

Project Narrative

The development is proposed with a new two-story 4,500 SF office building, two (2) concrete pads (19,360 SF and 13,728 SF respectively) and a 39,000 SF Quonset hut style storage building with associated parking, laydown areas, drainage, and site improvements for a new commercial-industrial facility within Quonset Business Park. The development is proposed to be serviced by water and sewer services owned and operated by Quonset Development Corporation, with electric and gas utilities provided by Rhode Island Energy. According to Section 3.23(C) of 250-RICR-150-15-3, the parcel is located within the Urban Region for the Freshwater Wetland Buffer Regions map, which determines the buffer zones on freshwater wetlands. According to Section 3.23(I)(3), swamps of any size within the Urban Region require a 25-foot Buffer Zone.

The stormwater quality will be improved by utilizing Best Management Practices (BMP's) as established by the Rhode Island Stormwater Design and Installation Standards Manual (RISDISM) for the treatment of stormwater runoff from the proposed development. Proposed BMP's include sediment forebays and sand filters. The systems have been designed to meet the RISDISM as amended March 2015.

RIDEM Rule 3.7.1

Freshwater Wetlands and Buffer Protection Standards

3.7.1(A) General Freshwater Wetlands Protection Standards

The proposed project proposes no disturbances to freshwater wetland and avoids any physical encroachment into freshwater wetlands. All proposed work is within existing disturbed areas on the property.

3.7.1(B) Freshwater Wetlands Buffer Standard

The proposed project includes creation of new buffer on existing disturbed property per 3.7.1(B)(4)(b)(2)(BB). The size, location, and elevation of one of the stormwater BMP's requires disturbance of approximately 2,060 SF of the 25' buffer zone. This portion of the buffer zone is disturbed today and contains no buffer. The disturbance is necessary to establish the lowest existing elevation tie-in for the BMP outlet to minimize additional fill onsite. Upon completion of this stormwater BMP and stabilization of the site, area within the affected buffer zone is proposed to be re-seeded to re-establish buffer.

3.7.1(C) Setback Standards

The proposed project provides a minimum of a 20-foot setback from buffer zones for all primary structures and minimum of 5-foot setback from all accessory structures.



3.7.1(D) Rare or Endangered Species Standard

The proposed project avoids alterations to freshwater wetlands and proposes to re-establish buffer within disturbed buffer zones. The proposed project is not anticipated to have any impact to degrade the natural characteristic of rare freshwater wetlands or any rare/endangered animal and plant species. There are no rare or endangered species listed on or adjacent to the property.

3.7.1(E) Flood Protection Standard

The proposed project is not located within a flood zone and will not impact flood storage capacity.

3.7.1(F) Surface Water and Groundwater Diversion Standard

The proposed project is not anticipated to have any adverse effects on groundwater or surface water flow into or out of freshwater wetlands. The proposed project has been designed in accordance with the Rhode Island Stormwater Design and Installation Standards Manual.

The proposed project does not obstruct or reduce any storage capacity of areas subject to flooding or areas subject to storm flowage.

3.7.1(G) Stormwater Management Standard

The proposed project has been designed in accordance with the Rhode Island Stormwater Design and Installation Standards Manual with the use of sediment forebays and sand filters.

3.7.1(H) Erosion and Sedimentation Control Standard

The proposed project has been designed in accordance with the Rhode Island Stormwater Design and Installation Standards Manual and the Rhode Island Soil Erosion and Sediment Control Handbook. The project includes soil erosion and sedimentation control structures along all downgradient limits of disturbance. A comprehensive Soil Erosion & Sedimentation Control (SESC) Plan has been developed to mitigate impacts during construction.

3.7.1(I) Water Quality Standard

The proposed project is not anticipated to cause or contribute to a violation of any State water quality standard for surface water or groundwater or contribute to significant degradation of surface water or groundwater resources. The proposed project has been designed in accordance with the Rhode Island Stormwater Design and Installation Standards Manual.