



Onsite Wastewater Initiative, LLC

July 3, 2023

Mr. Frank Paolino
Holden Development LLC
144 Metro Center Blvd., Unit F
Warwick, RI 02886

Re: Freshwater wetland letter of findings for 61 Hoxsie Avenue, AP 320 Lot 243, Warwick.

Mr. Paolino:

At your request, Onsite Wastewater Initiative, LLC (OWI) has completed the freshwater wetland investigation within the above referenced property. The field work was completed by David Kalen of OWI on June 28, 2023.

The referenced property is located within the jurisdiction of the RI Department of Environmental Management (RIDEM). Any work or opinions stated by OWI are subject to the review of the RIDEM and the City of Warwick.

The assessor's database for the City of Warwick depicts the parcel in the reference as a 4.31 acres parcel of land situated to the north side of Hoxsie Avenue (utility pole #6) and is approximately 775 feet west from the centerline intersection between Warwick Avenue and Hoxsie Avenue. The lot is developed with a commercial building (former school building) in some disrepair, paved driveways and parking areas, and open mowed fields. The land is situated between Ascot Court to the west, Harmony Court to the north, and Dean Court and a dwelling to the east.

Upland dominates the parcel with open mowed fields and a few decorative trees and bushes around the building and paved areas. There were no wetlands found within the parcel on the day of the field work and no ponded water despite heavy rains earlier on the early morning of the field work. The parcel was surrounded by temporary chain link fencing all around and there was no opening to conduct an on the grounds walk through. However, it was easy to see all the features of the parcel from outside the fencing.

The Rhode Island Soil Survey (2014) depicts the land as being comprised of Merrimac-Urban land complex (MU, non-hydric) throughout the parcel and beyond. A photo of recent sewer line work, provided by you, seems to show sands as parent materials below a finer soil profile (that could be HTM or fill, or naturally occurring soils). You indicated that the excavation was seven feet deep and located between Harmony Court and roughly the center of the structure. The parent materials (if sands) would be consistent with that of the soil survey.

The RIEMA flood map shows that all portions of the land and all immediate surrounding areas fall in an "area of minimal flood hazard" zone.

From the RIDEM Environmental Resource Map: The nearest wetlands are approximately 860 feet south west from the property (at elevation 22 MSL +/-), or 940 feet north of the property (at elevation 28 MSL +/-). The property sits between elevation 40 and 44 MSL +/- . The soil survey indicates fluvial parent materials (or HTM) from the property to the wetland areas.

This letter is the sole opinion of Onsite Wastewater Initiative, LLC. and is not to be construed in any way as an authorization from any regulatory agency. Please note that as of the date of this letter, the presence of wetlands have not been verified by the RIDEM. The RIDEM is the ultimate authority in deciding the edge of freshwater wetland areas, the type of wetland and their jurisdictional boundaries in this location. If there are any questions regarding this letter or if you require further assistance, please contact my office.

Summary

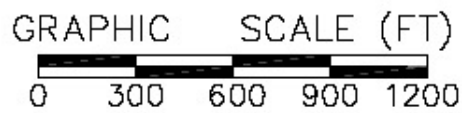
This report describes the field work performed by OWI. Wetland features were not found on the property at the time of the site visit. Further development on this parcel may require permits. Do not hesitate to contact OWI if you have any questions or require elaboration on the content of this report.

Sincerely,

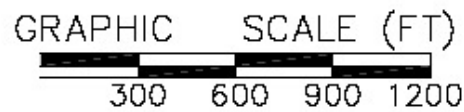
A handwritten signature in blue ink, appearing to read "DKalen", is written over a faint rectangular stamp.

Onsite Wastewater Initiative, LLC
David Kalen, M.S., Principal
Class IV Soil Evaluator (License D4052)

enclosures



USDA Soil Survey (RIDEM Environmental Resource Map)
61 Hoxsie Avenue, Warwick
Property line in red (approximate), North to top of page



Wetland Types (RIDEM Environmental Resource Map)

61 Hoxsie Avenue, Warwick

Property line in red (approximate)