



INST: 00000478

BK: 572 PG: 336

**RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT**  
**OFFICE OF WATER RESOURCES**  
235 Promenade Street  
Providence, Rhode Island 02908

February 3, 2021

P.V. Exeter Apartments, L.P.  
c/o Charlotte Thomas-Davison, Sr. Project Manger  
861A Broad Street  
Providence, RI 02907

**REVISED PERMIT**

Re: Application No. 15-0050 and RIPDES No. RIR101255 in reference to the location below:

Approximately 800 feet west of South County Trail (Route 2), approximately 900 feet north of the intersection of Yawgoo Valley Road and South County Trail (Route 2), Utility Pole No. 33, Assessors Plat 71, Lot 8, Block 4, Exeter, RI.

Dear Ms. Thomas-Davison:

The Department of Environmental Management's ("DEM") Freshwater Wetlands Program ("Program") has completed its review of your Application for Permit Modification and has evaluated your proposed residential apartment complex with five building, 40 units, paved access road, sidewalks, paved parking, onsite wastewater treatment systems (OWTS), waterline connection to existing community well on adjacent property, site grading, utility lines, and stormwater management system, as illustrated and detailed on revised site plans submitted with your application. The revised site plans were received by the DEM on November 25, 2020.

Based upon the Program's evaluation of the revised project and pursuant to 250-RICR-150-15-1.11(C) of the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act, 250-RICR-150-15-1, it is the Program's determination that a revised permit for the modified project may be issued under the following terms and conditions:

1. This letter is the DEM's revised permit for this project under the R.I. Fresh Water Wetlands Act, R.I. Gen Laws. § 2-1-18 *et seq.*
2. This revised permit is specifically limited to the project, site alterations and limits of disturbance as detailed on the site plans submitted with your application and received by the DEM on November 25, 2020. A copy of the site plans stamped approved by the DEM is enclosed. Changes or revisions to the project that would alter freshwater wetlands are not authorized without a permit from the DEM.
3. Where the terms and conditions of the revised permit conflict with the approved site plans, these terms and conditions shall be deemed to supersede the site plans.
4. A copy of the stamped approved site plans and a copy of this revised permit must be kept at the site at all times during site preparation, construction, and final stabilization. Copies of this revised permit and the stamped approved plans must be made available for review by any DEM or city/town representative upon request.

5. Within ten (10) days of the receipt of this revised permit, you must record this permit in the land evidence records of the Town of Exeter and supply this Program with written documentation obtained from the Town showing this revised permit was recorded.
6. This revised permit expires July 1, 2022.
7. The long-term operation and maintenance plan shall be strictly followed. The long-term O & M Plan shall be that entitled "Long-Term Operation and Maintenance Plan & Long Term Pollution Prevention Plan for Oak Harbor Village South Apartment Complex located at South County Trail, Exeter, Rhode Island, Exeter's Assessor's Map 71, Block 4, Lot 8; Prepared for PV Exeter Apartments, L.P., 861 A Broad Street, Providence, RI 02907", dated November 16, 2020, indicated as Prepared by American Engineering, Inc., 400 South County Trail, Suite A 201, Exeter, Rhode Island 02822.
8. Planting conditions and requirements of the original permit must be followed except that you may substitute a rhododendron shrub (*Rhododendron maximum*) for every other white pine (*Pinus strobus*) if desired. This will avoid overcrowding of trees, add variety, and allow a dense screen in the understory to develop as the trees mature.

Except as authorized in this revised permit pursuant to revised and approved site plans (enclosed), all terms and conditions previously specified in the Program's permit dated July 13, 2015 (copy enclosed) remain in effect.

You are required to comply with the terms and conditions of this revised permit and to carry out this project in compliance with 250-RICR-150-15-1 at all times. Failure to do so may result in an enforcement action by the Program.

In permitting the proposed alterations, the DEM assumes no responsibility for damages resulting from faulty design or construction.

This revised permit does not remove your obligation to obtain any local, state, or federal approvals or permits required by ordinance or law and does not relieve you from any duties owed to adjacent landowners with specific reference to any changes in drainage.

Please contact Claire Swift of this office at (telephone: 401-222-6820 ext. 7418) should you have any questions regarding this letter.

Sincerely,

*Nancy L. Freeman*

Nancy L. Freeman, Principal Environmental Scientist  
Freshwater Wetlands Program  
Office of Water Resources  
NLF/CVS/cvs

Enclosure: Approved revised site plan  
Letter dated July 13, 2015

cc: Mohammed Freij, RIDEM OWTS Program  
Neal Personeus, RIDEM Stormwater Program (RIR#101255)  
Ronald A. DeFrancesco, Town of Exeter Building Official  
Patrick J. Freeman, PE, American Engineering, Inc.

RECEIVED FOR RECORD  
EXETER, RI  
APR 02 2021 12:57P  
BOOK: 572 PAGE: 336  
LYNN M. HAWKINS  
TOWN CLERK



**RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT**  
**OFFICE OF WATER RESOURCES**  
235 Promenade Street  
Providence, Rhode Island 02908

April 7, 2021

P.V. Exeter Apartments, L.P.  
c/o Charlotte Thomas-Davison  
861A Broad Street  
Providence, RI 02907

**REVISED PERMIT**

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Dear Ms. Thomas-Davison:

The Department of Environmental Management's ("DEM") Freshwater Wetlands Program ("Program") has completed its review of your Application for Permit Modification and has evaluated your proposed residential apartment complex with five building, 40 units, paved access road, gravel safety road, sidewalks, paved parking, onsite wastewater treatment systems (OWTS), waterline connection to existing community well on adjacent property, site grading, utility lines, and stormwater management system, as illustrated and detailed on revised site plans submitted with your application. The revised site plans were received by the DEM on March 12, 2021.

Based upon the Program's evaluation of the revised project and pursuant to 250-RICR-150-15-1.11(C) of the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act, 250-RICR-150-15-1, it is the Program's determination that a revised permit for the modified project may be issued under the following terms and conditions:

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2. This revised permit is specifically limited to the project, site alterations and limits of disturbance as detailed on the site plans submitted with your application and received by the DEM on March 12, 2021. A copy of the site plans stamped approved by the DEM is enclosed. Changes or revisions to the project that would alter freshwater wetlands are not authorized without a permit from the DEM.
3. Where the terms and conditions of the revised permit conflict with the approved site plans, these terms and conditions shall be deemed to supersede the site plans.
4. A copy of the stamped approved site plans and a copy of this revised permit must be kept at the site at all times during site preparation, construction, and final stabilization. Copies of this revised permit and the stamped approved plans must be made available for review by any DEM or city/town representative upon request.
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9. All crushed stone used for the proposed pervious pavement and for the proposed stormwater management practices shall be **clean washed crushed stone**.

Except as authorized in this revised permit pursuant to revised and approved site plans (enclosed), all terms and conditions previously specified in the Program's permit dated July 13, 2015(copy enclosed) remain in effect.

You are required to comply with the terms and conditions of this revised permit and to carry out this project in compliance with 250-RICR-150-15-1 at all times. Failure to do so may result in an enforcement action by the Program.

In permitting the proposed alterations, the DEM assumes no responsibility for damages resulting from faulty design or construction.

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Neal Personous, RIDEM Stormwater Program  
Ronald A. DeFrancesco, Town of Exeter Building Official  
Patrick J. Freeman, PE, American Engineering, Inc.

**SCANNED**