



RHODE ISLAND

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

235 Promenade Street, Providence, RI 02908-5767

TDD 401-222-4462

May 20, 2015

Mutual Properties 275 Tollgate, LLC
Stephen Soscia, Managing Member
One James Murphy Highway-Suite 200
West Warwick, RI 02893

Insignificant Alteration – Permit

RE: Application No. 15-0058 in reference to the property and proposed project located:

Approximately 600 feet north of Toll Gate Road and approximately 580 feet north/northeast of its intersection with Orchard Avenue, immediately East of Interstate Route 95, near Utility Pole No. 40, Assessor's Plat 247, Lot 20, Warwick, RI.

Dear Mr. Soscia:

Kindly be advised that the Department of Environmental Management's ("DEM") Freshwater Wetlands Program ("Program") has completed its review of your **Request for Preliminary Determination** application. This review included a site inspection of the above referenced property ("subject property") and an evaluation of the proposed 58,000 (+/-) square-foot Assisted Living Facility, roadway, sidewalks, retaining walls, underground infiltration and detention systems, additional drainage structures, utilities (municipal sewer and water connections), clearing, grading, landscaping and associated site alterations for Phase1, as illustrated and detailed on site plans submitted with your application. These site plans were received by the DEM on May 13, 2015.

Our observations of the subject property, review of the site plans and evaluation of the proposed project reveals that alterations of freshwater wetlands are proposed. However, pursuant to Rule 9.00 of the Rules and Regulations Governing the Administration and Enforcement of the Fresh Water Wetlands Act (Rules), this project may be permitted as an **insignificant alteration** to freshwater wetlands under the following terms and conditions:

Terms and Conditions for Application No.: 15-0058, RIPDES No.: RIR101256 and UIC No. 001654

1. This letter is the DEM's permit for this project under the R.I. Fresh Water Wetlands Act, Rhode Island General Laws (RIGL) Section 2-1-18 et seq. This application review has also included review related to the RIPDES "General Permit for Storm Water Discharge Associated with Construction Activity" as well as review of any stormwater infiltration system subject to the RI DEM "Rules for the Discharge of Non-Sanitary Wastewater and Other Fluid To or Below the Ground Surface."
2. This 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 May 13, 2015. 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 permit conflict with the approved site plans, these terms and conditions shall be deemed to supersede the site plans.

4. You must notify this Program in writing immediately prior to the commencement of site alterations and upon completion of the project.
5. A copy of the stamped approved site plans and a copy of this permit must be kept at the site at all times during site preparation, construction, and final stabilization. Copies of this permit and the stamped approved plans must be made available for review by any DEM representative upon request.
6. Within ten (10) days of the receipt of this permit, you must record this permit in the land evidence records of the City of Warwick and supply this Program with written documentation obtained from the City showing this permit was recorded.
7. The effective date of this permit is the date this letter was issued. This permit expires on July 1, 2019.
8. Any material utilized in this project must be clean and free of matter that could pollute any freshwater wetland.
9. Prior to commencement of site alterations, you shall erect or post a sign resistant to the weather and at least twelve (12) inches wide and eighteen (18) inches long, which boldly identifies the initials "DEM" and the application number of this permit. This sign must be maintained at the site in a conspicuous location until such time that the project is complete.
10. Temporary erosion and sediment controls detailed or described on the approved site plans shall be properly installed at the site prior to or commensurate with site alterations. Such controls shall be properly maintained, replaced, supplemented, or modified as necessary throughout the life of this project to minimize soil erosion and to prevent sediment from being deposited in any wetlands not subject to disturbance under this permit.
11. Upon permanent stabilization of all disturbed soils, temporary erosion and/or sediment controls consisting of hay bales and/or silt fencing and fabric material (e.g. "Filtrexx Filter Soxx") must be removed.
12. You are responsible for the proper operation, maintenance and stability of any mitigative features, facilities, and systems of treatment and control that are installed or used in compliance with this permit to prevent harm to adjacent wetlands.
13. You are obligated to install, utilize and follow all best management practices detailed or described on the approved site plans in the construction of the project to minimize or prevent adverse impacts to any adjacent freshwater wetlands and the functions and values provided by such wetlands.
14. You must provide written certification from a registered land surveyor or registered professional engineer that the stormwater drainage system including any and all basins, piping systems, catch basins, culverts, swales and any other stormwater management control features have been constructed/installed in accordance with the site plans approved by this permit. This written certification must be submitted to this Program within twenty (20) days of its request or upon completion of the project.

15. This Program has made specific revisions to the approved site plans. These revisions are clearly marked in red on the approved plans and include the following:

- 1) Sheet Nos. 27 through 35 of 35 have been removed from the site plan set, since they were not necessary for the Department's review of this project. The remaining sheets have been re-numbered 1 through 26 of 26.
- 2) Sheet No. 10 of 26 has been revised to indicate that an offsite wetland extends onto a small portion of "Future Lot 1." Future project proposals must depict the on-site portion of the wetland present and avoid and minimize impacts in accordance with the Rules..

This project must take place in compliance with these revisions.

16. The long term Operation and Maintenance Plans (O & M Plans) shall be strictly followed. The long term O & M Plans shall be those entitled:

- 1) Long Term Operations and Maintenance Plan for Tollgate Hill Farm (Access/Utility Easement) 271 Toll Gate Road, Warwick, Rhode Island, Plat 247, Lot 20, dated Revised April 2015, Prepared by Crossman Engineering, 151 Centerville Road, Warwick, RI 02886;
- 2) Long Term Operations and Maintenance Plan for Tollgate Hill Farm (Future Lot 3) 271 Toll Gate Road, Warwick, Rhode Island, Plat 247, Lot 20, dated Revised April 2015, Prepared by Crossman Engineering, 151 Centerville Road, Warwick, RI 02886.

17. The long term O & M Plan for the Access/Utility Easement shall be amended to also include maintenance of the proposed grass swale located along the existing state freeway line. This shall include at least annual mowing (late summer), repairs to erosion as may be necessary, and removal and disposal of accumulated sediments as needed. The grass swale shall be planted in accordance with the 2010 Stormwater Manual and Appendices.

Pursuant to the provisions in Rule 7.09 and Rule 11.04, as applicable, any properly recorded and valid permit is automatically transferred to the new owner upon sale of the property.

Additionally, the Program has reviewed this project in accordance with the standards of the RIPDES General Permit for Storm Water Discharge Associated with Construction Activity ("CGP"). Construction Activities which disturb one (1) or more acres of land and where storm water runoff is directed, via a point source, into a separate storm sewer system or into the waters of the State, are required to seek coverage under the Rhode Island Pollutant Discharge Elimination System (RIPDES) storm water permit. Our review has determined that the project has been designed to meet the requirements of the 2013 GP. This determination therefore includes your final authorization to discharge storm water associated with construction activity under the CGP. For future references and inquiry, your permit authorization number is RIPDES No. **RIR 101256**.

Both the owner and the contractor retained to undertake the construction activity are required to comply with all terms and conditions of the CGP. This includes maintaining the Soil Erosion and Sediment Control (SESC) Plan, performing the required inspections and maintenance of the selected Best Management Practices (BMPs), and retaining inspection records. Further information on the requirements of the CGP is available at:

<http://www.dem.ri.gov/pubs/regs/regs/water/ripdesca.pdf>.

Please be aware that the RIDEM's Rules and Regulations Governing the Establishment of Various Fees require that RIPDES CGP permit holders to pay an Annual Fee of \$100.00. An invoice will be sent to the owner on record in May/June of each year if the construction was still active as of December 31st of the previous year. The owner will be responsible for the Annual Fee until the construction activity has been completed, the site has been properly stabilized, and a completed Notice of Termination (NOT) has been received by the RIPDES Program. A copy of the NOT can be found attached to the CGP on the web page referenced above.

You are required to comply with the terms and conditions of this permit and to carry out this project in compliance with the Rules at all times. Failure to do so may result in an enforcement action by this Department.

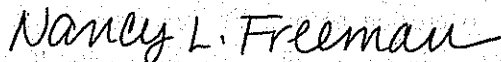
In permitting the proposed alterations, the DEM assumes no responsibility for damages resulting from faulty design or construction.

Kindly be advised that this permit is not equivalent to a verification of the type or extent of freshwater wetlands on site. Should you wish to have the types and extent of freshwater wetlands verified, you may submit the appropriate application in accordance with Rule 8.03.

This 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 me (telephone: 401-222-6820 x 7408) should you have any questions regarding this letter.

Sincerely,



Nancy L. Freeman, Senior Environmental Scientist
Office of Water Resources
Freshwater Wetlands Program
NLF/nlf

Enclosure: Approved site plans

cc: Traci Pena, RIPDES Program

Ernie Panciera, RIDEM UIC Program

Nicholas Pisani, PE, RIDEM

Brian R. King, PE, Senior Project Director, Crossman Engineering

xc: Alfred T. DeCorte, City of Warwick Director & Building Official

Steven M. Cabral, PE, President, Crossman Engineering