



DiPrete Engineering

November 10, 2022

Tom Kravitz, Director of Planning
Warwick Planning Department
Buttonwoods Municipal Annex
3027 West Shore Road
Warwick, RI 02886

RE: Master Plan Narrative
175 Post Road
Assessor's Plat 291 Lots 45 & 74
Warwick, Rhode Island

Dear Mr. Kravitz:

DiPrete Engineering (DE) has prepared the following master plan narrative for the above-referenced site consisting of the following items:

- Zoning By-law Review
- Design Constraints
- Permitting Summary
- Review of Conceptual Design

175 Post Road is proposed as an industrial development with building trades contractor units on about 15.67 acres of land at the corner of Post Road and Venturi Avenue in Warwick, RI. The present zoning of AP 291 Lots 45 & 74 is LI, which is for limited or light industrial purposes. The proposed development has frontage on Post Road at its southern end and frontage on Venturi Avenue on the west. The Site also abuts the Pawtuxet River along its northern and eastern sides, across from which is the City of Cranston. An existing stream crosses the southeastern portion of the property and wetlands have been delineated on the northern portion of the site.

The Site is accessible from the west by a network of state and federal roadways including: Post Road (U.S. Route 1A) and Warwick Ave (Route 117). It can also be accessed from the east via Narragansett Parkway.

Refer to Sheet 2 in the plan set for the Aerial Photograph and USGS Map. The site boundary is also delineated in this figure.

The area surrounding the site is comprised of other light industrial use buildings and single-family and multifamily residential homes. The zoning of the parcels directly surrounding the proposed site is Residential A-7 and Light Industrial LI. There is a wooded area on the southeastern corner of the site between the proposed buildings and zone A-7.

Also, refer to the Existing Conditions Survey sheet in the plan set for more information on the site. The building shown on site was partially demolished after the survey was completed and currently only the foundation remains.

The site was previously used by the Hammel Dahl Valve Company. During their use of the site hazardous materials were released to the environment. In the late 1990s a Remedial Action Work Plan

was approved by RIDEM and the site was remediated. After remediation, an Environmental Land Use Restriction (ELUR) was recorded for the site in April of 2019 (see Warwick land evidence records book 9249 page 258). RIDEM will review all proposed disturbances to the engineered environmental controls on site, and therefore any earthwork and/or stormwater infiltration proposed by the development. RIDEM Office of Compliance and Inspection has released the owners from a "Notice of Violation", as recorded in the land evidence records on May 13, 2022.

The proposed project is a good reuse of the site since the proposed buildings and asphalt drives will act as a new cap over the impacted areas of the site, minimizing the potential for human exposure to any hazardous groundwater or soil.

Approximately 6.9 acres of the site will be set aside as a Conservation Easement, in order to conserve existing natural resources and maintain the floodplain associated with the Pawtuxet River. In addition, over one acre of grassed area will be reclaimed from existing parking area. This will be utilized for additional flood storage compensation as needed.

Zoning By-law Review

DE has reviewed the City of Warwick's Zoning Ordinance and the proposed development is allowable under the current zoning.

The setback requirements will need to meet the applicable zone, in this case Zone LI (Light Industrial). The dimensional requirements in LI zone consist of the following:

Minimum Lot Area =	6,000 s.f.
Minimum Frontage and Lot Width =	60'
Minimum Front and Corner Side Yard =	25'
Minimum Side Yard =	15'
Minimum Rear Yard =	20'
Maximum Structure Height =	45'

Based on our attached Master Plan set incorporating the final property line survey and building layout, the aforementioned setbacks will be met.

Other aspects of the Use section, including those below are not anticipated to pose any problems from a civil/site design perspective.

- Security;
- Emergency access/vehicle accessibility;
- Signage;
- Lighting;

Design Constraints

The following information was obtained by review of the ArcGIS Environmental Resource Map by the Rhode Island Department of Environmental Management (RIDEM) or field observation, where noted.

Wetlands

There are two forested wetlands located onsite (delineated by DE in Summer 2019). The proposed development is outside the 25' wetland buffers. There are also 50' and 100' Riverbank Wetlands on site associated with the unnamed stream and the Pawtuxet River, respectively. Redevelopment is proposed

within portions of these wetlands. The applicant proposes to restrict development to those areas outside the existing wooded areas and within existing disturbed areas.

Conservation Areas

There is no designated State Conservation Land located on the subject parcel.

FEMA Flood Hazard Areas

The site is located in FEMA flood zones AE and X. Zone AE areas are special flood hazard areas inundated by 100-year flood. There is also a floodway on a portion of the site. The buildings are proposed to be outside floodway areas that must be kept free of building encroachment. Buildings and parking area will be located in portions of Zone AE. The parking areas will propose no fill over existing grade; the buildings will be placed in minor fill in order to be located above the Zone AE elevation, and this volume will be compensated in the reclaimed perimeter areas of the development.

Refer to Sheet 3 of the plan set for FEMA boundaries in the vicinity of the project, as copied from the Flood Insurance Rate Map (FIRM) number 44003C0019J, last revised October 2, 2015.

Natural Heritage Area

There is no Natural Heritage Area located on the subject parcel.

Impaired Waters

Pawtuxet River Main Stem (ID #RI0006017R-03) adjacent to the north and eastern sides of the project area is classified as impaired waters by the State of Rhode Island. The pollutants are listed as non-native aquatic plants, phosphorus, mercury in fish tissue, and enterococcus. Any approved stormwater treatment practice will satisfy the RI Department of Environmental Management (RIDEM) with respect to water quality and pollutant removal.

Cold Water Fishery

There is no Cold Water Fishery located on or adjacent to the subject parcel.

Soils Research

The following soils are present in the Project Area. The descriptions and properties were obtained from the RI Soils Handbook by Natural Resources Conservation Services (NRCS):

Mu	Merriman-Urban land complex, 0 to 8 percent slopes Hydrologic Group "A" Water table more than 80" depth	Ss	Sudbury sandy loam Hydrologic Group "B" Water table 18"-36" depth
Pp	Pootatuck fine sandy loam Hydrologic Group "B" Water table 18"-30" depth	Ur	Urban land Hydrologic Group N/A Water table depth N/A
Ru	Rippowam fine sandy loam Hydrologic Group "B/D" Water table 0"-18" depth	W	Water Hydrologic Group N/A Water table depth N/A

Refer to Sheet 3 of the plan set for the soil boundaries of the project area.

Environmental Land Use Restriction (ELUR)

There is an ELUR recorded in the land evidence records office for site. Any approved earthwork and stormwater treatment practice will satisfy the RIDEM with respect to any potential negative impacts on the human health or the environment.

Groundwater

The groundwater on site is classified GB, known or presumed to be unsuitable for drinking water use without treatment. In compliance with the ELUR, no groundwater at the property will be used as potable water.

Permitting Summary

The following permits/approvals will be needed from the permitting authorities:

Town Approvals

Pre-application Plan (meeting in Fall 2019)

This consists of a review of the conceptual site plan with the Planning Board in order to make the Town familiar with the project. The Town will offer direction as needed in order to ensure completeness with the future Town submissions. A formal decision is not to be issued at this stage.

Master Plan

This is the next iteration of overall design factoring in Town comments from the Pre-application plan meeting. A public informational meeting and approval from the Planning Board will be required at this stage, and a formal decision letter with conditions will be issued.

Preliminary and Final Plan

At this stage, detailed grading, drainage and design details are typically shown and comments from the Master Plan decision will be incorporated. At this stage, any comments or conditions of approval received from the stage agencies will also be incorporated into this plan set. A public hearing and approval from the Planning Board will be required at the Preliminary stage, and a decision letter with remaining conditions will be issued by the Town. The Final Plan may be heard before the Planning Board or reviewed administratively based on the conditions given at the Preliminary stage.

State Approvals

RIDEM Wetlands PD

As part of this submission package, DEM will require a signed application and detailed watershed information. Plans, a stormwater report, operations and maintenance agreement, and an erosion and sedimentation control (ESC) plan will also be required.

The RIDEM Freshwater Wetlands Program will review the application and determine whether the project should be granted approval of a Wetlands permit, or require the applicant to file an Application to Alter Freshwater Wetlands.

Best Management Practices (BMPs) are proposed to treat stormwater on the northern, eastern and southern sides of the property between the parking/buildings and the Pawtuxet River and unnamed stream.

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RIDEM Site Remediation Program

Any disturbance of the engineered environmental controls on the site, as identified in the Soil Management Plan (SMP) approved for this site in 2013, must be submitted to RIDEM for review and approval. Those controls include all impervious surfaces on the site. Therefore, a Soil Management Plan will be required.

Review of Conceptual Design

Based upon review of the 175 Post Road conceptual design overlay, the construction of the civil/site aspects of the project are feasible as shown on the site plans.

If you have any questions regarding this development or throughout the design process, please do not hesitate to contact us.

Sincerely,

DiPrete Engineering Associates, Inc.



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