Development Package

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QUONSET BUSINESS PARK

QUONSET
DEVELOPMENT CORPORATION

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QUONSET BUSINESS PARK
DEVELOPMENT PACKAGE
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1.0 Introduction

1.1. Purpose and Intent

The purpose of this Development Package is to outline the various controls placed on the development of the Quonset Business Park (the Park).

The Quonset Development Corporation (QDC) is aware of the benefits inherent in the development of the Park. The controls described herein represent a commitment by QDC to develop a well-planned business park, while recognizing limited resources, as well as the increasingly more complex land use and environmental controls. QDC controls emphasize compatibility amongst business operations.

The controls are divided into the following sections: Protective Controls and Covenants; Land Use Controls; Environmental and Socio-Economic Controls; Design Review Regulations; Development Restrictions; and Sewer User Regulations. The QDC also recognizes that these standards may not be readily adaptable to all development situations. The QDC staff, therefore, will work very closely with business client's to develop an understanding of these controls and to adapt these standards to site-specific development situations.

All prospective project proponents are advised to contact the Town of North Kingstown for consultation on the Town's planning and zoning regulations and procedures. Town approvals may be required.

The Park is designed to provide prime sites for quality industrial development, offices, education, and marine industry, to create new job opportunities for Rhode Island workers; and to be sensitive to the built and natural environment. These regulations are adopted for the Park, to insure that individual components of the overall development scheme utilize the Park's unique resources to optimum advantage.

1.2. Review Process

1.2.1. Development Review Process

No development shall occur within the Park or shall be so altered as to change the location, exterior dimensions, or appearance of the same unless plans are submitted to and approved by QDC. All development projects within the Park must obtain appropriate approvals by the QDC through its plan review process. This includes design, architectural, and building materials as well as requirements for parking, grading, access, drainage, utility services, and traffic impacts. The various steps of the Development Review Process (DRP) are illustrated on Section 1.2.3.

1.2.2. Design Review Process

1.2.2.1.Development Interest

The review process begins when a development interest is presented to QDC. The QDC staff shall work with new clients to select a site which is suitable for the project based on such things as use district, transportation infrastructure, and availability of utilities. The staff will work with existing owners and tenants of the Park that wish to expand their operations. Development projects which do not require a building permit, such as leases for office space, shall not be subject to review by the DRC.

1.2.2.2.Environmental Review and Socio-Economic Review Forms

Following an initial assessment of development suitability and site selection process the next step is the Environmental Review and Socio-Economic Review to the 1979 Settlement Agreement. Prospective clients fill out an Environmental Review Form and a Socio-Economic Review Form that are forwarded to the Rhode Island Department of Environmental Management (RIDEM), Statewide Planning Program, and the Rhode Island Coastal Resources Management Council (RICRMC) for review and compliance with the State Guide Plan, and applicable laws and regulations. This serves as an early warning system to alert clients to environmental compliance regulations.

1.2.2.3.Design Review

This review was implemented by the QDC to gauge how well the proposed development will fit into the overall image and design of the park. The Design Review Committee (DRC) evaluates the preliminary site sketches, elevations, concepts, construction costs and landscaping plans, and issues an opinion on the appropriateness of the development to the QDC Board. The Design Review Process is intended to give the Client feedback before a Site Control Documentation agreement is entered into by the QDC and the Client (Section 5.0).

1.2.2.4.QDC Board Approval

The QDC will review the opinion of the DRC and indicate approval, rejection, or recommendations for modifications or additional information. QDC may authorize QDC staff to negotiate Site Control Documentation.

1.2.2.5.Site Control Documentation

Upon approval of the proposed development by the QDC Board, the staff of QDC will negotiate Site Control Documentation with the Client.

1.2.2.6.Technical Review

The Technical Review process involves the detailed land use, site engineering, and architectural examination in accordance with the Technical Review Regulations (Section 6.0). A Certificate of Approval must be obtained from the Technical Review Committee before a Building Permit can be issued by the appropriate authority.

1.2.2.7.Sewer Treatment System User Regulations

The Sewer Treatment System User Regulations govern the use of the QDC's sewers and drains, the installation and connection of building sewers, the discharge of waters and wastes into the sewers, and the penalties for violations. Prospective users of the Quonset Wastewater Treatment System, leasing or purchasing property from the QDC or from any other private parties, shall complete an Industrial Questionnaire. Following an assessment

of the Industrial Questionnaire by the QDC a determination will be made as to user classification. After review of the Questionnaire, it is determined the user is or may have a potential to be a Significant Industrial User a Wastewater Discharge Permit Application shall be completed by the prospective user. A Wastewater Treatment Facility Permit approval must be obtained through QDC's Wastewater Treatment Permit Application process prior to any discharge.

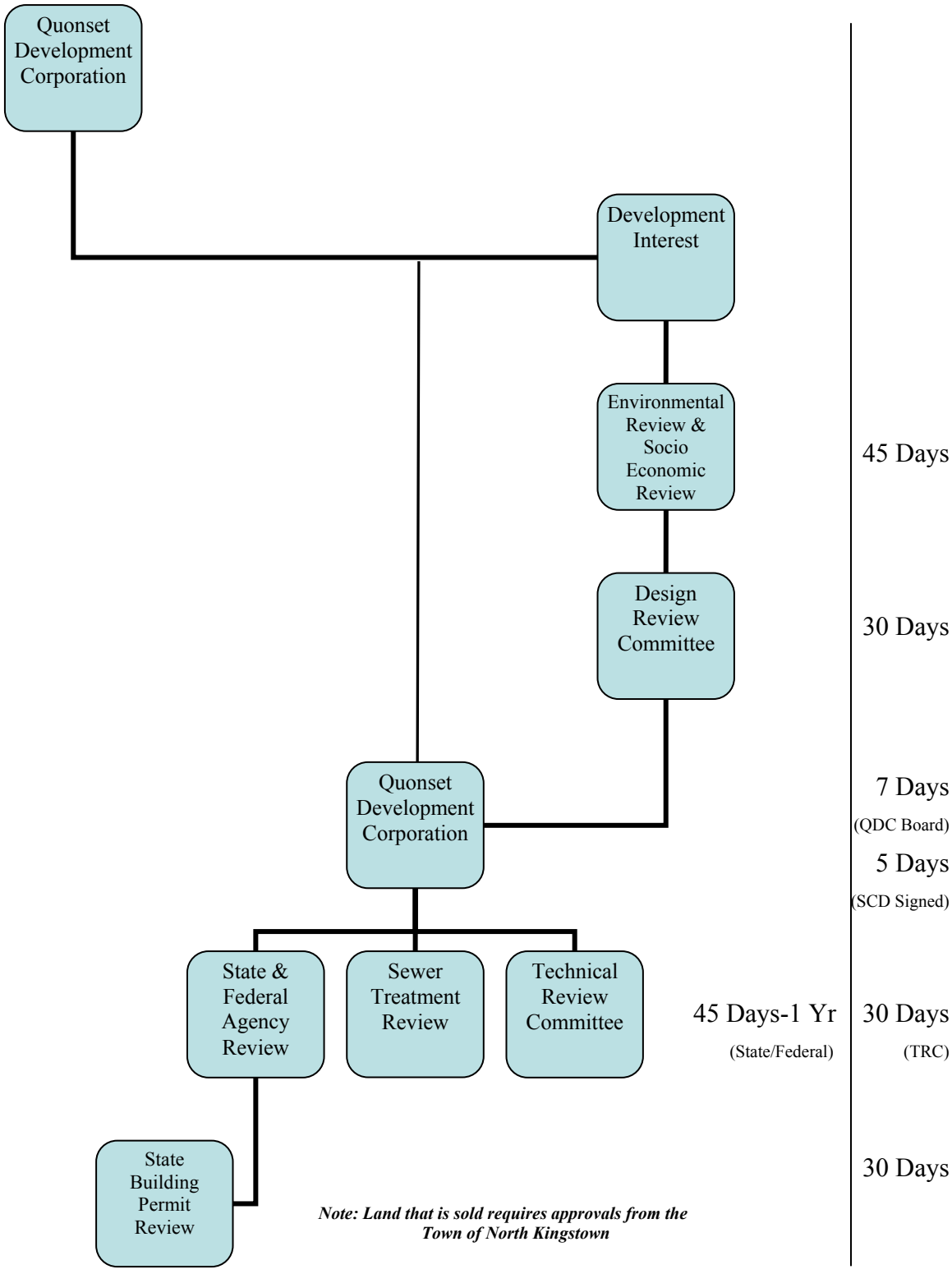
1.2.2.8. Building Permit Review

Clients leasing or purchasing property from the QDC must submit final building plans to the appropriate authority for review. Upon compliance with the appropriate development regulations, a Building Permit will be issued by the appropriate authority.

In addition to the regulations contained herein, property within the Park is also subject to other state and federal laws, rules and regulations, including, but not limited to, laws and regulations administered by the RICRMC, RIDEM, state and/or municipal building codes and fire codes, state and federal statutes pertaining to hazardous materials, and other applicable statutes.

1.2.3. Process

Quonset Business Park
Development Review Process



1.3. Legal Authority

These rules and regulations are promulgated pursuant to the provisions of the Act.

1.4. Appeals

1.4.1. Appeal of the Technical Review Committee Decision

Any person or persons jointly or severally aggrieved by any decision of the TRC made under the authority conferred by the Technical Review Regulations may present to the QDC Board a petition of appeal where it is alleged that there is an error in any order, requirement, written decision or determination made by the TRC. An aggrieved person shall file the petition of appeal to the QDC Board within twenty (20) days of a decision by the TRC.

The QDC shall review the appeal petition at its next scheduled meeting, or at a meeting especially called for purposes of review of the petition. Following the meeting, the QDC shall render a decision within a reasonable period of time. The QDC may reverse or affirm the TRC, wholly or partially, or may modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination as ought to be made, and to that end shall have all the powers of the TRC.

1.4.2. Waivers

The QDC reviewing an application under the Quonset Business Park Development Package may:

1.4.2.1. Vary requirements of these regulations when strict implementation of the requirements create an unnecessary hardship or are not feasible.

1.4.2.2. Allow use of an innovative management practice where strict adherence to existing criteria would be costly or of negligible environmental benefit.

1.4.2.3. Waivers shall be issued in accordance with the Quonset Business Park Development Package.

1.4.2.4. All Waivers must be issued by the QDC Board of Directors.

1.4.3. Enforcement

In the event of a determination of an alleged violation of these standards subsequent to the granting of a permit, the QDC may seek to obtain injunctive relief (see Section 2.6).

1.4.4. Severability

If the provisions of any article, section, subsection, paragraph, subdivision or clause of these regulations shall be judged invalid by court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause of these regulations.

1.5. Definitions

The following word, terms and phrases, when used in this package, shall have the meaning stated herein.

1.5.1. Abutter: One whose property abuts, that is, adjoins at a border, boundary, or point with no intervening land.

1.5.2. Accessory Use: A use of land or a building, or portion thereof, customarily incidental and subordinate to the principal use of the land or building. An accessory use shall not be permitted without the principal.

1.5.3. Act: Quonset Development Act RIGL Sec. 42-64.10-1 Et. Seq..

1.5.4. Aggrieved party: Any person or persons or entity or entities who can demonstrate that their property will be injured by a decision of any officer or agency responsible for administering the Development Package. Anyone requiring notice pursuant to this chapter.

1.5.5. Airport: Quonset State Airport located in Town of North Kingstown, Rhode Island.

1.5.6. Alteration: An action that changes one (1) or more of the exterior architectural features of a structure or its appurtenances, including but not limited to the erection, construction, reconstruction, or removal of any structure or appurtenance.

1.5.7. Applicant: An owner or authorized agent of the owner submitting an application.

1.5.8. Application: The completed form or forms and all accompanying documents, exhibits, and fees required of an applicant.

1.5.9. Buffer: Land which is maintained in either a natural or landscaped state, and is used to screen and/or mitigate the impacts of development on surrounding areas, properties or rights-of-way.

1.5.10. Building: Any structure used or intended for supporting any use or occupancy. When any portion thereof is completely separated from every other portion thereof by a division wall without openings then each portion shall be deemed to be a separate building.

1.5.11. Building Height: The vertical distance from grade, as determined by the TRC, to the top of the highest point of the roof or structure. The distance may exclude spires, chimney, flag poles and the like.

1.5.12. Certificate of Approval: A notice issued by the TRC to the applicant that the development meets the requirements of the regulations, and that the applicant may proceed with the permitting process.

1.5.13. Client: A developer who is legally entering into an agreement with the QDC for development of a given parcel of land within the QBP.

1.5.14. Coastal features: Coastal features are defined in Chapter 23 of Title 46 of the General Laws.

1.5.15. Conservation: Land that is undeveloped and is maintained in its natural state such as forest, salt marsh, tidal mud flat, wetlands, watersheds and water supply land.

1.5.16. Design Review Committee: The Design Review Committee (DRC) shall be an appointed committee responsible for recommending certain development projects including waivers to the QDC.

1.5.17. Development: The construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; land disturbance; any change of use, or alteration or extension of the use, of land.

1.5.18. Development Process Review: The process whereby authorized officials review the site plans, maps and other documents of a development to determine the compliance with the stated purposes and standards of these Regulations.

1.5.19. Director: The Managing Director or his/her assignee in his/her absence of the QDC.

1.5.20. District: Land Use District

1.5.21. General Aviation: Uses including runways, taxiways, buildings, parking and circulation, storage, and terminals.

1.5.22. Gross Floor Area: The total area of a building measured by taking the outside dimensions of the building at each level intended for occupancy or storage.

1.5.23. Hazardous or Toxic materials: Any substance or combination of substances which, because of quantity, concentration or physical, chemical or infectious characteristics, poses a significant present or potential hazard to water supplies or to human health.

1.5.24. Improvements: Changes, alterations, or modifications made to land or structures.

1.5.25. Land: Surface of earth above sea level.

1.5.26. Lot: I) The basic development unit for determination of lot area, depth, and other dimensional regulations; or 2) A parcel of land whose boundaries have been established by some legal instrument such as a recorded deed or recorded map and which is recognized as a separate legal entity for purposes of transfer of title.

1.5.27. Lot/Building Coverage: That portion of lot that is or may be covered by buildings and accessory buildings.

1.5.28. Lot Frontage: That portion of a lot abutting a street. Nonconforming frontage shall not be added to meet the minimum frontage requirements.

1.5.29. Open Space: Any land that is primarily undeveloped, including public and semipublic open lands, and private development requiring little or no construction. The purpose of this land is to provide park, recreational, historic and scenic uses, and to provide for the conservation of land and other natural resources.

1.5.30. Performance standards: A set of criteria or limits relating to elements which a particular use or process either must meet or may not exceed.

1.5.31. Permitted Uses: Uses specifically authorized by these regulations for a particular use district.

1.5.32. Principal Use: The main or primary purpose for which a building, other structure and/or lot is designed, arranged, or intended, or for which they may be used, occupied or maintained under this chapter.

1.5.33. Professional offices: Operations designed to attract and serve customers or clients on the premises with low-volume traffic such as lawyer, doctor, dentist, architect, engineer, realtor, accountant, travel agency, stock broker, insurance agency, computer processing services and the like.

1.5.34. Quonset Development Corporation: is a real estate development and management company organized as a subsidiary of the Rhode Island Economic Development Corporation.

1.5.35. Regulation(s): A type of "delegated legislation" promulgated by a state, federal or local administrative agency given authority to do so by the appropriate legislature.

1.5.36. Research and Development: A building for research and design of new products or ideas.

1.5.37. Road(s): Described by QDC as a public access to a State or Town road.

1.5.38. Site Control Documentation: A document defining the purchase and sales or lease agreement entered into between the QDC and the Client.

1.5.39. Site plan: The development plan for one or more lots on which is shown the existing and/or the proposed conditions of the lot.

1.5.40. Solid waste: Garbage, refuse and other discarded solid material generated by residential, institutional, commercial, industrial, and agricultural sources, but does not include solids or dissolved material in domestic sewage or sludge, nor does it include hazardous waste as defined in the Hazardous Waste Management Act, Section 23-19.1-1 of the General Laws.

1.5.41. Structure: A combination of materials to form a construction for use, occupancy, or ornamentation, whether installed on, above, or below, the surface of land or water.

1.5.42. Sub-district: A division of the Quonset Business Park District (QBPD)

1.5.43. Subdivision: The division, re-division, of a lot, tract or parcel of land into two (2) or more lots, tracts, or parcels. Any adjustment to existing lot lines of a recorded lot by any means shall be considered a subdivision. All re-subdivision activity shall be considered a subdivision. The division of property for purposes of financing constitutes a subdivision.

1.5.44. Survey, Class I: Surveys of developed (or soon to be developed) commercial and residential property, performed to a high degree of positional accuracy. Most urban and suburban boundary surveys, large-scale construction projects, title surveys, and subdivision of land should be performed to this standard.

1.5.45. The Park: Quonset Business Park.

1.5.46. Technical Review Committee: The Technical Review Committee (TRC) shall be responsible for making a recommendation to the QDC regarding a Certificate of Approval for development projects within the Park.

1.5.47. Technical Review Regulations: The process whereby authorized officials review the site plans, maps and other documents of a development to determine the compliance with the stated purposes and standards of these Regulations.

1.5.48. Tourism-related and waterfront industrial activities: Use intended in support of recreational or tourism activities that use the water as a primary resource or amenity.

1.5.49. Town: The Town of North Kingstown.

1.5.50. Undeveloped: Land that has not had improvements made either to the land or on the land.

1.5.51. Use: The purpose or activity for which land or buildings are designed, arranged, or intended, or for which land or buildings are occupied or maintained.

1.5.52. Use District: A basic unit of these Regulations either mapped or unmapped, to which a uniform set of regulations applies, or a uniform set of regulations for a specified use. The districts include, but are not limited to, institutional/office, light industrial, general industrial, waterfront industrial, public land, planned business and open space.

1.5.53. Vegetated Buffer: A fifty (50) foot buffer consisting of evergreen shrubs, shade trees, ornamental plants, and groundcover. This buffer may include a multi-use trail. The buffer shall be a year round dense opaque screen not less than six (6) feet in height.

1.5.54. Waivers: Permission from the DRC to depart from the literal requirements of these Regulations. An authorization for the construction or maintenance of a building or structure, or for the establishment or maintenance of a use of land, which is prohibited these Regulations.

1.5.55. Wetlands, coastal: As defined in Section 2-1-20 of the General Laws. A salt marsh bordering on the tidal waters of this state and contiguous uplands extending no more than fifty (50) yards inland there from.

1.5.56. Wetlands, freshwater: As defined in Section 2-1-20 of the General Laws. A marsh, swamp, bog, pond, river, river or stream flood plain or bank, area subject to flooding or storm flowage; emergent or sub-emergent plant community in any body of freshwater; or area within fifty (50) feet of the edge of a bog, marsh, swamp, or pond, as defined in Section 2-1-2 of the General Laws.

1.5.57. Wholesale: Any sale for resale but not direct consumption.

1.5.58. Yard, Front: A yard extending across the full width of the lot, the depth of which shall be the least distance between the front lot line and the front of any building.

1.5.59. Yard, Rear: A yard extending across the full width of the lot between the rear most main building and the rear lot line, the depth of which shall be the least distance between the rear lot line and the rear of any buildings.

1.5.60. Yard, Side: A yard between the main building and the side lot line, extending from the front yard or the front lot line where no front yard is required, to the rear yard. The width of the required side yard shall be measured horizontally from the nearest point of the side lot line toward the nearest part of the main building.

2.0 Protective Controls

2.1. Approval of Plan

No building or structure shall be erected, constructed, or placed upon the premises or so altered as to change the location, exterior dimensions, or appearance of the same unless plans are submitted to and approved by QDC. These plans shall be based on the Design Review Regulations. Plans shall include, but shall not be limited to, elevations and construction materials; site development, including planting; building location; and locations of required yards, walks, drives, parking areas, lighting and signs. The QDC shall act upon the plans within thirty (30) days of receipt, indicating approval, rejection, or recommendations for modifications.

2.2. Development Restrictions (now called Technical Review Regulations)

Any use established or changed to, and any building, structure, or land developed, constructed or used for, any permitted principal use or accessory use, shall comply with all of the standards contained in the Technical Review Regulations. No change in standards shall invalidate any existing use if such a use was in compliance with standards existing at the time of commencement of that use. If any existing use of buildings or other structures is extended, enlarged, or reconstructed, the standards shall apply with respect to such extended, enlarged, or reconstructed portion or portions of such use, building or structure.

2.3. Commencement of Construction

If, after the expiration of six (6) months from the date of delivery of a deed from the QDC, a grantee shall not have begun, in good faith with reasonably complete arrangements to carry through to completion the development of the property pursuant to plans approved by the QDC under the foregoing restrictions and provisions, the QDC shall have the option to repurchase the property for the price paid by the party which acquired the same from QDC. The QDC may extend the six (6) month period whenever it deems it desirable to do so. The QDC's option must be exercised in writing within one year after it accrues; otherwise, the option shall expire. Any extension pursuant to this clause shall extend the QDC's right of repurchase in the same manner as contemplated after the expiration of the first six (6) months.

2.4. Subdivision

The premises shall not be subdivided without the approval of the QDC, its successors and assigns, or its duly authorized representative. No part of the premises which is left unimproved may be leased, re-sold, or otherwise disposed of without being first offered in writing for resale to the EDC at the same price per square foot at which any portion of the premises were sold by the EDC to the party which acquired the same from the EDC.

2.5. Additions to Buildings

Any addition to the buildings or future improvements to a site shall conform to these provisions and shall be subject to the approval of the QDC.

2.6. Injunctive Relief

The QDC may obtain injunctive relief to enjoin the violations of any of these provisions without prejudice to any of its other legal or equitable remedies.

2.7. Duration of Controls

These protective controls and all conditions, restrictions, and covenants running with the land shall be in full force and effect for a period of forty (40) years from recording date.

2.8. Utility Easement

The QDC reserves the right to construct underground utility facilities and install and maintain pipes and conduits. The QDC also reserves the right to maintain all existing utility facilities within existing utility easements. New easements through an area shall not be more than twenty (20) feet in width and the subsequent owners or any lessees of the premises or any portion thereof, agree to execute any and all instruments necessary and reasonable for the further development of the premises, including the granting of easements of no more than twenty (20) feet in width, provided no such easement shall interfere with any building planned for, or constructed on, the premises by the subsequent owner or lessee.

2.9. Construction

The QDC shall have the power to interpret the provisions of these regulations, to decide any disputes that arise, and to supply an omission or reconcile any inconsistency in these regulations in such manner and to such extent as it shall deem necessary or desirable. All determinations made by the QDC shall be final and binding on all applicants requesting approvals.

2.10. Plan Approval

Upon the completion of the construction of a building or other structure on the premises, it shall be conclusively presumed, insofar as any bonafide purchaser or mortgagee is concerned, that the location of the building or other structure has been approved by QDC and that all plans, specifications and details of such buildings or other structures which have been constructed on the premises and all other plans and restrictions referred to herein, have been approved in writing by QDC unless there shall have been recorded in the Records of Land Evidence a notice to the effect that such approval has been withheld.

2.11. Certificate of Compliance (now called Certificate of Approval)

Upon the granting of any approvals pursuant to the terms of these regulations, QDC will stamp the final plans submitted by the applicant with a red-ink signed approval block to serve as a Certificate of Approval.

3.0 Land Use Districts

3.1. Purpose and Intent

The Quonset Business Park District (QBPD) is established to work in conjunction with underlying land use sub-districts to implement land use development policies contained in the *Quonset Davisville Port and Commerce Park Master Plan: 2003 Revision* (Master Plan).

3.2. Quonset Business Park District (QBPD)

3.2.1. Purpose and Intent

The QBPD is intended to meet the unique growth and development issues of the park. More specifically, the purpose of this land use district is to:

3.2.1.1. Ensure the development of the Park as an all-encompassing business environment of the highest quality;

3.2.1.2. Provide flexibility in the use and design of property within the Park;

3.2.1.3. Provide development that is appropriate for the site and the surrounding areas;

3.2.1.4. Provide economic development opportunities; and

3.2.1.5. Ensure development respects neighboring land uses and produces minimal off-site impacts.

3.2.2. Quonset Davisville Use Districts

The QBPD is a 3,164-acre site in North Kingstown. Approximately three hundred sixty (360) acres of the land is owned by North Kingstown and is not subject to these regulations. These lands include but not limited to Allen's Harbor Marina, the Golf Course, and Calf Pasture Point. The QBPD is generally bordered on the west by the Northeast Railroad Corridor, on the east by Narragansett Bay, on the north by Newcomb Road and the Mountview neighborhood and on the south by the Shore Acres neighborhood and Camp Avenue. The QBPD is further subdivided into seven sub-districts as set forth in the land use plan within the Master Plan.

3.2.2.1. Airport (QAD) – The purpose of this sub-district is to address the uses of the Quonset State Airport located within the Park.

3.2.2.2. General Industrial (QGID) – The purpose of this sub-district is to provide opportunity for a wide range of industrial activities related to office and manufacturing facilities. The intent is to minimize impacts on adjacent areas while locating in an area where infrastructure and transportation facilities are readily available or can be made available.

3.2.2.3. Light Industrial (QLID) – The purpose of this sub-district is to provide opportunity for non-noxious industrial uses within enclosed buildings.

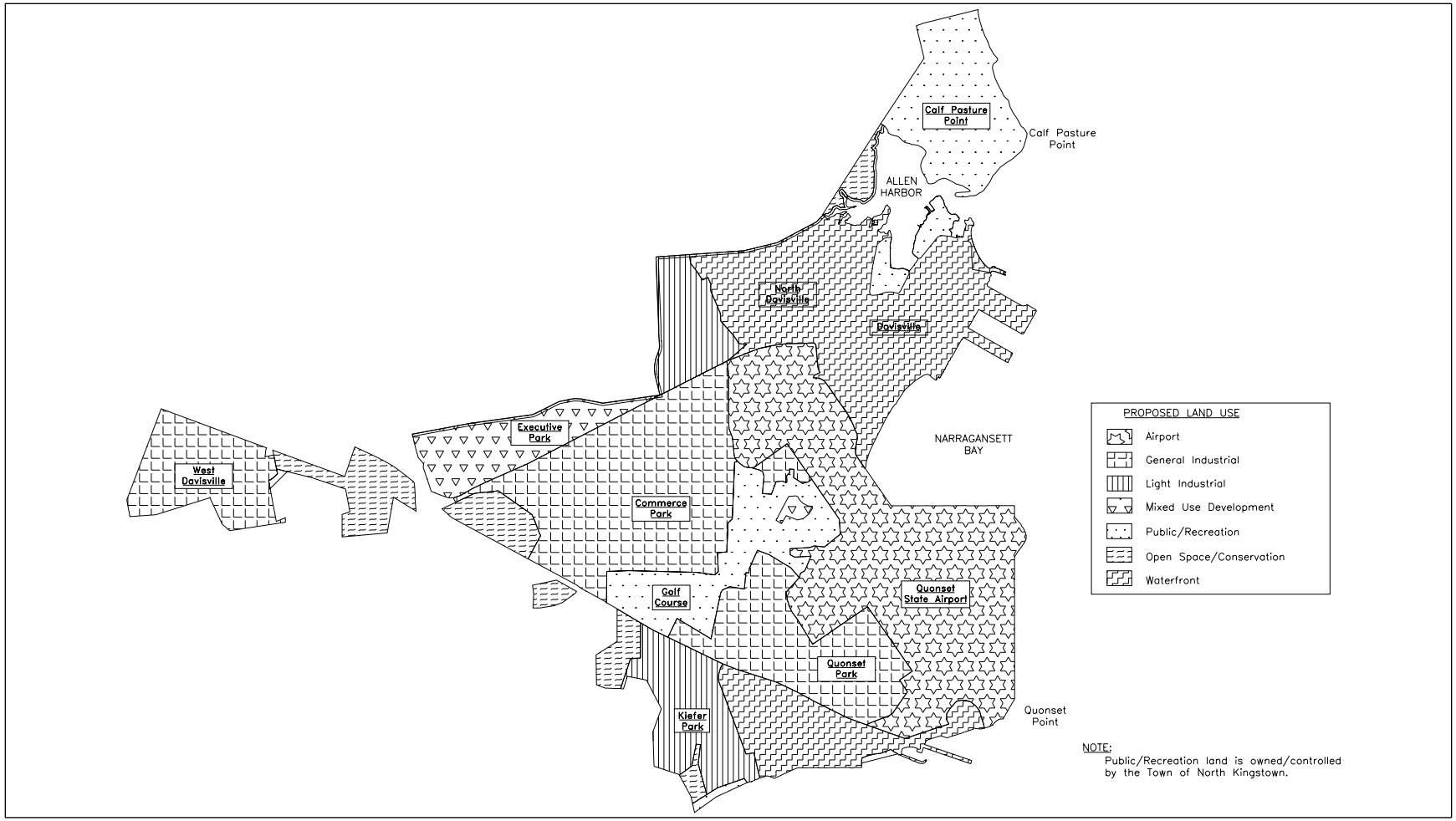


Figure 1...Land Use Districts

3.2.2.4. Mixed Use Development (QMUDD) – The purpose of this sub-district is to accommodate a variety of office; retail sales and services; institutional and public activities in support of land use activities to the Park.

3.2.2.5. Public and Recreation (QPRD) – The purpose of this sub-district is for developed lands dedicated to public uses, such as federal, state, municipal facilities. This district includes publicly managed recreational facilities as well as historic and cultural resources.

3.2.2.6. Open Space and Conservation (QOSCD) – The purpose of this sub-district is for undeveloped public and private open spaces. This district includes conservation areas, preserves, and buffer areas around natural features and between adjacent land uses.

3.2.2.7. Waterfront (QWD) – The purpose of this sub-district is to accommodate water-related and water-dependent industrial and commercial activities.

3.2.3. Principal Permitted Uses

3.2.3.1. All permitted uses are subject to design, environmental, and development reviews.

3.2.3.2. Principal permitted uses within the QBPD are identified within each separate QBPD sub-district description.

3.2.4. Dimension Regulations

Dimensional regulations within the QBPD are identified within each separate QBPD sub-district boundary description and depicted in Section 6.7.1.4 Table 3...Dimensional Regulations Table.

3.3. Quonset Airport District (QAD)

3.3.1. Purpose and Intent

Quonset Airport District uses are managed and controlled by the Rhode Island Airport Corporation (RIAC) and are intended to encourage, guide and direct development within the sub-district. QAD uses are those uses that meet the needs of general aviation including runways, taxiways, buildings, parking and circulation, storage, and terminals. In addition the sub-district includes marine-related and marine-enhanced uses. The intent is to locate such activities where minimal impact on adjacent areas will result and where infrastructure and transportation facilities are available or can be made available. The purpose of the sub-district is to:

3.3.1.1. Expand economic development opportunity within the sub-district by encouraging private-sector investment based on extensive public improvements and capital investment in the district.

3.3.1.2. Encourage cooperation between the major stakeholders within the sub-district is encouraged to facilitate the short and long term goals of the sub-district

3.3.1.3. Provide for an orderly development process, which places a premium on quality of design and function.

3.3.2. General Provisions

All applicants shall first receive Federal Aviation Administration (FAA) and Rhode Island Airport Corporation (RIAC) approval prior to the plan development review process.

Development along the coastal feature must conform to regulations as set forth by RICRMC, RIDEM, the Army Corps of Engineers (ACOE), the United States Coast Guard (USCG), and all other appropriate agencies.

3.3.3. Principal Permitted Uses

All permitted uses require review and approval by the RIAC. Permitted uses shall include the following land use types:

3.3.3.1. General aviation – Uses intended for general aviation uses such as runways, taxiways, buildings, parking and circulation, storage, and terminals.

3.3.3.2. Waterfront – Uses intended for marine-related and marine-enhanced uses such as water dependant industries in direct support of seaport for facilitating waterborne cargo operations, fisheries development, and marine construction activities; water dependant commercial activities related to marina and other vessel service activities; structures to support the transfer of cargo and people from marine vessel to land areas such as piers, bulkheads, or mooring structures; land based construction activities that use the water as the primary means for moving the product from the land construction area to its permanent location; uses in support of recreational or tourism activities that use the water as a primary resource or amenity such as sea plane operations; accessory marine supply retail, boat and marine equipment rentals; and accessory food service retail.

3.3.4. Applicability

The QAD is located within the confines of the Quonset State Airport.

3.3.4.1. District Boundary Description - QAD sub-district is located within the confines of the Quonset State Airport. The QAD is bounded to the north by Davisville Road and Narragansett Bay to the east by Thompson Road and the Bay, to the west by Quonset Road/Roger Williams Way, and to the south by Zarbo Avenue.

3.4. Quonset General Industrial District (QGID)

3.4.1. Purpose and Intent

Quonset General Industrial District (QGID) uses are facilities used for a broad range of industrial activities, including such enterprises as open storage, fabrication, material processing, packaging, distribution, offices, and manufacturing facilities. The intent is to locate such activities in areas where minimal impact on adjacent areas will result and where infrastructure and transportation facilities are available or can be made available.

3.4.1.1. Performance standards outlined in the QBPD apply.

3.4.2. General Provisions

All development activities must obtain all necessary approvals through the QDC plan approval process, which include environmental, design, and development reviews.

3.4.3. Principal Permitted Uses

Permitted uses shall include the following land use types:

3.4.3.1. General manufacturing – Include Manufacturing, fabrication or processing; assembly or packaging; printing and publishing plant; millwork; and work with outside operations and storage.

3.4.3.2. Warehousing and wholesaling – Include industrial; commercial salvage yards; distribution center, parcel delivery center; warehousing.

3.4.3.3. Research and development facilities.

3.4.3.4. Office – Uses intended for people oriented workplace that include business, professional and governmental offices accommodating a variety of functions such as finance, corporate headquarters, service enterprises and other similar office development.

3.4.3.5. Shipping – Uses intended for the distribution of products and goods.

3.4.3.6. Accessory use – A use of land or of a building, or portion thereof, customarily incidental and subordinate to the principal use of the land or building. An accessory use shall be restricted to the same lot as the principal use. An accessory use shall not be permitted without the principal use to which it is related.

3.4.3.7. Sales or display areas within wholesale/manufacturing establishments limited to 1,000 square feet of net floor area.

3.4.4. Applicability

The QGID are located within the West Davisville, Commerce Park, Quonset Park, and north of the North Kingstown Golf Course near Frys Pond areas of the Park.

3.4.4.1. District Boundary Description - QGID sub-districts are located within West Davisville, Commerce Park, Quonset Park, and north of the North Kingstown Golf Course neat Frys Pond areas of the Park. West Davisville is bounded to the north by the Quonset Main Line Railroad Corridor and Route 403, to the east by the Compass Circle and Bonneau Road, to the west by the Northeast Railroad Corridor, and to the south by Foliage Road. Commerce Park is bounded to the north by Davisville Road, to the east by Jones Road and Genoa Drive, to the west by the Route 403 Interchange, and to the south Quonset Road/Roger Williams Way and the North Kingstown Golf Course. Quonset Park is bounded to the north by the North Kingstown Golf Course, to the east by the Quonset State Airport, to the south and west by Quonset Road/Roger Williams Way. The Frys Pond area is bounded to the north and east by the Quonset State Airport and to the south and west by the North Kingstown Golf Course.

3.5. Quonset Light Industrial District (QLID)

3.5.1. Purpose and Intent

The purpose of the Quonset Light Industrial District (QLID) is to provide opportunities for non-noxious industrial uses such as general manufacturing, research and development, warehousing and wholesaling, and light assembly or any combination thereof within enclosed buildings.

The QLID is intended to provide for the development of light industrial uses in an industrial park setting. More specifically, the purpose of the QLID is to:

3.5.1.1. Provide a transition from more intensive to less intensive uses;

3.5.1.2. Develop low intensity and high quality projects with increased amenities and open space; and.

3.5.1.3. Performance standards outlined in the QBPD apply.

3.5.2. General Provisions

3.5.2.1. All development activities must obtain all necessary approvals through the QDC plan approval process, which include environmental, design, and development reviews.

3.5.2.2. A fifty (50) foot vegetated buffer consisting of evergreen shrubs, shade trees, ornamental plants, and groundcover shall be installed along the northern perimeter of the Park from Post Road to Marine Road. This buffer may include a multi-use trail. The buffer shall be a year round dense opaque screen not less than six (6) feet in height.

3.5.3. Principal Permitted Uses

All permitted uses are subject to review by the DRC. Permitted uses shall include the following land use types:

3.5.3.1. General manufacturing – Uses intended for intensive business activities, the merchandise and operations.

3.5.3.2. Warehousing and wholesaling – Uses intended for sale then for resale but not for direct consumption.

3.5.3.3. Research and development facilities – A building for research and design of new products or ideas.

3.5.3.4. Office – Uses intended for people oriented workplace that include business, professional and governmental offices accommodating a variety of functions such as finance, corporate headquarters, service enterprises and other similar office development.

3.5.3.5. Shipping – Uses intended for the distribution of products and goods.

3.5.3.6. Accessory use – A use of land or of a building, or portion thereof, customarily incidental and subordinate to the principal use of the land or building. An accessory use shall be restricted to the same lot as the principal use. An accessory use shall not be permitted without the principal use to which it is related.

3.5.4. Applicability

The QLID is located within the Kiefer Park and west of the North Davisville section of the Park.

3.5.4.1. District Boundary Description - QLID sub-districts are located within the vicinity of Kiefer Park and west of the North Davisville section of the Park. Kiefer Park is bounded to the north by Quonset Road/Roger Williams Way, to the east by Burlingham Avenue and Narragansett Bay, to the west by Camp Avenue and Shore Acres Avenue, and to the south by the Blue Beach conservation and open space areas. The sub-district to the west of North Davisville is bounded to the north by the QBD bike path, to the east by Springtide Drive, to the west of Newcomb Road, and to the south by Davisville Road.

3.6. Quonset Mixed Use Development District (QMUDD)

3.6.1. Purpose and Intent

The purpose of the Quonset Mixed Use Development District (QMUDD) is to meet the goals and objectives of the Master Plan as it relates to supportive land use activities for the Park. The QMUDD is intended to accommodate a variety of office, retail sales and services, institutional and public uses. Restricted ancillary retail sales and service uses are allowed to serve the office uses within the buildings. Institutional and public uses include government, educational and training facilities as well as associated buildings, parking, and amenities. Development in this sub-district should meet the following objectives:

Provide an area to serve as complementary land uses to the major economic development activities of industrial and port land users.

3.6.2. General Provisions

3.6.2.1. All development activities must obtain all necessary approvals through the QDC plan approval process, which include environmental, design, and development reviews.

3.6.2.2. A fifty (50) foot vegetated buffer consisting of evergreen shrubs, shade trees, ornamental plants, and groundcover shall be installed along the northern perimeter of the Park from Post Road to Marine Road. This buffer may include a multi-use trail. The buffer shall be a year round dense opaque screen not less than six (6) feet in height.

3.6.3. Principal Permitted Uses

All permitted uses are subject to review by the DRC. Permitted uses shall include the following land use types:

3.6.3.1. Office – Uses intended for people oriented workplace that include business, professional and governmental offices accommodating a variety of functions such as finance, corporate headquarters, service enterprises and other similar office development.

3.6.3.2. Hotel – A building, group of buildings or a portion thereof used or offered for residential occupancy for any period less than one month, with or without meals, and in which a building or portion thereof may be certain public rooms or halls for the service of food or drink.

3.6.3.3. Restaurant – A public eating place or food court that serves a substantial portion of its food for consumption at tables or counters located on the premises or a carryout retail service business which sells ready-to-eat foods primarily for consumption off the premises. A carryout restaurant does not include fast food restaurant that are designed for rapid food delivery to customers. All restaurants with drive-through service are considered fast food restaurants and are prohibited.

3.6.3.4. Professional and Business Services – Uses intended to provide support services for primary economic development activities such as industrial and corporate offices including professional offices, such as, but not limited to medical, legal, engineering and accounting and business services, such as, but not limited to, photocopying, equipment repair, repair shops (computers, watches, etc.).

3.6.3.5. Personal Convenience Services – Uses intended to provide personal services to occupants of the park such as, but not limited to, barber, beauty shops, cleaning, and tailoring.

3.6.3.6. Education and Training – Uses intended for the training in general, technical, or religious education and operated for nonprofit.

3.6.3.7. Retail Stores – Include retail business; sales of food (excluding fish and shellfish) drugs, clothing, jewelry, stationery, or similar personal or specialty items.

3.6.4. Applicability

The QMUDD is located within the Executive Park area of the Park. Executive Park has frontage on Post Road (Route 1) and is adjacent to the Route 403/Route 1 interchange.

3.6.4.1. District Boundaries - QMUDD sub-district is located within Executive Park. It is bounded to the north by Newcomb Road and the Park bike path, to the south and east by Davisville Road, and to the west by Post Road (Route 1).

3.7. Quonset Open Space and Conservation District (QOSCD)

3.7.1. Purpose and Intent

The purpose of the Quonset Open Space and Conservation District (QOSCD) is designed to meet the goals and objectives of the Master Plan as it relates to undeveloped open spaces. The QOSCD is intended to accommodate open spaces.

3.7.2. General Provisions

All activities must obtain all necessary approvals through the QDC plan review process, which include environmental, design, and development reviews. All land owned by the Town of North Kingstown is not subject to these provisions and is excluded from the QDC process.

3.7.3. Principal Permitted Uses

All permitted uses are subject to review by the DRC. Permitted uses shall include the following land use types:

3.7.3.1. Conservation areas – Land that is undeveloped and is maintained in its natural state such as forest, salt marsh, tidal mud flat, wetlands, watersheds and water supply land.

3.7.3.2. Buffers – Land that is maintained in either a natural or landscape state and is used to screen and /or mitigate the impacts of development on surrounding areas, properties of rights-of-way.

3.7.4. Applicability

Refer to QDC for Determination of boundaries for the QOSCD.

3.7.4.1. District Boundary Description - QOSCD sub-district boundaries are defined per QDC determination.

3.8. Quonset Public and Recreation District (QPRD)

3.8.1. Purpose and Intent

The purpose of the Quonset Public and Recreation District (QPRD) is designed to meet the goals and objectives of the Master Plan as it relates to developed lands dedicated to public uses. The QPRD is intended to accommodate publicly managed recreational facilities.

3.8.2. General Provisions

All activities must obtain all necessary approvals through the QDC plan review process, which include environmental, design, and development reviews. All land owned by the Town of North Kingstown is not subject to these provisions and is excluded from the QDC process.

3.8.2.1. Development along the coastal feature must conform to regulations as set forth by RICRMC, RIDEM, ACOE, USCG, and all other appropriate agencies.

3.8.3. Principal Permitted Uses

All permitted uses are subject to review by the DRC. Permitted uses shall include the following land use types:

3.8.3.1. Parks with facilities- Land that is primarily undeveloped whose purpose is to provide recreation and relaxation activities such as but not limited to beaches, playgrounds and picnic areas.

3.8.3.2. Golf courses – an area of land laid out for the game of golf with a series of nine or eighteen holes including tee, fairway and green and often or more natural or artificial hazards.

3.8.3.3. Athletic fields – an open area that is specifically designed for accommodating sporting activities such as but not limited to baseball, football, running tracks and soccer.

3.8.3.4. Bike paths – an open area that is specifically designed to accommodate bicycle travel and walking or jogging activities.

3.8.3.5. Historic resources – any real property, man-made structure, natural object or configuration or any portion or group of the foregoing which has been registered, or deemed to be eligible to be included, on the state register of historic al places pursuant to section 45-5-5 of the General Laws.

3.8.4. Applicability

Refer to QDC for Determination of the boundaries for the QPRD.

3.8.4.1. District Boundary Description - Bike Path, Calf Pasture Point Pasture, North Kingstown Marina, Spink's Neck Beach, North Kingstown Golf Course, Compass Rose Beach, and Blue Beach.

3.8.5. Dimension Regulations

No building or structure shall be closer than two hundred (200) feet to the coast of the shore except for piers, docks, floats and marine railways and other facilities normally requiring location on or adjacent to the shore without prior approval of RICRMC.

3.9. Quonset Waterfront District (QWD)

3.9.1. Purpose and Intent

The purpose of the Quonset Waterfront District (QWD) is designed to meet the goals and objectives of the Master Plan as it relates to waterfront development. The QWD is intended to accommodate a variety of marine-related and marine-enhanced uses. The QWD will provide tourism-related and waterfront industrial activities.

3.9.2. Principal Permitted Uses

All permitted uses are subject to review by the DRC. Permitted uses shall include the following land use types:

3.9.2.1. Marine Industrial – water dependant industries in direct support of seaport for facilitating waterborne cargo operations, fisheries development, and marine construction activities. Container operations and storage are specifically prohibited.

3.9.2.2. Marine Business – water dependant commercial activities related to marina and other vessel service activities.

3.9.2.3. Marine Structures – are structures to support the transfer of cargo and people from marine vessel to land areas such as piers, bulkheads, or mooring structures.

3.9.2.4. Marine Construction Support – land based construction activities that use the water as the primary means for moving the product from the land construction area to its permanent location.

3.9.2.5. Recreation/ Tourism – use in intended in support of recreational or tourism activities that use the water as a primary resource or amenity.

3.9.2.6. Accessory use

3.9.2.7. Marine supply retail

3.9.2.8. Boat and marine equipment rentals

3.9.3. Applicability

The QWD are located within the North Davisville/Davisville section of the Park and the area south Quonset Road east to Narragansett Bay.

3.9.3.1. District Boundaries - QWD sub-districts are located within the North Davisville/Davisville section of the Park and the area south Quonset Road east to Narragansett Bay. North Davisville/Davisville section is bounded to the north by the Park bike path and Allen Harbor, to the east by Narragansett Bay, and to the west by the Quonset State Airport and Springtide Drive. The QWD sub-district area south of Quonset Road is bounded to the north by Quonset Road/Roger Williams Way, to the south and east by the Bay, and to the west by Kiefer Park and Burlingham Avenue.

3.9.4. Dimension Regulations

No building or structure shall be closer than two hundred (200) feet to the coast of the shore except for piers, docks, floats and marine railways and other facilities normally requiring location on or adjacent to the shore without prior approval of RICRMC.

4.0 Environmental Review & Socio-Economic Review

Environmental Review and Socio-Economic Review Forms

Pursuant to the 1979 Settlement Agreement, prospective land owners or lessees of lands obtained, must fill out an Environmental Review Form and a Socio-Economic Review Form (see Appendix) that are then forwarded to the RIDEM, Statewide Planning Program, and the RICRMC for review and compliance with the State Guide Plan, laws, and regulations.

5.0 Design Review Regulations

5.1. Purpose

The QDC has established Design Review Regulations for the Park. The goal of the regulations is to develop the Park as an all-encompassing business environment of the highest quality. Specifically, these standards address the design of all structures and their placement on the site to ensure that an aesthetic quality is maintained throughout the Park. Design Review is the first step of the QDC's permitting process and is performed in conjunction with environmental review.

The Design Review Committee (DRC) as directed by the QDC shall be responsible for the review of all new development and improvement projects with respect to their aesthetic quality within the Park. The DRC shall be responsible for issuing a Recommendation and Exhibits of Transaction to the QDC.

Review of development project within the Park shall be undertaken by the DRC as per the guidelines set forth in these Design Review Regulations. Plans will be reviewed in terms of the quality of the specific proposal, the impact of the proposal on the surrounding environment and the Park as a whole, including how well the design and layout fits into the overall image and design of the Park.

The QDC will shall review the recommendation of the DRC and grant Approval of the Site Control Documentation. Once approval is granted from the QDC and from the concurrent environmental review process, the project must go through a technical review, which is a more detailed examination of the proposed development such as site access, grading, drainage, utility service, and traffic impacts.

Plan review and approvals granted by the DRC and the QDC do not relieve the Owners, Lessees and/or Tenants of any required federal, state, and local regulatory agency review if the project is within such agency's jurisdiction. Should conflict arise between the Design Review Regulations set forth below and regulatory agency requirements, the developer shall adhere to the more restrictive regulations and notify the QDC in writing of any such conflict.

5.2. Design Review Procedures

5.2.1. Design Review Committee (DRC)

5.2.1.1. Committee Purpose: To review all development within the Park property for compliance and consistency with the Design Review Regulations.

5.2.1.2. Committee Membership: Five members appointed by the Chairman of the QDC in concurrence of QDC Board as follows:

- Two at-large including QDMC Staff or real estate/design professionals.
- Two from an architecture design discipline, either an academic or a practicing professional.

- One from a landscape architecture design discipline, either an academic or a practicing professional.

5.2.1.3. Committee Meeting Schedule: DRC is scheduled to meet on the first Monday of every month.

5.3. Design Review Process

5.3.1. Design Review Plan Approval Process

No development shall occur within the Park or shall be so altered as to change the location, exterior dimensions, or appearance of the same unless plans are submitted to DRC and approved by QDC. All development projects within the Park must obtain appropriate approvals by the QDC through their plan approval process. This includes design, architectural, and building materials as well as requirements for parking, grading, access, drainage, utility services, and traffic impacts. Approval of Site Control Documentation shall be issued by the QDC upon a finding that the proposed development is approved.

In addition to the regulations contained herein, property within the Park is also subject to other state and federal laws, rules and regulations, including, but not limited to, laws and regulations administered by the RICRMC, RIDEM, state and municipal building codes and fire codes, state and federal statutes pertaining to hazardous materials, and other applicable statutes.

All new development projects and site improvements must be reviewed and approved by the QDC, which will issue an Approval of Site Control Documentation. Design Review Submissions to the DRC shall include all the requirements outlined herein.

5.4. Design Review Submissions

All plans ad drawings submitted to the DRC shall be prepared by a licensed professional of the applicable discipline (i.e. architecture, landscape architecture, and engineering). Plans should be at an appropriate scale.

5.4.1. Drawings

5.4.1.1. Site Plan (minimum of one)

- Depicting site access, building location, service areas, parking, and signage

5.4.1.2. Architectural Plan

- Depicting architectural plans of the overall design intent of the proposed development

5.4.1.3. Landscape Plan

- Depicting general concept and plant location, size, quantities and species

5.4.1.4. Architectural Elevations (all four sides)

- Depicting building and other improvements

5.4.1.5. Perspectives (minimum of one)

- Depicting building and other improvements

5.4.2. Format

5.4.2.1. Five (5) sets of 8 ½" X 11" color copies.

5.4.2.2. One presentation board not to exceed 30" X 40" for each of the required drawings

5.4.2.3. Scale as appropriate to the size of the site.

5.4.3. Other

5.4.3.1. Information as deemed necessary by the DRC to insure compliance with the Design Standards.

5.4.4. Design Review Fee

5.4.4.1. $1,500 paid by the Applicant to QDC on behalf of the TRC at the time of the TRC application submission.

5.4.5. Design Review Determination

5.4.5.1. The QDC determination will be binding on the applicant.

5.5. Decisions and Records:

5.5.1. Design Review Committee

All records, minutes and decisions of the DRC shall be filed in the Office of the QDC. All correspondence to the DRC shall be sent to:

Design Review Committee
Quonset Development Corporation
Quonset Business Park
30 Enterprise Drive
North Kingstown, Rhode Island 02852

5.5.2. QDC Board

All records, minutes, and decisions of the QDC Board shall be filed in the Office of the QDC. All correspondence and appeals shall be sent to:

Quonset Development Corporation
Quonset Business Park
30 Enterprise Drive
North Kingstown, Rhode Island 02852

5.5.3. Fees

All fees required by these Regulations, including application fees and petition of appeal fees, should be paid and collected by the QDC on behalf of the DRC.

5.6. Design Standards

The following Design Standards are intended for use by those developing and reviewing proposed developments located within the Park. Design Standards are set forth as a method and means of unifying uses within the individual parcel while accomplishing the desired goals set forth for the entire Park. Development of the Park as an entity shall allow for integration of land uses for the benefit of the QDC and the people of the State of Rhode Island and the Town of North Kingstown.

5.6.1. Architectural

Design Standards for architectural elements of the project are provided in order to encourage attractive developments. The integration of the building design within the site shall be examined by the DRC.

5.6.1.1. Building Setback - Refer to Section 6.7.1.4 Table 3...Dimensional Regulations Table.

5.6.1.2. Building Height - Refer to Section 6.7.1.4 Table 3...Dimensional Regulations Table.

5.6.1.3. Building Coverage - Refer to Section 6.7.1.4 Table 3...Dimensional Regulations Table.

5.6.1.4. Parking Setbacks - Refer to Section 6.7.1.4 Table 3...Dimensional Regulations Table.

5.6.1.5. Lighting - Refer to the lighting requirements of in Section

5.6.1.6. Screening and Landscaping - Refer to the screening and landscaping requirements of the Section 6.9.

5.6.1.7. Mixed Use Development

Land Use Definition and Design Intent

- Mixed Use Development uses are intended to provide supportive land use activities to the Park including office, retail sales and services, and institutional and public activities. Office uses are low to medium intensity uses intended to prevent strip commercial development. Ancillary retail sales and service uses are allowed. Institutional and public uses include government, educational and training facilities as well as associated buildings, parking, and amenities.
- The buildings within this district should be of the highest quality and provide an exciting level of architectural interest. The design intent is to develop mixed use areas harmoniously with the adjacent community by integrating Park-supportive activities with the adjacent neighborhoods and community businesses, acting as a buffer from the more industrial activities within the center of the Park. Buildings and site shall be designed to encourage pedestrian activity. The mixed use development district will also act as the Gateway into the Park; therefore, applying architectural elements that depict a high standard of quality to structures in this district is encouraged.

- In general, structures in these districts shall be designed to be compatible with their surroundings and appropriate to the intended use and setting. Design elements include, but are not limited to façade and materials, scale, massing, color, door and window openings, and details. For example, plain sheet metal buildings are not considered appropriate for these districts.
- The side and rear faces of buildings which are visible from streets should be compatible in design to the front façade.

Exterior Building Materials

- Building façade materials are preferred to be limited to three materials, one of which will serve as the predominant material.
- Preferred major exterior materials include brick, and/or natural stone masonry and innovative use of metal, pre-cast concrete and wooden materials.
- Public entrances easily identified and distinct from the remainder of the building either through architectural form or use of color, material, and texture of the façade is encouraged.
- It is encouraged that rolling shutter doors using loading and service areas be located on the inside of the building in order to maintain a clean uncluttered appearance from the exterior of the building.

Building Color

- Building coloration is preferred to be neutral in color with accent color trim; however, alternative colors may be considered based on the surrounding context.
- It is preferred that building color be limited to four colors for use on the base, walls, trim, and roof.

Roof Type

- All fans, vents, cooling towers and any equipment located on a roof are preferred to be incorporated in a manner which screens them from the sight of traffic.

Ancillary Buildings

- Ancillary building areas such as loading, service, outside storage and employee areas are encouraged to be consistent with the overall design of the primary building. There shall be no other structures on the site unless reviewed and approved by the DRC.
- Attachments or appendages to the primary building are not permitted with the exception of those approved by the DRC for screening purposes.

5.6.1.8. Waterfront (Non-Industrial)

Land Use Definition and Design Intent

- Waterfront uses that are not industrial are intended for water-related and water-dependent commercial activities, including those associated with tourism that uses the water as a primary resource or an amenity to other activities.
- Due to the location of these districts, special site considerations and high quality buildings with architectural character are expected. The design

intent is to be sensitive to the scenic environment and the tourism-related activities nearby. The RICRMC's "Redbook" should be used as a guide, specifically Section 330. Key points to consider are: safeguarding significant views of Narragansett Bay from public vantage points and recognizing the importance of the skyline as seen from the bay and avoiding intrusive structures that may visually disrupt it. The side and rear faces of buildings which are visible from streets or the bay should be compatible in design to the front façade.

- In general, structures shall be designed to be compatible with surrounding buildings and appropriate to the use and setting. Design elements include, but are not limited to façade and materials, scale, massing, color, door and window openings, and details. Buildings and site shall be designed to encourage pedestrian activity

Exterior Building Materials

- Building façade materials are preferred to be limited to three materials, one of which will serve as the predominant material.
- Public entrances easily identified and distinct from the remainder of the building either through architectural form or use of color, material, and texture of the façade is encouraged.

Building Color

- Building coloration is preferred to be neutral in color with accent color trim; however, alternative colors may be considered based on the surrounding context.
- It is preferred that building color be limited to four colors for use on the base, walls, trim, and roof.
- The color white shall be discouraged for all buildings adjacent to Narragansett Bay.

Roof Type

- All fans, vents, cooling towers and any equipment located on a roof are preferred to be incorporated in a manner which screens them from the sight of traffic.
- Pitched roofs are preferred over flat roofs. It is suggested that pitched roof materials be standing seam or flat seam configuration metals. Painting non-weathering metals with finish approved by the DRC is favored.

Ancillary Buildings

- Ancillary building areas such as loading, service, outside storage and employee areas are encouraged to be consistent with the overall design of the primary building. There shall be no other structures on the site unless reviewed and approved by the DRC.
- Attachments or appendages to the primary building are not permitted with the exception of those approved by the DRC for screening purposes.

5.6.1.9.Light Industrial

Land Use Definition and Design Intent

- Light Industrial uses are non-noxious industrial uses such as general manufacturing, research and development, warehousing and wholesaling, and light assembly or any combination thereof within enclosed buildings.
- The design intent of this district is to be less prescriptive than the mixed use district; however, the DRC still prefers a high level of design. This district should be developed in a manner that reflects a commitment to functional efficiency and quality appearance, particularly where activities adjoin more sensitive uses.
- For properties that abut residential areas, the design intent is to develop light industrial activities harmoniously with the adjacent residential uses, acting as a buffer from the more general industrial activities within the center of the Park.
- Functional, metal structures may be used for these districts; however, metals structures are not permitted in properties adjacent to residential areas. Structures shall be designed to be compatible with positive examples of surrounding buildings and appropriate to the use and setting. The primary building must be addressed with a label clearly incorporated into the architectural design of the main entrance of the building.

Exterior Building Materials

- It is encouraged that the front or primary building façade materials be of a different material then metal. Metal structures are not permitted in properties adjacent to residential areas.
- The main face should have an attractive view at its main entrance using major exterior façade materials including brick.
- Preformed steel and aluminum panel systems shall be permitted upon review and approval by the DRC.
- Public entrances shall be easily identified and distinct from the remainder of the building either through architectural form or use of color, material, and texture of the façade.
- Architecturally accenting recessed building entries is favored through indentation, framing, and roof variations.

Building Color

- It is preferred that building color be limited to four colors for use on the base, walls, trim, and roof with no white buildings adjacent to Narragansett Bay.

Roof Type

- All fans, vents, cooling towers and any equipment located on a roof shall be incorporated in a manner which screens them from the sight of traffic.

Ancillary Buildings

- Ancillary building areas such as loading, service, outside storage and employee areas are encouraged to be consistent with the overall design of the primary building. There shall be no other structures on the site unless reviewed and approved by the DRC.

- Attachments or appendages to the primary building are not permitted with the exception of those approved by the DRC for screening purposes.

5.6.1.10. General Industrial and Waterfront (Industrial)

Land Use Definition and Design Intent

- **General Industrial** uses are facilities for a broad range of industrial activities, including such enterprises as open storage, fabrication, material processing, packaging, distribution, and related offices and manufacturing facilities. The intent is to locate such activities in areas where minimal impact on adjacent areas will result and where infrastructure and transportation facilities are available or can be made available.
- **Waterfront** uses that are industrial are intended for water-related and water-dependent industrial activities, including those that use the water as a primary resource.
- The design intent for this district is to meet the demands of general industrial activities. Structures should be functional. For those structures in the Waterfront District, design should be sensitive to the scenic environment.

Exterior Building Materials

- Preformed steel and aluminum panel systems shall be permitted upon review and approval by the DRC. It is encouraged that the front or primary building façade materials be of a different material then metal. Metal structures are not permitted in parcels adjacent to residential areas.

Building Color

- Waterfront buildings shall have colors of a neutral tone to soften their visual appearance from Narraganset Bay. No white buildings adjacent to Narragansett Bay.

6.0 Technical Review Regulations

6.1. Purpose

The purpose of the Technical Review Regulations is to establish the procedural and substantive provisions for the development of land in order to meet the unique growth and development issues of the Park. The purpose of the Technical Review Regulations is to:

6.1.1. Protect the public health, safety and welfare;

6.1.2. Provide localized design and improvement standards to reflect the intent of the Quonset Davisville Port and Commerce Park Master Plan: 2003 Revision (Master Plan);

6.1.3. Establish consistent application of procedures;

6.1.4. Provide thorough Development Review of all proposed land developments;

6.1.5. Ensure the development of the Park as an all-encompassing business environment of the highest quality as set forth in the Technical Review Regulations;

6.1.6. Ensure development which respects neighboring land uses and produces minimal off-site impacts;

6.1.7. Provide flexibility in the use and design of property within the Park;

6.1.8. Provide development that is appropriate for the site and the surrounding areas;

6.1.9. To avoid development which may result in negative environmental impacts; and

6.1.10. Provide economic development opportunities.

6.2. Technical Review Procedures

6.2.1. Technical Review Committee (TRC)

6.2.1.1. Committee Purpose: To review all development within the Park property for compliance and consistency with the Technical Review Regulations.

6.2.1.2. Committee Membership: Three members of QDC staff to include the Director of Construction Services, the Director of Property Management, the Director of Real Estate Development, or his/her designee.

6.2.1.3. Committee Meeting Schedule: TRC is scheduled to meet the last week of every month.

6.3. Technical Review Process

6.3.1. Technical Review Level 1 Process

6.3.1.1. All development project requiring a Certificate of Approval are subject to Level 1 review. Development project which are in full conformance with these regulations and require no waivers may be approved by the TRC upon satisfactory reviews of a site plan and final plans. The TRC may approve a subdivision provided the lot conforms to these regulations.

6.3.1.2. Upon a finding by QDC that the proposed development is approved and is a permitted use that the site is either an existing lot or a new conforming lot, the applicant must submit a site plan to the TRC.

6.3.1.3. Upon receipt of a complete site plan the TRC has thirty (30) days in which to render a decision. The TRC will review such items as setbacks, parking, utilities, and stormwater management. The application may be approved, approved with conditions, or denied. If the application is denied, the site plan may be resubmitted, or the applicant may appeal to the QDC Board.

6.3.1.4. Upon approval of the site plan a majority vote of the TRC, and provided no waivers are required, (e.g., relief from setbacks, lot coverage, etc.), the applicant must submit final plans, to the TRC. The TRC, upon receipt of a complete set of plans, shall render a decision within thirty (30) days. The application may be approved, approved with conditions, or denied. If the application is denied, the final plans may be resubmitted, or the applicant may appeal to the QDC.

6.3.1.5. Upon approval of the final plans by a majority vote of the TRC, a Certificate of Approval shall be issued to the applicant.

6.3.2. Technical Review Level 2 Process

6.3.2.1. Development project which require any type of waiver are subject to Level 2 review by the TRC. This includes dimensional waivers (setbacks, lot coverage, etc.) Use variances or any other variance not in compliance with these standards.

6.3.2.2. Upon a finding by QDC staff that the proposed development is not a use permitted by right, but is a use that requires waivers, the applicant must submit a proposal to the TRC. Upon receipt of such proposal, the QDC days thirty (30) days in which to render a decision. Such decision will be based on the proposed development's impact on adjacent properties, the appropriateness of such development on the site, and whether the development helps to achieve the goals and objectives of the Park.

6.3.2.3. Upon a favorable determination from the QDC regarding a waiver, the applicant shall submit a completed site plan to the TRC.

6.3.2.4. Upon receipt of a complete site plan the TRC has thirty (30) days in which to render a decision. The TRC will review such items as setbacks, parking,

utilities, and stormwater management. The application may be approved, approved with conditions, or denied. If the application is denied, the site plan may be resubmitted, or the applicant may appeal to the TRC.

6.3.2.5. Upon approval of all requests, the applicant may submit final plans to the QDC.

6.4. Technical Review Submittals

All plans and drawings submitted to the TRC shall be prepared by a licensed professional of the applicable discipline (i.e. architecture, landscape architecture, and engineering). Plans should be at an appropriate scale.

6.4.1. Drawings

Three (3) complete sets of site plan prints, not smaller than 1"=40'.

Name of company, applicant, and engineer (Drawing must be stamped by a P.E.)

Date, graphic scale, and true north arrow

6.4.1.1. Record Plan

- Not smaller than 1"=100', depicting a stamped Class I standard survey by a RI registered land surveyor.
- Existing buildings, property lines, easements, rights of way, rail lines, and street names within 100' of the site.
- Lot lines (including lease options and RFR's), dimensions, and area
- (Class I survey required for land sales and leases longer than 2 years.)
- Front, side, and rear setbacks
- Topography and grading (at 1'-2' contours)
- Existing natural features (wooded areas, wetlands, and coastal features, etc.)

6.4.1.2. Site Plan(s)

- Existing and proposed building footprints (including height and area, and floor elevation in flood zones)
- Parking spaces, loading docks, and storage areas
- Proposed areas for future expansion (parking, loading, and building footprint)
- Parking calculations
- Location and size of existing and proposed utilities, including ISDS (indicate pipe sizes, grades, manholes, hydrants, poles, etc.)
- Storm drainage system and detention/retention ponds
- Total area and percentage of impervious surfaces (buildings and pavement for initial construction and future expansion areas)

6.4.1.3. Landscape Plan

- Location of all street trees, screens, ornamental plantings, and groundcover
- Number and species of all plants
- Exterior lighting

- Signage (location and dimensions)
- Fences and berms

6.4.1.4. Building Plans

- Floor plans
- Elevations (indicate building materials)
- Plumbing (including all floor and roof drains, sump pumps, etc)
- HVAC
- Electrical
- Structural
- Fire suppression

6.4.1.5. Utility Connections (plans, profiles, and details as necessary)

- Water (specify volumes of domestic, process, and fire protection)
- Sewer (specify volumes of domestic and industrial discharges)
- Storm drainage (including calculations)

6.4.2. Format

6.4.2.1. Three (3) sets of 24" X 36" prints

6.4.2.2. Scale as appropriate to the size

6.4.3. Other

6.4.3.1. Digital file of approved site plan (AutoCAD Release 14 or 2002)

6.4.3.2. Information as deemed necessary by the TRC to insure compliance with the Technical Review Regulations.

6.4.4. Technical Review Fee

6.4.4.1. $1,500 paid by the Applicant to QDC on behalf of the TRC at the time of the TRC application submission.

6.4.5. Technical Review Determination

6.4.5.1. The QDC determination will be binding on the applicant.

6.5. Decisions and Records

6.5.1. Technical Review Committee

All records, minutes and decisions of the TRC shall be filed in the Office of the QDC. All correspondence to the TRC shall be sent to:

Technical Review Committee
Quonset Development Corporation
Quonset Business Park
30 Enterprise Drive
North Kingstown, Rhode Island 02852

6.5.2. QDC Board

All records, minutes, and decisions of the QDC Board shall be filed in the Office of the QDC. All correspondence and appeals shall be sent to:

Quonset Development Corporation
Quonset Business Park
30 Enterprise Drive
North Kingstown, Rhode Island 02852

6.5.3. Fees:

All fees required by these Regulations, including application fees and petition of appeal fees, should be paid and collected by the QDC on behalf of the TRC.

6.6. Performance Standards

Performance standards are defined as a set of criteria or limits relating to elements, which a particular use or process either must meet or may not exceed. Performance standards within the Park shall regulate noise, vibration, air quality, water quality, light and glare, electronic interference, heat, fire and explosive hazards, radioactive materials, wetlands, historic preservation, resource allocation, and waste.

6.6.1. Application of Performance Standards

Any use established or changed to, and any building, structure, or land developed, constructed for any permitted principal use or any accessory use shall comply with all of the performance standards set forth in this section for the district involved. If any existing use or building or other structure is expanded and enlarged, the performance standards for the district involved shall apply with respect to such expanded or enlarged portion or portions of such use, building or other structure.

6.6.2. Enforcement of Standards

In the event of a determination of an alleged violation of these standards subsequent to the granting of a permit, the QDC may seek to obtain injunctive relief (see Section 2.6).

6.6.3. Performance Standards

6.6.3.1.Noise

Noise shall be measured with a sound level meter meeting the standards of the American National Standards Institute (ANSI S1. 1961) "American Standard Specification for General Purpose Sound Level Meters." The instrument shall be set to the A-weighted response scale and the meter to the slow response. Measurements shall be conducted in accordance with ANSI S1. 2-1962 "American Standard Method for the Physical Measurements of Sounds."

- The maximum permissible sound-pressure levels at specified points of measurement for noise radiated continuously from a facility shall conform to the values in Table 1as measured from the nearest lot line. Where more than one specified sound level applies, the most restrictive shall govern. Measurements may be made at points of maximum noise intensity.

Table 1...Noise Level Restrictions

Maximum Permitted Sound Level dBA	*Measured Across and Outside (Property Line)*
55	QMUDD
60	QLID, QWD
65	QGID, QAD

- The levels specified in Table 1 may be exceeded by ten (10) dBA for a single period, no longer than fifteen (15) minutes, in any one-day.
- For impact noise levels, the values in Table 1 increased by twenty (20) dBA, shall apply. Impact noises shall be considered to be those noises whose peak values are more than six (6) dBA higher than the values indicated on the sound level meter.
- Limits are intended for normal continuous day-to-day operations. These limits may be exceeded by a reasonable amount of time for temporary and short-term operations during construction, maintenance, or emergency conditions including the following types of noise.

  Noises emanating from construction and maintenance activities between 7 a.m. and 7 p.m.

  Noises emanating from safety signals, warning devices, and emergency pressure relief valves.

  Transient noises of moving sources such as automobiles, trucks, airplanes and railroads.

6.6.3.2. Vibration

- Ground transmitted vibration shall be measured with an accelerometer or complement of instruments capable of recording vibration displacement and frequency, particle velocity, or acceleration simultaneously in three mutually perpendicular directions. The maximum permitted vibration levels are as detailed in Table 2.
- No vibration at any time shall produce a maximum peak particle velocity that exceeds the following values measured on or beyond the appropriate property lines.
- Steady-state vibrations are vibrations that are continuous, or vibrations in discrete impulses more frequent that sixty (60) per minute. Discrete impulses not exceeding sixty (60) per minute shall be considered impact vibrations.

Table 2...Maximum Peak Particle Velocity (inches/second) Measured on or Beyond

Residential Character of Vibration ** *	*Adjacent Lot Line*	QGID, QAD *District Boundary*	*QMUDD, QLID, QWD District Boundary*
Steady State	0.10	0.50	0.20
Impact	0.20	0.10	0.40
** Between the hours of 7 p.m. and 7 a.m., all of the permissible vibration levels indicated in the previous table for residential district boundaries shall be reduced by 50%			

6.6.3.3. Air Quality

All operations, activities and uses shall be conducted so as to comply with all applicable regulations for the prevention, control and abatement and limitation of air pollution established by the RIDEM.

6.6.3.4. Water Quality

- Sewage and water-borne wastes shall be deposited in the Quonset/Davisville sewage system shall be subject to the QDC Sewer Treatment System User Regulations. All effluent discharged into the QDC sewage system shall comply with the applicable pretreatment standards established by the United States Environmental Protection Agency (USEPA) and/or the QDC.
- Effluent not discharged into the Quonset/Davisville sewage system shall be disposed of in a manner acceptable to the RIDEM, and the design, installation and operation of all subsurface wastewater disposal systems shall be approved by the Director of RIDEM.
- Effluent discharged into a surface water body shall require issuances of a National Pollutant Discharge Elimination System (NPDES) permit by the USEPA and RIDEM.

6.6.3.5. Light and Glare

- The height and shielding of lighting standards shall provide proper lighting without hazard to drivers and aircraft or nuisance to abutters. For properties bounding residentially zoned or used properties, light cast by parking and/or security lights shall not exceed one-half (1/2) foot-candle. Every attempt shall be made to discourage light spillover adjacent to Narragansett Bay.
- Lighting shall be provided in accordance with the Illuminating Engineering Society of North America (IESNA) Handbook (latest edition).

6.6.3.6. Electronic Interference

- Communications devices, radar equipment, or other electromagnetic radiation shall not interfere with airport instrumentation and communications.

6.6.3.7. Heat

- Any use producing heat shall be shielded so that no increase in the ambient temperature can be recorded on or beyond the property line.

6.6.3.8. Fire and Explosive Hazards

- All operations, activities and uses shall be conducted so as to comply with applicable provisions of the Rhode Island Fire Safety Code.

6.6.3.9. Radioactive Materials

- The Handling of radioactive materials, the discharge of such materials into the air and water, and the disposal of radioactive wastes shall be in conformance with the applicable regulations of the United States Nuclear Regulatory Commission and rules and regulations for the control of radiation established by the Rhode Island Department of Health.

6.6.3.10. Wetlands

- Areas classified as "wetlands" be (RIGL 2-1-18 through 24), as amended, shall be subject to the provisions of that law.

6.6.3.11. Resource Allocation

- Development of the property shall take into consideration the availability of water and energy supply. To the extent feasible, the developer shall make efficient use of such resources.
- The use of water may be amended by the QDC, at any time in order to comply with any requirements of any federal, state or legal governmental agency.

6.6.3.12. Waste

- Clients shall conform to RIDEM regulations.

6.6.3.13. Hazardous Materials

- All use, storage, and transportation of extremely hazardous materials as defined by the EPA shall be in accordance with the laws, rules and regulations of the RIDEM, and other state laws and local ordinances as applicable. The applicant shall indicate on the development plans materials, which will be used, stored, transported, or generated which will be controlled by these regulations. Material safety data sheets for each compound shall accompany the application. The application shall indicate the location, amount, and chemical composition of all such materials. All hazardous materials shall be contained in appropriate vessels in fully enclosed structures.

6.7. Site Design Standards

The following Design Standards are intended for use by those developing and reviewing proposed developments located within the Park. Design Standards are set forth as a method and means of unifying uses within the individual parcel while accomplishing the desired goals set forth for the entire Park. Development of the Park as an entity shall allow for integration of land uses for the benefit of QDC and the people of the State of Rhode Island and the Town of North Kingstown.

6.7.1. Site Development Requirements

6.7.1.1. Site Planning

- Standards specified herein shall guide the review, recommendation and approval of site plans where applicable and as appropriate.
- Site plans shall conform to standards identified herein.

- Development should be located to preserve the natural features of the site and to avoid areas of environmental sensitivity.

6.7.1.2. Site Grading and Drainage

- Finished contours shall direct surface drainage around structures rather than directly against them through the use of swales or other approved means.
- Terracing utilizing properly stabilized slopes and retaining walls shall be used where slopes are steep.
- No grading or siting of structures shall be performed which creates insufficiently drained areas.

6.7.1.3. Land Coverage

- New buildings may not occupy more than fifty (50) percent of the total land areas on sites three (3) acres or more. On sites less than three (3) acres, the new building may not occupy more than forty (40) percent of the total land area. Not more than eighty (80) percent of the total land area of any lot may be covered by impervious materials, including structures, unless otherwise required by standards established through other state agency mandates.

6.7.1.4. Setbacks

- Dimensional Regulations: Table 3 below depicts the dimensional regulations for the QBPD sub-districts. These regulations have been adopted for the purpose of regulating the development while maintaining maximum flexibility within each use district.

6.7.1.5. Sidewalk Maintenance

- All areas subject to pedestrian traffic shall be paved with a durable material.
- Snow storage areas shall not interfere with pedestrian traffic.
- Handicapped access to sidewalks shall be provided in accordance with the Americans with Disabilities Act (ADA)
- The original construction and appearance of all sidewalks shall be maintained in good repair and in safe condition.

Table 3...Dimensional Regulations Table

Dimensional Requirements	***QGID***	***QLID***	***QMUDD***	***QWD***
MINIMUM DIMENSIONS				
LOT AREA	80,000 SF	60,000 SF	40,000 SF	80,000 SF
LOT WIDTH	175’	175’	150’	125’
LOT FRONTAGE	175’	175’	150’	125’
BUILDING SETBACKS				
FRONT YARD	35’	35’	15’	30’
SIDE YARD	30’	30’	10’	10’
REAR YARD	30’	30’	10’	10’
FROM RESIDENTIAL BOUNDARY	50’	50’	50’	50’
MAXIMUM DIMENSIONS				
BUILDING STORIES	X	3	10	7
BUILDING HEIGHT	(1)	45’	*150’	80’ or FAA whichever is less
BUILDING COVERAGE	50%>3 Acres 40%<3 Acres	50%>3 Acres 40%<3 Acres	50%>3 Acres 40%<3 Acres	50%>3 Acres 40%<3 Acres
IMPERVIOUS LOT COVERAGE	80%	80%	80%	80%
MINIMUM PARKING SETBACKS				
FRONT	30’	30’	10’	30’
SIDE	10’	10’	10’	10’
REAR	10’	10’	10’	10’
MINIMUM STORAGE SETBACKS				
FRONT	30’	35’	-	30’
SIDE	10’	30’	-	10’
REAR	10’	30’	-	10’
MAXIMUM STORAGE HEIGHT	(1)	35’	-	(1)

(1) Building Height shall not exceed the distance from the lot line or FAA.
X Building Stories based on the Building Height.
* FAA Part 77 Horizontal surface restricts all buildings to a maximum of 150’ above runway grade.

6.7.1.6. Parking and Circulation

- Parking is permitted only in paved designated areas. Spaces must be striped. Exceptions may be made on lots where the RICRMC prohibits the use of non-porous materials.
- Parking is not permitted on Park streets, within the front, rear, or side yard setbacks. Parking is allowed on a case by case basis per review on Park streets within the MUDD and WD sub-districts.
- Snow storage areas shall not interfere with pedestrian traffic.
- Handicapped parking spaces must be provided in accordance with the Americans with Disabilities Act (ADA).
- Off-street parking facilities shall be provided in accordance with the following:
  - Industrial uses - One space for every two employees during peak employment time or five hundred (500) square feet of gross floor area, whichever is greater.
  - Office space uses – One space for every two hundred (200) square feet of net office space.
  - Commercial – Five (5) parking spaces per one thousand (1,000) square feet of gross floor area.
  - Large tract, multiple tract, or mixed use development parking requirements may be satisfied in total or in part by an agreement between the developer and the QDC. Such exception to Table 4 shall be determined on a case by case basis per the results of a Parking Generation Report submitted to the QDC by the developer.
- Table 4 depicts the parking regulations for the QBPD sub-districts, if a regulation is not otherwise specified the developer must refer to the Institute of Transportation Engineers Manual *Parking Generation, 3rd Ed.*

Table 4...Parking Regulations for the QBPD

Parking Requirements by Use	***QAD, QGID, QLID, QMUDD, and QWD***
Industrial	1 space per 2 employees*
Office	1 space per 200 sq.ft. net office space
Commercial	5 spaces per 1,000 sq.ft. gross floor are
Marina	1 spaces per boat slip
Hotel/ plus Meeting Room	1 space per room/ plus 1 space for each 80 sq.ft. of meeting floor area
Loading Requirements	1 space per 20,000 sq.ft. gross floor area above 4,000 sq.ft.

*Peak employment time or 500 sq.ft. of gross floor area, whichever is greater.

6.7.1.7. Loading and Service Areas

- For every twenty thousand (20,000) square feet of gross floor area above four thousand (4,000) square feet, there shall be at least one off-street loading space for industrial uses, at least twelve (12) feet wide, fifty (50) feet long, with fourteen (14) feet height clearance if covered. QDC may approve smaller loading docks if it finds that only smaller trucks requiring less space will be used for a period of ten (10) years.
- Loading facilities located on the side of a building facing a street shall be screened from view from the street unless such facilities are entirely enclosed within the buildings.
- Any loading or unloading in front of the building shall be prohibited.
- Distance from the loading dock to the property line shall be one hundred and ten feet (110).

6.7.1.8. Driveways and Access Points

- Joint access – The sharing of driveway access by two (2) or more properties is encouraged. Such driveways shall require a waiver from the QDC and an access easement agreement between the property owners.
- Access to roads – All entrance and/or exit driveways onto state roads shall be in accordance with the requirements of the Rhode Island Department of Transportation (RIDOT). All entrance and/or exit driveways onto Town roads shall be in accordance with the requirements of the Town's Department of Public Works. All entrance and/or exit driveways onto QBP roads shall be in accordance with these regulations.
- Vision clearance – A thirty (30) foot sight line shall be maintained where a driveway or street intersects with a public street.
- Maximum driveway grade – The gradient of a driveway shall have a slope of no greater than three (3) percent for the first one hundred (100) feet.
- Driveway placement – Driveways should not be located beyond the crest of a vertical curve or on the inside of a horizontal curve where stopping site distance in not available for the design speed of the street. Driveways must be placed such that an exiting vehicle has an obstructed sight distance according to the following table:

Table 5...Driveway Site Distance

Street Speed Limit (mph)	***Sight Distance (feet)***
5-30	200
35	225
40	275

- Radii, Width and Spacing – Radii is related to the width of the driveway. The width of most 2-lane driveways measured parallel with the roadway since the driveway will typically be at right angles to the roadway is 30 feet for 2-way operation and 15 feet for 1-way operation. Table 7 shows basis driveway dimensions.

- Driveway Spacing – At least one (1) curb cut shall be permitted per site. An additional curb cut per site may be allowed if warranted per review by the TRC, Town Engineer, and/or the RIDOT depending on the street classification. The limits of lot frontage, driveway spacing, both on site and to a driveway on an adjacent site, should be determined as a function of street speed limit according to the following schedule:

Table 6...Driveway Spacing

Street Speed Limit (mph)	***Minimum Spacing (feet)***
25	105
30	125
35	150
40	185
45	230
50	275

- Spacing distances are based on average vehicle acceleration and deceleration rates and are considered necessary to maintain safe traffic operation. Spacing shall be measured from the centerline of each driveway.

Table 7...Driveway Dimensions

	Dimension Reference (Figure 4)	Commercial	Industrial
Width	W	15 feet one-way	20 feet one-way
Right-turn Radius	R	25 feet	25 feet
Minimum Spacing			
From Property Line	P	-R	-R
From Corner	C	10 feet	10 feet
From Driveway	S	(see Table 6)	

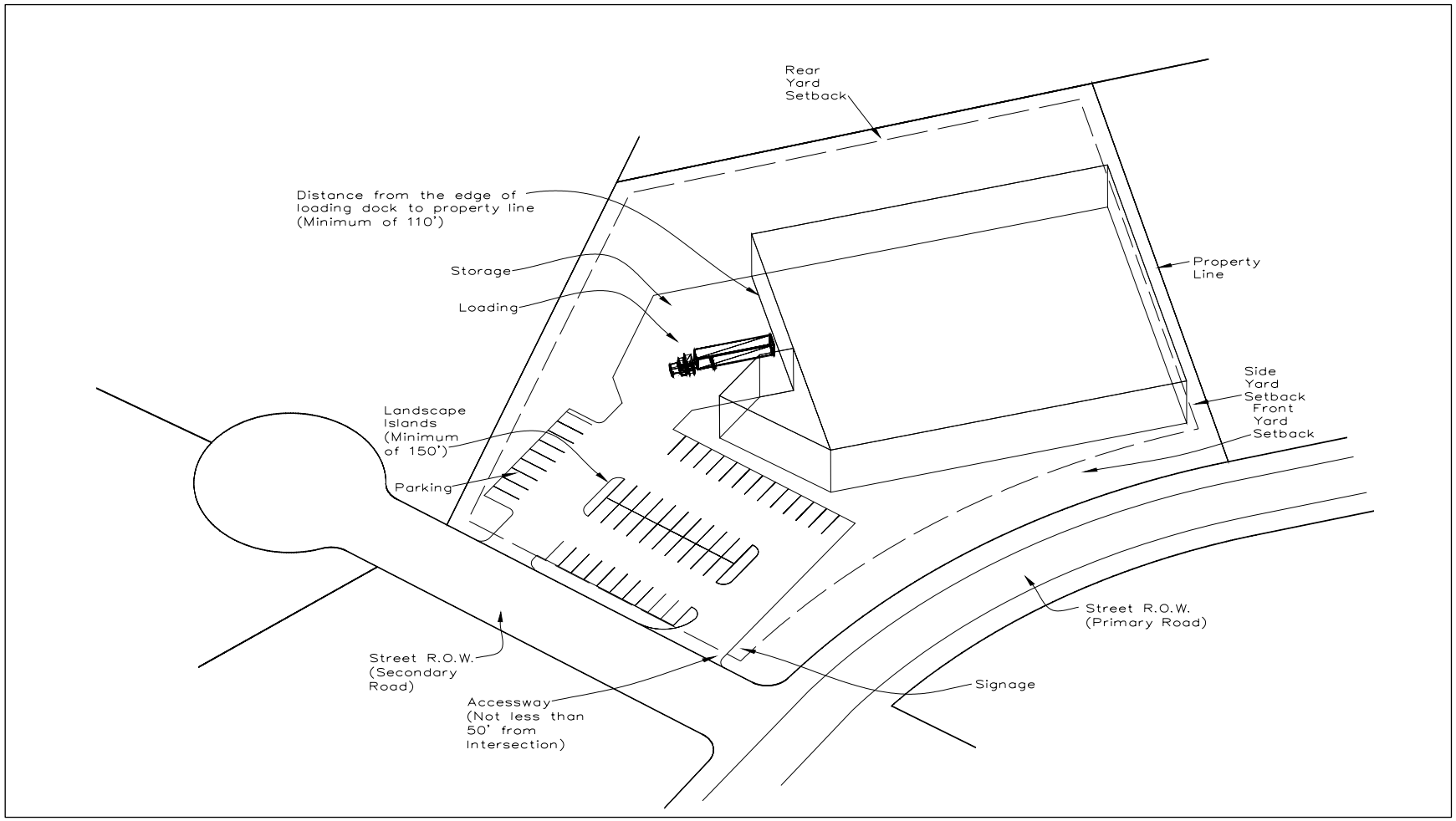


Figure 2...Loading and Service Area

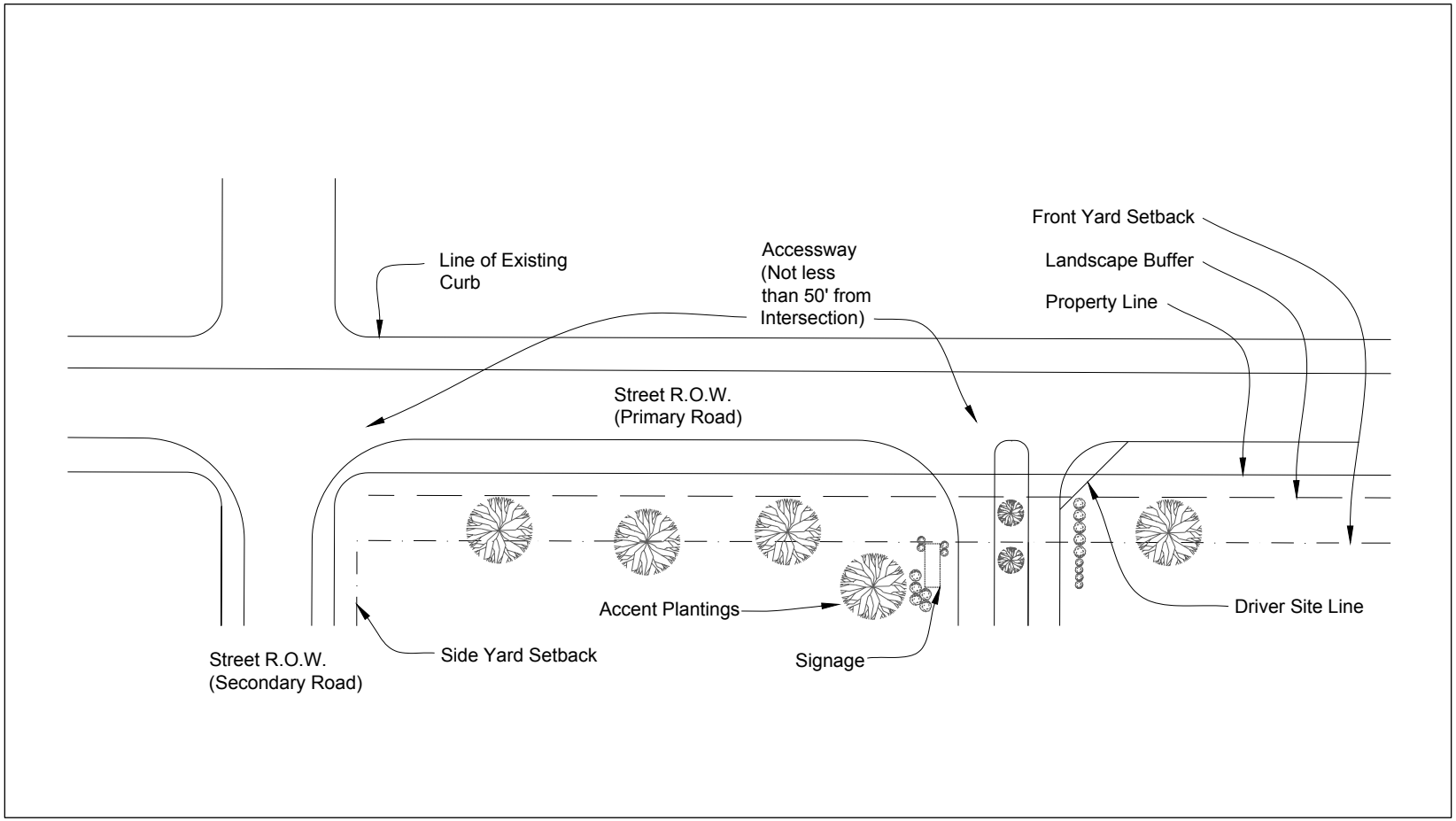


Figure 3...Site Entrance

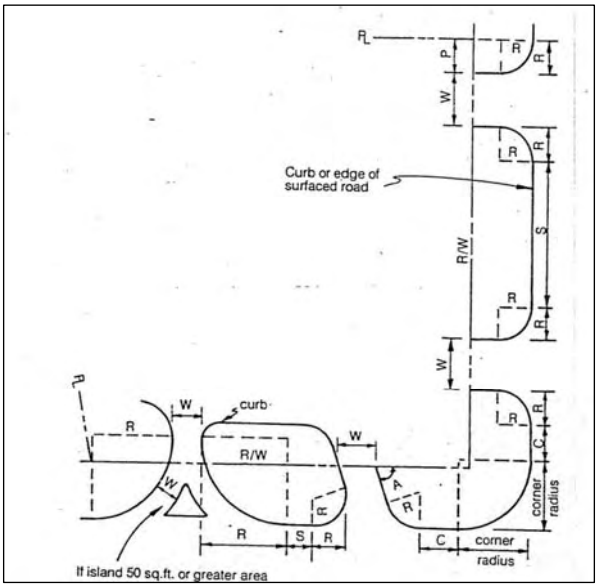


Figure 4...Driveway Dimension Measurements (See Table 7)

6.7.1.9.Fencing and Walls

- Walls and fences shall be erected where required for privacy, screening, separation, security, erosion control, or to serve other necessary and reasonable functions.
- It is preferred that the design and materials used be functional and compatible with existing and proposed site architecture.
- No fence or wall shall be so constructed or installed as to constitute a hazard to traffic or safety.
- Security fences may be installed at the discretion of the TRC.

6.7.1.10. Storage Areas

- All areas for the outdoor storage of materials, waste, and finished products shall be indicated on the plans. The plans shall state the chemical composition and form of the materials, type of storage, and height of the materials.
- Storage shall not occur within the front yard and not within the rear and side yard setbacks.
- Storage shall not exceed maximum height limitation of the district.
- Open storage shall be screened from view of adjacent properties and from public streets.
- All open storage shall be contained and/or covered as necessary so as to prevent its movement or transport by act of nature, including leaching into the ground.
- Open storage of any substance that can be moved or damaged by water, or which is wholly or partly soluble in water is not permitted. QDC will

notify users that materials shall be moved 24 hours in advance of a major storm event in "A" and "V" Flood Zones as defined by Federal Emergency Management Agency National Flood Insurance Program.

- Open storage shall be secured from unauthorized access.
- Liquid bulk storage containers must meet standards as set forth by the National Fire Protection Association and RIDEM.

6.8. Site Utility Standards

6.8.1. Electric, telephone, cable and all other communication service lines shall be installed underground between building and point of service per specifications of the applicable public utility company.

6.8.2. Year-round screening shall be required of any utility apparatus appearing aboveground, other than utility poles.

6.8.3. Water and fire suppression systems must meet the requirements of the QDC Water Department, American Waterworks Association, Rhode Island Department of Health and State Building and Plumbing Codes.

6.8.4. Any wastewater effluent discharged to the QDC's sewer system must meet the requirements of the Sewer User Regulations, Pretreatment Standards, and other applicable regulations established by the RIDEM.

6.8.5. Water Supply Service

6.8.5.1. Water supply service, where installed, shall conform to the standards contained in this subchapter and to the standards of QDC.

6.8.6. Water Capacity

6.8.6.1. The water supply service shall be adequate to handle the necessary flow, based on complete development of the tract.

6.8.6.2. The demand rates for all uses shall be considered in computing the total system demand. Where fire protection is provided in accordance with the section below, the system shall be capable of providing the required fire demand plus the required maximum daily demand, or the peak hour flows indicated in "Rules and Regulations Establishing Minimum Standards Relating to Location, Design, Construction and Maintenance of Individual Sewerage Disposal Systems," whichever is greater. The maximum daily demand shall be calculated by multiplying the average daily demand by a factor of 1.5. An alternative method for estimating peak sewerage flows for building sewers is the "fixture unit" method. Coordinate with design of building plumbing.

6.8.6.3. Average daily consumption shall be computed in accordance with the section above. The peak daily flows shall be computed by applying a peaking factor of three (3) times the average daily consumption. QDC may require deviations in the peaking factor value provided appropriate documentation and justification for the deviation from the standards is provided.

6.8.6.4. The design of the on-site water service system shall be adequate to provide fire protection as per ISO standard, Fire Suppression Rating Schedule, or per the American Water Works Association (AWWA) M31, Manual of Water Supply Practices -- Distribution System Requirements for Fire Protection, ISO method, incorporated herein by reference.

6.8.6.5. All development plans will comply with water conservation goals in Section 5.0 of the "Quonset Davisville Port and Commerce Park Master Plan," and Section 6.0 of the "Water Supply System Management Plan." Water conservation shall be part of the site development planning, and building plumbing plans. Water conservation techniques such as but not limited to efficient use and reuse, recycling, pressure reduction where practical, low flow plumbing devices, and drought resistant landscape plantings, shall be evaluated and integrated into site plans and building plans. Once through cooling will not be an acceptable practice. Any industrial water using process shall incorporate water recycling and reuse where possible.

6.8.7. Water Service Design and Placement

6.8.7.1. Service design and placement shall comply with the following construction specifications, incorporated herein by reference: all applicable QDC rules and AWWA standards.

6.8.7.2. Service mains of the overall system shall be connected into yard loops so as to avoid dead-ends.

6.8.7.3. Valve connections are required at all points of Connection with the Park. Yard valves and hydrant spacing shall be per Building Code.

6.8.7.4. Gate valves shall be cast-iron body with double-disc gates; bronze mounted conforming to AWWA C500 or resilient-seated wedge, non-rising stem mechanical joint conforming to AWWA C509. Butterfly valves shall conform to AWWA C504. Valve interior openings shall be full size, and valves on sixteen (16) inch mains or larger shall be geared and have suitable bypasses. Valve boxes shall be of the adjustable type with the cover marked "water".

6.8.7.5. Gate valves shall be used for service lines between four (4) and twelve (12) inches diameter. Butterfly valves shall be used for all services greater than twelve (12) inches. All valves shall open left.

6.8.7.6. A building domestic service connection shall be comprised of a corporation stop at the main, a curb stop, a reduce pressure backflow preventor, and a water meter. Valving shall be in accordance with the Plumbing Subcode of the Uniform Building Code. Curb stops and water meters shall be located as specified by the QDC water supplier.

6.8.7.7. Pipe size shall comply with the following requirements:

- Building service connection pipe shall be a minimum diameter of one (1) inch, unless another size is required for fire flow and other criteria.

- Design capacity of water mains shall be such as to maintain a minimum residual pressure of twenty (20) pounds per square inch (psi) at street level under all flow conditions.

6.8.7.8. Pipe materials used in the construction of water mains shall be cement-lined ductile iron or PVC pipe. All pipe and appurtenances shall comply with the applicable AWWA standards in effect at the time of application. All standards referenced in this subsection are incorporated herein by reference.

- Ductile iron pipe, appurtenances, and fittings shall comply with ANSI/AWWA C110/A21.10 (fittings), C111/A21.11 (gasket joints), C115/A21.1 5 (flanged joints), and C151/A21.51 (pipe). Thickness shall be designed in accordance with ANSI/AWWA C150/A21.50. It shall be cement-mortar lined in accordance with ANSI/AWWA C104/A21.4. Joints shall be gasketed push-on joints or mechanical joints in conformance with ANSI/AWWA C111/A21.11. The exterior of the ductile iron pipe shall be covered with an asphaltic, epoxy-type coating. In aggressive soils, ductile iron pipe wrapped in polyethylene in accordance with ANSI/AWWA C105/A21.5 shall be used.
- PVC pipe, appurtenances, and fittings shall conform to ANSI/AWWA C900 or AWWA C909 for pipe sizes four (4) inches to twelve (12) inches and shall conform to AWWA C905 for sizes fourteen (14) inches through thirty-six (36) inches. Joints shall be elastomeric-gasket couplings of a corresponding size. Laboratory performance requirements, as specified in ASTM D3139, shall be met. Solvent-cement couplings shall not be permitted. PVC pipe installations shall be provided with a metallic Iocator tape.
- Where transitions to flanged fittings are made, adapters approved by QDC shall be used.
- Building service connection pipe shall be type K copper or polyethylene (PE) pressure pipe that complies with ANSI/AWWA C901.

6.8.7.9. Pipe bedding and backfill shall be installed in accordance with the pipe manufacturer's recommendations.

- QDC may require the developer to provide an opinion of a professional engineer relative to the suitability of the on-site material to be used as backfill. The municipality or authority shall rely on this opinion.
- Where the on-site material is deemed suitable, the opinion shall specify the appropriate installation methods for the material. Where the on-site material is deemed not suitable, the opinion shall specify modification or replacement of the material and the appropriate installation for the specified material.

6.8.8. Fire Hydrants

6.8.8.1. Hydrants shall be spaced to provide necessary fire flow subject to approval of State and Town Fire Marshall.

6.8.8.2. Size, type, and installation of hydrants shall conform to the following specifications, incorporated herein by reference, as appropriate.

6.8.8.3. Hydrants shall be Mueller Centurion, valves shall open right, and hydrant nozzles shall be set at standard height above finish grade.

6.8.8.4. Size, type, and installation of hydrants shall be in accordance with the requirements of QDC or shall conform to the AWWA Standard for Dry-Barrel Fire Hydrants, ANSI/AWWA C502. Hydrants shall have at least three (3) outlets: one outlet shall be a pumper outlet; the other outlets shall be at least two and one-half (2-½) inch nominal size. The pumper outlet shall face the street. All outlet nozzles shall be at least twenty-four (24) inches above the adjoining grade. When a concrete slab is provided around the hydrant riser, the flange where the hydrant connects to the riser shall be at least two inches above the adjacent grade. Street main connections shall not be less than six (6) inches in diameter. Hose threads on outlets shall be compatible with existing municipal equipment and shall either conform to NFPA 1963 or shall match existing municipal requirements. A valve shall be provided on connections between hydrants and street mains. All pipes, fittings, and appurtenances supplying fire hydrants shall be AWWA or ASTM approved.

6.8.8.5. All fire hydrants shall conform to NFPA Standard 291.

6.8.9. Sanitary Sewers

6.8.9.1. Sanitary sewer service, where installed, shall conform to the standards contained in this subchapter and to the standards of QDC.

6.8.9.2. The applicant shall submit to QDC for review for compliance with these subchapter details of the planned pipes, joints, mains, laterals, and appurtenances. All materials used for sanitary sewer systems shall be manufactured in the United States, wherever available, as governed by P.L. 1982, c. 107, effective date October 3, 1982. The details shall comply with all standards and specifications listed in this subchapter.

6.8.10. Sanitary System Design and Placement

6.8.10.1. All sewers shall be designed to meet the RIDEM's slope standards.

6.8.10.2. Except where shallower depths are permitted by QDC, sewer lines, including force mains and laterals, shall be constructed at least three feet below the proposed grade (as measured from the top of the pipe to the grade elevation).

6.8.10.3. Pipe materials used in the construction of gravity sanitary sewers shall be PVC or ductile iron pipe. All pipe and appurtenances shall comply with AWWA and ASTM standards referenced in this paragraph, which are incorporated herein by reference. Where pipe is installed, a metallic iocator tape shall also be installed adjacent to the pipe.

- PVC sewer pipe shall have bell and spigot ends, and O-ring rubber gasketed joints. PVC pipe and fittings shall conform to ASTM D3034, with a minimum wall thickness designation of SDR 35, or shall conform to ASTM F679, F789, F794, or F949 with a designated pipe stiffness of PS-46.
- The plastic material from which the pipe and fittings are extruded shall be impact types of PVC, unplasticized, having high mechanical strength and maximum chemical resistance, conforming to Type 1, Grade 1 of the specification for rigid polyvinyl chloride compounds, ASTM D1784.
- Pipe shall be free from defects, such as bubbles or other imperfections, in accordance with accepted commercial practice. Test results demonstrating that the pipe meets ASTM D2444 for impact and ASTM D2321 for deflection and pipe stiffness shall be provided when requested by the municipality or utility authority.
- Joints shall conform to ASTM D3212. Rubber-ring gaskets shall conform to ASTM F477. The gasket shall be the sole element depended upon to make the joint watertight.
- The pipe shall be installed as specified in ASTM D2321. When installing pipe in unstable soil or excessive ground water, a determination regarding special precautions, such as poured concrete slabs, shall be made by QDC's engineer.
- Bedding, haunching, and initial backfill material shall be furnished and installed to conform to *Rhode Island Department of Transportation Standard Specifications for Road and Bridge Construction, 2004 Edition, Section 701.02.5 Bedding Materials.*

6.8.10.4. Ductile iron pipe shall be centrifugally cast in metal or sand-lined molds to ANSI/AWWA C151/A21.51. Joints shall be rubber gasketed joints that conform to ANSI/AWWA C111/A21.11 or flanged joints that comply with ANSI/AWWA Cl15/A21.15. Pipe shall be a minimum of Class 50. The outside of the pipe shall be coated with a uniform thickness of hot applied asphaltic coating. In corrosive soils, pipe shall be encased in polyethylene in accordance with ANSI/AWWA C105/A21.5. Ductile iron pipe shall be installed with Class C, Ordinary Bedding when site conditions allow. The inside shall be lined with cement in accordance with ANSI/AWWA C104/A21.4, or where hydrogen sulfide is present, ductile iron pipe with polyethylene coating that protects the interior of the pipe shall be used.

6.8.10.5. Force mains shall be constructed of ductile iron pipe, as specified above or PVC pipe that meets ASTM D1785, ASTM D2241, or AWWA C909.

6.8.10.6. Inspection cleanouts or observation tees within the easement or right-of-way shall be fitted with either a metallic cap or a nonmetal cap fitted with a metallic plug that is suitable for locating the cleanout. Caps shall have a depressed or inverted nut. The inspection cleanout or observation tee shall be placed between the curb or edge of pavement and

property line, or within a designated easement. An inspection manhole shall be provided at or near the property line, prior to connection to the QDC Sewer System, from each prospective sewer user.

6.8.10.7. As-built drawings that include the location of plumbing wyes, as supplied by the contractor, shall be submitted to QDC's engineer.

6.8.10.8. Exterior drop manholes shall be per QDC standard detail.

6.8.11. Stormwater Management System Strategy

6.8.11.1. Stormwater management systems prepared by design engineers shall emphasize a natural, as opposed to an engineered, drainage strategy.

6.8.11.2. The applicability of a natural approach depends on such factors as site storage capacity, open channel hydraulic capacity, and maintenance needs and resources. Applicability of a stormwater approach also can be limited by regulatory constraints that govern certain structures (e.g., dams) or areas (e.g., development in a floodplain or wetland).

6.8.11.3. Construction practices shall conform to Standards for Soil Erosion and Sediment Control in Rhode Island, as administered by the RIDEM.

6.8.11.4. Design engineers shall determine hydraulic capacity for open-channel or closed-conduit flow based on the Manning equation, or charts/homographs based on this equation. The hydraulic capacity is termed "Q" and is expressed as discharge in cubic feet per second as follows:

$Q = (1.486/n) AR^{2/3} S^{1/2}$

where

n = Manning's roughness coefficient

A = Cross-section area of flow in square feet

R = Hydraulic radius in feet, R = A/P, where P is equal to the wetted perimeter, measured in feet and defined as the length of the line of contact between the flowing water and the channel

S = Slope of energy grade line in feet per foot

6.8.11.5. A direct application of Manning's equation may be used for piped storm sewer systems. As an option, design engineers can use a standard step backwater calculation for storm sewer systems if the use of this approach is deemed appropriate by the designer. For other than pipe storm sewer systems, design engineers shall apply Manning's equation only when there is uniform flow, as defined by the following conditions: where the bottom slope of the channel, energy grade line, and water surface (hydraulic grade line) are parallel; where the flow regime is in the turbulent range of Reynolds number and where the boundaries of the cross section of the channel do not move.

6.8.11.6. Velocities in open channels, excluding water quality swales, at design flow shall not be less than 0.5 of a foot per second and not greater than a velocity that will begin to cause erosion or scouring of the channel. Design engineers shall determine permissible velocities for swales, open

channels, and ditches using methods presented in Standards for Soil Erosion and Sediment Control, revised to date.

6.8.11.7. Velocities in closed conduits at design flow shall be at least two feet per second, but not more than the velocity that will cause erosion damage to the conduit, as per the manufacturer's specifications. Minimum allowable pipe slopes shall produce a velocity of at least three feet per second when the flow depth is full or half of the pipe diameter.

6.8.11.8. Design engineers shall base culvert capacity on inlet/outlet analysis, as specified in Hydraulic Design of Highway Culverts, Hydraulic Design Series (HDS) No. 5, Report No. FHWA-IP-85-15, U, S. Department of Transportation, Federal Highway Administration, September 1985, incorporated herein by reference.

6.8.12. Runoff Estimation Techniques

6.8.12.1. Watershed stormwater management requires the determination of a watershed runoff hydrograph that displays and compares the peak discharge rate and volume. Both parameters shall compare pre- and post-development conditions. The design engineer shall determine the status of the drainage area. All significant *LAND* features such as ponds, depressions, or hedgerows that increase ponding factors shall be considered by the design engineer to compute pre-development runoff.

6.8.12.2. Design engineers shall use the runoff hydrograph peak rate to determine the configuration and sizes of pipes, channels, and other routing or flow-control structures. They also shall use runoff volume calculations generated by the hydrograph to determine the size of detention and retention facilities.

6.8.12.3. For the runoff peak rate of discharge calculation, design engineers shall have the option to choose the methodology to estimate peak rate of discharge. For relatively small drainage areas, the peak rate of runoff may be calculated by the Rational Method, its derivatives, or the referenced methods that follow.

6.8.12.4. For most areas, design engineers shall calculate peak rate of runoff in accordance with the following procedures and methods, incorporated herein by reference:

- Urban Hydrology for Small Watersheds, Technical Release No. 55 (TR-55), U.S. Department of Agriculture, Soil Conservation Service, Engineering Division, as supplemented or amended to date;
- Computer Program for Project Formulation -- Hydrology, Technical Release No. 20 (TR-20), U.S. Department of Agriculture, Soil Conservation Service, Engineering Division, as supplemented or amended to date; or
- The New HEC-1 Flood Hydrograph Package, Technical Paper No. 82, Hydraulic Engineering Center, U.S. Army Corps of Engineers, used in appropriate conditions with appropriate values.

6.8.12.5. Design engineers shall use the procedures outlined in Chapter 3 of Urban Hydrology for Small Watersheds, Technical Release No. 55 (TR-55), U.S. Department of Agriculture, Soil Conservation Service, and Engineering Division, as supplemented or amended to date.

6.8.12.6. Design engineers shall design facilities to accommodate, as a minimum, the ten-year storm for storm drain systems where excess flow can continue downgrade in the street and not exceed the gutter capacity. Also, ten-year storms shall be used at low points in storm drain systems with overland relief.

6.8.13. Runoff Collection System Design

6.8.13.1. Design engineers shall determine pipe size based on design runoff, conduit entrance conditions, and hydraulic capacity.

6.8.13.2. In general, no pipe size in the storm drainage system shall be less than twelve (12) inches in diameter. Design engineers shall use the Manning equation to determine hydraulic capacity of pipes.

6.8.13.3. All discharge pipes shall terminate with an appropriate precast concrete or flared-end section or concrete headwall with or without wingwalls, as conditions require. Design engineers shall consider such site conditions as slope, soil stability, vegetation, grade, and size of conduit to determine whether or not to use wingwalls.

6.8.13.4. Materials used in the construction of storm sewers shall be constructed of reinforced concrete, ductile iron, or corrugated polyethylene. The most cost-effective materials shall be permitted that conform to local site conditions and reflect the relevant operations, maintenance, and system character of the municipal stormwater system. Specifications referred to, such as ASTM or AWWA, etc., should be the latest revision in effect at the time of application.

6.8.13.5. The following apply to reinforced concrete pipe:

- Circular reinforced concrete pipe and fittings shall meet the requirements of ASTM C76.
- Elliptical reinforced concrete pipe shall meet the requirements of ASTM C507.
- Joint design and joint material for circular pipe shall conform to ASTM C443.
- Joints for elliptical pipe shall be bell and spigot or tongue and groove sealed with butyl, rubber tape, rubber ring gaskets, or external sealing bands conforming to ASTM C877.
- All pipes shall be Class III minimum unless loading conditions call for stronger pipe (i.e., higher class).
- The minimum depth of cover over the concrete pipe shall be as designated by the American Concrete Pipe Association (ACPA).
- Minimum depth of cover standards for ductile iron and corrugated polyethylene pipe shall conform to manufacturer standards.

6.8.13.6. Ductile iron pipe shall conform to ANSI/AWWA C151/A21.51. Joints shall conform to ANSI/AWWA C111/A21.11 or ANSI/AWWA C115/A21.15, as appropriate. Pipe shall be designed in accordance with ANSI/AWWA C150/A21.50. The outside of the pipe shall be coated in accordance with ANSI/AWWA C151/A21.51 and the inside lined in accordance with ANSI/AWWA C104/A21.4. Ductile iron pipe shall be installed in accordance with AWWA C600.

6.8.13.7. Corrugated polyethylene pipe shall conform to AASHTO M252 for three through ten (10) inches and AASHTO M294 for sizes twelve (12) inches and larger. All pipes greater than twelve (12) inches in diameter shall be Type S, unless conditions dictate otherwise. Materials shall conform to ASTM D3350, Standard Specification for Polyethylene Plastics Pipe and Fittings Materials. Pipe joints and fittings shall be compatible with the pipe material and shall conform to the same standards and specifications as the pipe material. Pipe couplers shall not cover less than one full corrugation on each section of pipe. Installation shall be in accordance with ASTM D2321, Standard Practice for Underground Installation of Thermoplastic Pipe for Sewers and Other Gravity-Flow Applications. Backfill material shall be placed in six-inch lifts and compacted to 95 percent minimum dry density, per AASHTO T99. In areas of high ground water tables, design engineers shall check for flotation:

6.8.13.8. Pipe bedding and backfill shall be provided as specified in the *Rhode Island Department of Transportation Standard Specifications for Road and Bridge Construction, 2004 Edition, Section 701.02.5 Bedding Materials.*

6.8.14. Inlets, Catch Basins, Manholes, and Outlets

6.8.14.1. Design engineers shall design inlets, catch basins, and manholes in accordance with the Rhode Island Department of Transportation's Standard Specifications for Road and Bridge Construction. Design engineers shall use bicycle-safe grates.

6.8.14.2. Inlet spacing depends on the inlet capacity. Area inlets in parking lots should be limited to three (3) cubic feet per second.

6.8.14.3. Outlet grates; fences, and other safety features for stormwater management facilities shall conform incorporated in RI Stormwater Design and Installation Manual (RIDEM, 1983).

6.8.14.4. Manhole cover shall be thirty (30) inches in diameter.

6.8.15. Stormwater Control Standards

6.8.15.1. Unmitigated stormwater from areas altered by development may pose public health and safety threats. Potential contaminants in stormwater runoff may include suspended solids, nitrogen, phosphorus, hydrocarbons, heavy metals, pathogenic organisms (bacteria and viruses), and road salts. Stormwater runoff may impact any water resource—surface water, groundwater and wetlands—and is often cited as the most significant

contributor of nonpoint source water pollution.

6.8.15.2. Best management practices for stormwater management help to prevent adverse impact. However, practices must be designed, installed and maintained properly to ensure their effective function. Practices that do not function properly may degrade water quality as well as present nuisance and safety hazards.

6.8.15.3. These standards establish the administrative mechanisms necessary for TRC to ensure proper stormwater management. The standards are written to work in conjunction with current state regulations.

6.8.16. Stormwater Management Plan

6.8.16.1. All applicants shall provide a stormwater management plan as part of the submission for approval. Stormwater management plans shall incorporate the following.

6.8.16.2. A discussion of protection of environmental resource functions and values in accordance with these standards.

6.8.16.3. A discussion of best management practices employed, in accordance with the standards, both during construction and post construction.

6.8.16.4. A discussion of best management practice maintenance to be used, in accordance with the standards, both during construction and post construction.

6.8.17. Site Plan

6.8.17.1. All applicants shall provide a site plan as part of the submission for approval. Site plans shall incorporate the following. A map of existing site conditions in accordance with these standards.

6.8.17.2. Maps of the site showing all phases of construction of the proposed project in accordance with these standards.

6.8.17.3. Site planning calculations in accordance with these standards.

6.8.17.4. A narrative description of the proposed project in accordance with these standards.

6.8.18. Maintenance Agreement

6.8.18.1. All applicants shall provide a maintenance agreement as part of the submission for approval in accordance with these standards.

6.8.19. Protection of functions and values

6.8.19.1. Wildlife And Wildlife Habitat Values - Stormwater management plans shall address protection of areas that provide wildlife habitat benefits.

6.8.20. Recreation and Cultural Values

6.8.20.1. Stormwater management plans shall address protection of areas that provide recreational, cultural or aesthetic values.

6.8.21. Flood Protection

6.8.21.1. Stormwater management plans shall demonstrate that a proposed project provides for protection of life and property from flooding and flood flows. Water quantities must be controlled in accordance with the Rhode Island Stormwater Design and Installation Standards Manual, as amended. Pre condition shall be determined per 1996 Aerial photography on record at QDC. Stormwater management plans shall demonstrate incorporation of the following standards into the proposed project:

6.8.21.2. Control and maintenance of post development peak discharge rates from the 2-year, 10-year, 25-year, and 100-year storm events and predevelopment levels, no net increase pre verses post development.

6.8.21.3. Discharge from any stormwater facility must be conveyed through properly constructed stormwater conveyance system consisting of open channels, pipes, and other conveyance devices. The outlet control structure shall at a minimum accommodate the runoff from a 2-year, 10-year, 25-year, and 100-year storm event. The stormwater conveyance system must provide for no erosive flows to receiving waters.

6.8.22. Surface Water and Groundwater

6.8.22.1. Stormwater management plans shall demonstrate that during develop and post development, all receiving waters will be recharged in a manner closely resembling predevelopment conditions and the developed site will retain hydrological conditions that closely resemble prior to disturbance.

6.9. Landscaping Standards

All landscaping improvements shall be undertaken in accordance with a Landscape Plan as submitted and approved by the TRC. A Landscaping Plan must be submitted for each site as part of the review process. The goal of the TRC is to work with the developer to achieve a landscape design for the parcel, which incorporates the site and improvements thereon into the surrounding environment.

6.9.1. Landscape Plan

6.9.1.1. A Landscape Plan shall be submitted to the TRC as part of the Technical Review Application process. The Landscape Plan shall include information regarding the type and location of existing and proposed landscape elements including: decorative plantings, trees, shrubs, grassed areas, screen plantings, and the lighting of buildings and parking areas.

6.9.1.2. The Landscape Plan shall be developed as a total plan for the site, which incorporates the various elements of site design, preserving and enhancing the particular identity of the site, and creating a pleasing site character.

6.9.1.3. Landscaping may include plant materials such as trees, shrubs, ground covers, perennials, and annuals, and other materials such as rocks, water, sculpture, art, walls, fences, paving materials and street furniture.

6.9.1.4. Street tree plantings from the edge of the road to the property line will be installed and maintained as a part of the common area of the Park by the QDC. All landscape installation within the individual parcels is the responsibility of the parcel owner/tenant

6.9.1.5. Water efficient landscaping is encouraged and the landscape plan shall address methods for the reduction of demand for water during times of drought.

6.9.2. Screening

6.9.2.1. Screening shall be provided for all development of land in order to minimize adverse visual impacts.

6.9.2.2. Parking lots, loading areas, surface mounted transformers, and waste receptacles shall be screened from the street.

6.9.2.3. Parking lots shall be interrupted by shade trees and planting islands to allow no more than 150 feet of continuous asphalt paving surface.

6.9.2.4. Solid waste collection equipment, pump stations, outdoor storage and other outdoor uses visible from a public street shall be screened with a solid fence and/or evergreen shrubs spaced so that adjacent plants are touching at time of planting.

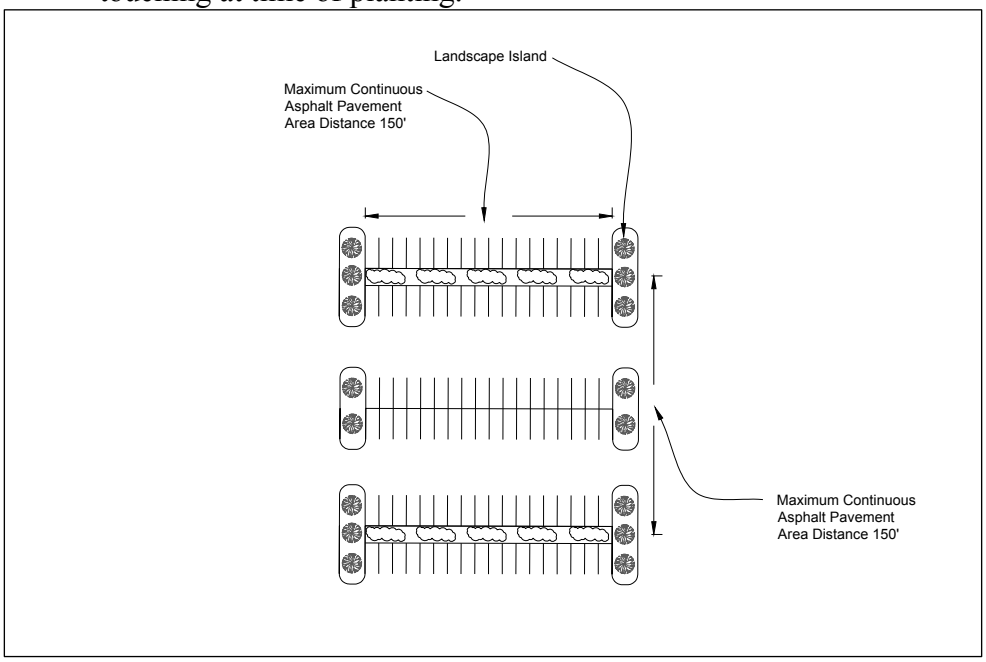


Figure 5...Typical Parking Lot Islands

6.9.3. Walls and Fences

6.9.3.1. Walls and fences shall be erected where required for privacy, screening, separation, security, erosion control, or to serve other necessary and reasonable functions.

6.9.3.2. It is preferred that the design and materials used be functional and compatible with existing and proposed site architecture.

6.9.3.3. No fence or wall shall be so constructed or installed as to constitute a hazard to traffic or safety.

6.9.4. Mixed Use Development / Waterfront Non-Industrial Use

6.9.4.1. To the extent possible, existing natural conditions such as mature trees and topographic features shall be preserved.

6.9.4.2. It is encouraged to have all unpaved areas planted with grass or other suitable plant material.

6.9.4.3. The front yard landscaped with street trees, ornamental plants, and groundcover to within ten (10) feet of a public roadway is preferred.

6.9.4.4. Landscape elements shall not restrict visibility of signs or sight distances for vehicular access.

6.9.4.5. It is preferred that a minimum of ten (10) feet of side and rear yards be landscaped with trees, shrubs, and groundcover if the parcel does not adjoin an open space area.

6.9.4.6. Screening of parking lots, loading areas, surface mounted transformers, and waste receptacles from the street and adjacent properties is encouraged.

6.9.4.7. Chain link fences are not permitted.

6.9.5. General Industrial, Light Industrial, and Waterfront Industrial

6.9.5.1. The front yard landscaped with street trees, ornamental plants, and groundcover to within thirty (30) feet of a public roadway is preferred.

6.9.5.2. It is preferred that a minimum of ten (10) feet of side and rear yards shall be landscaped with trees, shrubs, and groundcover, where the lot line is on a public street.

6.9.6. Buffers and Natural Features

6.9.6.1. Buffers and natural features are encouraged throughout the Park to enhance visual image of the Park.

6.9.6.2. A fifty (50) foot vegetated buffer consisting of evergreen shrubs, shade trees, ornamental plants, and groundcover shall be installed along the northern perimeter of the Park from Post Road to Marine Road. This buffer may include a multi-use trail. The buffer shall be a year round dense opaque screen not less than six (6) feet in height.

6.9.6.3. To the maximum extent practicable, development shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity and to minimize negative impacts and alteration of natural features.

The following specific areas shall be preserved as undeveloped open space, to the extent consistent with the reasonable utilization to land and in accordance with applicable local, state, or federal regulations: wetlands; water bodies and water courses; and scenic views.

6.10. Signage and Lighting

6.10.1. Signage Design Guidelines

6.10.1.1. All outdoor signs shall conform to applicable federal and state statutes and regulations.

6.10.1.2. Signs shall be restricted to advertising only the person, firm, company or corporation operating the use conducted on the site or the products produced or sold on the site.

6.10.1.3. The following types of signs will be permitted, subject to the approval of the TRC.

- Horizontal wall signs, otherwise known as belt, face, or building mounted tenant signs, excluding signs painted on the wall itself. Individual graphics applied to the façade.
- Plaque signs attached to the face of a building in close proximity to the main entrance and bearing the firm's name or trademark. Maximum of two (2) tenants per sign with a maximum of forty-five (45) square feet per sign.
- Parapet signs including signs on the top of a canopy or marquee. No sign shall project above the roofline of any structure.
- Monument, ground mounted building identification, signs no greater than eight (8) feet wide by six (6) feet tall at the main driveway. Maximum of one (1) sign per building with graphics on one (1) or two (2) sides.
- All necessary directional signs on the lot occupied by the building to which such signs pertain.
- Signs which are part of the building architecture.

6.10.1.4. No sign shall exceed a maximum area of more than three (3) square feet for each running foot of the face of the building displaying such signs, and a maximum projection of no more than twelve (12) inches from the face of the building. Plaques shall have a maximum area of eight (8) square feet.

6.10.1.5. No billboards, flashing or animated signs, or pole mounted signs will be allowed.

6.10.2. Lighting Design Guidelines

6.10.2.1. General Lighting

- Lighting for safety shall be provided at intersections, along walkways, at entryways, between buildings, and in parking areas and passenger loading or shelter areas.
- Maximum height of lighting standards shall not exceed twenty-five (25) feet.
- Every attempt shall be made to discourage light spillover adjacent to Narragansett Bay.
- The height and shielding of lighting standards shall provide proper lighting without hazard to motorists or aircraft or nuisance to adjoining

properties, and the design of lighting standards shall be of a type appropriate to the development and surrounding area. Light sources shall be shielded so as to conform to standards for glare as defined within the QBP Performance Standards.

6.10.2.2. Service Area Lighting

- Service area lighting shall be contained within the service yard boundaries and enclosure walls. Light spillover outside of the service area should be minimized.

6.10.2.3. Building Lighting

- Building illumination and architectural lighting shall be indirect with no visible light source. Indirect wall lighting or wall washing, overhead down lighting, or interior illumination, which spills outside is encouraged. Architectural lighting should articulate and animate the particular building design as well as provide the required functional lighting for safety and clarity of pedestrian movement.

6.10.2.4. Sign Lighting

- Monument signs may be illuminated with standard ground mounted light fixtures. One (1) fixture is permitted per sign per side. Fixtures shall be mounted to the ground at a distance four (4) feet from the sign.

6.11. Construction Phase Requirements

6.11.1. Wastewater

6.11.1.1. Effluent shall be discharged in accordance with Rhode Island Pollutant Discharge Elimination System (RIPDES) Permit regulations.

6.11.2. Soil Erosion Prevention

6.11.2.1. Erosion controls shall be consistent with the most recent guidelines of the U.S. Department of Agriculture, Soil Conservation Service and R.I. Soil and Erosion Control Manual. An erosion Control Plan must be submitted to TRC for review.

6.11.3. Storage and Equipment Fencing

6.11.3.1. All construction storage and equipment areas shall be fenced and shall be located on the site so as to minimize their impact on adjacent properties and public streets.

6.11.4. Maintenance of Construction Sites

6.11.4.1. Temporary construction trailers and other temporary structures shall be removed from the site within thirty (30) days of the end of construction.

6.11.4.2. Construction debris shall be removed periodically from the site.

6.11.4.3. All trash shall be maintained in enclosed containers and removed from site on a weekly basis.

6.11.5. Construction Access

Construction access shall be coordinated with QDC. The construction access road shall meet the requirements of Section D Construction Entrance of the *Rhode Island Soil Erosion and Sediment Control Handbook* (R.I. Department of Environmental Management, 1989).

6.11.5.1. Submission of As-Built Drawings

6.11.5.2. Upon completion of the construction project, the applicant shall submit As-Built drawings depicting completed improvements and the location of all underground utilities. The as-built drawing shall be certified by the appropriate design professional.

6.11.6. Maintenance

6.11.6.1. Owner/Occupants Responsibilities - The original construction and appearance of the site and all buildings and improvements on the premises shall be maintained in good repair and in safe, clean and sanitary condition and shall conform to all federal, state, and municipal statutes, ordinances, and regulations.

6.11.7. Repairs after Damage

6.11.7.1. Any damaged structure, accessways or parking lot surface shall be restored or replaced to its original condition as promptly as the extent of the damage will permit.

6.11.7.2. Protection against Vandals - Buildings and property shall be properly secured in order to prevent entrance by vandals.

6.11.7.3. Maintenance of Grounds - All grounds shall be maintained in a safe, clean and orderly manner. Accessways, paved areas, lighting and signage shall be maintained in good repair. Drainage systems shall be maintained clean and free of obstacles.

6.11.7.4. Maintenance of Plant Materials - Trees and other landscaping shall be properly planted and staked in accordance with the approved landscape plan. The developer shall make provisions for regular watering and maintenance until they are established as defined by the landscape plan.

6.11.7.5. All plantings shall be maintained in a healthy condition with proper maintenance carried out on a regular basis.

6.11.7.6. Replacement of Plants - Dead or dying plants shall be removed in thirty (30) days and replaced as quickly as possible subject to seasonal limitations.

7.0 Sewer Treatment System User Regulations

7.1. Purpose

The purpose of these regulations is to set forth the rules governing the use of the QDC's sewers and drains, the installation and connection of building sewers, the discharge of waters and wastes into the sewers, and the penalties for violations.

7.2. Legal Authority

These rules and regulations are promulgated pursuant to the requirements and provisions of R.I.G.L. §42-64-7(16) and the Administrative Procedures Act, R.I.G.L. § 42-35-1 et seq., and particularly § 42-35-3.

7.3. Definitions

Unless the context specifically indicates otherwise, the meaning of terms used in these regulations shall be as follows:

7.3.1. Biochemical Oxygen Demand (BOD) shall mean the quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedure in five (5) days at 20°C, expressed in milligrams per liter.

7.3.2. Building Drain shall mean that part of the lowest piping of a drainage which receives the discharge from soil, waste, and other drainage pipes inside the walls of the building and conveys it to the building sewer, beginning five (5) feet (1.5 meters) outside the inner face of the building wall and terminating at the building sewer or, if no building sewer is required, at the point of connection to the QDC sewer or other place of disposal.

7.3.3. Building Sewer shall mean the extension from the building drain to the point of connection to the QDC sewer or other place of disposal.

7.3.4. Chemical Oxygen Demand (COD) shall mean the quantity of oxygen utilized in the chemical oxidation of wastewater under standard laboratory procedures.

7.3.5. Director shall mean the General Manager of the Quonset Davisville Port and Commerce Park, or an authorized deputy, agent or representative.

7.3.6. Floatable Oil is oil, fat or grease in a physical state such that it will separate by gravity from wastewater by treatment in an approved pretreatment facility. A wastewater shall be considered free of floatable oil if it is properly pretreated and does not interfere with the collection system.

7.3.7. Garbage shall mean solid wastes from the domestic and commercial preparation, cooking, and dispensing of food, and from the handling, storage, and sale of produce.

7.3.8. Industrial Cooling Water shall mean water used to reduce temperature in an industrial process.

7.3.9. Industrial User shall mean a user who discharges or has the capacity to discharge industrial wastewater or industrial sewage directly or indirectly into the sewer.

7.3.10. Industrial Wastes shall mean the liquid wastes resulting from industrial manufacturing, trade, or business processes and shall be distinct from sanitary sewage.

7.3.11. Interference shall mean a Discharge which, alone or in conjunction with a discharge or discharges from other sources, both: (a) Inhibits or disrupts the Wastewater Treatment Facility (WWTF), its treatment processes or operations, or its sludge processes, use or disposal; and (b) Causes a violation of any requirement of the WWTF's and Rhode Island Pollutant Discharge Elimination System (RIPDES) permit (including an increase in the magnitude or duration of a violation) or of the prevention of sewage sludge use or disposal in compliance with the following statutory provisions and regulations or permits issued there under (or more stringent State or local regulations): Section 405 of the Clean Water Act, the Solid Waste Disposal Act (SWDA) (including Title II, more commonly referred to as the Resource Conservation and Recovery Act [RCRA], and including State regulations contained in any State Sludge management plan prepared pursuant to subtitle D of the SWDA), the Clean Air Act, the Toxic Substances Control Act, and the Marine Protection Research and Sanctuaries Act.

7.3.12. Natural Outlet shall mean any outlet into a natural watercourse, pond, ditch, lake or other body of surface or groundwater.

7.3.13. New Source shall mean: (a) Any building, structure, facility or installation from which there is or may be a discharge of pollutants, the construction of which commenced after the publication of proposed Pretreatment Standards under section 307(c) of the Federal Water Pollution Control Act (WPCA) which will be applicable to such source if such Standards are thereafter promulgated in accordance with that section, provided that: (1) The building, structure, facility or installation is constructed at a site at which no other source is located; or (2) The building, structure, facility or installation totally replaces the process or production equipment that causes the discharge of pollutants at an existing source; or (3) The production or wastewater generating processes of the building structure, facility or installation are substantially independent of an existing source at the same site. (b) Construction on a site at which an existing source is located results in a modification rather than a new source if the construction does not create a new building, structure, facility or installation meeting the criteria of subparagraphs (a)(2) or (a)(3) of this section but otherwise alters, replaces, or adds to existing process or production equipment. (c) Construction of a new source as defined under this paragraph has commenced if the owner or operator has: (1) Begun or caused to begin as part of a continuous onsite construction program: A. Any placement, assembly, or installation of facilities or equipment; or B. Significant site preparation work including clearing, excavation, or removal of existing buildings, structures, or facilities which is necessary for the placement, assembly, or installation of new source facilities or

equipment; or (2) Entered into a binding contractual obligation for the purchase of facilities or equipment, which are intended to be used in its operation within a reasonable time. Options to purchase or contracts which can be terminated or modified without substantial loss, and contracts for feasibility, engineering, and design studies do not constitute a contractual obligation under this paragraph.

7.3.14. Pass Through shall mean a Discharge which exits the WWTF into waters of the United States in quantities or concentrations which, alone or in conjunction with a discharge or discharges from other sources, are a cause of a violation of any requirement of the WWTF's RIPDES permit, including an increase in the magnitude or duration of a violation.

7.3.15. Permit shall mean an authorization, license or equivalent control document issued by the QDC, unless otherwise identified.

7.3.16. Person shall mean any individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, municipality, any other political subdivision of this state, any department or agency of the federal government, or any other legal entity.

7.3.17. pH shall mean the logarithm of the reciprocal of the weight of hydrogen ions in grams per liter of solution.

7.3.18. Properly Shredded Garbage shall mean the wastes from the preparation, cooking and dispensing of food that have been shredded to such a degree that all particles will be carried freely under the flow conditions normally prevailing in public sewers, with no particle greater than one-half (1/2) inch (1.27 centimeters) in any dimension.

7.3.19. Pollutant shall mean dredged spoil, solid waste, incinerator residue, sewage, garbage, sludge, munitions, chemical wastes, biological materials, heat, wrecked or discarded equipment, rock, sand and cellar dirt and industrial, municipal, agricultural or other pollution-causing agents.

7.3.20. Pollution shall mean the man-made or man-induced alteration of the chemical, physical, biological, and radiological integrity of water.

7.3.21. QDC shall mean Quonset Development Corporation

7.3.22. QDC Sewers shall mean a sewer regulated, operated and maintained by QDC for the purpose of affording sewage collection service to its users.

7.3.23. Sanitary Sewer shall mean a sewer that carries sewage and to which storm, surface and ground waters are not intentionally admitted.

7.3.24. Sewage shall mean a combination of the water-carried wastes from residents, business buildings, institutions, and industrial establishments, together with such ground, surface, and storm waters as may be present.

7.3.25. Sewage Treatment Plant shall mean any arrangement of devices and structures used for treating sewage.

7.3.26. Sewage Works shall mean all facilities for collecting, pumping, treating and disposing of sewage.

7.3.27. Sewer shall mean a pipe or conduit for carrying sewage.

7.3.28. Shall is mandatory; "may" is permissive.

7.3.29. Significant Industrial User shall mean: (a) all industrial users subject to Categorical Pretreatment Standards; and (b) any other industrial user that: (1) discharges an average of 25,000 gallons per day or more of process wastewater to the WWTF; or (2) contributes a process waste stream which makes up 5 percent or more of the average dry weather hydraulic or organic capacity of the WWTF; or (3) is designated as such by the QDC the basis that the industrial user has a reasonable potential for adversely affecting the WWTF's operation or for violating any pretreatment standard or requirement.

7.3.30. Slug shall mean any discharge of water, sewage or industrial waste that in concentration of any given constituent or in quantity of flow exceeds a user's average discharge and adversely affects the sewer and/or the performance of the sewage treatment plant.

7.3.31. Storm Drain (sometimes termed "Storm Sewer") shall mean a sewer that carries storm and surface waters and drainage, but excludes sewage and industrial wastes, other than unpolluted cooling water.

7.3.32. Suspended Solids shall mean solids that either float on the surface of, or are in suspension in, water, sewage, or other liquids, and which are removable by laboratory filtering.

7.3.33. Toxic shall mean any substance listed as toxic under section 307(a)(1) of the Clean Water Act, as amended, 33 U.S.C. §§ 1251 et seq., or listed under the Hazardous Substances Right-to-Know Act, R.I.G.L. §§ 28-21-1 et seq., or as may otherwise be designated by the Director from time to time.

7.3.34. User shall mean the owner of any residential, commercial, or industrial property or any publicly owned building or non-profit institution with a direct or indirect connection to the sewer.

7.3.35. Watercourse shall mean a channel in which a flow of water occurs either continuously or intermittently.

7.4. Building Sewers and Connections

7.4.1. No person shall uncover, make any connections with or opening into, use, alter, or disturb any QDC sewer or appurtenance thereof without first obtaining a written permit from the Director. All such connections shall be subject to such terms and conditions as the Director shall prescribe.

7.4.2. There shall be two classes of building sewer permits, one class for residential and commercial service, and one class for service to establishments producing industrial wastes. For either class, the user shall make application on a special form furnished by the QDC. The permit application shall be supplemented by any plans, specifications, or other information considered pertinent in the

judgment of the Director. A permit and inspection fee of not less than twenty-five dollars for an industrial building sewer permit shall be paid to the QDC at the time the permit is issued or renewed.

7.4.3. All costs and expenses incidental to the installation and connection of the building sewer shall be borne by the user who shall indemnify the QDC from any loss or damage that may directly or indirectly be occasioned by the installation of the building sewer.

7.4.4. A separate and independent building sewer shall be provided for every building that is not already connected to the QDC's sewer system on the date this regulation is put into effect. Where one building stands at the rear of another on an interior lot, the building sewer from the front building may be extended to the rear building and the whole considered as one building sewer; however, the QDC does not and will not assume any obligation or responsibility for damage caused by or resulting from any such single connection.

7.4.5. Old building sewers may be used in connection with new buildings only when they are found, on examination and testing by the Director, to meet all requirements of this regulation.

7.4.6. The size, slope, alignment, materials of construction of a building sewer, and the methods to be used in excavating, placing of the pipe, jointing, testing, and backfilling the trench, shall all conform to the requirements of the building and plumbing code of the State of Rhode Island and to other applicable rules of the QDC. In the absence of Code provisions or in amplification thereof, the materials and procedures set forth in appropriate specifications of the American Society of Testing and Materials ("ASTM") and the Water Pollution Control Federation ("WPCF") Manual of Practice No. 9 shall apply.

7.4.7. Whenever possible, the building sewer shall be brought to the building at an elevation below the basement floor. In all buildings in which any building drain is too low to permit gravity flow to the public sewer, sanitary sewage carried by such building drain shall be lifted by an approved means and discharged to the building sewer.

7.4.8. No person shall make connection of roof downspouts, exterior foundation drains, areaway drains, or other sources of surface runoff or ground water to a building sewer or building drain that in turn is connected directly or indirectly to a QDC sanitary sewer.

7.4.9. The connections of the building sewer into the QDC sewer shall conform to the requirements of the building and plumbing code or other applicable rules of the QDC, or the procedures set forth in appropriate specifications of the ASTM and WPCF Manual of Practice No. 9. All such connections shall be made gastight and watertight. Any deviation from the prescribed procedures and materials must be approved by the Director before installation.

7.4.10. The applicant for the building sewer permit shall notify the Director when the building sewer is ready for inspection and connection to the QDC sewer. The connection shall be made under the supervision of the Director or his representative.

7.4.11. All excavations for building sewer installation shall be adequately guarded with barricades and lights so as to protect the public from hazard. Streets, sidewalks, pavements, and other QDC property disturbed in the course of the work shall be restored in a manner satisfactory to the QDC.

7.5. Discharge Requirements, Limitations, And Prohibitions

7.5.1. The QDC may limit, reject or prohibit any direct or indirect discharge of pollutants or combination of pollutants (as defined by applicable federal or state law or as described below) into the QDC Sewers.

7.5.2. Specifically prohibited substances, waters or wastewaters are: (a) Groundwater, stormwater, and surface waters, roof runoff, tidewater, subsurface drainage, cooling water, and uncontaminated industrial process waters. (b) Gasoline, benzene, naphtha, fuel oil, or other flammable or explosive liquids, solids or gases. (c) Any trucked or hauled pollutants, except at discharge points designated by the QDC and in accordance with Section 7.11.12 (d) Slugs. (e) Sludges or deposited solids resulting from an industrial or pretreatment process. Storm water and all other unpolluted drainage shall be discharged to such sewers as are specifically designated as storm sewers, or to a natural outlet approved by the Director and other regulatory agencies. Industrial cooling water or unpolluted process waters may be discharged, on approval of the Director and other regulatory agencies, to a storm sewer or natural outlet.

7.5.3. In addition to those limitations in Section 5.02 and 5.04, no person shall discharge or cause or allow to be discharged directly or indirectly into the QDC Sewers, any other substances, water or wastewater that either singly or by interaction with other substances will or is likely to: (a) interfere with the operation of the QDC Sewers by: (1) harming either the sewerage system or wastewater treatment process; (2) being otherwise incompatible with the treatment process; or (3) contaminating the sludge or contributing to sludge disposal problems. (b) violate applicable federal and state law and the terms of the QDC Sewers' federal and state permits, including but not limited to RIPDES and National Pollutant Discharge Elimination System (NPDES) permits. (c) endanger the environment by adversely affecting receiving waters or otherwise. (d) endanger the health or welfare of persons.

7.5.4. No person shall discharge or cause or allow to be discharged either directly or indirectly into the QDC Sewers, any substance, water or wastewater that has: (a) a temperature higher than 104 degrees Fahrenheit (40 degrees Celsius). (b) any toxic or non-toxic gases in sufficient quantity, either singly or by interaction with other wastes, to injure or interfere with any waste treatment process, constitute a hazard to humans or animals, create a public nuisance, create a toxic effect in the receiving waters of the QDC Sewers or exceed the limiting

standards issued from time to time under Section 307 (a) of the WPCA, 33 U.S.C. Section 1317 (a), as amended to date or hereafter. (c) any water or waste which by itself or by interaction with other materials, emits chemical contaminants into the atmosphere of any confined area of the sewer system at levels in excess of short term exposure limit Threshold Limit Value established for air-borne contaminants by the American Conference of Governmental Industrial Hygienists or the National Institute for Occupational Safety and Health. (d) any liquids, solids or gases which by reason of their nature or quantity are, or may be sufficient, either alone or be interaction with other substances, to cause fire or explosion or be injurious in any other way to the QDC Sewers. At no time shall two successive readings on any explosion hazard meter at the point of discharge into the QDC Sewers (or at any point in the QDC Sewers) be more than five (5%) percent nor any single reading be over ten (10%) percent of the Lower Explosive Limit of the meter. (e) pollutants that will cause corrosive structural damage to the WWTF, but in no case discharges with pH lower than 5.0, unless the works is specifically designed to accommodate such discharges. (f) petroleum oil, non-biodegradable cutting oils, or products of mineral oil in amounts that will cause interference or pass through. (g) fats, wax, grease or oils of vegetable or animal origin as measured by Freon extraction in excess of one hundred (100) mg/1 or containing other substances which may solidify or become viscous at temperatures between thirty-two (32) degrees F or zero (0) degrees C, and one hundred four (104) degrees F or forty (40) degrees C. Waters or wastes containing such substances, excluding normal household waste, shall exclude all visible floating oils, fats and greases. The use of chemical or physical means (such as temperature variation, emulsifying agents, mechanical mixers) to bypass or release fats, oils, and greases into the QDC Sewers is prohibited. (h) any garbage that has not been property shredded. Garbage grinders may be connected to the QDC Sewers from homes, hotels, institutions, restaurants, hospitals, catering establishments, or similar places where garbage originates from the preparation of food in kitchens for the purpose of consumption on the premises or when served by caterers. The installation and operation of any garbage grinder equipped with a motor of three-fourths (3/4) horsepower (0.76 hp metric) or greater shall be subject to the review and approval of the Director. (i) solid or viscous pollutants in amounts which will cause obstruction to the flow in the WWTF resulting in interference; (j) unusual concentrations of dissolved solids such as, but not limited to, sodium chloride and sodium sulfate, and waste waters having excessive suspended solids concentrations. (k) color or turbidity in such an amount that it will prevent the QDC from discharging a treated effluent in compliance with any state or federal rules, regulations or permit requirements. (l) BOD or COD concentrations in such quantities as to constitute a significant load on the QDC Sewers or to cause the effluent from the QDC Sewers to violate any state or federal rules, regulations or permit requirements, including but not limited to NPDES and RIPDES permits. (m) any radioactive wastes or isotopes of such half-life or concentration as may exceed limits established by state or federal laws or regulations. (n) any process wastewater, as defined by

the Director, containing concentrations of the substances listed below in excess of the assigned discharge limits:

	Milligrams per Liter
Cadmium (Total)	0.26
Chromium (Total)	1.71
Copper (Total)	2.07
Cyanide (Total)	0.20
Lead (Total)	0.27
Mercury (Total)	0.003
Nickel (Total)	2.38
Silver (Total)	0.24
Zinc (Total)	0.76
TTO*	1.50

The term "TTO" shall mean total toxic organics, which is the summation of all quantifiable values greater than 0.01 milligrams per liter of the toxic organics listed at 40 C.F.R. § 433.11. (o) concentrations of substances in excess of Federal Categorical Pretreatment standards, where applicable. (p) pollutants which may create a fire or explosion hazard including, but not limited to, waste streams with a closed cup flashpoint of less than one-hundred forty (140) degrees F or sixty (60) degrees C using the test methods specified in 40 C.F.R. § 261.21. (q) pollutants that result in the presence of toxic gases, vapors, or fumes in a quantity that may cause acute worker health and safety problems.

7.5.5. No user shall, by increasing the use of process water or in any other way, attempt to dilute a discharge as a partial or complete substitute for adequate treatment to achieve compliance with the limitations contained in the Federal Categorical Pretreatment Standards, 40 C.F.R., or in any other pollutant specific limitation developed by the QDC. The QDC shall, in its sole discretion, use EPA formulas or any other reasonable method for determining discharge levels where dilution is reasonably suspected.

7.5.6. If any wastewater is discharged or is proposed to be discharged to the QDC Sewers in violation of the prohibitions described in this section, the Director may in his sole discretion: (a) reject the wastes; (b) require a discharger to demonstrate and implement those in-plant modifications that will reduce or eliminate the discharge of such substances to conform to these Rules; (c) require pretreatment, including storage facilities or flow equalization necessary to reduce or eliminate the objectionable characteristics or substances, so that the discharge will not violate these Rules; (d) require controls to be installed that will regulate the quantities and rates of discharge; (e) require payment to the QDC to cover its added cost of handling, monitoring, and treating the wastes; (f) revoke a discharger's permit; and (g) take any other administrative sanctions, enforcement actions, and remedial actions as may be desirable, necessary, or permitted to achieve the purpose of these Rules. When considering the above alternatives, the Director shall give consideration to the economic impact of each alternative on the discharger. If the Director permits the pretreatment or

equalization of waste flows, the design and installation of the plants and equipment shall be subject to the review and approval of the Director, and shall be subject to the requirements of all applicable codes, ordinances, and laws.

7.5.7. Grease, oil, and sand interceptors shall be provided by the person generating such wastes when, in the opinion of the Director, they are necessary for the proper handling of liquid wastes containing grease in excessive amounts, or any flammable wastes, sand, or other harmful ingredients; except that such interceptors shall not be required for private living quarters or dwelling units. All interceptors shall be of a type and capacity approved by the Director and shall be located as to be readily and easily accessible for cleaning and inspection. In the maintaining of these interceptors, the person generating the wastes shall be responsible for the proper removal and disposal by appropriate means of the captured material and shall maintain records of the dates and means of disposal that are subject to review by the Director. Any removal and hauling of the collected materials not performed by generator's personnel must be performed by currently licensed waste disposal firms.

7.5.8. Where pretreatment or flow-equalizing facilities are provided for any waters or wastes, they shall be maintained continuously in satisfactory and effective operation by the provider at his expense.

7.5.9. When required by the Director, the licensee or other permitted user of any property serviced by a building sewer carrying industrial wastes shall install a suitable control manhole together with such necessary meters and other appurtenances in the building sewer to facilitate observation, sampling and measurement of the wastes. Such manhole, when required, shall be accessible and safely located, and shall be constructed in accordance with plans approved by the Director. The manhole shall be installed by the licensee or other permitted user, at his expense, and shall be maintained by him so as to be safe and accessible at all times.

7.5.10. Whenever required by the Director by regulation, order, or permit, any industry discharging into the sanitary sewer shall monitor its discharge, perform analysis, keep records and report to the Director information needed to determine compliance with this regulation. This information may include: (a) wastewater discharge rate (both peak and average); (b) chemical analysis of wastewaters; (c) information on raw materials, processes, and products affecting wastewater volume and quality; (d) quantity and disposition of specific liquid, sludge, oil, solvent, or other materials important to sewer use control; (e) a plot plan of the property served showing sewer and pretreatment facility location; (f) details of wastewater pretreatment facilities; (g) details of systems to prevent and control losses of materials through spills to the QDC sewer.

7.5.11. All measurements, tests and analyses of the characteristics of waters and wastes to which reference is made in this regulation shall be determined in accordance with the most recent U.S. Environmental Protection Agency-approved methods and procedures (40 C.F.R. Part 403 and 40 C.F.R. Part 136), and shall be determined at the control manhole provided, or at any other suitable

sampling site. Sampling shall be carried out by accepted methods to reflect the effect of constituents upon the sewage works and to determine the existence of hazards to life, limb, and property. The particular analyses involved will determine the duration and type of sampling which shall be conducted.

7.5.12. The Director shall be given forty-five (45) days' prior notification of: (a) any proposed substantial change in volume or character of pollutants over that being discharged into the sanitary sewers at the time of this regulation's adoption; and (b) any proposed new discharge into the sanitary sewers from any source which would be a new source as defined by Section 306 of Public Law 92-500, or a proposed new discharge into the sanitary sewers from any source which would be subject to Section 301 of Public Law 92-500 if it were discharging such pollutants.

7.5.13. No statement contained in this Section shall be construed as preventing any special agreement or arrangement between the QDC and any industrial user whereby an industrial waste of unusual strength or character may be accepted by the QDC for treatment, subject to payment therefore by the industrial concern, provided that such agreements do not contravene federal and state pretreatment standards, Sections 7.5.3 and 7.5.4.

7.6. Protection from Damage

No unauthorized person shall maliciously, willfully, or negligently break, damage, destroy, uncover, deface, or tamper with any structure, appurtenance, or equipment that is a part of the sewage works. Any person violating this provision shall be subject to immediate arrest by regular law enforcement agencies under charge of disorderly conduct.

7.7. Powers and Authority of Inspectors

7.7.1. The Director and other duly authorized employees of the QDC bearing proper credentials and identification shall be permitted: (a) to enter without delay all properties for the purposes of inspection, observation, measurement, sampling, and testing in accordance with the provisions of this regulation; (b) during regular working hours and at other reasonable times, and within reasonable limits and in a reasonable manner, to have access to and to copy any records, inspect any monitoring equipment and sample any effluents which the owner or operator of such discharge source is required to sample under these rules or state or federal law; (c) to set up on the user's property such devices as are necessary to conduct sampling inspection, compliance monitoring and/or metering operations. The owner or his representatives shall have no authority to inquire into any processes including metallurgical, chemical, oil, refining, ceramic, paper, or other industries beyond that point having a direct bearing on the kind and source of discharge to the sewers or waterways or facilities for waste treatment.

7.7.2. The Director and other duly authorized employees of the QDC bearing proper credentials and identification shall be permitted to enter all properties served by the sewage system for the purpose of, but not limited to, inspection, observation,

measurement, sampling, repair, and maintenance of any portion of the sewerage works lying within said property.

7.8. General Sewer Use Charges

7.8.1. In general, sewer use charges shall reflect the average cost of treating all sanitary wastes. This shall be done by apportioning the total of all normal sewer works costs among the various categories of users in accordance with flows generated or capacity demanded. For users generating industrial wastes with characteristics that vary significantly from the composition of all other wastes introduced into the sewage works, the Director may require that the basic apportionment be supplemented to reflect the additional expense imposed on the QDC by such abnormalities.

7.8.2. Each user of the QDC's sewer works shall be charged monthly a fee determined by multiplying the flow contributed or capacity demanded by flow rates (dollars per 1000 gallons) determined by the Director. The flow rate will be established annually and will be the same for all categories of users.

7.8.3. In addition, users generating industrial wastes having abnormal treatment requirements may be charged additional amounts at rates established by the Director.

7.9. Industrial Discharge Permit System

7.9.1. All industrial users connected to or discharging to the QDC Sewers must obtain a wastewater discharge permit. All industrial users proposing to connect to or discharge into the QDC Sewers must obtain a wastewater discharge permit before connecting to or discharging to the QDC Sewers.

7.9.2. Industrial users seeking a wastewater discharge permit must have completed and filed with the QDC in application on the prescribed form, together with any applicable fee, by the date specified by the Director. In support of this application, the user shall submit the following information: (a) name, business address, location of the facility (if different from business address), and Standard Industrial Classification (SIC) number of the applicant; (b) total water consumption from all sources and supporting documentation when appropriate; (c) type, frequency, and volume of discharges; (d) average and peak wastewater flow rates, including daily, monthly, and seasonal variations, if any; (e) site plans, floor plans, mechanical and plumbing plans, pretreatment plans and details to show all building connections and appurtenances by size, locate on and elevation; (f) description of activities, pretreatment facilities and plant processes on the premises, including all materials and types of material that are or could be discharged; (g) type of product produced; (h) number of employees, number of shifts, and hours of work; (i) the name and concentration of any pollutants in the discharge, for a minimum of four consecutive operating days, which are regulated by the QDC, the state or the federal government, and a written statement as to whether or not applicable pretreatment standards are being met, and if not, whether additional in-plant modification and additional pretreatment is required for the user to meet such applicable pretreatment

standards; (j) if additional pretreatment or in-plant modification will be required to meet the pretreatment standards, the user must provide a schedule by which to achieve the standards in the shortest possible time; (1) This schedule shall be reported as the Pretreatment Compliance Schedule. The following conditions shall apply to this schedule. (2) The schedule shall contain increments of progress in the form of dates for the commencement and completion of major events leading to the construction and operation of additional pretreatment required for the user to meet the applicable pretreatment standards (e.g., hiring an engineer, completing preliminary plans, executing contracts for major components, commencing construction, completing construction). (3) Not later than fourteen (14) days following each completion date in the schedule, the user shall submit a progress report to the QDC including, at a minimum, whether or not he complied with the increments of progress. If such increment of progress was not completed on time, the user shall also report the date on which he expects to complete the increment of progress, the reason for the delay, and the steps being taken by the user to return to the schedule established. In no event shall completion dates for increments of progress be more than nine (9) months apart (k) Any other pertinent information as may be needed to evaluate the permit application. The Director shall evaluate the data furnished by the industrial user and may require additional information. Based on the application, the Director may issue a wastewater discharge permit subject to the terms and conditions enumerated in the permit. The Director may deny a request for a permit when the information supplied indicates the industrial user will be unable to reasonably meet QDC standards. Any person denied a permit may request a hearing in accordance with the provisions of Section 7.11.

7.9.3. Wastewater discharge permits shall be expressly subject to specific permit provisions contained therein as well as to provisions of these rules and all other regulations, user charges and fees established by the QDC. Permit conditions may include, but are not limited to, the following: (a) the average and maximum wastewater constituents and characteristics permitted in the process water discharges; (b) limits on rate and time of discharge or requirements for flow regulation and equalization; (c) requirements for installation of inspection and sampling facilities and specifications for self-monitoring; (d) requirements for the submission of periodic self-monitoring compliance reports, including all notices and self-monitoring reports required by EPA, which shall include, but not be limited to, volume or rates of flow, concentrations of controlled pollutants or other information which relates to the generation of waste; (e) requirements for maintaining and submitting technical reports and plant records relating to wastewater discharges; (f) daily average and daily maximum discharge rates, or other appropriate conditions when pollutants subject to limitations and prohibitions are proposed or present in the user's wastewater discharge; (g) compliance schedules; (h) requirements for installation of pretreatment systems and spill prevention control plans; (i) provisions for authorized QDC employees and agents to enter and inspect the premises, including provisions for copying records, inspecting monitoring equipment and sampling effluent; (j) compliance with federal, state and other governmental laws, rules; (k) fees and costs

including supplemental fees assessed because of the special nature of the user's effluent in accordance with the provisions of Section 7.8.3, and additional costs and fees including reasonable attorneys' fees based on the costs of enforcing these regulations or the permit.

7.9.4. Users shall provide treatment of wastewater as required to comply with this section, and shall achieve compliance with all federal, state, and QDC pretreatment standards within the time limitations specified by the federal, state, and QDC pretreatment regulations. Any equipment required to pretreat wastewater to a level acceptable to the QDC shall be provided, operated and maintained at the user's expense. Detailed plans showing the pretreatment equipment and operating procedures shall be submitted to the QDC for review and shall be acceptable to the QDC before construction of the facilities. Any review and inspection conducted by the QDC is for the sole purpose of determining compliance with the technical provisions of these rules. The QDC does not assume responsibility for means, methods or techniques used, or for the safety of construction works, the site, or for compliance by users with applicable laws and regulations other than this section. Review of the QDC does not constitute any form of guarantee or insurance with respect to the performance of the equipment and processes. The review of such plans and operating procedures will in no way relieve the user from the responsibility of modifying the equipment as necessary to produce an effluent acceptable to the QDC under the provisions of this section. Any subsequent significant changes in the pretreatment equipment or method of operation shall be reported to and be acceptable to the QDC prior to the user's initiation of the changes.

7.9.5. Each user shall provide protection from accidental discharge of prohibited materials or other substances regulated by these rules. Equipment to prevent accidental discharge or prohibited materials into the facilities shall be provided and maintained at the owner's or user's own cost and expense. Detailed plans showing equipment and operating procedures to provide this protection shall be submitted to the QDC for review, and shall be approved by the QDC before construction. It is understood that any review and inspection conducted by the QDC is for the sole purpose of determining compliance with the technical provisions of these rules. The QDC does not assume responsibility for means, methods or techniques used, or for the safety of construction works, the site, or for compliance by users with applicable laws and regulations other than this section. Review by the QDC does not constitute any form of guarantee or insurance with respect to the performance of the equipment and processes. All existing users shall also complete such a plan as required by a compliance schedule or permit. No new user proposing to discharge into the QDC Sewers shall be permitted to introduce pollutants into the QDC Sewers until accidental discharge procedures have been approved by the QDC. Review and approval of such plans and operating procedures shall not relieve the industrial user from the responsibility of modifying the user's equipment as necessary to meet the requirements of these rules. In the case of an accidental discharge, it is the responsibility of the user to notify the QDC of the incident as soon as possible.

The notification shall include location of discharge, type of waste, concentration and volume, and corrective actions.

7.9.6. Within five (5) days following an accidental discharge into the facilities, the user shall submit a detailed written report describing the nature and cause of the discharge and the measures to be taken by the user to prevent similar future occurrences. Such notification shall not relieve the user of any expense, loss, damage or other liability that may be incurred by the QDC as a result of damage to the wastewater facilities, nor shall notification relieve the user of liability for any other damage to persons or property arising out of such accidental discharge. Notification will not exempt the user from any fines, civil or criminal penalties or any other liability that may be imposed by these rules or other applicable law.

7.9.7. No permit holder shall discharge industrial wastewater in excess of the quantity, rate of discharge, concentrations or any other limits specified in the permit. Any person desiring to modify a discharge in a manner that would violate conditions of the existing permit must first apply for an amended permit.

7.9.8. Permits shall be issued for a specified time period, generally for one (1) year but not to exceed five (5) years. A permit may be issued for a period of less than one (1) year, or may be stated to expire on a specific date. If the user is not notified by the QDC thirty (30) days prior to the expiration of the permit, the permit shall automatically be extended for one three (3) month period.

7.9.9. An industrial user may apply for modification of a discharge permit by filing a new application form showing substantial, significant and material changes that have been proposed since filing the original application. No application for modification will be considered unless it demonstrates such changes. Within nine (9) months of the promulgation of a national categorical pretreatment standard, the wastewater discharge permit of users subject to such standards shall be revised to require compliance with such standard within the time frame prescribed by such standard. Where a user subject to a national categorical pretreatment standard has not previously submitted a wastewater discharge permit application, the user shall apply for a wastewater discharge permit within one hundred eighty (180) days after the promulgation of the applicable national categorical pretreatment standard. In addition, a user with an existing wastewater discharge permit shall submit to the Director within one hundred eighty (180) days after the promulgation of an applicable federal Categorical Pretreatment Standard the information required by Section 9.02(i) and (j). After review of the application and inspection of the facility, the Director may in his sole discretion modify the original permit. If such application is rejected, the existing permit shall remain in full force and effect. The terms and conditions of the permit may be subject to modification and changed by the Director during the life of the permit. The Director may in his sole discretion place further restrictions, limitations and conditions in a permit. The user shall be informed of any proposed changes in the permit at least thirty (30) days prior to the effective date of change. Any changes or new conditions in the permit shall include a reasonable time schedule for compliance. A user may request a hearing on

modifications to his or her permit in accordance with the provisions of Section 7.11.

7.9.10. Wastewater discharge permits are issued to a specific user for a specific operation. No wastewater discharge permit may be reassigned, transferred or sold to a new owner, new user, different premises, or a new or changed operation.

7.9.11. Any industrial user who violates the conditions of a permit, these rules, or applicable state and federal regulations is subject to having the permit revoked. Violations subjecting an industrial user to revocation of a permit include, but are not limited to, the following: (a) failure of an industrial user to accurately report the wastewater constituents and characteristics of his or her discharge; (b) failure of an industrial user to report significant changes in operations, or wastewater constituents; (c) refusing the QDC statutorily authorized access to the industrial user's premises for the purposes of inspection or monitoring; or (d) violation of conditions of the permit. Revocation of an industrial user's discharge permit shall be in accordance with the notice and hearing provisions of Section 7.11. However, notwithstanding any other provisions of this section, the Director may in his sole discretion immediately revoke any discharge permit where the discharge reasonably appears to present an imminent endangerment to the health or welfare of persons.

7.9.12. Before any further discharge of industrial wastewater may be made by a user whose permit has been revoked, the user must apply for, and be granted, a reinstatement of the terminated permit or a new permit, as the Director may require, as well as paying costs occasioned by the violation. Any such fines, fees, charges and costs shall be paid for by the user before any new permit will be issued. When all costs cannot be readily determined, the QDC may require and accept a bond or irrevocable letter of credit which it considers sufficient and which will be subject to appropriate adjustment after all costs have been determined. Costs shall include, but not be limited to: (a) inspection, monitoring, sampling and related expenses; (b) restitution to other affected parties; (c) reasonable attorneys' fees incurred by the QDC in enforcing the permit; (d) disconnecting and reconnecting the user to the facility; and (e) other actual damages incurred due to the violation.

7.10. Validity

7.10.1. The invalidity of any section, clause, sentence, or provision of these rules shall not affect the validity of the remainder that can be given effect without such invalid part or parts.

7.11. Enforcement and Penalties

7.11.1. Any person violating these rules may be sent a "Notice of Deficiency" by the Director. The Notice shall list the violations noted, the rules violated, and shall require that the violations be corrected within a reasonable time. Failure to correct such violations within the time allowed will result in the issuance of a "Notice of Violation" by the Director.

7.11.2. Any person violating the provisions of these rules may be served by the Director with a written "Notice of Violation" stating the nature of such violation. The violator shall immediately and permanently cease all violations. Nothing herein shall require issuance of a Notice of Deficiency prior to issuance of a Notice of Violation. No prior notices shall be required for the Director to initiate civil proceedings in Superior Court.

7.11.3. Notwithstanding any provisions for notice or hearing, liability for violations of these rules shall be deemed to commence as the date such violation was discovered by the QDC or may otherwise be proven. The Notice of Violation issued by the Director pursuant to Section 7.11.2 shall require the violator to show cause at a hearing why he or she should not be found in violation of these rules and why enforcement action should not be taken.

7.11.4. The Notice of Violation shall state the time and place of the hearing, the legal authority and jurisdiction under which the hearing is to be held, a reference to the rules involved and a short and plain statement of the matters of fact and law asserted. The Notice of Violation shall be served personally or by registered or certified mail (return, receipt requested) allowing at least twenty (20) working days before the hearing. Service may be upon any agent or officer of a corporation. (a) Answer. Within fifteen (15) working days of service of the Notice of Violation, the violator shall file an Answer to it. For each claim set forth in the Notice of Violation, the Answer shall contain full, direct and specific answers, admitting, denying or explaining material facts. If there is insufficient knowledge to answer with specificity it shall be so stated, and this shall be treated as a general denial. The Answer shall contain all affirmative defenses that are relied upon and may cite the statutes and regulations that form the basis of each defense. All allegations contained in the Notice of Violation that are not specifically admitted in the Answer shall be deemed denied. The Hearing Officer upon his or her own initiative or upon the request of the QDC or the violator may permit the violator to amend an Answer or to postpone the hearing for good cause. If the violator fails to appear for the scheduled hearing, he or she may be found in default. Default constitutes, for purposes of this action and any subsequent action in Superior Court, an admission of all facts alleged in the Notice of Violation and a waiver of the violator's right to a hearing on the factual allegations in the Notice of Violation. (b) Hearing Officer. The Board of Directors of the QDC shall designate certain persons to act as hearing officers in cases arising under these rules. With the adoption of these rules, the Director is empowered to appoint persons who are duly designated by the Board of Directors of the QDC and who are not involved in the enforcement action to act as hearing officer. A person designated as a hearing officer shall be a person who meets specific qualifications adopted by the Board of Directors of the QDC. The hearing officer shall: (1) have the right to issue subpoenas in the name of the QDC to compel the appearance of witnesses and the production of any books, records or other documents; (2) take evidence; (3) transmit in a timely manner a report of the evidence and hearing, including transcripts and other evidence, together with findings of fact and conclusions of law, and recommendations of action to the Director. The Hearing Officer may also issue

findings as to the number of days during which the violation occurred and appropriate penalties. (c) Other Hearings. All other provisions for public hearings not specifically described herein shall be in accordance with R.I.G.L. § 42-35-9. (d) Orders by the Director. After the Director has reviewed the evidence, he may issue an order to the violator to cease and desist committing such violations, to remedy such violations, to revoke the violator's discharge permit, assess fines, and condition future permits upon payment of the costs of implementing and enforcing the terms of such permit, including attorneys' fees and administrative costs. The decision may include a finding as to the number of days during which the violation occurred and appropriate penalties. Every day in which a violation occurred shall be deemed a separate offense. The Superior Court shall have jurisdiction to enforce such order and the Director may institute civil or criminal proceedings in the name of the QDC.

7.11.5. Civil/Criminal Penalties (a) Any person who shall violate the provisions of any permit, rule, regulation or order of the QDC shall be subject to a civil penalty of not more than twenty-five thousand dollars ($25,000) for each day during which such violation occurs. (b) Any person who shall be found guilty of violating willfully or with criminal negligence, any provisions of any permit, rule or regulation, or an order of the QDC shall be punished by a fine of not more than twenty-five thousand dollars ($25,000) or by imprisonment for not more than 30 days, or by both fine and imprisonment

7.11.6. Notwithstanding any other provision herein, the Director may, after informal notice to the discharger as described below, immediately and effectively halt or prevent any discharge of pollutants into the QDC Sewers which reasonably appears to present an imminent endangerment to the health or welfare of persons. Upon determination by the Director that a discharge reasonably appears to present an imminent endangerment to the health or welfare of persons, he may issue an immediate compliance order. Informal notice shall consist of a telephone call to the discharging facility's owner or any agent or officer of a corporation. Such compliance order shall become effective notwithstanding inability to contact the foregoing persons. A registered letter, return receipt requested, which states the existence of the violation and the action deemed necessary will be sent as soon as practicable. No request for a hearing prior to issuance of the compliance order may be made. Any such immediate compliance order issued under this section without notice and prior hearing shall be effective for no longer than forty-five (45) days, provided, however, that for good cause shown such order may be extended one additional period not exceeding forty-five (45) days.

7.11.7. Notwithstanding any other provisions herein, the Director may, in accordance with the notice and procedures described below, halt or prevent any discharge into the QDC Sewers which presents or may present endangerment to the environment or which threatens to interfere with the operation of the facilities. Such Notice shall provide for a time within such said alleged violation shall be remedied, and shall inform the person to whom it is directed that a written request for a hearing on said alleged violation may be filed with the Director

within ten (10) days after service of the notice. Notice will be deemed properly served upon a person if a copy thereof is served upon him or her personally sent by registered mail, return receipt requested, or such person is served with notice by any other method of service now or hereafter authorized in a civil action under the laws of this state. If a person upon whom a notice of violation has been served under the provisions of this section or if a person aggrieved by any such notice of violation requests a hearing before the Director within ten (10) days of the service of notice of violation, the Director shall set a time and place for said hearing, and shall give the person requesting such a hearing at least five (5) days written notice thereof. After such hearing, the Director may make findings of fact and law and shall sustain, modify or withdraw the notice of violation. If the Director sustains or modifies the notice, such decision shall be deemed a compliance order and shall be served upon the person responsible in any manner provided for the service of the notice of this section. Such compliance order shall state a time within which said violation shall be remedied. Nothing herein shall prohibit the Director from requiring immediate compliance. Whenever a compliance order has become effective, whether automatically or not, where no hearing has been requested, or where an immediate compliance order has been issued, or upon decision following hearing, the Director may institute injunctive proceedings in the Superior Court for enforcement of such compliance order and for appropriate temporary relief. In such proceedings the correctness of a compliance order shall be presumed and the person attacking such order shall bear the burden of proving error in such compliance order; except that the Director shall bear the burden of proving in such proceedings the correctness of an immediate compliance order. The remedy provided for in this section shall be in addition to other remedies provided by law. Any party aggrieved by a final judgment of the Superior Court may, within thirty (30) days from the date of entry of such judgment, petition the Supreme Court for a writ of certiorari to review any questions of law.

7.11.8. Notwithstanding the provisions of Sections 7.11.2 and 7.11.3, if the QDC or its duly authorized employees and agents, upon presenting identification and appropriate credentials, are denied access to carry out inspection, surveillance, and monitoring procedures, the Director may immediately institute civil proceedings, including proceedings for necessary injunctive relief.

7.11.9. If any person shall construct, install, alter or repair any sewer or connect to any sewer in violation of the requirements of these rules, the QDC may, in its discretion, order or direct such person to uncover and fully expose any or all portions of such sewer or connection and afford the QDC and its representatives adequate opportunity for examination and inspection of the work. If the connection and appurtenances thereto shall be found not to be in full accord with the requirements of these rules and standards, the QDC may serve the offender with a written notice as provided in Section 7.11.2.

7.11.10. Affirmative Defenses to Discharge Violations. (a) Upset Provisions (1) For the purposes of this section, “Upset” means an exceptional incident in which there is unintentional and temporary noncompliance with pretreatment standards

because of factors beyond the reasonable control of the user. An upset does not include noncompliance to the extent caused by operational error, improperly designed treatment facilities, inadequate treatment facilities, lack of preventive maintenance, or careless or improper operation. (2) An upset shall constitute an affirmative defense to an action brought for noncompliance with pretreatment standards if the requirements of Section 7.11.10(a)(3) are met. (3) A user who wishes to establish the affirmative defense of upset shall demonstrate, through properly signed, contemporaneous operating logs, or other relevant evidence that: A. An upset occurred and the user can identify the cause(s) of the upset; B. The facility was at the time being operated in a prudent and workman-like manner and in compliance with applicable operation and maintenance procedures; C. The user submitted the following information to the QDC within twenty-four (24) hours of becoming award of the upset [if this information is provided orally, a written submission must be provided within five (5) days]; (i) a description of the discharge and cause of noncompliance; (ii) the period of noncompliance, including exact dates and times or, if not corrected, the anticipated time the noncompliance is expected to continue; (iii) steps being taken and/or planned to reduce, eliminate and prevent recurrence of the noncompliance. (4) In any enforcement proceeding, the user seeking to establish the occurrence of an upset shall have the burden of proof. (5) The user shall control production of all discharges to the extent necessary to maintain compliance with Pretreatment Standards upon reduction, loss or failure of its treatment facility until the facility is restored or an alternative method of treatment is provided. This requirement applies in the situation where, among other things, the primary source of power of the treatment facility is reduced, lost or fails. (b) Bypass. (1) “Bypass” means the intentional diversion of waste streams from any portion of the user’s treatment facility. (2) “Severe property damage” means substantial physical damage to property, damage to the treatment facilities that causes them to become inoperable, or substantial and permanent loss of natural resources that can reasonably be expected to occur in the absence of a bypass. Severe property damage does not mean economic loss caused by delays in production. (3) A user may allow bypass to occur where it does not violate pretreatment standards or requirements, and only if it is necessary to assure efficient maintenance and/or operation. These bypasses are not subject to the provisions (4), (5), and (6) below. (4) If a user knows in advance of the need for a bypass, the QDC shall be given notice, if possible at least ten (10) days before the date of the bypass. (5) A user shall orally notify the QDC of an unanticipated bypass that exceeds applicable pretreatment standards or requirements within twenty-four (24) hours of becoming aware of the bypass. A written submission shall also be provided within five (5) days of becoming aware of the bypass, including exact times and dates, and if the bypass has not been corrected, the anticipated time it is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the bypass. (6) Bypass is prohibited and the QDC may take enforcement action against an individual user for a bypass, unless: A. bypass was unavoidable to prevent loss of life, personal injury or severe property damage; B. there are no

feasible alternatives to bypass, such as use of auxiliary treatment facilities, retention of wastes, or maintenance during normal periods of downtime. This condition is not satisfied if adequate backup equipment should have been installed to prevent bypass which occurred during normal periods of equipment downtime or preventative maintenance; and C. the user submitted notices as required by Section 7.11.10(b)(4). The Director may approve an anticipated bypass, after considering its adverse effects, if the QDC determines that the bypass will meet the three conditions listed in this section.

7.11.11. Confidential Information

Information and data on a user obtained from reports, questionnaires, permit applications, permits and monitoring programs and from inspections shall be available to the public or other governmental agencies without restriction unless the user specifically requests and is able to demonstrate to the satisfaction of the QDC that the release of such information would divulge information, processes or methods of production entitled to protection as trade secrets of the user.

When requested by the person furnishing a report, the portions of a report which might disclose trade secrets or secret processes shall not be made available for inspection by the public but shall be made available upon written request to governmental agencies for uses related to these regulations, any NPDES permit, any RIPDES Permit, and/or any pretreatment program; provided, however, that such portions of a report shall be available for use by the State or any state agency in judicial review or enforcement proceedings involving the person furnishing the report. Wastewater constituents and characteristics will not be recognized as confidential information. Information accepted by the QDC as confidential, shall not be transmitted to any governmental agency or to the general public by the QDC until and unless a ten (10) day notification is given to the user.

7.11.12. Septage Hauler Discharge Permits

7.11.12.1. No septage hauler shall discharge to the QDC WWTF without first obtaining a permit from the QDC. No septage hauler will be allowed a permit unless the hauler has a valid license issued by the Rhode Island Department of Environmental Management to haul septage waste.

7.11.12.2. Septage Hauler Discharge Permit applications shall be completed on a form provided by QDC. All information requested in the permit application must be provided, including any additional information determined to be necessary by the Director (a) The completed application and any supporting documentation must be submitted to the QDC at least sixty (60) days prior to the issuance of a permit. Applications for permit renewal must be submitted at least sixty (60) days prior to the expiration of any existing permit. (b) Incomplete permit applications will not be considered. At the discretion of the Director, an incomplete permit application may be returned to the applicant for additional information, or the incomplete permit application may be denied. (c) After receipt of a

completed permit application, the Director may request additional information to supplement the submission. If supplemental information is not supplied within thirty (30) days of the request of the Director, the permit application is deemed denied. Applicants denied a permit due to failure to provide supplemental information in a timely manner may re-submit the entire permit application with all requested supplemental information as an application for a new permit.

7.11.12.3. Limitations and Prohibitions (a) Only domestic septage originating from sources within the geographic boundaries of the State of Rhode Island may be discharged by a permitted septage hauler into the QDC WWTF. (b) No commercial, institutional, or other non-residential septage that is not domestic in character shall be discharged into the QDC WWTF. (c) Discharge of septage shall be limited to the times and locations selected by the Director. No septage shall be discharged into any user's connection, catch basin, storm drain, drainage system or manhole. (d) In the discretion of the Director, septage hauler permit holders may be limited in the frequency of use or volume of discharge into the QDC WWTF. Limitations may be included in the terms and conditions of a septage hauler's permit, or may be established at any time by the Director. (e) No septage hauler shall carry or discharge any material considered a hazardous waste under federal or state law, nor shall any hauler mix any amount of hazardous material with domestic septage for the purpose of dilution or for any other reason. (f) Prohibited substances, as identified in Section 5.00 of these rules, shall apply to septage. (g) The Director has the right to refuse the discharge of any load of septage into the QDC WWTF.

7.11.12.4. Fees (a) Each septage hauler permit application must be accompanied by a permit application fee. The permit application fee amount shall be set by the Director. (b) Permit holders shall be assessed a per-load charge, established by the Director. (c) All applications for modifications or renewal of an existing permit shall be accompanied by the appropriate fee. The fee amount shall be established by the Director. (d) The Director may revise fee amounts at any time. Any changes in permit application, modification, or renewal fees and changes in the per-load charge shall be incorporated by reference. Notice to all septage permit holders shall be sent to the address provided on the permit application at least twenty (20) days prior to the changes taking effect.

7.11.12.5. No less than sixty (60) days prior to the expiration of a permit, or to a change in operation of a permit holder requiring modification of an existing permit, the applicant shall submit an application for renewal or modification.

7.11.12.6. Each septage permit issued herein shall be valid for the period of time specified in the permit. No permit shall be issued or renewed for a time period to exceed three (3) years. A permit for the discharge of septage may be revoked at the discretion of the Director for violation of any of the provisions of these rules.

7.11.12.7. Septage haulers are subject to enforcement under the provisions of Section 11.00 for violation of any section of these rules.

7.11.12.8. Sampling and Testing (a) The Director may require all permitted septage haulers to provide a representative sample of each load of septage prior to discharge into the QDC WWTF. (b) Specific sampling methods, testing requirements, and other restrictions shall be included in the terms and conditions of the permit. (c) The Director reserves the rights to have QDC personnel obtain samples of the septage prior to or during discharge. (d) The Director may require the septage hauler to suspend the discharging of septage until the analysis of the sample is complete.

7.11.12.9. Discharge of Septage. (a) Discharge of septage shall occur only at the locations designated by the Director. Discharge at any other location in the QDC system is absolutely prohibited. (b) The hours of permitted discharge shall be established by the Director. Discharge shall be limited to the hours and days established by the Director. (c) Discharge of septage must be performed under the supervision of designated QDC personnel. Discharge without QDC supervision is absolutely prohibited.

7.11.12.10. Record Keeping Requirements (a) The permittee must provide a completed QDC septage hauler manifest form. The form shall contain information regarding the septage from each septage generator. The permittee shall also sign the form, indicating that no wastes other than those listed have been accepted. The manifest must be reviewed by an QDC representative prior to discharge. Failure to accurately record every load, falsification of data, or failure to transmit the form to the plant operator prior to discharge may result in revocation of this permit and/or a fine of up to $25,000 per day as allowed by these rules. (b) The permittee shall retain all records which substantiate any information supplied in permit applications, monitoring information, septage manifest forms, records of data pertaining to hauled loads, and any other information requirements of these rules for a period of three (3) years. Records that are retained by the permittee must be made available for inspection by authorized representatives of the QDC (c) In the event that a dispute or litigation involving the subject of any records that have been retained is pending, the records are to be kept by the permittee for a period of three (3) years following the resolution of such litigation or dispute.

The foregoing rules and regulations, after due notice and an opportunity for hearing, are hereby adopted and filed with the Secretary of State this __1__ day of July, 2002, to become effective thirty (30) days after filing, in accordance with the provisions of R.I.G.L. § 42-35-2(a)(2), § 42-35-3, and § 42-117-8.

8.0 Appendix Section

8.1. Environmental Review Form

8.2. Socio-Economic Review Application

8.3. Design Review Submission Application

8.4. Technical Review Submission Application

8.5. Wastewater Treatment Permit Application

8.6. Industrial Questionnaire

Appendix Section

QUONSET DEVELOPMENT CORPORATION
QUONSET BUSINESS PARK

ENVIRONMENTAL REVIEW FORM

QUONSET DEVELOPMENT CORPORATION
QUONSET BUSINESS PARK

ENVIRONMENTAL REVIEW FORM

1. Project Description

A. Project Name_____

B. Project Proponent_____

C. Nature and brief description of the proposal (including but not limited to its size, general design elements, and other factors that will give an accurate understanding of its scope and nature).

_____

_____

D. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? Yes_____ No _____

If yes, explain_____

E. Do you know of any plans by others which may affect the property covered by your proposal? Yes _____ No _____

If yes, explain_____

F. City/Town_____

G. Street Address_____

H. Est. Commencement Date: _____/_____/_____

I. Est. Completion Date: _____/_____/_____

J. Approximate Cost $_____

K. Current Status of Project Design_____

L. State total area of project _____acres (Give site & type of land to be taken in 1/10 acres)

Developed _____ Agriculture_____

Open Space_____ Flood Plain_____

Wetland_____ Coastal Area_____

Recreation_____ Residential_____

Forests_____

M. Please include project location map.

N. What is the existing zoning for the area?_____

O. Please provide the following information if applicable:

Length of new roadway_____land/miles
Number of parking spaces _____existing_____future_____
and size _____sq. ft.

P. Construction

Expected duration of construction_____months
Expected construction hour _____ to _____
Number of days a week of construction_____
Please break down major construction tasks_____

_____

_____

Construction Work Force _____number of workers

List any specially skilled workers that may be required _____

_____

_____

Q. Operation
Planned life of facility #_____years
Expected total employment _____number of employees

Hour of operation
Hour of the day _____to_____
Day of the week_____to_____

R. Does this project fall under the jurisdiction of NEPA?

Yes _____ No _____

S. List the local, state or federal agencies from which permits, licenses or government approvals will be sought including rezoning.

Agency Name	Type of Permit
_____	_____
_____	_____

T. List the local, state or federal agencies from which the proponent will seek financial assistance for this project.

Agency Name	Type of Permit
_____	_____
_____	_____
_____	_____

U. Will the project affect the future land use of the area, i.e., could this operation render any of the land unusable at a future time?

If yes, explain _____

V. Will this project result in additional bay traffic? Yes _____ No _____

If yes,

1. Number of ships per week _____
2. Please describe all the routes to be used_____

   _____
3. Will ship traffic include other than goods movement, i.e., fishing research, recreational, etc. Yes _____ No _____

W. Will the proposal result in additional air or rail traffic? Yes____ No____

Explain_____

X. Will the proposal result in truck traffic? Yes____ No____

If yes, number of trucks per week_____

2. Assessment of Potential Environmental Impacts

A. Open Space and Recreation

1. Might the project affect the condition, use, or access to any open space and/or recreation area? Yes_____ No _____

   If yes, which areas and how is it affected? _____

   _____

   _____

2. Is the project adjacent to or within ½ mile of an open space and/or recreation area?
   Yes _____ No _____

   If yes, which areas? _____

B. Historical Resources

1. Are there any sites or structures on or eligible for the National Register of Historic Sites on the project site or within ½ mile radius?
   Yes _____ No _____

   If yes, which sites or structures and give source _____

   _____

2. Are there any archaeological sites on the project site or within a ½ mile radius? Yes _____ No _____

   If yes, which site and source _____

C. Ecological Effects

1. Might the project affect fisheries or wildlife, especially any rare or endangered species as listed by the state and federal government?

   Yes _____ No _____

   If yes, which species and how will they be affected_____

   _____

2. Does the project remove any wildlife habitats? Yes _____ No _____

   If yes, how much _____ acres

   Type of habitat _____

   _____

   _____

   _____

3. Might the project affect vegetation, especially any rare or endangered species as listed by the state and federal government? Yes _____ No _____

   If yes, which species?_____

4. Are there any of the following within ½ mile of the site: Flood hazard areas, coastal wetlands, dunes and beaches? Yes _____ No _____

   If yes, which one and to what extent will they be altered or affected? Give Sources

   _____

5. Are there any coastal or fresh water wetlands as defined in the Title 2 Chapter 1 G.L.R.I. on site or within a ½ mile radius of the site?

   Yes _____ No _____

   If yes, which one and to what extent are they altered or affected?

   _____

   _____

   _____

6. Will drainage from the project cause any situation of salt or fresh water wetlands? Yes _____ No _____

   Identify which _____

7. Will the project affect shoreline erosion or accretion at the project site, downstream or in nearby coastal wetlands? Yes _____ No _____

   Explain and give source of information_____

   _____

8. Will the project affect geologically unstable areas? Yes _____ No _____

   If yes, what kind _____

D. Water Quality and Quantity

1. Will the project result in changes in surface water drainage patterns?

   Yes _____ No _____

   If yes, explain _____

2. Will the project result in the introduction of pollutants into any of the following:

   a. Salt Yes _____ No _____
   b. Surface fresh water body Yes _____ No _____
   c. Ground water Yes _____ No _____

Give types and quantities of pollutants _____

_____

3. Will the project generate sanitary sewage? Yes _____ No _____

   If yes, quantity: _____gallons per day

   Disposed by:

   1) On-site septic systems Yes ___ No ___
   2) Public sewage systems Yes ___ No ___
   3) Other means (describe)_____

4. Give volume and character of wastewater to be produced.

   _____gallons per day. Composition of wastewater ____

   _____

5. How will wastewater be disposed of?

   a. Marine water _____
   b. Surface fresh water body _____
   c. Public sewage system _____
   d. Other means (describe) _____

   _____

6. If connected to public sewage system,

   a. what is the present level of treatment? _____

   _____

   b. how will the proposed effluent affect the operation of the plant?

   _____

   _____

   c. does the existing plant have the capacity to accept the additional effluent?
   _____

   _____

   d. would extension of sewers be required? _____

   _____

e. what will be the temperature of the water to be discharged to sewer?

_____

7. What type of pre-treatment would the project provide? _____

_____

8. What is the classification of the water into which the wastewater will be discharged?
_____

9. Could the classification of the water be effected? _____

_____

10. Process Water

a. What will be the source of process water? _____

b. Will the process have an affect on water temperature? _____

11. What is the projected water demand _____ gal./day (peak day)

12. Water Supply:
a. Total capacity of system (4.6 MGD)
b. Water availability (_____ MGD)
c. Projected water demand (_____ MGD)

13. Will water be recycled, how and what conservation practices would be followed:

_____

_____

14. Is use of wells proposed? Yes _____ No _____

If yes, what is the impact of pumping rates on groundwater sources and how does that rate relate to other users of the same source?

_____

_____

15. Is the project over an aquifer recognized as an important present or future source of water supply? Yes _____ No _____

Explain and give source _____

_____

16. (a) Is the project in the watershed of any surface water body used as a drinking water supply? Yes_____ No _____

(b) Are there any public or private drinking water wells within a ½ mile radius of the proposed project? Yes _____ No _____

17. Does the project involve any dredging? Yes _____ No _____

If yes, indicate:

Quantity of material to be dredged _____

_____

Quality of material to be dredged (give chemical composition and make up)

_____

_____

Proposed method of dredging _____

_____

Proposed disposal sites _____

_____

Proposed season of year for dredging _____

_____

Are any fin or shellfish resource areas being affected by dredging? _____

_____

18. Will the proposed result in changes in currents or directions of water movements, in either marine or fresh water? Yes _____ No _____

If yes, explain _____

E. Air Quality

1. Might the project affect the air quality in the project area or the immediately adjacent area? Yes _____ No _____
   Explain and give source _____

2. Give type, source, and amount of pollutants emitted from the project site

   _____

   _____

3. Are there any sensitive receptors (e.g., hospitals, parks, schools, residential areas) which would be affected by pollutant emissions caused by the project, including construction dust? Yes _____ No _____

   If yes, which one? _____

4. Will access to the project area be primarily by automobile?

   Yes _____ No _____

5. What will be the major hour of traffic _____and_____.

   What is the expected hourly peak traffic _____

   What alternatives are available to reduce transportation related air quality problems?
   _____

6. Is the project in a _____ nonattainment or _____ attainment area?

   If nonattainment, for which pollutant and how will EPA offset policy be followed?
   _____

   _____

   If attainment area, how will Prevention of Significant Deterioration be followed?
   _____

   _____

7. What emission control device will be used and what provisions for future control requirements will be incorporated? _____

   _____

8. How will the discharge affect the State Implementation Plan? _____

_____

9. Will the proposal result in the creation of odors? Yes _____ No _____

If yes, explain _____

F. Noise

1. Will the project result in the generation of noise:

during construction Yes _____ No _____
after operation Yes _____ No _____

If yes, explain _____

2. Are there any sensitive receptors (e.g., hospitals, parks, schools, residential areas) which would be affected by any noise caused by the project?

Yes _____ No _____

If yes, give distance to each and expected increase _____

_____

3. Will truck, automobile serving the project create noise in area?

Yes _____ No _____

If yes, to what extent and give source _____

_____

G. Solid Waste

1. How much solid waste will be generated? Estimate types and approximate amounts of waste material generated; e.g., industrial, domestic, hospital, sludge, construction debris, etc._____

_____

2. What plans would be used for recycling? _____

_____

3. Where would solid waste be placed and by what transportation mode?

_____

4. How often will waste be picked up and what type of on-site storage will be used?

_____

_____

5. Hazardous Waste

   a. Will any hazardous waste be produced? Yes _____ No _____

   If yes, give type and amount and disposal requirements _____

   _____

   b. How will hazardous waste be transported, how frequently, and what type and size of storage is proposed?_____

   _____

H. Land Use

1. Is project compatible with adjacent land use? Yes _____ No _____

   What are the adjacent users

   North _____South_____East_____West_____

2. Is project in the coastal zone and will it conform to the Coastal Zone Management Plan? Explain _____

   _____

3. How does project relate to the local city or town comprehensive plan?

   _____

4. Describe any known conflicts or inconsistencies with current federal, state, and local land use, transportation, open space, recreation and environmental plans or policies. Consult with local or regional planning authorities.

   _____
   _____
   _____
   _____

I. Visual Character

1. Might the project cause a change in the visual character of the project area or its environs?
   Yes _____ No _____

   If yes, explain ._____

2. Are there any proposed structures which might be considered incompatible with existing adjacent structures in the vicinity in terms of size, physical proportion and scale, or significant differences in land use?

Yes _____ No _____

   If yes, explain_____

3. Might the project impair visual access to waterfront or other scenic areas?

   Yes _____ No _____

   If yes, which area _____

J. Resource Conservation and Use

1. Might the project affect or eliminate land suitable for agriculture or forestry production?
   Yes _____ No _____

2. Is the area classified as prime agricultural land? Yes _____ No _____

3. Might the project directly affect the potential use of extraction of mineral or energy resource (e.g., oil, coal, sand, and gravel, etc.)?

   Yes _____ No _____

   If yes, explain _____

4. Can existing electric power and/or gas and oil supplies accommodate user?

   Yes _____ No _____

   If no, what transmission lines or generating facilities will be required to meet needs?_____

   _____

5. What is the net consumption of energy by the project by type? _____

   _____

6. Describe plans for conserving energy resources _____

   _____

K. Special Hazards

1. Does the project present any special hazard (i.e., radiation, explosion, toxic or other substances, hazardous to health)?_____

   _____

   _____

2. Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation) in the event of an accident or upset condition?_____

   _____

   _____

To the best of my knowledge, the above information is accurate as supplied by the applicant.

COMPLETED BY:

_____DATE_____

QUONSET DEVELOPMENT CORPORATION
QUONSET BUSINESS PARK

SOCIO-ECONOMIC REVIEW APPLICATION

QUONSET DEVELOPMENT CORPORATION
QUONSET BUSINESS PARK

SOCIO-ECONOMIC REVIEW APPLICATION

PROPERTY MANAGEMENT & DEVELOPMENT DIVISION

Financial

1. Please describe the project with respect to:

A. Size of project _____

B. Nature of project _____

C. What are the expected development costs of the project _____

1. What is the estimated construction cost _____

2. What are expected project expenses with respect to:

Wages _____ Utilities _____

Taxes _____ Other _____

Services _____

2. How will the project be financed

A. Private capital _____

B. Loans and revenues _____

C. Federal or state funds _____

D. Other _____

1. If state or federal funds are required, what are the amounts?

_____

2. Is municipal participation required for the state of federal funds?

Yes _____ No _____

3. Quonset Development Corporation Financing Involvement

A. Is Quonset Development Corporation financing needed?

Yes _____ No _____

If yes, attach application.

4. Employment and Wages

A. What will be the direct employment of the project _____

1. Construction phase _____

   a. Percent resident _____

2. Short term (start up) _____

   a. Percent resident _____

3. Long term _____

   a. Percent resident _____

B. What are the secondary employment effects? _____

C. Will training be required? If so, how will it be provided? _____

_____

D. What wage levels will be offered? _____

E. What will be the income and investment multiplier effects in the area?

_____

_____

_____

5. Community Impact

A. Describe the effect of the project on the population levels and distribution in the community._____

_____

B. What additional costs will the community incur for providing needed services?

1. Sewer _____
2. Water_____
3. Housing_____
4. Police_____
5. Fire_____
6. Traffic and roads_____
7. Schools_____

C. How will the cost of services be reimbursed, and what amounts?

1. Taxes_____
2. Payment in lieu of taxes_____
3. User charges_____

QUONSET DEVELOPMENT CORPORATION
QUONSET BUSINESS PARK ♦ DESIGN REVIEW COMMITTEE

DESIGN REVIEW SUBMISSION APPLICATION

QUONSET DEVELOPMENT CORPORATION
QUONSET BUSINESS PARK ♦ DESIGN REVIEW COMMITTEE

DESIGN REVIEW SUBMISSION APPLICATION

Applicant Information

Applicant *(Business)* Name		
Address		
Contact:	Telephone	Fax

Owner Information

Name		
Address		
Contact:	Telephone	Fax

Engineer/Builder Information

Name		
Address		
Contact:	Telephone	Fax

Proposed Project Information

Subject Property _____
Frontage Road _____
Size of Parcel _____ *(acres)*

Land Transaction *(circle one)* Sale Lease

Number of Jobs Anticipated: _____ within 1 year _____ within 5 years

Use District *(circle)*
- Quonset Airport District (QAD)
- Quonset General Industrial District (QGID)
- Quonset Light Industrial District (QLID)
- Quonset Mixed Use Development District (QMUDD)
- Quonset Waterfront District (QWD)

Description of Project *(check all that apply)*
- Manufacturing
- Warehouse/Distribution
- Office
- Other *(please describe)*

This application is for: ❑ New Development ❑ Improvements to Existing Development

QUONSET DEVELOPMENT CORPORATION
QUONSET BUSINESS PARK ♦ DESIGN REVIEW COMMITTEE

DESIGN REVIEW SUBMISSION APPLICATION

Requirements Checklist

All plans must have:

- ❑ Appropriate scale
- ❑ Indication of physical features, distances, contour elevations, property lines and other base-line information with the source(s) of such information
- ❑ Title block with the name of applicant and subject property address, plan date and latest revision date
- ❑ Abutting street(s)
- ❑ Magnetic North Arrow
- ❑ Entire property boundary outline and dimensions
- ❑ Location map insert
- ❑ Fixed reference points including, but not limited to, fences, buildings, access roads, and parking lots

Five (5) set 8 ½" x 11"

- ❑ Site Plan(s): Depicting site access, building location, service areas, parking, and signage
- ❑ Architectural Plan(s): Depicting architectural plans of the overall design intent of the proposed development.
- ❑ Landscape Plan: Depicting general concept and plant location, size, quantities, and species.
- ❑ Architectural Elevations (all four sides): depicting building and other improvements
- ❑ Perspectives (minimum of one): Depicting building and other improvements.

One presentation board not to exceed 30" x 40" for each of the plans listed above.

- ❑ Presentation Boards

Applications must be accompanied by a check for the application fee payable to the Quonset Development Corporation.

- ❑ Application Fee $1,500 paid by the Applicant to QDC at the time of the DRC application submission.

Note: This checklist outlines the minimum requirements for staff review of a site plan. Nothing contained herein shall relieve the applicant of fulfilling the requirements of the Quonset Business Park Development Package.

A complete application must be submitted to the Design Review Committee at QDC, Quonset Business Park, 30 Enterprise Drive, North Kingstown, RI, 02852, <u>no less than 14 days</u> prior to the DRC meeting. It is the responsibility of the applicant to confirm this date with QDC staff.

OFFICIAL USE ONLY

The submission has been received and is found to be complete. _____ _____
QDC Staff Date

❑ *Yes, the DRS is compliant with the most current Design Review Procedures & Standards.*

❑ *No, the DRS is NOT compliant with the most current Design Review Procedures & Standards.*

_____ _____
DESIGN REVIEW COMMITTEE REPRESENTATIVE DATE REVIEWED

QUONSET DEVELOPMENT CORPORATION
QUONSET BUSINESS PARK ♦ DESIGN REVIEW COMMITTEE

DESIGN REVIEW SUBMISSION APPLICATION

Certificate of Approval

I, _____, on behalf of the Quonset Development Corporation,

certify that the application as submitted by the _____
(Applicant)

to the Quonset Development Corporation Design Review Committee, for the property

located at _____ has been approved by the corporation on the
(Property Address)

_____ .
(Date)

_____ _____
Applicant Signature (Date)

_____ _____
QDC Signature (Date)

QUONSET DEVELOPMENT CORPORATION
QUONSET BUSINESS PARK ♦ TECHNICAL REVIEW COMMITTEE

TECHNICAL REVIEW SUBMISSION APPLICATION

QUONSET DEVELOPMENT CORPORATION
QUONSET BUSINESS PARK ♦ TECHNICAL REVIEW COMMITTEE

TECHNICAL REVIEW SUBMISSION APPLICATION

Applicant Information

Applicant *(Business)* Name		
Address		
Contact:	Telephone	Fax

Owner Information

Name		
Address		
Contact:	Telephone	Fax

Engineer/Builder Information

Name		
Address		
Contact:	Telephone	Fax

Proposed Project Information

Subject Property _____
Frontage Road _____
Size of Parcel _____ *(acres)*

Land Transaction *(circle one)* Sale Lease

Number of Jobs Anticipated: _____ within 1 year _____ within 5 years

Use District *(circle)*
- Quonset Airport District (QAD)
- Quonset General Industrial District (QGID)
- Quonset Light Industrial District (QLID)
- Quonset Mixed Use Development District (QMUDD)
- Quonset Waterfront District (QWD)

Description of Project *(check all that apply)*
- Manufacturing
- Warehouse/Distribution
- Office
- Other *(please describe)*

This application is for: ❑ New Development ❑ Improvements to Existing Development

QUONSET DEVELOPMENT CORPORATION
QUONSET BUSINESS PARK ♦ TECHNICAL REVIEW COMMITTEE

TECHNICAL REVIEW SUBMISSION APPLICATION

Requirements Checklist

All plans must have:

- ❑ Appropriate scale not smaller then 1"=40'
- ❑ Indication of physical features, distances, contour elevations, property lines and other base-line information with the source(s) of such information
- ❑ Title block with the name of applicant and subject property address, plan date and latest revision date
- ❑ Abutting street(s)
- ❑ Magnetic North Arrow
- ❑ Entire property boundary outline and dimensions
- ❑ Location map insert
- ❑ Fixed reference points including, but not limited to, fences, buildings, access roads, and parking lots

Three (3) set 24" x 36"

- ❑ Site Plan(s): Depicting existing and proposed building footprints; parking, loading, and storage areas; proposed future expansion areas; parking calculations; existing and proposed utilities; storm drainage and detention/retention ponds; impervious surface areas and percentages.
- ❑ Record Plan, not smaller than 1"=100'; Depicting a stamped Class I standard survey by a RI registered land surveyor; existing conditions; lot lines; setbacks; topography and grading; and existing natural conditions.
- ❑ Landscape Plan: Depicting all plantings, number and species, exterior lighting, signage, fences and berms.
- ❑ Building Plans: Depicting floor plans, elevations, plumbing, HVAC, electrical, structural, and fire suppression.
- ❑ Utility Connections (plans, profiles, and details as necessary): Depicting water, sewer, and storm drainage, specifying volumes and calculations.

Applications must be accompanied by a check for the application fee payable to the Quonset Development Corporation.

- ❑ Application Fee $1,500 paid by the Applicant to QDC at the time of the TRC application submission.

Note: This checklist outlines the minimum requirements for staff review of a site plan. Nothing contained herein shall relieve the applicant of fulfilling the requirements of the Quonset Business Park Development Package.

A complete application must be submitted to the Technical Review Committee at QDC, Quonset Business Park, 30 Enterprise Drive, North Kingstown, RI, 02852, <u>no less than 14 days</u> prior to the TRC meeting. It is the responsibility of the applicant to confirm this date with QDC staff.

OFFICIAL USE ONLY

The submission has been received and is found to be complete. _____ _____
QDC Staff Date

❑ *Yes, the TRS is compliant with the most current Technical Review Regulations.*

❑ *No, the TRS is NOT compliant with the most current Technical Review Regulations.*

_____ _____
TECHNICAL REVIEW COMMITTEE REPRESENTATIVE DATE REVIEWED

QUONSET DEVELOPMENT CORPORATION
QUONSET BUSINESS PARK ♦ WASTEWATER TREATMENT FACILITY

WASTEWATER TREATMENT PERMIT APPLICATION

QUONSET DEVELOPMENT CORPORATION
QUONSET BUSINESS PARK ♦ WASTEWATER TREATMENT FACILITY

WASTEWATER TREATMENT PERMIT APPLICATION

PART I GENERAL INFORMATION

A. STATUS

1. Application
   a. _____ New Permit b. _____ Renewal

2. Discharge

   a. Existing Facility
      1) _____ Existing Discharge

      2) _____ Proposed Discharge

   b. _____New Construction

B. FACILITY INFORMATION

1. Name of Facility
   _____

   _____

2. Facility Contact
   a. Name _____

   b, Title _____

   c. Telephone _____

3. Facility Address:
   _____

   _____

4. Mailing Address (complete if different from B.3 above)
   _____

   _____

PART II CLASSIFICATIONS

A. SIC Codes _____

   _____

B. FACILITY CATEGORY – Check the one box which you believe represents the most accurate description of your facility and it's discharges.

1. Industrial Manufacturing
   a. _____ subject to Federal EPA Categorical Standards

   b. _____ discharging toxic substances/prohibited pollutants but not subject to federal EPA Categorical Standards.

   c._____ discharging or having the potential to discharge hi-level conventional (BOD, TSS, pH, oil & grease, fecal coliforms) pollutant loads.

   d._____ sanitary or non-toxic discharges, but using solvents, toxic and/or hazardous chemicals that could potentially be discharged to the sewers.

   e._____ discharging only sanitary wastes and/or non-toxic discharges.

2. Non-Manufacturing/Commercial
   a. _____ non-manufacturing businesses that generate only a small amount of domestic waste from their employees.

   b. _____ non-manufacturing businesses that generate domestic waste but may potentially discharge one or more conventional pollutants (BOD, TSS, pH, oil and grease, fecal coliform) at higher levels. (Example: restaurants, grease)

3. Miscellaneous
   a. _____ Residential

   b. _____ Housing developments or apartment complexes that have no possibility of generating a process waste.

   c. _____ Schools or governmental agencies that generate only domestic waste from students or employees.

   d. - Governmental or Quasi-public agencies

      1) _____ discharging toxic substances/prohibited pollutants, but who are not subject to Federal EPA Categorical Standards.
      2) _____ sanitary or non-toxic discharges using solvents, toxic and/or hazardous chemicals that could potentially be discharged to the sewers.

PART III AUTHORIZATIONS

A. Designate Company Organization:

_____ Sole Proprietorship _____ Corporation _____Partnership

B. Name and Title of Signing Official:

_____ _____
(Name) (Title)

C. Name(s) of Authorized Agent(s):

Name _____
(Title)
Address _____
Phone _____

Name _____
(Title)
Address _____
Phone _____

D. NOTE: The Authority will accept the above named persons as the user's (Company's) authorized agent or representative until notified otherwise.

1. An authorized agent or authorized company representative is a person who is a principal executive officer or other corporate officer with signatory powers as per the company's by-laws or per a vote of the directors if the company is a corporation; a general partner or proprietor if the company is a partnership or sole proprietorship respectively; or a duly authorized representative of an individual designated above if such representative is responsible for the overall operation of the facility and has the authority to sign contracts, permits, permit applications, monitoring results and other documents in the company's name and otherwise bind the company. Please complete and submit appropriate certification form on the following pages with this application.

2. The Authority will not accept documents signed by persons other than the Company's authorized agent(s) or authorized representative(s).

E. CONFIDENTIALITY

Any information submitted to the Rhode Island Port Authority pursuant to the pretreatment regulations may be claimed as confidential by the submitter. This claim must be asserted at the time of the submission in the manner described below. If no claim is made at the time of the submission, the Authority or authorized state or federal agencies may make the information available to the public without further notice. Effluent data, however, shall at all times be available to the public without restrictions

A business confidentiality claim may be asserted by attaching or placing on this information, a cover sheet, or a stamped or typed legend upon each page, or other suitable form of notice employing language such as “trade secret”, “proprietary’, or “company confidential.” Allegedly confidential portions of otherwise non-confidential documents should be clearly identified as such, and may be submitted separately to facilitate identification and handling by the Authority. If confidential treatment is desired only until a certain date or until the occurrence of a certain event, notice should also state such.

Information covered by such claims will be disclosed only to the extent, and by means of the procedures, set forth in the federal EPA regulations at 40- CFR 2.

F. I have personally examined and am familiar with the information submitted in this document and attachments. Based upon my inquiry of those individuals immediately responsible for obtaining the information reported herein, I believe that the information submitted is true, accurate, and complete. I am aware that there are significant penalties for submitting false information including the possibility of fine and/or imprisonment.

_____ _____

Date Signature of Official (Seal if applicable)

_____

(Print Name & Title

CERTIFICATION OF AUTHORITY, PARTNERSHIP

I, _____, certify

that I am a general partner of the company herein: that _____

who signed this _____ on behalf of the

company, was then _____ of said company; that
(Title)

said _____Permit Application_____was duly signed for and in

behalf of said company by authority of its governing body, and is within the scope of the

company's powers.

_____

CERTIFICATION OF AUTHORITY, SOLE PROPRIETORSHIP

I, _____, certify

that I am the sole proprietor and _____ of the
(Title)

company herein: that _____who

signed this _____ on behalf of the

company, was then _____ of said company; that
(Title)

said _____Permit Application_____was duly signed for and in

behalf of said company and is within the scope of the company's powers.

_____

CORPORATE CERTIFICATION OF AUTHORITY

I, _____, certify

that I am the _____ of the
(Title)

corporation herein: that _____

who signed this _____Permit Application_____ on behalf of the

corporation, was then _____

of said corporation; that said document was duly signed for and in behalf of said

corporation by authority of its governing body, and is within the scope of the

corporation's powers.

_____

CORPORATE CERTIFICATION OF VOTE

At a duly authorized meeting of the Board of Directors of the

_____ held on _____
(Name of Corporation) (Date)

at which all the Directors were present or waived notice, it was voted that

_____ _____
(Name) (Title)

of this company shall be, and hereby is, authorized to execute permit applications, permits, contracts, bonds, monitoring results, and other documents in the mane and on behalf of said company, and to affix the corporate seal thereto, and such execution of any documents in this company's name on its behalf by its _____
(Title)
shall be valid and binding upon this company.

A true copy

ATTEST _____
Clerk

Place of business _____

_____

I hereby certify that I am the clerk of the _____

that _____ is the duly elected

_____ of said company, and that the above vote has not
(Title)
been amended or rescinded and remains in full force and effect as of the date of this

permit/ permit application.

_____
Clerk

(CORPORATE SEAL)

IV. OPERATIONS/PRODUCT INFORMATION

A. Product or Service Information

1. Plant Operations Affecting the Characteristics of Discharge
Brief description of manufacturing or service activity on premises:
_____
_____
_____
_____
Raw Materials Used: _____
_____
_____

2. Principal Product or Service: _____
_____
_____
_____

3. Describe Water Using Processes: _____
_____
_____
_____

B. Plant Operational Characteristics

1. Type of Discharge: _____Batch _____Continuous

2. If batch, average number of batches per 24 hours _____
_____

3. Is there a regularly scheduled shutdown? _____
When? _____
_____

4. Is production seasonal? If yes, explain indicating month(s) of peak production:
_____
_____
_____

5. Average number of employees per shift:
_____1st; _____2nd; _____3rd

6. Shift start times:
_____1st; _____2nd; _____3rd

7. Shift normally worked each day:

	Sun	Mon	Tues	Wed	Thurs	Fri	Sat
1st	___	___	___	___	___	___	___
2nd	___	___	___	___	___	___	___
3rd	___	___	___	___	___	___	___

8. Is there a Spill Prevention Control and Countermeasure Plan in effect for this plant?
_____Yes _____No

C. Water Consumption

1. Raw Water Sources: If other than the Rhode Island Port Authority

a. Source (city, well, etc.) Quantity
_____ _____ gallons per day

_____ _____ gallons per day

_____ _____ gallons per day

b. List past twelve months water consumption from water bills:

Water Bill Acct. # _____

1st 6 month period, 20___: _____

2nd 6 month period, 20___: _____

Units are in: _____gpd _____100 cf _____ other (specify)
_____

Volume from other sources: _____ gallons per day

2. Describe any raw water treatment processes in use: _____
_____
_____
_____
_____
_____
_____
_____
_____

3. List Water Consumption in Plant

Cooling Water _____ gallons per day
Boiler Feed _____ gallons per day
Process Water _____ gallons per day
Sanitary System _____ gallons per day
Contained in product _____ gallons per day
Other _____gallons per day

D. DISCHARGE INFORMATION

1. Quantity of Wastewater Discharged 6:00 am – 9:00 am _____gal.
Quantity of Wastewater Discharged 9:00 am – 12:00 N _____gal
Quantity of Wastewater Discharged 12:noon – 3:00 pm _____gal
Quantity of Wastewater Discharged 3:00 pm – 6:00 pm _____gal.
Quantity of Wastewater Discharged 6:00 pm – 12:00 M_____ gal
Quantity of Wastewater Discharged 12:00 M – 6:00 am _____gal

*If Quantity unavailable, estimate the percentage of Total Wastewater Discharged at the various periods.

2. How many Points of Discharge are there to sewer? What is the Location and size of the outfall to sewer? _____
_____
_____
_____
_____

3. Are there any methods of water conservation and/or waste recovery programs practiced at this facility?

Yes _____ No _____

If yes, outline methods _____
_____
_____
_____

4. Is any form of pretreatment (see following list) practiced at this facility?
Yes _____ No _____

5. For all waste streams which are treated before discharge, check the appropriate boxes for types of pretreatment used at this facility.

5.(continued) (check appropriate boxes)

____ Oil Separation ____ Biological

____ Grease Trap

____ Sedimentation

____ Filtration

____ Chemical Addition

____ Neutralization/pH Adjustment

____ Equalization

____ Recovery

____ Gasoline Trap

____ Other (Specify) _____
_____
_____
_____

Provide any additional descriptive Information (Include drawings, etc. if available: _____
_____
_____
_____
_____
_____
_____
_____

6. a. Does the Industry have a copy of Sewer Rules & Regulations?

Yes_____ No_____
If answer is No, contact Authority at 295-0044 immediately and request a copy.

b. Does your facility comply with those discharge standards described in Article III of the Rules & Regulations?

Yes_____ No_____ Do not know_____

If NO or Do Not Know, indicate steps and schedule that will be followed in order to comply _____
_____
_____
_____

7. Check the box beside each constituent which is present or suspected to be present in the effluent (discharge water).

Parameter 216	present	Parameter 216	present
Color 00080		Copper 01042	
Ammonia 00610		Iron 01045	
Organic Nitrogen 00605		Lead 01051	
Nitrate 00620		Magnesium 00927	
Nitrite 00615		Manganese 01055	
Phosphorus 00665		Mercury 71900	
Sulfate 00945		Molybdenum 01062	
Sulfide 00745		Nickel 01067	
Sulfite 00740		Selenium 01147	
Bromide 71870		Silver 01077	
Chloride 00940		Potassium 00937	
Cyanide 00720		Sodium 00929	
Fluoride 00951		Thallium 01059	
Aluminum 01105		Titanium 01152	
Antimony 01097		Tin 01102	
Arsenic 01002		Zinc 01092	
Beryllium 01012		Algaecides* 74051	
Barium 01007		Chlorinated organic compounds* 74052	
Boron 01022		Pesticides* 74053	
Cadmium 01027		Oil & grease 00550	
Calcium 00216		Phenols 32730	
Cobalt 01047		Surfactants 38260	
Chromium 01034		Chlorine 50060	
Fecal coliform bacteria 74055		Radioactivity* 74050	

*See following pages for listing

Priority Pollutants (from 40 CFR 401.5)

1. acenaphthene	45. methyl chloride (chloromethane)
2. acrolein	46. methyl bromide (bromomethane)
3. acrylonitrile	47. bromoform (tribromomethane)
4. benzene	48. dichlorobromomethane
5. benzidine	49. trichlorofluoromethane
6. carbon tetrachloride (tetrachloromethane)	50. dichlorodifluoromethane
7. Chlorobenzene	51. chlorodibromomethane
8.1,2,4 – trichlorobenzene	52. Hexachlordobutadiene
9. hexachlorobenzene	53. hexachlorocyclopentadiene
10.1,2-dichloroethane	54. isophorone
11. 1,1,1-trichloroethane	55. naphthalene
12. hexachloroethane	56. nitrobenzene
13. 1,1-dichloroethane	57. 2-nitrophenol
14. 1,1,2-trichloroethane	58. 4-nitrophenol
15. 1,1,2,2-tetrachloroethane	59. 2,4-dinitrophenol
16. chloroethane	60. 4,6-dinditro-o-cresol
17. bis (chloroethyl) ether	61. N-nitrosodimethylamine
18. bis (2-chloroethyl) ether	62. N-nitrosodiphenylamine
19. 2-chloroethyl vinyl ether (mixed)	63. N-nitrosodi-n-propylamine
20. 2-chloronaphthalene	64. pentachlorophenol
21. 2,4,6-trichlorophenol	65. phenol
22. parachlorometa cresol	66. bis(2-ethylhexyl) phthalate
23. chloroform (trichloromethane)	67. butyl benzyl phthalatae
24. 2-chlorophenol	68. di-n-butyl phthalate
25. 1,2,dichlorobenzene	69. di-n-octyl phthalate
26. 1,3-dichlorobenzene	70. diethyl phthalate
27. 1,4-dichlorobenzene	71. dimethyl phthalate
28. 3,3-dichlorobenzidine	72. 1,2-benzanthracene (benzo (a) anthracene)
29. 1,1-dichloroethylene	73. benzo (a) pyrene (3,4-benzopyrene)
30. 1,2-trans-dichloroethylene	74. 3,4-benzofluoranthene (benzo(b) fluoranthene)
31. 2,4-dichlorophenol	75. 11,12-benzofluoranthene (benzo(k) fluoranthene)
32. 1,2-dichloropropane	76. chrysene
33. 1,2-dichloropropylene (1,3-dichloropropene)	77. acenaphthylene
34. 2,4-dimethylphenol	78. anthracene
35. 2,4-dinitrotoluene	79. 1,12-benzoperylene (benzo(ghi) perylene)
36. 2,6-dinitrotoluene	80. fluorene
37. 1,2-diphenylhydrazine	81. phenathrene
38. ethylbenzene	82. 1,2,5-6-dibenzanthracene (dibenzo (a,h) anthracene
39. fluoranthene	83. indeno (1,2,3-cd) pyrene (1,2-o-phenylene pyrene)
40. 4-chlorophenyl phenyl ether	84. pyrene
41. 4-bromophenyl phenyl ether	85. tetrachloroethylene
42. bis(2-chloroisopropyl) ether	86. toluene
43. bis(2-chloroethosy) methane	87. trichloroethylene
44. methylene chloride (dichloromethane)	88. vinyl chloride (chloreoethylene)

Priority Pollutants (from 40 CFR 201.5) continued

89. aldrin
90. dieldrin
91. chlordane (technical mixture)
92. 4,4'-DT
93. 4,4'-DDE (p,p'-DDX)
94. 4,4"-DDD (p,p'-TDE)
95. alpha-endosulfan
96. beta-endosulfan
97. endosulfan sulfate
98. endrin
99. endrin aldehyde
100. heptachlor
101. heptachlor epoxide (BHC=hexachlorocychohexane)
102. alpha-BHC
103. beta-BHC
104. gamma-BHC (lindane)
105. delta-BHC (PCB-polychlorinated biphyenyls)
106. PCB 1242 (Arochlor 1242)
107. PCB-1254 (Arochlor 1254)
108. PCB-1221 (Arochlor 1221)
109. PCB-1232 (Arochlor 1232)
110. PCB-1248 (Arochlor 1248)
111. PCB-1260 (Arochlor 1260)
112. PCB-1016 (Arochlor 1016)
113. Toxaphene
114. Antimony
115. Arsenic
116. Asbestos
117. Beryllium
118. Cadmium
119. Chromium
120. Copper
121. Cyanide
122. Lead
123. Mercury
124. Nickel
125. Selenium
126. Silver
127. Thallium
128. Zinc
129. 2,3,7,8-tetrachloro-dibenzo-p-dioxin (TCDD)

E. LIST ALL CHEMICALS USED AT THE FACILITY

Attach a Material Safety DATA SHEET (MSDS) for each chemical

F. NON-DISCHARGED WASTES

1. Are any waste liquids or sludges removed from facility site?
   Yes_____ No_____

   If YES, these may best be described and quantified as:

TYPE	ESTIMATED GALLONS/YEAR
_____ Waste Solvent	_____
_____ Waste Product	_____
_____ Oil	_____
_____ Grease	_____
_____ Pretreatment Sludge	_____
_____ Inks/Dyes	_____
_____ Thinner	_____
_____ Paints	_____
_____ Acids & Alkalis	_____
_____ Plating Wastes	_____
_____ Pesticides	_____
_____ Other (specify)	_____
_____	
_____	
_____	

2. Does your company remove the above wastes from the facility?

   Yes _____ No _____
   If "NO", state the name(s) and address(es) of all waste haulers.

   a. _____ b. _____
   _____ _____
   _____ _____
   _____ Zip _____ _____ Zip_____
   Permit No. _____ Permit No. _____
   (If applicable) (If applicable)

3. Are any sludges, liquids, etc. placed with trash for disposal?

   Yes _____ No _____

   Describe _____
   _____
   _____
   _____

4. Do you have an EPA ID No. Yes_____ No _____
If yes, please list it _____

G. SPILL CONTROL

1. Do you have any formal plan in the event of a chemical spill to insure that chemicals do not get into the sewer?

Yes _____ No _____

H. EMERGENCY INFORMATION

In the event of an emergency at the facility during non-working hours, list the names, addresses and telephone numbers of at least two individuals who can be called.

Name _____ Name _____
Address _____ Address _____
_____ _____
Telephone _____ Telephone _____

1. Do you have a list of substances used at your facility as required under "Right to Know" regulations? Yes _____No _____

If "Yes", attach the most current listing.

If "No", Explain _____

_____

_____

_____

QUONSET DEVELOPMENT CORPORATION
QUONSET BUSINESS PARK

INDUSTRIAL QUESTIONNAIRE

QUONSET DEVELOPMENT CORPORATION
QUONSET BUSINESS PARK

INDUSTRIAL QUESTIONNAIRE

Industry Name: _____

Street Address: _____

_____

Telephone Number: _____

Name/Title of Industry Person Supplying most information:

_____

Name/Title of Industry Person to Contact for further information:

_____

INDUSTRIAL QUESTIONNAIRE CERTIFICATION

I have personally examined and am familiar with the information submitted in this Industrial Questionnaire which was submitted to the Quonset Development Corporation on _____ . Based upon my inquiry of those individuals immediately responsible for obtaining the information reported herein, I believe that the submitted information is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and/or imprisonment.

_____ _____
Signature of Authorized Representative *Date*

_____
Print Name and Title

NOTE: An authorized agent or authorized company representative is a person who is a principal executive officer or other corporate officer with signatory powers as per the company's by-laws or per a vote of the directors if the company is a corporation; a general partner or proprietor if the company is a partnership or sole proprietorship respectively; or a duly authorized representative of an individual designated above if such representative is responsible for the overall operation of the facility and has the authority to sign contracts, permits, permit applications, monitoring results and other documents in the company's name and otherwise bind the company.

1) Facility Standard Industrial Classification (SIC) Code: _____

_____

2) Describe the Nature of the Manufacturing or Service activity provided by the Company and list the Industrial/Manufacturing Process Involved: (Tanning, Electroplating, etc.) Indicate which ones are water using processes. *(Construct Process Flow Diagram on Separate Sheet)*

_____

_____

_____

_____

_____

_____

_____

3) Does the Industry foresee any Expansion or Contraction of Operations?

_____

_____

_____

_____

_____

4) Identify Products, By-products and Waste Products:

_____

_____

_____

_____

5) Maximum Production Rate:

_____

_____

6) Are there any Seasonal Changes in the operation of the industry?

_____

_____

_____

7) Average Production Rate, at present: _____

_____

_____

_____

8) List Names of Principal Raw Materials, Solvents, Chemicals involved in process and/or used at the Facility: *(Enclose copies of material Data Safety Sheets (MSDS) for all key process chemicals or chemicals commonly stored or used in the facility)*

Name of Chemical or Raw Material	Rate of Consumption
Lime	_____
Sodium Sulfide	_____
Sodium Sulfhydrate	_____
Basic Chromium Sulfate	_____
Vegetable Compounds	_____
Mineral Acids	_____
Sodium Chloride	_____

8) (continued)

Name of Chemical or Raw Material	Rate of Consumption
Soda Ash	_____
Caustic Soda	_____
Ammonia	_____
Cyanide	_____
Presic Acid	_____
Kerosene	_____
Detergents	_____
Tannin Extracts	_____
Oils	_____
Dyes	_____
Other	_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

9) Are there any storage tanks for Liquid Chemicals? _____

_____

If yes, how many tanks and what are the volumes? _____

_____

10) a. Quantity of Wastewater Discharged 6:00 AM - 9:00 AM _____Gal.
Quantity of Wastewater Discharged 9:00 AM - 12:00 PM _____Gal.
Quantity of Wastewater Discharged 12:00 PM - 3:00 PM _____Gal.
Quantity of Wastewater Discharged 3:00 PM - 6:00 PM _____Gal.
Quantity of Wastewater Discharged 6:00 PM - 12:00 AM _____Gal.
Quantity of Wastewater Discharged 12:00 AM - 6:00 AM _____Gal.

Note: If Quantity is unavailable, estimate the percentage of Total Wastewater discharged at the various periods.

10) b. Indicate in Average Gallons Per Day

*Domestic Wastes	_____( )estimated ( ) measured
*Cooling Water, Non-contact	_____( )estimated ( ) measured
*Boiler/Lower Blowdown	_____( )estimated ( ) measured
*Cooling Water, Contact	_____( )estimated ( ) measured
*Process	_____( )estimated ( ) measured
*Equipment Facility Washdown	_____( )estimated ( ) measured
*Air Pollution Control Unit	_____( )estimated ( ) measured
*Stormwater Run-off to Sewer	_____( )estimated ( ) measured
*Other (Describe)	_____( )estimated ( ) measured

11) Is Discharge of Wastewater Continuous_____ or Batch _____?

If Batch, when and how much is dumped?_____
_____
_____

12) How many Points of Discharge are there to Sewer? What is the location and size of Outfall to sewer? _____
_____
_____
_____

13) Is Pretreatment provided Before Discharge? _____

If Yes, Describe Process (Screening, Settling, Dewatering, pH Adjustment, Filtration, Oil/Grease Separation, etc.): _____

14) If Sludge is produced, where is its final destination and how often is it collected? What is the Name, Address and Telephone Number of Trucker who removes the sludge from the industry?

15) Add any additional useful information here: _____

16) If pretreatment is not provided, describe space available for such facilities to be added: _____

17) Does your Facility have a formal plan in the event of a Chemical Spill to insure that chemicals do not get into the sewer?

Yes_____ No _____

18) Does the industry have a copy of the Sewer Ordinance?

Yes ___ No ___

19) Please indicate

a. Number of shifts to be operated _____

b. Number of personnel employed on each shift and number of days per week shift operates:

Shift No.	Number of personnel on shift	Days per week shift operates
_____	_____	_____
_____	_____	_____
_____	_____	_____