a distance of 6.15 feet;

2. North 85°52' 41" East, a distance of 24.00 feet;

thence South 87°31' 16" East, bounded northerly by land now or formerly Richard L. & Ruth E. Fournier, Land Unit 18 (AP 13 Lot 22-18), a distance of 56.10 feet;

thence North 84°59' 39" East, bounded northerly by land now or formerly Richard L. & Ruth E. Fournier, Land Unit 18 (AP 13 Lot 22-18), a distance of 23.75 feet;

thence North 80°22' 53" East, bounded northerly in part by land now or formerly Richard L. & Ruth E. Fournier, Land Unit 18 (AP 13 Lot 22-18) and by land now or formerly Osterman Revocable Trust, Land Unit 17 (AP 13 Lot 22-17), a distance of 27.76 feet;

thence North 73°37' 19" East, bounded northerly by land now or formerly Osterman Revocable Trust, Land Unit 17 (AP 13 Lot 22-17), a distance of 58.48 feet;

thence North 60°01' 26" East, bounded northerly by land now or formerly Barbara R. Mancini, Land Unit 16 (AP 13 Lot 22-16), a distance of 68.65 feet;

thence North 26°58' 45" West, bounded westerly by land now or formerly Barbara R. Mancini, Land Unit 16 (AP 13 Lot 22-16), a distance of 102.42 feet to the southerly line of Stephanie Drive (Condominium Parcel 1E, The Highlands at Hopkins Hill, AP 13 Lot 22);

thence the following 2 courses along said southerly line of Condominium Parcel 1E, The Highlands at Hopkins Hill, (AP 13 Lot 22);

1. along a curve to the left, with a radius of 222.86 feet, a central angle of 07°42' 50", a tangent length of 15.02 feet, and an arc length of 30.00 feet;

2. along a curve to the right, with a radius of 15.00 feet, a central angle of 60°16' 31", a tangent length of 8.71 feet, and an arc length of 15.78 feet;

along a curve to the left, with a radius of 54.00 feet, a central angle of 38°20' 57", a tangent length of 18.78 feet, and an arc length of 36.14 feet to the southwesterly line of Dante Boulevard, Condominium Parcel 1K, The Highlands at Hopkins Hill, (AP 13 Lot 22);

thence the following 14 courses in part along said southwesterly line of Dante Boulevard, Condominium Parcel 1K, Condominium Parcel 1L, and Land Only Unit 426 (Roadway and Utility Facility) The Highlands at Hopkins Hill, (AP 13 Lot 22);

1. Along a curve to the right, with a radius of 15.00 feet, a central angle of 63°50' 38", a tangent length of 9.34 feet, and an arc length of 16.71 feet;

2. Along a curve to the right, with a radius of 545.00 feet, a central angle of 47°54' 56", a tangent length of 242.17 feet, and an arc length of 455.78 feet;

3. Along a curve to the right,], with a radius of 545.00 feet, a central angle of 20°22' 08", a tangent length of 97.91 feet, and an arc length of 193.75 feet;

4. South 18°20' 04" West, a distance of 83.17 feet;

5. Along a curve to the right, with a radius of 15.00 feet, a central angle of 53°37' 44", a tangent length of 7.58 feet, and an arc length of 14.04 feet;

6. Along a curve to the left, with a radius of 44.00 feet, a central angle of 107°14' 03", a tangent length of 59.72 feet, and an arc length of 82.35 feet;

7. Along a curve to the right, with a radius of 15.00 feet, a central angle of 53°37' 44", a tangent length of 7.58 feet, and an arc length of 14.04 feet;

8. South 18°21' 28" West, a distance of 53.66 feet;

9. Along a curve to the left, with a radius of 170.00 feet, a central angle of 22°39' 44", a tangent length of 34.07 feet and an arc length of 67.24 feet;

STATE OF RHODE ISLAND
PROVIDENCE, SC

SUPERIOR COURT

Nicholas E. Cambio, Trustee, The Nicholas E. Cambio, Roney A. Malafronte, and Vincent A. Cambio Trust
Petitioners

v.

Commerce Park Realty, LLC
Commerce Park Properties, LLC
Commerce Park Commons, LLC
Commerce Park Associates 4, LLC
Catapult Realty, LLC
Respondents

P.M. No. 13-0350

Matthew J. McGowan, as and only as Receiver for Commerce Park Realty, LLC
Commerce Park Properties, LLC
Commerce Park Commons, LLC
Commerce Park Associates 4, LLC, and
Catapult Realty, LLC

Petitioner

vs.

Commerce Park Management, LLC

Respondent

P.B. No. 13-5001

ORDER GRANTING RECEIVER'S MOTION TO SELL PROPERTY
FREE AND CLEAR OF LIENS AND ENCUMBRANCES
(Developable Lot 1 at Centre of New England: Coventry Plat 13, Lot 22)

The "Receiver's Combined Motion to Sell Property and For Approval of Option Agreements—As to Developable Lots 1, 2 and 3" (the "Motion to Sell") came on for hearing before the Court on February 28, 2024, Justice Stern presiding. Upon consideration thereof, the

recommendations of the Receiver, there having been no objections raised to the Motion to Sell, and good cause having been shown, it is hereby

ORDERED, ADJUDGED AND DECREED that:

1. The Motion to Sell sought Court approval for a combined transaction—that being for the Receiver's sale of "Developable Lot 1" and for his entry into option agreements as to Developable Lots 2 and 3, all as identified in such motion. Such combined transaction was provided for in the proposed Purchase and Sale Agreement entered into between the Receiver, subject to Court approval, and D2 Homes, Inc. filed with the Motion to Sell (the "P&S Agreement").

2. Through the P&S Agreement, the Receiver reserved a right to "de-couple" the sale of Developable Lot 1 from the entry into of option agreements as to Developable Lots 2 and 3, including if he believed that doing so would be in the best interests of the receivership estates. Through the Motion to Sell and otherwise, the Receiver invited competing bids for Developable Lot 1 and for Developable Lots 2 and 3, as well as for competing bids for higher option-exercise prices and for overall option consideration for those two lots.

3. Prior to the February 28th hearing, and in response to his invitation for competing bids and ongoing marketing of properties in these receivership proceedings, the Receiver received an offer to purchase Developable Lots 2 and 3, which he thereafter finalized through a separate purchase and sale agreement with the offeror of such lots. The Receiver indicated to the Court, to D2 Homes, Inc., and to the offeror on Developable Lots 2 and 3 that because he believed that it was in the best interests of the receivership estates to do so, he had exercised his right to de-couple. Thereafter, during a recess in the hearing on February 28th, a competitive bid process was carried out as to the sale of Developable Lots 2 and 3, with the Court, after receiving

a report from the Receiver on that process, approving the sale of such lots to the prevailing bidder. No competing bids were presented for Developable Lot 1.

4. In light of the foregoing and the Receiver's representations to the Court concerning the advertising and other efforts made by him in marketing and seeking competitive bids for the sale of Developable Lot 1 (such lot being that portion of Lot 22 of Assessor's Plat 13 of the Town of Coventry, Rhode Island that is identified as comprising sub-phases 1-G, 1-H, 1-I, 1-J, 1-M and 1-N, including the land encompassing the roadways depicted thereon and the land comprising lots 150-216 on Exhibit A to the P&S Agreement—hereafter, the "Property"), the Court hereby grants the Motion to Sell and approves the sale of the Property to D2 Homes, Inc. or its designee (the "Buyer") under the terms and conditions of the P&S Agreement. Such sale shall be free and clear of all liens, claims and encumbrances, including but not limited to any and all mortgages, statutory liens of the State of Rhode Island and any other municipal authorities or quasi-governmental authorities, upon and subject to the terms and conditions of the P&S Agreement. Upon the "Closing Date," as defined in the P&S Agreement, all mortgages, and all other liens, claims and encumbrances to or against the Property shall be transferred to the proceeds of such sale in the same order of priority as existed prior to such sale. The recording of this Order with the Receiver's Deed shall constitute conclusive evidence of any mortgages, and all other liens, claims and encumbrances asserted against the Property having been released, and this provision may be relied upon by any third parties.

5. The Court shall retain jurisdiction over any and all disputes arising out of or related to the Receiver's transfer of the Property.

Enter: /s/ B. J.
Brian P. Stern
Associate Justice

Brian P. Stern, Associate Justice

Dated: March 19, 2024

Per Order:

/s/ Carin Miley
Clerk **Deputy Clerk I**
March 19, 2024
Dated:

Submitted By:

/s/ Matthew J. McGowan
Matthew J. McGowan, Esquire as Receiver
Sylvia Kishfy, LLC
56 Exchange Terrace
Providence, RI 02903
401.240-1611
Bar No. 2770
mmcgowan@sklawri.com

CERTIFICATE OF SERVICE

I hereby certify that I have this date served a true copy of the **ORDER GRANTING RECEIVER'S MOTION TO SELL PROPERTY FREE AND CLEAR OF LIENS AND ENCUMBRANCES (Developable Lot 1 at Centre of New England: Coventry Plat 13, Lot 22)** through the Court's electronic filing system. Such paper(s), having been electronically served, is available for viewing and/or downloading from the Rhode Island Judiciary's Electronic Filing System.

Those who have entered their appearance electronically or who are otherwise entitled to receive such papers electronically through such system have received the foregoing paper(s) through such system.

In addition, the persons noted below have been served the foregoing paper(s) by the same having been mailed to them this date at their mailing addresses listed below, by first class mail, postage prepaid: N/A

March 11, 2024 */s/ Kristen German*

TOWN OF COVENTRY, R.I.
Jan 29,2025 10:24A
JOANNE P AMITRANO, TOWN CLERK

10. South 04°18' 16" East, a distance of 52.69 feet;

11. Along a curve to the right, with a radius of 280.00 feet, a central angle of 03°45' 03", a tangent length of 9.17 feet, and an arc length of 18.33 feet;

12. Along a curve to the right, with a radius of 280.00 feet, a central angle of 35°26' 37", a tangent length of 89.48 feet and an arc length of 173.21 feet;

13. South 34°51' 14" West, a distance of 126.26 feet;

14. Along a curve to the left, with a radius of 420.00 feet, a central angle of 24°18' 55" , a tangent length of 90.48 feet, and an arc length of 178.24 feet;

thence North 89°46' 11" West, bounded southerly by land now or formerly The Granite Hill Condominium (AP 13 Lot 44) a distance of 143.42 feet;

thence the following 3 courses bounded westerly by land now or formerly Commerce Park Properties, LLC., (AP 5 Lot 12)

1. North 06°15' 10" West, a distance of 141.60 feet;

2. North 66°21' 14" West, a distance of 77.70 feet;

3. North 03°42' 27" West, a distance of 307.15 feet to an iron rod found;

thence North 09°43' 13" West, bounded westerly in part by land now or formerly Paul & Kristin Mattias (AP 13 Lot 25), by land now or formerly Michelle M. Lanciaux (AP 13 Lot 24), by the easterly terminus of Minda Lane & by land now or formerly Trust of Marlene Hood (AP 13 Lot 21) a distance of 816.90 feet; to the point of beginning.

The above-described parcel contains 593,895 square feet (13.63 acres), more or less.

TAB F1

Municipal Lien Certificate - Coventry, RI

Per RIGL § 44-7-11(a); valid for recording through: 03/16/2025

Date of Cer 01/15/2025 **Tax Payer** COMMERCE PARK PROPERTIES LLC

Penalty as ¢ 01/31/2025 207 QUAKER LN

Location: DANTE BLVD

Parcel: 0013-022.000 WEST WARWICK, RI 02893

Unit:

Place recording stamp here

Receivable	Account #	Type	Detail	Original Bill	Amount Due	Penalty Due	Total Due
2024 RP Tax Roll	03-2186-95	real	0013-022.000 at DANTE BLVD	$4,759.02	$4,759.02	$285.54	$5,044.56
2023 RP SUP	03-2186-95	real	0013-022.000 at DANTE BLVD	$4,606.67	$4,606.67	$1,105.60	$5,712.27
2022 RP Sup Roll 2	03-2186-95	real	0013-022.000 at DANTE BLVD	$5,565.99	$5,565.99	$2,087.25	$7,653.24
2021 RP Tng Sup Roll	03-2186-95	real	0013-022.000 at DANTE BLVD	$5,518.50	$5,518.50	$3,393.88	$8,912.38
2020 RP TNG Sup Roll	03-2186-95	real	0013-022.000 at DANTE BLVD	$5,394.50	$5,394.50	$4,288.63	$9,683.13
2019 RP Tng Sup Roll	03-2186-95	real	0013-022.000 at DANTE BLVD	$5,112.98	$5,112.98	$4,985.16	$10,098.14
2018 RP Tng Sup Roll	03-2186-95	real	0013-022.000 at DANTE BLVD	$4,967.91	$4,967.91	$5,737.94	$10,705.85
Total:							$57,809.57

NOTE: COVENTRY IS IN THE PROCESS OF INSTALLING SEWER LINES. SEWER ASSESMENT FEES ARE BILLED AT THE TIME THE PROPERTY IS ABLE TO TIE IN AND/OR WHEN A FINAL ASSESSMENT IS ISSUED AFTER A PROJECT IS COMPLETED. A PROPERTY NOT CHARGED A SEWER ASSESSMENT AT THE TIME THIS MLC IS GENERATED, IS NOT EXCUSED FROM AN ASSESSMENT FEE AT A LATER DATE. IF THERE IS ALREADY A SEWER ASSESSMENT ASSOCIATED WITH THE MAP/LOT AND THERE IS NEW CONSTRUCTION AND/OR BUILDING IMPROVEMENTS ON THIS PARCEL SINCE THE ORIGINAL ASSESSMENT DATE, IT IS YOUR RESPONSIBILITY TO CHECK WITH OUR TAX OFFICE MHOULE@COVENTRYRI.GOV TO FIND OUT THE AMOUNT OF AND WHEN THE ADDITIONAL ASSESSMENT FEE WILL BE BILLED. SEWER ASSESSMENT BILLING TAKES PLACE IN SEPTEMBER SO ASSESSMENTS FOR ADDITIONS ON THIS PROPERTY MAY NOT APPEAR ON THIS MLC. SEWER USE IS GENERALLY BILLED IN SEPTEMBER AS WELL AND MAY NOT APPEAR ON THIS MLC.

A DEFERRED SEWER ASMT BAL IS SUBJECT TO SEWER ASMT INTEREST; ANNUAL INSTALLMENTS WILL BE BILLED UPON SALE, A C/O, OR EXPIRATION OF DEFERMENT PERIOD WHICHEVER COMES FIRST. IF THE SELLER INTENDS TO PAY AT CLOSING, PLEASE EMAIL mhoule@coventryri.gov FOR AN AMOUNT.

PROPERTIES LOCATED IN CROMPTON MEADOWS SHOULD CONTACT WEST WARWICK SEWER FOR ASSESSMENT AND USE INFORMATION.

INTEREST GOOD UNTIL JANUARY 31, 2025.

FOR UPDATES GO TO THE TAX COLLECTOR'S PAGE ON COVENTRYRI.GOV. TAX STATUS IS AVAILABLE BY CLICKING THE LINK TAX PAYMENTS /ACCOUNT BALANCE.

TAX EXEMPTIONS ARE INTENDED FOR SELLER ONLY AND MAY BE ADDED BACK UPON SALE. ORIGINAL TAX-IF APPLICABLE:

IF THIS IS FOR A SALE - PLEASE INFORM THE NEW OWNER TO CONTACT THE TAX COLLECTOR'S OFFICE FOR A COPY OF TAXES DUE. THEY CAN CALL 822-9167 OR E-MAIL MHOULE@COVENTRYRI.GOV TO GET THE INFORMATION. IF THIS IS NEW CONSTRUCTION IT WILL BE SUBJECT TO A PRORATED TAX BILL BASED ON A CALCULATION FROM THE DATE OF THE C/O TO 12/31.

TANGIBLE TAXES LISTED ABOVE MAY BE FOR LEASED BUSINESSES ASSOCIATED WITH THE PROPERTY. THESE DO NOT NECESSARILY CONSTITUTE A LIEN AGAINST THAT PLAT/LOT.

WATER USE IF APPLICABLE-CONTACT KENT COUNTY WATER AUTHORITY

FIRE DISTRICT TAXES ARE PAID BY A BY A SEPERATE ENTITY. WE ARE NOT RESPONSIBLE FOR THEIR BILLING. PLEASE CONTACT THE APPROPRIATE FIRE DISTRICT TAX COLLECTOR FROM THE 4-DISTRICTS LISTED BELOW:

COVENTRY : 821-3141 HOPKINS HILL: 821-1989

CENTRAL: 825-7800 WESTERN: 397-5916

This is to certify that the above is true and correct. Said certification is given in accordance with 44-7-11 of the General Laws of Rhode Island, 1956. Please reference R.I.G.L. 44-5-13.4. Taxes assessed as of 12/31 of the preceding year have not yet been ascertained.

Monique E Houle

Tax Collector / Authorized Representation

D2 Homes

TAB F2

[redacted]

From: Mary Rochford <tmrealestate@taftmcsally.com>
Sent: Thursday, February 13, 2025 10:39 AM
To: bob@debloisbldg.com
Cc: Joelle C. Rocha <jrocha@duffysweeney.com>; [redacted]
Subject: [External] FW: Final Versions of Receiver's Deed and Amendment to Declaration Extending Dev. Rights -- DeBlois Closing

Please see email below from Monique Houle, Coventry Tax Collector, showing taxes are paid in full.

Thank you,
Mary

Mary F. Graf
Taft & McSally LLP
21 Garden City Drive
Cranston, RI 02920

(401)946-3800 Phone
(401)943-8859 Fax

Due to the Covid-19 pandemic, and for the foreseeable future, we are limiting access to our office on a priority as needed basis. Client meetings are being done by telephone and other means. For real estate or loan transactions that we cannot do remotely, we respectfully request that only essential parties to a transaction attend the closing like the Buyer(s) or Seller(s) and/or Borrower(s). We appreciate all the loan officers and real estate agents that we work with, but we ask that they refrain from attending any closings. If we are going to serve our clients we need to try and keep our office open, even on a limited basis. It is critical that we follow the required social distances mandated by various executive orders and limit the amount of people in and out of our office. For your health and safety of that of our attorneys and employees, we are following these protocols. We do so with the hope that we will soon be back to a more normal business atmosphere. Thank you for your patience understanding.

From: Monique Houle <mhoule@coventryri.gov>
Sent: Thursday, February 13, 2025 9:43 AM
To: Mary Rochford <tmrealestate@taftmcsally.com>
Cc: Jack McGreen <jmcgreen@taftmcsally.com>
Subject: RE: Final Versions of Receiver's Deed and Amendment to Declaration Extending Dev. Rights -- DeBlois Closing

The attachment to this email appears on the following page.

Collection Summary # **03-2186-95** COMMERCE PARK PROPERTIES LLC

COMMERCE PARK PROPERTIES LLC
207 QUAKER LN
WEST WARWICK, RI 02893-

COVENTRY TAX COLLECTOR
1670 Flat River Rd.
Coventry, RI 02816
(401) 822-9167

☑ Show Paid In Full ☐ Show Notes

Interest as of 02/13/2025

Email, Print or Save | Header | Footer | Email | Print | Save

Interest as of	Principal	Interest	Total
02/13/2025	$0.00	$0.00	$0.00

Receivable Name	Bill Amount	Balance	Interest	Total Due
2024 RP Tax Roll	$4,759.02	$0.00	$0.00	$0.00
2023 RP SUP	$4,606.67	$0.00	$0.00	$0.00
2022 RP Sup Roll 2	$5,565.99	$0.00	$0.00	$0.00
2021 RP Tng Sup Roll	$5,518.50	$0.00	$0.00	$0.00
2020 RP TNG Sup Roll	$5,394.50	$0.00	$0.00	$0.00
2019 RP Tng Sup Roll	$5,112.98	$0.00	$0.00	$0.00
2018 RP Tng Sup Roll	$4,967.91	$0.00	$0.00	$0.00

From: Mary Rochford <tmrealestate@taftmcsally.com>
Sent: Thursday, February 13, 2025 9:35 AM
To: Monique Houle <mhoule@coventryri.gov>
Cc: Jack McGreen <jmcgreen@taftmcsally.com>
Subject: FW: Final Versions of Receiver's Deed and Amendment to Declaration Extending Dev. Rights -- DeBlois Closing
Importance: High

WARNING: This email originated from outside the @coventryri.gov email domain

Monique,

Attached is a copy of the MLC from you on January 27, 2025 and an MLC from our client. Please confirm that the amount of $39,951.12 paid at the time of the closing pays the taxes in full.

Thank you,
Mary

Mary F. Graf
Taft & McSally LLP
21 Garden City Drive
Cranston, RI 02920
(401)946-3800 Phone
(401)943-8859 Fax

Due to the Covid-19 pandemic, and for the foreseeable future, we are limiting access to our office on a priority as needed basis. Client meetings are being done by telephone and other means. For real estate or loan transactions that we cannot do remotely, we respectfully request that only essential parties to a transaction attend the closing like the Buyer(s) or Seller(s) and/or Borrower(s). We appreciate all the loan officers and real estate agents that we work with, but we ask that they refrain from attending any closings. If we are going to serve our clients we need to try and keep our office open, even on a limited basis. It is critical that we follow the required social distances mandated by various executive orders and limit the amount of people in and out of our office. For your health and safety of that of our attorneys and employees, we are following these protocols. We do so with the hope that we will soon be back to a more normal business atmosphere. Thank you for your patience understanding.

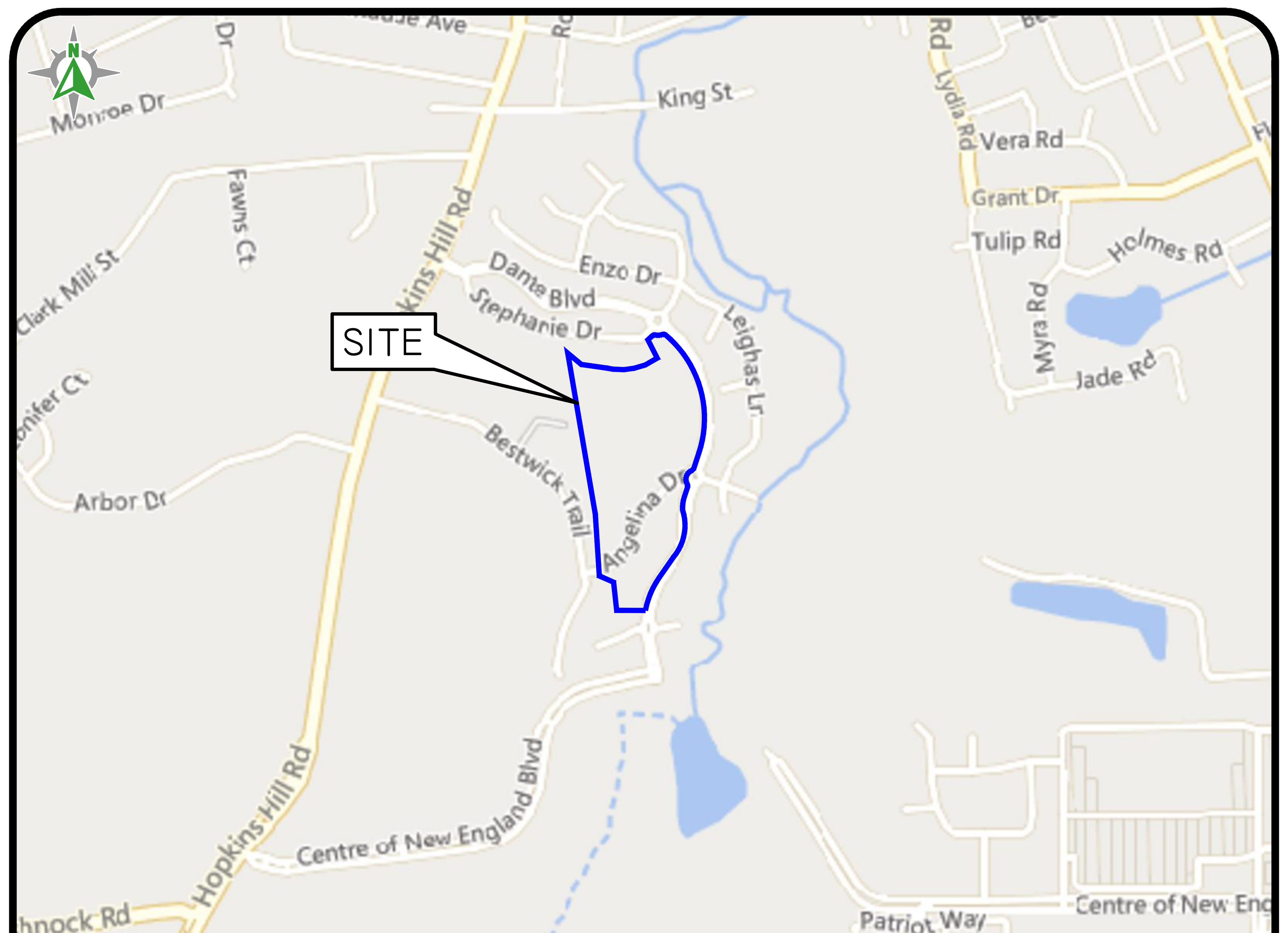
TAB G-01

Preliminary Submission

Highlands at Hopkins Hill Phases,IG,IH,II,IJ,IM,IN

Coventry, Rhode Island

ASSESSOR'S PLAT 13 LOT 22



LOCATION MAP NOT TO SCALE

Sheet Table

1 Cover
2 Aerial Half Mile Radius
3 Notes and Legend
4 Existing Conditions Plan
5 Erosion Control Plan
6 Grading Plan
7 Plan & Profile Tammy Jean Drive Sta 0+00 - 10+00
8 Plan & Profile Tammy Jean Drive Sta 9+70 - 12+80
9 Plan & Profile Devon Place & Abigale Court
10 Plan & Profile Angelina Drive & Master Anthony Place
11 Details
12 Contech Details
13 KCWA Details

PE NOTE
THE ATTACHED DRAWING NUMBERS 1 TO 13 HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND HAVE BEEN THOROUGHLY CHECKED BY ME.

SESC / O&M
THE SOIL EROSION AND SEDIMENT CONTROL PLAN (SESC) AND STORMWATER OPERATION AND MAINTENANCE PLAN (O&M) ARE REQUIRED DOCUMENTS WITH THIS PLAN SET AND MUST BE MAINTAINED BY THE CONTRACTOR AND OWNER ON SITE.

DiPrete Engineering
Engineers · Planners · Surveyors
www.diprete-eng.com
Two Stafford Court, Cranston, RI 02920 · Tel 401-943-1000

BRIAN C. GIROUX
STATE of RHODE ISLAND
No. 9341
HOPE
REGISTERED PROFESSIONAL ENGINEER CIVIL
[illegible]
01/17/2025

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED 'ISSUED FOR CONSTRUCTION' AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 4.

NO.	DATE	DESCRIPTION	BY:
2	01/10/2025	PRELIMINARY PLANS	F.K.M.
1	01/09/2025	RIDEM COMMENTS	F.K.M.
0	11/13/2024	PERMITTING PLANS	F.K.M.

DRAWN BY: F.K.M. DESIGN BY: F.K.M.

Cover

Highlands at Hopkins Hill, Phases IG, IH, II, IJ, IM, IN
ASSESSOR'S PLAT 13 LOT 22
COVENTRY, RHODE ISLAND

PREPARED FOR:
D2 HOMES INC.
420 SCRABBLETOWN ROAD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852, (401) 268-5357

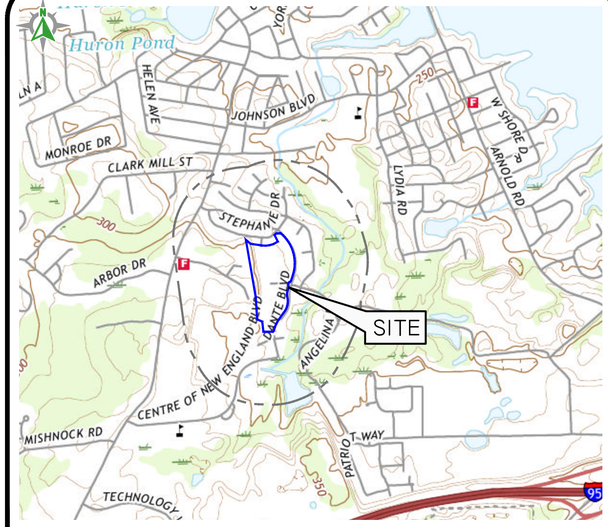
SHEET 1 OF 13

Z:\DEMAIN\PROJECTS\1193-003-D01 DANTE BOULEVARD\AUTOCAD DRAWINGS\1193-003-D01-CVAR.DWG PLOTTED: 2/11/2025

PHOTO OBTAINED FROM NEARMAP. DATE OF PHOTOGRAPHY 09/11/2024.

SCALE: 1"=500'

0 250' 500' 1000'



USGS MAP SCALE: 1"=1000'

DiPrete Engineering
Engineers · Planners · Surveyors
www.diprete-eng.com
Two Stafford Court, Cranston, RI 02920 · Tel 401-943-1000

BRIAN C. GIROUX
No. 18341
01/17/2025
REGISTERED PROFESSIONAL ENGINEER
CIVIL

THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED ENGINEER. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND ENGINEERING.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGE TO EXISTING UTILITIES. CONTRACTOR SHALL CONFIRM LOCATIONS OF EXISTING UTILITIES. SEE "UTILITY NOTE" ON SHEET 4.

NO.	DATE	DESCRIPTION	BY:	DESIGN BY: F.K.M.
2	01/17/2025	PRELIMINARY PLANS	F.K.M.	
1	07/09/2025	RIGHT COMMENTS	F.K.M.	
0	11/15/2024	PERMITTING PLANS	F.K.M.	

DRAWN BY: F.K.M.

AERIAL HALF MILE RADIUS

HIGHLANDS AT HOPKINS HILL, PHASES IG, IH, II, IJ, IM, IN

ASSESSOR'S PLAT 13, LOT 22
COVENTRY, RHODE ISLAND

PREPARED FOR:
D2 HOMES INC.
420 SCRABBLETOWN ROAD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852, (401) 268-5357

SHEET 2 OF 13

Z:\DEMAIN\PROJECTS\193-003-001 DANTE BOULEVARD\AUTOCAD DRAWINGS\193-003-001-CIVIL.DWG PLOTTED: 1/17/2025

GENERAL NOTES:

1. THE SITE IS LOCATED ON THE TOWN OF COVENTRY ASSESSOR'S PLAT 13 LOT 22.
2. THE SITE IS APPROXIMATELY 14 ACRES AND IS ZONED BP (BUSINESS PARK).
3. THE OWNER OF AP 13 LOT 22:

   COMMERCE PARK PROPERTIES LLC
   c/o MATTHEW J. McGOWAN, ESQ., RECEIVER
   56 EXCHANGE TERRACE - SUITE 200
   PROVIDENCE, RHODE ISLAND 02903
   (401) 205-0061

4. THE LEGAL COUNSEL OF AP 13 LOT 22:

   DUFFY & SWEENEY, LTD
   321 SOUTH MAIN STREET SUITE 400,
   PROVIDENCE, RHODE ISLAND 02903
   (401) 455-0700

5. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44003C0112H REVISED OCTOBER 2. 2015.
   - ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X, WHICH ARE AREAS WHERE THERE IS MINIMAL FLOODING.
5. THE BOUNDARY SHOWN IN THIS PLAN SET IS COMPILED FROM DOCUMENTS OF RECORD AND IS NOT TO BE CONSTRUED AS A BOUNDARY SURVEY. THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREIN DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITATIVE FIELD SURVEY MAY DISCLOSE.
6. PLANIMETRIC FEATURES, CONTOUR LINES, AND SPOT ELEVATIONS WERE STEREO COMPILED AT A SCALE OF 1"=40' BY BLUE-SKY, NORTH ADAMS, MA. SUB-CONSULTANTS TO THE OWNER/DEVELOPER, FROM BLACK AND WHITE PHOTOGRAPHY TAKEN AT A SCALE OF 1"=500' AND FIT TO GROUND CONTROL POINTS SURVEYED BY DEA GROUND CONTROL WAS PERFORMED ON THE GROUND BY DEA USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS. THE CONTOUR INTERVAL IS 2 FEET. NINETY PERCENT OF THE TOPOGRAPHY AS DEPICTED IS ACCURATE TO WITHIN HALF THE CONTOUR INTERVAL, AND THE REMAINING TEN PERCENT IS ACCURATE TO WITHIN ONE FULL CONTOUR INTERVAL.
7. ALL WORK PERFORMED HEREIN IS TO BE GOVERNED BY CURRENT EDITIONS OF THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, TOWN OF COVENTRY STANDARD SPECIFICATIONS AND DETAILS AND SPECIFICATIONS INCLUDED AS PART OF THE DRAWINGS. IN AREAS OF CONFLICT BETWEEN THE DIFFERENT SPECIFICATIONS, THE DESIGN PLANS AND PROJECT SPECIFICATIONS WILL TAKE PRECEDENCE OVER THE GENERAL SPECIFICATIONS AND THE CEOR WILL INTERPRET THE CONSTRUCTION REQUIREMENT. THE CONTRACTOR IS ADVISED TO SUBMIT A REQUEST FOR INFORMATION (RFI) FOR ANY AREAS OF CONFLICT BEFORE COMMITTING TO CONSTRUCTION.
8. THE SITE NOT WITHIN A:

   GROUNDWATER PROTECTION AREA (RIDEM)
   NATURAL HERITAGE AREA (RIDEM)

9. THE SITE IS LOCATED WITHIN THE FRESHWATER WETLAND BUFFER RIVER PROTECTION REGION 2 PER THE FRESHWATER WETLANDS BUFFER REGIONS MAPS (250-RICR-150-15-3.24).
10. THE FOLLOWING DOCUMENTS ARE CONSIDERED PART OF THE PROJECT PLANS AND THE CONTRACTOR/OWNER MUST MAINTAIN THESE DOCUMENTS AS PART OF A FULL PLAN SET:
    - SOIL EROSION AND SEDIMENT CONTROL PLAN (SESC). THE SESC CONTAINS THE FOLLOWING:
      - EROSION CONTROL MEASURES
      - SHORT TERM MAINTENANCE
      - ESTABLISHMENT OF VEGETATIVE COVER
      - CONSTRUCTION POLLUTION PREVENTION
      - SEQUENCE OF CONSTRUCTION
    - STORMWATER OPERATION AND MAINTENANCE PLAN (O&M). THE O&M CONTAINS:
      - LONG TERM MAINTENANCE
      - LONG TERM POLLUTION PREVENTION
10. THIS PLAN SET REFERENCES RIDOT STANDARD DETAILS (DESIGNATED AS RIDOT STD X.X.X). RIDOT STANDARD DETAILS ARE AVAILABLE FROM RIDOT AND ONLINE AT: HTTP://WWW.DOT.RI.GOV/BUSINESS/CONTRACTORSANDCONSULTANTS.PHP.
11. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
12. CONTRACTOR TO REFER TO KCWA RULES AND REGULATIONS FOR SERVICE INSTALLATION AND EXTENSIONS FOR PROPER REVIEW AND INSTALLATION REQUIREMENTS.
13. PROPOSED ROADS TO BE 22' WIDE PAVEMENT (8' SHOULDERS AND 1' BERM ON EACH SIDE).
14. THE DRAINAGE SYSTEM IS DESIGNED TO MEET SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF CATCH BASINS, CULVERTS, AND EXISTING INFILTRATION BASINS. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES.
15. THE SITE IS PROPOSED TO BE BUILT IN MULTIPLE PHASES.
16. TEST PITS, SOIL EVALUATIONS, AND INFILTROMETER TESTING WERE COMPLETED BY DIPRETE ENGINEERING ON OCTOBER 4. 2024.
17. THERE ARE NO WETLANDS ON SITE.
18. ANY PROPRIETARY PRODUCTS REFERENCED IN THIS PLAN SET ARE REPRESENTATIVE OF THE MINIMUM DESIGN REQUIREMENTS FOR THE PURPOSE THEY PROPOSE TO SERVE. ALTERNATIVES TO ANY PROPRIETARY PRODUCT MAY BE SUBMITTED TO THE CEOR FOR CONSIDERATION, WHICH MUST BE ACCOMPANIED BY A COMPLETED "SUBSTITUTION REQUEST" CSI FORM 13.1A (APRIL 2022 VERSION MODIFIED BY DIPRETE ENGINEERING 2023) - FORM AVAILABLE FROM DIPRETE ENGINEERING. SUBMISSION PACKAGE MUST INCLUDE APPROPRIATE SPECIFICATION SHEETS/DESIGN CALCULATIONS THAT DEMONSTRATE THE ALTERNATIVE(S) MEET THE MINIMUM DESIGN PARAMETERS OF THE PRODUCT SHOWN ON THE PLANS. NO ALTERNATIVES MAY BE USED WITHOUT THE WRITTEN APPROVAL OF THE CEOR.
19. THIS PLAN SET MAY REFERENCE AND/OR INCLUDE REPRODUCTIONS OF PROPRIETARY PRODUCTS/ DETAILS BY OTHERS, AND/OR THEIR ASSOCIATED SPECIFICATIONS. ANY REFERENCED OR REPRODUCED PROPRIETARY PRODUCT OR DETAIL BY OTHERS THAT IS SHOWN ON CEOR PLANS IS STRICTLY FOR INFORMATION/SPECIFICATION PURPOSES ONLY. DIPRETE ENGINEERING DOES NOT WARRANT ANY PROPRIETARY PRODUCTS, DETAILS BY OTHERS OR THEIR RESPECTIVE DESIGNS. IF A DIPRETE ENGINEERING PLAN INCLUDES A PROPRIETARY PRODUCT/DETAIL BY OTHERS (EITHER EXPLICITLY OR IMPLIED) AND IS STAMPED BY A REGISTERED PROFESSIONAL ENGINEER AND/OR REGISTERED LANDSCAPE ARCHITECT OF DIPRETE ENGINEERING, SAID STAMP DOES NOT EXTEND TO ANY PORTION OF THE PROPRIETARY PRODUCT/DETAIL BY OTHERS OR ITS DESIGN.

REDEVELOPMENT NOTES:

1. ALL EXISTING MANHOLE COVERS, GRATES, VALVE BOXES, SHUT-OFFS, AND HAND HOLES, TO REMAIN, WITHIN THE LIMIT OF WORK MUST BE RESET TO FINISHED GRADE.
2. THE CONTRACTOR MUST PROTECT AND MAINTAIN ALL BUILDINGS TO REMAIN AND ALL ACTIVE UTILITIES THAT SERVICE THE BUILDINGS TO REMAIN. REFER TO ARCHITECTURAL PLANS FOR BUILDING DEMOLITION INFORMATION.
3. ALL UTILITY STRUCTURES INDICATED TO BE ABANDONED MUST BE CUT TO FOUR FEET BELOW FINISH GRADE ELEVATION, INLETS AND OUTLETS PLUGGED WITH MORTAR, AND SEALED WITH CONCRETE, UNLESS OTHERWISE NOTED.
4. WHEN ABANDONING INACTIVE UTILITY PIPES NEAR THE PROPERTY LINE, THE CONTRACTOR MUST CAP OR PLUG IN PLACE AT THE PROPERTY LINE. WHEN REMOVING AND DISPOSING OF A PORTION OF EXISTING PIPE, THE CONTRACTOR MUST CAP OR PLUG BOTH ENDS REMAINING IN PLACE.
5. NO GUARANTEE IS MADE THAT THE EXISTING UTILITY SERVICE CONNECTION(S) ARE SUITABLE FOR REUSE. EXISTING UTILITY SERVICE CONNECTIONS WERE NOT FIELD VERIFIED FOR SIZE, MATERIAL, EXACT LOCATION, OR INSPECTED FOR SUITABILITY FOR REUSE. CONTRACTOR MUST EVALUATE THE SIZE, MATERIAL, LOCATION, AND SUITABILITY FOR REUSE, AND IMMEDIATELY PROVIDE WRITTEN DOCUMENTATION OF CONDITIONS TO THE OWNER/DIPRETE ENGINEERING.

AMERICANS WITH DISABILITIES ACT (ADA) NOTES:

1. ALL IMPROVEMENTS MUST COMPLY WITH THE "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) BY THE US DEPARTMENT OF JUSTICE (CURRENT EDITION).
2. MAXIMUM RUNNING SLOPE ALONG ALL ACCESSIBLE PATHS OF TRAVEL MUST BE 4.5% (0.045 FT/FT), AND MAXIMUM CROSS SLOPE ACROSS ALL ACCESSIBLE PATHS OF TRAVEL MUST BE 1.5% (0.015 FT/FT).
3. ADA PARKING SPACES AND LOADING AREAS: THE STEEPEST SLOPE OF THE SPACE, MEASURED IN ANY DIRECTION (INCLUDING DIAGONALLY), MUST BE LESS THAN OR EQUAL TO 2% (0.02 FT/FT). THE CEOR GENERALLY RECOMMENDS A MAXIMUM OF 1.4% (0.014 FT/FT) BE USED FOR BOTH RUNNING AND CROSS SLOPES IN ORDER TO COMPLY.
4. A MINIMUM 5'X5' LANDING MUST BE PROVIDED IN FRONT OF ALL PUBLICLY ACCESSIBLE BUILDING ENTRANCES/ EGRESSES. THE STEEPEST SLOPE OF THE LANDING, MEASURED IN ANY DIRECTION (INCLUDING DIAGONAL), MUST BE LESS THAN OR EQUAL TO 2% (0.02 FT/FT). THE CEOR GENERALLY RECOMMENDS A MAXIMUM OF 1.4% (0.014 FT/FT) BE USED FOR BOTH RUNNING AND CROSS SLOPES IN ORDER TO COMPLY.
5. FOR EVERY 6 (OR FRACTION OF 6) ADA PARKING SPACES, AT LEAST ONE MUST BE A VAN PARKING SPACE. FOR EXAMPLE, IF 7 ADA PARKING SPACES ARE REQUIRED, A MINIMUM OF 2 MUST BE VAN SPACES.
6. NOTWITHSTANDING THE NOTES LISTED ABOVE, TOWN OR STATE-SPECIFIC STANDARDS MAY BE MORE STRINGENT AND OVERRULE. IT IS THE RESPONSIBILITY OF THE USER OF THIS PLAN SET TO MAINTAIN COMPLIANCE WITH THE CONTROLLING STANDARD.
7. NOTE THAT THE GRADING/PLAN VIEWS AND DETAILS CONTAINED WITHIN THIS PLAN SET MAY NOT SHOW THE DETAIL NECESSARY TO CONSTRUCT WALKWAYS, RAMPS AND SPACES TO COMPLY WITH THE ABOVE REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE LEVEL OF CARE NECESSARY TO BE CERTAIN THAT THE CONSTRUCTED PRODUCT MEETS ADA/CONTROLLING STANDARDS. IN THE EVENT OF ANY NONCOMPLIANCE, THE CONTRACTOR MUST NOTIFY THE CEOR BEFORE CONSTRUCTION FOR ADVICE IN FINDING A RESOLUTION.

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SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL ON SITE WHICH MUST BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND AUTHORITY HAVING JURISDICTION. THE CONTRACTOR MUST NOTIFY THE CEOR, THE DIRECTOR OF PUBLIC WORKS, THE TOWN ENGINEER, AND RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. ALL EROSION CONTROL INCLUDING (BUT NOT LIMITED TO) TEMPORARY SWALES EROSION CONTROL BARRIERS, INLET PROTECTION DEVICES, ETC. MUST BE INSTALLED PER THE LATEST EDITION OF THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL (RISESC) HANDBOOK AND THE SOIL EROSION AND SEDIMENT CONTROL PLAN(S). NOTE THE SOIL EROSION AND SEDIMENT CONTROL SHOWN ON THESE PLANS ARE THE MINIMUM QUANTITY/TYPE OF EROSION CONTROL DEVICES AND MATERIALS DEEMED REQUIRED BY THE CEOR TO MEET THE OBJECTIVES OF THE RISESC HANDBOOK, BUT IS CONSIDERED A GUIDE ONLY. ADDITIONAL MEASURES/ALTERNATE CONFIGURATIONS MAY BE REQUIRED IN ORDER TO MEET THE RISESC HANDBOOK BASED ON FACTORS INCLUDING (BUT NOT LIMITED TO) SITE PARAMETERS, WEATHER, INSPECTIONS AND UNIQUE FEATURES. THE SESC WILL CONTINUE TO EVOLVE THROUGHOUT CONSTRUCTION/PHASES. PURSUANT TO NOTE 1 ABOVE, SESC REMAINS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE SITE IS FULLY STABILIZED AND/OR SESC RESPONSIBILITIES ARE ASSUMED BY THE OWNER IN WRITING.
3. TEMPORARY SWALES MUST BE USED TO CONTROL RUNOFF DURING CONSTRUCTION OF THE PROPOSED SITE WORK, AND MUST BE VEGETATED AFTER CONSTRUCTION. EROSION CONTROL MATS MUST BE INSTALLED, IF NECESSARY, TO PREVENT EROSION AND SUPPORT VEGETATION. AFTER CONSTRUCTION IS COMPLETE AND TRIBUTARY AREAS TO THE SWALES HAVE BEEN STABILIZED, THE TEMPORARY SWALES MUST BE CLEARED AND FINAL DESIGN, INCLUDING INSTALLATION OF THE GRASS SWALE MUST BE PER THE DESIGN PLANS.
4. INLET PROTECTION MUST BE INSTALLED ON ALL CATCH BASINS ONCE CONSTRUCTED.
5. FOR SEQUENCE OF CONSTRUCTION, PROJECT PHASING AND CONSTRUCTION PHASING SEE SESC PLAN.
6. CONTRACTOR MAY MODIFY SEQUENCE OF CONSTRUCTION WITH APPROVAL FROM THE CEOR AND OWNER.
7. IF CONCRETE TRUCKS ARE WASHED OUT ON SITE, ALL WASHOUT MUST BE PERFORMED IN THE DESIGNATED CONCRETE WASHOUT AREA.
8. SLOPES STEEPER THAN 3:1 REQUIRE TEMPORARY EROSION CONTROL BLANKETS. EROSION CONTROL BLANKETS TO BE NORTH AMERICAN GREEN OR APPROVED EQUAL AND INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
9. AT THE COMPLETION OF CONSTRUCTION AND PRIOR TO DEMOBILIZATION, CONTRACTOR MUST FLUSH AND CLEAN THE ENTIRE DRAINAGE NETWORK, ALL STRUCTURES AT DOWNSTREAM CONNECTION POINTS, WATER QUALITY SYSTEMS, INFILTRATION BASINS, SWALES, ETC. CLEANING MUST INCLUDE REMOVAL OF ALL SEDIMENTS AND DEBRIS FROM PIPES AND ALL DRAINAGE COMPONENTS. WASTE MATERIAL MUST BE LEGALLY DISPOSED OF OFF SITE. WHERE APPLICABLE ALL PROPRIETARY UNITS, CLEANING TO BE DONE IN ACCORDANCE WITH ALL MANUFACTURER REQUIREMENTS.

SOIL EROSION AND SEDIMENT CONTROL PHASING NOTES:

1. OVERALL SITE CONSTRUCTION PHASING TO BE BASED PER POND CONTRIBUTING CATCHMENT, UNLESS OTHERWISE APPROVED IN WRITING BY THE CEOR.
2. SEDIMENT EROSION CONTROL PHASING TO MINIMIZE DISTURBANCE TO THE MAXIMUM EXTENT PRACTICABLE.
3. ANY AREAS THAT ARE CLEARED AND GRUBBED THAT ARE NOT INTENDED FOR IMMEDIATE DEVELOPMENT/ EARTHWORKING, MUST BE STABILIZED IMMEDIATELY INCLUDING (BUT NOT LIMITED TO) SLOPE INTERRUPTORS, HYDROSEED BONDED FIBRE MATRIX (BFM), EROSION CONTROL MULCH (ECM), OR FLEXIBLE GROWTH MEDIUM (FGM) BEST SUITED TO THE INSITU SOIL PARAMETERS AS ASSESSED BY THE GEOTECHNICAL ENGINEER.

DEMOLITION NOTES:

1. CONTRACTOR MUST NOTIFY "DIG SAFE" AT 811 (OR 1-888-344-7233) A MINIMUM OF 72 HOURS BEFORE EXCAVATING.
2. CONTRACTOR MUST OBTAIN ALL FEDERAL, STATE, AND MUNICIPAL APPROVALS PRIOR TO THE START OF CONSTRUCTION.
3. CONTRACTOR MUST PERFORM DAILY SWEEPING AT CONSTRUCTION ENTRANCES DURING DEMOLITION AND CONSTRUCTION TO MINIMIZE SEDIMENTS ON EXTERNAL STREETS.
4. ANY EXISTING BUILDING(S) AND PROPERTY PROPOSED TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. CONTRACTOR IS RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (R&D) ALL MATERIALS INDICATED ON THE PLANS UNLESS SPECIFIED OTHERWISE HEREIN. R&D MATERIALS INCLUDE BUT ARE NOT LIMITED TO PAVEMENT, GRAVEL, CATCH BASINS, MANHOLES, GRATES/FRAMES/COVERS, AND ANY EXCESS SOIL THAT IS NOT INCORPORATED INTO THE WORK.
6. IN ADDITION TO THOSE AREAS SPECIFICALLY DESIGNATED ON THE PLANS, ALL DISTURBED AREAS INCLUDING THE CONTRACTOR'S STOCKPILE AND STAGING AREAS WITHIN THE LIMIT OF WORK MUST BE RESTORED TO MATCH THE DESIGN PLANS.
7. CONTRACTOR MUST DOCUMENT LOCATION OF ALL SUBSURFACE UTILITIES REMAINING IN PLACE AFTER DEMOLITION (ACTIVE AND INACTIVE/ABANDONED). LOCATION MUST BE DOCUMENTED BY FIELD SURVEY OR SWING TIES. COPIES OF LOCATION DOCUMENTATION MUST BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF DEMOLITION AND PRIOR TO START OF NEW CONSTRUCTION. A MARKER MUST BE INSTALLED TO FINISH GROUND AT ALL INSTALLED CAPS/PLUGS. THE MARKER CAN BE A POST IN CONSTRUCTION AREAS OR PAINTED ON A PERMANENT SURFACE.
8. ACTIVE UTILITY LINES AND STRUCTURES NOT SPECIFICALLY NOTED ON PLANS, BUT WHICH ARE ENCOUNTERED TO BE IN CONFLICT WITH THE PROPOSED WORK, MUST BE EXTENDED, PROTECTED, OR REWORKED BY THE CONTRACTOR AS DIRECTED OR REQUIRED BY THE UTILITY ENTITY OR OWNER UNLESS OTHERWISE NOTED.
9. CONTRACTOR MUST COORDINATE THE CUTTING AND CAPPING OF ALL UTILITIES WITH THE OWNER, THE MUNICIPALITY, AND ALL APPLICABLE UTILITY ENTITIES HAVING JURISDICTION.
10. INACTIVE SUBSURFACE UTILITIES NOT IN CONFLICT WITH THE PROPOSED WORK AREA MAY BE ABANDONED IN PLACE WITH WRITTEN PERMISSION FROM THE OWNER.

TRAFFIC NOTES:

1. ALL TRAFFIC CONTROL MUST CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) CURRENT EDITION.
2. DURING CONSTRUCTION, TRAFFIC CONES MUST BE USED FOR SEPARATION OF ACTIVE TRAFFIC FROM WORK ZONE PER MUTCD REQUIREMENTS.
3. DURING CONSTRUCTION FLAGGERS MUST BE EMPLOYED TO ENSURE SAFETY FOR INTERACTION OF CONSTRUCTION VEHICLES AND ACTIVE TRAFFIC.
4. ALL SIGNS, FLAGGERS, TRAFFIC CONTROL DEVICES, AND TEMPORARY TRAFFIC ZONE ACTIVITIES MUST MEET THE REQUIREMENTS OF THE MUTCD LATEST EDITION AND SUBSEQUENT ADDENDA.
5. TEMPORARY CONSTRUCTION SIGNS MUST BE MOUNTED ON RIDOT APPROVED SUPPORTS AND MUST BE REMOVED OR COVERED WHEN NOT APPLICABLE.

LAYOUT AND MATERIALS:

1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURBING MUST BE BITUMINOUS BERM, OR AS LABELED ON THE PLANS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MEET ALL SIGNAGE AND PAVEMENT MARKING REQUIREMENTS OF THE MUTCD AND AUTHORITIES HAVING JURISDICTION, REGARDLESS OF ITEMS SHOWN (OR NOT SHOWN) ON THIS PLAN SET. THIS INCLUDES (BUT MAY NOT BE LIMITED TO) SIGN TYPE, NUMBER OF SIGNS, POLE/ MOUNTING TYPE, PAVEMENT MARKING LOCATIONS/ TYPE/ WIDTH, MATERIALS, INSTALLATION METHODS, AND ANY ADDITIONAL SIGNS AND/OR MARKINGS THAT MAY BE REQUIRED. THE CONTRACTOR MUST NOTIFY THE CEOR OF ANY MODIFICATIONS OR DISCREPANCIES PRIOR TO ORDERING OR INSTALLING SIGNAGE/ PAVEMENT MARKINGS.
4. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR MUST REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
5. THE HOUSES SHOWN ARE SCHEMATIC ONLY AND WILL BE DESIGNED PRIOR TO BUILDING PERMIT APPLICATIONS.
6. CONTROL POINTS, PROPOSED BOUNDS, AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION MUST BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
7. CONTRACTOR MUST NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS AND DATA FILES THAT ARE OBTAINED FROM THE CEOR. CONTRACTOR MUST VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE STAMPED PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
8. ALL GUARDRAIL (IF REQUIRED) ONSITE MUST BE STEEL BACKED TIMBER GUARDRAIL WITH STEEL POSTS, IN CONFORMANCE WITH SECTION 5.4.1.10 'MERRITT PARKWAY AESTHETIC GUARDRAIL' OF THE AASHTO ROADSIDE DESIGN GUIDE 4TH EDITION 2011. ALTERNATIVE GUARDRAILS WILL BE CONSIDERED BY THE CEOR IF THEY ARE DOT APPROVED EQUAL AND ACCEPTABLE TO THE OWNER. ALTERNATIVES MUST BE APPROVED IN WRITING BY THE OWNER AND THE CEOR PRIOR TO CONSTRUCTION. GUARDRAIL IS REQUIRED AT ALL ROADWAYS/PARKING LOTS/PAVED TRAFFIC AREAS ADJACENT TO SLOPES WITH A HEIGHT GREATER THAN SIX FEET AT A 3:1 SLOPE, AND ALL SLOPES WITH A HEIGHT GREATER THAN THREE FEET AT A 2:1 SLOPE, AND ALL RETAINING WALLS GREATER THAN TWO FEET IN HEIGHT. THE CONTRACTOR IS RESPONSIBLE TO MEET ANY AND ALL GUARDRAIL PROVISIONS THAT MAY BE REQUIRED BY THE AHJ.
9. INFRARED TREATMENT OF PAVEMENT IS REQUIRED AT ALL CURB CUTS, AT ANY DISTURBED PAVEMENT ON ROADWAYS, AND WHERE ANY NEW PAVEMENT MEETS EXISTING PAVEMENT.
10. ALL EXISTING PAVEMENT MARKING REMOVED AS INCIDENTAL DURING CONSTRUCTION MUST BE REPLACED IN-KIND FOLLOWING COMPLETION OF CONSTRUCTION UNLESS OTHERWISE NOTED.
11. NEW PAVEMENT MARKING MUST BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE F. PAINT MUST BE APPLIED AS SPECIFIED BY THE MANUFACTURER.

GRADING, DRAINAGE, AND UTILITY NOTES:

1. CONSTRUCTION TO COMMENCE SPRING 2025 OR UPON RECEIPT OF ALL NECESSARY APPROVALS.
2. THE CONTRACTOR MUST COORDINATE WITH ALL OF THE APPROPRIATE UTILITY COMPANIES FOR AGREEMENTS TO SERVICE THE PROPOSED BUILDING. THIS MUST BE DONE PRIOR TO CONSTRUCTION. NO REPRESENTATIONS ARE MADE BY DIPRETE ENGINEERING THAT UTILITY SERVICE IS AVAILABLE.
3. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING FINISH GRADING AND DRAINAGE AROUND THE BUILDING TO ENSURE SURFACE WATER AND/OR GROUNDWATER IS DIRECTED AWAY FROM THE STRUCTURE.
4. PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES. CONTRACTOR MUST NOTIFY THE CEOR OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. ALL PROPOSED UTILITIES SERVING THE SITE AND BUILDINGS MUST BE COORDINATED WITH FINAL HOME DESIGN AND ENGINEER PRIOR TO INSTALLATION.
6. ALL RETAINING WALLS AND STEEP SLOPES ARE SUBJECT TO FINAL STRUCTURAL DESIGN. DIPRETE ENGINEERING IS NOT PROVIDING THE STRUCTURAL DESIGN OF THESE ITEMS. ALL WALLS AND STEEP SLOPES MUST BE DESIGNED AND BUILT UNDER THE DIRECTION OF A RHODE ISLAND LICENSED PROFESSIONAL ENGINEER SUITABLY QUALIFIED IN GEOTECHNICAL ENGINEERING AND CERTIFIED TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT. SHOP DRAWINGS MUST BE SUBMITTED PRIOR TO CONSTRUCTION. FINAL STRUCTURAL DESIGN MUST INCORPORATE THE INTENT OF THE GRADING SHOWN ON THESE PLANS AND ALL WORK MUST BE WITHIN THE LIMIT OF DISTURBANCE SHOWN ON THE PLANS.
7. ALL CUT AND FILL WORK MUST BE DONE UNDER THE DIRECTION OF A PROFESSIONAL GEOTECHNICAL ENGINEER, WITH TESTING AND CERTIFICATION PROVIDED TO THE OWNER AT THE COMPLETION OF THE PROJECT. DIPRETE ENGINEERING IS NOT PROVIDING THE FILL SPECIFICATION, GEOTECHNICAL ENGINEERING, STRUCTURAL ENGINEERING SERVICES, OR SUPERVISION AS PART OF THESE DRAWINGS.
8. MATERIAL STOCKPILES MUST NOT BE LOCATED IN THE RIGHT-OF-WAY, AND TRENCHES MUST NOT BE LEFT OPEN OVERNIGHT.
9. ALL LOAM IN DISTURBED AREAS MUST BE STOCKPILED FOR FUTURE USE.
10. ALL EXCESS SOIL, TREES, ROCKS, BOULDERS, AND OTHER REFUSE, MUST BE DISCARDED OFF SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. STUMPS MUST BE GROUND ON SITE OR REMOVED.
11. THE SITE WILL HAVE 3" HIGH BITUMINOUS BERM AND. SITE GRADING/CONTOURS SHOWN ON THE PLANS DO NOT NECESSARILY REFLECT THE APPROPRIATE BERM REVEAL. CONTRACTOR MUST INSTALL CURBING WITH APPROPRIATE REVEAL UNLESS OTHERWISE NOTED.
12. ALL DRAINAGE OUTFALLS ARE DESIGNED TO BE INSTALLED AT EXISTING GROUND ELEVATION. CONTRACTOR MUST IMMEDIATELY NOTIFY THE CEOR OF ANY DISCREPANCIES WHERE EXISTING GROUND IS HIGHER THAN OUTFALL DESIGN ELEVATION. ANY RESOLUTION OF DISCREPANCIES BY THE CONTRACTOR, UNLESS AUTHORIZED IN WRITING IN ADVANCE BY THE OWNER AND THE CEOR, IS DONE AT THE CONTRACTOR'S RISK.
13. CONTRACTOR MUST PROVIDE SAW CUTTING AND FULL DEPTH PAVEMENT RESTORATION IN AREAS WHERE PAVEMENT AND/OR SIDEWALK IS REMOVED FOR UTILITY INSTALLATION.
14. IF ROADWAY SURFACE PAVEMENT COURSE IS NOT TO BE INSTALLED FOR 12 MONTHS OR MORE AFTER INSTALLATION OF DRAINAGE STRUCTURES, ALL CATCH BASIN RIMS MUST BE SET AT BINDER GRADE AND RAISED TO FINAL PAVEMENT GRADE PRIOR TO PLACEMENT OF SURFACE COURSE.
15. ALL RESIDENTIAL BUILDING SLABS (BASEMENT AND/OR SLAB ON GRADE), REGARDLESS OF FINISH FLOOR ELEVATIONS SHOWN ON PLANS, MUST HAVE A MINIMUM OF 12" OF SEPARATION TO THE SEASONAL HIGH GROUNDWATER TABLE. DIPRETE ENGINEERING ONLY CERTIFIES TO THE SOIL CONDITIONS IN AREAS TESTED. ADDITIONAL TESTING WILL BE REQUIRED DURING CONSTRUCTION TO VERIFY SEASONAL HIGH GROUNDWATER. ALL TESTING TO BE WITNESSED BY A LICENSED SOIL EVALUATOR.CONTRACTOR TO NOTIFY DESIGN ENGINEER IF SOIL CONDITIONS ARE FOUND TO DIFFER OR IN CONFLICT WITH A MINIMUM OF 12" OF SEPARATION.
16. CONTRACTOR MUST HOLD/ SUPPORT/ RESTORE ALL EXISTING UTILITY COMPONENTS INCLUDING (BUT NOT LIMITED TO) POLES, MAST ARMS AND ABOVEGROUND OBJECTS AS NECESSARY DURING THE PROPOSED WORKS AND ELECTRICAL INSTALLATION. CONTRACTOR MUST COORDINATE SAID WORKS WITH ALL ASSOCIATED UTILITY OWNERS ACCORDINGLY. ANY EXISTING ITEMS DAMAGED OR REMOVED AS INCIDENTAL DURING UTILITY CONNECTION/ ELECTRICAL INSTALLATION INCLUDING (BUT NOT LIMITED TO) CURB IN THE ROW MUST BE REPLACED IN KIND FOLLOWING COMPLETION OF WORKS.

DRAINAGE

ALL DRAINAGE PIPING MUST BE HIGH-DENSITY POLYETHYLENE (HDPE), OR EQUAL, WITH WATERTIGHT JOINTS WHERE INSTALLED WITHIN THE SEASONAL HIGH GROUNDWATER TABLE, UNLESS NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS. ALL DRAINAGE STRUCTURES MUST BE WATERTIGHT. DRAINAGE STRUCTURES DO NOT REQUIRE BRICK INVERT AS SHOWN IN DOT DETAILS.

DRAINAGE STRUCTURES MUST BE AS FOLLOWS (UNLESS OTHERWISE NOTED ON PLANS):
- CATCH BASINS ALONG CURBING: RIDOT STD. 4.4.0, TYPE F, 4' DIAMETER WITH APRON STONE
- CATCH BASINS NOT ALONG CURBING: RIDOT STD 4.4.0, 4' DIAMETER
- CATCH BASINS MUST HAVE 3 FT SUMPS WITHOUT SEEP HOLES
- SINGLE FRAME CATCH BASIN GRATES: RIDOT STD 6.3.2
- DOUBLE FRAME CATCH BASIN GRATES: RIDOT STD 6.3.2
- HIGH CAPACITY CATCH BASIN GRATES: RIDOT STD 6.3.4 AND INSTALLED ANYWHERE GRADES ARE 6% AND STEEPER
- DRAINAGE MANHOLE COVERS: RIDOT STD 6.2.1
- DROP INLETS: RIDOT STD 4.5.0, 4.5.1 OR 4.5.2
- APRON STONE, WHERE REQUIRED: RIDOT STD 7.1.7 OR 7.1.8
- HEADWALLS: RIDOT STD 2.1.0
- MANHOLES: RIDOT STD 4.2.0, 4.2.1 OR 4.2.2 AS REQUIRED. SEE NOTES BELOW FOR COVER TYPE SELECTION.
- FOR ALL OTHER DRAINAGE STRUCTURES: IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE APPROPRIATE STRUCTURE TOP REQUIRED (E.G. CONE TOP, FLAT TOP ETC) TO MEET THE DESIGN PARAMETERS AS SHOWN ON THESE PLANS, INCLUDING (BUT NOT LIMITED TO) THE RELATIONSHIP BETWEEN FINISH SURFACE ELEVATION/ DEPTH TO PIPE INVERTS AND MEETING MANUFACTURER/ AHJ REQUIREMENTS & SPECIFICATIONS.
- JELLYFISH FILTERS BY CONTECH ENGINEERED SOLUTIONS. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION. MODEL NUMBER AS NOTED ON PLANS. WITHIN 60 DAYS OF THE INSTALLATION OF THE JELLYFISH FILTERS, A TWO YEAR MAINTENANCE CONTRACT MUST BE PROVIDED TO RIDEM. THE CONTRACTED MAINTENANCE PROVIDER MUST RECEIVE TRAINING BY CONTECH ENGINEERING SOLUTIONS, LLC ON HOW TO PROPERLY MAINTAIN JELLYFISH FILTER DEVICES UNLESS THE MAINTENANCE CONTRACTOR IS ALREADY A RECOGNIZED, QUALIFIED PROVIDER BY RIDEM.

DRAINAGE CONNECTIONS FROM ALL YARD DRAINS (YD), AREA DRAINS (AD), TRENCH DRAINS (TD), FRENCH DRAINS (FD), WALL DRAINS (WD), AND DOWNSPOUTS (DS) ARE SHOWN FOR SCHEMATIC PURPOSES ONLY. THE LEVEL OF DETAIL SHOWN DOES NOT INCLUDE ALL JOINTS THAT MAY BE REQUIRED FOR CONSTRUCTION. ALL FITTINGS AND PIPE SLOPES THAT TIE INTO MAIN TRUNK LINE MUST BE FIELD FIT BY CONTRACTOR.

SANITARY SEWER

ALL SANITARY SEWER PIPING MUST BE SDR 35 UNLESS NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS. ALL SEWER IMPROVEMENTS MUST COMPLY WITH THE TOWN OF COVENTRY SEWER DEPARTMENT RULES AND REGULATIONS AND ANY APPLICABLE AUTHORITY HAVING JURISDICTION, INCLUDING (BUT NOT LIMITED TO) MATERIALS, DIMENSIONS AND ACCESS COVERS. CONTRACTOR MUST SUBMIT SHOP DRAWINGS FOR APPROVAL BY ENGINEER OF RECORD PRIOR TO CONSTRUCTION. ALL FITTINGS, STRUCTURE SEALS AND CONNECTIONS MUST BE WATERTIGHT.

WATER

ALL WATER MAINS MUST BE CEMENT LINED DUCTILE IRON PIPE (CLDIP). ALL WATER MAIN IMPROVEMENTS MUST COMPLY WITH KENT COUNTY WATER AUTHORITY (KCWA) REGULATIONS AND ANY APPLICABLE AUTHORITY HAVING JURISDICTION, INCLUDING (BUT NOT LIMITED TO) MATERIALS, DIMENSIONS AND ACCESS COVERS. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SUBMITTALS TO THE ENGINEER OF RECORD FOR APPROVAL FOR ALL WATER IMPROVEMENTS AND APPURTENANCES INCLUDING BUT NOT LIMITED TO PIPES, VALVES, FITTINGS, HEAT ENCLOSURES, AND BACKFLOW PREVENTERS. ALL COMPONENTS OF THE WATER SYSTEM MUST BE ASBUILT PER KENT COUNTY WATER REQUIREMENTS. ALL COMPONENTS OF THE WATER SYSTEM MUST BE INSPECTED BY KENT COUNTY WATER. CONTRACTOR MUST COORDINATE ALL IMPROVEMENTS WITH KCWA TO ENSURE INSPECTOR IS ON SITE.

IN THE CASE OF ANY NEW HYDRANT INSTALLED IN OR NEXT TO AN EXISTING SIDEWALK, THE CONTRACTOR MUST INCREASE THE WIDTH OF THE SIDEWALK, AS NECESSARY, TO MAINTAIN A MINIMUM OF 3'-0" CLEAR WIDTH FROM THE OUTERMOST COMPONENTS OF THE HYDRANT TO THE EDGE OF THE SIDEWALK. THE 3'-0" SIDEWALK WIDTH IS REQUIRED ONLY ON ONE SIDE OF THE HYDRANT TO PROVIDE A CLEAR PATH ON THE SIDEWALK.

ELECTRIC/TELECOM/GAS

PROPOSED GAS, ELECTRIC, CABLE AND DATA UTILITIES ARE SHOWN SCHEMATICALLY AND ARE PROPOSED TO BE UNDERGROUND. OWNER AND CONTRACTOR MUST COORDINATE FINAL DESIGN WITH APPROPRIATE UTILITY COMPANIES. ALL WORK MUST BE IN ACCORDANCE WITH EACH UTILITY COMPANY'S STANDARDS AND DETAILS AS WELL AS LOCAL AND FEDERAL REGULATIONS. THIS INCLUDES BUT IS NOT LIMITED TO POLES, TRANSFORMERS, PULL BOXES, CONCRETE PADS, CONCRETE ENCASEMENTS AND CONDUITS. CONNECTION POINTS FOR ELECTRIC AND TELECOM UTILITIES, AT THE EXISTING INFRASTRUCTURE, ARE CURRENTLY SHOWN AS UNDERGROUND UTILITIES. THESE UTILITIES MAY BE UNDERGROUND OR OVERHEAD AND MUST BE COORDINATED WITH RI ENERGY PRIOR TO CONSTRUCTION.

SITE LIGHTING

SITE LIGHTING (TEMPORARY AND PERMANENT) MUST BE DIRECTED AWAY FROM AND SHIELDED FROM ENVIRONMENTALLY SENSITIVE AREAS AND ABUTTING LANDS. EXACT LOCATIONS OF LIGHT POLES MUST BE COORDINATED WITH THE APPROPRIATE UTILITIES, AND MUST BE LOCATED WITHIN THE STREET RIGHT-OF-WAY. FINAL LIGHTING AND CONDUIT LOCATIONS BY OTHERS.

AS-BUILT NOTES:

ALL COMPONENTS OF THE DRAINAGE, SEWER, AND WATER SYSTEMS MUST BE FIELD LOCATED PRIOR TO COVERING. NOTIFY SURVEYOR A MINIMUM OF SEVENTY-TWO (72) HOURS IN ADVANCE OF NEED FOR FIELD LOCATION OF IMPROVEMENTS. SURVEYOR MUST PROVIDE OWNER AND CONTRACTOR WITH WRITTEN NOTICE OF COMPLETION OF FIELD WORK PRIOR TO CONTRACTOR COVERING IMPROVEMENTS. OWNER/DIPRETE ENGINEERING WILL NOT ACCEPT FIELD MEASUREMENTS FROM THE SITE CONTRACTOR.

ABBREVIATIONS LEGEND

ADA	AMERICANS WITH DISABILITY ACT	N/F	NOW OR FORMERLY
AHJ	AUTHORITY HAVING JURISDICTION	OHW	OVERHEAD WIRE
AP	ASSESSOR'S PLAT	PE	POLYETHYLENE
ARCH	ARCHITECT	℘	PROPERTY LINE
BC	BOTTOM OF CURB	PR	PROPOSED
BT	BOTTOM OF TESTHOLE	PVC	POLYVINYL CHLORIDE
BIT	BITUMINOUS (BERM)	R	RADIUS
BIO	BIORETENTION	R&D	REMOVE AND DISPOSE
BS	BASEMENT SLAB ELEVATION	RCP	REINFORCED CONCRETE PIPE
BW	FINISHED GRADE AT BOTTOM OF WALL	RIHB	RHODE ISLAND HIGHWAY BOUND
CB	CATCH BASIN	RL	ROOF LEADER
(C)	CALCULATED	ROW	RIGHT-OF-WAY
℄	CENTERLINE	S	SLOPE
(CA)	CHORD ANGLE	SD	SUBDRAIN
CEOR	CIVIL ENGINEER OF RECORD. DIPRETE ENGINEERING UNLESS DESIGNATED OTHERWISE BY OWNER	SED	SEDIMENT FOREBAY
		SF	SQUARE FOOT
CLDIP	CONCRETE LINED DUCTILE IRON PIPE	SFL	STATE FREEWAY LINE
CO	CLEAN OUT	SFM	SEWER FORCE MAIN
CONC	CONCRETE	SG	SLAB ON GRADE ELEVATION
(D)	DEED	SHL	STATE HIGHWAY LINE
DCB	DOUBLE CATCH BASIN	SMH	SEWER MANHOLE
DI	DROP INLET	SNDF	SAND FILTER
DMH	DRAINAGE MANHOLE	SS	SIDE SLOPE
DP	DETENTION POND	STA	STATION
ELEV	ELEVATION	TC	TOP OF CURB
EOP	EDGE OF PAVEMENT	TD	TRENCH DRAIN
ESC	EROSION AND SEDIMENT CONTROL	TF	TOP OF FOUNDATION
EX	EXISTING	TRANS	TRANSITION
FES	FLARED END SECTION	TW	TOP OF WALL (FINISHED GRADE AT TOP OF WALL)
FFE	FINISH FLOOR ELEVATION		
GS	GARAGE SLAB ELEVATION	TYP	TYPICAL
GWT	GROUND WATER TABLE	UDS	UNDERGROUND DETENTION SYSTEM
HW	HEADWALL		
HC	HIGH CAPACITY CATCH BASIN GRATE	UIS	UNDERGROUND INFILTRATION SYSTEM
HDPE	HIGH DENSITY POLYETHYLENE		
ID	INLINE DRAIN	UP	UTILITY POLE
INV	INVERT	WO	WALKOUT ELEVATION
IP	INFILTRATION POND	WQ	WATER QUALITY
LARCH	LANDSCAPE ARCHITECT		
LF	LINEAR FEET		
LOD	LIMIT OF DISTURBANCE		
LP	LIGHT POLE		
(M)	MEASURED		
MEP	MECHANICAL/ELECTRICAL/ PLUMBING ENGINEER		

SOIL INFORMATION:

(REFERENCE: SOIL MAPPING OBTAINED FROM RIGIS. SOIL GEOGRAPHIC DATA DEVELOPED BY THE RHODE ISLAND SOIL SURVEY PROGRAM IN PARTNERSHIP WITH THE NATIONAL COOPERATIVE SOIL SURVEY)

SOIL NAME DESCRIPTION

MmB*	MERRIMAC SANDY LOAM, 3 TO 8 PERCENT SLOPES
Pg	PITS, GRAVEL
UD	UDORTHENTS-URBAN LAND COMPLEX

NOTE: *PRIME FARMLAND
**FARMLAND OF STATEWIDE IMPORTANCE

SITE CALLOUTS LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

BB	BITUMINOUS BERM (SEE DETAIL)
MCC	MONOLITHIC CONCRETE CURB (SEE DETAIL)
VCC	VERTICAL CONCRETE CURB (PRE CAST RIDOT STD OR APPROVED EQUAL)
SCC	SLOPED CONCRETE CURB (PRECAST, RIDOT STD, OR APPROVED EQUAL)
VGC	VERTICAL GRANITE CURB (RIDOT STD OR APPROVED EQUAL)
7.1.0	RIDOT STD PRECAST CONCRETE CURB
7.1.1	RIDOT STD 3'-0' PRECAST CONCRETE TRANSITION CURB
7.1.2	RIDOT STD 6'-0" PRECAST CONCRETE TRANSITION CURB
7.1.3	RIDOT STD PRECAST CONCRETE WHEELCHAIR RAMP TRANSITION CURB
7.3.3	RIDOT STD GRANITE WHEELCHAIR RAMP TRANSITION CURB
20.1.0	RIDOT STD PAVEMENT MARKINGS ARROWS AND ONLY
20.3.0	RIDOT STD PAVEMENT MARKINGS - CROSSWALKS AND STOP LINES
43.1.0	RIDOT STD CEMENT CONCRETE SIDEWALK
43.2.0	RIDOT STD BITUMINOUS CONCRETE SIDEWALK
43.3.0	RIDOT STD WHEELCHAIR RAMP
43.3.1	RIDOT STD WHEELCHAIR RAMP FOR LIMITED RIGHT-OF-WAY AREAS
43.4.0	RIDOT STD DRIVEWAY DEVELOPMENT FOR 3'-0" TRANSITION CURB
43.4.1	RIDOT STD DRIVEWAY DEVELOPMENT FOR 6'-0" TRANSITION CURB
4DY	4" PAVEMENT MARKINGS-DOUBLE YELLOW
4W	4" WHITE MARKINGS
4W45	4" WHITE STRIPING 2' ON CENTER AT 45°
6WS	6" WHITE PAVEMENT MARKINGS-SKIP PATTERN
6W	6" WHITE PAVEMENT MARKINGS
12W	STOP LINE (REFERENCE MUTCD SECTION 3B.16)
ADAS	ADA SPACE PAVEMENT MARKINGS MUST COMPLY WITH ALL ADA AND MUTCD REGULATIONS AND REQUIREMENTS.
ADAR	ADA CURB RAMP MUST COMPLY WITH ALL ADA REGULATIONS AND REQUIREMENTS.
ADAV	VAN ADA SPACE PAVEMENT MARKINGS MUST COMPLY WITH ALL ADA AND MUTCD REGULATIONS AND REQUIREMENTS.
CWK	CROSSWALK PAVEMENT MARKINGS. SOLID 2' WHITE LINES SPACED 4' OC (REFERENCE MUTCD SECTION 3B.18)

EXISTING LEGEND

(AS SHOWN ON PROPOSED PLANS)
NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

- PROPERTY LINE
- ASSESSORS LINE
- BUILDING
- BRUSHLINE
- TREELINE
- GUARDRAIL
- FENCE
- RETAINING WALL
- STONE WALL
- MINOR CONTOUR LINE (2)
- MAJOR CONTOUR LINE (10)
- WATER LINE (W)
- SEWER LINE (S)
- SEWER FORCE MAIN (SFM)
- GAS LINE (G)
- ELECTRIC LINE (E)
- OVERHEAD WIRES (OHW)
- DRAINAGE LINE (D)
- SOILS LINES (HkC / CaD)
- 25' BUFFER
- 50' BUFFER
- 75' BUFFER
- 100' BUFFER
- 150' BUFFER
- 200' BUFFER
- FEMA BOUNDARY (ZONE X / ZONE X)
- STREAM
- WETLAND LINE & FLAG (B1, B2)
- STATE HIGHWAY LINE
- STATE FREEWAY LINE

- NAIL FOUND/SET
- DRILL HOLE FOUND/SET
- IRON ROD FOUND/SET
- BOUND FOUND/SET
- SIGN
- BOLLARD
- SOIL EVALUATION (SEV)
- CB — CATCH BASIN
- DCB — DOUBLE CATCH BASIN
- DMH — DRAINAGE MANHOLE
- FES — FLARED END SECTION
- GUY POLE
- EMH — ELECTRIC MANHOLE
- UP — UTILITY/POWER POLE
- LIGHTPOST
- SMH — SEWER/SEPTIC MANHOLE
- SEWER VALVE (SV)
- CLEANOUT
- HYDRANT
- IRRIGATION VALVE
- WATER VALVE (WV)
- WELL
- MONITORING WELL
- UNKNOWN MANHOLE
- GAS VALVE (GV)
- BENCH MARK
- STREAM FLOW DIRECTION

- GROUNDWATER OVERLAY (GWO)
- GROUNDWATER RECHARGE AREA (GWRA)
- GROUNDWATER RESERVOIR (GWR)
- NATURAL HERITAGE (NHA)
- COMMUNITY WELLHEAD PROTECTION (CWP)
- NON-COMMUNITY WELLHEAD PROTECTION (NCWP)

PROPOSED LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

- PROPERTY LINE
- BUILDING SETBACKS
- CHAINLINK FENCE
- GUARDRAIL
- RETAINING WALL
- MINOR CONTOUR LINE (308)
- MAJOR CONTOUR LINE (310)
- SPOT ELEVATION (312)
- EDGE OF PAVEMENT
- BITUMINOUS BERM
- CONCRETE CURB (RIDOT STD 7.1.0)
- MONOLITHIC CONCRETE CURB AND SIDEWALK
- BUILDING FOOTPRINT
- BUILDING OVERHANG
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE
- MILL AND OVERLAY
- CONCRETE
- ASPHALT SIDEWALK
- SAWCUT LINE
- SIGN (RIDOT STD 24.6.2 AS APPLICABLE)
- ACCESSIBLE PARKING SPACE SYMBOLS (VAN)
- BUILDING INGRESS/EGRESS

- DRAINAGE LINE
- PERFORATED SUBDRAIN (SD)
- SWALE
- SEWER FORCE MAIN (SFM)
- GAS LINE (G)
- WATER LINE (W)
- HYDRANT ASSEMBLY
- WATER SHUT OFF
- WATER VALVE
- THRUST BLOCK
- SEWER LINE (S)
- OVERHEAD WIRE (OHW)
- ELECTRIC, TELEPHONE, CABLE LINE (ETC)
- LIMIT OF DISTURBANCE/ LIMIT OF CLEARING
- SLOPES STEEPER THAN 3:1 (2:1 OR 1:1 SLOPES)
- UNDERGROUND INFILTRATION OUTLINE
- POND ACCESS
- RIPRAP
- SAND FILTER
- CATCH BASIN
- DOUBLE CATCH BASIN
- DRAINAGE MANHOLE
- FLARED END SECTION
- HEADWALL
- SEWER MANHOLE
- SINGLE LIGHT
- DOUBLE LIGHT
- OVERHANGING LIGHT

NOTE: THIS PLAN SET MUST BE REPRODUCED IN COLOR

UTILITY NOTE:

ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.

PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.

DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.

PERMIT NOTE:

THE PURPOSE OF THIS PLAN SET IS TO OBTAIN A PERMIT FROM THE REGULATORY AGENCY IT WAS SUBMITTED TO. THIS PLAN SET CONTAINS THE REQUIRED INFORMATION NECESSARY FOR APPROVAL BY THE SPECIFIC AGENCY IT WAS SUBMITTED TO AND MAY NOT HAVE INFORMATION NECESSARY FOR OTHER REGULATORY AGENCIES. THIS PLAN SET MUST NOT BE CONSTRUED AS A FULL CONSTRUCTION OR BID SET. ADDITIONAL DETAIL IS REQUIRED FOR CONSTRUCTION AND BID DOCUMENTS, SUCH AS (BUT NOT LIMITED TO) FINE GRADING, GRADING BETWEEN THE CONTOUR INTERVAL, ADDITIONAL SURVEY/ MAPPING, BUILDING SHAPE/ LOCATION, ADA, UTILITY CONNECTIONS, UTILITY CROSSINGS, SURFACE AND GROUND WATER MITIGATION, SOIL STABILITY AND CONSISTENCY, SPECIFIC END USER NEEDS, CONSTRUCTABILITY ISSUES, ETC. ANY USER OF THESE PLANS SHOULD UNDERSTAND THIS LIMITATION.

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BRIAN C. GIROUX
STATE OF RHODE ISLAND
No. 9341
01/17/2025
HOPE
REGISTERED PROFESSIONAL ENGINEER CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED 'ISSUED FOR CONSTRUCTION' AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 4.

NO.	DATE	DESCRIPTION	BY:
2	01/10/2025	PRELIMINARY PLANS	F.K.M.
1	01/09/2025	RIDEM COMMENTS	F.K.M.
0	11/13/2024	PERMITTING PLANS	F.K.M.

DRAWN BY: F.K.M. DESIGN BY: F.K.M.

NOTES AND LEGEND

HIGHLANDS AT HOPKINS HILL, PHASES IG, IH, II, IJ, IM, IN
ASSESSOR'S PLAT 13 LOT 22
COVENTRY, RHODE ISLAND

PREPARED FOR:
D2 HOMES INC.
420 SCRABBLETOWN ROAD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852, (401) 268-5357

GENERAL NOTES

1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 13, LOT 22 IN THE CITY OF COVENTRY, KENT COUNTY, RHODE ISLAND.
2. THE OWNER PER DEED BOOK 1720, PAGE 995 IS COMMERCE PARK PROPERTIES.
3. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44003C0112H, MAP REVISED OCTOBER 2, 2015. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
4. THE PARCEL IS ZONED BP BASED ON ASSESSOR'S GIS DATABASE. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
5. THERE WERE CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY AND THERE ARE CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS SHOWN ON THE RHODE ISLAND HISTORICAL CEMETERIES ONLINE DATABASE. CEMETERY NUMBER CY079.
6. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON OCTOBER 8, 2024. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
7. ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.
8. PLANIMETRIC FEATURES, CONTOUR LINES, AND SPOT ELEVATIONS WERE STEREO COMPILED AT A SCALE OF 1"=40' BY BLUE-SKY, NORTH ADAMS, MA. SUB-CONSULTANTS TO THE OWNER/DEVELOPER, FROM BLACK AND WHITE PHOTOGRAPHY TAKEN AT A SCALE OF 1"=500' AND FIT TO GROUND CONTROL POINTS SURVEYED BY DEA GROUND CONTROL WAS PERFORMED ON THE GROUND BY DEA USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS. THE CONTOUR INTERVAL IS 2 FEET. NINETY PERCENT OF THE TOPOGRAPHY AS DEPICTED IS ACCURATE TO WITHIN HALF THE CONTOUR INTERVAL, AND THE REMAINING TEN PERCENT IS ACCURATE TO WITHIN ONE FULL CONTOUR INTERVAL.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
10. THE SITE IS ZONED BP (BUSINESS PARK).
11. THE SITE IS LOCATED WITHIN HOPKINS HILL FIRE DISTRICT.

UTILITY NOTES

1. ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL C AS DEFINED IN CI/ASCE STANDARD 38-02 *(STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA)*, LATEST REVISION.
2. ALL EXISTING UNDERGROUND UTILITIES SHOWN WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.
3. PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.
4. DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.
5. UTILITY PLAN REFERENCES
   - 5.1. SEWER INFORMATION OBTAINED FROM SITE PLAN - 2 & 3. PREPARED BY CAITO CORPORATION AND ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)
   - 5.2. DRAINAGE INFORMATION OBTAINED FROM SITE PLAN - 2 & 3. PREPARED BY CAITO CORPORATION AND ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)

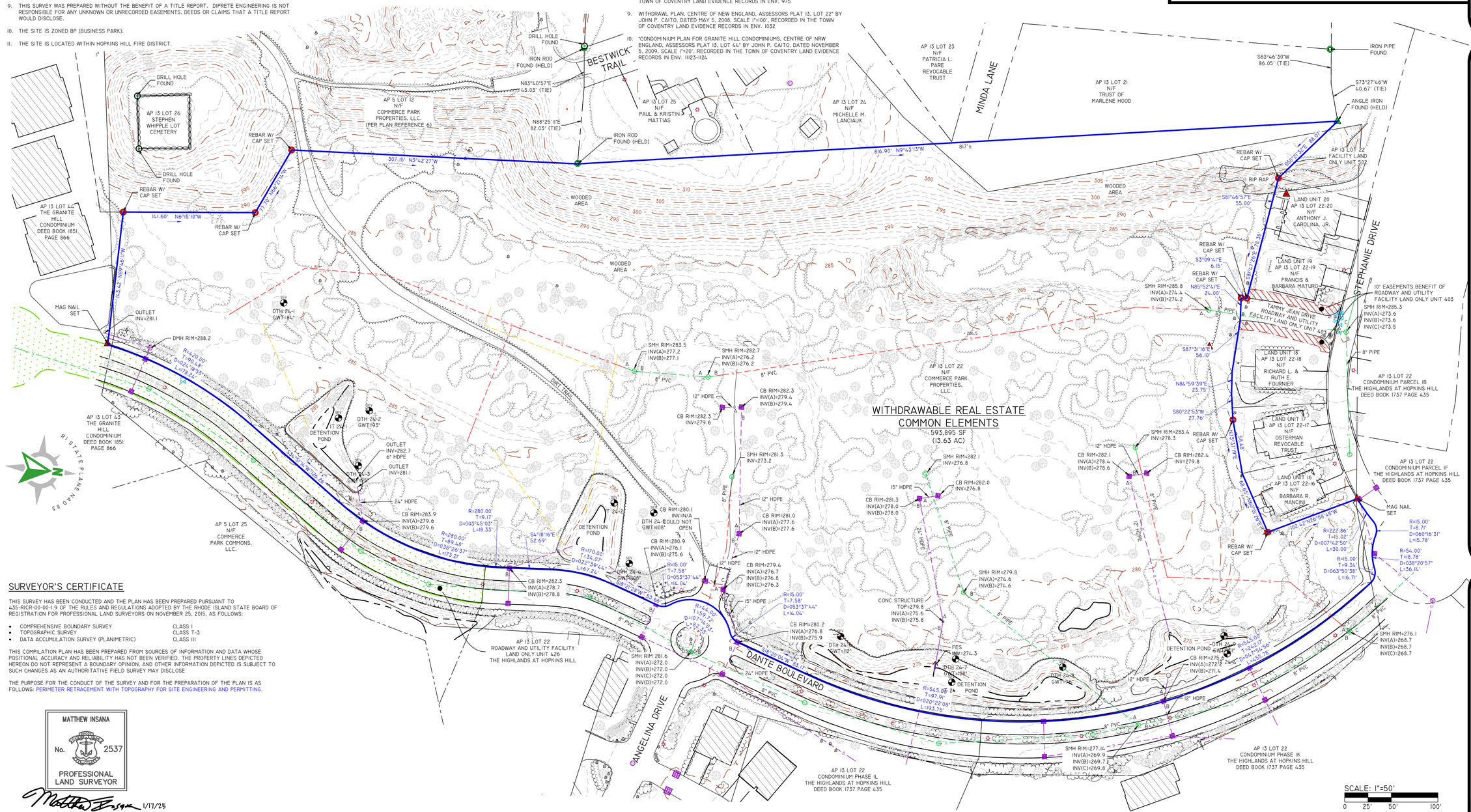
PLAN REFERENCES

1. SITE PLAN - 2 PHASE IF-IP HIGHLANDS AT HOPKINS HILL CONDOMINIUM HOPKINS HILL ROAD COVENTRY RHODE ISLAND. PREPARED BY JOHN P. CAITO CORPORATION LAND PLANNERS DATED AUGUST 31, 2006. REVISED NOVEMBER 1, 2006
2. "SURVEY PALN-1" BY JOHN P. CAITO, DATED JUNE 7, 2005, SCALE 1"=100', RECORDED IN THE TOWN OF COVENTRY LAND EVIDENCE RECORDS IN PLAT BOOK 17 PAGE 101, ENV. 852
3. "SURVEY PALN-4" BY JOHN P. CAITO, DATED JUNE 7, 2005, SCALE 1"=100', RECORDED IN THE TOWN OF COVENTRY LAND EVIDENCE RECORDS IN PLAT BOOK 17 PAGE 104, ENV. 855
4. "SURVEY PALN-5" BY JOHN P. CAITO, DATED JUNE 7, 2005, SCALE 1"=100', RECORDED IN THE TOWN OF COVENTRY LAND EVIDENCE RECORDS IN PLAT BOOK 17 PAGE 105, ENV. 856
5. "PROGRESS PLOT PLAN (RENDITION 4)" BY JOHN P. CAITO, DATED MAY, 2000, SCALE 1"=100', RECORDED IN THE TOWN OF COVENTRY LAND EVIDENCE RECORDS IN PLAT BOOK 15 PAGE 70, ENV. 580
6. "ADMINISTRATIVE SUBDIVISION, SURVEY PLAN-3" BY JOHN P. CAITO, DATED MAY 5, 2008, SCALE 1"=100', RECORDED IN THE TOWN OF COVENTRY LAND EVIDENCE RECORDS IN ENV. 1027-1031
7. "PHASE PLAN, THE HIGHLANDS AT HOPKINS HILL CONDOMINIUM, PHASES IA,IB, IC, ID, & IE" BY JOHN P CAITO, DATED AUGUST 30, 2006, SCALE 1"=100 'RECORDED IN THE TOWN OF COVENTRY LAND EVIDENCE RECORDS IN ENV. 923
8. "PHASE PLAN, THE HIGHLANDS AT HOPKINS HILL CONDOMINIUM, PHASES IF, IK & IL" BY JOHN P CAITO, DATED AUGUST 2007, SCALE 1"=100 'RECORDED IN THE TOWN OF COVENTRY LAND EVIDENCE RECORDS IN ENV. 975
9. WITHDRAWL PLAN, CENTRE OF NEW ENGLAND, ASSESSORS PLAT 13, LOT 22" BY JOHN P. CAITO, DATED MAY 5, 2008, SCALE 1"=100', RECORDED IN THE TOWN OF COVENTRY LAND EVIDENCE RECORDS IN ENV. 1032
10. "CONDOMINIUM PLAN FOR GRANITE HILL CONDOMINIUMS, CENTRE OF NRW ENGLAND, ASSESSORS PLAT 13, LOT 44" BY JOHN P. CAITO, DATED NOVEMBER 5, 2009, SCALE 1"=20', RECORDED IN THE TOWN OF COVENTRY LAND EVIDENCE RECORDS IN ENV. 1113-1124

LEGEND

- WATER LINE
- SEWER LINE
- SEWER FORCE MAIN
- GAS LINE
- ELECTRIC LINE
- OVERHEAD WIRES
- DRAINAGE LINE
- DRAINAGE (PER RECORDS)
- SEWER (PER RECORDS)
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- PROPERTY LINE
- ASSESSORS LINE
- TREELINE
- GUARDRAIL
- FENCE
- RETAINING WALL
- STONE WALL
- 123/1234 DEED BOOK/PAGE
- AP ASSESSOR'S PLAT
- N/F NOW OR FORMERLY
- (R) RECORD
- (CA) CHORD ANGLE
- NAIL/SPIKE FOUND/SET
- DRILL HOLE FOUND/SET
- IRON ROD/PIPE FOUND/SET
- BOUND FOUND/SET
- HC HANDICAPPED
- LC LANDSCAPING
- SIGN POST
- SEWER MANHOLE
- SEWER CLEANOUT
- HYDRANT
- IRRIGATION VALVE
- UNKNOWN MANHOLE
- BOLLARD
- SOIL EVALUATION
- CATCH BASIN
- DOUBLE CATCH BASIN
- WATER VALVE
- GAS VALVE
- WETLAND FLAG
- DRAINAGE MANHOLE
- FLARED END SECTION
- GUY POLE
- ELECTRIC MANHOLE
- UP UTILITY/POWER POLE
- LIGHTPOST
- WELL
- MONITORING WELL
- BENCH MARK
- TREE

LOCUS MAP NOT TO SCALE



SCALE: 1"=50'
0 25' 50' 100'

SURVEYOR'S CERTIFICATE

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

- COMPREHENSIVE BOUNDARY SURVEY — CLASS I
- TOPOGRAPHIC SURVEY — CLASS T-3
- DATA ACCUMULATION SURVEY (PLANIMETRIC) — CLASS III

THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREON DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITATIVE FIELD SURVEY MAY DISCLOSE

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERIMETER RETRACEMENT WITH TOPOGRAPHY FOR SITE ENGINEERING AND PERMITTING.

MATTHEW INSANA
No. 2537
PROFESSIONAL LAND SURVEYOR
1/17/25

MATTHEW INSANA, RIPLS #2537, COA #LS.000A160

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Boston • Providence • Newport

BRIAN C. GIROUX
No. 19341
1/17/2025
REGISTERED PROFESSIONAL ENGINEER
CIVIL

NO.	DATE	DESCRIPTION	BY
0	10-16-2024	EXISTING CONDITIONS PLAN	R.G.
1	12-4-2024	REVISED	R.G.
2	1-7-2025	REVISED	E.K.

EXISTING CONDITIONS PLAN

HIGHLANDS AT HOPKINS HILL, PHASES IG, IH, II, IJ, IM, IN

ASSESSORS PLAT 13, LOT 22
COVENTRY, RHODE ISLAND

PREPARED FOR:
DEBLOIS BUILDING COMPANY
420 SCRABBLETOWN ROAD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852

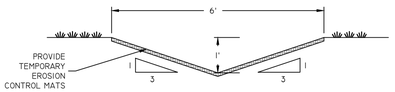
SHEET 4 OF 13

DE JOB NO. 193-00-00 COPYRIGHT 2025 BY DIPRETE ENGINEERING ASSOCIATES, INC.

J:\domain\projects\13\193-001-dant boulevard\autocad drawings\plan\193-001-d05 exist_dual stamp.dwg Plotted: 1/17/2025

SOIL EROSION CONTROL LEGEND

- DIVERSION RUNOFF CONVEYANCE MEASURE (SWALE AND/OR BERM)
- EROSION CONTROL (COMPOST SOCK, SILT FENCE (RI STD 9.2.0, OR APPROVED EQUAL))
- CLASS C SILT FENCE
- LIMIT OF DISTURBANCE (NO SEDIMENT CONTROL)
- LIMIT OF DISTURBANCE (WITH SEDIMENT CONTROL)
- FINAL CONTOUR GRADE (300)
- INLET SEDIMENT CONTROL



TEMPORARY DIVERSION CHANNEL

NOT TO SCALE

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BRIAN C. GROUX
NO. 19341
REGISTERED PROFESSIONAL ENGINEER
CIVIL
11/7/2025

THIS PLAN SET MAY NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY ENGINEERING PROFESSIONAL ENGINEER OF DIPRETE

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND SAFETY CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND OSHA REGULATIONS.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGE TO UNDERGROUND UTILITIES. LOCATIONS OF EXISTING UTILITIES SEE "UTILITY NOTE" ON SHEET 4.

NO.	DATE	DESCRIPTION	BY:
4	11/07/2025	FINAL PERMIT PLANS	F.K.M.
3	10/09/2025	RIGHT COMMENTS	F.K.M.
2	09/04/2025	PERMITTING PLANS	F.K.M.
1	11/13/2024		

DESIGN BY: F.K.M.
DRAWN BY: F.K.M.

EROSION CONTROL PLAN

HIGHLANDS AT HOPKINS HILL, PHASES 1G, 1H, 1I, 1J, 1M, 1N

ASSESSOR'S PLAT 13 LOT 22
COVENTRY, RHODE ISLAND

PREPARED FOR:
D2 HOMES INC.
420 SCRABBLETOWN ROAD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852, (401) 268-5357

SHEET 5 OF 13

DE JOB NO. 24-003-001

Z:\DEPAIN\PROJECTS\1#24-003-001 DANTE BOULEVARD\AUTOCAD DRAWINGS\1#24-001-001-PLAN.DWG PLOTTED: 11/7/2025

DEVELOPMENT DATA:

TOTAL SITE AREA:	13.6± ACRES
TOTAL NUMBER OF BUILDINGS:	66
TOTAL NUMBER OF UNITS:	66
TOTAL LOT AREA:	13.6 ACRES
TOTAL OPEN SPACE:	8.19 ACRES
RIGHT OF WAY WIDTH:	40'
LENGTH OF ROAD:	1,105'
PAVEMENT WIDTH:	22' WITH 1' BERMS BOTH SIDES

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	GP	
CONDOMINIUM LOTS:	66	
LANDSCAPE BUFFERS:	50' FROM RESIDENTIAL HOUSING 40' FROM COLLECTOR OR ARTERIAL STREETS	
	REQUIRED	PROVIDED
MINIMUM LOT AREA:	N/A	N/A
MINIMUM FRONTAGE AND LOT WIDTH:	N/A	N/A
MINIMUM FRONT AND CORNER SIDE YARD:	N/A	N/A
MINIMUM SIDE YARD:	N/A	N/A
MINIMUM REAR YARD:	N/A	N/A
MAXIMUM STRUCTURE HEIGHT:	N/A	N/A
MAXIMUM LOT COVERAGE:	N/A	N/A

EXISTING POND 5A
EXISTING POND 5
SNOW STORAGE AREA (TYP)
CONTECH JELLYFISH FILTER (TYP)
STREET LIGHTS, COORDINATE WITH RI ENERGY. STREETLIGHTS TO MATCH STYLE OF EXISTING LIGHTING ON STEPHANIE DRIVE AND DANTE BOULEVARD. (TYP)
ANGELINA DRIVE
REMOVE AND REPLACE EX SIDEWALK REQUIRED TO INSTALL PROPOSED JELLYFISH FILTER.
DANTE BOULEVARD
EXISTING POND 11
EXISTING POND 12
SEE BELOW
SEE ABOVE
SLEEVE PROPOSED WATER SERVICE (TYP)
STEPHANIE DRIVE
DEVON PLACE
ABIGALE COURT
TAMMY JEAN DRIVE
MASTER ANTHONYS PLACE
PROPOSED 22' CONCRETE DRIVE: 22' ROAD, 1' BERMS, AND 8' SHOULDERS
MAINTAIN EXISTING VEGETATION ALONG SLOPE, RE-STABILIZE AS NECESSARY
50' LANDSCAPE BUFFER
IRRIGATION WELL (TYP)
MINDA LANE

AP 13 LOT 1 GS=288.25 TF=289.5 BS=282.0
AP 13 LOT 2 GS=288.5 TF=289.75 BS=282.25
AP 13 LOT 3 GS=288.5 TF=290.0 BS=282.5
AP 13 LOT 4 GS=288.0 TF=289.5 BS=282.0
AP 13 LOT 5 GS=287.25 TF=288.5 BS=281.0
AP 13 LOT 6 GS=286.75 TF=288.0 BS=280.5
AP 13 LOT 7 GS=286.25 TF=287.75
AP 13 LOT 8 GS=285.5 TF=287.75 BS=280.25
AP 13 LOT 9 GS=285.0 TF=287.75 BS=280.25
AP 13 LOT 10 GS=284.75 TF=287.75 BS=280.25
AP 13 LOT 11 GS=285.0 TF=287.75 BS=280.25
AP 13 LOT 12 GS=286.0 TF=287.75 BS=280.25
AP 13 LOT 13 GS=286.75 TF=288.0 BS=280.5
AP 13 LOT 14 GS=287.75 TF=289.0 BS=281.5
AP 13 LOT 15 GS=288.25 TF=289.5 BS=282.0
AP 13 LOT 16 GS=288.75 TF=290.0 BS=282.5
AP 13 LOT 17 GS=289.5 TF=290.0 BS=282.5
AP 13 LOT 18 GS=289.0 TF=289.5 BS=282.0
AP 13 LOT 19 GS=289.0 TF=289.5 BS=282.0
AP 13 LOT 20 GS=288.0 TF=288.5 BS=281.0
AP 13 LOT 21 GS=287.5 TF=288.0
AP 13 LOT 22 GS=287.5 TF=288.0
AP 13 LOT 23 GS=287.5 TF=288.0 BS=280.5
AP 13 LOT 24 GS=288.0 TF=288.5 BS=281.0
AP 13 LOT 25 GS=289.0 TF=289.5 BS=282.0
AP 13 LOT 26 STEPHEN WHIPPLE LOT CEMETERY
AP 13 LOT 27 GS=287.5 TF=288.0 BS=280.5
AP 13 LOT 28 GS=285.0 TF=285.5 BS=278.0
AP 13 LOT 29 GS=285.0 TF=285.5 BS=278.0
AP 13 LOT 30 GS=284.25 TF=285.5 BS=278.0
AP 13 LOT 31 GS=285.0 TF=285.5 BS=278.0
AP 13 LOT 32 GS=284.0 TF=284.5 BS=277.0
AP 13 LOT 33 GS=287.0 TF=287.5 BS=280.0
AP 13 LOT 34 GS=285.5 TF=286.0 BS=278.5
AP 13 LOT 35 GS=285.0 TF=285.5 BS=278.0
AP 13 LOT 36 GS=285.0 TF=285.5 BS=278.0
AP 13 LOT 37 GS=282.75 TF=284.0 BS=276.5
AP 13 LOT 38 GS=282.5 TF=284.0 BS=276.5
AP 13 LOT 39 GS=282.25 TF=283.5 BS=276.0
AP 13 LOT 40 GS=282.5 TF=284.0 BS=276.5
AP 13 LOT 41 GS=282.75 TF=284.0 BS=276.5
AP 13 LOT 42 GS=284.5 TF=285.0 BS=277.5
AP 13 LOT 43 GS=285.0 TF=285.5 BS=278.0
AP 13 LOT 44 THE GRANITE HILL CONDOMINIUM DEED BOOK 1861 PAGE 666
AP 13 LOT 45 GS=284.0 TF=284.5 BS=277.0
AP 13 LOT 46 GS=283.5 TF=284.0 BS=276.5
AP 13 LOT 47 GS=283.5 TF=284.0 BS=276.5
AP 13 LOT 48 GS=282.25 TF=283.5 BS=276.0
AP 13 LOT 49 GS=281.5 TF=282.0 BS=274.5
AP 13 LOT 50 GS=282.0 TF=282.5 BS=275.0
AP 13 LOT 51 GS=283.0 TF=283.5 BS=276.0
AP 13 LOT 52 GS=283.5 TF=284.0 BS=276.5
AP 13 LOT 53 GS=284.0 TF=284.5 BS=277.0
AP 13 LOT 54 GS=285.0 TF=285.5 BS=278.0
AP 13 LOT 55 GS=286.25 TF=287.5 BS=280.0
AP 13 LOT 56 GS=284.75 TF=286.0 BS=278.5
AP 13 LOT 57 GS=284.0 TF=284.5 BS=277.0
AP 13 LOT 58 GS=283.0 TF=283.5 BS=276.0
AP 13 LOT 59 GS=281.25 TF=282.5 BS=275.0
AP 13 LOT 60 GS=280.25 TF=281.5 BS=274.5
AP 13 LOT 61 GS=280.75 TF=282.0 BS=274.5
AP 13 LOT 62 GS=280.75 TF=282.0 BS=274.5
AP 13 LOT 63 GS=282.0 TF=282.5 BS=275.0
AP 13 LOT 64 GS=283.0 TF=283.5 BS=276.0
AP 13 LOT 65 GS=284.75 TF=286.0 BS=278.5
AP 13 LOT 66 GS=286.25 TF=287.5 BS=280.0
AP 5 LOT 12 N/F COMMERCE PARK PROPERTIES, LLC. (PER PLAN REFERENCE 6)
LAND UNIT 16 AP 13 LOT 22-16 N/F BARBARA R. MANCINI
LAND UNIT 17 AP 13 LOT 22-17 N/F OSTERMAN REVOCABLE TRUST
LAND UNIT 18 AP 13 LOT 22-18 N/F RICHARD L. & RUTH E. FOURNIER
LAND UNIT 19 AP 13 LOT 22-19 N/F FRANCIS & BARBARA MATORO
LAND UNIT 20 AP 13 LOT 22-20 N/F ANTHONY J. CAROLINA, JR.
AP 13 LOT 22 FACILITY LAND ONLY UNIT 502
AP 13 LOT 21 N/F TRUST OF MARLENE HOOD
AP 13 LOT 23 N/F PATRICIA L. PARÉ REVOCABLE TRUST
AP 13 LOT 24 N/F MICHELLE M. LANCIAUX
AP 13 LOT 25 N/F PAUL & KRISTIN MATTIAS
AP 5 LOT 12 N/F COMMERCE PARK PROPERTIES, LLC. (PER PLAN REFERENCE 6)

SCALE: 1"=40'
0 20' 40' 80'

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Two Stafford Court, Cranston, RI 02920 · Tel 401-943-1000

BRIAN C. GIROUX
NO. 18341
8/17/2025
REGISTERED PROFESSIONAL ENGINEER
CIVIL

NO.	DATE	DESCRIPTION	BY:
2	10/10/2025	PRELIMINARY PLANS	F.K.M.
1	09/09/2025	RIGHT COMMENTS	F.K.M.
0	11/5/2024	PERMITTING PLANS	F.K.M.

DESIGN BY: F.K.M.
DRAWN BY: F.K.M.

GRADING PLAN

HIGHLANDS AT HOPKINS HILL, PHASES IG, IH, II, IJ, IM, IN

ASSESSOR'S PLAT 13, LOT 22
COVENTRY, RHODE ISLAND

PREPARED FOR:
D2 HOMES INC.
420 SCRABBLETOWN ROAD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852, (401) 268-5357

SHEET 6 OF 13

DE JOB No: 193-005-00 COPYRIGHT 2025 BY DIPRETE ENGINEERING ASSOCIATES, INC.

Z:\DEPMAIN\PROJECTS\193-005-00 DANTE BOULEVARD\AUTOCAD DRAWINGS\193-005-00-PLAN.DWG Plotted: 2/12/2025

STA. 0+00 To 10+00

VERTICAL: 0 2' 4' 8'

HORIZONTAL: 0 20' 40' 80'

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BRIAN C. GROUX
NO. 18341
REGISTERED PROFESSIONAL ENGINEER
CIVIL
11/17/2025

THIS PLAN SET IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND SIGNED BY ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND OSHA REGULATIONS.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGE TO ANY EXISTING UTILITIES. SEE "UTILITY NOTE" ON SHEET 4.

NO	DATE	DESCRIPTION	BY
1	11/07/2025	PRELIMINARY PLANS	F.K.M.
2	01/09/2026	RIDEM COMMENTS	F.K.M.
3	02/03/2026	PERMITTING PLANS	F.K.M.
4	11/13/2026		
5			

DESIGN BY: F.K.M.
DRAWN BY: F.K.M.

PLAN & PROFILE TAMMY JEAN DRIVE STA 0+00 - 10+00

HIGHLANDS AT HOPKINS HILL, PHASES IG, IH, II, IJ, IM, IN

ASSESSOR'S PLAT 13 LOT 22
COVENTRY, RHODE ISLAND

PREPARED FOR:
D2 HOMES INC.
420 SCRABBLETOWN ROAD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852, (401) 268-5357

DE JOB NO. 193-003-001

SHEET 7 OF 13

Z:\DEPMAIN\PROJECTS\193-003-001 DANTE BOULEVARD\AUTOCAD DRAWINGS\193-001-001-PLPF.DWG PLOTTED: 2/12/2026

STA. 9+70 To 13+00

VERTICAL: 0 2' 4' 8'

HORIZONTAL: 0 20' 40' 80'

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BRIAN C. GROUX
NUMBER 9341
REGISTERED PROFESSIONAL ENGINEER
CIVIL
8/17/2025

NO.	DATE	DESCRIPTION	BY:
7	8/17/2025	PRELIMINARY PLANS	F.K.M.
6	6/09/2025	RIDEM COMMENTS	F.K.M.
5	11/13/2024	PERMITTING PLANS	F.K.M.

DESIGN BY: F.K.M.
DRAWN BY: F.K.M.

PLAN & PROFILE TAMMY JEAN DRIVE STA 9+70 - 12+80

HIGHLANDS AT HOPKINS HILL, PHASES 1G, 1H, 1I, 1J, 1M, 1N

ASSESSOR'S PLAT 13 LOT 22
COVENTRY, RHODE ISLAND

PREPARED FOR:
D2 HOMES INC.
420 SCRABBLETOWN ROAD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852, (401) 268-5357

DE JOB NO. 1943-00-001

SHEET 8 OF 13

Z:\DEMAIN\PROJECTS\1943-000 DANTE BOULEVARD\AUTOCAD DRAWINGS\1943-001-001-PLPF.DWG PLOTTED: 2/12/2025

STA. 0+00 To 3+05

VERTICAL: 0 2' 4' 8'
HORIZONTAL: 0 20' 40' 80'

STA. 0+00 To 3+00

VERTICAL: 0 2' 4' 8'
HORIZONTAL: 0 20' 40' 80'

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BRIAN C. GROUX
NUMBER 19341
REGISTERED PROFESSIONAL ENGINEER
CIVIL
10/17/2025

NO.	DATE	DESCRIPTION	BY:
0	11/14/2024	PERMITTING PLANS	F.K.M.
1	01/07/2025	RESPONSE COMMENTS	F.K.M.
2	01/17/2025	REBUILD PLANS	F.K.M.

DESIGN BY: F.K.M.
DRAWN BY: F.K.M.

PLAN & PROFILE DEVON PLACE & ABIGALE COURT

HIGHLANDS AT HOPKINS HILL, PHASES IG, IH, II, IJ, IM, IN

ASSESSOR'S PLAT 13, LOT 22
COVENTRY, RHODE ISLAND

PREPARED FOR:
D2 HOMES INC.
420 SCRABBLETOWN ROAD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852, (401) 268-5357

DE JOB NO: 1093-003-010

SHEET 9 OF 13

Z:\DEMAIN\PROJECTS\1093-003-010 DANTE BOULEVARD\AUTOCAD DRAWINGS\1093-010-000-PLPF.DWG PLOTTED: 2/12/2025

STA. 0+00 TO 2+51

STA. 0+00 TO 1+50

VERTICAL: 0 2' 4' 8'
HORIZONTAL: 0 20' 40' 80'

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BRIAN C. GIROUX
NO. 19341
REGISTERED PROFESSIONAL ENGINEER
CIVIL
8/17/2026

NO.	DATE	DESCRIPTION	BY:
4	8/17/2026	PRELIMINARY PLANS	F.K.M.
3	01/09/2026	RIDEM COMMENTS	F.K.M.
2	11/13/2025	PERMITTING PLANS	F.K.M.
1			

DESIGN BY: F.K.M.
DRAWN BY: F.K.M.

PLAN & PROFILE ANGELINA DRIVE & MASTER ANTHONY PLACE

HIGHLANDS AT HOPKINS HILL, PHASES IG, IH, II, IJ, IM, IN

ASSESSOR'S PLAT 13 LOT 22
COVENTRY, RHODE ISLAND

PREPARED FOR:
D2 HOMES INC.
420 SCRABBLETOWN ROAD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852, (401) 268-5357

DE JOB NO. 1943-000-001

SHEET 10 OF 13

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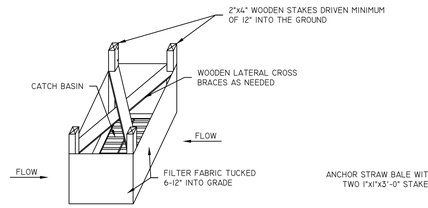
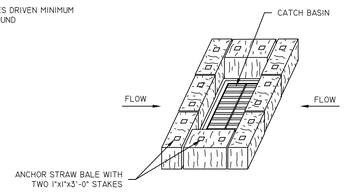


SILT FENCE INSTALLATION FOR CATCH BASINS AT LOW POINTS

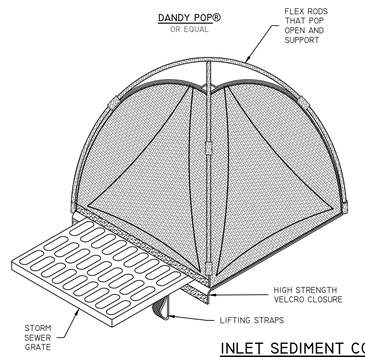


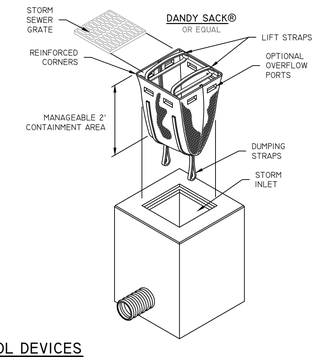
STRAW BALE FILTER INSTALLATION FOR CATCH BASINS AT LOW POINTS

NOTES:
1. STORMWATER INLETS WHICH DO NOT DISCHARGE TO SEDIMENT TRAPS OR BASINS MUST BE PROTECTED UNTIL THE TRIBUTARY AREAS ARE STABILIZED.
2. SEDIMENT MUST BE REMOVED FROM INLET PROTECTION AFTER EACH STORM.
3. REFER TO LONG TERM/SHORT TERM MAINTENANCE NOTES AND OPERATION & MAINTENANCE PLAN FOR TIMING OF PLACEMENT AND REMOVAL OF EROSION CONTROL ELEMENTS.

CATCH BASIN EROSION CONTROL

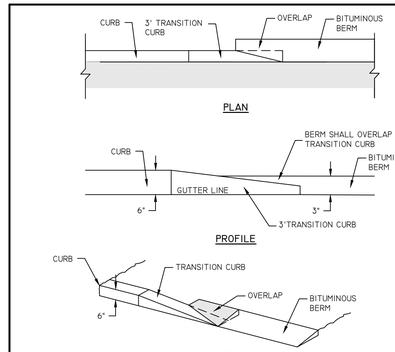
NOT TO SCALE





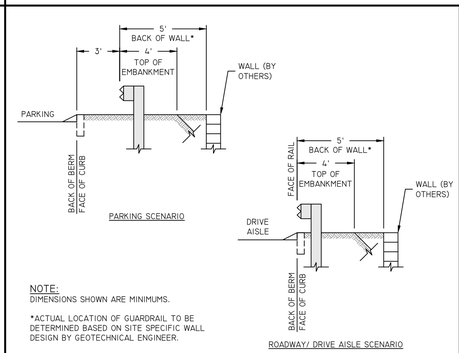
INLET SEDIMENT CONTROL DEVICES

NOT TO SCALE



CURB TO BERM TRANSITION

NOT TO SCALE

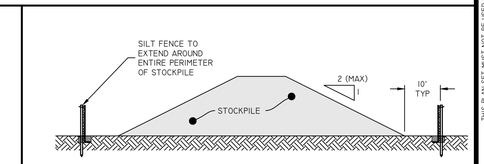


NOTE:
DIMENSIONS SHOWN ARE MINIMUMS.

*ACTUAL LOCATION OF GUARDRAIL TO BE DETERMINED BASED ON SITE SPECIFIC WALL DESIGN BY GEOTECHNICAL ENGINEER.

GUARDRAIL OFFSET SCENARIOS

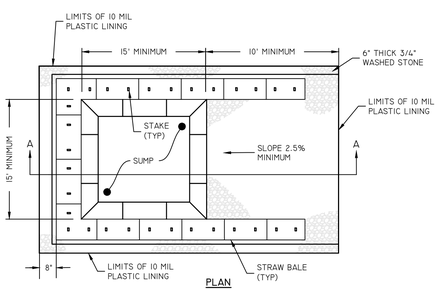
NOT TO SCALE

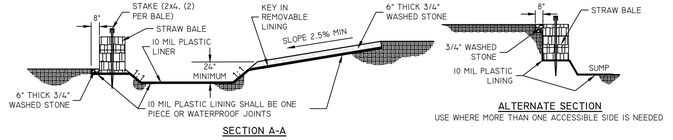


NOTES:
1. ALL STOCKPILES MUST BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SECTION 3 "STOCKPILE AND STAGING AREA MANAGEMENT" OF THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HAND BOOK (CURRENT EDITION).
2. DIVERT ALL STORMWATER AWAY FROM STOCKPILES.
3. SOIL STOCKPILES THAT ARE NOT TO BE USED WITHIN 30 DAYS MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE WITH SEED MIX COMPATIBLE WITH THE SOIL TYPE.
4. STOCKPILE AND SILT FENCE MUST BE INSPECTED AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF ½" OF RAINFALL. REPAIR/ REPLACE SILT FENCE (AND STOCKPILE COVERS WHERE APPLICABLE) AS NEEDED TO KEEP THEM FUNCTIONING ADEQUATELY.
5. SEDIMENT TRAPPED BY SILT FENCES MUST BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.

STOCKPILE PROTECTION

NOT TO SCALE



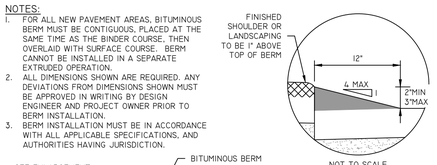


NOTES:
1. PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
2. WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
3. FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12."
4. FACILITY SHALL NOT BE FILLED BEYOND 95% CAPACITY UNLESS A NEW FACILITY IS CONSTRUCTED.
5. SAWCUT PORTLAND CEMENT CONCRETE, RESIDUE FROM SAWCUT AND GRINDING TO BE DISPOSED OF IN THE PIT.
6. CONCRETE WASHOUTS SHALL BE LOCATED A MINIMUM OF 100' FROM DRAINAGE WAYS, INLETS, AND SURFACE WATERS.
7. MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED IF REMOVED FROM THE SITE WHEN 95% FULL CAPACITY.

CONCRETE WASHOUT AREA

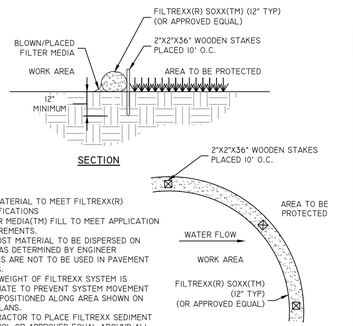
NOT TO SCALE

NOTES:
1. FOR ALL NEW PAVEMENT AREAS, BITUMINOUS BERM MUST BE CONTIGUOUS, PLACED AT THE SAME TIME AS THE BINDER COURSE, THEN OVERLAID WITH SURFACE COURSE. BERM CANNOT BE INSTALLED IN A SEPARATE EXTRUDED OPERATION.
2. ALL DIMENSIONS SHOWN ARE REQUIRED. ANY DEVIATIONS FROM DIMENSIONS SHOWN MUST BE APPROVED IN WRITING BY DESIGN ENGINEER AND PROJECT OWNER PRIOR TO BERM INSTALLATION.
3. BERM INSTALLATION MUST BE IN ACCORDANCE WITH ALL APPLICABLE SPECIFICATIONS, AND AUTHORITIES HAVING JURISDICTION.



BITUMINOUS BERM

NOT TO SCALE



NOTES:
1. ALL MATERIAL TO MEET FILTREXX(R) SPECIFICATIONS
2. FILTER MEDIA(TM) FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER
4. STAKES ARE NOT TO BE USED IN PAVEMENT AREAS.
5. SELF WEIGHT OF FILTREXX SYSTEM IS ADEQUATE TO PREVENT SYSTEM MOVEMENT ONCE POSITIONED ALONG AREA SHOWN ON THE PLANS.
6. CONTRACTOR TO PLACE FILTREXX SEDIMENT CONTROL OR APPROVED EQUAL AROUND ALL CURB INLET LOCATIONS AS SPECIFIED ON PLANS.

FILTREXX SEDIMENT CONTROL (OR APPROVED EQUAL)

NOT TO SCALE

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Two Stafford Court, Cranston, RI 02920 · Tel 401-943-1000

BRIAN C. GROUX
NO. 19341
REGISTERED PROFESSIONAL ENGINEER
CIVIL

NO.	DATE	DESCRIPTION	BY:
0	11/24/2024	PERMITTING PLANS	F.K.M.
1	01/09/2025	AGENCY COMMENTS	F.K.M.
2	01/17/2025	PRELIMINARY PLANS	F.K.M.

DESIGN BY: F.K.M.
DRAWN BY: F.K.M.

DETAILS

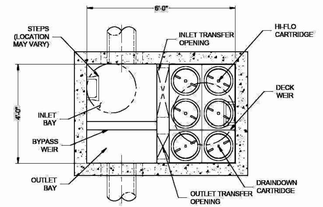
HIGHLANDS AT HOPKINS HILL, PHASES IG, IH, II, IJ, IM, IN
ASSESSOR'S PLAT 13 LOT 22
COVENTRY, RHODE ISLAND

PREPARED FOR:
D2 HOMES INC.
420 SCRABBLETOWN ROAD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852, (401) 268-5357

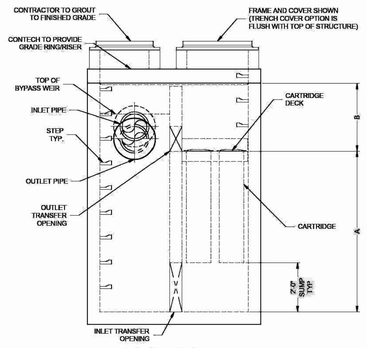
SHEET 11 OF 13

DE JOB NO. 1943-0500

Z:\DEPAIN\PROJECTS\1943-0500 DUNTE BOULEVARD\AUTOCAD DRAWINGS\1943-00-00-PLAN.DWG Plotted: 1/17/2025



PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)



ELEVATION VIEW

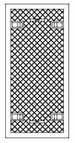
JELLYFISH DESIGN NOTES

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT, CURB INLET OR SHALLOW PIPE INLET OPTIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.

CARTRIDGE SELECTION

CARTRIDGE LENGTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"	5'-4"	4'-3"	3'-3"
FLOW RATE: HIGH FLO / DRAINDOWN (CFS) (PER CART)	0.178 / 0.089	0.133 / 0.067	0.089 / 0.045	0.049 / 0.025
MAX. TREATMENT (CFS)	0.89	0.67	0.45	0.25
DECK TO INSIDE TOP (MIN) (B)	5'-0"	4'-0"	4'-0"	4'-0"

FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



24" TRENCH COVER
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID						*
WATER QUALITY FLOW RATE (cfs)						*
PEAK FLOW RATE (cfs)						*
RETURN PERIOD OF PEAK FLOW (yrs)						*
# OF CARTRIDGES REQUIRED (HF / DD)						*
CARTRIDGE LENGTH						*
PIPE DATA:	I.E.	MAT'L	DIA	SLOPE %	HGL	
INLET #1	*	*	*	*	*	
INLET #2	*	*	*	*	*	
OUTLET	*	*	*	*	*	
SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.						
RIM ELEVATION					*	
ANTI-FLOTATION BALLAST		WIDTH		HEIGHT		
		*		*		
NOTES/SPECIAL REQUIREMENTS:						
* PER ENGINEER OF RECORD						

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION AND SITE SPECIFIC EARTH COVER REQUIREMENT. TYPICAL CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE (WHERE APPLICABLE) AT EQUAL OR GREATER SLOPE.
8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

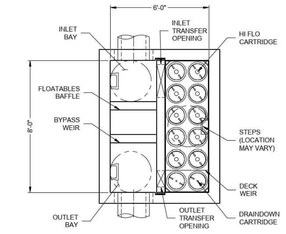
INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
D. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

Jellyfish Filter
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 8,287,728; 8,221,618; US & 123,695; OTHER INTERNATIONAL PATENTS PENDING

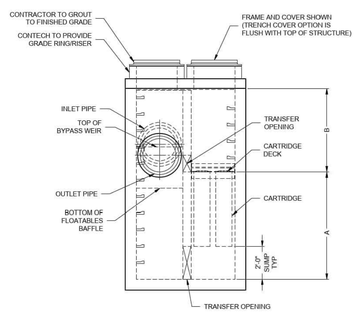
CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

JELLYFISH JFPD0406
STANDARD DETAIL
PEAK DIVERSION CONFIGURATION

C:\USERS\JOHN.WRIGHT\ONEDRIVE - THE DIPRETE COMPANIES\DESKTOP\TAKEOFFS\TAKEOFFS\JF\JFPD0406\DTL.DWG 11/15/2023 3:01 PM



PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)



ELEVATION VIEW

JELLYFISH DESIGN NOTES

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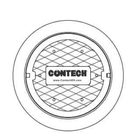
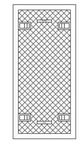
CARTRIDGE SELECTION

CARTRIDGE LENGTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"	5'-4"	4'-3"	3'-3"
FLOW RATE: HI FLO / DRAINDOWN (CFS) (PER CART)	0.178 / 0.089	0.133 / 0.067	0.089 / 0.045	0.049 / 0.025
MAX. TREATMENT (CFS)	1.96	1.47	0.98	0.54
DECK TO INSIDE TOP (MIN) (B)	5.00	4.00	4.00	4.00



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



24" TRENCH COVER
(LENGTH VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID						*
WATER QUALITY FLOW RATE (cfs)						*
PEAK FLOW RATE (cfs)						*
RETURN PERIOD OF PEAK FLOW (yrs)						*
# OF CARTRIDGES REQUIRED (HF / DD)						*
CARTRIDGE LENGTH						*
PIPE DATA:	I.E.	MAT'L	DIA	SLOPE %	HGL	
INLET #1	*	*	*	*	*	
INLET #2	*	*	*	*	*	
OUTLET	*	*	*	*	*	
SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.						
RIM ELEVATION					*	
ANTI-FLOTATION BALLAST		WIDTH		HEIGHT		
		*		*		
NOTES/SPECIAL REQUIREMENTS:						
* PER ENGINEER OF RECORD						

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3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 10', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
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CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
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800-338-1122 513-645-7000 513-645-7993 FAX

JELLYFISH JFPD0806
STANDARD DETAIL
PEAK DIVERSION CONFIGURATION

I:\COMMON\ADOTREATMENT\TJ\JELLYFISH FILTER\48 STANDARD DRAWINGS\JFPD\JFPD0406\DTL.DWG 12/20/2018 10:39 AM

Z:\DEPAIN\PROJECTS\1#3-003-00\ DIANTE BOULEVARD\AUTOCAD DRAWINGS\1#3-00\-001-PLAN.DWG Tuotte: 11/7/2025

DiPrete Engineering
Engineers · Planners · Surveyors
www.diprete-eng.com
Two Stafford Court, Cranston, RI 02920 · Tel 401-943-1000

BRIAN C. GIROUX
No. 19341
REGISTERED PROFESSIONAL ENGINEER
CIVIL
11/17/2025

NO.	DATE	DESCRIPTION	BY
7	11/17/2025	PRELIMINARY PLANS	F.K.M.
6	09/09/2025	RESPONSE COMMENTS	F.K.M.
5	11/13/2024	PERMITTING PLANS	F.K.M.

DESIGN BY: F.K.M.
DRAWN BY: F.K.M.

CONTECH DETAILS

HIGHLANDS AT HOPKINS HILL, PHASES IG, IH, II, IJ, IM, IN
ASSESSOR'S PLAT 13, LOT 22
COVENTRY, RHODE ISLAND

PREPARED FOR:
D2 HOMES INC.
429 SCRABBLETOWN ROAD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852, (401) 268-5357

DE JOB NO. 1#3-003-00 COPYRIGHT 2025 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET 12 OF 13

1. ALL NEW OR REPAIRED POTABLE WATER SYSTEM DISTRIBUTION MAINS, SERVICE PIPE AND THE NECESSARY CONNECTING PIPES, FITTINGS, CONTROL VALVES, AND ALL APPURTENANCES IN OR ADJACENT TO ANY RESIDENCE, BUILDING OR PREMISES SHALL BE PURGED OF DELETERIOUS MATTER AND SHALL BE DISINFECTED PRIOR TO UTILIZATION OR PERMANENT CONNECTION TO THE KENT COUNTY WATER AUTHORITY (KCWA) SYSTEM. THAT PORTION OF THE CUSTOMER'S SERVICE PIPE AFTER THE CURB STOP SHALL BE DISINFECTED UNDER THE SUPERVISION OF THE LOCAL PLUMBING OFFICIAL. THE OWNER MUST PROVIDE WRITTEN LABORATORY CERTIFIED DOCUMENTATION OF THE DISINFECTION RESULTS TO THE KCWA BEFORE MAKING ANY PERMANENT CONNECTION TO THE KCWA SYSTEM OR BEFORE REACTIVATION OF ANY EXISTING WATER SERVICE CAN BE AUTHORIZED. PLEASE REFER TO APPENDICES FOR PROGRAM REQUIREMENTS OF THE CUSTOMER WATER SERVICE DISINFECTION POLICY.
2. THE PROPOSER OR THE CONTRACTOR FOR THE PROPOSER, IN ACCORDANCE WITH CHAPTER 5, DISTRIBUTION SYSTEM CHLORINATION, AMERICAN WATER WORKS ASSOCIATION MANUAL #20, SHALL PERFORM CHLORINATION. TABLET CHLORINATION SHALL NOT BE ALLOWED.
3. THE OWNER OR CUSTOMER IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE DISINFECTION PROCESS OR PROCEDURE.
4. THE DISINFECTION MUST RESULT IN ELIMINATION FROM THE VARIOUS PARTS OF THE NEW PIPE LINE ANY EVIDENCE OF THE EXISTENCE, THEREIN, OF BACTERIA INDICATIVE OF ANY CONTAMINATION, AS DETERMINED BY TEST OF THE BACTERIAL CONTENT OF SAMPLES OF WATER TAKEN FROM THE NEW WATER MAIN. THE DISINFECTION MAY BE ACCOMPLISHED BY INTRODUCING INTO ALL THE VARIOUS PARTS OF THE NEW WATER MAINS, A LIQUID SOLUTION CONTAINING 1% AVAILABLE CHLORINE IN SUCH VOLUME THAT THE RATE OF DOSAGE TO THE WATER MAINS SHALL BE AT LEAST 50 PARTS PER MILLION OF AVAILABLE CHLORINE. TABLET CHLORINATION IS NOT ALLOWED. THE CONTACT PERIOD FOR THIS DISINFECTION SHALL BE AT LEAST 24 HOURS, AND A LONGER PERIOD WILL BE REQUIRED IF TESTS OF RESIDUAL CHLORINE SHOW IT TO BE NECESSARY FOR PROPER DISINFECTION.
5. THE NEW WATER SYSTEM SHALL BE FLUSHED OUT AFTER DISINFECTION AND REFILLED WITH FRESH WATER. ALL CHLORINATED WATER USED IN THE DISINFECTION PROCESS SHALL BE DE-CHLORINATED PRIOR TO DISCHARGE TO THE SURROUNDING AREA.
6. WATER MUST SIT IN THE MAIN FOR AT LEAST 24 HOURS PRIOR TO TAKING A TEST SAMPLE. WATER UTILIZED FOR THIS PURPOSE, FLUSHING OR PRESSURE TESTING, WHICH IS OBTAINED DIRECTLY FROM THE KCWA SYSTEM, MUST FLOW THROUGH AN ISOLATED CONNECTION TO THE KCWA SYSTEM VIA AN APPROVED METER, TESTABLE BACKFLOW PREVENTION DEVICE AND JUMPER LINE. THE CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS FOR SECURING THE WATER FOR TEST PURPOSES AND SHALL BEAR THE EXPENSE OF THESE ARRANGEMENTS. THE INSTALLER SHALL FURNISH AND INSTALL SUITABLE TEMPORARY TESTING PLUGS, CAPS, PUMPS, PIPE CONNECTIONS AND OTHER APPURTENANCES, AS NECESSARY, TO OBTAIN SAMPLES AT POINTS NO FURTHER THAN 1,000' APART.
7. AFTER FINAL FLUSHING AND BEFORE THE NEW WATER MAIN IS CONNECTED TO THE DISTRIBUTION SYSTEM, TWO CONSECUTIVE SETS OF ACCEPTABLE SAMPLES FOR COLIFORM BACTERIA HETEROTROPHIC PLATE COUNT (HPC), TAKEN 24 HOURS APART, SHALL BE COLLECTED FROM THE TERMINATION OF THE NEW MAIN. AT LEAST ONE SAMPLE SHALL BE COLLECTED EVERY 1,000' OF NEW MAIN, PLUS ONE SET OF TWO SAMPLES FROM THE END OF THE LINE. AT LEAST ONE SET OF TWO SAMPLES SHALL BE TAKEN FROM EACH BRANCH. SAMPLES SHALL BE COLLECTED BY KCWA EMPLOYEES, GIVEN A TWO-DAY NOTICE AND TESTED BY A LABORATORY APPROVED BY KCWA. A FEE SHALL BE IMPOSED FOR THE SAMPLING TESTING FOR EACH TEST. THE FEE SHALL BE AT THE CURRENT RATE SCHEDULE IN EFFECT AT THE TIME OF TESTING. PAYMENT SHALL BE PRIOR TO SAMPLE COLLECTION BY THE KCWA. THE WATER SAMPLE TEST RESULTS MUST INDICATE THAT THE WATER QUALITY IN THE NEW MAIN IS CONSISTENT IN QUALITY WITH KCWA SYSTEM WATER.

* TAKEN FROM SECTION 3.23 OF THE "RULES AND REGULATIONS OF THE KENT COUNTY WATER AUTHORITY" DATED SEPTEMBER 20, 2006.

CHLORINATION & DISINFECTION POLICY*

NOT TO SCALE

ALL COMPONENTS OF THE WATER SYSTEMS AND ANY CROSSING UTILITIES MUST BE AS-BUILT PRIOR TO COVERING. ENGINEER TO BE NOTIFIED PRIOR TO COVERING TO SURVEY AS-BUILT LOCATIONS. ENGINEER WILL NOT ACCEPT FIELD MEASUREMENTS FROM THE SITE CONTRACTOR.

KCWA AS-BUILT NOTES

NOT TO SCALE

1. THE OWNER, PLUMBER AND/OR PLUMBING OFFICIAL SHALL COORDINATE ACTIVITIES BY CONTACTING THE KENT COUNTY WATER AUTHORITY FIVE WORKING DAYS PRIOR TO CONDUCTING THE DISINFECTION PROCESS TO:
   - OBTAIN AUTHORIZATION TO TEMPORARILY CONNECT TO THE PUBLIC WATER SYSTEM IF AN ALTERNATIVE SUPPLY IS NOT USED.
   - ARRANGE FOR A REPRESENTATIVE OF THE AUTHORITY TO EXAMINE THE ISOLATED CONNECTION TO THE PUBLIC WATER SYSTEM.
   - OBTAIN A READING FROM THE TEMPORARY METER (IF USED).
   - COORDINATE ACTIVATION OF THE WATER CONNECTION TO COMPLETE THE DISINFECTION AND SAMPLE RETRIEVAL PROCESS.
2. THE SERVICE PIPE SHALL BE FLUSHED WITH CLEAN POTABLE WATER SUPPLIED BY THE CONTRACTOR OR FROM AN ISOLATED CONNECTION TO THE KENT COUNTY WATER AUTHORITY SYSTEM UNTIL ALL DELETERIOUS MATERIAL IS REMOVED. IF THE CONTRACTOR CHOOSES TO USE THE PUBLIC WATER SYSTEM, THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A SUITABLE ISOLATED CONNECTION TO THE AUTHORITIES SYSTEM FROM THE NEW SERVICE PIPE.
3. FILL THE SERVICE PIPING THEREOF WITH A CHLORINE SOLUTION CONTAINING AT LEAST 50 PARTS PER MILLION CHLORINE. ONCE THE CHLORINE CONCENTRATION IN THE EFFLUENT DISCHARGE REVEALS THE PROPER CONCENTRATION, THE SYSTEM SHALL BE VALVED OFF AND ALLOWED TO STAND FOR THE REQUIRED TIME.
4. FOLLOWING THE REQUIRED STANDING TIME, THE SERVICE PIPE SHALL BE FLUSHED WITH CLEAN POTABLE WATER UNTIL THE CHLORINE IS PURGED FROM THE SERVICE PIPING. TWO SETS OF SAMPLES OF ACCEPTABLE SAMPLES, TAKEN AT A MINIMUM OF 24 HOUR APART SHALL BE ANALYZED. THE CUSTOMER SHALL ELICIT THE SERVICES OF A LABORATORY CERTIFIED BY THE RHODE ISLAND DEPARTMENT OF HEALTH TO ANALYZE THE WATER SAMPLES USING MEMBRANE FILTER TECHNIQUE SM9222B1989DT FOR COMPLIANCE WITH RHODE ISLAND DEPARTMENT OF HEALTH COLIFORM REGULATIONS, AND STANDARD HETEROTROPHIC PLATE COUNT TEST. THIS REQUIRES TWO (2) SAMPLE BOTTLES PER SET OF SAMPLES, ONE FOR THE COLIFORM TEST AND ONE OF THE HETEROTROPHIC PLATE COUNT. THE RI DEPARTMENT OF HEALTH HAS A LISTING OF CERTIFIED LABORATORIES. THE SAMPLE RETRIEVAL SHALL BE CONDUCTED UNDER THE PURVIEW OF THE LOCAL PLUMBING OFFICIAL PER THE REQUIREMENTS CONTAINED IN THE RHODE ISLAND STATE PLUMBING CODE.
5. THE DISINFECTION PROCESS SHALL BE REPEATED UNTIL THE RESULTS OF THE BACTERIOLOGICAL TESTING CONFIRM COMPLIANCE WITH THE RHODE ISLAND DEPARTMENT OF HEALTH DRINKING WATER QUALITY STANDARDS AND HETEROTROPHIC PLATE COUNT CONSISTENT WITH KENT COUNTY WATER AUTHORITY QUALITY.
6. THE WATER SERVICE APPLICANT MUST PROVIDE THE AUTHORITY WITH COPIES OF THE SATISFACTORY LABORATORY TEST RESULTS AND INSPECTION VERIFICATION LETTER (PER SECTION 107 OF PLUMBING CODE) FROM THE LOCAL PLUMBING OFFICIAL, BEFORE PERMISSION WILL GRANTED TO COMPLETE THE PERMANENT CONNECTION TO THE PUBLIC WATER SYSTEM.
7. ALL CONNECTION MATERIALS SHALL BE KEPT FREE OF ANY POTENTIAL CONTAMINATION AND BE SWABBED WITH CHLORINE SOLUTION PRIOR TO CONNECTION TO THE NEWLY DISINFECTED SERVICE.

* TAKEN FROM APPENDIX C-2 OF THE "RULES AND REGULATIONS OF THE KENT COUNTY WATER AUTHORITY" DATED SEPTEMBER 20, 2006.

CUSTOMER WATER SERVICE DISINFECTION POLICY

NOT TO SCALE

UTILITY NOTES:

1. ALL WATER MAIN IMPROVEMENTS MUST COMPLY WITH KENT COUNTY WATER AUTHORITY REGULATIONS AND ANY APPLICABLE AUTHORITY HAVING JURISDICTION, INCLUDING (BUT NOT LIMITED TO) MATERIALS, DIMENSIONS AND ACCESS COVERS. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SUBMITTALS TO THE ENGINEER OF RECORD FOR APPROVAL FOR ALL WATER IMPROVEMENTS AND APPURTENANCES INCLUDING BUT NOT LIMITED TO PIPES, VALVES, FITTINGS, HEAT ENCLOSURES, AND BACKFLOW PREVENTERS, ALL COMPONENTS OF THE WATER SYSTEM MUST BE ASBUILT PER KENT COUNTY WATER AUTHORITY REQUIREMENTS. ALL COMPONENTS OF THE WATER SYSTEM MUST BE INSPECTED BY KENT COUNTY WATER AUTHORITY. CONTRACTOR TO COORDINATE ALL IMPROVEMENTS WITH THE KCWA TO ENSURE INSPECTOR IS ON SITE.
2. THE CONTRACTOR MUST COORDINATE WITH ALL OF THE APPROPRIATE UTILITY COMPANIES FOR AGREEMENTS TO SERVICE THE PROPOSED BUILDING. THIS MUST BE DONE PRIOR TO CONSTRUCTION. NO REPRESENTATIONS ARE MADE BY DIPRETE ENGINEERING THAT UTILITY SERVICE IS AVAILABLE.
3. ALL PROPOSED UTILITIES SERVING THE SITE AND BUILDINGS TO B COORDINATED WITH OWNER, ARCHITECT, AND ENGINEER PRIOR TO INSTALLATION.

TRAFFIC NOTES:

1. ALL TRAFFIC CONTROL MUST CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) CURRENT EDITION.
2. DURING CONSTRUCTION, TRAFFIC CONES MUST BE USED FOR SEPARATION OF ACTIVE TRAFFIC FROM WORK ZONE PER MUTCD REQUIREMENTS.
3. DURING CONSTRUCTION FLAGGERS MUST BE EMPLOYED TO ENSURE SAFETY FOR INTERACTION OF CONSTRUCTION VEHICLES AND ACTIVE TRAFFIC.
4. ALL SIGNS, FLAGGERS, TRAFFIC CONTROL DEVICES, AND TEMPORARY TRAFFIC ZONE ACTIVITIES MUST MEET THE REQUIREMENTS OF THE MUTCD LATEST EDITION AND SUBSEQUENT ADDENDA.
5. TEMPORARY CONSTRUCTION SIGNS MUST BE MOUNTED ON RIDOT APPROVED SUPPORTS AND MUST BE REMOVED OR COVERED WHEN NOT APPLICABLE.

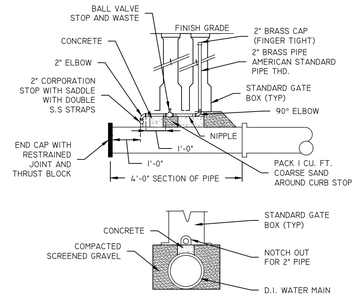
KENT COUNTY WATER AUTHORITY RULES AND REGULATIONS 3.14.6
A MINIMUM OF TEN-FEET HORIZONTAL AND EIGHTEEN-INCH VERTICAL SEPARATION SHALL BE MAINTAINED IN THE PLACEMENT OF WATER MAINS, SERVICES OR APPURTENANCES WITHIN THE VICINITY OF SEWER FACILITIES OR VICE VERSA. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT, HORIZONTAL SEPARATION OR IN THE CASE OF CROSSING THE EIGHTEEN-INCH, VERTICAL SEPARATION, A DEVIATION FROM THIS RESTRICTION MAY BE ALLOWED ON A CASE BY CASE BASIS WITH PRIOR APPROVAL FROM THE GENERAL MANAGER/CHIEF ENGINEER AS TO THE PROPOSED MATERIALS AND INTERVENTIONS TO BE TAKEN TO PROTECT THE WATER SYSTEM FROM THE POSSIBILITY OF CONTAMINATION.

KENT COUNTY WATER AUTHORITY RULES AND REGULATIONS 3.21.18
WATER MAINS SHALL BE LAID WITH A MINIMUM OF TEN-FOOT HORIZONTAL CLEARANCE FROM ANY EXISTING SEWER FACILITIES. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. WATER MAINS CROSSING UNDER SEWERS SHALL BE FORBIDDEN. WATER MAINS CROSSING OVER SEWERS SHALL BE LAID TO PROVIDE A MINIMUM, VERTICAL SEPARATION OF EIGHTEEN-INCHES BETWEEN THE INVERT OF THE WATER MAIN AND THE CROWN OF THE SEWER. RE-ALIGNMENT OF AN EXISTING WATER MAIN OR RELOCATION OF THE SEWER MAY BE NECESSARY TO ACHIEVE THIS VERTICAL SEPARATION. THE GENERAL MANAGER/CHIEF ENGINEER MUST APPROVE ANY DEVIATION FROM THESE REQUIREMENTS. CONCRETE ENCASEMENT SHALL NOT BE ALLOWED IN THE DESIGN FOR SEWER AND WATER CROSSINGS.

SEWER LINE/WATER LINE SEPARATION POLICY

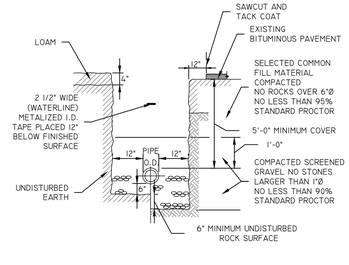
NOT TO SCALE

NOTE:
1. FROM KENT COUNTY WATER AUTHORITY DETAIL DATE: 09/2006



KCWA PERMANENT BLOWOFF ASSEMBLY

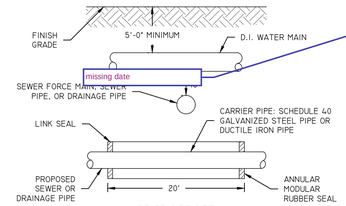
NOT TO SCALE



KCWA TRENCH INSTALLATION IN ROCK & SOIL

NOT TO SCALE

NOTES:
1. THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND THE PROPOSED UTILITY SHOULD BE A MINIMUM OF 18".
2. THE HORIZONTAL SEPARATION BETWEEN THE WATER MAIN AND THE PROPOSED UTILITY SHALL BE A MINIMUM OF 10'.
3. IF 1 OR 2 CAN NOT BE MAINTAINED THE PROPOSED UTILITY SHALL BE INSTALLED WITHIN A CARRIER PIPE UPON WRITTEN APPROVAL BY THE KCWA.
4. SEWER MAIN AND SERVICES ARE NOT ALLOWED TO CROSS OVER THE TOP OF THE WATER MAIN.
5. CONCRETE ENCASEMENT IS NOT ALLOWED.
6. FROM THE KENT COUNTY WATER AUTHORITY DETAIL DATE: 09/2006



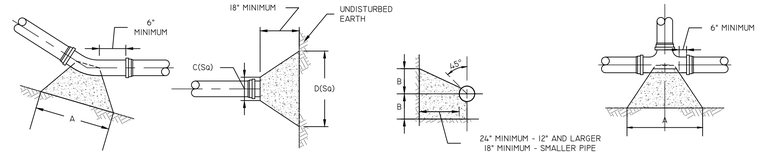
CARRIER PIPE DETAIL

KCWA UTILITY SEPARATION

NOT TO SCALE

NOTES:
1. ALL CONCRETE SHALL BE 4,000 P.S.I. @ 28 DAYS.
2. CONCRETE THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED EARTH
3. FORMS TO BE USED AS NECESSARY
4. ALL BOLTS AND NUTS TO BE PROTECTED FROM CONCRETE AND EASILY ACCESSIBLE WHEN THRUST BLOCK INSTALLED
5. REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF RHODE ISLAND SHALL VERIFY CALCULATIONS DURING DESIGN TO MEET CONDITIONS OF PROJECT AND KCWA REQUIREMENTS
6. FROM THE KENT COUNTY WATER AUTHORITY DETAIL DATE: 09/2006

SIZE	TEES		PLUGS		90° BEND		45° BEND		22.5° BEND		11.25° BEND	
	A	B	C	D	A	B	A	B	A	B	A	B
6"	20"	10"	10"	21"	24"	12"	18"	9"	13"	7"	9"	5"
8"	26"	13"	12"	26"	32"	16"	24"	12"	17"	9"	12"	6"
10"	34"	17"	14"	36"	40"	20"	30"	15"	22"	11"	15"	8"
12"	41"	20"	16"	41"	48"	24"	35"	18"	25"	13"	18"	9"
16"	54"	27"	20"	54"	64"	32"	47"	23"	34"	17"	24"	12"

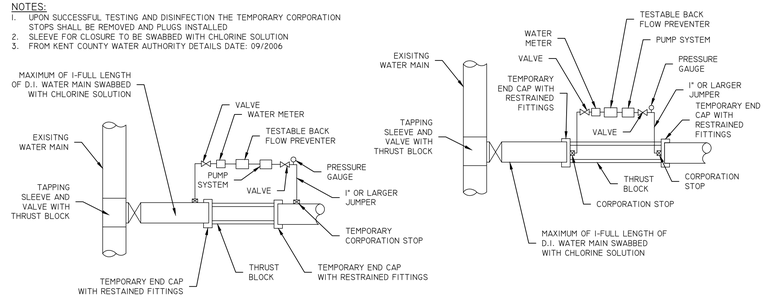


PLAN BENDS | PLAN & ELEVATION PLUGS | BENDS & TEES SECTIONS | PLAN TEES

KCWA THRUST BLOCK

NOT TO SCALE

NOTES:
1. UPON SUCCESSFUL TESTING AND DISINFECTION THE TEMPORARY CORPORATION STOPS SHALL BE REMOVED AND PLUGS INSTALLED
2. SLEEVE FOR CLOSURE TO BE SWABBED WITH CHLORINE SOLUTION
3. FROM KENT COUNTY WATER AUTHORITY DETAILS DATE: 09/2006



KCWA TEMPORARY CONNECTION FOR PRESSURE TESTING & DISINFECTION

NOT TO SCALE

DiPrete Engineering
Engineers · Planners · Surveyors
www.diprete-eng.com
Two Stafford Court, Cranston, RI 02920 · Tel 401-943-1000

BRIAN C. GIROUX — No. 9341 — REGISTERED PROFESSIONAL ENGINEER CIVIL

NO.	DATE	DESCRIPTION	BY:
0	11/04/2024	PERMITTING PLANS	F.K.M.
1	01/09/2025	RIDOT COMMENTS	F.K.M.
2	01/17/2025	PRELIMINARY PLANS	F.K.M.

DRAWN BY: F.K.M. | DESIGN BY: F.K.M.

KCWA DETAILS

HIGHLANDS AT HOPKINS HILL, PHASES IG, IH, II, IJ, IM, IN
ASSESSOR'S PLAT 13 LOT 22
COVENTRY, RHODE ISLAND

PREPARED FOR:
D2 HOMES INC.
420 SCRABBLETOWN ROAD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852, (401) 268-5357

SHEET 13 OF 13

DE JOB NO. 1943-003-001

Z:\DEMAIN\PROJECTS\1943-003-001 BANTE BOULEVARD\AUTOCAD DRAWINGS\1943-001-001-PLAN.DWG Plotted: 1/17/2025

TAB G-02

DiPrete Engineering

Project # 1193-003

January 10, 2025

Stormwater System Operation & Maintenance

Highlands at Hopkins Hill

Phases 1G, 1H, 1I, 1J, 1M, 1N

Assessors Plat 13, Lot 22

Prepared For:

D2 Homes, Inc.
420 Scrabbletown Road, Suite G
North Kingstown, Rhode Island 02852

Table of Contents

Operation & Maintenance Plan Overview

An essential component of a successful Stormwater System (SS) is the ongoing Operation and Maintenance (O&M) of the various components of the stormwater drainage, control, and conveyance systems. These components include swales, pipes, catch basins, and treatment/ control devices are commonly referred to as Best Management Practices (BMPs). Failure to provide effective maintenance can reduce the hydraulic capacity and the pollutant removal efficiency of stormwater practices.

Many people expect that stormwater facilities will continue to function correctly forever. However, it is inevitable that deterioration of the stormwater system will occur once it becomes operational. The question is not whether stormwater system maintenance is necessary but how often.

This plan has been developed to proactively address operations and maintenance to minimize potential problems and maximize potential stormwater runoff treatment and management. Ongoing inspections and maintenance will extend the service life of the Best Management Practices.

This plan addresses:

1. Stormwater management system(s) owners;
2. The party or parties responsible for operation and maintenance, including how future property owners will be notified of the presence of the stormwater management system and the requirement for proper operation and maintenance;
3. A description and delineation of public safety features;
4. The routine (scheduled) and non-routine (corrective) maintenance tasks for each BMP to be undertaken after construction is complete and a schedule for implementing those tasks;
5. A plan that is drawn to scale and shows the location of all stormwater BMPs in each treatment train along with the discharge point;
6. An estimated operation and maintenance budget; and
7. Funding source for operation and maintenance activities and equipment.

A major contributor to unmaintained stormwater facilities is a lack of clear ownership and responsibility definition. In order for an inspection and maintenance program to be effective, the roles for each responsibility must be clearly defined prior to construction of a system. This can be accomplished with a maintenance agreement between the site owners and the responsible authority.

This report is suitable for recording as an attachment to a maintenance agreement between the site owner and the responsible authority. A copy of a sample agreement prepared by RIDEM is attached to this report as Appendix B.

Stormwater System Owner / Party Responsible for O&M

Stormwater BMPs are maintained during construction by the site contractor as identified in the Soil Erosion and Sediment Control Plan (SESC) for the site. A copy of the SESC is required to be kept on site during construction. The SESC requires maintenance and inspection of the BMPs during the construction phase of project and requires a log be kept of these activities. Once construction is complete and the contractor's warranty period is elapsed, the contractor must obtain the signature of the stormwater system's owner releasing the contractor from his maintenance and inspection responsibilities. A copy of this release of contractor's responsibility must be attached to this document.

The Owners Association will be the owner of the stormwater system located outside of public right of ways and all stormwater BMP. Upon completion of construction, and creation of the Owners Association, their legal name along with mailing and emergency contact information must be added below.

Owner; _____

Mailing Address; _____

_____

Emergency Contact Name; _____

Phone; _____

Transfer of Ownership
In the event that the owner of any property included in the Owner's Association changes, the current owner (grantor) must provide a copy of this document to the new owner (grantee). In addition, the Owners Association must provide all new members with a copy of this document.

The Stormwater System Owner is the Party Responsible for the ongoing O&M of the system.
The two key components to adequately maintain the stormwater infrastructure are:

1. Performance of periodic and scheduled inspections
2. Performance of scheduled maintenance

The actual operation and maintenance of the system may be performed by a third party designated by the owner. If the owner contracts with a third party for O&M the name, address, and emergency contact information must be added below, and updated if the third party designee changes.

Name: _____
Mailing Address: _____

_____

Emergency Contact Name: _____
Phone: _____

Public Safety

Public safety was a critical factor in designing the stormwater system. Public safety features included in this design are:

- Winter & Non-Winter Maintenance

Winter Maintenance

The following tasks must be performed to protect public safety during the winter season:

- Roadways and parking lots will be salted/ sanded/ plowed in accordance with applicable Town of Coventry and RIDOT guidelines;
- Inspect the open and closed drainage networks adjacent to the snow stockpiles to ensure they are free of clogging and debris;
- Inspect roadways and drainage structures post-storm event to alleviate any signs of icing or damming.

Non-Winter Maintenance

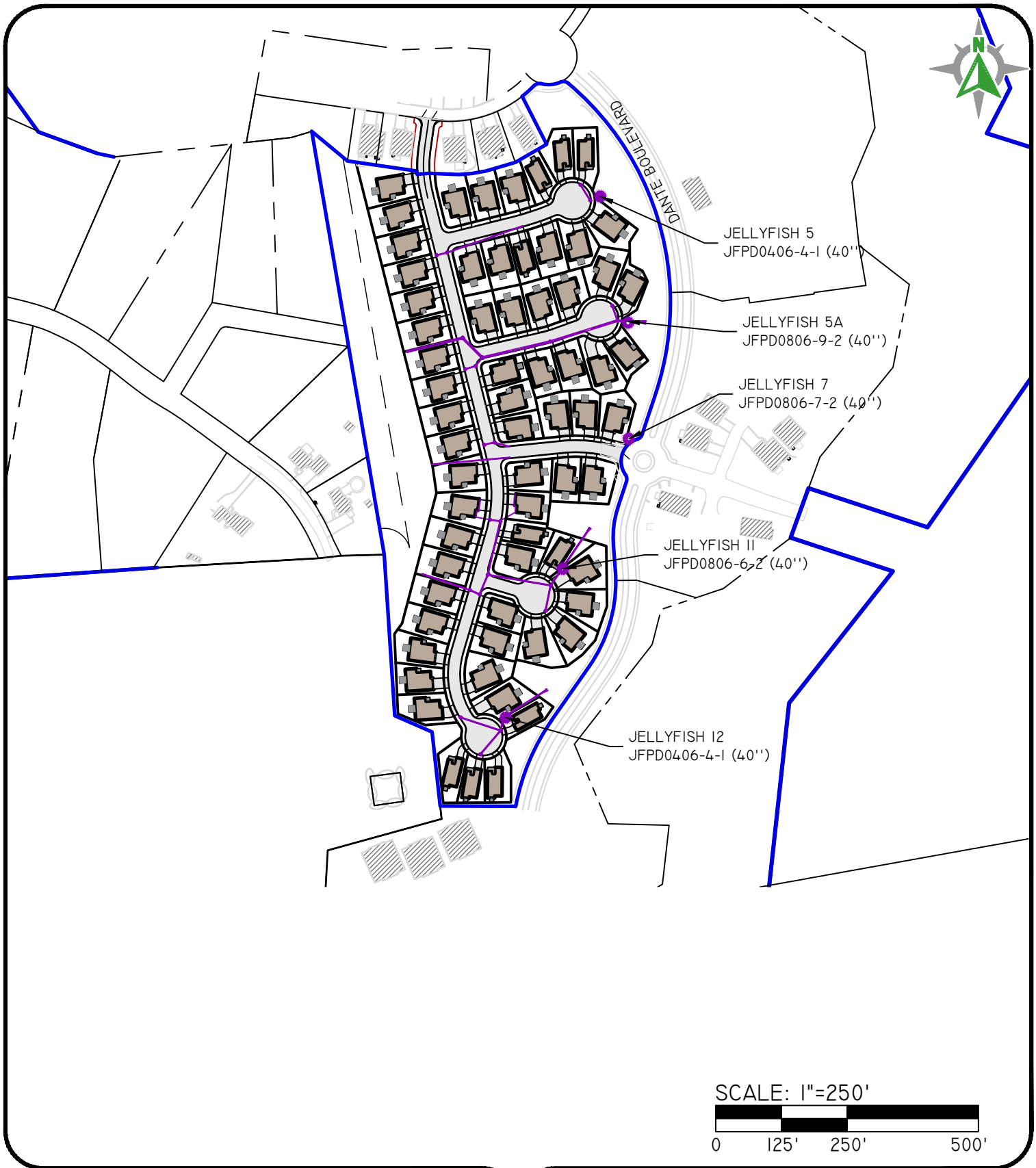
The following tasks must be performed to protect public safety during the non-winter seasons:

- Roadways and parking lots will be swept in accordance with applicable Town of Coventry and RIDOT guidelines;
- The stormwater management systems must be inspected and maintained in accordance with the enclosed Operations & Maintenance Plan.

Particular care must be taken in the operation and maintenance of these features.

Stormwater System Plan

A plan identifying each component of the stormwater system is included on the following page.



OPERATIONS & MAINTENANCE

HIGHLANDS AT HOPKINS HILL
PHASES 1G, 1H, 1J, 1M, 1N
COVENTRY, RHODE ISLAND

PREPARED FOR:
D2 HOMES INC.
420 SCRABBLETOWN ROAD SUITE G, NORTH KINGSTOWN, RHODE ISLAND 02852

DATE:
01-10-2025

SHEET 1 OF 1

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

Inspections & Maintenance

Inspections must be performed on a regular basis and scheduled based on the BMP type and configuration. It is not mandatory that all inspectors be trained engineers, but they must have some knowledge or experience with stormwater systems and in general, trained stormwater engineers should direct the inspectors. Follow-up inspections by registered professional engineers must be performed where a routine inspection has revealed a question of structural or hydraulic integrity affecting public safety.

Not all inspections can be conducted by direct human observation. For subsurface systems, video equipment may be required. There may be cases where other specialized equipment is necessary. The inspection program must be tailored to address the operational characteristics of the system.

The inspection process must document observations made in the field and must cover structural conditions, hydraulic operational conditions, evidence of vandalism, condition of vegetation, occurrence of obstructions, unsafe conditions, and build-up of trash, sediments and pollutants.

Maintenance of the stormwater management system is essential and can be divided into two types, scheduled and corrective.

Scheduled maintenance tasks are those that are typically accomplished on a regular basis and can generally be scheduled without referencing inspection reports. These items consist of such things as vegetation maintenance (such as mowing) and trash and debris removal. These tasks are required at well-defined time intervals and are a requirement for all stormwater structural facilities.

Corrective maintenance tasks consist of items such as sediment removal, stream bank stabilization, and outlet structure repairs that are done on an as-needed basis. These tasks are typically scheduled based on inspection results or in response to complaints.

Since specialized equipment may be required, some maintenance tasks can be effectively handled on a contract basis with an outside entity specializing in that field. In addition, some maintenance may also require a formal design and bid process to accomplish the work.

Appendix A provides an "Inspection Schedule & Maintenance Checklist" for the stormwater system components on this site. Completed checklists must be maintained as an ongoing record of inspections for each component of the stormwater system.

In addition to the maintenance of the stormwater system, maintenance of other site improvements can significantly enhance the ability for the BMPs to function as designed. Several of these have been listed below, along with the recommended maintenance.

Lawn, Garden and Landscape Management

- Lawns should be cut no shorter than 1-1/2" in the spring and fall to stimulate root growth, and no shorter than 2 to 3 inches throughout the summer.
- Infiltration ponds should be mowed at least twice per year.
- Fertilize no more than twice per year, once in May-June and once in September-October.
- Avoid spreading fertilizer on impervious surfaces.
- Weeds should be dug or pulled out. Large areas of weeds can be removed by covering with large plastic sheet(s) for a few days.
- Chemical pesticides should be used as a last resort. A healthy lawn is naturally disease resistant.
    - Visible insects can be removed by hand, by spraying with water, or even vacuum cleaning.
    - Store bought traps, specific for a species, can be used.
    - Slugs and other soft bodied insects can be eliminated using diatomaceous earth.
    - Plants infected with bacteria and fungi should be removed and disposed of.
    - Beneficial organisms should be maintained on the property and should be encouraged/ attracted to the property. Homeowners and property facility maintenance personal should become familiar with beneficial organisms.
- Irrigation should be minimal if required at all. Most lawns do not require watering and will become dormant during dry periods.
    - Established lawns require no more than one inch of water per week.
    - Areas should be watered before 9am to avoid evaporation.

Road and Parking Area Management

Street and Parking Lot Sweeping

- All street and parking areas on site must be swept a minimum of 2 times per year.

Deicing:

- Salt storage areas must be completely covered and located on an impervious surface.
- Runoff must be contained in appropriate areas.
- See The Rhode Island Stormwater Design and Installation Standards Manual Appendix G for approved deicing agents and ways to reduce deicer impacts. The manual Appendices can be found online at: http://www.dem.ri.gov/programs/benviron/water/permits/ripdes/stwater/pdfs/swdsnapd.pdf

Jellyfish Filters

The Owner of the stormwater system must enter a maintenance contractor for a minimum of two years from the start of installation of the Jellyfish filter unit. The contracted maintenance provider must receive training by Contech Engineering Solutions, LLC on how to properly maintain Jellyfish Filter Devices unless the maintenance contractor is already a recognized, qualified provider by RIDEM to maintain Jellyfish filter devices. The contract must be provided to RIDEM no later than 60 days after the completed installation of the Jellyfish filter unit.

Sealants:

- Only asphalt based sealants are permitted, no coal-tar based asphalt sealants can be used on site.

Snow Removal:

- Snow must not be dumped in any water body including rivers, reservoirs, ponds, lakes, wetlands, bays, or the ocean.
- Avoid disposing of snow on top of storm drain catch basins or stormwater drainage swales or ditches.
- Snow must be stored in upland areas, not in or adjacent to water bodies or wetlands. Snow must be stored in a location that will allow snow melt and enter the onsite drainage system so it can be treated by onsite BMPs.

Solid Waste Containment

- Trash and recycling receptacles must be located onsite for all commercial areas.

***Reference**; Additional information relating to operation and maintenance of specific BMPs can be found in the Rhode Island Stormwater Design and Installation Standards Manual.*
(www.dem.ri.gov/pubs/regs/regs/water/swmanual.pdf)

Estimated Inspections & Maintenance Budget

It is important to be able to budget for the O&M costs associated with the stormwater system. To assist the owner in budgeting, below is an estimate of the costs that may be incurred in maintaining the system. The costs have been estimated on a yearly basis.

Periodic inspections, if performed by an outside entity will cost approximately $X/yr.

Jellyfish® Filter:
A maintenance budget for this system can vary and will be determined following an agreed and accepted maintenance contract with Contech Engineered Solutions, LLC. Annual to biannual cartridge rinsing is recommended depending on sediment load. Cartridges can be used for up to 5 maintenances (5 to 10 years total). Replacement cartridges costs approximately $750 each. The proposed systems contain a total of 20 cartridges. The total cost to replace all cartridges would be $15,000. Assuming a 5 year replacement schedule, this would equate to approximately $3,000 per year. This is only an estimate and subject to change following a signed maintenance contract.

Based on the costs outlined above, the stormwater system will cost approximately $3,000 per year to maintain. This is only an estimate and costs may vary.

These costs are the responsibility of the stormwater system owner. Funding for the costs will be provided by home owner's association.

***Reference**; Maintenance costs are based on information provided by Horsley Witten during the January 19, 2011 Stormwater Manual Training.*
(http://www.dem.ri.gov/programs/benviron/water/permits/ripdes/stwater/t4guide/slides/sess210.ppt)

Appendix A – Inspection Schedule & Maintenance Checklists

CONTECH®
ENGINEERED SOLUTIONS

Jellyfish® Filter
Owner's Manual

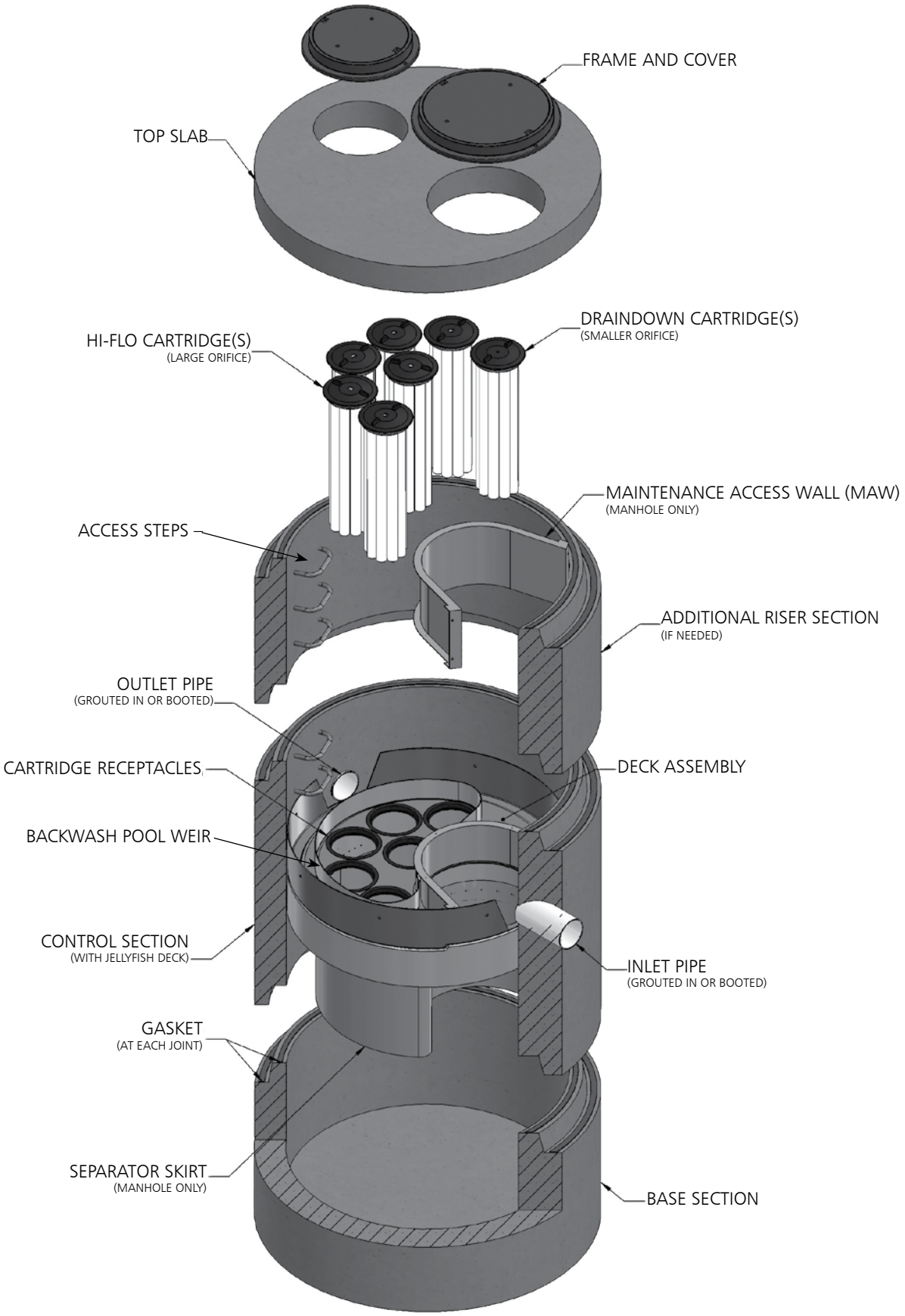
Table of Contents

THANK YOU FOR PURCHASING THE JELLYFISH® FILTER!

Contech Engineered Solutions would like to thank you for selecting the Jellyfish Filter to meet your project's stormwater treatment needs. With proper inspection and maintenance, the Jellyfish Filter is designed to deliver ongoing, high levels of stormwater pollutant removal.

If you have any questions, please feel free to call us or e-mail us:

Contech Engineered Solutions
9025 Centre Pointe Drive, Suite 400 | West Chester, OH 45069
513-645-7000 | 800-338-1122
www.ContechES.com
info@conteches.com


FRAME AND COVER
TOP SLAB
DRAINDOWN CARTRIDGE(S)
(SMALLER ORIFICE)
HI-FLO CARTRIDGE(S)
(LARGE ORIFICE)
MAINTENANCE ACCESS WALL (MAW)
(MANHOLE ONLY)
ACCESS STEPS
ADDITIONAL RISER SECTION
(IF NEEDED)
OUTLET PIPE
(GROUTED IN OR BOOTED)
CARTRIDGE RECEPTACLES
DECK ASSEMBLY
BACKWASH POOL WEIR
CONTROL SECTION
(WITH JELLYFISH DECK)
INLET PIPE
(GROUTED IN OR BOOTED)
GASKET
(AT EACH JOINT)
SEPARATOR SKIRT
(MANHOLE ONLY)
BASE SECTION

WARNINGS / CAUTION

1. FALL PROTECTION may be required.
2. WATCH YOUR STEP if standing on the Jellyfish Filter Deck at any time; Great care and safety must be taken while walking or maneuvering on the Jellyfish Filter Deck. Attentive care must be taken while standing on the Jellyfish Filter Deck at all times to prevent stepping onto a lid, into or through a cartridge hole or slipping on the deck.
3. The Jellyfish Filter Deck can be SLIPPERY WHEN WET.
4. If the Top Slab, Covers or Hatches have not yet been installed, or are removed for any reason, great care must be taken to NOT DROP ANYTHING ONTO THE JELLYFISH FILTER DECK. The Jellyfish Filter Deck and Cartridge Receptacle Rings can be damaged under high impact loads. This type of activity voids all warranties. All damaged items to be replaced at owner's expense.
5. Maximum deck load 2 persons, total weight 450 lbs.

Safety Notice

Jobsite safety is a topic and practice addressed comprehensively by others. The inclusions here are intended to be reminders to whole areas of Safety Practice that are the responsibility of the Owner(s), Manager(s) and Contractor(s). OSHA and Canadian OSH, and Federal, State/Provincial, and Local Jurisdiction Safety Standards apply on any given site or project. The knowledge and applicability of those responsibilities is the Contractor's responsibility and outside the scope of Contech Engineered Solutions.

Confined Space Entry

Secure all equipment and perform all training to meet applicable local and OSHA regulations regarding confined space entry. It is the Contractor's or entry personnel's responsibility to proceed safely at all times.

Personal Safety Equipment

Contractor is responsible to provide and wear appropriate personal protection equipment as needed including, but not limited to safety boots, hard hat, reflective vest, protective eyewear, gloves and fall protection equipment as necessary. Make sure all equipment is staffed with trained and/or certified personnel, and all equipment is checked for proper operation and safety features prior to use.

- Fall protection equipment
- Eye protection
- Safety boots
- Ear protection
- Gloves
- Ventilation and respiratory protection
- Hard hat
- Maintenance and protection of traffic plan

Chapter 1

1.0 – Owner Specific Jellyfish Filter Product Information

Below you will find a reference page that can be filled out according to your Jellyfish Filter specification to help you easily inspect, maintain and order parts for your system.

Owner Name:	
Phone Number:	
Site Address:	
Site GPS Coordinates/unit location:	
Unit Location Description:	
Jellyfish Filter Model No.:	
Contech Project & Sequence Number	
No. of Hi-Flo Cartridges	
No. of Cartridges:	
Length of Draindown Cartridges:	
No. of Blank Cartridge Lids:	
Bypass Configuration (Online/Offline):	

Notes:

_____

_____

_____

_____

Chapter 2

2.0 – Jellyfish Filter System Operations and Functions

The Jellyfish Filter is an engineered stormwater quality treatment technology that removes a high level and wide variety of stormwater pollutants. Each Jellyfish Filter cartridge consists of eleven membrane - encased filter elements ("filtration tentacles") attached to a cartridge head plate. The filtration tentacles provide a large filtration surface area, resulting in high flow and high pollutant removal capacity.

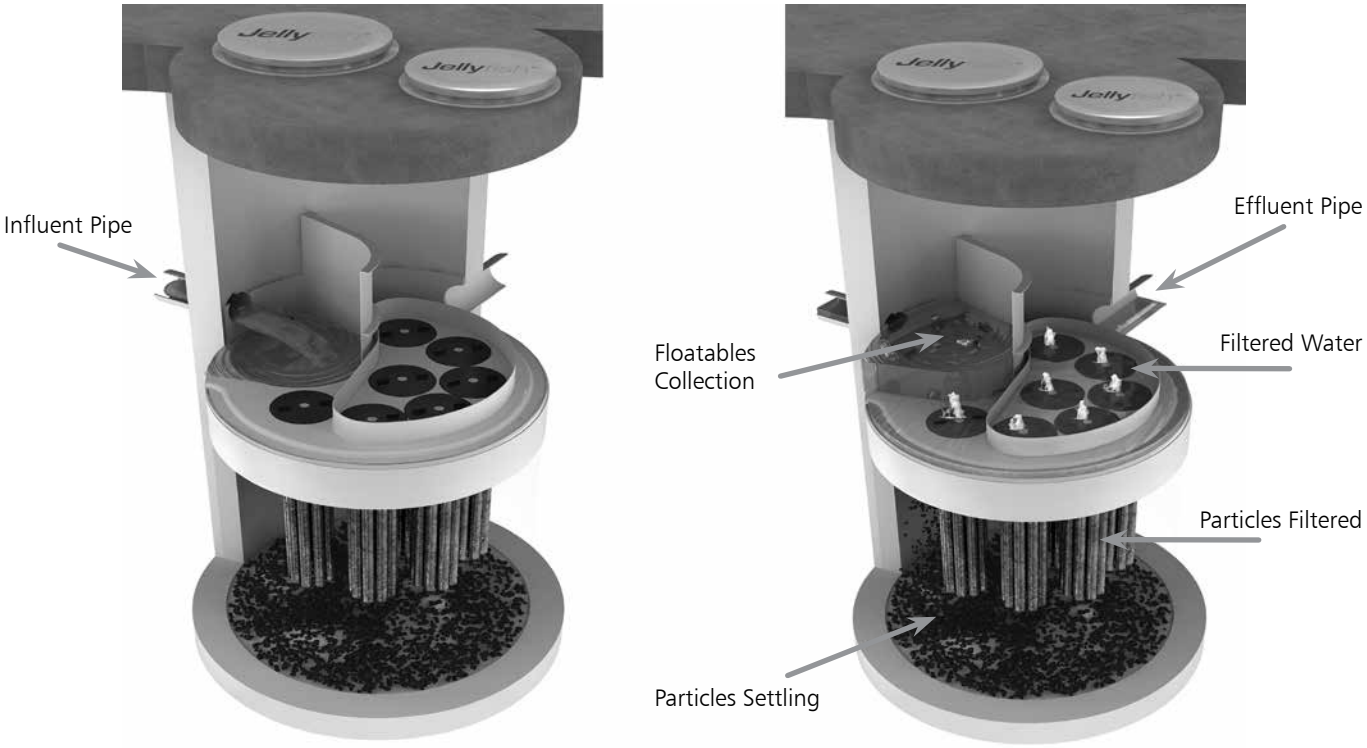
The Jellyfish Filter functions are depicted in Figure 1 below.

FIGURE 1

Jellyfish Filter Treatment Functions

Membrane Filtration

Section View with Maintenance Access Wall (MAW) Cutaway



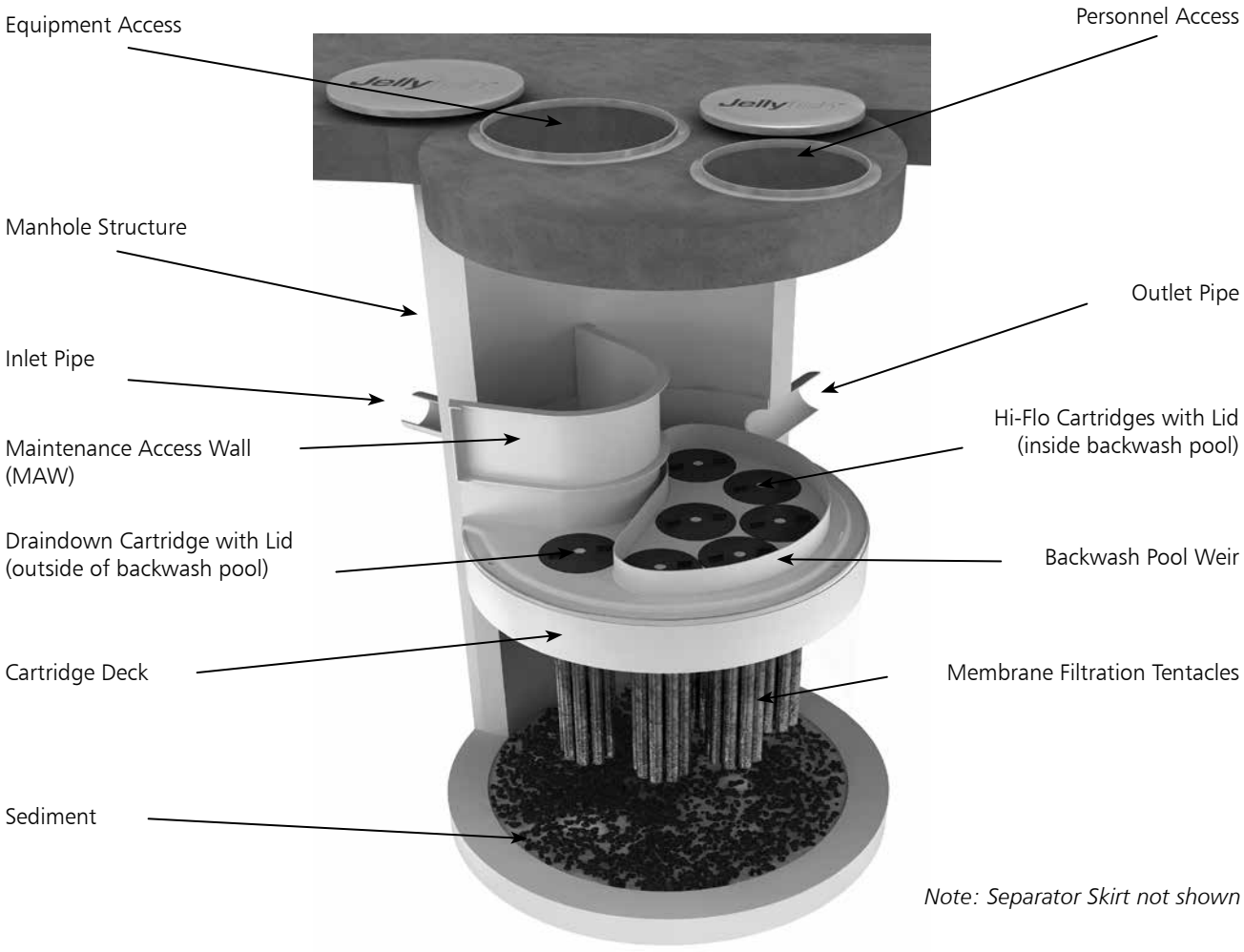
Jellyfish Filter cartridges are backwashed after each peak storm event, which removes accumulated sediment from the membranes. This backwash process extends the service life of the cartridges and increases the time between maintenance events.

For additional details on the operation and pollutant capabilities of the Jellyfish Filter please refer to additional details on our website at www.ContechES.com.

2.1 – Components and Cartridges

The Jellyfish Filter and components are depicted in Figure 2 below.

FIGURE 2 **Jellyfish Filter Components**



Tentacles are available in various lengths as depicted in Table 1 below.

Table 1 – Cartridge Lengths / Weights and Cartridge Lid Orifice Diameters

Cartridge Lengths	Dry Weight	Hi-Flo Orifice Diameter	Draindown Orifice Diameter
15 inches (381 mm)	10 lbs (4.5 kg)	35 mm	20 mm
27 inches (686 mm)	14.5 lbs (6.6 kg)	45 mm	25 mm
40 inches (1,016 mm)	19.5 lbs (8.9 kg)	55 mm	30 mm
54 inches (1,372 mm)	25 lbs (11.4 kg)	70 mm	35 mm

2.2 – Jellyfish Membrane Filtration Cartridge Assembly

The Jellyfish Filter utilizes multiple membrane filtration cartridges. Each cartridge consists of removable cylindrical filtration "tentacles" attached to a cartridge head plate. Each filtration tentacle has a threaded pipe nipple and o-ring. To attach, insert the top pipe nipples with the o-ring through the head plate holes and secure with locking nuts. Hex nuts to be hand tightened and checked with a wrench as shown below.

2.3 – Jellyfish Membrane Filtration Cartridge Installation

- Cartridge installation will be performed by trained individuals and coordinated with the installing site Contractor. Flow diversion devices are required to be in place until the site is stabilized (final paving and landscaping in place). Failure to address this step completely will reduce the time between required maintenance.
- Descend to the cartridge deck (see Safety Notice and page 3).
- Refer to Contech's submittal drawings to determine proper quantity and placement of Hi-Flo, Draindown and Blank cartridges with appropriate lids. Lower the Jellyfish membrane filtration cartridges into the cartridge receptacles within the cartridge deck. It is possible that not all cartridge receptacles will be filled with a filter cartridge. In that case, a blank headplate and blank cartridge lid (no orifice) would be installed.

Cartridge Assembly

Do not force the tentacles down into the cartridge receptacle, as this may damage the membranes. Apply downward pressure on the cartridge head plate to seat the lubricated rim gasket (thick circular gasket surrounding the circumference of the head plate) into the cartridge receptacle. (See Figure 3 for details on approved lubricants for use with rim gasket.)

- Examine the cartridge lids to differentiate lids with a small orifice, a large orifice, and no orifice.
  - Lids with a small orifice are to be inserted into the Draindown cartridge receptacles, outside of the backwash pool weir.
  - Lids with a large orifice are to be inserted into the Hi-Flo cartridge receptacles within the backwash pool weir.
  - Lids with no orifice (blank cartridge lids) and a blank headplate are to be inserted into unoccupied cartridge receptacles.
- To install a cartridge lid, align both cartridge lid male threads with the cartridge receptacle female threads before rotating approximately 1/3 of a full rotation until firmly seated. Use of an approved rim gasket lubricant may facilitate installation.

3.0 Inspection and Maintenance Overview

The primary purpose of the Jellyfish® Filter is to capture and remove pollutants from stormwater runoff. As with any filtration system, these pollutants must be removed to maintain the filter's maximum treatment performance. Regular inspection and maintenance are required to insure proper functioning of the system.
Maintenance frequencies and requirements are site specific and vary depending on pollutant loading. Additional maintenance activities may be required in the event of non-storm event runoff, such as base-flow or seasonal flow, an upstream chemical spill or due to excessive sediment loading from site erosion or extreme runoff events. It is a good practice to inspect the system after major storm events.
Inspection activities are typically conducted from surface observations and include:

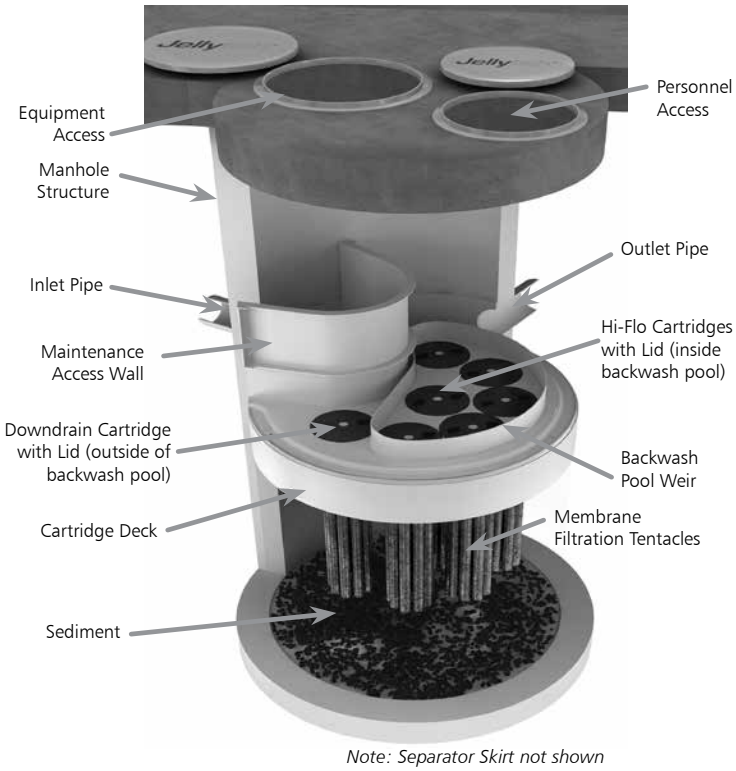
- Observe if standing water is present
- Observe if there is any physical damage to the deck or cartridge lids
- Observe the amount of debris in the Maintenance Access Wall (MAW) or inlet bay for vault systems

Maintenance activities include:

- Removal of oil, floatable trash and debris
- Removal of collected sediments
- Rinsing and re-installing the filter cartridges
- Replace filter cartridge tentacles, as needed

4.0 Inspection Timing

Inspection of the Jellyfish Filter is key in determining the maintenance requirements for, and to develop a history of, the site's pollutant loading characteristics. In general, inspections should be performed at the times indicated below; *or per the approved project stormwater quality documents (if applicable), whichever is more frequent*.



Note: Separator Skirt not shown

1. A minimum of quarterly inspections during the first year of operation to assess the sediment and floatable pollutant accumulation, and to ensure proper functioning of the system.
2. Inspection frequency in subsequent years is based on the inspection and maintenance plan developed in the first year of operation. Minimum frequency should be once per year.
3. Inspection is recommended after each major storm event.
4. Inspection is required immediately after an upstream oil, fuel or other chemical spill.

5.0 Inspection Procedure

The following procedure is recommended when performing inspections:

1. Provide traffic control measures as necessary.
2. Inspect the MAW or inlet bay for floatable pollutants such as trash, debris, and oil sheen.
3. Measure oil and sediment depth in several locations, by lowering a sediment probe until contact is made with the floor of the structure. Record sediment depth, and presences of any oil layers.
4. Inspect cartridge lids. Missing or damaged cartridge lids to be replaced.
5. Inspect the MAW (where appropriate), cartridge deck and receptacles, and backwash pool weir, for damaged or broken components.

5.1 Dry weather inspections

- Inspect the cartridge deck for standing water, and/or sediment on the deck.
- No standing water under normal operating conditions.
- Standing water inside the backwash pool, but not outside the backwash pool indicates, that the filter cartridges need to be rinsed.

Inspection Utilizing Sediment Probe

- Standing water outside the backwash pool is not anticipated and may indicate a backwater condition caused by high water elevation in the receiving water body, or possibly a blockage in downstream infrastructure.
- Any appreciable sediment (≥1/16") accumulated on the deck surface should be removed.

5.2 Wet weather inspections

- Observe the rate and movement of water in the unit. Note the depth of water above deck elevation within the MAW or inlet bay.
- Less than 6 inches, flow should be exiting the cartridge lids of each of the draindown cartridges (i.e. cartridges located outside the backwash pool).
- Greater than 6 inches, flow should be exiting the cartridge lids of each of the draindown cartridges and each of the hi-flo cartridges (i.e. cartridges located inside the backwash pool), and water should be overflowing the backwash pool weir.
- 18 inches or greater and relatively little flow is exiting the cartridge lids and outlet pipe, this condition indicates that the filter cartridges need to be rinsed.

6.0 Maintenance Requirements

Required maintenance for the Jellyfish Filter is based upon results of the most recent inspection, historical maintenance records, or the site specific water quality management plan; whichever is more frequent. In general, maintenance requires some combination of the following:

1. Sediment removal for depths reaching 12 inches or greater, or within 3 years of the most recent sediment cleaning, whichever occurs sooner.
2. Floatable trash, debris, and oil removal.
3. Deck cleaned and free from sediment.
4. Filter cartridges rinsed and re-installed as required by the most recent inspection results, or within 12 months of the most recent filter rinsing, whichever occurs sooner.
5. Replace tentacles if rinsing does not restore adequate hydraulic capacity, remove accumulated sediment, or if damaged or missing. It is recommended that tentacles should remain in service no longer than 5 years before replacement.
6. Damaged or missing cartridge deck components must be repaired or replaced as indicated by results of the most recent inspection.
7. The unit must be cleaned out and filter cartridges inspected immediately after an upstream oil, fuel, or chemical spill. Filter cartridge tentacles should be replaced if damaged or compromised by the spill.

7.0 Maintenance Procedure

The following procedures are recommended when maintaining the Jellyfish Filter:

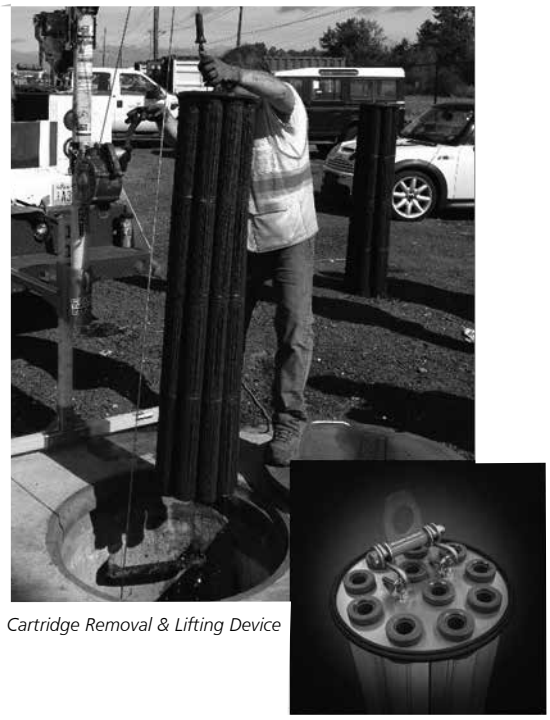
1. Provide traffic control measures as necessary.
2. Open all covers and hatches. Use ventilation equipment as required, according to confined space entry procedures. *Caution: Dropping objects onto the cartridge deck may cause damage*.
3. Perform Inspection Procedure prior to maintenance activity.
4. To access the cartridge deck for filter cartridge service, descend into the structure and step directly onto the deck. Caution: Do not step onto the maintenance access wall (MAW) or backwash pool weir, as damage may result. Note that the cartridge deck may be slippery.
5. Maximum weight of maintenance crew and equipment on the cartridge deck not to exceed 450 lbs.

7.1 Filter Cartridge Removal

1. Remove a cartridge lid.
2. Remove cartridges from the deck using the lifting loops in the cartridge head plate. Rope or a lifting device (available from Contech) should be used. *Caution: Should a snag occur, do not force the cartridge upward as damage to the tentacles may result. Wet cartridges typically weigh between 100 and 125 lbs*.
3. Replace and secure the cartridge lid on the exposed empty receptacle as a safety precaution. Contech does not recommend exposing more than one empty cartridge receptacle at a time.

7.2 Filter Cartridge Rinsing

1. Remove all 11 tentacles from the cartridge head plate. Take care not to lose or damage the O-ring seal as well as the plastic threaded nut and connector.
2. Position tentacles in a container (or over the MAW), with the threaded connector (open end) facing down, so rinse water is flushed through the membrane and captured in the container.



Cartridge Removal & Lifting Device

3. Using the Jellyfish rinse tool (available from Contech) or a low-pressure garden hose sprayer, direct water spray onto the tentacle membrane, sweeping from top to bottom along the length of the tentacle. Rinse until all sediment is removed from the membrane. *Caution: Do not use a high pressure sprayer or focused stream of water on the membrane. Excessive water pressure may damage the membrane*.
4. Collected rinse water is typically removed by vacuum hose.

5. Reassemble cartridges as detailed later in this document. Reuse O-rings and nuts, ensuring proper placement on each tentacle.

7.3 Sediment and Flotables Extraction

1. Perform vacuum cleaning of the Jellyfish Filter only after filter cartridges have been removed from the system. Access the lower chamber for vacuum cleaning only through the maintenance access wall (MAW) opening. Be careful not to damage the flexible plastic separator skirt that is attached to the underside of the deck on manhole systems. Do not lower the vacuum wand through a cartridge receptacle, as damage to the receptacle will result.
2. Vacuum floatable trash, debris, and oil, from the MAW opening or inlet bay. Alternatively, floatable solids may be removed by a net or skimmer.
3. Pressure wash cartridge deck and receptacles to remove all

Rinsing Cartridge with Contech Rinse Tool

sediment and debris. Sediment should be rinsed into the sump area. Take care not to flush rinse water into the outlet pipe.

4. Remove water from the sump area. Vacuum or pump equipment should only be introduced through the MAW or inlet bay.
5. Remove the sediment from the bottom of the unit through the MAW or inlet bay opening.
6. For larger diameter Jellyfish Filter manholes (≥8-ft) and some

Vacuuming Sump Through MAW

vaults complete sediment removal may be facilitated by removing a cartridge lid from an empty receptacle and inserting a jetting wand (not a vacuum wand) through the receptacle. Use the sprayer to rinse loosened sediment toward the vacuum hose in the MAW opening, being careful not to damage the receptacle.

7.4 Filter Cartridge Reinstallation and Replacement

1. Cartridges should be installed after the deck has been cleaned. It is important that the receptacle surfaces be free from grit and debris.
2. Remove cartridge lid from deck and carefully lower the filter cartridge into the receptacle until head plate gasket is seated squarely in receptacle. *Caution: Do not force the cartridge downward; damage may occur.*
3. Replace the cartridge lid and check to see that both male threads are properly seated before rotating approximately 1/3 of a full rotation until firmly seated. Use of an approved rim gasket lubricant may facilitate installation. See next page for additional details.
4. If rinsing is ineffective in removing sediment from the tentacles, or if tentacles are damaged, provisions must be made to replace the spent or damaged tentacles with new tentacles. Contact Contech to order replacement tentacles.

7.5 Chemical Spills

Caution: If a chemical spill has been captured, do not attempt maintenance. Immediately contact the local hazard response agency and contact Contech.

7.6 Material Disposal

The accumulated sediment found in stormwater treatment and conveyance systems must be handled and disposed of in accordance with regulatory protocols. It is possible for sediments to contain measurable concentrations of heavy metals and organic chemicals (such as pesticides and petroleum products). Areas with the greatest potential for high pollutant loading include industrial areas and heavily traveled roads. Sediments and water must be disposed of in accordance with all applicable waste disposal regulations. When scheduling maintenance, consideration must be made for the disposal of solid and liquid wastes. This typically requires coordination with a local landfill for solid waste disposal. For liquid waste disposal a number of options are available including a municipal vacuum truck decant facility, local waste water treatment plant or on-site treatment and discharge.

Jellyfish Filter Components & Filter Cartridge Assembly and Installation

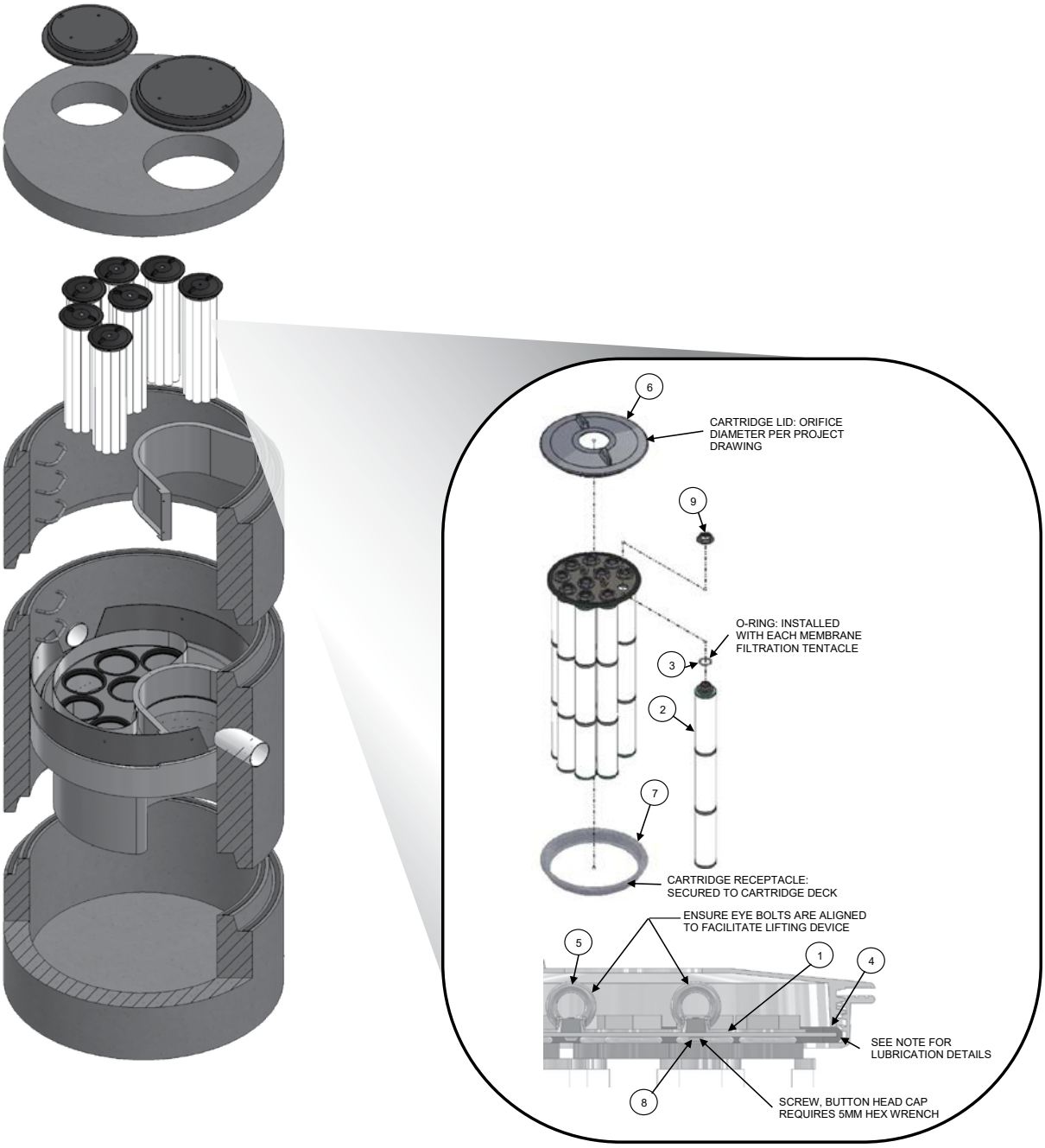


TABLE 1: BOM

ITEM NO.	DESCRIPTION
1	JF HEAD PLATE
2	JF TENTACLE
3	JF O-RING
4	JF HEAD PLATE GASKET
5	JF CARTRIDGE EYELET
6	JF 14IN COVER
7	JF RECEPTACLE
8	BUTTON HEAD CAP SCREW M6X14MM SS
9	JF CARTRIDGE NUT

TABLE 2: APPROVED GASKET LUBRICANTS

PART NO.	MFR	DESCRIPTION
78713	LA-CO	LUBRI-JOINT
40501	HERCULES	DUCK BUTTER
30600	OATEY	PIPE LUBRICANT
PSLUBXL1Q	PROSELECT	PIPE JOINT LUBRICANT

NOTES:

Head Plate Gasket Installation:
Install Head Plate Gasket (Item 4) onto the Head Plate (Item 1) and liberally apply a lubricant from Table 2: Approved Gasket Lubricants onto the gasket where it contacts the Receptacle (Item 7) and Cartridge Lid (Item 6). Follow Lubricant manufacturer's instructions.

Lid Assembly:
Rotate Cartridge Lid counter-clockwise until both male threads drop down and properly seat. Then rotate Cartridge Lid clock-wise approximately one-third of a full rotation until Cartridge Lid is firmly secured, creating a watertight seal.

Jellyfish Filter Inspection and Maintenance Log

Owner: _____ Jellyfish Model No.:_____

Location: _____ GPS Coordinates: _____

Land Use: Commercial:_____ Industrial: _____ Service Station:_____

Road/Highway:____ Airport: _____ Residential: _____ Parking Lot:_____

Date/Time:					
Inspector:					
Maintenance Contractor:					
Visible Oil Present: (Y/N)					
Oil Quantity Removed					
Floatable Debris Present: (Y/N)					
Floatable Debris removed: (Y/N)					
Water Depth in Backwash Pool					
Cartridges externally rinsed/re-commissioned: (Y/N)					
New tentacles put on Cartridges: (Y/N)					
Sediment Depth Measured: (Y/N)					
Sediment Depth (inches or mm):					
Sediment Removed: (Y/N)					
Cartridge Lids intact: (Y/N)					
Observed Damage:					
Comments:					

Appendix B – RIDEM Sample Stormwater Facility Maintenance Agreement

****A site-specific Stormwater Facility Maintenance Agreement between the Owner and the responsible authority must be developed prior to construction****

Sample Stormwater Facility Maintenance Agreement

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

TAB G-03

Soil Erosion and Sediment Control Plan
For:
Highlands at Hopkins Hill, Phases 1G, 1H, 1I, 1J, 1M, 1N

Dante Boulevard

Coventry, Rhode Island

Assessor's Plat 13 Lot 22

Owner:	Commerce Park Properties LLC c/o Matthew J. McGowan 56 Exchange Terrace Suite 200 Providence, Rhode Island 02903
Operator: *TO BE DETERMINED UPON CONTRACT AWARD*	Company Name Name Address City, State, Zip Code Telephone Number Email Address
Estimated Project Dates:	Start Date: April 2025 Completion Date: April 2027
SESC Plan Prepared By:	DiPrete Engineering Brian C. Giroux 2 Stafford Court Cranston, Rhode Island 02920 (401) 943-1000 bgiroux@diprete-eng.com Professional Engineer RI PE 9341

SESC Plan Preparation Date:	11/25/2024
SESC Plan Revision Date:	

OWNER CERTIFICATION

I certify under penalty of law that this document and all attachments were prepared under the direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete.

I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. I am aware that it is the responsibility of the site owner and operator to implement and amend the Soil Erosion and Sediment Control Plan as appropriate in accordance with the requirements of the RIPDES Construction General Permit.

_____

Owner Signature: Date

Owner Name:

Owner Title:

Company Name:

Address:

Phone Number:

Email Address:

Owner must fill out this section and sign after the contract is awarded and before any construction begins.

OPERATOR CERTIFICATION

I certify under penalty of law that this document and all attachments were prepared under the direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete.

I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. I am aware that it is the responsibility of the owner/operator to implement and amend the Soil Erosion and Sediment Control Plan as appropriate in accordance with the requirements of the RIPDES Construction General Permit.

_____

Operator Signature: Date

Contractor Representative:

Contractor Title:

Contractor Company Name:

Address:

Phone Number:

Email Address:

Contractor must fill out this section and sign after the contract is awarded and before any construction begins.

TABLE OF CONTENTS

INTRODUCTION

This Construction Site Soil Erosion and Sediment Control Plan (SESC Plan) has been prepared for DeBlois Building Company for the Highlands and Hopkings Hill, Phases 1G, 1H, 1I, 1J, 1M 1N, in Coventry, Rhode Island. In accordance with the RIDEM Rhode Island Pollutant Discharge Elimination System (RIPDES) General Permit for Stormwater Discharge Associated with Construction Activity (RIPDES Construction General Permit ("CGP")), projects that disturb one (1) or more acres require the preparation of a SESC Plan. This SESC Plan provides guidance for complying with the terms and conditions of the RIPDES Construction General Permit and Minimum Standard 10 of the RI Stormwater Design and Installation Standards Manual. In addition, this SESC Plan is also consistent with Part D of the *RI SESC Handbook* entitled "Soil Erosion and Sediment Control Plans". This document does not negate or eliminate the need to understand and adhere to all applicable RIPDES regulations.

The purpose of erosion, runoff, and sedimentation control measures is to prevent pollutants from leaving the construction site and entering waterways or environmentally sensitive areas during and after construction. This SESC Plan has been prepared prior to the initiation of construction activities to address anticipated worksite conditions. The control measures depicted on the site plan and described in this narrative should be considered the minimum measures required to control erosion, sedimentation, and stormwater runoff at the site. Since construction is a dynamic process with changing site conditions, it is the operator's responsibility to manage the site during each construction phase so as to prevent pollutants from leaving the site. This may require the operator to revise and amend the SESC Plan during construction to address varying site and/or weather conditions, such as by adding or realigning erosion or sediment controls to ensure the SESC Plan remains compliant with the RIPDES Construction General Permit. Records of these changes must be added to the amendment log attached to the SESC Plan, and to the site plans as "red-lined" drawings. Please Note: **Even if practices are correctly installed on a site according to the approved plan, the site is only in compliance when erosion, runoff, and sedimentation are effectively controlled throughout the entire site.**

It is the responsibility of the site owner and the site operator to maintain the SESC Plan at the site, including all attachments, amendments and inspection records, and to make all records available for inspection by RIDEM during and after construction. (RIPDES CGP - Part III.G)

The site owner, the site operator, and the designated site inspector are required to review the SESC Plan and sign the Party Certification pages (Section 8). The primary contractor (if different) and all subcontractors (if applicable) involved in earthwork or exterior construction activities are also required to review the SESC Plan and sign the certification pages before construction begins.

Any questions regarding the SESC Plan, control measures, inspection requirements, or any other facet of this document may be addressed to the RIDEM Office of Water Resources, at 401-222-4700 or via email: water@dem.ri.gov.

ADDITIONAL RESOURCES

Rhode Island Department of Environmental Management
Office of Water Resources
235 Promenade Street
Providence, RI 02908-5767
phone: 401-222-4700
email: water@dem.ri.gov

RIDEM *RI Stormwater Design and Installation Standards Manual* (RISDISM) (as amended)
http://www.dem.state.ri.us/programs/benviron/water/permits/ripdes/stwater/t4guide/desman.htm

RI Soil Erosion and Sediment Control Handbook
http://www.dem.state.ri.us/soilerosion2014final.pdf

RIDEM 2013 RIPDES Construction General Permit
http://www.dem.ri.gov/pubs/regs/regs/water/ripdesca.pdf

Rhode Island Department of Transportation *Standard Specifications for Road and Bridge Design and Other Specifications* and *Standard Details*
http://www.dot.ri.gov/business/bluebook.php

RIDEM Office of Water Resources Coordinated Stormwater Permitting website
http://www.dem.state.ri.us/programs/benviron/water/permits/swcoord/index.htm

RIDEM RIPDES Stormwater website
http://www.dem.state.ri.us/programs/benviron/water/permits/ripdes/stwater/index.htm

RIDEM Water Quality website (for 303(d) and TMDL listings)
http://www.dem.ri.gov/programs/benviron/water/quality/index.htm

RIDEM Rhode Island Natural Heritage Program
http://www.dem.ri.gov/programs/bpoladm/plandev/heritage/index.htm

RIDEM Geographic Data Viewer – Environmental Resource Map
http://www.dem.ri.gov/maps/index.php

Natural Resources Conservation Service - Rhode Island Soil Survey Program
http://www.ri.nrcs.usda.gov/technical/soils.html

EPA NPDES – Stormwater Discharges from Construction Activities webpage:
http://water.epa.gov/polwaste/npdes/stormwater/Stormwater-Discharges-From-Construction-Activities.cfm

EPA Construction Site Stormwater Runoff Control BMP Menu
http://water.epa.gov/polwaste/npdes/swbmp/Construction-Site-Stormwater-Run-Off-Control.cfm

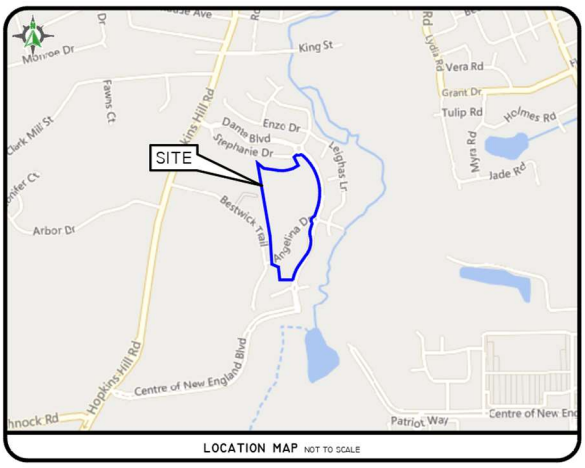
SECTION 1: SITE DESCRIPTION

1.1 Project/Site Information

Project/Site Name:

- Located on Dante Boulevard and Stephanie Drive in the Town of Coventry.
- Total Area of the site is 14 +/- acres
- The proposed improvements include construction of a new roadways, utilities and homes.

Location Map:



The following are estimates of the construction site area:

- Total Project Area 14 +/- acres
- Total Project Area to be Disturbed 13.0 +/- acres

1.2 Receiving Waters

RIPDES CGP - Parts IV.A.7 & IV.A.8

List/description of separate storm sewer systems or drainage systems that may be impacted during construction and the water bodies that receive discharges from each storm sewer or drainage system:

- *Existing drainage system within Dante Boulevard*
- *Tributary to Tiogue Lake RI0006014R-05*

List/description of receiving waters that may be impacted during construction:

- *Tributary to Tiogue Lake RI0006014R-05*

Are any of the receiving waters in the vicinity of the proposed construction project listed as being impaired or subject to a TMDL?

☒ Yes ☐ No

If yes, List/provide description of 303(d)/TMDL waters and applicable TMDL requirements that must be addressed during construction:

- *Tributary to Tiogue Lake RI0006014R-05. Impaired for Enterococcus*

1.3 Natural Heritage Area Information

RIPDES CGP - Part III.H

Are there any Natural Heritage Areas being disturbed by the construction activity or will discharges be directed to the Natural Heritage Area as a result of the construction activity?

☐ Yes ☒ No

1.4 Historic Preservation/Cultural Resources

Are there any historic properties, historic cemeteries or cultural resources on or near the construction site?

☐ Yes ☒ No

Describe how this determination was made and summarize state or tribal review comments:

- Survey. The site is an existing disturbed site from prior construction and a gravel operations before that.

1.5 Site Features and Constraints

List All Site Constraints and Sensitive Areas that require avoidance and protection through the implementation of control measures:

- Sensitive areas on site include:
    - Steep slopes / exposed ledge
- See Erosion Control Plan in the latest plan set prepared by DiPrete Engineering

SECTION 2: EROSION, RUNOFF, AND SEDIMENT CONTROL

RIPDES Construction General Permit – Part III.J.1

The purpose of erosion controls is to prevent sediment from being detached and moved by wind or the action of raindrop, sheet, rill, gully, and channel erosion. Properly installed and maintained erosion controls are the primary defense against sediment pollution.

Runoff controls are used to slow the velocity of concentrated water flows. By intercepting and diverting stormwater runoff to a stabilized outlet or treatment practice or by converting concentrated flows to sheet flow erosion and sedimentation are reduced.

Sediment controls are the last line of defense against moving sediment. The purpose is to prevent sediment from leaving the construction site and entering environmentally sensitive areas.

This section describes the set of control measures that will be installed before and during the construction project to avoid, mitigate, and reduce impacts associated with construction activity. Specific control measures and their applicability are contained in Section Four: Erosion Control Measures, Section Five: Runoff Control Measures, and Section Six: Sediment Control Measures of the *RI SESC Handbook*. The *RI SESC Handbook* can be found at the following address:

http://www.dem.ri.gov/soilerosion2014final.pdf.

2.1 Avoid and Protect Sensitive Areas and Natural Features

Per RI Stormwater Design and Installation Standards Manual 3.3.7.1:

Areas of existing and remaining vegetation and areas that are to be protected as identified in the Section 1.5 of the SESC Plan must be clearly identified on the SESC Site Plans for each Phase of Construction. Prior to any land disturbance activities commencing on the site, the Contractor shall physically mark limits of disturbance (LOD) on the site and any areas to be protected within the site, so that workers can clearly identify the areas to be protected.

Feature Requiring Protection	Construction Phase #	Method of Protection	Sheet #
Infiltration BMPs	All Phases	Silt Fence	5
Down gradient undisturbed Areas	All Phases	Straw Wattle	5
Upgradient Undisturbed Areas	All Phases	Construction Fence	5

2.2 Minimize Area of Disturbance

Per RI Stormwater Design and Installation Standards Manual 3.3.7.2:

Will >5 acres be disturbed in order to complete this project?

☒ Yes ☐ No

Will <5 acres be disturbed or will disturbance activities be completed within a six (6) month window?

☒ Yes ☐ No

There will be phasing for the project. The project currently exists as a disturbed site surrounded by developed. The roadways and associated utilities will be constructed following by the construction of individual homes.

Based on the answers to the above questions will phasing be required for this project?

☐ Yes ☒ No

PHASING PLAN

The following are estimates of each phase of the construction project:

Phase 1 Roadway Construction

Area to be disturbed 3.5+/- acres

Description of Construction Sequencing for Phase 2:

1. Contractor is responsible for Soil Erosion and Sediment Control (SESC) on site. Sequence of construction provided may be modified as field conditions warrant with prior approval from the Owner or their representative.
2. Construction to begin in the spring 2025 or upon receipt of all necessary approvals.
3. Survey and stake limit of sedimentation barriers/limit of disturbance.
4. Remove vegetation, within LOD. In no case is the limit of disturbance to extend beyond the sedimentation barriers.
5. Place perimeter erosion control barriers as shown on the plans along Limit of disturbance. In no case is the limit of disturbance to extend beyond the sedimentation barriers.
6. Install temporary drainage swales. All temporary control devices shall be installed per the Rhode Island Soil Erosion and Sedimentation Control Handbook. Erosion control blankets shall be used as necessary to stabilize the swales in steep slope areas. Check Dams installed as necessary to detain stormwater and prevent erosion.
7. Survey and stake drain lines, water lines, sewer lines and roadway centerline. Survey drainage BMPs and protect infiltration practices from runoff and construction vehicle traffic. Protect infiltration BMPs by installing erosion control devices around BMPs if possibility of runoff exists. If no stormwater can flow to BMP install construction fencing to prevent compaction of BMP area by construction traffic.
8. Excavate and grade the proposed roadway. Rough house lots.
9. Install drain piping, drainage manholes and catch basins beginning at the lowest point and working up gradient. Install inlet protection on catch basins. Protect discharge outlets with rip-rap aprons. Place erosion controls at the discharge points. Install water, sewer, electric, telecommunication, and gas in accordance with the approved final construction plans.
10. Place compacted gravel foundation and rough grade the roadway in accordance with the site plans and in accordance with the geotechnical requirements.
11. Place bituminous asphalt binder per site plans and in accordance with the geotechnical requirements.
12. Sweep/vacuum the roadway areas to remove all sediments. Flush drainage structures and pipes.
13. Finish permanent stabilization of grass swale areas. Sediments shall be removed from site and disposed of properly. Remove sediments from existing ponds.
14. Jelly Fish may be brought online once all tributary area has been stabilized.
15. Install erosion control on individual lots as necessary to prevent sediments from reaching the roadway.

Phase 2 Individual Home Construction

Area to be disturbed 0.1+/- acres (each unit construction)

1. Install sedimentation barriers on lot.
2. Begin construction of the building foundation and structure. Contractor shall limit disturbed areas to the maximum extent practicable during building construction.
3. Install individual lot driveway.
4. Finalize permanent stabilization around building.
5. Remove excess sediments on lots or with pavement areas.
6. Repeat 1-5 for each building site until full build out of site.
7. Repair drainage outlets and BMPs as required. Tree limbs, leaves, cobbles, boulders, etc. shall be removed from the bottom of the BMPs before the application of topsoil. Install plantings per the Landscape Plans.
8. Remove all temporary soil erosion and sedimentation control measures following final vegetative establishment of all disturbed areas.
9. Prior to activation of all utilities (water, sewer, and storm), the design engineer and the appropriate utility company shall to be notified at least 48 hours in advance to schedule final inspection.

2.3 Minimize the Disturbance of Steep Slopes

Per RI Stormwater Design and Installation Standards Manual 3.3.7.3:

Are steep slopes (>15%) present within the proposed project area?

☐ Yes ☒ No

2.4 Preserve Topsoil

Per RI Stormwater Design and Installation Standards Manual 3.3.7.4:

Site owners and operators must preserve existing topsoil on the construction site to the maximum extent feasible and as necessary to support healthy vegetation, promote soil stabilization, and increase stormwater infiltration rates in the post-construction phase of the project.

Will existing topsoil be preserved at the site?

☒ Yes ☐ No

The site operator shall strip top soil in proposed project limit of disturbance areas. Top Soil shall be stockpiled in the location specified on the SESC plan. Stock Pile areas shall be surrounded by silt fence or approved erosion control measures to prevent migration of soils during rain events. Upon project completion, the site operation shall redistribute top soil over disturbed areas ensuring at minimum a 4” layer is provided over all disturbed areas. Additional material shall be brought on site should the need arise. Final top soil areas have been shown on the site plans as landscape areas. Top soil should be screened and free of weeds, sticks, and stones over ¾” in size and otherwise complying with section M.18.01 of the RIDOT Standard Specifications for Road and Bridge Construction. Contractor shall follow recommendations provided by the landscape plans and the Landscape Architect.

Soil compaction must be minimized by maintaining limits of disturbance throughout construction. In instances where site soils are compacted the site owner and operator must restore infiltration capacity of

the compacted soils by tilling or scarifying compacted soils and amending soils as necessary to ensure a minimum depth of topsoil is available in these areas. In areas where infiltrating stormwater treatment practices are located compacted soils must be amended such that they will comply the design infiltration rates established in the *RI Stormwater Design and Installation Standards Manual*.

In areas of where over compaction has been compromised the natural infiltration rate of onsite soils, the contractor shall scarify or till these areas to restore them to their natural state. Areas prone to over compaction are paths proposed to be used by construction equipment and construction equipment storage areas. Construction equipment storage areas are shown on the SESC Plan.

2.5 Stabilize Soils

Per RI Stormwater Design and Installation Standards Manual 3.3.7.5:

Upon completion and acceptance of site preparation and initial installation of erosion, runoff, and sediment controls and temporary pollution prevention measures, the operator shall initiate appropriate temporary or permanent stabilization practices during all phases of construction on all disturbed areas as soon as possible, but not more than fourteen (14) days after the construction activity in that area has temporarily or permanently ceased.

Any disturbed areas that will not have active construction activity occurring within 14 days must be stabilized using the control measures depicted in the SESC Site Plans, in accordance with the *RI SESC Handbook*, and per manufacturer product specifications.

Only areas that can be reasonably expected to have active construction work being performed within 14 days of disturbance will be cleared/grubbed at any one time. It is NOT acceptable to clear and grub the entire construction site if portions will not be active within the 14-day time frame. Proper phasing of clearing and grubbing activities shall include temporary stabilization techniques for areas cleared and grubbed that will not be active within the 14-day time frame.

All disturbed soils exposed prior to October 15 of any calendar year shall be seeded by that date if vegetative measures are the intended soil stabilization method. Any such areas that do not have adequate vegetative stabilization, as determined by the site operator or designated inspector, by November 15, must be stabilized through the use of non-vegetative erosion control measures. If work continues within any of these areas during the period from October 15 through April 15, care must be taken to ensure that only the area required for that day's work is exposed, and all erodible soil must be restabilized within 5 working days. In limited circumstances, stabilization may not be required if the intended function of a specific area of the site necessitates that it remain disturbed (i.e. construction of a motocross track).

- When construction activities have temporarily or permanently ceased, stabilization controls shall consist of one or more of the following:
    - Seeding with native vegetation
    - Straw or straw application, in the amount of 2 tons/acre (temporary only)
    - Fiber mulch or covering consisting of mat/fiber lining (temporary only)
- Dust control generation shall be controlled by one or more of the following:
    - Vegetative cover (see stabilization controls above)
    - Sprinkle site with water until surface is wet. Take care to not create runoff from excessive use of water. The general contractor shall have an on-site water vehicle for dust control.
    - Stone to stabilize construction roads
    - Calcium chloride (only with approval of the Design Engineer)

Temporary Vegetative Control Measures

- When construction activities have temporarily ceased, stabilization controls shall consist of one or more of the following:

    1. Hydro seeding
    2. Seeding with native vegetation

Temporary Non-Vegetative Control Measures

- When construction activities have temporarily ceased, stabilization controls shall consist of one or more of the following:

    1. Mulching
    2. Rolled Erosion control mats – Steep Slopes >15%
    3. Rolled Erosion control netting

Permanent Vegetative Control Measures

- When construction activities have permanently ceased, stabilization controls shall consist of one or more of the following:

    1. Hydro seeding
    2. Seeding with native vegetation
    3. Sodding

2.6 Protect Storm Drain Outlets

Per RI Stormwater Design and Installation Standards Manual 3.3.7.7:

Temporary or permanent outlet protection must be used to prevent scour and erosion at discharge points through the protection of the soil surface, reduction in discharge velocities, and through the promotion of infiltration. Outlets often have high velocity, high volume flows, and require strong materials that will withstand the forces of stormwater. Storm drain outlet control measures also offer a last line of protection against sediment entering environmentally sensitive areas.

All stormwater outlets that may discharge sediment-laden stormwater flow from the construction site must be protected using the control practices depicted on the approved plan set and in accordance with the *RI SESC Handbook*.

Temporary control measures have been designed in accordance with the RI SESC Handbook. Following development completion/implementation of the permanent stormwater control measures, all stormwater will either be directed to the man-made ponds through the proposed storm drains that eventually drain into the wetland located on site or into the existing Drainage Network.

Will temporary or permanent point source discharges be generated at the site as the result of construction of sediment traps or basins, diversions, and conveyance channels?

☒ Yes ☐ No

Permanent detention basins will use point source discharges. Rip rap aprons have been provided where there is chance of erosive velocities. Outfalls that do not require rip rap should be stabilized with vegetation. Temporary erosion control blankets may be used to promote vegetation and eliminate erosion during

stabilization, if needed. During construction, drainage outfalls should include strawbales, siltfence, and or straw wattle to reduce the chance of sediments entering the wetlands during construction. Once all tributary areas have been stabilized these measures can be removed.

2.7 Establish Temporary Controls for the Protection of Post-Construction Stormwater Treatment Practices

Per RI Stormwater Design and Installation Standards Manual 3.3.7.8:

Temporary measures shall be installed to protect permanent or long-term stormwater control and treatment measures as they are installed and throughout the construction phase of the project so that they will function properly when they are brought online.

- Storm drain outlets shall be protected during the entire duration of the project using ALL of the following:
    1. Staked strawbales or silt fence (RI Standards 9.1.0, 9.2.0 & 9.3.0) or straw wattles
    2. Flared end. See detail on SESC Site Plans.
    3. Rip rap apron. See detail on SESC Site Plans.

- Storm drain outlets shall be protected by using one or more of the following:
    1. Catch basin inserts such as silt sacks. Install according to manufacturer specifications.
    2. Sandbags
    3. Staked strawbales or silt fence (for unpaved areas ONLY – RI Standards 9.1.0, 9.2.0 & 9.3.0)
    4. Staked filter socks (for unpaved areas ONLY). Install according to manufacturer specifications.

Will long-term stormwater treatment practices be installed at the site?

☒ Yes ☐ No

Long term stormwater treatment practices, that will use infiltration, will be staked off throughout the construction phases. No construction vehicles shall enter these staked areas to avoid sedimentation and compaction. See the Erosion Control Plan prepared by DiPrete Engineering for locations of these areas.

2.8 Divert or Manage Run-on from Up-gradient Areas

Per RI Stormwater Design and Installation Standards Manual 3.3.7.10:

Is stormwater from off-site areas anticipated to flow onto the project area or onto areas where soils will be disturbed?

☒ Yes ☐ No

If Yes: Stormwater from off-site undisturbed areas will be swaled/divereted around the site construction. See the Erosion Control Plan prepared by DiPrete Engineering for locations of these diversions.

Pre-Construction and Construction sub-watershed maps are included for each phase in this SESC Plan submittal.

Structural control measures will be used to limit stormwater flow from coming onto the project area, and to divert and slow on-site stormwater flow that is expected to impact exposed soils for the purpose of minimizing erosion, runoff, and the discharge of pollutants from the site.

Control measures shall be installed as depicted on the approved plan set and in accordance with the *RI SESC Handbook* or the *RI Department of Transportation Standard Specifications for Road and Bridge Construction*. **Run-on and Run-off Management**				
Construction Phase #	On-site or Off-site Run-on?	Control measure	Identified on Sheet #	Detail(s) is/are on Sheet #
1	Off - Site	Swale	5	5

2.9 Retain Sediment Onsite through Structural and Non-Structural Practices

Per RI Stormwater Design and Installation Standards Manual 3.3.7.12:

Once the erosion control measures and the run-on diversions are identified and located on the plans, the next step to site planning is sediment control and sediment management. Sediment barriers, inlet protection, construction entrances, stockpile containment, to be integrated into the SESC Plan if applicable. Refer to the RI SESC Handbook Section Six: Sediment Control Measures for additional guidance.

Per RI Stormwater Design and Installation Standards Manual 3.3.7.9:

SEDIMENT BARRIERS must be installed along the perimeter areas of the site that will receive stormwater from disturbed areas. This also may include the use of sediment barriers along the contour of disturbed slopes to maintain sheet flow and minimize rill and gully erosion during construction. Installation and maintenance of sediment barriers must be completed in accordance with the maintenance requirements specified by the product manufacturer or the *RI SESC Handbook*.

Will sediment barriers be utilized at the toe of slopes and other downgradient areas subject to stormwater impacts and erosion during construction?

☒ Yes ☐ No

Sediment barriers will be used to protect stormwater from discharging onto adjacent properties, sensitive areas and proposed BMPs.

Will sediment barriers be utilized along the contour of slopes to maintain sheet flow and minimize rill and gully erosion during construction?

☒ Yes ☐ No

SEDIMENT BARRIERS			
Construction Phase #	Sediment Barrier Type	Sediment Barrier is Labeled on Sheet #	Detail is on Sheet #
1	Silt Fence	5	RIDOT Std

Per RI Stormwater Design and Installation Standards Manual 3.3.7.6:

INLET PROTECTION will be utilized to prevent soil and debris from entering storm drain inlets. These measures are usually temporary and are implemented before a site is disturbed. ALL stormwater inlets &/or catch basins that are operational during construction and have the potential to receive sediment-laden stormwater flow from the construction site must be protected using control measures outlined in the *RI SESC Handbook*.

For more information on inlet protection refer to the *RI SESC Handbook*, Inlet Protection control measure.

Maintenance

The operator must clean, or remove and replace the inlet protection measures as sediment accumulates, the filter becomes clogged, and/or as performance is compromised. Accumulated sediment adjacent to the inlet protection measures should be removed by the end of the same work day in which it is found or by the end of the following work day if removal by the same work day is not feasible.

Do inlets exist adjacent to or within the project area that require temporary protection?

☒ Yes ☐ No

Existing on-site and off-site drainage inlets must be protected during construction. Proposed drainage inlets shall be protected once install to ensure sediments kept out of the drainage network. All inlet protections shall be maintained per the RI SESC handbook and manufacturers recommendations.

The following lists the proposed storm drain inlet types selected from Section Six of the *RI SESC Handbook*. Each row is unique for each phase and inlet protection type.

INLET PROTECTION			
Construction Phase #	Inlet Protection Type	Inlet Protection is labeled on Sheet #	Detail(s) is/are on Sheet #
All Phases	Fabric Drop , Curb Drop	5	11
All Phases	Silt Sack	5	11

CONSTRUCTION ENTRANCES will be used in conjunction with the stabilization of construction roads to reduce the amount of sediment tracking off the project. This project has avoided placing construction entrances on poorly drained soils where possible. Where poorly drained soils could not be eliminated, the detail includes subsurface drainage.

Any construction site access point must employ the control measures on the approved SESC site plans and in accordance with the *RI SESC Handbook*. Construction entrances shall be used in conjunction with the stabilization of construction roads to reduce the amount of mud picked up by construction vehicles. All construction access roads shall be constructed prior to any roadway accepting construction traffic.

The site owner and operator must:

1. Restrict vehicle use to properly designated exit points.

2. Use properly designed and constructed construction entrances at all points that exit onto paved roads so that sediment removal occurs prior to vehicle exit.

3. When and where necessary, use additional controls to remove sediment from vehicle tires prior to exit (i.e. wheel washing racks, rumble strips, and rattle plates).

4. Where sediment has been tracked out from the construction site onto the surface of off-site streets, other paved areas, and sidewalks, the deposited sediment must be removed by the end of the same work day in which the track out occurs. Track-out must be removed by sweeping, shoveling, or vacuuming these surfaces, or by using other similarly effective means of sediment removal.

Will construction entrances be utilized at the proposed construction site?

☒ Yes ☐ No

Construction entrances have been shown on the Erosion Control Plan prepared by DiPrete Engineering. Construction entrance shall be installed per RIDOT Standard 9.9.0 and maintained in accordance with the RI SESC handbook and RIDOT Standards.

STOCKPILE CONTAINMENT will be used onsite to minimize or eliminate the discharge of soil, topsoil, base material or rubble, from entering drainage systems or surface waters. All stockpiles must be located within the limit of disturbance, protected from run-on with the use of temporary sediment barriers and provided with cover or stabilization to avoid contact with precipitation and wind where and when practical.

Stock pile management consists of procedures and practices designed to minimize or eliminate the discharge of stockpiled material (soil, topsoil, base material, rubble) from entering drainage systems or surface waters.

For any stockpiles or land clearing debris composed, in whole or in part, of sediment or soil, you must comply with the following requirements:

1. Locate piles within the designated limits of disturbance.

2. Protect from contact with stormwater (including run-on) using a temporary perimeter sediment barrier.

3. Where practicable, provide cover or appropriate temporary vegetative or structural stabilization to avoid direct contact with precipitation or to minimize sediment discharge.

4. NEVER hose down or sweep soil or sediment accumulated on pavement or other impervious surfaces into any stormwater conveyance, storm drain inlet, or surface water.

5. To the maximum extent practicable, contain and securely protect from wind.

STOCKPILE CONTAINMENT				
Construction Phase #	Run-on measures necessary? (yes/no)	Stabilization or Cover Type	Stockpile Containment Measure	Sheet #
All Phases	No	Top and Sub-Soil piles should be	Silt Fence	5

		covered or vegetated		
All Phases	No	Treated wood should be covered with plastic or comparable material	Treated wood should be covered with plastic or comparable material	Where applicable

CONSTRUCTED SEDIMENT STRUCTURES

Are temporary sediment traps required at the site?

☐ Yes ☒ No

The site consists today of a completely disturbed site that was partially constructed. Previously the site existed as a gravel pit. The existing soils are highly infiltrating and there will be little runoff during construction operations. The site contains little to no top and sub soils. There are minimal areas that will be produce sediment laden runoff if any runoff. Downgradient areas and the existing infiltration areas will be protected during construction through silt fence/straw wattles and inlet protection devices. Offsite areas will be swaled around the construction activities.

2.10 Properly Design Constructed Stormwater Conveyance Channels

Are temporary stormwater conveyance practices required in order to properly manage runoff within the proposed construction project?

☒ Yes ☐ No

Temporary swales have been shown on the Erosion Control Plan prepared by DiPrete Engineering. Swales have been designed to handle the 10-year storm and be non erosive. Flows within the swales do not exceed 3.0ft/s and will be reinforced with erosion control blankets, jute mesh, or approved equal.

The conveyance will be maintained as depicted on SESC Site Plans and in accordance with the *RI SESC Handbook* and if applicable.

2.11 Erosion, Runoff, and Sediment Control Measure List

It is expected that this table and corresponding Inspection Reports will be amended as needed throughout the construction project as control measures are added or modified.

Phase No. #		
Location/Station	**Control Measure Description/Reference**	**Maintenance Requirement**
Down gradient Limit of disturbance Silt Fence	Straw Wattle/Straw Bales and/or Silt Fence Section Six: Sediment Control Measures –	Inspection should be made after each storm event and repair or replacement should be made promptly as needed.

	RI SESC Handbook.	Cleanout of accumulated sediment behind the bales is necessary if ½ of the original height of the bales becomes filled in with sediment.
Construction Entrances	Stone Stabilized Pad. Section Six: Sediment Control Measures – Construction Entrances –RI SESC Handbook. Constriction pad per RIDOT Standard 9.9.0	The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto pave surfaces. Provide periodic top dressing with additional stone or additional length as conditions demand. Roads adjacent to entrance shall be clean at the end of each day. If maintenance alone is not enough to prevent excessive track out, increase length of entrance, modify construction access road surface, or install washrack or mudrack.
Silt Sacks	Inlet Protection, Section Six: Sediment Control Measures – Inlet Protection –RI SESC Handbook.	Install & maintain per manufacture specifications Inspect after each rain event Lift filters carefully from the drainage structure. Remove any accumulated sediment and reinsert device into drain opening. Remove all accumulated sediment and dispose of properly
Water or Calcium Chloride application for Dust Control	Dust Control, Section Three: Pollution Prevention and Good House Keeping –RI SESC Handbook.	When temporary measures are used, repetitive treatments should be applied as needed to control dust.

SECTION 3: CONSTRUCTION ACTIVITY POLLUTION PREVENTION

Per RI Stormwater Design and Installation Standards Manual 3.3.7.14:

The purpose of construction activity pollution prevention is to prevent day to day construction activities from causing pollution.

This section describes the key pollution prevention measures that must be implemented to avoid and reduce the discharge of pollutants in stormwater. Example control measures include the proper management of waste, material handling and storage, and equipment/vehicle fueling/washing/maintenance operations.

Where applicable, include *RI SESC Handbook* or the *RI Department of Transportation Standard Specifications for Road and Bridge Construction* (as amended) specifications.

3.1 Existing Data of Known Discharges from Site

Per RIPDES Construction General Permit – Part III.I:

Are there known discharges from the project area?

☒ Yes ☐ No

Describe how this determination was made:

- Existing Conditions Survey

If yes, list discharges and locations:

- Existing onsite infiltration basin.

Is there existing data on the quality of the known discharges?

☐ Yes ☒ No

3.2 Prohibited Discharges

Per RI SESC Handbook – Part D

The following discharges are prohibited at the construction site:

- Contaminated groundwater, unless specifically authorized by the DEM. These types of discharges may only be authorized under a separate DEM RIPDES permit.
- Wastewater from washout of concrete, unless the discharge is contained and managed by appropriate control measures.
- Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds, and other construction materials.
- Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance. Proper storage and spill prevention practices must be utilized at all construction sites.
- Soaps or solvents used in vehicle and equipment washing.
- Toxic or hazardous substances from a spill or other release.

All types of waste generated at the site shall be disposed of in a manner consistent with State Law and/or regulations.

Will any of the above listed prohibited discharges be generated at the site?

☐ Yes ☒ No

3.3 Proper Waste Disposal

Per RI SESC Handbook – Part D

Building materials and other construction site wastes must be properly managed and disposed of in a manner consistent with State Law and/or regulations.

- A waste collection area shall be designated on the site that does not receive a substantial amount of runoff from upland areas and does not drain directly to a waterbody or storm drain.

- All waste containers shall be covered to avoid contact with wind and precipitation.

- Waste collection shall be scheduled frequently enough to prevent containers from overfilling.
- All construction site wastes shall be collected, removed, and disposed of in accordance with applicable regulatory requirements and only at authorized disposal sites.
- Equipment and containers shall be checked for leaks, corrosion, support or foundation failure, or other signs of deterioration. Those that are found to be defective shall be immediately repaired or replaced.

Is waste disposal a significant element of the proposed project?

☒ Yes ☐ No

Building construction and general construction waste is anticipated. Before construction begins, an area within the project limits will be designated as a waste collection area. A waste collection time will be arranged so that the containers do not overflow. In the event that a container does spill, cleanup will be provided immediately. The construction waste will be collected, removed, and disposed of only at authorized disposal areas. All waste shall be disposed of in a manner consistent with federal, state and local regulations. Construction debris shall be disposed of daily to avoid exposure to precipitation.

3.4 Spill Prevention and Control

Per RI SESC Handbook – Part D

All chemicals and/or hazardous waste material must be stored properly and legally in covered areas, with containment systems constructed in or around the storage areas. Areas must be designated for materials delivery and storage. All areas where potential spills can occur and their accompanying drainage points must be described. The owner and operator must establish spill prevention and control measures to reduce the chance of spills, stop the source of spills, contain and clean-up spills, and dispose of materials contaminated by spills. The operator must establish and make highly visible location(s) for the storage of spill prevention and control equipment and provide training for personnel responsible for spill prevention and control on the construction site.

Are spill prevention and control measures required for this particular project?

☒ Yes ☐ No

- The construction site supervisor will create and adopt a spill control plan that includes measures to stop the source of the spill, contain the spill, clean up the spill, dispose of materials contaminated by the spill, and identify and train personnel responsible for spill prevention and control. The following measures will be appropriate for a spill prevention and response plan.
- Store and handle materials to prevent spills
    - Tightly seal containers.
    - Make sure all containers are clearly labeled
    - Stack containers neatly and securely
- Reduce storm water contact if there is a spill
    - Have cleanup procedures clearly posted
    - Have cleanup materials readily available
    - Contain any liquid
    - Stop the source of the spill

  - Cover spill with absorbent materials such as sawdust.

- At no time shall spills be cleaned and/or flushed down storm drains or to any environmentally sensitive area (stream, pond, wetland etc.)
- Dispose of contaminated materials according to manufacturer's instructions or according to state or local requirements.
- Equipment/vehicle fueling and repair/maintenance operations or hazardous material storage shall not take place within regulated wetlands or buffer zone area. Designated areas shall be approved by site owner and project engineer.
- Identify personnel responsible for responding to spill of toxic or hazardous materials.
  - Provide personnel spill response training
  - Post names of spill response personnel
  - Keep the spill area well ventilated
  - If necessary, use a private firm that specializes in spill cleanup
- Spills that exceed Reportable Quantity (RQ) levels or reportable materials must be reported and documented.
  - Notify the Rhode Island Department of Environmental Management (401) 222-3961, (401) 222-6519 or (401) 222-2284 at night as soon as there is knowledge of a spill.
  - Notify the permitting authority in writing within 5 days.
  - The SESC must be modified within 14-days to provide a description of the release, the circumstances leading to the release and the date of the release.
- Stone Stabilization Pad (RI Standard 9.9.0)
  - Located at construction site entrance/exit as shown on the SESC Site Plans.
  - The maintenance shall include top dressing with additional stone or additional length as conditions demand or as directed by the engineer.
  - Sediments spilled, dropped, washed or tracked on the public right of way must be removed immediately by the contractor and disposed of according to all applicable regulations.

3.5 Control of Allowable Non-Stormwater Discharges

Per RIPDES Construction General Permit – Part III.J.2.e:

Are there allowable non-Stormwater discharges present on or near the project area?

☒ Yes ☐ No

List of allowable non-stormwater discharge(s) and the associated control measure(s):

- Water for Dust Control
- Fire Hydrant / Water Main Flushing.
- Stormwater Main Flushing

If any existing or proposed discharges consist of contaminated groundwater, such discharges are not authorized under the RIPDES Construction General Permit. These discharges must be permitted separately by seeking coverage to treat and discharge under a separate RIPDES individual permit or under the RIPDES Remediation General Permit. Contact the RIDEM Office of Water Resources RIPDES Permitting Program at 401-222-4700 for application requirements and additional information.

Are there any known or proposed contaminated discharges, including anticipated contaminated dewatering operations, planned on or near the project area?

☐ Yes ☒ No

If yes, list the discharge types and the RIPDES individual permit number(s) or RIPDES Remediation General Permit Authorization number(s) associated with these discharges.

- N/A

3.6 Control Dewatering Practices

Per RI SESC Handbook – Part D

Site owners and operators are prohibited from discharging groundwater or accumulated stormwater that is removed from excavations, trenches, foundations, vaults, or other similar points of accumulation, unless such waters are first effectively managed by appropriate control measures.

Examples of appropriate control measures include, but are not limited to, temporary sediment basins or sediment traps, sediment socks, dewatering tanks and bags, or filtration systems (e.g. bag or sand filters) that are designed to remove sediment. Uncontaminated, non-turbid dewatering water can be discharged without being routed to a control.

At a minimum the following discharge requirements must be met for dewatering activities:

1. Do not discharge visible floating solids or foam.
2. To the extent feasible, utilize vegetated, upland areas of the site to infiltrate dewatering water before discharge. In no case will surface waters be considered part of the treatment area.
3. At all points where dewatering water is discharged, utilize velocity dissipation devices.
4. With filter backwash water, either haul it away for disposal or return it to the beginning of the treatment process.
5. Replace and clean the filter media used in dewatering devices when the pressure differential equals or exceeds the manufacturer's specifications.
6. Dewatering practices must involve the implementation of appropriate control measures as applicable (i.e. containment areas for dewatering earth materials, portable sediment tanks and bags, pumping settling basins, and pump intake protection.)

Is it at all likely that the site operator will need to implement construction dewatering in order to complete the proposed project?

☒ Yes ☐ No

Dewatering maybe required during deep utility construction. Any dewatering practices must comply with the RI SESC Handbook. Dewatering basins shall be used on site and comply with RIDOT Standard 9.7.0 or approved equal. Contractor to submit alternatives to project engineer for approval.

3.7 Establish Proper Building Material Staging Areas

Per RI SESC Handbook – Part D

All construction materials that have the potential to contaminate stormwater must be stored properly and legally in covered areas, with containment systems constructed in or around the storage areas. Areas must be designated for materials delivery and storage. Designated areas shall be approved by the site owner/engineer. Minimization of exposure is not required in cases where the exposure to precipitation and to stormwater will not result in the discharge of pollutants, or where exposure of a specific material or product poses little risk of stormwater contamination (such as final products and materials intended for outdoor use).

- An inventory will be kept of all reportable materials and all materials with a reportable quantity on site. There will be neat and orderly storage of hazardous materials. Regular garbage, rubbish, construction waste, and sanitary waste disposal will be employed. There will be prompt cleanup of any spills, either liquid or dry materials. The following practices will be used to avoid problems associated with the disposal of hazardous materials.
- Check with local waste management authorities to determine what the requirements are for disposing of hazardous materials.
- Use the entire product before disposing of the container.
- Do not remove the original product label from the container, since it contains important information.
- If surplus products must be disposed, do not mix products together unless specifically recommended by the manufacturer.
- The correct method of disposal of hazardous materials varies with the product use. Follow the manufacturer's recommended method, which is often found on the label.

- Construction materials will consist of any or all of the following:

• Asphalt	• Detergents
• Concrete	• Fertilizers (no Phosphate based fertilizers permitted)
• Loam	• Petroleum Based Products
• Gravel for Roadway	• Cleaning Solvents
• Stone	• Wood
• Sewer Pipe	• Paints (enamel and latex)
• Drainage Pipe	• Roofing Shingles
• Water Pipe	• Masonry Block
• Gas pipe	• Sheet Rock / Gypsum Board
• Manholes	• Electrical Materials/Supplies
• Catch Basins	• Plumbing Materials/Supplies
• Catch Basin / Manhole Frames & Grates	

3.8 Minimize Dust

Per RI SESC Handbook – Part D

Dust control procedures and practices shall be used to suppress dust on a construction site during the construction process, as applicable. Precipitation, temperature, humidity, wind velocity and direction will determine amount and frequency of applications. However, the best method of controlling dust is to prevent dust production. This can best be accomplished by limiting the amount of bare soil exposed at one time. Dust Control measures outlined in the *RI SESC Handbook* shall be followed. Other dust control methods include watering, chemical application, surface roughening, wind barriers, walls, and covers.

- Dust control will be utilized throughout the entire construction process. For example, keeping disturbed surfaces moist during windy periods will be an effective control measure, especially for construction haul roads. The use of dust control will prevent the movement of soil to

offsite areas. However, care must be taken to not create runoff from excessive use of water to control dust. The following are methods of Dust Control that may be used on-site:

- Vegetative Cover - The most practical method for disturbed areas not subject to traffic.
- Sprinkling - The site may be sprinkled until the surface is wet. Sprinkling will be effective for dust control on haul roads and other traffic routes.
- Stone - Stone will be used to stabilize construction roads; it will also be effective for dust control.
- Calcium Chloride – Calcium Chloride or other additive may be used with approval of Engineer.
- The general contractor will have an on-site water vehicle to control dust.

3.9 Designate Washout Areas

Per RI SESC Handbook – Part D

At no time shall any material (concrete, paint, chemicals) be washed into storm drains, open ditches, streets, streams, wetlands, or any environmentally sensitive area. The site operator must ensure that construction waste is properly disposed of, to avoid exposure to precipitation, at the end of each working day.

Will washout areas be required for the proposed project?

☒ Yes ☐ No

- The construction site supervisor shall establish a washout area prior to construction as indicated on the Erosion Control Plan prepared by DiPrete Engineering. This area shall not be located in or adjacent to a permanent stormwater BMP.
- Concrete trucks may be allowed to wash out or discharge surplus concrete or drum wash water in the washout area. However, this material must be disposed of in a manner that prevents contact between these materials and stormwater runoff.

3.10 Establish Proper Equipment/Vehicle Fueling and Maintenance Practices

Per RI SESC Handbook – Part D

Vehicle fueling shall not take place within regulated wetlands or buffer zone areas, or within 50-feet of the storm drain system. Designated areas shall be depicted on the SESC Site Plans, or shall be approved by the site owner.

Vehicle maintenance and washing shall occur off-site, or in designated areas depicted on the SESC Site Plans or approved of by the site owner. Maintenance or washing areas shall not be within regulated wetlands or buffer zone areas, or within 50-feet of the storm drain system. Maintenance areas shall be clearly designated, and barriers shall be used around the perimeter of the maintenance area to prevent stormwater contamination.

Construction vehicles shall be inspected frequently for leaks. Repairs shall take place immediately. Disposal of all used oil, antifreeze, solvents and other automotive-related chemicals shall be according to applicable regulations; at no time shall any material be washed down the storm drain or in to any environmentally sensitive area.

Vehicle fueling storage and maintenance should only be done in the area as shown on the Erosion Control Plan prepared by DiPrete Engineering. Any spills should be handled per section 3.4.

3.11 Chemical Treatment for Erosion and Sediment Control

Per RI SESC Handbook – Appendix J

Chemical stabilizers, polymers, and flocculants are readily available on the market and can be easily applied to construction sites for the purposes of enhancing the control of erosion, runoff, and sedimentation. The following guidelines should be adhered to for construction sites that plan to use treatment chemicals as part of their overall erosion, runoff, and sedimentation control strategy.

The U.S. Environmental Protection Agency has conducted research into the relative toxicity of chemicals commonly used for the treatment of construction stormwater discharges. The research conducted by the EPA focused on different formulations of chitosan, a cationic compound, and both cationic and anionic polyacrylamide (PAM). In summary, the studies found significant toxicity resulting from the use of chitosan and cationic PAM in laboratory conditions, and significantly less toxicity associated with using anionic PAM. EPA's research has led to the conclusion that the use of treatment chemicals for erosion, runoff, and sedimentation control requires proper operator training and appropriate usage to avoid risk to aquatic species. In the case of cationic treatment chemicals additional safeguards may be necessary.

Application/Installation Minimum Requirements

If a site operator plans to use polymers, flocculants, or other treatment chemicals during construction the SESC plan must address the following:

1. Treatment chemicals shall not be applied directly to or within 100 feet of any surface water body, wetland, or storm drain inlet.

2. Use conventional erosion, runoff, and sedimentation controls prior to and after the application of treatment chemicals. Use conventional erosion, runoff, and sedimentation controls prior to chemical addition to ensure effective treatment. Chemicals may only be applied where treated stormwater is directed to a sediment control (e.g. temporary sediment basin, temporary sediment trap or sediment barrier) prior to discharge.

3. Sites shall be stabilized as soon as possible using conventional measures to minimize the need to use chemical treatment.

4. Select appropriate treatment chemicals. Chemicals must be selected that are appropriately suited to the types of soils likely to be exposed during construction and to the expected turbidity, pH, and flow rate of stormwater flowing into the chemical treatment system or treatment area. **Soil testing is essential. Using the wrong form of chemical treatment will result in some form of performance failure and unnecessary environmental risk.**

5. Minimize discharge risk from stored chemicals. Store all treatment chemicals in leak-proof containers that are kept under storm-resistant cover and surrounded by secondary containment structures (e.g., spill berms, decks, spill containment pallets), or provide equivalent measures, designed and maintained to minimize the potential discharge of treatment chemicals in stormwater or by any other means (e.g., storing chemicals in covered areas or having a spill kit available on site).

6. Use chemicals in accordance with good engineering practices and specifications of the chemical provider/supplier. You must also use treatment chemicals and chemical treatment systems in accordance with good engineering practices, and with dosing specifications and sediment removal

design specifications provided by the supplier of the applicable chemicals, or document specific departures from these practices or specifications and how they reflect good engineering practice.

Will chemical stabilizers, polymers, flocculants or other treatment chemicals be utilized on the proposed construction project?

☐ Yes ☒ No

3.12 Construction Activity Pollution Prevention Control Measure List

It is expected that this table will be amended as needed throughout the construction project.

Phase No. #		
Location/Station	**Control Measure Description/Reference**	**Maintenance Requirement**
Adjacent Roads	Public roads adjacent to a construction site shall be clean at the end of each day.	Street Sweep if construction site sediment is visible
Site Wide	Pick up of construction trash and debris.	All loose trash and debris must be disposed of properly at the end of each working day.
Construction Entrances	Stone Stabilized Pad. Section Six: Sediment Control Measures – Construction Entrances –RI SESC Handbook. Constriction pad per RIDOT Standard 9.9.0	The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto pave surfaces. Provide periodic top dressing with additional stone or additional length as conditions demand. Roads adjacent to entrance shall be clean at the end of each day. If maintenance alone is not enough to prevent excessive track out, increase length of entrance, modify construction access road surface, or install washrack or mudrack.
Water or Calcium Chloride application for Dust Control	Dust Control, Section Three: Pollution Prevention and Good House Keeping –RI SESC Handbook.	When temporary measures are used, repetitive treatments should be applied as needed to control dust.

SECTION 4: CONTROL MEASURE INSTALLATION, INSPECTION, and MAINTENANCE

4.1 Installation

Per RI SESC Handbook – Part D:

Complete the installation of temporary erosion, runoff, sediment, and pollution prevention control measures by the time each phase of earth-disturbance has begun. All stormwater control measures must be installed in accordance with good judgment, including applicable design and manufacturer specifications. Installation techniques and maintenance requirements may be found in manufacturer specifications and/or the *RI SESC Handbook*.

Erosion control measures shall be located per the Erosion Control Plan prepared by DiPrete Engineering.

4.2 Monitoring Weather Conditions

Per RI SESC Handbook – Part D:

Anticipating Weather Events - Care will be taken to the best of the operator's ability to avoid disturbing large areas prior to anticipated precipitation events. Weather forecasts must be routinely checked, and in the case of an expected precipitation event of over 0.25-inches over a 24-hour period, it is highly recommended that all control measures should be evaluated and maintained as necessary, prior to the weather event. In the case of an extreme weather forecast (greater than one-inch of rain over a 24-hour period), additional erosion/sediment controls may need to be installed.

Storm Event Monitoring For Inspections - At a minimum, storm events must be monitored and tracked in order to determine when post-storm event inspections must be conducted. Inspections must be conducted and documented at least once every seven (7) calendar days and within twenty-four (24) hours after any storm event, which generates at least 0.25 inches of rainfall per twenty-four (24) hour period and/or after a significant amount of runoff or snowmelt.

In order for an operator to successfully satisfy this requirement list the weather gauge station that will be utilized to monitor weather conditions on the construction site. See www.wunderground.com or www.weather.gov for available stations.

The weather gauge station and website that will be utilized to monitor weather conditions on the construction site is as follows:

https://www.wunderground.com/weather/us/ri/coventry/KRICOVEN117

4.3 Inspections

Per RI SESC Handbook – Part D:

Minimum Frequency - Each of the following areas must be inspected by or under the supervision of the owner and operator at least once every seven (7) calendar days and within twenty-four (24) hours after any storm event, which generates at least 0.25 inches of rainfall per twenty-four (24) hour period and/or after a significant amount of runoff or snowmelt:

a. All areas that have been cleared, graded, or excavated and where permanent stabilization has not been achieved;

b. All stormwater erosion, runoff, and sediment control measures (including pollution prevention control measures) installed at the site;

c. Construction material, unstabilized soil stockpiles, waste, borrow, or equipment storage, and maintenance areas that are covered by this permit and are exposed to precipitation;

d. All areas where stormwater typically flows within the site, including temporary drainage ways designed to divert, convey, and/or treat stormwater;

e. All points of discharge from the site;

f. All locations where temporary soil stabilization measures have been implemented;

g. All locations where vehicles enter or exit the site.

Reductions in Inspection Frequency - If earth disturbing activities are suspended due to frozen conditions, inspections may be reduced to a frequency of once per month. The owner and operator must document the beginning and ending dates of these periods in an inspection report.

Qualified Personnel – The site owner and operator are responsible for designating personnel to conduct inspections and for ensuring that the personnel who are responsible for conducting the inspections are "qualified" to do so. A "qualified person" is a person knowledgeable in the principles and practices of erosion, runoff, sediment, and pollution prevention controls, who possesses the skills to assess conditions at the construction site that could impact stormwater quality, and the skills to assess the effectiveness of any stormwater controls selected and installed to meet the requirements of the permit.

Recordkeeping Requirements - All records of inspections, including records of maintenance and corrective actions must be maintained with the SESC Plan. Inspection records must include the date and time of the inspection, and the inspector's name, signature, and contact information.

General Notes

- A separate inspection report will be prepared for each inspection.
- The Inspection Reference Number shall be a combination of the RIPDES Construction General Permit No - consecutively numbered inspections. ex/ Inspection reference number for the **4**th inspection of a project would be: RIR10#####-**4**
- Each report will be signed and dated by the Inspector and must be kept onsite.
- Each report will be signed and dated by the Site Operator.
- The corrective action log contained in each inspection report must be completed, signed, and dated by the site operator once all necessary repairs have been completed.
- It is the responsibility of the site operator to maintain a copy of the SESC Plan, copies of all completed inspection reports, and amendments as part of the SESC Plan documentation at the site during construction.

Failure to make and provide documentation of inspections and corrective actions under this part constitutes a violation of your permit and enforcement actions under 46-12 of R.I. General Laws may result.

4.4 Maintenance

Per RI SESC Handbook – Part D:

Maintenance procedures for erosion and sedimentation controls and stormwater management structures/facilities are described on the SESC Site Plans and in the *RI SESC Handbook*.

Site owners and operators must ensure that all erosion, runoff, sediment, and pollution prevention controls remain in effective operating condition and are protected from activities that would reduce their effectiveness. Erosion, runoff, sedimentation, and pollution prevention control measures must be maintained throughout the course of the project.

Note: It is recommended that the site operator designates a full-time, on-site contact person responsible for working with the site owner to resolve SESC Plan-related issues.

4.5 Corrective Actions

Per RI SESC Handbook – Part D:

If, in the opinion of the designated site inspector, corrective action is required, the inspector shall note it on the inspection report and shall inform the site operator that corrective action is necessary. The site operator must make all necessary repairs whenever maintenance of any of the control measures instituted at the site is required.

In accordance with the *RI SESC Handbook*, the site operator shall initiate work to fix the problem immediately after its discovery, and complete such work by the close of the next work day, if the problem does not require significant repair or replacement, or if the problem can be corrected through routine maintenance.

When installation of a new control or a significant repair is needed, site owners and operators must ensure that the new or modified control measure is installed and made operational by no later than seven (7) calendar days from the time of discovery where feasible. If it is infeasible to complete the installation or repair within seven (7) calendar days, the reasons why it is infeasible must be documented in the SESC Plan along with the schedule for installing the control measures and making it operational as soon as practicable after the 7-day timeframe. Such documentation of these maintenance procedures and timeframes should be described in the inspection report in which the issue was first documented. If these actions result in changes to any of the control measures outlined in the SESC Plan, site owners and operators must also modify the SESC Plan accordingly within seven (7) calendar days of completing this work.

SECTION 5: AMENDMENTS

Per RIPDES Construction General Permit – Part III.F:

This SESC Plan is intended to be a working document. It is expected that amendments will be required throughout the active construction phase of the project. **Even if practices are installed on a site according to the approved plan, the site is only in compliance when erosion, runoff, and**

sedimentation are effectively controlled throughout the entire site for the entire duration of the project.

The SESC Plan shall be amended within seven (7) days whenever there is a change in design, construction, operation, maintenance or other procedure which has a significant effect on the potential for the discharge of pollutants, or if the SESC Plan proves to be ineffective in achieving its objectives (i.e. the selected control measures are not effective in controlling erosion or sedimentation).

In addition, the SESC Plan shall be amended to identify any new operator that will implement a component of the SESC Plan.

All revisions must be recorded in the Record of Amendments Log Sheet, which is contained in Attachment G of this SESC Plan, and dated red-lined drawings and/or a detailed written description must be appended to the SESC Plan. Inspection Forms must be revised to reflect all amendments. Update the Revision Date and the Version # in the footer of the Report to reflect amendments made.

All SESC Plan Amendments, except minor non-technical revisions, must be approved by the site owner and operator. Any amendments to control measures that involve the practice of engineering must be reviewed, signed, and stamped by a Professional Engineer registered in the State of RI.

The amended SESC plan must be kept on file at the site while construction is ongoing and any modifications must be documented.

Attach a copy of the Amendment Log.

SECTION 6: RECORDKEEPING

RIPDES Construction General Permit – Parts III.D, III.G, III.J.3.b.iii, & V.O

It is the site owner and site operator's responsibility to have the following documents available at the construction site and immediately available for RIDEM review upon request:

- A copy of the fully signed and dated SESC Plan, which includes:
    - A copy of the General Location Map
      INCLUDED AS ATTACHMENT A
    - A copy of all SESC Site Plans
      INCLUDED AS ATTACHMENT B
    - A copy of the RIPDES Construction General Permit
      INCLUDED AS ATTACHMENT C
    - A copy of any regulatory permits (RIDEM Freshwater Wetlands Permit, CRMC Assent, RIDEM Water Quality Certification, RIDEM Groundwater Discharge Permit, RIDEM RIPDES Construction General Permit authorization letter, etc.)
      INCLUDED AS ATTACHMENT D
    - The signed and certified NOI form or permit application form
      INCLUDED AS ATTACHMENT E
    - Completed Inspection Reports w/Completed Corrective Action Logs
      INCLUDED AS ATTACHMENT F
    - SESC Plan Amendment Log
      INCLUDED AS ATTACHMENT G

SECTION 7: PARTY CERTIFICATIONS

RIPDES Construction General Permit – Part V.G

All parties working at the project site are required to comply with the Soil Erosion and Sediment Control Plan (SESC Plan including SESC Site Plans) for any work that is performed on-site. The site owner, site operator, contractors and sub-contractors are encouraged to advise all employees working on this project of the requirements of the SESC Plan. A copy of the SESC Plan is available for your review at the following location: Construction Trailer, or may be obtained by contacting the site owner or site operator.

The site owner and site operator and each subcontractor engaged in activities at the construction site that could impact stormwater must be identified and sign the following certification statement.

I acknowledge that I have read and understand the terms and conditions of the Soil Erosion and Sediment Control (SESC) Plan for the above designated project and agree to follow the control measures described in the SESC Plan and SESC Site Plans.

Site Owner:
Insert Company or Organization Name
Insert Name & Title
Insert Address
Insert City, State, Zip Code
Insert Telephone Number, Insert Fax/Email

_____
signature/date

Site Operator:
Insert Company or Organization Name
Insert Name & Title
Insert Address
Insert City, State, Zip Code
Insert Telephone Number, Insert Fax/Email

_____
signature/date

Designated Site Inspector:
Insert Company or Organization Name
Insert Name & Title
Insert Address
Insert City, State, Zip Code
Insert Telephone Number, Insert Fax/Email

_____
signature/date

SubContractor SESC Plan Contact:
Insert Company or Organization Name
Insert Name & Title
Insert Address
Insert City, State, Zip Code
Insert Telephone Number, Insert Fax/Email

_____
signature/date

Insert more contact/signature lines as necessary

LIST OF ATTACHMENTS

Attachment A - General Location Map

(See latest plan set prepared by DiPrete Engineering)

Attachment B - SESC Site Plans

(See latest plan set prepared by DiPrete Engineering)

Attachment C - Copy of RIPDES Construction General Permit and Authorization to Discharge

Attachment D - Copy of Other Regulatory Permits

Attachment E - Copy of RIPDES NOI

Attachment F - Inspection Reports w/ Corrective Action Log

SESC Plan
Inspection Report Instructions

For all projects subject to the requirements of the *RI Stormwater Design and Installation Standards Manual* or the *RIPDES Construction General Permit* the site owner and operator are required to develop and comply with a site specific Soil Erosion and Sediment Control Plan (SESC Plan) in order to remain in compliance with applicable regulations.

This inspection report template has been provided by RIDEM for use by the site operator and designated inspector to document the adequacy and condition of erosion, runoff, sediment, and pollution prevention control measures specified for use on the construction site. It should be customized for your specific site conditions and consistent with the SESC Plan developed for your site.

Using the Inspection Report

This inspection report is designed to be customized according to the control measures and conditions at the site. On a copy of the applicable SESC Site Plans, number or label all stormwater control measures and areas of the site that will be inspected. Include all control measures (temporary traps, basins, inlet protection measures, etc.) and areas that will be inspected. Also, identify all point source discharges/outfalls, and the priority natural resource areas (i.e. streams, wetlands, mature trees, etc). List each control measure or area to be inspected separately in the site-specific control measure section of the inspection report.

Complete any items that will remain constant, such as the project information and control measure locations and descriptions. Then, print out multiple copies of this customized inspection report to use during the inspections.

When conducting the inspection, walk the site by following the SESC Site Plans and numbered control measure locations for inspection. Also note whether the overall site issues have been addressed. Customize this list according to the conditions at the site.

Minimum Monitoring and Reporting Requirements

Your site must be inspected by or under the supervision of the owner and operator at least once every seven (7) calendar days and within twenty-four (24) hours after any storm event which generates at least 0.25 inches of rainfall per twenty-four (24) hour period and/or after a significant amount of runoff. Read Section 4.2 of your SESC Plan for more information regarding the importance of monitoring weather conditions.

General Notes

- A separate inspection report will be prepared for each inspection.

Revision Date: May 1, 2015

- The Inspection Reference Number shall be a combination of the RIPDES Permit Authorization Number - consecutively numbered inspections. For example: Inspection reference number for the **4**th inspection of a project would be: RIR101000-**4**

- Each report will be signed and dated by the inspector and forwarded to the site operator within 24 hours of the inspection.

- Each report will be signed and dated by the site operator upon his/her receipt and after completion of all required corrective actions.

- It is the responsibility of the site operator to maintain a copy of the SESC Plan, copies of all completed inspection reports, and amendments as part of the SESC Plan documentation at the site during construction.

Corrective Actions

If the SESC Plan Inspection determines that corrective actions are necessary to install or repair control measures, the resultant actions taken must be documented by the site operator. The actions must be recorded in the Corrective Action Log attached to each SESC Plan inspection form. If the site operator disagrees with the corrective action recommendations, it must be documented, with justifiable reasons, in the Corrective Action Log, as well. **Required timeframes for corrective actions are established by regulation and are discussed in Section 4.5 of your SESC Plan.**

Amendments

All SESC Plan Amendments, except minor non-technical revisions, must be approved by the site owner and site operator. The revision must be recorded in the Record of Amendments Log Sheet within the SESC Plan, and dated red-line drawings and/or a detailed written description of the revision must be appended to the SESC Plan. Inspection forms must be revised to reflect all amendments. Update the *Revision Date* and the *Version* # in the footer of the report to reflect amendments made.

The SESC Plan shall be amended whenever there is a change in design, construction, operation, maintenance or other procedure, which has a significant effect on the potential for the discharge of pollutants, or if the SESC Plan proves to be ineffective in achieving its objectives.

******Remember that the regulations are performance-oriented. Even if all control measures are installed on a site according to the SESC Plan, the site is only in compliance when erosion, runoff, sedimentation, and pollution are effectively controlled. ******

SESC Plan Inspection Report

Project Information			
Name			
Location			
DEM Permit No.			
Site Owner	**Name**	**Phone**	**Email**
Site Operator	**Name**	**Phone**	**Email**

Inspection Information			
Inspector Name	**Name**	**Phone**	**Email**
Inspection Date		**Start/End Time**	

Inspection Type
❑ **Weekly** ❑ **Pre-storm event** ❑ **During storm event** ❑ **Post-storm event** ❑ **Other**

Weather Information
Last Rain Event **Date:** **Duration (hrs):** **Approximate Rainfall (in):**
Rain Gauge Location & Source:
Weather at time of this inspection:

Check statement that applies then sign and date below:

☐ **I, as the designated Inspector, certify that this site has been inspected as required by regulation and I have determined that maintenance and corrective actions are not required at this time.**

☐ **I, as the designated Inspector, certify that this site has been inspected as required by regulation and I have made the determination that the site requires corrective actions. The required corrective actions are noted within this inspection report.**

	Print Name	**Signature**	**Date**
Inspector:			

The Site Operator acknowledges by his/her signature, the receipt of this SESC Plan inspection report and its findings. He/she acknowledges that all recommended corrective actions must be completed and documentation of all such corrective actions must be made in this inspection report per applicable regulations.

	Print Name	**Signature**	**Date**
Operator:			

Site-specific Control Measures

Number the structural and non-structural stormwater control measures identified in the SESC Plan and on the SESC Site Plans and list them below (add as necessary). Bring a copy of this inspection form and any applicable SESC Site Plans with you during your inspections. This list will assist you to inspect all control measures at your site.
FILL THIS TABLE USING THE SESC PLAN TABLES 2.11 & 3.12.

	Location/Station	Control Measure Description	Installed & Operating Properly?	Assoc. Photo/ Figure #	Corrective Action Needed (Yes or No; if 'Yes', please detail action required)
1	Example 1: Eastern Parcel – Slope No. 4 Adjacent to I-95. Straw Wattles	Straw Wattle. Section Six, Sediment Control Measures, Straw Wattles, Compost Tubes and Fiber Rolls - *RI SESC Handbook*.	❑Yes ❑No		
2	Example 2: Western Parcel – Green Street Construction Entrance	Stone Stabilized Pad. Section Six: Sediment Control Measures – Construction Entrances –*RI SESC Handbook*.	❑Yes ❑No		
3	Example 3: Hospital Main Footings – Excavation Area – SESC Site Plan Sheet No. 3.	Pump Intake Protection Using Stone Filled Sump with Standpipe. Section Six: Sediment Control Measures, Pump Intake Protection, *RI SESC Handbook.*	❑Yes ❑No		
4	Example 4: Bridge Abutment Construction Southbound Bridge Abutment, Bridge No. 244 – SESC Site Plan Sheet No. 18.	Prefabricated Concrete Washout Container with Ramp. Used to contain concrete washout during concrete pouring operations. Section Three: Pollution Prevention and Good Housekeeping, Concrete Washouts, *RI SESC Handbook*.	❑Yes ❑No		
5	INSERT TEXT	INSERT TEXT	❑Yes ❑No		
6	**Attention Operator:**	**You must modify this inspection form as the project progresses, control measure locations change, and amendments to the SESC Plan are instituted in the field.**	❑Yes ❑No		
7			❑Yes ❑No		
8			❑Yes ❑No		

	Location/Station	Control Measure Description	Installed & Operating Properly?	Assoc. Photo/ Figure #	Corrective Action Needed (Yes or No; if 'Yes', please detail action required)
9			❑Yes ❑No		
10			❑Yes ❑No		
11			❑Yes ❑No		
12			❑Yes ❑No		
13			❑Yes ❑No		
14			❑Yes ❑No		
15			❑Yes ❑No		
16			❑Yes ❑No		
17			❑Yes ❑No		
18			❑Yes ❑No		
19			❑Yes ❑No		
20			❑Yes ❑No		
21			❑Yes ❑No		
22			❑Yes ❑No		
23			❑Yes ❑No		
24			❑Yes ❑No		

	Location/Station	Control Measure Description	Installed & Operating Properly?	Assoc. Photo/ Figure #	Corrective Action Needed (Yes or No; if 'Yes', please detail action required)
25			❑Yes ❑No		
26			❑Yes ❑No		
27			❑Yes ❑No		
28			❑Yes ❑No		
29			❑Yes ❑No		
30			❑Yes ❑No		

(add more as necessary)

General Site Issues

*Below are some general site issues that should be assessed during inspections. Please **customize** this list as needed for conditions at the site.*

	Compliance Question		**Assoc. Photo/ Figure #**	**Corrective Action Needed (If 'Yes', please detail action required and include location/station)**
1	Have all control measures been installed as specified in the RISESC Handbook and prior to any earth disturbing activities?	❑Yes ❑No ❑ N/A		
2	Are appropriate limits of disturbance (LOD) established?	❑Yes ❑No ❑ N/A		
3	Are controls that limit runoff from exposed soils by diverting, retaining, or detaining flows (such as check dams, sediment basins, etc.) in place?	❑Yes ❑No ❑ N/A		
4	Are all temporary conveyance practices installed correctly and functioning as designed?	❑Yes ❑No ❑ N/A		
5	Has maintenance been performed as required to ensure continued proper function of all temporary conveyances practices?	❑Yes ❑No ❑ N/A		
6	Were all exposed soils seeded by October 15th?	❑Yes ❑No ❑ N/A		
7	Have soils been stabilized where earth disturbance activities have permanently or temporarily ceased on any portion of the site and will not resume for more than 14 days?	❑Yes ❑No ❑ N/A		
8	In instances where adequate vegetative stabilization was not established by November 15th, have non-vegetative erosion control measures must be employed?	❑Yes ❑No ❑ N/A		
9	If work is to continue from October 15th through April 15th, are steps taken to ensure that only the day's work area will be exposed and all erodible soil is stabilized within 5 working days?	❑Yes ❑No ❑ N/A		
10	Have inlet protection measures (such as fabric drop inlet protection, curb drop inlet protection, etc.) been properly installed?	❑Yes ❑No ❑ N/A		
11	Has the operator cleaned and maintained inlet protection measures when needed?	❑Yes ❑No ❑ N/A		
12	Has the operator removed accumulated sediment adjacent to inlet protection measures within 24 hours of detection?	❑Yes ❑No ❑ N/A		

	Compliance Question		**Assoc. Photo/ Figure #**	**Corrective Action Needed (If 'Yes', please detail action required and include location/station)**
13	Has the operator properly installed outlet protection (such as riprap, turf mats, etc.) at all temporary and permanent discharge points?	❑Yes ❑No ❑ N/A		
14	Are all outlet protection measures functioning properly in order to reduce discharge velocity, promote infiltration, and eliminate scour?	❑Yes ❑No ❑ N/A		
15	Have all discharge points been inspected to ensure the prevention of scouring and channel erosion?	❑Yes ❑No ❑ N/A		
16	Have sediment controls been installed along perimeter areas that will receive stormwater from earth disturbing activities?	❑Yes ❑No ❑ N/A		
17	Is the operator maintaining sediment controls in accordance with the requirements in the *RI SESC Handbook*?	❑Yes ❑No ❑ N/A		
18	Have temporary sediment barriers been installed around permanent infiltration areas (such as bioretention areas, infiltration basins, etc.)?	❑Yes ❑No ❑ N/A		
19	Have staging areas and equipment routing been implemented to avoid compaction where permanent infiltration areas will be located?	❑Yes ❑No ❑ N/A		
20	Are surface outlet structures (such as skimmers, siphons, etc.) installed for each temporary sediment basin? [Exception: frozen conditions]	❑Yes ❑No ❑ N/A		
21	Have all temporary sediment basins or traps been inspected and maintained as required to ensure proper function?	❑Yes ❑No ❑ N/A		
22	Does the project include the use of polymers, flocculants, or other chemicals to control erosion, sedimentation, or runoff from the site?	❑Yes ❑No ❑ N/A		
23	Are all chemicals being managed in accordance with Appendix J of the *RISESC Handbook* and current best management practices?	❑Yes ❑No ❑ N/A		
24	Has the site operator taken steps to **prohibit** the following pollutant discharges on the site?			
a	Contaminated groundwater.	❑Yes ❑No ❑ N/A		

	Compliance Question		**Assoc. Photo/ Figure #**	**Corrective Action Needed (If 'Yes', please detail action required and include location/station)**
b	Wastewater from washout of concrete; unless properly contained, managed, and disposed of.	❑Yes ❑No ❑ N/A		
c	Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds, and other construction products.	❑Yes ❑No ❑ N/A		
d	Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance.	❑Yes ❑No ❑ N/A		
e	Soaps or solvents used in vehicle and equipment washing.	❑Yes ❑No ❑ N/A		
f	Toxic or hazardous substances from a spill or other release.	❑Yes ❑No ❑ N/A		
25	Is the operator using properly constructed entrances/exits to the site so sediment removal occurs prior to vehicles exiting?	❑Yes ❑No ❑ N/A		
26	If needed, are additional controls (such as rumble strips, rattle plates, etc.) in place to remove sediment from tires prior to exiting?	❑Yes ❑No ❑ N/A		
27	Is sediment track-out being removed by the end of the same workday in which it occurs (via sweeping, shoveling, or vacuuming)?	❑Yes ❑No ❑ N/A		
28	Are all wastes generated at the site being managed and properly disposed of by the end of each workday?	❑Yes ❑No ❑ N/A		
29	Are all chemicals and hazardous waste materials stored properly in covered areas and surrounded by containment control systems?	❑Yes ❑No ❑ N/A		
30	Has the operator established highly visible locations for the storage of spill prevention and control equipment on the construction site?	❑Yes ❑No ❑ N/A		
31	Are allowable non-stormwater discharges being managed properly with adequate controls?	❑Yes ❑No ❑ N/A		
32	Is the site operator properly managing groundwater or stormwater that is removed from excavations, trenches, or similar points of accumulation?	❑Yes ❑No ❑ N/A		
33	Are proper procedures and controls in place for the storage of materials that may discharge pollutants if	❑Yes ❑No ❑ N/A		

	Compliance Question		**Assoc. Photo/ Figure #**	**Corrective Action Needed (If 'Yes', please detail action required and include location/station)**
	exposed to stormwater?			
	Are stockpiles located within the limits of disturbance?	❑Yes ❑No ❑ N/A		
	Are stockpiles being protected from contact with stormwater using a temporary sediment barrier?	❑Yes ❑No ❑ N/A		
	Where needed, has cover or appropriate temporary vegetative or structural stabilization been utilized for stockpiles?	❑Yes ❑No ❑ N/A		
	Is the operator effectively managing the generation of dust through the use of water, chemicals, or minimization of exposed soil?	❑Yes ❑No ❑ N/A		
	Are designated washout areas (such as wheel washing stations, washout for concrete, paint, stucco, etc.) clearly marked on the site?	❑Yes ❑No ❑ N/A		
	Are vehicle fueling and maintenance areas properly located to prevent pollutants from impacting stormwater and sensitive receptors?	❑Yes ❑No ❑ N/A		
	(Other)			

(add more as necessary)

General Field Comments:

Photos:

(Associated photos – each photo should be dated and have a unique identification # and written description indicating where it is located within the project area. If a close up photo is required, it should be preceded with a photo including both the detail area and some type of visible fixed reference point. Photos should be annotated with Station numbers and other identifying information where needed.)

Photo #:	Station:
(insert Photo here)	Description:

Photo #:	Station:
(insert Photo here)	Description:

Photo #:	Station:
(insert Photo here)	Description:

Photo #:	Station:
(insert Photo here)	Description:

Photo #:	Station:
(insert Photo here)	Description:

Photo #:	Station:
(insert Photo here)	Description:

(add more as necessary)

Corrective Action Log

TO BE FILLED OUT BY SITE OPERATOR

Describe repair, replacement, and maintenance of control measures, actions taken, date completed, and note the person that completed the work.

	Location/Station	Corrective Action	Date Completed	Person Responsible
Operator Signature:			**Date:**	

Attachment G - SESC Plan Amendment Log

PROJECT:

Amendment Log

TO BE FILLED OUT BY SITE OPERATOR

Describe amendment(s) to be made to the SESC Plan, the date, and the person/title making the amendment. ALL amendments must be approved by the Site Owner.

#	Date	Description of Amendment	Amended by: Person/Title	Site Owner Must Initial
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

Add more lines/pages as necessary

TAB G-04

DiPrete Engineering

Project # 1193-003

November 26, 2024

Stormwater Management Report

Highlands at Hopkins Hill

Phases 1G, 1H, 1I, 1J, 1M, 1N

Assessors Plat 13, Lot 22

Prepared For:

D2 Homes, Inc.
420 Scrabbletown Road, Suite G
North Kingstown, Rhode Island 02852

Revised on:

January 10, 2024

The purpose of this stormwater management report is to provide water quality for the proposed project Highlands at Hopkins Hill, Phases 1G, 1H, 1I, 1J, 1M, 1N located off Dante Boulevard at the Center of New England in Coventry Rhode Island. The site is located south of Stephanie Drive and West of Dante Boulevard. The project site exists today as completely disturbed, partially constructed residential property. Existing infrastructure was constructed including drainage ponds, drainage structures and lines and sewer structures and lines. The applicant proposed to construct 66 residential units and roadways. The proposed development will be consistent with the original design by John P. Caito Corporation.

Per Case Number KC-2024-0766 the proposed development is required to demonstrate that the watersheds and impervious areas for the project generally matches the watersheds and impervious areas from the 2007-0381 application to RIDEM, the existing detention ponds are considered the existing conditions and considered adequate for runoff control and no further analysis design or construction will be required by RIDEM to satisfy their requirements for peak runoff control. The requirements to do a pre and post analysis and to meet the recharge standards are waived for this project, lastly, the design will be modified to achieve Minimum Standard 3. The case document can be found in Appendix B.

Watersheds and Impervious Areas Generally Match:

The charts below compare the Catio Design to the current DiPrete Layout for the proposed homes and roadways. Values from the Catio Design were obtained from "Amendment to the Drainage Report for Centre of New England Phase 1 Condominium Complex" Coventry/West Greenwich, Rhode Island, Prepared for Universal Properties Group, Inc, Amended September 18, 2007, Revised October 10, 2008. DiPrete Engineering reviewed the watersheds to each basin, including offsite areas. The proposed design focused on maintaining the existing watersheds to each basin to the greatest extent possible.

Table 1 – Watershed Area Comparison (all values in Acres)

Watershed	**6G***	**5**	**5A**	**7***	**11**	**12**
Catio Design	0.835	1.760	12.041	2.338	4.065	4.825
DiPrete Layout	0.613	1.662	13.214	2.342	3.414	2.207
Difference	-0.222	-0.098	1.173	0.004	-0.651	-2.618

Table 2 – Impervious Area Comparison (all values in Acres)

Watershed	**6G***	**5**	**5A**	**7***	**11**	**12**
Catio Design	0.328	1.144	1.784	0.815	1.774	0.694
DiPrete Layout	0.257	0.671	3.568	0.879	1.212	0.647
Difference	-0.071	-0.473	1.784	0.064	-0.562	-0.047

Table 3 – CN Comparison

Watershed	**6G***	**5**	**5A**	**7***	**11**	**12**
Catio Design	62	79	63	59	69	61
DiPrete Layout	67	63	53	61	60	57
Difference	5	-16	-10	2	-9	-4

*Note areas for watersheds 6G and 7 are based on the site contributing areas to the watersheds. Each of these watersheds are part of a larger offsite watershed that discharges to various locations within Centre of New England Phase 1. DiPrete Engineering used watershed maps within the Catio Corporation drainage report to obtain areas and impervious areas for comparison.

Watersheds 6G, 5, 11 and 12 all decrease total area and impervious. Watersheds 5A and 7 both have changes to total area and impervious area. Most of this change is due to the offsite area to the west of the property. DiPrete Engineering reviewed drainage from this neighborhood, including a site investigation to determine the watershed. DiPrete Engineering reviewed all watersheds within HydroCAD for the 10 and 100 year storms. See tables below.

Table 4 – Flow Comparison (CFS)

Watershed	10-yr Peak Flow		100-yr Peak Flow	
	Catio	DE	Catio	DE
6G	1.17	1.15	4.00	3.38
5	4.45	1.95	10.27	6.51
5A	10.86	5.49	35.95	28.55
7	2.66	3.08	10.15	10.88
11	5.68	2.65	16.06	9.73
12	6.34	1.55	22.41	6.52

Table 5 – Volume Comparison (acre feet)

Watershed	10-yr Volume		100-yr Peak Flow	
	Catio	DE	Catio	DE
6G	0.092	0.085	0.286	0.240
5	0.386	0.192	0.904	0.585
5A	1.388	0.848	4.241	3.345
7	0.219	0.244	0.73	0.778
11	0.614	0.337	1.677	1.100
12	0.503	0.184	1.603	0.645

Any change in volume/cfs within all of the watersheds is insignificant and generally matches the original design by Catio Corporation. Excerpts from the Catio Corporation drainage report can be found in appendix C.1. HydroCAD printouts for the Catio Corporation design and the DiPrete Engineering layout can be found in Appendix C.2 and C.3 respectively. Watershed Maps from the Catio Corporation design and the DiPrete Engineering Design can be found in Appendix E.1 and E.2 respectively.

Minimum Standard 3

The original site design by Catio Corporation was based on the 1993 Rhode Island Stormwater Manual and used extended detention basins to achieve water quality. This practice is no longer an approved method for water quality treatment. DiPrete Engineering performed soil evaluations and infiltrometer testing at each of the basin locations. Test hole logs can be found in Appendix D.

Basin	Test Hole	Basin Bottom Elev	Groundwater Elev	Separation (ft)
5	24-9	272.5	266.5	6.0
5A	24-8	271.5	269.5	2.0
5A	24-7	273.0	270.0	3.0
5A	24-6	275.0	270.4	4.6
11	24-4	276.5	272.6	3.9
12	24-3	281.0	276.9	4.1

The basins have sufficient separation to groundwater to be used for water quality treatment. The infiltrometer testing showed rates from 16.0 in/hr to 37.6 in/hr. These rates exceed the maximum rate of 8.3 in/hr allowed for water quality treatment.

To provide water quality treatment, the Jellyfish filter will be used. The Jellyfish is on RIDEM's approved proprietary water quality BMPS list. The Jellyfish has been sized per the RIDEM Certification:

Basin	WQ Flow (cfs)	Jellyfish Filter	Jellyfish Name	Jellyfish WQ Flow Capacity (cfs)
5	0.59	JFPD0406-4-1	JF5	0.60
5A	2.50/1.25*	JFPD0806-9-2	JF5A	1.34
11	0.85	JFPD0806-6-2	JF11	0.94
12	0.53	JFPD0406-4-1	JF12	0.60
300	0.96	JFPD0806-7-2	JF7	1.07

*Watershed 5A contains a large offsite watershed including impervious area from nearby houses, driveways, Bestwick Trail and Minda Lane. The Jellyfish has been sized for the impervious area associated with the proposed development only.

Water quality for watershed 600 is handled by capturing additional impervious area within the Jellyfish for Basin 5A and watershed 300. Watershed 600 could not be captured within the proposed drainage system and discharges to the drainage network in Stephanie Drive. Watershed 600 contains 0.196 of impervious area associated with the proposed development. JellyFish 5A provides additional treatment of 0.098 acres and JellyFish 7 provides additional treatment of 0.098 acres. Note both JellyFish 5A and JellyFish 7 have additional WQ flow capacity approximately equal to 0.22 acres of impervious. The site exceeds minimum water quality requirements.

Water Quality HydroCAD Storm Analysis can be found in Appendix C.4.

Conclusion

The proposed design is consistent with the original design by Catio Corporation. The resultant watersheds, areas, and impervious areas are consistent with the design by Catio Corporation. Minimum Standard 3 has been achieved by providing water quality to each of the Basins through the use of Jellyfish Filters. The proposed design is in compliance Case Number KC-2024-0766.

Appendix A – RIDEM Appendix A Checklist

APPENDIX A: STORMWATER MANAGEMENT PLAN CHECKLIST AND LID PLANNING REPORT – STORMWATER DESIGN SUMMARY

PROJECT NAME **Highlands at Hopkins Hill, Phases 1G, 1H, 1I, 1J, 1M, 1N**	**(RIDEM USE ONLY)**
TOWN **Coventry**	**STW/WQC File #:**
BRIEF PROJECT DESCRIPTION: Construction of 66 residential units and associated roadway on a previously disturbed and partially constructed site.	**Date Received:**

Stormwater Management Plan (SMP) Elements – Minimum Standards

When submitting a SMP,[1] submit four separately bound documents: Appendix A Checklist; Stormwater Site Planning, Analysis and Design Report with Plan Set/Drawings; Soil Erosion and Sediment Control (SESC) Plan, and Post Construction Operations and Maintenance (O&M) Plan. Please refer to Suggestions to Promote Brevity.

Note: **All stormwater construction projects must create a Stormwater Management Plan (SMP). However, not every element listed below is required per the RIDEM Stormwater Rules and the RIPDES Construction General Permit (CGP). This checklist will help identify the required elements to be submitted with an Application for Stormwater Construction Permit & Water Quality Certification.**

PART 1. PROJECT AND SITE INFORMATION

PROJECT TYPE (Check all that apply)

☒ Residential	☐ Commercial	☐ Federal	☐ Retrofit	☐ Restoration
☐ Road	☐ Utility	☐ Fill	☐ Dredge	☐ Mine
☐ Other (specify):				

SITE INFORMATION

☒ Vicinity Map

INITIAL DISCHARGE LOCATION(S): The WQv discharges to: (You may choose more than one answer if several discharge points are associated with the project.)

☒ **Groundwater**	☒ **Surface Water**	☒ **MS4**
☐ GAA	☐ Isolated Wetland	☐ RIDOT
☒ GA	☐ Named Waterbody	☐ RIDOT Alteration Permit is Approved
☐ GB	☐ Unnamed Waterbody Connected to Named Waterbody	☐ Town
		☐ Other (specify): Private Drainage System

ULTIMATE RECEIVING WATERBODY LOCATION(S): Include pertinent information that applies to both WQ_v and flow from larger storm events including overflows. Choose all that apply, and repeat table for each waterbody.

☐ Groundwater or Disconnected Wetland	☐ SRWP		
☐ Waterbody Name:	☐ Coldwater	☐ Warmwater	☒ Unassessed
☒ Waterbody ID: *Tributary to Tiogue Lake RI0006014R-05*	☐ 4th order stream of pond 50 acres or more		
☒ TMDL for: *Enterococcus*	☐ Watershed of flood prone river (e.g., Pocasset River)		
☐ Contributes to a priority outfall listed in the TMDL	☐ Contributes stormwater to a public beach		
☒ 303(d) list – Impairment(s) for: *Enterococcus*	☐ Contributes to shellfishing grounds		

[1] Applications for a Construction General Permit that do not require any other permits from RIDEM and will disturb less than 5 acres over the entire course of the project do not need to submit a SMP. The Appendix A checklist must still be submitted.

PROJECT HISTORY Case Number KC-2024-0766		
☐ RIDEM Pre- Application Meeting	Meeting Date:	☐ Minutes Attached
☐ Municipal Master Plan Approval	Approval Date:	☐ Minutes Attached
☐ Subdivision Suitability Required	Approval #:	
☐ Previous Enforcement Action has been taken on the property	Enforcement #:	

FLOODPLAIN & FLOODWAY See Guidance Pertaining to Floodplain and Floodways	
☐ Riverine 100-year floodplain: **FEMA FLOODPLAIN FIRMETTE** has been reviewed and the 100-year floodplain is on site	
☒ Delineated from FEMA Maps	
NOTE: Per Rule 250-RICR-150-10-8-1.1(B)(5)(d)(3), provide volumetric floodplain compensation calculations for cut and fill/displacement calculated by qualified professional	
☐ Calculated by Professional Engineer	
☐ Calculations are provided for cut vs. fill/displacement volumes proposed within the 100-year floodplain	Amount of Fill (CY): Amount of Cut (CY):
☐ Restrictions or modifications are proposed to the flow path or velocities in a floodway	
☐ Floodplain storage capacity is impacted	
☒ Project area is not within 100-year floodplain as defined by RIDEM	

CRMC JURISDICTION
☐ CRMC Assent required
☐ Property subject to a Special Area Management Plan (SAMP). If so, specify which SAMP:
☐ Sea level rise mitigation has been designed into this project

LUHPPL IDENTIFICATION - MINIMUM STANDARD 8: N/A			
1. OFFICE OF Land Revitalization and Sustainable Materials Management (OLRSMM)			
	☐ Known or suspected releases of HAZARDOUS MATERIAL are present at the site (Hazardous Material is defined in Rule 1.4(A)(33) of 250-140-30-1 of the RIDEM Rules and Regulations for Investigation and Remediation of Hazardous Materials (the Remediation Regulations))		**RIDEM CONTACT:**
	☐ Known or suspected releases of PETROLEUM PRODUCT are present at the site (Petroleum Product as defined in Rule 1.5(A)(84) of 250-140-25-1 of the RIDEM Rules and Regulations for Underground Storage Facilities Used for Regulated Substances and Hazardous Materials)		
	☐ This site is identified on the RIDEM Environmental Resources Map as one of the following regulated facilities		**SITE ID#**:
		☐ CERCLIS/Superfund (NPL)	
		☐ State Hazardous Waste Site (SHWS)	
		☐ Environmental Land Usage Restriction (ELUR)	
		☐ Leaking Underground Storage Tank (LUST)	
		☐ Closed Landfill	
Note: If any boxes in 1 above are checked, the applicant must contact the RIDEM OLRSMM Project Manager associated with the Site to determine if subsurface infiltration of stormwater is allowable for the project. Indicate if the infiltration corresponds to "Red," "Yellow" or "Green" as described in Section 3.2.8 of the RISDISM Guidance (Subsurface Contamination Guidance). Also, note and reference approval in PART 3, Minimum Standard 2: Groundwater Recharge/Infiltration**.**			
2. PER MINIMUM STANDARD 8 of RICR 8.14.C.1-6 "LUHPPLS," THE SITE IS/HAS:			
	☐ Industrial Site with RIPDES MSGP, except where No Exposure Certification exists. http://www.dem.ri.gov/programs/water/permits/ripdes/stormwater/status.php		
	☐ Auto Fueling Facility (e.g., gas station)		
	☐ Exterior Vehicles Service, Maintenance, or Equipment Cleaning Area		

	☐ Road Salt Storage and Loading Areas (exposed to rainwater)	
	☐ Outdoor Storage and Loading/Unloading of Hazardous Substances	
3.	**STORMWATER INDUSTRIAL PERMITTING**	
	☐ The site is associated with existing or proposed activities that are considered Land Uses with Higher Potential Pollutant Loads (LUHPPLS) (see RICR 8.14.C)	Activities: Sector:
	☐ Construction is proposed on a site that is subject to THE MULTI-SECTOR GENERAL PERMIT (MSGP) UNDER RULE 31(B)15 OF THE RIPDES REGULATIONS.	MSGP permit #
	☐ Additional stormwater treatment is required by the MSGP Explain:	

REDEVELOPMENT STANDARD – MINIMUM STANDARD 6 N/A		
☐ Pre Construction Impervious Area		
	☐ Total Pre-Construction Impervious Area (**TIA**)	
	☐ Total Site Area (**TSA**)	
	☐ Jurisdictional Wetlands (**JW**)	
	☐ Conservation Land (**CL**)	
☐ Calculate the Site Size (defined as contiguous properties under same ownership)		
	☐ Site Size (**SS**) = (**TSA**) – (**JW**) – (**CL**)	
	☐ (**TIA**) / (**SS**) =	☐ (**TIA**) / (**SS**) >**0.4**?
☐ YES, Redevelopment		

PART 2. LOW IMPACT DEVELOPMENT ASSESSMENT – MINIMUM STANDARD 1

(NOT REQUIRED FOR REDEVELOPMENT OR RETROFITS)
This section may be deleted if not required.

Note: A written description must be provided specifying why each method is not being used or is not applicable at the Site. Appropriate answers may include:

- Town requires … (state the specific local requirement)
- Meets Town's dimensional requirement of …
- Not practical for site because …
- Applying for waiver/variance to achieve this (pending/approved/denied)
- Applying for wavier/variance to seek relief from this (pending/approved/denied)

A) PRESERVATION OF UNDISTURBED AREAS, BUFFERS, AND FLOODPLAINS	**IF NOT IMPLEMENTED, EXPLAIN HERE**
☒ Sensitive resource areas and site constraints are identified (required) ☒ Local development regulations have been reviewed (required) ☒ All vegetated buffers and coastal and freshwater wetlands will be protected during and after construction ☐ Conservation Development or another site design technique has been incorporated to protect open space and pre-development hydrology. **Note:** If Conservation Development has been used, check box and skip to Subpart C ☐ As much natural vegetation and pre-development hydrology as possible has been maintained	Site exists today as completely disturbed and partially constructed. Site is a former gravel pit.

B) LOCATE DEVELOPMENT IN LESS SENSITIVE AREAS AND WORK WITH THE NATURAL LANDSCAPE CONDITIONS, HYDROLOGY, AND SOILS ☒ Development sites and building envelopes have been appropriately distanced from wetlands and waterbodies ☒ Development and stormwater systems have been located in areas with greatest infiltration capacity (e.g., soil groups A and B) ☐ Plans show measures to prevent soil compaction in areas designated as Qualified Pervious Areas (QPA's) ☒ Development sites and building envelopes have been positioned outside of floodplains ☒ Site design positions buildings, roadways and parking areas in a manner that avoids impacts to surface water features ☒ Development sites and building envelopes have been located to minimize impacts to steep slopes (≥15%) ☐ Other (describe):	
C) MINIMIZE CLEARING AND GRADING ☒ Site clearing has been restricted to <u>minimum area needed</u> for building footprints, development activities, construction access, and safety. ☒ Site has been designed to position buildings, roadways, and parking areas in a manner that minimizes grading (cut and fill quantities) ☐ Protection for stands of trees and individual trees and their root zones to be preserved has been specified, and such protection extends at least to the tree canopy drip line(s) ☐ Plan notes specify that public trees removed or damaged during construction shall be replaced with equivalent	
D) REDUCE IMPERVIOUS COVER ☒ Reduced roadway widths (≤22 feet for ADT ≤ 400; ≤ 26 feet for ADT 400 - 2,000) ☒ Reduced driveway areas (length minimized via reduced ROW width (≤ 45 ft.) and/or reduced (or absolute minimum) front yard setback; width minimized to ≤ 9 ft. wide one lane; ≤ 18 ft. wide two lanes; shared driveways; pervious surface) ☐ Reduced building footprint: Explain approach: ☐ Reduced sidewalk area (≤ 4 ft. wide; one side of the street; unpaved path; pervious surface) ☐ Reduced cul-de-sacs (radius < 45 ft; vegetated island; alternative turn-around) ☐ Reduced parking lot area: Explain approach ☐ Use of pervious surfaces for driveways, sidewalks, parking areas/overflow parking areas, etc. ☐ Minimized impervious surfaces (project meets or is less than maximum specified by Zoning Ordinance) ☒ Other (describe):	Site exists today as completely disturbed and partially constructed. Site is a former gravel pit.
E) DISCONNECT IMPERVIOUS AREA ☐ Impervious surfaces have been disconnected, and runoff has been diverted to QPAs to the maximum extent possible ☐ Residential street edges allow side-of-the-road drainage into vegetated open swales ☐ Parking lot landscaping breaks up impervious expanse AND accepts runoff ☐ Other (describe):	
F) MITIGATE RUNOFF AT THE POINT OF GENERATION ☐ Small-scale BMPs have been designated to treat runoff as close as possible to the source	

G) PROVIDE LOW-MAINTENANCE NATIVE VEGETATION ☐ Low-maintenance landscaping has been proposed using native species and cultivars ☒ Plantings of native trees and shrubs in areas previously cleared of native vegetation are shown on site plan ☐ Lawn areas have been limited/minimized, and yards have been kept undisturbed to the maximum extent practicable on residential lots	
H) RESTORE STREAMS/WETLANDS ☐ Historic drainage patterns have been restored by removing closed drainage systems, daylighting buried streams, and/or restoring degraded stream channels and/or wetlands ☐ Removal of invasive species ☐ Other	N/A

PART 3. SUMMARY OF REMAINING STANDARDS

GROUNDWATER RECHARGE – MINIMUM STANDARD 2 N/A Per Case Number KC-2024-0766		
YES	**NO**	
☐	☐	The project has been designed to meet the groundwater recharge standard.
☐	☐	If "No," the justification for groundwater recharge criterion waiver has been explained in the Narrative (e.g., threat of groundwater contamination or physical limitation), if applicable (see RICR 8.8.D);
☐	☐	Your waiver request has been explained in the Narrative, if applicable.
☐	☐	Is this site identified as a Regulated Facility in Part 1, Minimum Standard 8: LUHPPL Identification?
☐	☐	If "Yes," has approval for infiltration by the OLRSMM Site Project Manager, per Part 1, Minimum Standard 8, been requested?

TABLE 2-1: Summary of Recharge (see RISDISM Section 3.3.2)
(Add or Subtract Rows as Necessary)

Design Point	**Impervious Area Treated (sq ft)**	**Total Re_v Required (cu ft)**	**LID Stormwater Credits (see RISDISM Section 4.6.1)**	**Recharge Required by Remaining BMPs (cu ft)**	**Recharge Provided by BMPs (cu ft)**
			Portion of Re_v directed to a QPA (cu ft)		
DP-1:					
DP-2:					
DP-3:					
DP-4:					
TOTALS:					

Notes:
1. Only BMPs listed in RISDISM Table 3-5 "List of BMPs Acceptable for Recharge" may be used to meet the recharge requirement.
2. Recharge requirement must be satisfied for each waterbody ID.

☐ Indicate where the pertinent calculations and/or information for the above items are provided (i.e., name of report/document, page numbers, appendices, etc.):

WATER QUALITY – MINIMUM STANDARD 3		
YES	**NO**	
☒	☐	Does this project meet or exceed the required water quality volume WQv (see RICR 8.9.E-I)?
☒	☐	Is the proposed final impervious cover greater than 20% of the disturbed area (see RICR 8.9.E-I)?
☒	☐	If "Yes," either the Modified Curve Number Method or the Split Pervious/Impervious method in Hydro-CAD was used to calculate WQv; or,
☒	☐	If "Yes," either TR-55 or TR-20 was used to calculate WQv; and,
☐	☐	If "No," the project meets the minimum WQv of 0.2 watershed inches over the entire disturbed area.
☐	☐	Not Applicable
☒	☐	Does this project meet or exceed the ability to treat required water quality flow WQf (see RICR 8.9.I.1-3)?
☒	☐	Does this project propose an increase of impervious cover to a receiving water body with impairments? If "Yes," please indicate below the method that was used to address the water quality requirements of no further degradation to a low-quality water. Site proposes multiple Jellyfish filters to existing infiltration basins.
☐	☒	RICR 8.36. A Pollutant Loading Analysis is needed and has been completed.
☐	☒	The Water Quality Guidance Document (Water Quality Goals and Pollutant Loading Analysis Guidance for Discharges to Impaired Waters) has been followed as applicable.
☒	☐	BMPs are proposed that are on the approved technology list . If "Yes," please provide all required worksheets from the manufacturer.
☐	☒	Additional pollutant-specific requirements and/or pollutant removal efficiencies are applicable to the site as the result of a TMDL, SAMP, or other watershed-specific requirements. If "Yes," please describe:

TABLE 3-1: Summary of Water Quality (see RICR 8.9)

Design Point and WB ID	Impervious area treated (sq ft)	Total WQ_v Required (cu ft)	LID Stormwater Credits (see RICR 8.18) WQv directed to a QPA (cu ft)	Water Quality Treatment Remaining (cu ft)	Water Quality Provided by BMPs (cu ft)
DP-1:	315,070	26,255	0	26,255	26,255*
DP-2:					
DP-3:					
DP-4:					
TOTALS:					

Notes:
1. Only BMPs listed in RICR 8.20 and 8.25 or the Approved Technologies List of BMPs is Acceptable for Water Quality treatment.
2. For each Design Point, the Water Quality Volume Standard must be met for each Waterbody ID.

☐ YES ☐ NO	This project has met the setback requirements for each BMP. If "No," please explain:

☒ Indicate where the pertinent calculations and/or information for the above items are provided (i.e., name of report/document, page numbers, appendices, etc.): Stormwater Report

*Minimum provided, Jellyfish Filters have additional capacity during the WQ storm. See 'Minimum Standard 3' in the stormwater management report

CONVEYANCE AND NATURAL CHANNEL PROTECTION (RICR 8.10) – MINIMUM STANDARD 4 N/A Per Case Number KC-2024-0766		
YES	**NO**	
☐	☐	Is this standard waived? If "Yes," please indicate one or more of the reasons below:
		☐ The project directs discharge to a large river (i.e., 4th-order stream or larger. See RISDISM Appendix I for State-wide list and map of stream orders), bodies of water >50.0 acres in surface area (i.e., lakes, ponds, reservoirs), or tidal waters. ☐ The project is a small facility with impervious cover of less than or equal to 1 acre. ☐ The project has a post-development peak discharge rate from the facility that is less than 2 cfs for the 1-year, 24-hour Type III design storm event (prior to any attenuation). (Note: LID design strategies can greatly reduce the peak discharge rate).
☐	☐	Conveyance and natural channel protection for the site have been met. If "No,' explain why:

TABLE 4-1: Summary of Channel Protection Volumes (see RICR 8.10)					
Design Point	**Receiving Water Body Name**	**Coldwater Fishery? (Y/N)**	**Total CPv Required (cu ft)**	**Total CPv Provided (cu ft)**	**Average Release Rate Modeled in the 1-yr storm (cfs)**
DP-1:					
DP-2:					
DP-3:					
DP-4:					
TOTALS:					
Note: The Channel Protection Volume Standard must be met in each waterbody ID.					
☐ YES ☐ NO	The CPv is released at roughly a uniform rate over a 24-hour duration (see examples of sizing calculations in Appendix D of the RISDISM).				
☐ YES ☐ NO	Do additional design restrictions apply resulting from any discharge to cold-water fisheries; If "Yes," please indicate restrictions and solutions below.				
☐ Indicate below where the pertinent calculations and/or information for the above items are provided (i.e., name of report/document, page numbers, appendices, etc.).					

OVERBANK FLOOD PROTECTION (RICR 8.11) AND OTHER POTENTIAL HIGH FLOWS – MINIMUM STANDARD 5 N/A Per Case Number KC-2024-0766			
YES	**NO**		
☐	☐	Is this standard waived? If yes, please indicate one or more of the reasons below:	
		☐	The project directs discharge to a large river (i.e., 4th-order stream or larger. See Appendix I for state-wide list and map of stream orders), bodies of water >50.0 acres in surface area (i.e., lakes, ponds, reservoirs), or tidal waters.
		☐	A Downstream Analysis (see RICR 8.11.D and E) indicates that peak discharge control would not be beneficial or would exacerbate peak flows in a downstream tributary of a particular site (e.g., through coincident peaks).
☐	☐	Does the project flow to an MS4 system or subject to other stormwater requirements? If "Yes," indicate as follows:	
		☐	RIDOT
		☐	Other (specify):
Note: The project could be approved by RIDEM but not meet RIDOT or Town standards. RIDOT's regulations indicate that post-volumes must be **less** than pre-volumes for the 10-yr storm at the design point entering the RIDOT system. If you have not already received approval for the discharge to an MS4, please explain below your strategy to comply with RIDEM and the MS4.			
		Indicate below which model was used for your analysis. ☐ TR-55 ☐ TR-20 ☐ HydroCAD ☐ Bentley/Haestad ☐ Intellisolve ☐ Other (Specify):	
YES	**NO**		
☐	☐	Does the drainage design demonstrate that flows from the 100-year storm event through a BMP will safely manage and convey the 100-year storm? If "No," please explain briefly below and reference where in the application further documentation can be found (i.e., name of report/document, page numbers, appendices, etc.):	
☐	☐	Do off-site areas contribute to the sub-watersheds and design points? If "Yes,"	
☐	☐	Are the areas modeled as "present condition" for both pre- and post-development analysis?	
☐	☐	Are the off-site areas shown on the subwatershed maps?	
☐	☐	Does the drainage design confirm safe passage of the 100-year flow through the site for off-site runoff?	
☐	☐	Is a Downstream Analysis required (see RICR 8.11.E.1)?	
☐	☐	Calculate the following:	
		☐	Area of disturbance within the sub-watershed (areas)
		☐	Impervious cover (%)
☐	☐	Is a dam breach analysis required (earthen embankments over six (6) feet in height, or a capacity of 15 acre-feet or more, and contributes to a significant or high hazard dam)?	
☐	☐	Does this project meet the overbank flood protection standard?	

Table 5-1 Hydraulic Analysis Summary								
Subwatershed (Design Point)	**1.2" Peak Flow** (cfs) **		**1-yr Peak Flow** (cfs)		**10-yr Peak Flow** (cfs)		**100-yr Peak Flow** (cfs)	
	Pre (cfs)	Post (cfs)	Pre (cfs)	Post (cfs)	Pre (cfs)	Post (cfs)	Pre (cfs)	Post (cfs)
DP-1:								
DP-2:								
DP-3:								
DP-4:								
TOTALS:								

** Utilize modified curve number method or split pervious /impervious method in HydroCAD.

Note: The hydraulic analysis must demonstrate no impact to each individual subwatershed DP unless each DP discharges to the same wetland or water resource.

Indicate as follows where the pertinent calculations and/or information for the items above are provided	**Name of report/document, page numbers, appendices, etc.**
Existing conditions analysis for each subwatershed, including curve numbers, times of concentration, runoff rates, volumes, and water surface elevations showing methodologies used and supporting calculations.	
Proposed conditions analysis for each subwatershed, including curve numbers, times of concentration, runoff rates, volumes, water surface elevations, and routing showing the methodologies used and supporting calculations.	
Final sizing calculations for structural stormwater BMPs, including contributing drainage area, storage, and outlet configuration.	
Stage-storage, inflow and outflow hydrographs for storage facilities (e.g., detention, retention, or infiltration facilities).	

Table 5-2 Summary of Best Management Practices											
BMP ID	**DP #**	**BMP Type** (e.g., bioretention, tree filter)	**BMP Functions**					**Bypass Type**	**Horizontal Setback Criteria are met per RICR 8.21.B.10, 8.22.D.11, and 8.35.B.4**		
			Pre-Treatment (Y/N/ NA)	Re_v	WQ_v	CP_v (Y/N/ NA)	Overbank Flood Reduction (Y/N/NA)	External (E) Internal (I) or NA	Yes/ No	Technical Justification (Design Report page number)	Distance Provided
JF5	1	WQ JellyFish	Y	N	Y	N	N	I	Y	N/A	N/A
JF5A	1	WQ JellyFish	Y	N	Y	N	N	I	Y	N/A	N/A
JF11	1	WQ JellyFish	Y	N	Y	N	N	I	Y	N/A	N/A
JF12	1	WQ JellyFish	Y	N	Y	N	N	I	Y	N/A	N/A
JF7	1	WQ JellyFish	Y	N	Y	N	N	I	Y	N/A	N/A
		TOTALS:									

Table 5.3 Summary of Soils to Evaluate Each BMP									
DP #	**BMP ID**	**BMP Type** (e.g., bioretention, tree filter)	**Soils Analysis for Each BMP**						
			Test Pit ID# and Ground Elevation		SHWT Elevation (ft)	Bottom of Practice Elevation* (ft)	Separation Distance Provided (ft)	Hydrologic Soil Group (A, B, C, D)	Exfiltration Rate Applied (in/hr)
			Primary	Secondary					
		TOTALS:							

* For underground infiltration systems (UICs) bottom equals bottom of stone, for surface infiltration basins bottom equals bottom of basin, for filters bottom equals interface of storage and top of filter layer

LAND USES WITH HIGHER POTENTIAL POLLUTANTS LOADS (LUHPPLs) – MINIMUM STANDARD 8 N/A			
YES	**NO**	**N/A**	
☐	☐	☐	Describe any LUHPPLs identified in Part 1, Minimum Standard 8, Section 2. If not applicable, continue to Minimum Standard 9.
☐	☐	☐	Are these activities already covered under an MSGP? If "No," please explain if you have applied for an MSGP or intend to do so?
☐	☐	☐	List the specific BMPs that are proposed for this project that receive stormwater from LUHPPL drainage areas. These BMP types must be listed in RISDISM Table 3-3, "Acceptable BMPs for Use at LUHPPLs." Please list BMPs:
☐	☐	☐	Additional BMPs, or additional pretreatment BMP's if any, that meet RIPDES MSGP requirements; Please list BMPs:
			Indicate below where the pertinent calculations and/or information for the above items are provided (i.e., name of report/document, page numbers, appendices, etc.).

ILLICIT DISCHARGES – MINIMUM STANDARD 9			
Illicit discharges are defined as unpermitted discharges to Waters of the State that do not consist entirely of stormwater or uncontaminated groundwater, except for certain discharges identified in the RIPDES Phase II Stormwater General Permit.			
YES	**NO**	**N/A**	
☒	☐	☐	Have you checked for illicit discharges?
☐	☒	☐	Have any been found and/or corrected? If "Yes," please identify.
☒	☐	☐	Does your report explain preventative measures that keep non-stormwater discharges out of the Waters of the State (during and after construction)?

SOIL EROSION AND SEDIMENT CONTROL (SESC) – MINIMUM STANDARD 10				
YES	**NO**	**N/A**		
☒	☐	☐	Have you included a Soil Erosion and Sediment Control Plan Set and/or Complete Construction Plan Set?	
☒	☐	☐	Have you provided a **separately-bound** document based upon the SESC Template? If yes, proceed to Minimum Standard 11 (the following items can be assumed to be addressed).	
			If "No," include a document with your submittal that addresses the following elements of an SESC Plan:	
			☐	Soil Erosion and Sediment Control Plan Project Narrative, including a description of how the fifteen (15) Performance Criteria have been met:
			☐	Provide Natural Buffers and Maintain Existing Vegetation
			☐	Minimize Area of Disturbance
			☐	Minimize the Disturbance of Steep Slopes
			☐	Preserve Topsoil
			☐	Stabilize Soils
			☐	Protect Storm Drain Inlets
			☐	Protect Storm Drain Outlets
			☐	Establish Temporary Controls for the Protection of Post-Construction Stormwater Control Measures
			☐	Establish Perimeter Controls and Sediment Barriers
			☐	Divert or Manage Run-On from Up-Gradient Areas
			☐	Properly Design Constructed Stormwater Conveyance Channels
			☐	Retain Sediment On-Site
			☐	Control Temporary Increases in Stormwater Velocity, Volume, and Peak Flows
			☐	Apply Construction Activity Pollution Prevention Control Measures
			☐	Install, Inspect, and Maintain Control Measures and Take Corrective Actions
			☐	Qualified SESC Plan Preparer's Information and Certification
			☐	Operator's Information and Certification; if not known at the time of application, the Operator must certify the SESC Plan upon selection and prior to initiating site activities
			☐	Description of Control Measures, such as Temporary Sediment Trapping and Conveyance Practices, including design calculations and supporting documentation, as required

STORMWATER MANAGEMENT SYSTEM OPERATION, MAINTENANCE, AND POLLUTION PREVENTION PLAN – MINIMUM STANDARDS 7 AND 9		
Operation and Maintenance Section		
YES	**NO**	
☒	☐	Have you minimized all sources of pollutant contact with stormwater runoff, to the maximum extent practicable?
☒	☐	Have you provided a **separately-bound** Operation and Maintenance Plan for the site and for all of the BMPs, and does it address each element of RICR 8.17 and RISDISM Appendix C and E?
☒	☐	Lawn, Garden, and Landscape Management meet the requirements of RISDISM Section G.7? If "No," why not?
☒	☐	Is the property owner or homeowner's association responsible for the stormwater maintenance of all BMP's? If "No," you must provide a legally binding and enforceable maintenance agreement (see RISDISM Appendix E, page 26) that identifies the entity that will be responsible for maintenance of the stormwater. Indicate where this agreement can be found in your report (i.e., name of report/document, page numbers, appendices, etc.).
☒	☐	Do you anticipate that you will need legal agreements related to the stormwater structures? (e.g. off-site easements, deed restrictions, covenants, or ELUR per the Remediation Regulations). If "Yes," have you obtained them? Or please explain your plan to obtain them:

☐	☒	Is stormwater being directed from public areas to private property? If "Yes," note the following: Note: This is not allowed unless a funding mechanism is in place to provide the finances for the long-term maintenance of the BMP and drainage, or a funding mechanism is demonstrated that can guarantee the long-term maintenance of a stormwater BMP by an individual homeowner.
Pollution Prevention Section		
☒	☐	Designated snow stockpile locations?
☒	☐	Trash racks to prevent floatables, trash, and debris from discharging to Waters of the State?
☒	☐	Asphalt-only based sealants?
☐	☒	Pet waste stations? (Note: If a receiving water has a bacterial impairment, and the project involves housing units, then this could be an important part of your pollution prevention plan).
☒	☐	Regular sweeping? Please describe:
☒	☐	De-icing specifications, in accordance with RISDISM Appendix G. (NOTE: If the groundwater is GAA, or this area contributes to a drinking water supply, then this could be an important part of your pollution prevention plan).
☒	☐	A prohibition of phosphate-based fertilizers? (Note: If the site discharges to a phosphorus impaired waterbody, then this could be an important part of your pollution prevention plan).

PART 4. SUBWATERSHED MAPPING AND SITE-PLAN DETAILS

Existing and Proposed Subwatershed Mapping (REQUIRED)			
YES	**NO**		
☒	☐		Existing and proposed drainage area delineations
☒	☐		Locations of all streams and drainage swales
☒	☐		Drainage flow paths, mapped according to the DEM *Guidance for Preparation of Drainage Area Maps* (included in RISDISM Appendix K)
☒	☐		Complete drainage area boundaries; include off-site areas in both mapping and analyses, as applicable
☒	☐		Logs of borings and/or test pit investigations along with supporting soils/geotechnical report
☒	☐		Mapped seasonal high-water-table test pit locations
☒	☐		Mapped locations of the site-specific borings and/or test pits and soils information from the test pits at the locations of the BMPs
☒	☐		Mapped locations of the BMPs, with the BMPs consistently identified on the Site Construction Plans
☒	☐		Mapped bedrock outcrops adjacent to any infiltration BMP
☒	☐		Soils were logged by a:
		☒	DEM-licensed Class IV soil evaluator Name: Tim Twohig License Number D-4073
		☐	RI-registered P.E. Name:

Subwatershed and Impervious Area Summary				
Subwatershed (area to each design point)	**First Receiving Water ID or MS4**	**Area Disturbed (units)**	**Existing Impervious (units)**	**Proposed Impervious (units)**
DP-1:				
DP-2:				
DP-3:				
DP-4:				
TOTALS:				

Site Construction Plans (Indicate that the following applicable specifications are provided)		
YES	**NO**	
☒	☐	Existing and proposed plans (scale not greater than 1" = 40') with North arrow
☒	☐	Existing and proposed site topography (with 1 or 2-foot contours); 10-foot contours accepted for off-site areas
☒	☐	Boundaries of existing predominant vegetation and proposed limits of clearing
☒	☐	Site Location clarification
☒	☐	Location and field-verified boundaries of resource protection areas such as: ► freshwater and coastal wetlands, including lakes and ponds ► coastal shoreline features Perennial and intermittent streams, in addition to Areas Subject to Storm Flowage (ASSFs)
☒	☐	All required setbacks (e.g., buffers, water-supply wells, septic systems)
☒	☐	Representative cross-section and profile drawings, and notes and details of structural stormwater management practices and conveyances (i.e., storm drains, open channels, swales, etc.), which include: ► Location and size of the stormwater treatment practices (type of practice, depth, area). Stormwater treatment practices (BMPs) must have labels that correspond to RISDISM Table 5-2; ► Design water surface elevations (applicable storms); ► Structural details of outlet structures, embankments, spillways, stilling basins, grade-control structures, conveyance channels, etc.; ► Existing and proposed structural elevations (e.g., inverts of pipes, manholes, etc.); ► Location of floodplain and, if applicable, floodway limits and relationship of site to upstream and downstream properties or drainage that could be affected by work in the floodplain; ► Planting plans for structural stormwater BMPs, including species, size, planting methods, and maintenance requirements of proposed planting
☒	☐	Logs of borings and/or test pit investigations along with supporting soils/geotechnical report and corresponding water tables
☒	☐	Mapping of any OLRSMM-approved remedial actions/systems (including ELURs)
☒	☐	Location of existing and proposed roads, buildings, and other structures including limits of disturbance; ► Existing and proposed utilities (e.g., water, sewer, gas, electric) and easements; ► Location of existing and proposed conveyance systems, such as grass channels, swales, and storm drains, and location(s) of final discharge point(s) (wetland, waterbody, etc.); ► Cross sections of roadways, with edge details such as curbs and sidewalks; ► Location and dimensions of channel modifications, such as bridge or culvert crossings
☒	☐	Locations, cross sections, and profiles of all stream or wetland crossings and their method of stabilization

Appendix B – Case Number KC-2024-0766

Case Number: KC-2024-0766
Filed in Kent County Superior Court
Submitted: 9/10/2024 12:59 PM
Envelope: 4792019
Reviewer: Tracy K.

STATE OF RHODE ISLAND **SUPERIOR COURT**
KENT, SC.

D2 HOMES, INC.; and MATTHEW J. MCGOWAN, as and only as Receiver for COMMERCE PARK REALTY, LLC; COMMERCE PARK PROPERTIES, LLC; COMMERCE PARK COMMONS, LLC; COMMERCE PARK ASSOCIATES 4, LLC; CATAPULT REALTY, LLC; and COMMERCE PARK MANAGEMENT, LLC in P.M. No. 13-0350 and P.B. No. 13-5001,	:	
Plaintiffs	:	
v.	:	**C.A. No. KC-2024-0766**
TERRENCE GRAY, in his capacity as Director of the STATE OF RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMEMT,	:	
Defendant.	:	

CONSENT ORDER

Pursuant to the agreement of the Parties in the above-captioned matter and upon the approval of the Court, the following is hereby:

ORDERED, ADJUDGED AND DECREED

1. There are no jurisdictional wetlands located on that portion of land located in Coventry, Rhode Island known as Assessor's Plat 13, Lot 22, comprising sub-phases 1-G, 1-H, 1-I, 1-J, 1-M, and 1-N on the approved master plan with the Town of Coventry,[1] and otherwise described in the Purchase and Sale Agreement between the Receiver and D2 Homes approved by the Court via a March 19, 2024 Order in the Receivership Proceedings[2] ("Property"). Therefore,

[1] The subject Property is part of a residential development within the Centre of New England known as the "Highlands at Hopkins Hill" condominium development ("Highlands").

[2] *Nicholas E. Cambio, Trustee, The Nicholas E. Cambio, Roney A. Malafronte and Vincent Cambio Trust v. Commerce Park Realty, LLC, Commerce Park Property, LLC, Commerce Park Commons, LLC, Commerce Park Associates 4, LLC and Catapult Realty, LLC,* P.M. No. 13-0350 and *Matthew J. McGowan, as Receiver v.*

no wetlands permitting is required for the Property and the construction of 52-66 condominium units at the Property ("Project").

2. The Project requires only a Rhode Island Pollutant Discharge Elimination System Construction General Permit ("RIPDES Permit") from the Rhode Island Department of Environmental Management ("RIDEM"), as well as any other permits required from other local and state agencies, as applicable. The parties further agree that:

a. In the application for a RIPDES Permit, the applicant will demonstrate that the watersheds and impervious area for the Project generally matches the watersheds and impervious areas from the 2007-0381 application for the Property, submitted to RIDEM, as previously reviewed by RIDEM.

b. In the application for a RIPDES Permit, the RIDEM will agree that the existing detention ponds in place at the Property and in close off-site proximity will be considered as the existing conditions and considered adequate for runoff control and no further analysis, design or construction will be required by RIDEM to satisfy the requirement for peak runoff control for the RIPDES application or permit. The requirements to do a pre- and post-analysis and to meet the recharge standards set forth in the RIDEM's Stormwater Management, Design and Installation Rules ("Rules") are waived for the Project.

c. The parties recognize that the existing ponds were not reviewed nor approved for water quality purposes and the applicant for the Project will analyze, design and construct the site to meet current water quality standards through potential modifications to the ponds or outlets, and/or installing water quality devices, roof

Commerce Park Management, LLC, C.A. No. PB 13-5001, each pending before this Court as Providence County-docketed matters (the "Receivership Proceedings"),

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Filed in Kent County Superior Court
Submitted: 9/10/2024 12:59 PM
Envelope: 4792019
Reviewer: Tracy K.

runoff infiltration, and/or other methods to achieve this under the Rules, Minimum Standard 3.

3. The applicant will agree that the dwelling units in the Project will obtain potable water from the Kent County Water Authority.
4. The Parties agree and acknowledge that the next steps shall be:
    a. The applicant will cut the brush and vegetation on the Property to allow the existing infrastructure to be easily accessed;
    b. The applicant will field-survey the elevations and existing infrastructure in place at the Property;
    c. The applicant will conduct soils testing throughout the Property to determine the appropriateness of runoff infiltration and to assess the re-grading that occurred previously;
    d. The applicant will prepare a stormwater plan and supporting data and information for a RIPDES application submission;
    e. The applicant and RIDEM staff will meet prior to the submission of the RIPDES Application; and
    f. The applicant will submit a complete RIPDES application to RIDEM, and the RIDEM will review the same within two (2) months of submission.

ENTER: BY ORDER:

JUDGE: Richard Licht
Associate Justice

CLERK: Michael C. Rampone
Deputy Clerk I

Dated: September 23, 2024

D2 HOMES, INC.,
By and through its Attorney,

/s/ *Joelle C. Rocha*
Joelle C. Rocha, Esq.
RI Bar No. 7590
DUFFY & SWEENEY, LTD
321 South Main Street, Suite 400
Providence, RI 02903
Tel: (401) 455-0700
jrocha@duffysweeney.com

And

COMMERCE PARK REALTY, LLC
COMMERCE PARK PROPERTIES, LLC,
COMMERCE PARK COMMONS, LLC,
COMMERCE PARK ASSOCIATES 4, LLC,
CATAPULT REALTY, LLC, and
COMMERCE PARK MANAGEMENT, LLC
in P.M. No. 13-0350 and P.B. No. 13-5001

/s/ *Matthew J. McGowan*
Matthew J. McGowan, Esq. as Receiver
RI Bar No. 2770
Sylvia & Kishfy, LLC
56 Exchange Terrace, Suite 200
Providence, RI 02903
Tel: (401-600-0140
mmcgowan@sklawri.com

TERRENCE GRAY, in his capacity as
Director of the STATE OF RHODE
ISLAND DEPARTMENT OF
ENVIRONMENTAL MANAGEMEMT,

By and through its Attorney,

/s/Johann Donall
Johann Donall, Esq.
RI Bar No. 9274
235 Promenade Street, Suite 425
Providence, RI 02908
Tel: (401) 537-4081
Fax: (401) 222-3378
johann@donall@dem.ri.gov

CERTIFICATE OF SERVICE

I hereby certify that on this 10th day of September, 2024, a copy of the foregoing document was filed and served through the Rhode Island ECF system and will be sent electronically to the counsel who are registered participants identified on the Notice of Electronic Filing

The document electronically filed and served is available for viewing and/or downloading from the Rhode Island Judiciary's Electronic Filing System.

/s/ *Joan Durand*

Appendix C.1 Excerpts from Catio Corporation Drainage Report

"Amendment to the Drainage Report for Centre of New England Phase 1 Condominium Complex" Coventry/West Greenwich, Rhode Island, Prepared for Universal Properties Group, Inc, Amended September 18, 2007, Revised October 10, 2008.

AS-BUILT BASINS WITH MODIFICATIONS HYDROLOGIC ANALYSIS

Tc CALCULATIONS:

Name.... WATERSHED 5

```
Segment #1:  Tc: TR-55 Sheet

Mannings n           .2400
Hydraulic Length    150.00 ft
2yr, 24hr P         3.4000 in
Slope              .097000 ft/ft
Avg.Velocity           .25 ft/sec

                                        Segment #1 Time:     10.18 min
------------------------------------------------------------------------

Segment #2:  Tc: TR-55 Shallow
Hydraulic Length    117.71 ft
Slope              .097000 ft/ft
Unpaved
Avg.Velocity          5.03 ft/sec

                                        Segment #2 Time:       .39 min
------------------------------------------------------------------------

Segment #3:  Tc: TR-55 Shallow
Hydraulic Length    181.36 ft
Slope              .025000 ft/ft
Paved
Avg.Velocity          3.21 ft/sec

                                        Segment #3 Time:       .94 min
------------------------------------------------------------------------

Segment #4:  Tc: Length & Vel.
Hydraulic Length    176.49 ft
Avg.Velocity          5.00 ft/sec
                                        Segment #4 Time:       .59 min
------------------------------------------------------------------------
                                              Total Tc:     12.10 min
                                             ==========================
```

Name.... WATERSHED 5A

```
Segment #1:  Tc: TR-55 Sheet
Mannings n           .2400
Hydraulic Length    150.00 ft
2yr, 24hr P         3.4000 in
Slope              .027000 ft/ft
Avg.Velocity           .15 ft/sec
                                        Segment #1 Time:     16.98 min
------------------------------------------------------------------------
```

```
Segment #2:  Tc: TR-55 Shallow
Hydraulic Length  1114.93 ft
Slope              .027000 ft/ft

Unpaved
Avg.Velocity         2.65 ft/sec
                                        Segment #2 Time:      7.01 min
-------------------------------------------------------------------------

Segment #3:  Tc: TR-55 Shallow
Hydraulic Length   210.18 ft
Slope              .019000 ft/ft
Paved
Avg.Velocity         2.80 ft/sec
                                        Segment #3 Time:      1.25 min
-------------------------------------------------------------------------

Segment #4:  Tc: Length & Vel.
Hydraulic Length   181.29 ft
Avg.Velocity         5.00 ft/sec
                                        Segment #4 Time:       .60 min
-------------------------------------------------------------------------
                                              Total Tc:     25.85 min
```

Name.... WATERSHED 7

```
Segment #1:  Tc: TR-55 Sheet
Mannings n           .2400
Hydraulic Length   150.00 ft
2yr, 24hr P        3.4000 in
Slope              .064000 ft/ft
Avg.Velocity          .21 ft/sec
                                        Segment #1 Time:     12.02 min
-------------------------------------------------------------------------

Segment #2:  Tc: TR-55 Shallow
Hydraulic Length   354.00 ft
Slope              .064000 ft/ft
Unpaved
Avg.Velocity         4.08 ft/sec
                                        Segment #2 Time:      1.45 min
-------------------------------------------------------------------------

Segment #3:  Tc: TR-55 Shallow
Hydraulic Length    75.77 ft
Slope              .015000 ft/ft
Paved
Avg.Velocity         2.49 ft/sec
                                        Segment #3 Time:       .51 min
-------------------------------------------------------------------------

Segment #4:  Tc: Length & Vel.
Hydraulic Length   565.00 ft
Avg.Velocity         5.00 ft/sec
                                        Segment #4 Time:      1.88 min

                                              Total Tc:     15.86 min
```

Name.... WATERSHED 6D

```
Segment #1:  Tc: TR-55 Sheet
Mannings n           .2400
Hydraulic Length    58.00 ft
2yr, 24hr P        3.4000 in
Slope             .017200 ft/ft
Avg.Velocity          .10 ft/sec

                                        Segment #1 Time:      .1585 hrs
------------------------------------------------------------------------

Segment #2:  Tc: TR-55 Sheet
Mannings n           .2400
Hydraulic Length   198.00 ft
2yr, 24hr P        3.4000 in
Slope             .152000 ft/ft
Avg.Velocity          .31 ft/sec

                                        Segment #2 Time:      .1771 hrs
------------------------------------------------------------------------

Segment #3:  Tc: TR-55 Shallow
Hydraulic Length    44.00 ft
Slope             .035000 ft/ft
Unpaved
Avg.Velocity         3.02 ft/sec

                                        Segment #3 Time:      .0040 hrs
------------------------------------------------------------------------

Segment #4:  Tc: TR-55 Shallow
Hydraulic Length    10.00 ft
Slope             .035000 ft/ft
Unpaved
Avg.Velocity         3.02 ft/sec

                                        Segment #4 Time:      .0009 hrs
------------------------------------------------------------------------

Segment #5:  Tc: TR-55 Shallow
Hydraulic Length   285.00 ft
Slope             .010000 ft/ft
Paved
Avg.Velocity         2.03 ft/sec
                                        Segment #5 Time:      .0389 hrs
------------------------------------------------------------------------
Segment #6:  Tc: Length & Vel.
Hydraulic Length   371.00 ft
Avg.Velocity         5.00 ft/sec

                                        Segment #6 Time:      .0206 hrs

                                              Total Tc:       .4001 hrs
```

Name.... WATERSHED 6F

Segment #1: Tc: TR-55 Sheet

Mannings n	.2400
Hydraulic Length	70.00 ft
2yr, 24hr P	3.4000 in
Slope	.030000 ft/ft
Avg.Velocity	.13 ft/sec

Segment #1 Time: .1475 hrs

Segment #2: Tc: TR-55 Shallow

Hydraulic Length	170.00 ft
Slope	.020000 ft/ft
Paved	
Avg.Velocity	2.87 ft/sec

Segment #2 Time: .0164 hrs

Segment #3: Tc: Length & Vel.

Hydraulic Length	160.00 ft
Avg.Velocity	5.00 ft/sec

Segment #3 Time: .0089 hrs

Total Tc: .1728 hrs

Name.... WATERSHED 6E

Segment #1: Tc: TR-55 Sheet

Mannings n	.2400
Hydraulic Length	169.00 ft
2yr, 24hr P	3.4000 in
Slope	.166000 ft/ft
Avg.Velocity	.31 ft/sec

Segment #1 Time: .1506 hrs

Segment #2: Tc: TR-55 Shallow

Hydraulic Length	130.00 ft
Slope	.027000 ft/ft
Unpaved	
Avg.Velocity	2.65 ft/sec

Segment #2 Time: .0136 hrs

```
    Segment #3:  Tc: TR-55 Shallow
    Hydraulic Length    185.00 ft
    Slope              .027000 ft/ft
    Paved
Avg.Velocity          3.34 ft/sec
                                          Segment #3 Time:      .0154 hrs
    ------------------------------------------------------------------------

    Segment #4:  Tc: Length & Vel.
    Hydraulic Length     73.00 ft
    Avg.Velocity          5.00 ft/sec
                                          Segment #4 Time:      .0041 hrs
                                        ==========================
                                           Total Tc:      .1837 hrs
```

Name.... WATERSHED 6G

```
    Segment #1:  Tc: User Defined
                                          Segment #1 Time:      .4500 hrs

                                        ==========================
                                           Total Tc:      .4500 hrs
```

Name.... WS 11

```
    Segment #1:  Tc: TR-55 Sheet
    Mannings n            .2400
    Hydraulic Length    150.00 ft
    2yr, 24hr P          3.4000 in
    Slope               .035000 ft/ft
    Avg.Velocity            .16 ft/sec
                                          Segment #1 Time:      15.31 min
    ------------------------------------------------------------------------

    Segment #2:  Tc: TR-55 Shallow
    Hydraulic Length    598.39 ft
    Slope               .035000 ft/ft
    Unpaved
    Avg.Velocity          3.02 ft/sec
                                          Segment #2 Time:      3.30 min
    ------------------------------------------------------------------------

    Segment #3:  Tc: Length & Vel.
    Hydraulic Length    312.59 ft
    Avg.Velocity          5.00 ft/sec
                                          Segment #3 Time:      1.04 min

                                        ==========================
                                           Total Tc:      19.65 min
```

```
Segment #3:  Tc: Length & Vel.
Hydraulic Length     44.64 ft
Avg.Velocity          5.00 ft/sec
                                        Segment #3 Time:        .15 min

                                        ==========================
                                         Total Tc:      12.93 min


Tc Equations used...

==== SCS TR-55 Sheet Flow ================================================

     Tc = (.007 * ((n * Lf)**0.8)) / ((P**.5) * (Sf**.4))

     Where:  Tc = Time of concentration, hrs
             n  = Mannings n
             Lf = Flow length, ft
             P  = 2yr, 24hr Rain depth, inches
             Sf = Slope, %

==== SCS TR-55 Shallow Concentrated Flow ================================

     Unpaved surface:
     V  = 16.1345 * (Sf**0.5)

     Paved surface:
     V  = 20.3282 * (Sf**0.5)

     Tc = (Lf / V) / (3600sec/hr)

     Where:  V  = Velocity, ft/sec
             Sf = Slope, ft/ft
             Tc = Time of concentration, hrs
             Lf = Flow length, ft

==== User Defined Length & Velocity ======================================

     Tc = (Lf / V) / (3600sec/hr)

     Where:  Tc = Time of concentration, hrs
             Lf = Flow length, ft
             V  = Velocity, ft/sec
```

CN CALCULATIONS:

Type.... Runoff CN-Area

Name.... WATERSHED 5

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	%UC	Adjusted CN
Road	98	.243			98.00
Housing Units	98	.799			98.00
Basin 5	98	.102			98.00
Pervious/grass	39	.484			39.00
Steep Slopes	49	.049			49.00
Offsite Watershed (Ind & Woods)	61	.083			61.00
COMPOSITE AREA & WEIGHTED CN --->		1.760			78.67 (79)

Name.... WATERSHED 5A

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	%UC	Adjusted CN
Road	98	.339			98.00
Housing Units	98	1.174			98.00
Basin 5A	98	.271			98.00
Pervious/grass	39	1.275			39.00
Steep Slopes	49	.934			49.00
Offsite Watershed (Ind & Woods)	61	8.048			61.00
COMPOSITE AREA & WEIGHTED CN --->		12.041			63.22 (63)

Name.... WATERSHED 7

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	%UC	Adjusted CN
Road	98	.852			98.00
Housing Units	98	.875			98.00
Basin 7	98	.287			98.00
Pervious/grass	39	1.390			39.00
Steep slopes	49	.423			49.00
Offsite Watershed (Ind & Woods)	61	.923			61.00
COMPOSITE AREA & WEIGHTED CN --->		4.750			69.18 (69)

Name.... WATERSHED 6D

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	%UC	Adjusted CN
Basin 6D	98	.292			98.00
Impervious	98	1.719			98.00
Offsite Waterdhed (Ind & Woods)	61	3.938			61.00
Woods, sloped area	49	1.549			49.00
Open Space (Good Cond)	39	1.547			39.00
COMPOSITE AREA & WEIGHTED CN --->		9.045			63.41 (63)

Name.... WATERSHED 6F

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	%UC	Adjusted CN
Pervious	39	.534			39.00
Impervious	98	.314			98.00
Basin 6F	98	.210			98.00
COMPOSITE AREA & WEIGHTED CN --->		1.058			68.22 (68)

Name.... WATERSHED 6E

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	%UC	Adjusted CN
Basin 6E	98	.102			98.00
Offsite Watershed (Ind & Woods)	61	.212			61.00
Woods, sloped area	49	.128			49.00
Impervious	98	.274			98.00
Open Space (good cond)	39	.715			39.00
COMPOSITE AREA & WEIGHTED CN --->		1.431			58.66 (59)

Name.... WATERSHED 6G

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	%UC	Adjusted CN
Steep Slopes	49	.171			49.00
Impervious	98	1.287			98.00
Basin 6G	98	.126			98.00
Open Space	39	1.430			39.00
COMPOSITE AREA & WEIGHTED CN --->		3.013			67.23 (67)

Name.... WS 11

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	%UC	Adjusted CN
Road	98	.393			98.00
Housing Units	98	1.246			98.00
Basin 11	98	.135			98.00
Pervious/grass	39	1.251			39.00
Steep Slopes	49	.494			49.00
Offsite Watershed (Ind & Woods)	61	.546			61.00
COMPOSITE AREA & WEIGHTED CN --->		4.065			68.92 (69)

Name.... WS 12

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	%UC	Adjusted CN
Road	98	.161			98.00
Housing Units	98	.424			98.00
Basin 12	98	.109			98.00
Pervious/grass	39	.864			39.00
Steep Slopes	49	.515			49.00
Offsite Watershed (Ind & Woods)	61	2.752			61.00
COMPOSITE AREA & WEIGHTED CN --->		4.825			61.10 (61)

Name.... WS 14

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	%UC	Adjusted CN
Road	98	.173			98.00
Housing Units	98	.616			98.00
Basin 14	98	.104			98.00
Pervious/grass	39	.618			39.00
Steep Slopes	49	.193			49.00
COMPOSITE AREA & WEIGHTED CN --->		1.704			71.05 (71)

Appendix C.2 10 Year and 100 Year HydroCAD Analysis from Catio Corporation Design

Summary for Subcatchment 10: WS 12

Runoff = 6.34 cfs @ 12.10 hrs, Volume= 0.503 af, Depth= 1.25"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=4.80"

	Area (ac)	CN	Description
*	0.161	98	From Catio Drainage Report Dated Oct 2008
*	0.424	98	
*	0.109	98	
*	0.864	39	
*	0.515	49	
*	2.752	61	
	4.825	61	Weighted Average
	4.131	55	85.62% Pervious Area
	0.694	98	14.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment 20: WS 11

Runoff = 5.68 cfs @ 12.28 hrs, Volume= 0.614 af, Depth= 1.81"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=4.80"

	Area (ac)	CN	Description
*	0.393	98	From Catio Drainage Report Dated Oct 2008
*	1.246	98	
*	0.135	98	
*	1.251	39	
*	0.494	49	
*	0.546	61	
	4.065	69	Weighted Average
	2.291	46	56.36% Pervious Area
	1.774	98	43.64% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.6					**Direct Entry,**

Summary for Subcatchment 30: WS 7

Runoff = 2.66 cfs @ 12.10 hrs, Volume= 0.219 af, Depth= 1.12"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=4.80"

	Area (ac)	CN	Description
*	0.383	98	From Catio Drainage Report Dated Oct 2008
*	0.432	98	
*	1.398	39	
*	0.125	30	
	2.338	59	Weighted Average
	1.523	38	65.14% Pervious Area
	0.815	98	34.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment 40: WS 5A

Runoff = 10.86 cfs @ 12.41 hrs, Volume= 1.388 af, Depth= 1.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=4.80"

	Area (ac)	CN	Description
*	0.339	98	From Catio Drainage Report Dated Oct 2008
*	1.174	98	
*	0.271	98	
*	1.275	39	
*	0.934	49	
*	8.048	61	
	12.041	63	Weighted Average
	10.257	57	85.18% Pervious Area
	1.784	98	14.82% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.8					**Direct Entry,**

Summary for Subcatchment 50: WS 5

Runoff = 4.45 cfs @ 12.17 hrs, Volume= 0.386 af, Depth= 2.63"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=4.80"

	Area (ac)	CN	Description
*	0.243	98	From Catio Drainage Report Dated Oct 2008
*	0.799	98	
*	0.102	98	
*	0.484	39	
*	0.049	49	
*	0.083	61	
	1.760	79	Weighted Average
	0.616	43	35.00% Pervious Area
	1.144	98	65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.1					**Direct Entry,**

Summary for Subcatchment 60: WS 6G

Runoff = 1.17 cfs @ 12.10 hrs, Volume= 0.092 af, Depth= 1.32"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=4.80"

	Area (ac)	CN	Description
*	0.123	98	From Catio Drainage Report Dated Oct 2008
*	0.205	98	
*	0.507	39	
*	0.000	30	
	0.835	62	Weighted Average
	0.507	39	60.72% Pervious Area
	0.328	98	39.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment 10: WS 12

Runoff = 22.41 cfs @ 12.09 hrs, Volume= 1.603 af, Depth= 3.99"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=8.70"

	Area (ac)	CN	Description
*	0.161	98	From Catio Drainage Report Dated Oct 2008
*	0.424	98	
*	0.109	98	
*	0.864	39	
*	0.515	49	
*	2.752	61	
	4.825	61	Weighted Average
	4.131	55	85.62% Pervious Area
	0.694	98	14.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment 20: WS 11

Runoff = 16.06 cfs @ 12.26 hrs, Volume= 1.677 af, Depth= 4.95"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=8.70"

	Area (ac)	CN	Description
*	0.393	98	From Catio Drainage Report Dated Oct 2008
*	1.246	98	
*	0.135	98	
*	1.251	39	
*	0.494	49	
*	0.546	61	
	4.065	69	Weighted Average
	2.291	46	56.36% Pervious Area
	1.774	98	43.64% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.6					**Direct Entry,**

Summary for Subcatchment 30: WS 7

Runoff = 10.15 cfs @ 12.09 hrs, Volume= 0.730 af, Depth= 3.75"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=8.70"

	Area (ac)	CN	Description
*	0.383	98	From Catio Drainage Report Dated Oct 2008
*	0.432	98	
*	1.398	39	
*	0.125	30	
	2.338	59	Weighted Average
	1.523	38	65.14% Pervious Area
	0.815	98	34.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment 40: WS 5A

Runoff = 35.95 cfs @ 12.36 hrs, Volume= 4.241 af, Depth= 4.23"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=8.70"

	Area (ac)	CN	Description
*	0.339	98	From Catio Drainage Report Dated Oct 2008
*	1.174	98	
*	0.271	98	
*	1.275	39	
*	0.934	49	
*	8.048	61	
	12.041	63	Weighted Average
	10.257	57	85.18% Pervious Area
	1.784	98	14.82% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.8					**Direct Entry,**

Summary for Subcatchment 50: WS 5

Runoff = 10.27 cfs @ 12.16 hrs, Volume= 0.904 af, Depth= 6.16"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=8.70"

	Area (ac)	CN	Description
*	0.243	98	From Catio Drainage Report Dated Oct 2008
*	0.799	98	
*	0.102	98	
*	0.484	39	
*	0.049	49	
*	0.083	61	
	1.760	79	Weighted Average
	0.616	43	35.00% Pervious Area
	1.144	98	65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.1					**Direct Entry,**

Summary for Subcatchment 60: WS 6G

Runoff = 4.00 cfs @ 12.09 hrs, Volume= 0.286 af, Depth= 4.11"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=8.70"

	Area (ac)	CN	Description
*	0.123	98	From Catio Drainage Report Dated Oct 2008
*	0.205	98	
*	0.507	39	
*	0.000	30	
	0.835	62	Weighted Average
	0.507	39	60.72% Pervious Area
	0.328	98	39.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Appendix C.3 10 Year and 100 Year HydroCAD Analysis from DiPrete Engineering Layout

Summary for Subcatchment 100: Subcat 100 (P12)

Runoff = 1.55 cfs @ 12.26 hrs, Volume= 0.184 af, Depth= 1.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=4.80"

Area (ac)	CN	Description
0.918	39	>75% Grass cover, Good, HSG A
0.149	30	Brush, Good, HSG A
0.054	96	Gravel surface, HSG A
0.291	98	Impervious, HSG A
0.356	98	Roofs, HSG A
0.040	98	Water Surface, 0% imp, HSG A
0.399	30	Woods, Good, HSG A
2.207	57	Weighted Average
1.560	39	70.68% Pervious Area
0.647	98	29.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.5	100	0.1490	0.18		**Sheet Flow, A** Woods: Light underbrush n= 0.400 P2= 3.30"
5.4	178	0.0467	0.55	3.55	**Parabolic Channel, B** W=24.00' D=0.40' Area=6.4 sf Perim=24.0' n= 0.240 Sheet flow over Dense Grass
1.0	137	0.0117	2.20		**Shallow Concentrated Flow, C** Paved Kv= 20.3 fps
0.2	182	0.0500	12.75	15.65	**Pipe Channel, D** 15.00" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Corrugated PP, smooth interior
16.1	597	Total			

Summary for Subcatchment 200: Subcat 200 (P11)

Runoff = 2.65 cfs @ 12.37 hrs, Volume= 0.337 af, Depth= 1.19"
Routed to nonexistent node P11

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=4.80"

Area (ac)	CN	Description
1.703	39	>75% Grass cover, Good, HSG A
0.099	30	Brush, Good, HSG A
0.036	96	Gravel surface, HSG A
0.487	98	Impervious, HSG A
0.000	98	Offsite Impervious, HSG A
0.041	98	Offsite Roofs, HSG A
0.683	98	Roofs, HSG A
0.020	98	Water Surface, 0% imp, HSG A
0.344	30	Woods, Good, HSG A
3.414	60	Weighted Average
2.202	39	64.50% Pervious Area
1.212	98	35.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.2	100	0.0120	0.10		**Sheet Flow, A** Grass: Dense n= 0.240 P2= 3.30"
0.2	98	0.2775	8.48		**Shallow Concentrated Flow, B** Unpaved Kv= 16.1 fps
4.5	67	0.0070	0.25	1.08	**Parabolic Channel, C** W=13.00' D=0.50' Area=4.3 sf Perim=13.1' n= 0.240 Sheet flow over Dense Grass
0.3	95	0.0101	5.73	7.03	**Pipe Channel, D** 15.00" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Corrugated PP, smooth interior
0.7	298	0.0135	6.63	8.13	**Pipe Channel, E** 15.00" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Corrugated PP, smooth interior
22.9	658	Total			

Summary for Subcatchment 300: Subcat 300 (P7)

Runoff = 3.08 cfs @ 12.10 hrs, Volume= 0.244 af, Depth= 1.25"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=4.80"

Area (ac)	CN	Description
1.315	39	>75% Grass cover, Good, HSG A
0.488	98	Impervious, HSG A
0.048	98	Offsite Impervious, HSG A
0.050	98	Offsite Roofs, HSG A
0.293	98	Roofs, HSG A
0.000	98	Water Surface, 0% imp, HSG A
0.148	30	Woods, Good, HSG A
2.342	61	Weighted Average
1.464	38	62.50% Pervious Area
0.879	98	37.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment 400: Subcat 400 (P5A)

Runoff = 5.49 cfs @ 12.42 hrs, Volume= 0.848 af, Depth= 0.77"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=4.80"

Area (ac)	CN	Description
7.255	39	>75% Grass cover, Good, HSG A
0.672	98	Impervious, HSG A
1.382	98	Offsite Impervious, HSG A
0.501	98	Offsite Roofs, HSG A
1.013	98	Roofs, HSG A
0.028	98	Water Surface, 0% imp, HSG A
2.363	30	Woods, Good, HSG A
13.214	53	Weighted Average
9.646	37	73.00% Pervious Area
3.568	98	27.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.5	100	0.0280	0.09		**Sheet Flow, A** Woods: Light underbrush n= 0.400 P2= 3.30"
0.9	205	0.0576	3.86		**Shallow Concentrated Flow, B** Unpaved Kv= 16.1 fps
0.8	409	0.0200	8.06	9.90	**Pipe Channel, C** 15.00" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Corrugated PP, smooth interior
1.6	45	0.0913	0.46	1.61	**Parabolic Channel, D** W=13.00' D=0.40' Area=3.5 sf Perim=13.0' n= 0.400 Sheet flow: Woods+light brush
0.2	84	0.2080	7.34		**Shallow Concentrated Flow, E** Unpaved Kv= 16.1 fps
1.1	507	0.0170	7.44	9.12	**Pipe Channel, F** 15.00" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Corrugated PP, smooth interior
23.1	1,350	Total			

Summary for Subcatchment 500: Subcat 500 (P5)

Runoff = 1.95 cfs @ 12.20 hrs, Volume= 0.192 af, Depth= 1.38"
Routed to nonexistent node 14P

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=4.80"

Area (ac)	CN	Description
0.924	39	>75% Grass cover, Good, HSG A
0.425	98	Impervious, HSG A
0.246	98	Roofs, HSG A
0.010	98	Water Surface, 0% imp, HSG A
0.057	30	Woods, Good, HSG A
1.662	63	Weighted Average
0.991	39	59.62% Pervious Area
0.671	98	40.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.9	100	0.0300	0.14		**Sheet Flow, A** Grass: Dense n= 0.240 P2= 3.30"
0.6	191	0.1115	5.38		**Shallow Concentrated Flow, B** Unpaved Kv= 16.1 fps
0.7	349	0.0252	7.80	6.13	**Pipe Channel, D** 12.00" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.012 Corrugated PP, smooth interior
13.2	640	Total			

Summary for Subcatchment 600: 600 (6G)

Runoff = 1.15 cfs @ 12.09 hrs, Volume= 0.085 af, Depth= 1.67"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=4.80"

Area (ac)	CN	Description
0.311	39	>75% Grass cover, Good, HSG A
0.039	96	Gravel surface, HSG A
0.083	98	Impervious, HSG A
0.061	98	Offsite Impervious, HSG A
0.113	98	Roofs, HSG A
0.006	30	Woods, Good, HSG A
0.613	67	Weighted Average
0.356	45	58.06% Pervious Area
0.257	98	41.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment 100: Subcat 100 (P12)

Runoff = 6.52 cfs @ 12.23 hrs, Volume= 0.645 af, Depth= 3.51"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=8.70"

Area (ac)	CN	Description
0.918	39	>75% Grass cover, Good, HSG A
0.149	30	Brush, Good, HSG A
0.054	96	Gravel surface, HSG A
0.291	98	Impervious, HSG A
0.356	98	Roofs, HSG A
0.040	98	Water Surface, 0% imp, HSG A
0.399	30	Woods, Good, HSG A
2.207	57	Weighted Average
1.560	39	70.68% Pervious Area
0.647	98	29.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.5	100	0.1490	0.18		**Sheet Flow, A** Woods: Light underbrush n= 0.400 P2= 3.30"
5.4	178	0.0467	0.55	3.55	**Parabolic Channel, B** W=24.00' D=0.40' Area=6.4 sf Perim=24.0' n= 0.240 Sheet flow over Dense Grass
1.0	137	0.0117	2.20		**Shallow Concentrated Flow, C** Paved Kv= 20.3 fps
0.2	182	0.0500	12.75	15.65	**Pipe Channel, D** 15.00" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Corrugated PP, smooth interior
16.1	597	Total			

Summary for Subcatchment 200: Subcat 200 (P11)

Runoff = 9.73 cfs @ 12.34 hrs, Volume= 1.100 af, Depth= 3.87"
Routed to nonexistent node P11

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=8.70"

Area (ac)	CN	Description
1.703	39	>75% Grass cover, Good, HSG A
0.099	30	Brush, Good, HSG A
0.036	96	Gravel surface, HSG A
0.487	98	Impervious, HSG A
0.000	98	Offsite Impervious, HSG A
0.041	98	Offsite Roofs, HSG A
0.683	98	Roofs, HSG A
0.020	98	Water Surface, 0% imp, HSG A
0.344	30	Woods, Good, HSG A
3.414	60	Weighted Average
2.202	39	64.50% Pervious Area
1.212	98	35.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.2	100	0.0120	0.10		**Sheet Flow, A** Grass: Dense n= 0.240 P2= 3.30"
0.2	98	0.2775	8.48		**Shallow Concentrated Flow, B** Unpaved Kv= 16.1 fps
4.5	67	0.0070	0.25	1.08	**Parabolic Channel, C** W=13.00' D=0.50' Area=4.3 sf Perim=13.1' n= 0.240 Sheet flow over Dense Grass
0.3	95	0.0101	5.73	7.03	**Pipe Channel, D** 15.00" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Corrugated PP, smooth interior
0.7	298	0.0135	6.63	8.13	**Pipe Channel, E** 15.00" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Corrugated PP, smooth interior
22.9	658	Total			

Summary for Subcatchment 300: Subcat 300 (P7)

Runoff = 10.88 cfs @ 12.09 hrs, Volume= 0.778 af, Depth= 3.99"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=8.70"

Area (ac)	CN	Description
1.315	39	>75% Grass cover, Good, HSG A
0.488	98	Impervious, HSG A
0.048	98	Offsite Impervious, HSG A
0.050	98	Offsite Roofs, HSG A
0.293	98	Roofs, HSG A
0.000	98	Water Surface, 0% imp, HSG A
0.148	30	Woods, Good, HSG A
2.342	61	Weighted Average
1.464	38	62.50% Pervious Area
0.879	98	37.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment 400: Subcat 400 (P5A)

Runoff = 28.55 cfs @ 12.35 hrs, Volume= 3.345 af, Depth= 3.04"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=8.70"

Area (ac)	CN	Description
7.255	39	>75% Grass cover, Good, HSG A
0.672	98	Impervious, HSG A
1.382	98	Offsite Impervious, HSG A
0.501	98	Offsite Roofs, HSG A
1.013	98	Roofs, HSG A
0.028	98	Water Surface, 0% imp, HSG A
2.363	30	Woods, Good, HSG A
13.214	53	Weighted Average
9.646	37	73.00% Pervious Area
3.568	98	27.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.5	100	0.0280	0.09		**Sheet Flow, A** Woods: Light underbrush n= 0.400 P2= 3.30"
0.9	205	0.0576	3.86		**Shallow Concentrated Flow, B** Unpaved Kv= 16.1 fps
0.8	409	0.0200	8.06	9.90	**Pipe Channel, C** 15.00" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Corrugated PP, smooth interior
1.6	45	0.0913	0.46	1.61	**Parabolic Channel, D** W=13.00' D=0.40' Area=3.5 sf Perim=13.0' n= 0.400 Sheet flow: Woods+light brush
0.2	84	0.2080	7.34		**Shallow Concentrated Flow, E** Unpaved Kv= 16.1 fps
1.1	507	0.0170	7.44	9.12	**Pipe Channel, F** 15.00" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Corrugated PP, smooth interior
23.1	1,350	Total			

Summary for Subcatchment 500: Subcat 500 (P5)

Runoff = 6.51 cfs @ 12.19 hrs, Volume= 0.585 af, Depth= 4.23"
Routed to nonexistent node 14P

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=8.70"

Area (ac)	CN	Description
0.924	39	>75% Grass cover, Good, HSG A
0.425	98	Impervious, HSG A
0.246	98	Roofs, HSG A
0.010	98	Water Surface, 0% imp, HSG A
0.057	30	Woods, Good, HSG A
1.662	63	Weighted Average
0.991	39	59.62% Pervious Area
0.671	98	40.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.9	100	0.0300	0.14		**Sheet Flow, A** Grass: Dense n= 0.240 P2= 3.30"
0.6	191	0.1115	5.38		**Shallow Concentrated Flow, B** Unpaved Kv= 16.1 fps
0.7	349	0.0252	7.80	6.13	**Pipe Channel, D** 12.00" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.012 Corrugated PP, smooth interior
13.2	640	Total			

Summary for Subcatchment 600: 600 (6G)

Runoff = 3.38 cfs @ 12.09 hrs, Volume= 0.240 af, Depth= 4.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=8.70"

Area (ac)	CN	Description
0.311	39	>75% Grass cover, Good, HSG A
0.039	96	Gravel surface, HSG A
0.083	98	Impervious, HSG A
0.061	98	Offsite Impervious, HSG A
0.113	98	Roofs, HSG A
0.006	30	Woods, Good, HSG A
0.613	67	Weighted Average
0.356	45	58.06% Pervious Area
0.257	98	41.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Appendix C.4 HydroCAD Water Quality HydroCAD Storm Analysis

Summary for Subcatchment 100: Subcat 100 (P12)

Runoff = 0.53 cfs @ 12.22 hrs, Volume= 0.053 af, Depth= 0.29"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr WQ Storm Rainfall=1.20"

Area (ac)	CN	Description
0.918	39	>75% Grass cover, Good, HSG A
0.149	30	Brush, Good, HSG A
0.054	96	Gravel surface, HSG A
0.291	98	Impervious, HSG A
0.356	98	Roofs, HSG A
0.040	98	Water Surface, 0% imp, HSG A
0.399	30	Woods, Good, HSG A
2.207	57	Weighted Average
1.560	39	70.68% Pervious Area
0.647	98	29.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.5	100	0.1490	0.18		**Sheet Flow, A** Woods: Light underbrush n= 0.400 P2= 3.30"
5.4	178	0.0467	0.55	3.55	**Parabolic Channel, B** W=24.00' D=0.40' Area=6.4 sf Perim=24.0' n= 0.240 Sheet flow over Dense Grass
1.0	137	0.0117	2.20		**Shallow Concentrated Flow, C** Paved Kv= 20.3 fps
0.2	182	0.0500	12.75	15.65	**Pipe Channel, D** 15.00" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Corrugated PP, smooth interior
16.1	597	Total			

Summary for Subcatchment 200: Subcat 200 (P11)

Runoff = 0.85 cfs @ 12.29 hrs, Volume= 0.100 af, Depth= 0.35"
Routed to nonexistent node P11

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr WQ Storm Rainfall=1.20"

Area (ac)	CN	Description
1.703	39	>75% Grass cover, Good, HSG A
0.099	30	Brush, Good, HSG A
0.036	96	Gravel surface, HSG A
0.487	98	Impervious, HSG A
0.000	98	Offsite Impervious, HSG A
0.041	98	Offsite Roofs, HSG A
0.683	98	Roofs, HSG A
0.020	98	Water Surface, 0% imp, HSG A
0.344	30	Woods, Good, HSG A
3.414	60	Weighted Average
2.202	39	64.50% Pervious Area
1.212	98	35.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.2	100	0.0120	0.10		**Sheet Flow, A** Grass: Dense n= 0.240 P2= 3.30"
0.2	98	0.2775	8.48		**Shallow Concentrated Flow, B** Unpaved Kv= 16.1 fps
4.5	67	0.0070	0.25	1.08	**Parabolic Channel, C** W=13.00' D=0.50' Area=4.3 sf Perim=13.1' n= 0.240 Sheet flow over Dense Grass
0.3	95	0.0101	5.73	7.03	**Pipe Channel, D** 15.00" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Corrugated PP, smooth interior
0.7	298	0.0135	6.63	8.13	**Pipe Channel, E** 15.00" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Corrugated PP, smooth interior
22.9	658	Total			

Summary for Subcatchment 300: Subcat 300 (P7)

Runoff = 0.96 cfs @ 12.08 hrs, Volume= 0.072 af, Depth= 0.37"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr WQ Storm Rainfall=1.20"

Area (ac)	CN	Description
1.315	39	>75% Grass cover, Good, HSG A
0.488	98	Impervious, HSG A
0.048	98	Offsite Impervious, HSG A
0.050	98	Offsite Roofs, HSG A
0.293	98	Roofs, HSG A
0.000	98	Water Surface, 0% imp, HSG A
0.148	30	Woods, Good, HSG A
2.342	61	Weighted Average
1.464	38	62.50% Pervious Area
0.879	98	37.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment 400WQ: Subcat 400 (P5A) (WQ)

Runoff = 1.25 cfs @ 12.30 hrs, Volume= 0.146 af, Depth= 0.15"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr WQ Storm Rainfall=1.20"

Area (ac)	CN	Description
7.255	39	>75% Grass cover, Good, HSG A
0.672	98	Impervious, HSG A
0.098	98	Offsite Impervious, HSG A
0.000	98	Offsite Roofs, HSG A
1.013	98	Roofs, HSG A
0.028	98	Water Surface, 0% imp, HSG A
2.363	30	Woods, Good, HSG A
11.429	46	Weighted Average
9.646	37	84.40% Pervious Area
1.783	98	15.60% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.5	100	0.0280	0.09		**Sheet Flow, A** Woods: Light underbrush n= 0.400 P2= 3.30"
0.9	205	0.0576	3.86		**Shallow Concentrated Flow, B** Unpaved Kv= 16.1 fps
0.8	409	0.0200	8.06	9.90	**Pipe Channel, C** 15.00" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Corrugated PP, smooth interior
1.6	45	0.0913	0.46	1.61	**Parabolic Channel, D** W=13.00' D=0.40' Area=3.5 sf Perim=13.0' n= 0.400 Sheet flow: Woods+light brush
0.2	84	0.2080	7.34		**Shallow Concentrated Flow, E** Unpaved Kv= 16.1 fps
1.1	507	0.0170	7.44	9.12	**Pipe Channel, F** 15.00" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Corrugated PP, smooth interior
23.1	1,350	Total			

Summary for Subcatchment 500: Subcat 500 (P5)

Runoff = 0.59 cfs @ 12.17 hrs, Volume= 0.055 af, Depth= 0.40"
Routed to nonexistent node 14P

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr WQ Storm Rainfall=1.20"

Area (ac)	CN	Description
0.924	39	>75% Grass cover, Good, HSG A
0.425	98	Impervious, HSG A
0.246	98	Roofs, HSG A
0.010	98	Water Surface, 0% imp, HSG A
0.057	30	Woods, Good, HSG A
1.662	63	Weighted Average
0.991	39	59.62% Pervious Area
0.671	98	40.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.9	100	0.0300	0.14		**Sheet Flow, A** Grass: Dense n= 0.240 P2= 3.30"
0.6	191	0.1115	5.38		**Shallow Concentrated Flow, B** Unpaved Kv= 16.1 fps
0.7	349	0.0252	7.80	6.13	**Pipe Channel, D** 12.00" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.012 Corrugated PP, smooth interior
13.2	640	Total			

Summary for Subcatchment 600: 600 (6G)

Runoff = 0.28 cfs @ 12.08 hrs, Volume= 0.021 af, Depth= 0.41"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr WQ Storm Rainfall=1.20"

Area (ac)	CN	Description
0.311	39	>75% Grass cover, Good, HSG A
0.039	96	Gravel surface, HSG A
0.083	98	Impervious, HSG A
0.061	98	Offsite Impervious, HSG A
0.113	98	Roofs, HSG A
0.006	30	Woods, Good, HSG A
0.613	67	Weighted Average
0.356	45	58.06% Pervious Area
0.257	98	41.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Appendix D Test Hole Logs

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
Department of Environmental Management
Office of Water Resources
Onsite Wastewater Treatment Systems Program

Site Evaluation Form
Part A – Soil Profile Description **Application Number** _____

Property Owner: _____
Property Location: Dante Blvd., Coventry
Date of Test Hole: 10/04/2024
Soil Evaluator: Tim Twohig License Number: D-4073
Weather: Sunny, 70s Shaded: Yes ☐ No ☑ Time: 8:00

TH dth 24-1 Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox	Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab. S. Contr.				
^C	0-50"	C	S	2.5Y 5/4	-	-	gr ls	0 m	FR	Fill
C1	50-70"	C	S	2.5Y 5/4	-	-	gr cos	0 sgr	LO	1m
C2	70-84"	C	S	2.5Y 6/3	-	-	s	0 sgr	LO	1
C3	84-132"	-	-	2.5Y 6/2	-	-	s	0 sgr	LO	1

TH dth 24-2 Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox	Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab. S. Contr.				
^C	0-80"	C	S	2.5Y 5/4	-	-	gr ls	0 m	FR	Fill
Bwb	8-88"	C	S	10YR 5/4	-	-	gr ls	0 m	FR	3
C	88-144"	-	-	2.5Y 6/3	7.5YR 5/8	C M P	s	0 sgr	LO	1

TH dth 24-1 Soil Class Fill/outwash Total Depth 132" Impervious/Limiting Layer Depth - (og) GW Seepage Depth 132" SHWT 84" (og)
TH dth 24-2 Soil Class Fill/outwash Total Depth 144" Impervious/Limiting Layer Depth - (og) GW Seepage Depth 144" SHWT 93" (og)

Comments: dth 24-1: ^C contains metal pieces. dth 24-2: fill contains asphalt fragments

Revised 11/25/18

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
Department of Environmental Management
Office of Water Resources
Onsite Wastewater Treatment Systems Program

Site Evaluation Form
Part A – Soil Profile Description **Application Number** _____

Property Owner: _____
Property Location: Dante Blvd., Coventry
Date of Test Hole: 10/04/2024
Soil Evaluator: Tim Twohig License Number: D-4073
Weather: Sunny, 70s Shaded: Yes ☐ No ☑ Time: 8:00

TH dth 24-3 Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox	Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab. S. Contr.				
^C	0-62"	C	S	2.5Y 5/4	-	-	gr ls	0 m	FR	Fill
Ab	62-64"	C	B	10YR 2/2	-	-	ls	0 m	FR	3
Bwb	64-73"	C	S	10YR 5/4	-	-	gr ls	1 sbk	VFR	3
C1	73-85"	C	S	2.5Y 6/3	7.5YR 5/8	C M P	cb gr s	0 sgr	LO	1m
C2	85-132"	-	-	2.5Y 6/3	-	-	gr cos	0 sgr	LO	1m

TH dth 24-4 Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox	Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab. S. Contr.				
^C	0-116"	C	S	2.5Y 4/3	-	-	gr ls	0 m	FR	Fill
^CA	116-126"	C	S	5Y 4/1 and 10YR 2/2	-	-	si + vfs	0 m	VFR	Fill
C	126-132"	-	-	7.5YR 5/6	-	-	cos	0 sgr	LO	1

TH dth 24-3 Soil Class Fill/outwash Total Depth 132" Impervious/Limiting Layer Depth - (og) GW Seepage Depth 132" SHWT 75" (og)
TH dth 24-4 Soil Class Fill/outwash Total Depth 132" Impervious/Limiting Layer Depth - (og) GW Seepage Depth 156" SHWT 108" (og)

Comments: dth 24-4: ^CA appears to be settling basin material - dark-colored, finely textured material generally on top of the lighter colored material. Wire/metal found at 120"

Revised 11/25/18

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
Department of Environmental Management
Office of Water Resources
Onsite Wastewater Treatment Systems Program

Site Evaluation Form
Part A – Soil Profile Description **Application Number** _____

Property Owner: _____
Property Location: Dante Blvd., Coventry
Date of Test Hole: 10/04/2024
Soil Evaluator: Tim Twohig License Number: D-4073
Weather: Sunny, 70s Shaded: Yes ☐ No ☑ Time: 8:00

TH dth 24-5 Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox			Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab.	S.	Contr.				
^B	0-15"	C	S	2.5Y 5/4	-		-		ls	0 m	FR	Fill
^C	15-42"	C	S	2.5Y 6/3	-		-		s	0 sgr	LO	Fill
C1	42-108"	G	S	2.5Y 4/3	-		-		cb gr s	0 sgr	LO	1m
C2	108-156"	-	-	2.5Y 4/2	-		-		cb gr s	0 sgr	LO	1m

TH dth 24-6 Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox			Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab.	S.	Contr.				
^C1	0-35"	C	S	2.5Y 5/4	-		-		gr s	0 sgr	LO	Fill
^C2	35-63"	C	S	2.5Y 4/3	-		-		st cb gr s	0 sgr	LO	Fill
^C3	63-112"	C	S	2.5Y 3/2	-		-		st gr ls	0 m	FR	Fill
C1	112-144"	C	S	2.5Y 5/2					ls	0 m	FR	3
C2	144-156"	-	-	7.5YR 4/4					cos	0 sgr	LO	1

TH dth 24-5 Soil Class Fill/outwash Total Depth 156" Impervious/Limiting Layer Depth - (og) GW Seepage Depth - SHWT 108" (og)
TH dth 24-6 Soil Class Fill/outwash Total Depth 156" Impervious/Limiting Layer Depth - (og) GW Seepage Depth 156" SHWT 112" (og)

Comments: dth 24-5: no seepage observed, but soil very damp at 156". No deeper due to cave-in. dth 24-6: metal wire observed at 48", netting at 70".

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
Department of Environmental Management
Office of Water Resources
Onsite Wastewater Treatment Systems Program

Site Evaluation Form
Part A – Soil Profile Description **Application Number** _____

Property Owner: _____
Property Location: Dante Blvd., Coventry
Date of Test Hole: 10/04/2024
Soil Evaluator: Tim Twohig License Number: D-4073
Weather: Sunny, 70s Shaded: Yes ☐ No ☑ Time: 8:00

TH dth 24-7 Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox	Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab. S. Contr.				
^C1	0-57"	C	S	2.5Y 6/3	-	-	gr s	0 sgr	LO	Fill
^C2	57-108"	C	S	2.5Y 5/2	-	-	gr s	0 sgr	LO	Fill
C	108-132"	-	-	10YR 5/6	-	-	vcb gr s	0 sgr	LO	1m

TH dth 24-8 Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox	Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab. S. Contr.				
^C1	0-64"	C	S	2.5Y 6/3	-	-	gr ls	0 m	VFR	Fill
^C2	64-96"	C	S	2.5Y 5/2	-	-	gr s	0 sgr	LO	Fill
C	96-132"	-	-	7.5YR 5/8	-	-	gr cos	0 sgr	LO	1m

TH dth 24-7 Soil Class Fill/ice contact Total Depth 132" Impervious/Limiting Layer Depth - (og) GW Seepage Depth - SHWT 108" (og)
TH dth 24-8 Soil Class Fill/outwash Total Depth 132" Impervious/Limiting Layer Depth - (og) GW Seepage Depth 132" SHWT 96" (og)

Comments: dth 24-7: romex wire at 96". dth 24-8: wire at 82"

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
Department of Environmental Management
Office of Water Resources
Onsite Wastewater Treatment Systems Program

Site Evaluation Form
Part A – Soil Profile Description **Application Number** _____

Property Owner: _____
Property Location: Dante Blvd., Coventry
Date of Test Hole: 10/04/2024
Soil Evaluator: Tim Twohig License Number: D-4073
Weather: Sunny, 70s Shaded: Yes ☐ No ☑ Time: 8:00

TH dth 24-9 Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox	Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab. S. Contr.				
^C	0-43"	C	S	2.5Y 5/4	-	-	gr ls	0 m	FR	Fill
C1	43-101"	C	S	2.5Y 6/3	-	-	vst vcb gr s	0 sgr	LO	1m
C2	101-126"	-	-	2.5Y 6/2	10YR 5/8	C F P	s	0 sgr	LO	1
TH____ Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox	Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab. S. Contr.				

TH dth 24-9 Soil Class Fill/outwash Total Depth 126" Impervious/Limiting Layer Depth - (og) GW Seepage Depth - SHWT 101" (og)

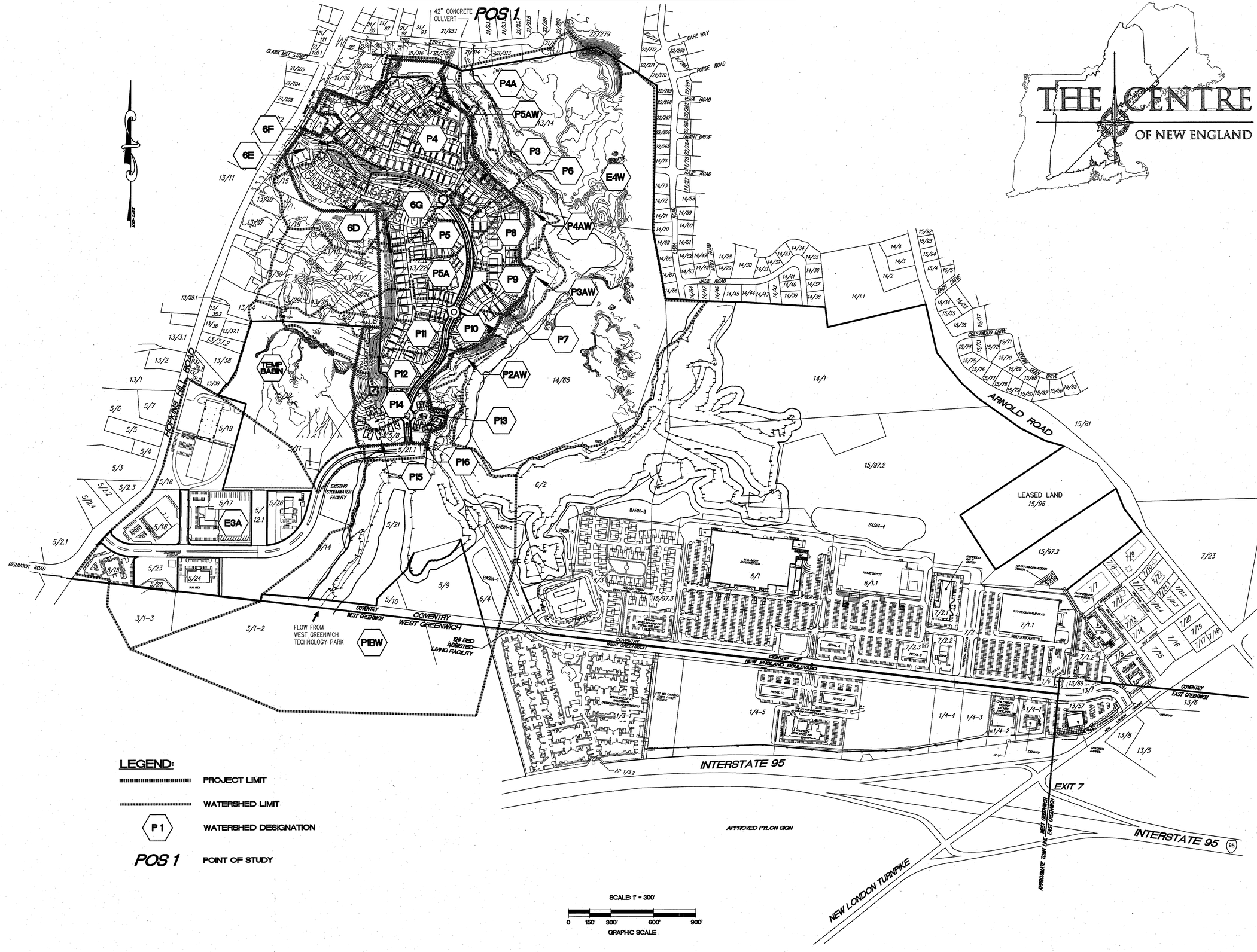
TH _____ Soil Class _____ Total Depth _____ Impervious/Limiting Layer Depth _____(og) GW Seepage Depth _____ SHWT _____(og)

Comments: _____

Revised 11/25/18

Appendix E.1 Watershed Maps from Catio Corporation Design

L:\JPC\ Projects \12-1032c-S\10.528-c-S_10.528PH1 – PHASE 1 OVERALL\10.528PH1 Final Drainage\OVERALL DRAINAGE\DEP SUBMISSION 10-10-08\Phase 1 Watershed Map 10-10-08.dwg



LEGEND:

- PROJECT LIMIT
- WATERSHED LIMIT
- P1 — WATERSHED DESIGNATION
- POS 1 — POINT OF STUDY

SCALE: 1" = 300'

0 150' 300' 600' 900'

GRAPHIC SCALE

THE CENTRE OF NEW ENGLAND

NO.	DATE	REVISION
1.	8/4/08	PER PHASES 1A, 1B, 1C, 1D, 1E
2.	10/10/08	RIDEM COMMENTS

CIVIL ENGINEERS
JOHN P. CAITO CORPORATION
LAND PLANNERS
95 SHARPE DRIVE
CRANSTON, RHODE ISLAND
02920-4402
401-946-0300
fax: 401-944-6099

PROJECT NO.:	10.528PH1
DATE:	AUGUST 2004
SCALE:	1" = 300'
DESIGNED BY:	COMPILED
DRAWN BY:	COMPILED
CHECKED BY:	J.P.C.

PHASE 1 CONDOMINIUM COMPLEX POST-WATERSHED MAP

CENTRE OF NEW ENGLAND

CENTRE OF NEW ENGLAND BOULEVARD
COVENTRY, RHODE ISLAND

PREPARED FOR
UNIVERSAL PROPERTIES GROUP, INC.

DRAWING NUMBER
1

SHEET 1 OF 1

Appendix E.2 Watershed Maps from DiPrete Engineering Layout