



CITY OF WARWICK
DEPARTMENT OF PUBLIC WORKS
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FRANK J. PICOZZI
MAYOR
ERIC J. EARLS, PE
DIRECTOR OF PUBLIC WORKS

TO: Thomas Kravitz, Director of Planning
FROM: Eric Hindinger - DPW Engineering
DATE: 18 January 2022
RE: Proposed Industrial Development (WDPW No. 21-005)
175 Post Rd
Master Plan – Major Land Development
AP 291 / Lots 45 & 74

This office has reviewed the Master Plan submission for the Major Subdivision of the referenced project and finds that the submission substantially conforms to the DPW's requirements. However, the following comments/recommendations must be incorporated into future submissions:

1. That all Plans shall comply with "Rules and Regulations for Professional Land Surveying in the State of Rhode Island", effective date November 25, 2015.
2. That a Storm Water Management Plan shall be submitted in accordance with Rhode Island Storm Water Design and Installation Standards Manual, dated December 2010, and designed to demonstrate a zero-net runoff from the proposed development. Whenever possible, Best Management Practices (BMPs) should be located outside of wetland jurisdictions and flood prone areas.
3. That the Operation and Maintenance Plan for the proposed storm water collection system shall be included in the Preliminary submission to the Planning Board.
4. That all necessary state permits, including but not limited to RI DEM, shall be obtained prior to submission to the Planning Board for Preliminary plan approval.
5. The plan must delineate existing and proposed utilities.
6. Water service shall be coordinated with Warwick Water.
7. Sanitary sewer service shall be coordinated with the Warwick Sewer Authority.
8. Proposed monumentation must be in accordance with the City of Warwick Development Review Regulations. All property corners must be marked by a permanent monumentation (granite bound, iron pin, iron pipe, etc.). At least one corner of each proposed lot must be identified with a granite bound.
9. This property is located in an area of frequent flooding and must be designed with extreme care. All work must be in accordance with all local, state and federal regulations pertaining to construction within a flood area.

Please call me @ 738-2003 if you have any questions regarding this memorandum.

Note that these comments are from the Engineering Division of the Department of Public Works. Other City Departments may have comments referring to this submission. Please check with the necessary agencies to ensure that all required elements have been satisfied prior to proceeding further. The DPW reserves the right to revise or revoke our comments or opinions in the event that subsequent examination reveals any data indicated on any plan, form, sketch, etc. to be incorrect or additional information is introduced that necessitates revisions.

CC: Eric J. Earls, DPW Director
Marcus Channell, City Surveyor
Lidia Cruz-Abreu, Planning Assistant Administrative Officer