



Town Of East Greenwich

Public Works

Memorandum

To: Lisa Bourbonnais, Director of Planning
From: Mark Conboy, P.E., Assistant Town Engineer
Cc: Joseph C. Duarte, P.E., Director of Public Works
Date: April 2, 2021
Subject: Highland Woods – Phase 1

We have reviewed the Final Plan submission prepared by DiPrete Engineering dated February 17, 2021 for the above referenced project. As such, we have the following review comments:

1. Infiltration Pond B1 must be redesigned so that the inside basin slopes do not to exceed a 3:1 grade. All stormwater management design changes shall require supporting documents submitted to DPW for review. Documents must be signed and stamped by a licensed engineer.
2. The proposed limit of disturbance around the rear section of the stormwater management basins within 'Drainage System A' must be revised to allow for the removal of woody growth adjacent to the toe of the basin embankments.
3. Some of the proposed street trees located in the vicinity of the roadway intersections will need to be relocated in order to provide adequate sight distance.
4. Proposed street trees must be located away from the cistern tanks.
5. The proposed cistern located at the Princess Pine Drive and Amore Lane intersection should be constructed during Phase 1.
6. Lot 11 within Phase 2 of Highland Woods contains wetland and easement restrictions that will cause the house lot to function as an odd-shaped or "hockey-stick" lot with the useable portion of the building envelope situated away from the street frontage. The proposed house on this lot will be situated over 600 feet away from Princess Pine Drive and adequate fire protection and emergency vehicle access will likely be negatively impacted. Lot 11 may need to be reconfigured and Princess Pine Drive may also need to be extended as the required solution. This may also require the reconfiguration of Lots 9 and 10 within Phase 1.
7. Proposed drain manholes DMH-8 on Tipping Rock Drive and DMH-19 on Princess Pine Drive should be converted to catch basins.
8. A double grate catch basin construction detail shall be required and must be submitted to DPW for approval.

9. Shop drawings of the weir walls for the infiltration and detention ponds must be submitted to DPW for review and approval prior to construction. The shop drawing designs must be signed and stamped by a licensed structural engineer.
10. The proposed grading along the northerly property line adjacent to Sand Filter A extends into the Tipping Rock Drive right-of-way area. The proposed grading must be adjusted so that the proposed downslope is located outside of the roadway right-of-way area.
11. The approximate location of underground utilities such as electric, phone and cable should be identified on the plans.
12. A preconstruction meeting shall be required and DPW shall be notified and participate.
13. The Operation & Maintenance Plan and the Sample Stormwater Facility Maintenance Agreement must both be finalized and approved by EG DPW prior to construction. The Operation & Maintenance Plan must address the responsibilities of the Landowner, include a maintenance schedule and record keeping requirements, and must be legally binding upon the Landowner (its successors and assigns). The plan and agreement shall be recorded in the Town's land evidence records and referenced or made part of the property deeds prior to issuance of a Certificate of Occupancy.
14. Upon completion of the installation of the stormwater management systems, written certification from a registered professional engineer that the systems have been installed in accordance with the approved site plans must be submitted to the EG DPW and Building Department. As-builts shall be required.
15. A Stormwater Management and Soil Erosion and Sediment Control Plan permit must be obtained from the EGDPW/Building Dept. prior to any site disturbance or lot development.