



**FINAL CONDITIONAL APPROVAL**

**October 17, 2024**

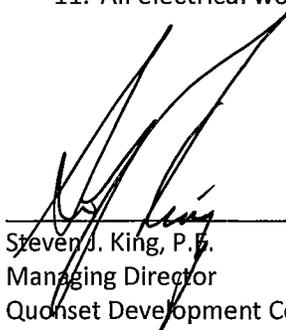
The Quonset Development Corporation (QDC) has reviewed the Technical Review application for the **Bitumar Transloading Facility** received on **October 1, 2024**. The following documents are included in the review and APPROVED with the following conditions:

**Approved Documents**

1. Preliminary Spill Prevention Plan Prepared by Ponderosa Solutions
2. Portable AC Tank design by Astec
3. Site Layout Plan by ECF dated 2/15/23
4. Light Pole fixtures by Automated Power

**Conditions of approval**

1. Prior to operations, the above ground storage tanks must be registered with RIDEM pursuant to section 250-RICR-140-25-2.
2. Site layout must include gravel berms around all storage tanks on site as described in the Spill Prevention Plan.
3. Prior to operations, a Multisector General Permit must be obtained if determined by RIDEM to be necessary.
4. All necessary building, mechanical, electrical, and plumbing permits must be obtained by the Rhode Island State Building Code Commission prior to operation.
5. Prior to operations, payment to QDC must be made for landscaping installation.
6. Any future signage must be provided to QDC for review and approval prior to installation. Signage must meet QDC's Development Package specifications.
7. Any future fencing must be submitted to QDC for review and approval.
8. The water meter, backflow preventer, and hot box must be coordinated with QDC's water department at time of installation and QDC's water department standards.
9. QDC Water and Wastewater departments shall be notified a minimum of 48 hours (or 2 business days) in advance to schedule shutdowns and inspections.
10. As-Built plans are required per the QDC Development Package in AutoCAD and PDF, upon project completion.
11. All electrical work must be coordinated with Rhode Island Energy.



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Steven J. King, P.E.  
Managing Director  
Quonset Development Corporation



95 Cripe Street  
 North Kingstown, RI 02852  
 (401) 295-0044

**DATE**

8/15/2024

**INVOICE**

INV24-003831

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Bitumar U.S.A., Inc.  
 6000 Pennington Ave

Baltimore MD 21226

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 6000 Pennington Ave

Baltimore MD 21226

PURCHASE ORDER NO.	CUSTOMER ID	SALES ID	SHIPPING METHOD	PAYMENT TERMS
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QUANTITY	ITEM NUMBER	DESCRIPTION	UOM	DISCOUNT	UNIT PRICE	EXTENDED PRICE
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1.00000	LANDSCAPING FEE	Landscaping	0.00		10,000.00	10,000.00
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Subtotal	10,000.00
Misc	0.00
Tax	0.00
Freight	0.00
Trade Discount	0.00
<b>Total</b>	<b>10,000.00</b>

*Thank You*