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Relevant Experience

HOMES AT HIGHLAND HILLS Cumberland, Rhode Island



The Applicant is proposing to develop a 97.8-acre parcel of land in the Town of Cumberland, Rhode Island to provide an age-targeted residential community. The current plan is to provide 321 residential units in a combination of townhouses, duplexes and apartment dwellings. The plan will incorporate affordable housing units in the apartment buildings. **Northeast Engineers & Consultants, Inc. (NE&C)** has been contracted to provide professional surveying, civil/site, utilities and traffic engineering services for development of the site.

Sewer Service

The Highland Corporate Park is currently served by a private sewer collection system that consists of gravity and pressure sewers that convey effluent to the municipal sewer within Biltmore Avenue. Odor problems are common in the current Highland Corporate Park system due to the lack of sufficient flow to the pumping station and force main. The lack of flow allows septic conditions to occur in the wet well and force main, causing odor and corrosion problems in the private system and the receiving municipal system within Biltmore Avenue. These problems are likely to continue unless the system receives adequate flow. NE&C has reviewed the design information for the existing private collection system to discharge the municipal system within Biltmore Avenue by one of the following routes: (i) by gravity and pressure systems discharging to the existing Highland Corporate Park sewer pumping station, and via the existing force main that discharges to the municipal system; (ii) or by gravity and pressure systems discharging to the existing force main downstream of the existing sewer pumping station. NE&C has provided calculations clearly demonstrating that the municipal receiving system has sufficient capacity to convey the additional flow generated by the development and has assisted to seek approvals from the Highland Corporate Park owners.

Electricity Service

NE&C has met with representatives from two separate branches of Narragansett Electric Company to discuss the project and to seek appropriate permits and approvals. NE&C has received approval that electric service for the development is available. NE&C has also met with the Real Estate Division of Narragansett Electric to discuss the implications of the development on an electric company easement that runs across the site.

Gas Service

NE&C contacted New England Gas Company to discuss the project, submit details of likely gas demands via the developer's architects, and to seek appropriate permits and approvals.