

DOCUMENT A  
PROJECT NARRATIVE  
JOHNSON & WALES INN  
SEEKONK, MA

PART II: SITE DESCRIPTION (EXISTING)

The Johnson and Wales Inn is located off of Taunton Avenue (Route 44) in the Town of Seekonk, approximately 1,200 feet east of the Route 44 and Route 114 intersection. It has the approximate coordinates of 41 51' north latitude and 72 20' west longitude (See Figure 1).

The Inn, formerly known as the Hearthstone, is owned and operated by Johnson and Wales College. The site contains banquet rooms, a hotel and a restaurant. The College is in the midst of upgrading these facilities and is replacing the existing septic tank and leach field with a package treatment plant and reconditioned leach field.

As part of the overall rehabilitation activities, the Applicant plans to construct an additional parking lot at the southerly end of the property. This new lot was necessary to satisfy student parking needs. The proposed location for the new parking lot is currently being excavated in conjunction with the construction of a new, on-site wastewater treatment and leach field. This activity is completely outside the 100 foot buffer zone. Prior to excavation, the area was vacant land consisting of bare soil and scrub vegetation. It was the site of the original wastewater leaching system. Runoff from the existing site eventually makes its way as surface or groundwater return flow to the small stream/pond located on the golf course property immediately west of the parking lot. This water body is tributary to the Runnins River.

PART III: WORK DESCRIPTION

The proposed parking lot and associated drainage system is shown on sheet SE-2 attached. The parking lot has an approximate surface area of 35,000 square feet (0.8 acres). Because the parking lot is to be situated atop the leaching field, there will be no formal drainage system (i.e. catch basins, pipes, etc.) within the confines of the lot. Runoff emanating from the parking lot surface will be conveyed as sheet flow to one of four openings at the westerly side of the lot. From there, the stormwater will flow down the embankment and into a detention basin situated at the toe of the slope adjacent to the western property boundary.

The detention basin has been designed such that post-development peak rates of runoff are equal to or less than those generated in the pre-development condition. Document B contains the complete set of hydrologic and hydraulic computations associated with design of the detention basin.

The basin will have a maximum depth of three feet ( elevation 47 to 50) and a maximum storage capacity of 0.21 acre-feet (68,000 gallons). The following table summarizes the result of the drainage analysis.

ITEM	STORM FREQUENCY	
	10-YEAR	100-YEAR
Pre-development Peak Flow	3 cfs	5 cfs
Post-Development Peak Inflow	5 cfs	9 cfs
Post-Development Peak Outflow	2.8 cfs	4 cfs
Maximum Water Surface Elev.	48.5	49.4
Maximum Storage	0.1 ac-ft	0.2 ac-ft

The detention basin outlet will consist of a 10 inch diameter pipe and concrete headwall structure. The length of pipe is approximately 40 feet. It will be connected via a manhole structure to an existing 21 inch concrete drainpipe that out falls into a small water course on the Firefly Golf Course property.

Sedimentation and erosion control devices, in the form of hay bales will be placed at the toe of slope, between the detention basin and westerly property boundary (see sheet SE-2). An additional row of hay bales will be placed on the west side of the access road during excavation activities in conjunction with the placement of the 10 inch outlet pipe.