

**CITY OF NEWPORT, RHODE ISLAND**  
**DEPARTMENT OF UTILITIES**

**MEMORANDUM**

TO: Peter Friedrichs, City Planner

FROM: Julia Forgue, Director of Utilities

DATE: August 10, 2019

RE: SchoolYard Properties- Residential Subdivision

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The Department of Utilities (Department) has reviewed the material provided on September 30, 2019 regarding the Proposed Residential Subdivision AP 41 Lot 14, Harrison Avenue & Brenton Road, Newport, Rhode Island. The comments provided are based on the review of the Proposed Development Plans and associated materials prepared by Northeast Engineers & Consultants, Inc. entitled Schoolyard Properties, Residential Subdivision, AP 41 Lot 14, Harrison Avenue & Brenton Road, Newport, RI. The package was reviewed as submitted according to the City of Newport codified-ordinances, the Rhode Island Stormwater Design and Installation Standards Manual and RIPDES MS4 General Permit. The following comments must be satisfactorily addressed for the Department to continue the review:

GENERAL

1. The project has not been issued any permits for Sewer Service, Stormwater Service, Domestic Water and/or Fire Service Application. The applicant will be required to submit for review and approval an application(s) with all applicable fees for the referenced utility permits. Some modifications to the proposed plans may be required during this process.
2. A separate Soil Erosion and Sediment Control Plan with fee is required to be submitted in accordance with Chapter 15.26 of the City Ordinances

SEWER

1. Please provide average, max day, and peak hourly sanitary flow projections. Please provide calculations that demonstrate the sanitary sewers hydraulic capacity is flowing at no more than 75% of full pipe depth with the proposed development at the Max Day flow projection.
2. Connections of sewer laterals to the City's sanitary sewer shall be made at an existing wye branch on the sewer if available or be made using an approved coring bit and mechanical device. As shown the proposed new connection directly to a proposed sewer manhole in Harrison Avenue shall not be allowed.
3. A legal agreement addressing the shared ownership of the proposed private sewer from the connection to the City's sewer main to the properties shall be provided for review and approval.
4. An operations and maintenance plan addressing the roles, responsibilities and emergency response associated with the private sewer shall be provided for review and approval.

## STORMWATER

1. The existing onsite catch basins are the remains of the private drainage system used for the former Underwood Elementary School and not part of or connected to the City's storm drain system. This private system is believed to be connected to a private drainage system on the PenCraig condominiums property on the north side of Harrison Avenue with an outfall to Brenton Cove. The proposed development's Stormwater Management Plan appears to rely on the continued use of at least a portion of private stormwater system. The following information is required relative to the continued use of the private stormwater system:
  - a. Access Agreement and/or Easement documenting right for continued use.
  - b. Condition Assessment of Existing Private Stormwater System
  - c. Capacity Assessment of Existing Private Stormwater System

If the ex. private system is not being used then the details of the abandonment shall be provided.

2. No Soil Evaluation(s) were provided and therefor based on the RI Soil Survey the site is PmA Pittstown Silt Loam, the soil description states:
  - a. Seasonal high-water table at a depth of about 20 inches;
  - b. Permeability of this soil is slow in the substratum;
  - c. Soil is suitable for community development but is limited by the high-water table and the slow permeability of the substratum. Onsite sewage disposal systems need special design and installation. If suitable outlets are available, subsurface drains can be used to help prevent wet basements. Roads and streets need careful design to prevent frost heaving.

Taking into account the information above, please address the following:

- How groundwater will be addressed for any proposed basements and inground pools. If sump pumps are assumed to be used, please identify the discharge and confirm that the flows are considered with the Storm Water Management Plan.
  - The design and capacity of the rain gardens proposed for each lot.
3. Confirm that the Stormwater Runoff Analysis for existing conditions reflect conditions as they exist now (e.g. no building areas)
  4. The applicant provided a RIDEM Permit Authorization Number RIPDES No. RIR101627 for Wetlands Application No. 17-0163. The RIPDES Permit states that freshwater wetlands regulated by the RIDEM were present however review of the proposed project, reveals that the project does not represent an alteration to these freshwater wetlands. Therefore a permit for the project pursuant to the Freshwater Wetland Act (Rhode Island General Law Section 2- 1-18 et seq.) or the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act is not required. The determination by RIDEM is specific to the proposed site

alterations illustrated and detailed on site plans on file with the RIDEM. The determination further indicates that there can be no modifications that would result in the following:

- a. An increase in the rate and/or volume of surface water runoff flowing into, or draining or diverting from these wetlands; or
- b. A diversion of groundwater into or away from these wetlands; or
- c. A modification to the quality of water reaching these wetlands, which could change their natural character.”

The submitted documentation received by this Department does not fully address a, b or c from the RIPDES No. RIR101627. Specifically, the plans and analysis does not address permanent ground water control for full basement foundations and inground pools.

## WATER

Water service is available for the proposed subdivision. Individual water service applications will be required to be submitted for each lot for review and approval.

CC: Robert Schultz, Deputy Director of Utilities  
Giovanni Amato, Water Pollution Control Engineer