TOWN OF BRISTOL, RHODE ISLAND

PLANNING BOARD MEETING

***Amended Agenda**
Thursday, December 11, 2025 at 7:00 PM
Bristol Town Hall, 10 Court Street, Bristol, RI 02809

A. Pledge of Allegiance

B. Approval of Minutes – October 9, 2025

C. New Business

C1. **Public Hearing and Consider Action on Minor Land Development – Preliminary Phase/Unified Development** – *continued from November 13, 2025* - proposal for construction of a 3,500 square foot building for a contract construction use in a General Business Zoning District that also requires a Special Use Permit. Property located at **670-688 Metacom Avenue**, Assessor's Plat 128, Lot 15 & 16, Zone: General Business and Metacom Overlay District. Waiver requested for sidewalk in Metacom Avenue Overlay on Lot 15. Owners/Applicants: David Ramos and Lionel Ramos

C2. ***Applicant has requested a continuance until the January 8th, 2026 Planning Board Meeting.***

Public Hearing and Consider Action on Master Plan phase for Major Land Development of the Comfort Inn and Suites – *continued from November 13, 2025* - proposal to build an 80 room hotel. Property on south side of Gooding Avenue approximately 50 feet east of the intersection of **Gooding Avenue and Broadcommon Road, near utility pole #218**. Owner: D & M Boca Development, LLC Zoned: GB. Assessor's Plat 111 Lot 1

D. Correspondence

D1. **Request for One Year Extension of Final Plan Approval for the Adaptive Re-Use / Unified Development** for conversion of the former Oliver School located at **151 State Street** into residential units

E. Adjournment

Date Posted: December 11, 2025

Posted By: mbw

Town of Bristol, Rhode Island

Department of Community Development

10 Court Street
Bristol, RI 02809
bristolri.gov
401-253-7000

December 4, 2025

TO: Planning Board

FROM: Diane M. Williamson, Administrative Officer

RE: Ramos Landscaping -Minor Land Development – Preliminary Review
Special Use Permit

The above application is before you for a continued public hearing and action on the Special Use Permit and Land Development Proposal. Deadline for Planning Board action is December 11, 2025 (the date of the Planning Board meeting) unless mutually extended.

Following the October Planning Board meeting, the Board conducted a public site visit of the properties which was attended by the owner/applicant and his attorney, Planning Board members and staff, the Planning Board's solicitor, the current owner of Lot 16, abutting neighbors; and, other members of the public.

Based on this site visit, draft conditions of approval have been provided by the applicant's attorney for review by the abutters attorney which are attached. These have also been reviewed by staff and the Solicitor and are provided for your consideration.

The Planning Board will need to take action on the Special Use Permit prior to taking action on the Minor Land Development. The Board will need to apply the following Special Use Permit Standards to this proposal and determine if the proposed use is appropriate for this property. In making this determination, the Board will need to carefully consider the impact to abutting properties.

a.That the special use is specifically authorized by this chapter, and setting forth the exact section of this chapter containing the jurisdictional authorization;

b.That the special use meets all of the standards set forth in the subsection of this chapter (section 28-150) authorizing such special use; and

c.That the granting of the special use permit will not alter the general character of the surrounding area or impair the intent or purpose of this chapter or the comprehensive plan of the town

(jj) Special use permit standards for contract construction service.

(1) Outside storage of equipment, supplies and materials associated with any of the normal operations of must be adequately screened along the interior side yard, rear yard and road frontage with natural vegetation, landscaping, fencing and/or as shall be deemed appropriate by the board.

(2) The materials processing area shall be completely enclosed along all lot lines by an opaque fence, six feet in height.

(3) Where buildings are proposed, they should be located along the street frontage, meeting setback requirements. Otherwise, screening the operation from the street, which may include fences and tall vegetation is required.

(4) A narrative is required to be submitted explaining the scope of the business, including without limitation, the number of employees, the number and type of trucks and other vehicles and the provisions to protect adjoining and adjacent residential properties from noise, vibration, visual, odor, or other adverse effects.

(5) The subject property shall have frontage on, and direct vehicular access to an arterial or collector street.

(6) Vehicular access to the subject property shall not be by means of local streets.

Special conditions. In granting a variance or special use permit, or in making any determination upon which it is required to pass after public hearing under this chapter, the board may apply such special conditions that may, in the opinion of the board, be required to promote the intent and purposes of the comprehensive plan of the town and this chapter. Failure to abide by any special conditions attached to a grant shall constitute a zoning violation. Such special conditions shall be based on competent credible evidence on the record, be incorporated into the decision and may include, but are not limited to, provisions for:

(1) Minimizing adverse impact of the development upon other land, including the type, intensity, design and performance of activities;

(2) Controlling the sequence of development, including when it must be commenced and completed;

(3) Controlling the duration of use or development and the time within which any temporary structure must be removed;

(4) Assuring satisfactory installation and maintenance of required public improvements;

(5) Designating the exact location and nature of development; and

(6) Establishing detailed records by submission of drawings, maps, plats or specifications.

Town of Bristol, Rhode Island

Department of Community Development

10 Court Street
Bristol, RI 02809
bristolri.gov
401-253-7000

September 5, 2025

TO: Planning Board

FROM: Diane M. Williamson, Director

RE: Planning Board Peer Review Engineer Report
668-670 Metacom Avenue

Attached is the peer review engineering report on the Minor Land Development Application at 668-670 Metacom Avenue.

I want to call your attention to Pare's recommendation on Page 2 of the report regarding conditions. The recommendation is to include a condition prohibiting exterior vehicle service, maintenance, and equipment cleaning; auto fueling; and road salt storage and loading. These uses are considered land uses with higher potential pollutant loads, and would require implementation of additional stormwater management standards.

RESPONSES TO COMMENTS (TOWN DATED 8/13/25 & PARE DATED 8/25/25)
668-670 METACOM AVENUE, BRISTOL

Documents:
COMMENT #1: Proposal Narrative including how the development complies with the Special Use Permit Standards for this use (A3);
RESPONSE #1: See narrative attached.

Information required on all plan sheets:
COMMENT #2: Names, Addresses and Plat/Lot of abutting and adjacent property owners (B9)
RESPONSE #2: See existing conditions sheet, see abutter list attached.

Existing conditions Plan:
COMMENT #3: Copy of Survey Plan referenced is needed (C3);
RESPONSE #3: Provided.

COMMENT #4: Location of shared access easement between Lots 15 and 16 needs to be shown (C16);
RESPONSE #4: Shown on existing and proposed plans.

COMMENT #5: Location of existing buildings and structures on Lot 15 needs to be shown (C18);
RESPONSE #5: Tent structure has been shown.

COMMENT #6: Location of existing buildings and structures on parcels adjacent to the properties needs to be shown (C19).
RESPONSE #6: Immediately adjacent structures shown.

Proposed Conditions Plans:
COMMENT #7: Show all items noted on the Existing Conditions Plan as well as:
RESPONSE #7: Shown.

COMMENT #8: Boundaries and total area of any land classified as "unsuitable for development" as defined in the Regulations (D5)
RESPONSE #8: Wetland and w areas have been shown.

COMMENT #9: Location of Shared access easement (D12);
RESPONSE #9: Shown.

COMMENT #10: Certification of RI Registered Land Surveyor that the land being developed has been surveyed (D21);
RESPONSE #10: Provided on existing conditions plan.

Supporting Materials:
COMMENT #11: Written statement on any Special Use Permit and any zoning relief needed (F3);
RESPONSE #11: See narrative attached.

COMMENT #12: Written statement on any waivers or modifications from the regulations needed (F4);
RESPONSE #12: See narrative attached.

COMMENT #13: Copies of the deeds for the subject properties (F5)
RESPONSE #13: Provided.

COMMENT #14: Copies of the RIDEM and RIDOT permit applications (F6 and F26);
RESPONSE #14: RIDEM & RIDOT applications are now made entirely online (in particular, there are no longer application forms). Documents developed for the Town permitting process are the same documents that are uploaded to the RIDEM and RIDOT portals per their respective permitting requirements. RIDOT PAP permit application number is #25-131. and the documents were uploaded on 8/8/25. RIDEM permit application number is IA#10310 and the documents were uploaded on 7/31/25.

COMMENT #15: Narrative report addressing the applicable sections from checklist item F11 a-h
RESPONSE #15: See narrative attached.

COMMENT #16: Soil Erosion and Sediment Control Plan (F19);
RESPONSE #16: A separate SESC plan was not developed as the disturbance area is less than one acre and the required items can be found on several of the sheets included in the submission.

COMMENT #17: An estimate of the cost of installation of all on-site improvements including landscaping prepared by a Registered Professional Engineer (F21);
RESPONSE #17: This is not typically requested at this stage of the project submission. Work will be done primarily by the applicant and an estimate will be provided at Final.

COMMENT #18: Written Confirmation from BCWA that the existing water line can be used for the proposed building (F24);
RESPONSE #18: Provided.

COMMENT #19: Written Confirmation from the BWPCF that the existing sewer line can be used for the proposed building (F25);
RESPONSE #19: Provided.

COMMENT #20: Location, type, intensity and direction of illumination of all outdoor lighting fixtures (F28)
RESPONSE #20: Provided on the architectural plans.

COMMENT #21: Signage plan including the location, size, design and illumination (F29)
RESPONSE #21: The existing sign will be removed and any potential future sign will conform to Town requirements and will be submitted for review and approval by the Town at a later date.

<u>Fees:</u>
COMMENT #22: Application fee of $500 (G1)
RESPONSE #22: Delivered to the Town on August 14, 2025.

COMMENT #23: Engineering Review Fee (Will be determined by the peer review engineer) (G2)
RESPONSE #23: Delivered to the Town on August 14, 2025.

Waivers Requested:

1. Land Development Projects Section: Sidewalks shall be required to be installed on one side of new street in subdivisions and multifamily developments. No sidewalks are proposed in front of Lot 15.
   RESPONSE: The general consensus during the recent TRC meeting was that sidewalks would be pointless in front of Lot 15 (and in front of Lot 16, although one is proposed here) as they don't connect to anything and Lot 15 is not being developed.

General:

1. Town of Bristol Zoning Ordinance §28-22 Table A states that a warehouse in a GB zone is only permitted upon approval of the zoning board with a special use permit. Confirm that this warehouse has a been approved by the zoning board.
   RESPONSE: Applicant is proposing to construct a garage/warehouse structure to support the commercial services business currently in operation. Applicant is seeking modification of a legal nonconforming use and a preexisting condition on site and is subject to Unified Development Plan Review. Applicant has requested the appropriate relief regarding the proposed structure.

2. The project requires submission to the Rhode Island Department of Environmental Management (RIDEM) for Freshwater Wetlands Review and RIPDES Authorization.
   RESPONSE: A submission to RIDEM for both Wetlands and Stormwater was made on July 31, 2025.

Plans:

1. The Town of Bristol Subdivision and Development Review Regulations Appendix E Section C require all sheets to include:
   a. Notation of any permits and/or agreements obtained from or made with State and Federal agencies, including permit number if applicable.
   b. Names and address of adjoining communities or agencies requiring notice under these regulations.

   RESPONSE: Only a. is applicable and has been addressed on the plans.

2. The proposed building is identified as a "warehouse" and as a "garage." Review and revise the plans to remove inconsistent terminology.
   RESPONSE: Applicant is proposing to construct a garage/warehouse structure to support the commercial services business currently in operation. Applicant is seeking modification of a legal nonconforming use and a preexisting condition on site and is subject to Unified Development Plan Review. Applicant has requested the appropriate relief regarding the proposed structure.

3. Perimeter sediment controls shall be proposed on all downstream areas of the proposed site. Review and revise plan accordingly.

   RESPONSE: Perimeter sediment controls were/are shown at all areas downstream of the proposed work areas.

4. Existing Conditions-Lots 15 & 16: The Town of Bristol Subdivision and Development Review Regulations Appendix E Section C require the existing conditions plan to include:
   a. Boundaries of applicable watersheds for the parcel(s)

b. Notation indicating that the development parcel(s) (or existing structures) are located or not located within the following areas of special concern:
   i. Natural Heritage Areas, as defined by RIDEM
   ii. The area(s) under the jurisdiction of any Special Area Management Plan (SAMP) of RI CRMC
   iii. A Groundwater Protection Overlay District
   iv. A Wellhead Protection Area
   v. Groundwater Recharge Area
   vi. Areas within a TMDL watershed, as identified by RIDEM
   vii. OWTS Critical Resource Area, as defined by RIDEM
   viii. A Drinking Water Supply Watershed, as defined by RIDEM
   ix. National Register of Historic Places
   x. Bristol Historic District
   xi. Silver Creek Watershed in Town of Bristol
   xii. Tanyard Brook Watershed in Town of Bristol

RESPONSE: Provided.

5. Proposed Layout Plan-Lot 16: The Town of Bristol Subdivision and Development Review Regulations Appendix F Section F require that in commercial developments, there shall be at least one clearly designated pedestrian route between the street, the parking area and the main entrance of the building. Review and revise sidewalk.

RESPONSE: A sidewalk was initially shown in this location. However, subsequent conversations with the Town resulted in its removal, in order to move the building closer to the street and further away from the wetland areas. In addition, the business in this building is not intended for access from the general public and there are no sidewalks to this lot from any other parcels of land.

6. Proposed Layout Plan-Lot 16: Town of Bristol Zoning Ordinance §28-251(4) requires all driveways to be a minimum of 12 feet in width for each lane of traffic using such driveway. Revise driveway to accommodate 2-way traffic.

RESPONSE: The two lots in question have a common access easement with half of the easement on one lot and half on the other lot. Therefore, one 12' paved access is shown on Lot 16 (the lot to be developed), and the existing access drive on Lot 15 is proposed to remain as is.

7. Proposed Layout Plan-Lot 16: Town of Bristol Zoning Ordinance §28-253(a)(1) requires a minimum of 1 loading space for buildings with a GFA between 3,000 - 19,999 SF. Review and revise plan to include a loading space.

RESPONSE: Loading will be done within the building.

8. Construction Details-1: According to the RISDISM Chapter 5.5.3, pretreatment for bioretention systems should incorporate all of the following (unless a sediment forebay is provided):
   a. grass filter strip below a level spreader or grass channel (using guidelines in Chapter Six),
   b. pea gravel diaphragm (a small trench running along the edge of the practice), and
   c. a mulch layer.

   Review and confirm that the grass filter strip meets the guidelines from chapter 6 of the RISDISM. Additionally, review and revise the Bioretention Area Detail to include a mulch layer for pretreatment.

RESPONSE: A pea gravel diaphragm is shown on the plans, then there is a grass filter strip into the basin and then a mulch layer within the basin. This has been submitted to RIDEM for their review. If a sediment forebay is preferred by the review agency, then one can be incorporated.

9. Construction Details-1: According to the RISDISM Chapter 5.5.4, bioretention soils shall consist of USDA loamy sand to sandy loam classification and meet the following graduation: sand 85-88%, silt 8-12%, clay 0-2%, and organic matter (in the form of leaf compost) 3-5%. Confirm that the existing HTM conforms to these specifications.
RESPONSE: This comment is confusing, as the existing HTM is not proposed to be utilized within the bioretention basin. As indicated in the detail, all HTM is to be removed and replaced with the required bioretention component, including an appropriate (non HTM) soil. To clarify further, the detail has been updated to indicate that ***all HTM*** below the basin shall be removed and replaced.

Stormwater Report:

1. The Town of Bristol Subdivision and Development Review Regulations Appendix F Section I (2) requires the drainage report to include a site locus map, a graphic depicting the site soils based on National Resources Conservation Service Soil Survey data, Floodplain information as indicated on the Town of Bristol Flood Insurance Rate Maps (FIRM). Revise the Drainage Report to provide the required information.
RESPONSE: An addendum with these additional items has been provided.

2. The Town of Bristol Subdivision and Development Review Regulations Appendix F Section **I** (2)(c) requires an estimate of the quantity of stormwater surface run-off presently flowing from the land proposed to be subdivided, and that which would be generated by the proposed subdivision calculated on the basis of the two (2), ten (10), twenty-five (25), and one-hundred (100) year frequency, 24 hour, Type **III,** rainfall events. Provide an estimate of the quantity of stormwater runoff in a two-year storm event.
RESPONSE: As both RIDEM and RIDOT do not require the 2-year storm and usually request that it not be included in the calculations submitted to them, an addendum with these additional items has been provided for the Town's use and review, only.

3. The Town of Bristol Subdivision and Development Review Regulations Appendix F Section M requires all O&M plans to include contact information for the party legally responsible for maintaining the proposed BMP's as well as proposed maintenance. Revise the O&M Plan to include the owner's contact information.
RESPONSE: At this Preliminary stage, the maintenance agreement is DRAFT that does not get completed and signed until construction is completed.

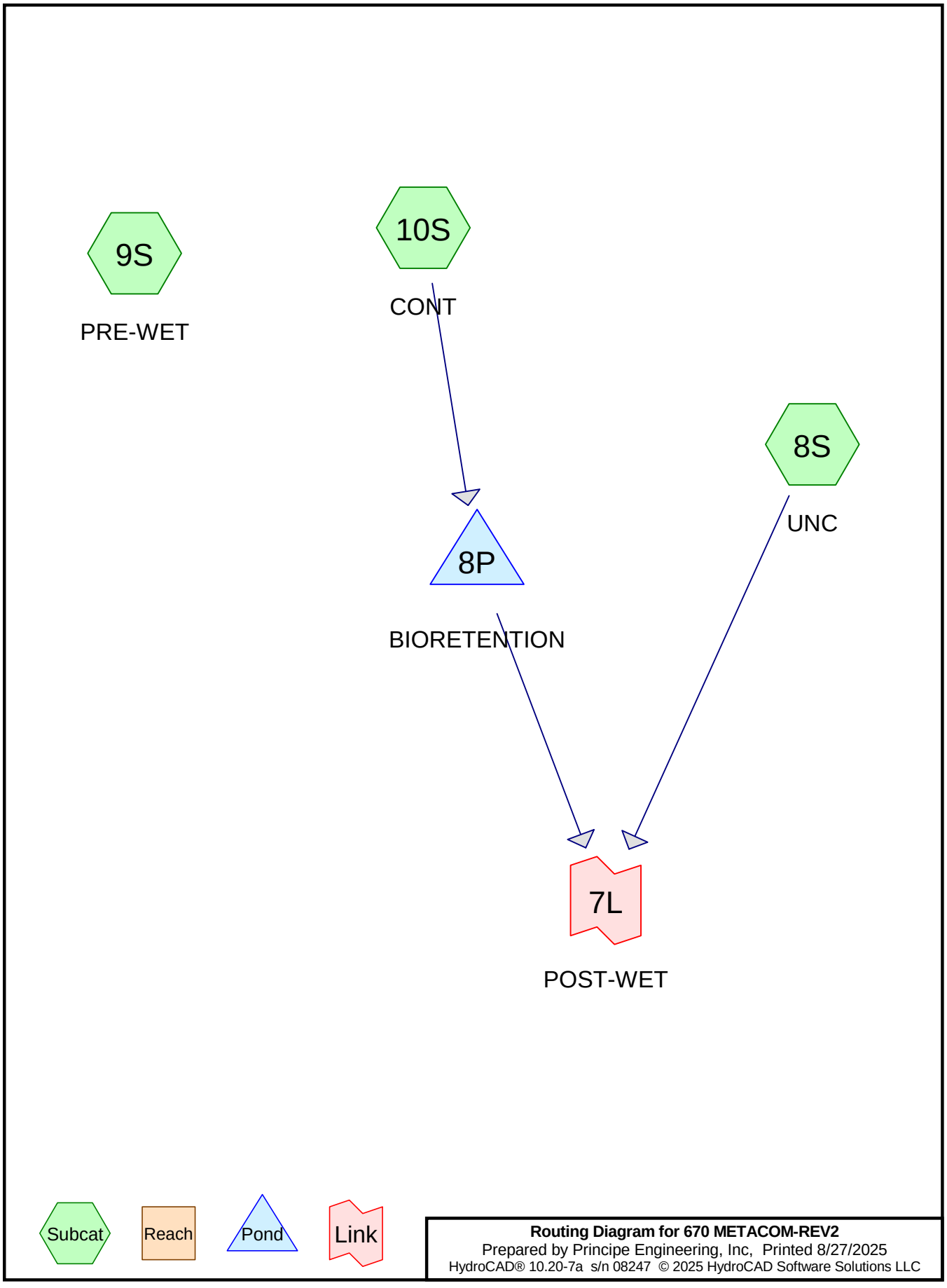
4. NRCS Soil Survey data shows hydrologic soil group of "D" for most of the site. Review and update the hydrologic model accordingly.
RESPONSE: As the site has been developed/farmed/disturbed since at least the 1950s, and the test holes indicate human transported materials (HTM) are present, the "D" soil mapped by NRCS decades ago is not correct. A hydrologic soil group of "C" is therefore utilized.

5. Test pits should be completed within the best management practice area to determining infiltration rate and depth to estimated seasonal high-water table.
RESPONSE: Test pits have been shown on the plan.

6. The proposed bioretention pond has a depth of only one foot and offers limited freeboard - approximately 3.5 inches during a 10-year storm event and 2 inches during a 100-year event. Due to the fact that the pond has a narrow berm and there is no flow diversion proposed, it is recommended that the pond be revised to provide additional freeboard.
   RESPONSE: Freeboard depth is a preferred condition, not a requirement, and is usually a protective measure for downslope abutters, etc. In this instance, the downslope condition is a pond/wetland and therefore personal or property damage is not an issue. Further, trying to increase the depth of the system could result in increased side slopes, increased maintenance requirements and erosive flows. As this project has been submitted to RIDEM for their review, we have not revised the basin at this time.

Trip Generation Statement:

1. A more conservative land use code shall be used to accurately represent the increase in traffic. Pare recommends utilizing ITE Land Use Code 180 — Specialty Trade Contractor, as it more accurately reflects the operational characteristics of the proposed building.
   RESPONSE: Trip Generation letter has been updated per Pare's recommendation. It should also be noted that a submission to RIDOT for a PAP has been made, and therefore we will adhere to their specific trip generation requirements.



Routing Diagram for 670 METACOM-REV2
Prepared by Principe Engineering, Inc, Printed 8/27/2025

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.662	74	>75% Grass cover, Good, HSG C (8S, 9S, 10S)
0.293	96	Gravel surface, HSG C (9S)
0.207	98	Paved parking, HSG C (9S, 10S)
0.080	98	Roofs, HSG C (10S)
0.017	98	Sidewalk (10S)
0.015	98	Town Concrete sidewalk, HSG C (8S)
0.154	70	Woods, Good, HSG C (8S, 9S)
1.428	**83**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
1.411	HSG C	8S, 9S, 10S
0.000	HSG D	
0.017	Other	10S
1.428		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.662	0.000	0.000	0.662	>75% Grass cover, Good	8S, 9S, 10S
0.000	0.000	0.293	0.000	0.000	0.293	Gravel surface	9S
0.000	0.000	0.207	0.000	0.000	0.207	Paved parking	9S, 10S
0.000	0.000	0.080	0.000	0.000	0.080	Roofs	10S
0.000	0.000	0.000	0.000	0.017	0.017	Sidewalk	10S
0.000	0.000	0.015	0.000	0.000	0.015	Town Concrete sidewalk	8S
0.000	0.000	0.154	0.000	0.000	0.154	Woods, Good	8S, 9S
0.000	**0.000**	**1.411**	**0.000**	**0.017**	**1.428**	**TOTAL AREA**	

Time span=0.00-30.00 hrs, dt=0.03 hrs, 1001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 8S: UNC Runoff Area=7,996 sf 7.95% Impervious Runoff Depth=1.10"
Tc=6.0 min CN=74 Runoff=0.23 cfs 0.017 af

Subcatchment 9S: PRE-WET Runoff Area=31,096 sf 0.75% Impervious Runoff Depth=1.69"
Flow Length=149' Slope=0.0170 '/' Tc=20.5 min CN=83 Runoff=0.94 cfs 0.101 af

Subcatchment 10S: CONT Runoff Area=23,100 sf 56.32% Impervious Runoff Depth=2.09"
Tc=6.0 min CN=88 Runoff=1.29 cfs 0.092 af

Pond 8P: BIORETENTION Peak Elev=116.42' Storage=2,072 cf Inflow=1.29 cfs 0.092 af
Discarded=0.06 cfs 0.092 af Primary=0.00 cfs 0.000 af Outflow=0.06 cfs 0.092 af

Link 7L: POST-WET Inflow=0.23 cfs 0.017 af
Primary=0.23 cfs 0.017 af

Total Runoff Area = 1.428 ac Runoff Volume = 0.210 af Average Runoff Depth = 1.76"
77.68% Pervious = 1.109 ac 22.32% Impervious = 0.319 ac

Summary for Subcatchment 8S: UNC

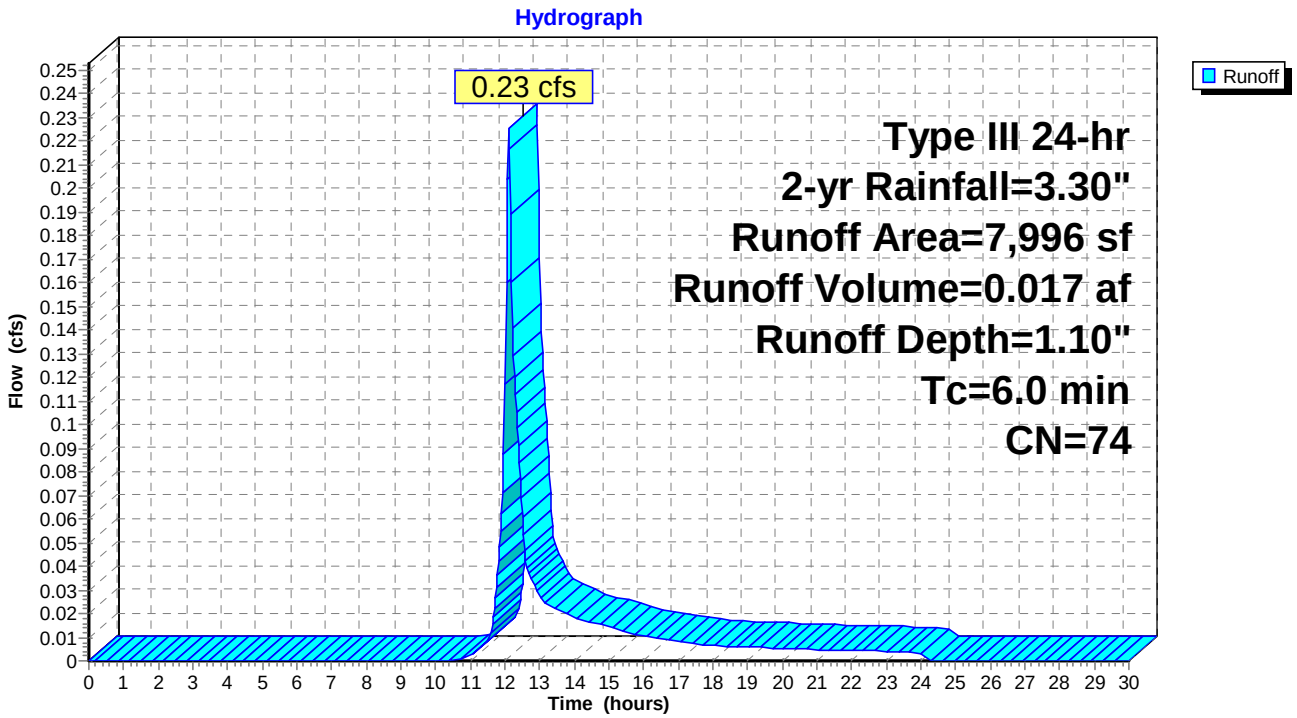
Runoff = 0.23 cfs @ 12.10 hrs, Volume= 0.017 af, Depth= 1.10"
Routed to Link 7L : POST-WET

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.03 hrs
Type III 24-hr 2-yr Rainfall=3.30"

	Area (sf)	CN	Description
*	636	98	Town Concrete sidewalk, HSG C
	3,625	74	>75% Grass cover, Good, HSG C
	3,735	70	Woods, Good, HSG C
	7,996	74	Weighted Average
	7,360	72	92.05% Pervious Area
	636	98	7.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 8S: UNC



Summary for Subcatchment 9S: PRE-WET

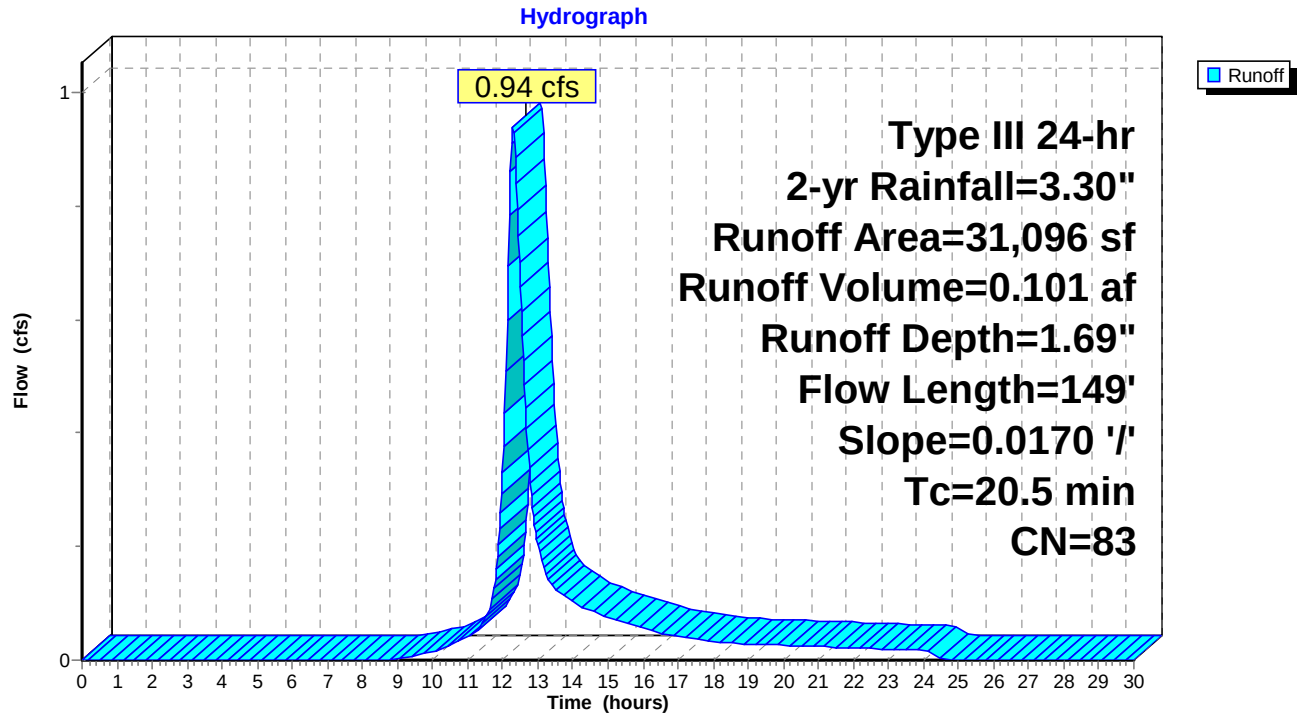
Runoff = 0.94 cfs @ 12.29 hrs, Volume= 0.101 af, Depth= 1.69"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.03 hrs
Type III 24-hr 2-yr Rainfall=3.30"

Area (sf)	CN	Description
233	98	Paved parking, HSG C
12,750	96	Gravel surface, HSG C
15,124	74	>75% Grass cover, Good, HSG C
2,989	70	Woods, Good, HSG C
31,096	83	Weighted Average
30,863	83	99.25% Pervious Area
233	98	0.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.5	149	0.0170	0.12		**Sheet Flow,** Grass: Dense n= 0.240 P2= 3.33"

Subcatchment 9S: PRE-WET



Summary for Subcatchment 10S: CONT

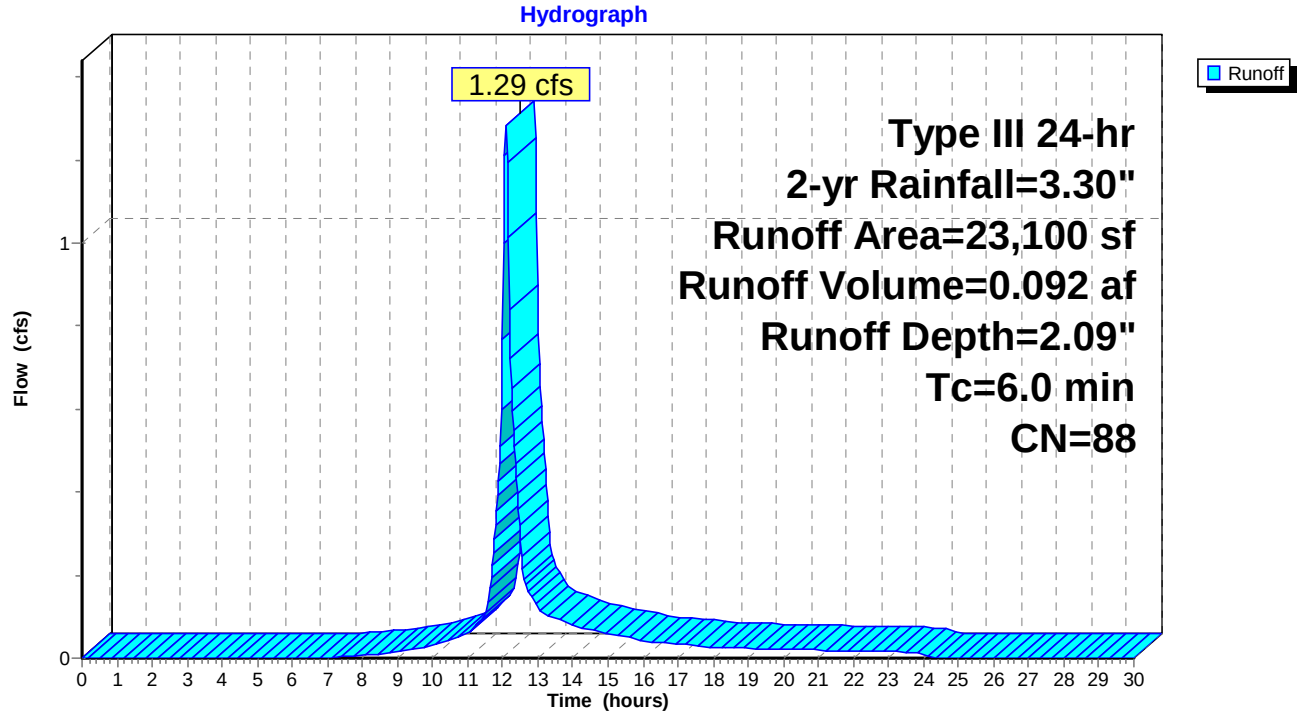
Runoff = 1.29 cfs @ 12.09 hrs, Volume= 0.092 af, Depth= 2.09"
Routed to Pond 8P : BIORETENTION

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.03 hrs
Type III 24-hr 2-yr Rainfall=3.30"

	Area (sf)	CN	Description
	3,500	98	Roofs, HSG C
	8,788	98	Paved parking, HSG C
*	723	98	Sidewalk
	10,089	74	>75% Grass cover, Good, HSG C
	23,100	88	Weighted Average
	10,089	74	43.68% Pervious Area
	13,011	98	56.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 10S: CONT



Summary for Pond 8P: BIORETENTION

Inflow Area = 0.530 ac, 56.32% Impervious, Inflow Depth = 2.09" for 2-yr event
Inflow = 1.29 cfs @ 12.09 hrs, Volume= 0.092 af
Outflow = 0.06 cfs @ 14.80 hrs, Volume= 0.092 af, Atten= 95%, Lag= 162.8 min
Discarded = 0.06 cfs @ 14.80 hrs, Volume= 0.092 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link 7L : POST-WET

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.03 hrs
Peak Elev= 116.42' @ 14.80 hrs Surf.Area= 5,455 sf Storage= 2,072 cf

Plug-Flow detention time= 334.8 min calculated for 0.092 af (100% of inflow)
Center-of-Mass det. time= 334.8 min (1,148.6 - 813.8)

Volume	Invert	Avail.Storage	Storage Description
#1	116.00'	5,650 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

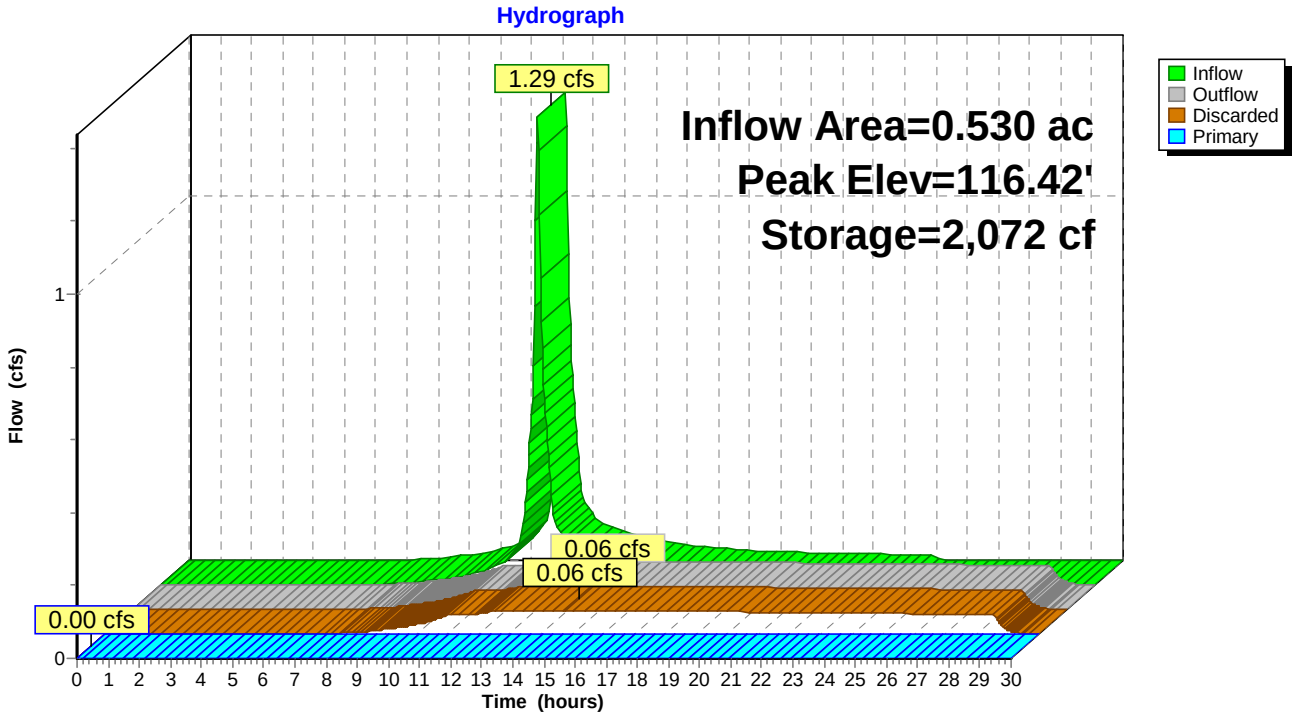
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
116.00	4,470	0	0
117.00	6,829	5,650	5,650

Device	Routing	Invert	Outlet Devices
#1	Discarded	116.00'	**0.500 in/hr Exfiltration over Surface area**
#2	Primary	116.60'	**10.0' long x 2.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32

Discarded OutFlow Max=0.06 cfs @ 14.80 hrs HW=116.42' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.06 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=116.00' (Free Discharge)
↑—**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 8P: BIORETENTION

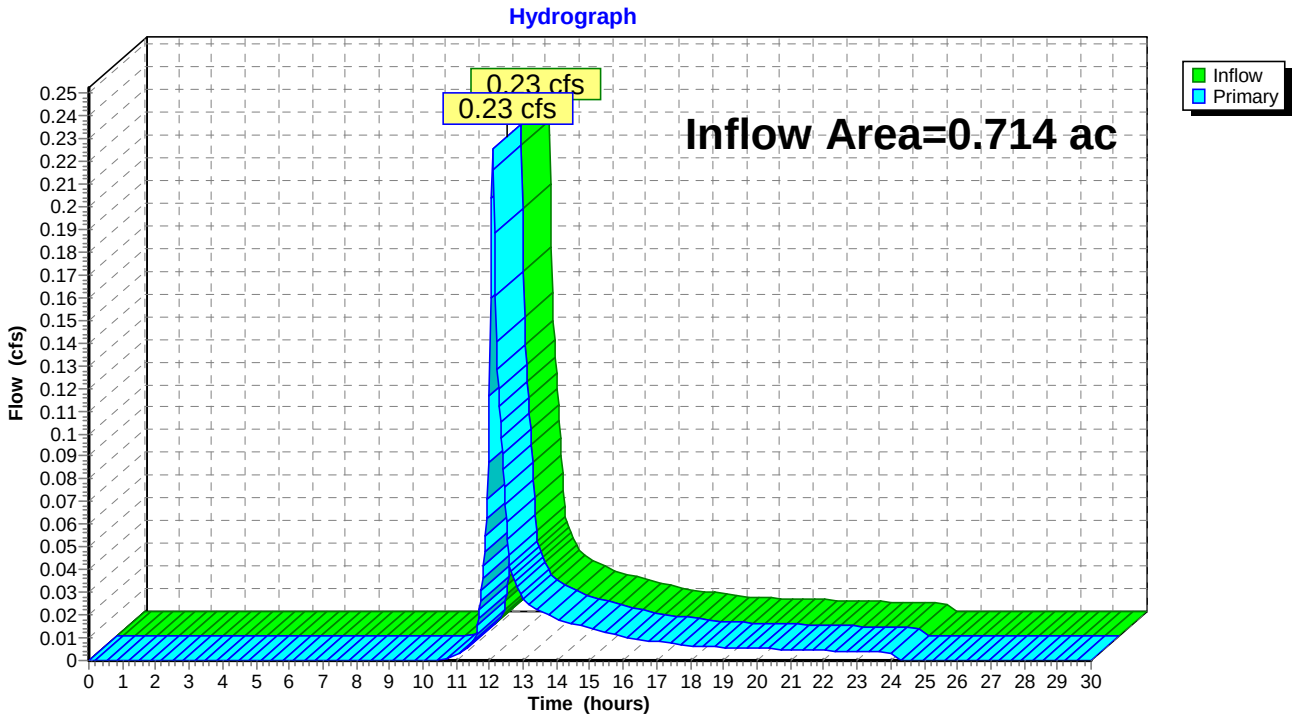


Summary for Link 7L: POST-WET

Inflow Area = 0.714 ac, 43.89% Impervious, Inflow Depth = 0.28" for 2-yr event
Inflow = 0.23 cfs @ 12.10 hrs, Volume= 0.017 af
Primary = 0.23 cfs @ 12.10 hrs, Volume= 0.017 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.03 hrs

Link 7L: POST-WET



September 5, 2025

Diane Williamson, AICP, CFM
Director of Community Development
Town of Bristol
10 Court Street
Bristol, RI 02809

Re: **Preliminary Submission Plan**
674 Metacom Avenue
Owner: Lionel J. Ramos
AP 128 Lot 15 & 16
Pare Project No. 98166.00, Task 109

Dear Ms. Williamson:

Pare Corporation (Pare) has completed our review of the Preliminary Plan Submission for 668 & 670 Metacom Avenue received from Principe Company, Inc. The materials provided for review include:

- Preliminary Plan Submissions for 668 and 670 Metacom Avenue prepared by Principe Company, Inc dated August 8, 2025,
- Drainage Analysis prepared by Principe Company, Inc dated August 8, 2025,
- Response to Comments dated July 30, 2024,
- Trip Generation Statement prepared by Principe Company, Inc dated August 8, 2025, and
- Architectural Plans dated August 5, 2025.

Pare offers the following comments pertaining to these submissions:

Waivers Requested:

1. Land Development Projects Section: Sidewalks shall be required to be installed on one side of new street in subdivisions and multifamily developments. No sidewalks are proposed in front of Lot 15.

   Response: The general consensus during the recent TRC (Technical Review Committee) meeting was that sidewalks would be pointless in front of Lot 15 (and in front of Lot 16, although one is proposed here) as they don't connect to anything and Lot 15 is not being developed.

   Pare Response: Noted.

General:

1. Town of Bristol Zoning Ordinance §28-22 Table A states that a warehouse in a GB zone is only permitted upon approval of the zoning board with a special use permit. Confirm that this warehouse has a been approved by the zoning board.

Response: Applicant is proposing to construct a garage/warehouse structure to support the commercial services business currently in operation. Applicant is seeking modification of a legal nonconforming use and a preexisting condition on site and is subject to Unified Development Plan Review. Applicant has requested the appropriate relief regarding the proposed structure.

Pare Response: Noted.

2. The project requires submission to the Rhode Island Department of Environmental Management (RIDEM) for Freshwater Wetlands Review and RIPDES Authorization.

   Response: A submission to RIDEM for both Wetlands and Stormwater was made on July 31, 2025.

   Pare Response: A copy of the applications should be provided to the Town.

Plans:

1. The Town of Bristol Subdivision and Development Review Regulations Appendix E Section C require all sheets to include:
   a. Notation of any permits and/or agreements obtained from or made with State and Federal agencies, including permit number if applicable.
   b. Names and address of adjoining communities or agencies requiring notice under these regulations.

   Response: Only a. is applicable and has been addressed on the plans.

   Pare Response: Accepted.

2. The proposed building is identified as a "warehouse" and as a "garage." Review and revise the plans to remove inconsistent terminology.

   Response: Applicant is proposing to construct a garage/warehouse structure to support the commercial services business currently in operation. Applicant is seeking modification of a legal nonconforming use and a preexisting condition on site and is subject to Unified Development Plan Review. Applicant has requested the appropriate relief regarding the proposed structure.

   Pare Response: Noted. The descriptions noted on the plans should match the use determined in the zoning relief.

   A condition may be included prohibiting exterior vehicle service, maintenance, and equipment cleaning; auto fueling; and road salt storage and loading. These uses are considered land uses with higher potential pollutant loads, and would require implementation of additional stormwater management standards.

3. Perimeter sediment controls shall be proposed on all downstream areas of the proposed site. Review and revise plan accordingly.

   Response: Perimeter sediment controls were/are shown at all areas downstream of the proposed work areas.

   Pare Response: Accepted.

4. Existing Conditions-Lots 15 & 16: The Town of Bristol Subdivision and Development Review Regulations Appendix E Section C require the existing conditions plan to include:
   a. Boundaries of applicable watersheds for the parcel(s)
   b. Notation indicating that the development parcel(s) (or existing structures) are located or not located within the following areas of special concern:
      i. Natural Heritage Areas, as defined by RIDEM
      ii. The area(s) under the jurisdiction of any Special Area Management Plan (SAMP) of RI CRMC
      iii. A Groundwater Protection Overlay District
      iv. A Wellhead Protection Area
      v. Groundwater Recharge Area
      vi. Areas within a TMDL watershed, as identified by RIDEM
      vii. OWTS Critical Resource Area, as defined by RIDEM
      viii. A Drinking Water Supply Watershed, as defined by RIDEM
      ix. National Register of Historic Places
      x. Bristol Historic District
      xi. Silver Creek Watershed in Town of Bristol
      xii. Tanyard Brook Watershed in Town of Bristol

   Response: Provided.

   Pare Response: This lot is located in the Silver Creek Watershed. Revise plans to include a notation indicating that the development parcels are in this watershed.

5. Proposed Layout Plan-Lot 16: The Town of Bristol Subdivision and Development Review Regulations Appendix F Section F require that in commercial developments, there shall be at least one clearly designated pedestrian route between the street, the parking area and the main entrance of the building. Review and revise sidewalk.

   Response: A sidewalk was initially shown in this location. However, subsequent conversations with the Town resulted in its removal, in order to move the building closer to the street and further away from the wetland areas. In addition, the business in this building is not intended for access from the general public and there are no sidewalks to this lot from any other parcels of land.

   Pare Response: If a waiver is being requested, this section should be included in the list of waivers on the cover sheet.

6. Proposed Layout Plan-Lot 16: Town of Bristol Zoning Ordinance §28-251(4) requires all driveways to be a minimum of 12 feet in width for each lane of traffic using such driveway. Revise driveway to accommodate 2-way traffic.

   Response: The two lots in question have a common access easement with half of the easement on one lot and half on the other lot. Therefore, one 12' paved access is shown on Lot 16 (the lot to be developed), and the existing access drive on Lot 15 is proposed to remain as is.

   Pare Response: The easement appears to only describe access at the roadway. Access easements should be provided to meet the minimum lane widths for the entirety of the driveway length.

7. Proposed Layout Plan-Lot 16: Town of Bristol Zoning Ordinance §28-253(a)(1) requires a minimum of 1 loading space for buildings with a GFA between 3,000 – 19,999 SF. Review and revise plan to include a loading space.

   Response: Loading will be done within the building.

   Pare Response: Noted. Zoning relief may be required.

8. Construction Details-1: According to the RISDISM Chapter 5.5.3, pretreatment for bioretention systems should incorporate all of the following (unless a sediment forebay is provided):
   a. grass filter strip below a level spreader or grass channel (using guidelines in Chapter Six),
   b. pea gravel diaphragm (a small trench running along the edge of the practice), and
   c. a mulch layer.

   Review and confirm that the grass filter strip meets the guidelines from chapter 6 of the RISDISM. Additionally, review and revise the Bioretention Area Detail to include a mulch layer for pretreatment.

   Response: A pea gravel diagram is shown on the plans, then there is a grass filter strip into the basin and then a mulch layer within the basin. This has been submitted to RIDEM for their review. If a sediment forebay is preferred by the review agency, then one can be incorporated.

   Pare Response: Noted.

9. Construction Details-1: According to the RISDISM Chapter 5.5.4, bioretention soils shall consist of USDA loamy sand to sandy loam classification and meet the following graduation: sand 85-88%, silt 8-12%, clay 0-2%, and organic matter (in the form of leaf compost) 3-5%. Confirm that the existing HTM conforms to these specifications.

   Response: This comment is confusing, as the existing HTM is not proposed to be utilized within the bioretention basin. As indicated in the detail, all HTM is to be removed and replaced with the required bioretention component, including an appropriate (non HTM) soil. To clarify further, the detail has been updated to indicate that ***all HTM*** below the basin shall be removed and replaced.

   Pare Response: Accepted.

PARE CORPORATION

Stormwater Report:

1. The Town of Bristol Subdivision and Development Review Regulations Appendix F Section I (2) requires the drainage report to include a site locus map, a graphic depicting the site soils based on National Resources Conservation Service Soil Survey data, Floodplain information as indicated on the Town of Bristol Flood Insurance Rate Maps (FIRM). Revise the Drainage Report to provide the required information.

   Response: An addendum with these additional items has been provided.

   Pare Response: Accepted.

2. The Town of Bristol Subdivision and Development Review Regulations Appendix F Section I (2)(c) requires an estimate of the quantity of stormwater surface run-off presently flowing from the land proposed to be subdivided, and that which would be generated by the proposed subdivision calculated on the basis of the two (2), ten (10), twenty-five (25), and one-hundred (100) year frequency, 24 hour, Type III, rainfall events. Provide an estimate of the quantity of stormwater runoff in a two-year storm event.

   Response: As both RIDEM and RIDOT do not require the 2-year storm and usually request that it not be included in the calculations submitted to them, an addendum with these additional items has been provided for the Town's use and review, only.

   Pare Response: Accepted.

3. The Town of Bristol Subdivision and Development Review Regulations Appendix F Section M requires all O&M plans to include contact information for the party legally responsible for maintaining the proposed BMP's as well as proposed maintenance. Revise the O&M Plan to include the owner's contact information.

   Response: At this Preliminary stage, the maintenance agreement is DRAFT that does not get completed and signed until construction is completed.

   Pare Response: Noted.

4. NRCS Soil Survey data shows hydrologic soil group of "D" for most of the site. Review and update the hydrologic model accordingly.

   Response: As the site has been developed/farmed/disturbed since at least the 1950s, and the test holes indicate human transported materials (HTM) are present, the "D" soil mapped by NRCS decades ago is not correct. A hydrologic soil group of "C" is therefore utilized.

   Pare Response: Provide test pit logs confirming classification as Hydrologic Soil Group C.

5. Test pits should be completed within the best management practice area to determining infiltration rate and depth to estimated seasonal high water table.

   Response: Test pits have been shown on the plan.

   Pare Response: Noted. Submit the test pit logs corresponding to 'TH#1' and 'TH#2' as shown on the plans.

6. The proposed bioretention pond has a depth of only one foot and offers limited freeboard - approximately 3.5 inches during a 10-year storm event and 2 inches during a 100-year event. Due to the fact that the pond has a narrow berm and there is no flow diversion proposed, it is recommended that the pond be revised to provide additional freeboard.

   Response: Freeboard depth is a preferred condition, not a requirement, and is usually a protective measure for downslope abutters, etc. In this instance, the downslope condition is a pond/wetland and therefore personal or property damage is not an issue. Further, trying to increase the depth of the system could result in increased side slopes, increased maintenance requirements and erosive flows. As this project has been submitted to RIDEM for their review, we have not revised the basin at this time.

   Pare Response: Noted.

Trip Generation Statement:

1. A more conservative land use code shall be used to accurately represent the increase in traffic. Pare recommends utilizing ITE Land Use Code 180 – Specialty Trade Contractor, as it more accurately reflects the operational characteristics of the proposed building.

   Response: Trip Generation letter has been updated per Pare's recommendation. It should also be noted that a submission to RIDOT for a PAP has been made, and therefore we will adhere to their specific trip generation requirements.

   Pare Response: Accepted.

New Comments:

1. Descriptions should be provided for the landscape easements shown on the neighboring properties. If plantings are proposed in these locations, a landscaping plan should be provided.

The applicant should provide a formal response to address each comment.

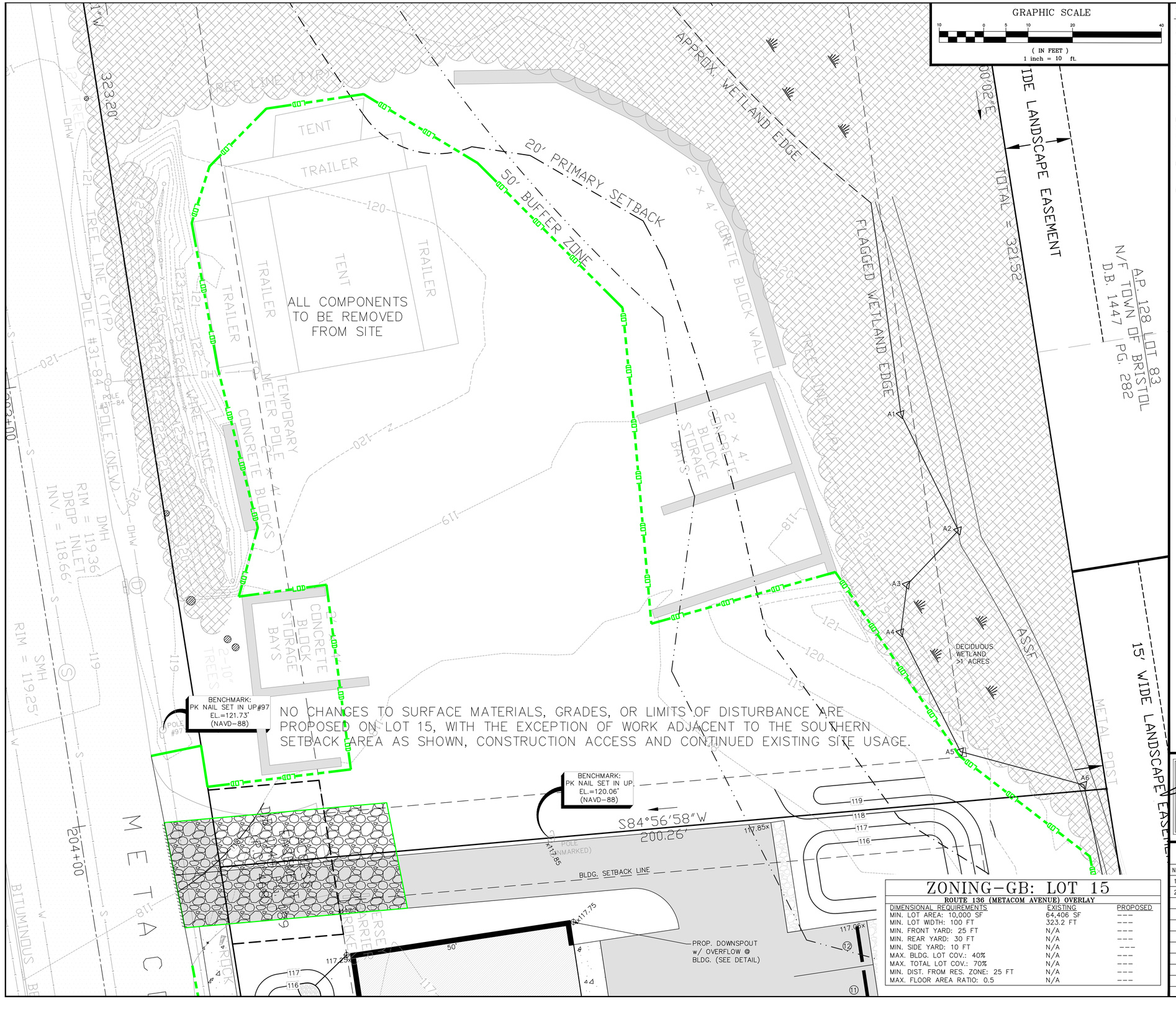
Ms. Williamson, AICP, CFM (7) September 5, 2025

If you have any questions or require any additional information, please do not hesitate to contact me at 401-334-4100 or bsykes@parecorp.com.

Sincerely,

Robert J. Sykes P.E.
Managing Engineer

Z:\JOBS\01 - Earlier Jobs\98166.00\CORRESP\Task 109 674 Metacom Ave\MEMOS\2025-09-5 Preliminary Submission Review RTC.docx



PLAN NOTES:

1. CONTRACTOR TO VERIFY BENCHMARK AND EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.

2. PLAN IS TO BE USED SOLELY FOR THE USE OF THE SOIL EROSION, RUNOFF AND SEDIMENT CONTROL ORDINANCE FOR THE TOWN OF BRISTOL AND IS NOT AUTHORIZED FOR ANY OTHER USE. CONTRACTOR TO STRICTLY ADHERE TO BRISTOL'S SOIL EROSION, RUNOFF, AND SEDIMENT CONTROL ORDINANCE AT ALL TIMES DURING CONSTRUCTION.

3. SEE ADDITIONAL NOTES ON SHEET 6 OF 6, WHICH NEED TO BE STRICTLY ADHERED TO AS WELL.

ARCHITECT NOTE:

IT IS THE RESPONSIBILITY OF THE ARCHITECT TO FINALIZE SITE LAYOUT & COORDINATE ELEMENTS WITH ENGINEER PRIOR TO CONSTRUCTION. FINAL GRADING & LAYOUT SHALL BE COORDINATED AND VERIFIED THROUGH ARCHITECT DRAWINGS.

BUILDING LOT COVERAGE:

NO EXISTING STRUCTURES
TOTAL EXISTING LOT COVERAGE = 0 SF

NO PROPOSED STRUCTURES
TOTAL PROPOSED LOT COVERAGE = 0 SF

STATE PERMITS REQUIRED/APPLIED FOR:

RIDEM WETLANDS IA#10310 (7/31/25)
RIDEM STORMWATER IA#10310 (7/31/25)
RIDOT PAP#25-131 (8/8/25)

APPLICANT:	OWNER (LOT 15):	OWNER (LOT 16):
DAVID J. RAMOS	DAVID J. RAMOS	LIONEL J. RAMOS
12 RUTH AVENUE	12 RUTH AVENUE	9 SCOTT LANE
BRISTOL, RI 02809	BRISTOL, RI 02809	BRISTOL, RI 02809

ZONING-GB: LOT 15

ROUTE 136 (METACOM AVENUE) OVERLAY

DIMENSIONAL REQUIREMENTS	EXISTING	PROPOSED
MIN. LOT AREA: 10,000 SF	64,406 SF	---
MIN. LOT WIDTH: 100 FT	323.2 FT	---
MIN. FRONT YARD: 25 FT	N/A	---
MIN. REAR YARD: 30 FT	N/A	---
MIN. SIDE YARD: 10 FT	N/A	---
MAX. BLDG. LOT COV.: 40%	N/A	---
MAX. TOTAL LOT COV.: 70%	N/A	---
MIN. DIST. FROM RES. ZONE: 25 FT	N/A	---
MAX. FLOOR AREA RATIO: 0.5	N/A	---

PROPOSED CONDITIONS PLAN-LOT 15

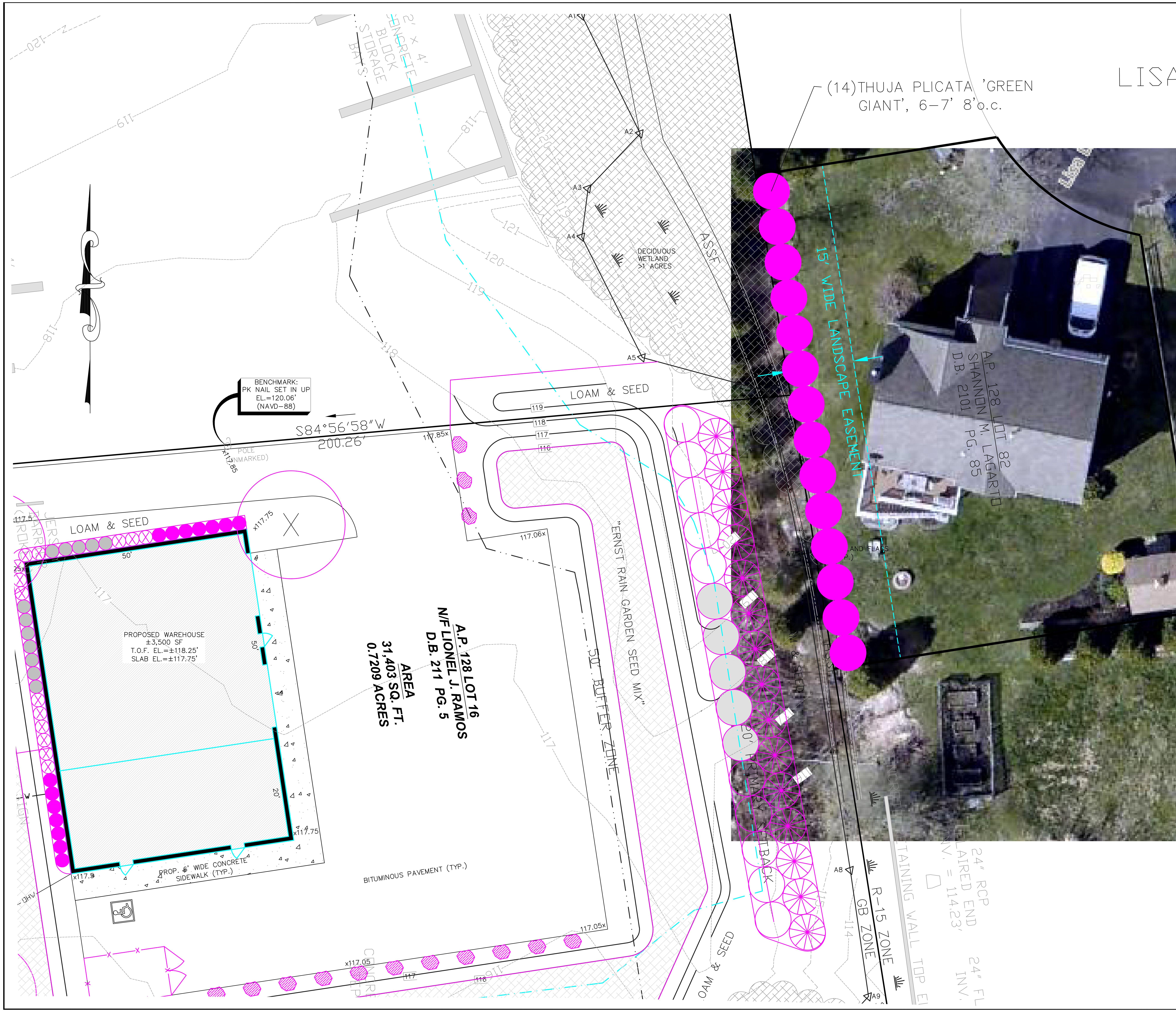
Thomas J. Principe, III
REGISTERED PROFESSIONAL ENGINEER

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
WWW.PRINCIPECOMPANY.COM

REVISIONS			
No.	DATE	DRWN	CHKD
1.	8/27/25	KAB	TJP
2.	9/30/25	KAB	TJP

PRELIMINARY SUBMISSION
for
668 & 670 METACOM AVENUE
AP 128 LOTS 15 & 16
in
BRISTOL, RHODE ISLAND

SCALE: 1" = 10'	SHEET NO: 6 of 10
DRAWN BY: KAB	DESIGN BY: KAB / CHECKED BY: TJP
DATE: 08/08/2025	PROJECT NO.: ERSC-2024-2



REVISIONS

No.	DATE	DRWN	CHKD

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION

27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
WWW.PRINCIPECOMPANY.COM

ABUTTER BUFFER PLANTING PLAN
for
LAGARTO PROPERTY
AP 128 LOT 82
in
BRISTOL, RHODE ISLAND

SCALE: 1" = 10'	SHEET NO: 1 of 1
DRAWN BY: KAB	DESIGN BY: KAB
CHECKED BY: TJP	
DATE: 09/30/2025	PROJECT NO.: ERSC–2024–2

DRAINAGE ANALYSIS
ADDENDUM
AUGUST 27, 2025

668 & 670 Metacom Avenue
AP 128, Lots 15 & 16
Bristol, RI

Prepared For:

David J. Ramos
12 Ruth Avenue
Bristol, RI 02809

Prepared By:

Principe Engineering, Inc.
27 Sakonnet Ridge Drive
Tiverton, Rhode Island

Stormwater Calculations
ADDENDUM
668-670 Metacom Avenue
August 27, 2025

Storm Water Management

The storm water management system selected is best suited to the site and provides the least disturbance of the site while complying with the stormwater regulations. The storm water management system consists of the collection of overland runoff to a proposed bioretention system. The drainage system is designed to offset increased storm flows and provide water quality in accordance with the regulations of both state and local authorities. This drainage system is intended to mitigate increased runoff generated from new construction so the downstream wetlands, water bodies, and neighboring properties will not be impacted. The drainage system will control post development peak flows and provide for pollutant removal at the maximum possible rates.

The Pre-Development watershed area (PRE-WET) includes the entirety of the site, which drains to a neighboring wetland system. The site has been disturbed and altered over the years, including fill and establishment of an existing gravel work/parking surface. The observed surface water elevation in the adjacent open water area was utilized to determine the anticipated groundwater table and a "C" hydrologic group was utilized for the calculations/infiltration rate.

Under post development conditions the watershed was analyzed to address in two sub-areas: the area controlled (CONT) by the proposed bioretention basin

and the uncontrolled (UNC) portions of the site. The parking lot is proposed to be paved, per the Town of Bristol requirements.

The following table compares the flows between pre-development conditions and post development conditions, after flows are routed through the stormwater treatment areas:

WSHED	1-YR STORM	2-YR STORM	10-YR STORM	25-YR STORM	100-YR STORM
PRE-WET	0.71 CFS	0.94 CFS	1.72 CFS	2.32 CFS	3.57 CFS
POST-WET	0.15 CFS	0.23 CFS	0.49 CFS	1.15 CFS	3.63 CFS

Per RIDEM regulations, the required water quality volume and recharge volume for the new roof and paved parking area is provided by the project. There is a slight increase in peak flow rate for the 100-year storm event; however, there is a decrease in the peak volume (PRE = 0.390 af; POST = 0.239 af).

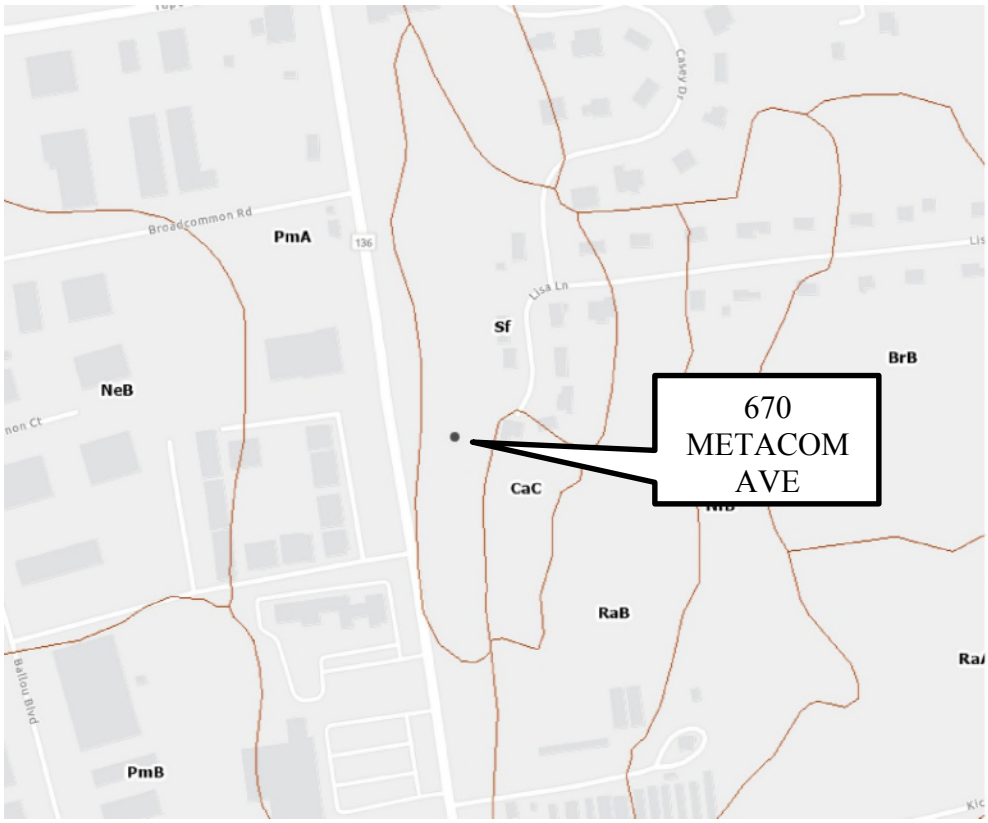
Per the Town of Bristol, the project adheres to the regulations associated with the site's location within the Silver Creek watershed. The proposed bioretention area completely infiltrates the entirety of the 1-, 2-, and 5-year storm events, and to the maximum extent practicable infiltrates the entirety of the 10-year storm event (i.e. more than the increase, as required). The drainage collection system proposed takes advantage of the natural slopes and contours of the site. It provides for both peak storm flow mitigation, recharge and water quality control. By reducing post-development storm water flows, the primary goal of the proposed drainage system is achieved. Any potential

impacts from the proposed development on the abutting properties have been mitigated.

RIDOT NOTE: It should be noted that the Town of Bristol is requiring that a concrete sidewalk be installed within the RIDOT/State ROW associated with Metacom Avenue. To the extent feasible this impervious surface area has been directed to flow away from Metacom Avenue. The site also takes advantage of an existing curb cut that supplies access to both Lot 15 and Lot 16. No future curb cuts are proposed or anticipated and no increase in the peak flow or volume into the state system is proposed or anticipated.

LOCUS MAP

Stormwater Calculations
ADDENDUM
668-670 Metacom Avenue
August 27, 2025

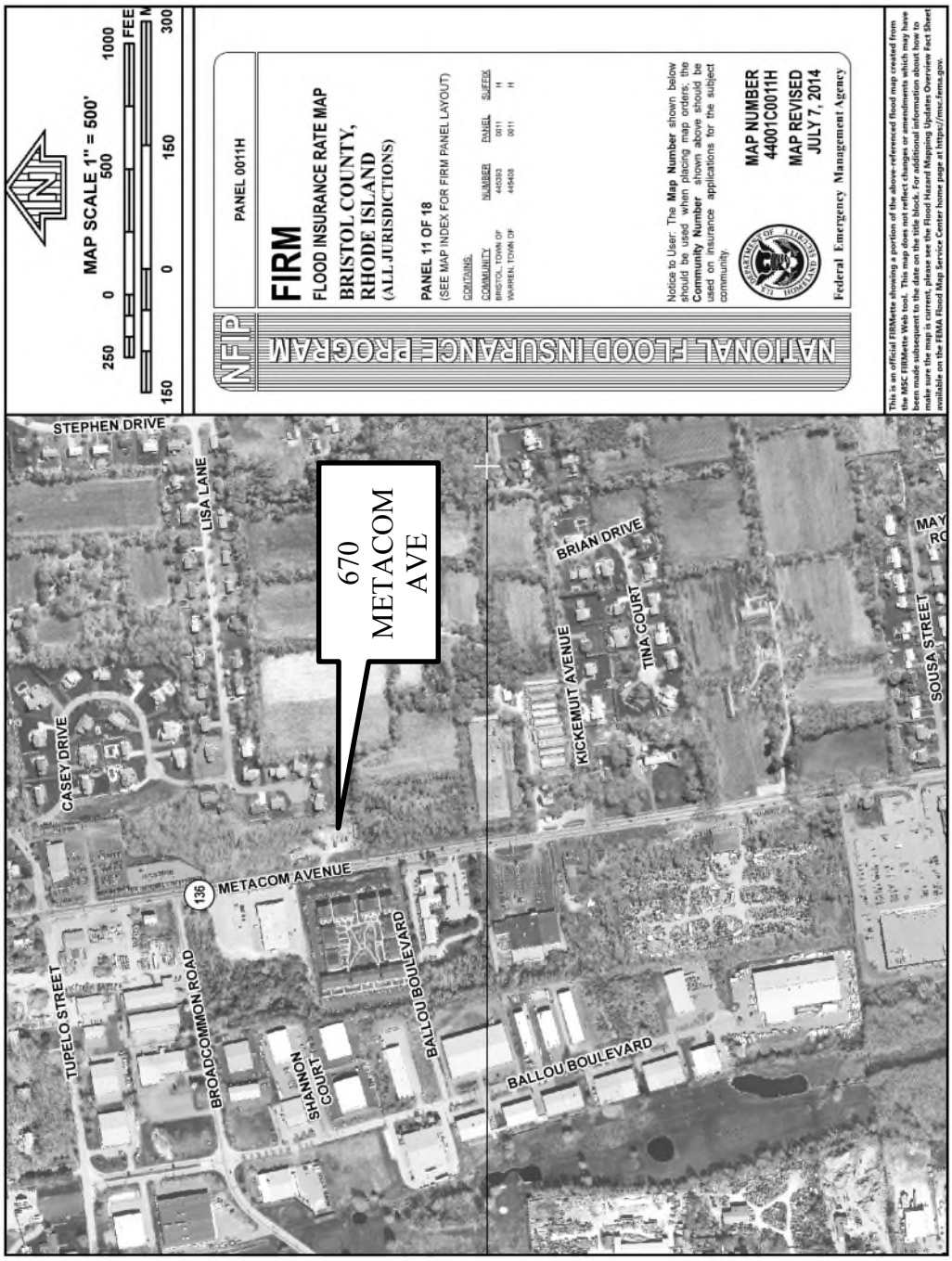


NRCS SOIL MAP

As the site has been developed/farmed/disturbed since at least the 1950s, and the test holes indicate human transported materials (HTM) are present, the "D" soil mapped by NRCS decades ago is not correct. A hydrologic soil group of "C" is therefore utilized.

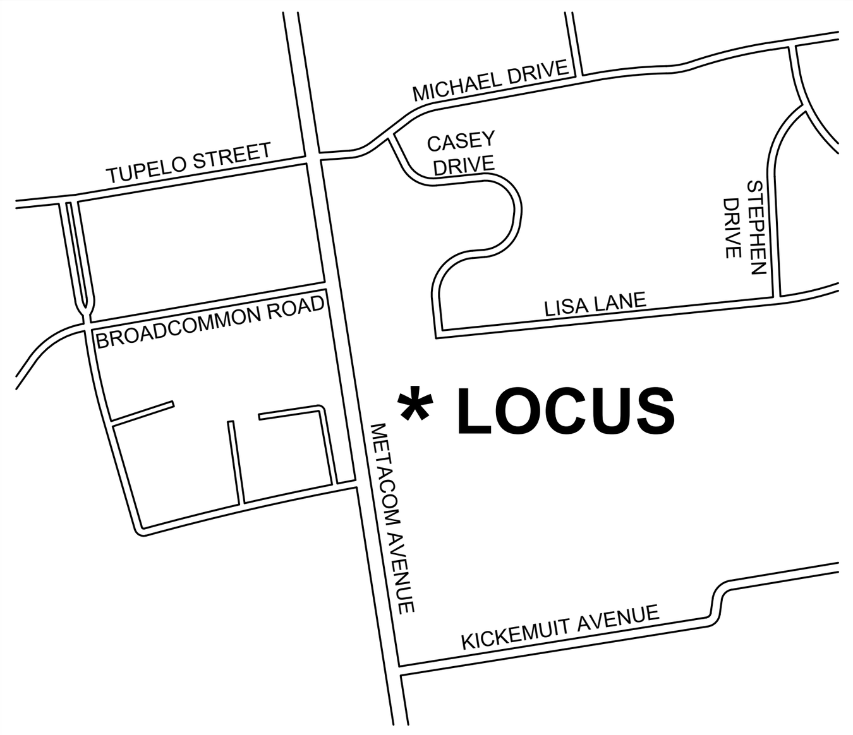
Principe Company

Stormwater Calculations
ADDENDUM
668-670 Metacom Avenue
August 27, 2025



Principe Company

Item C1.



LOCUS MAP

NOT TO SCALE

GENERAL NOTES:

1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATE AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MU BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL CO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEA 72 HOURS IN ADVANCE.

2. THIS SITE LIES IN ZONE X AS SHOWN ON THE FIRM MAP FOR THE CITY OF BRISTOL, RI COMMUNITY PANEL NO.44001C0011H, MAP REVISED JULY 7, 2014.

3. THERE ARE NO KNOWN EASEMENTS OR RIGHTS OF WAY WITHIN OR ADJACENT TO THIS PARCEL UNLESS OTHERWISE SHOWN.

4. THE CONTOURS SHOWN HEREIN ARE BASED UPON THE NAVD88 DATUM.

5. THIS SITE DOES NOT LIE WITHIN ANY KNOWN AGRICULTURAL USE, SILVICULTURAL USE, NATURAL HERITAGE OR FARMLAND CONSERVATION AREAS.

6. THERE ARE UNDERGROUND UTILITIES LOCATED WITHIN METACOM AVENUE ALONG THIS PARCELS FRONTAGE.

7. LOT 15 HAS 4,353 SQ. FT.± OF LAND UNSUITABLE FOR DEVELOPMENT, LOT 16 HAS 1,134 SQ. FT.± OF LAND UNSUITABLE FOR DEVELOPMENT.

REFERENCES;

1. A CERTAIN PLAN ENTITLED " SUBDIVISION PLAN LISA LANE EXTENSION ASSESSORS PLAT 128, LOT 2 SITUATED IN BRISTOL, RHODE ISLAND, PREPARED FOR J.T. O'CONNELL REALTY COMPANY PREPARED BY JOHN P. CAITO LAND PLANNERS ; DATED JANUARY 12, 2003 , FINAL REVISION DATE OF AUGU 31, 2006 ; SCALE 1" = 40' " AND RECORDED IN THE TOWN OF BRISTOL, RHODE ISLAND IN THE TOWN CLERK'S OFFICE

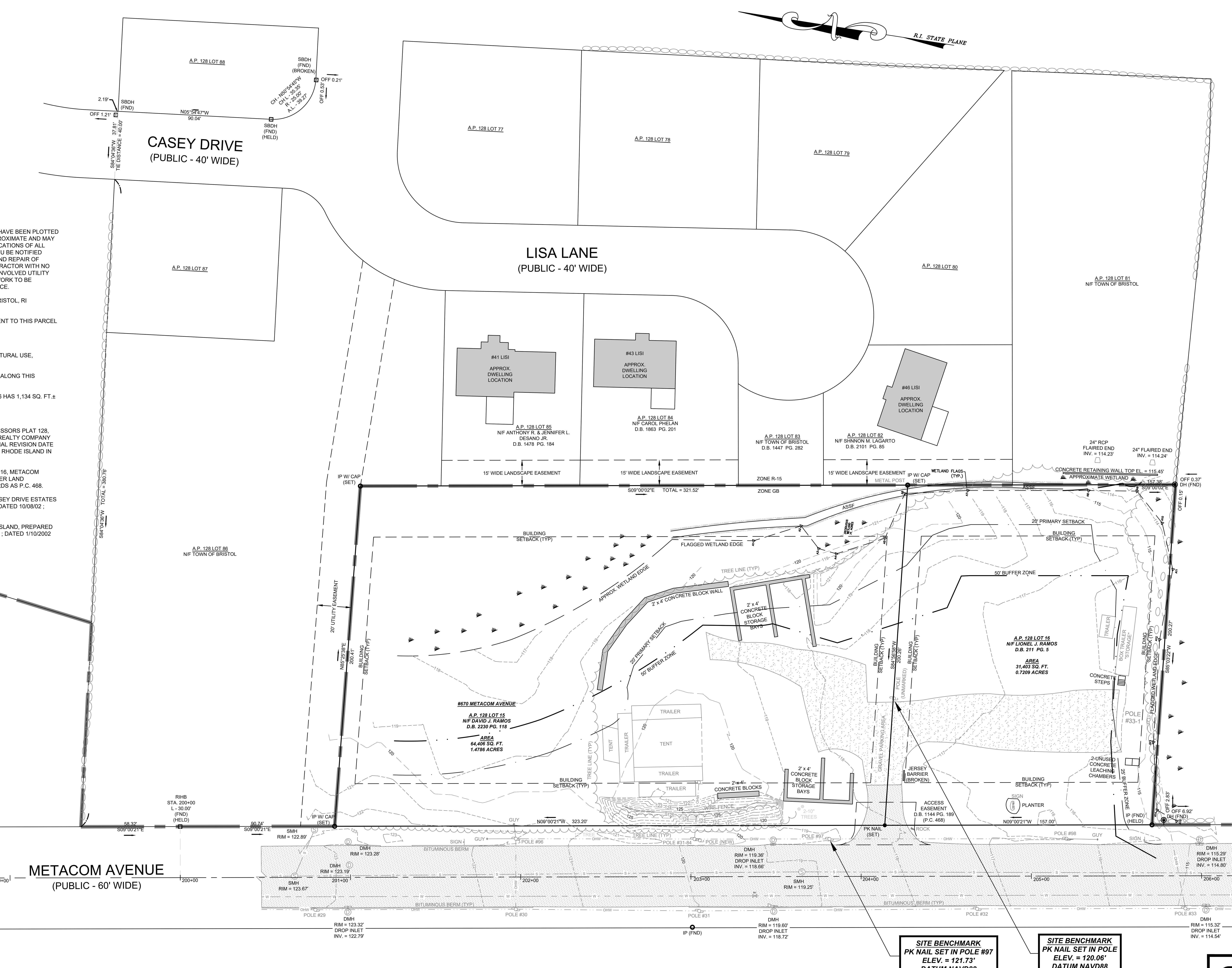
2. A CERTAIN PLAN ENTITLED " SITE PLAN FOR LIONEL J. RAMOS PLAT 128 LOT 16, METACOM AVENUE, BRISTOL, R.I. ; SCALE 1" = 20' ; DATED 8/21/2002 ; PREPARED BY BARKER LAND SURVEYING, INC." WHICH IS LOCATED IN THE BRISTOL LAND EVIDENCE RECORDS AS P.C. 468.

3. A CERTAIN PLAN ENTITLED " LOT LATOUT AND ZONING PLAN FINAL PLAN CASEY DRIVE ESTATES (PLAT 128) FOR NAOMI PROPERTIES LTD & EDWARD VEADER ; SCALE 1" = 50' ; DATED 10/08/02 ; PREPARED BY HOLMES ENGINEERING, INC BERKLEY, MASSACHUSETTS

4. A CERTAIN PLAN ENTITLED " PROPERTY SURVEY PLAN IN BRISTOL, RHODE ISLAND, PREPARED FOR NAOMI PROPERTIES LTD. 347B MARKET STREET WARREN, RHODE ISLAND ; DATED 1/10/2002 REVISED 8-15-2002 ; SCALE 1" = 50' ; PREPARED BY ALPHA LAND SURVEYING

5. R.I.D.O.T. PLAT #955

1-888-DIG-SAFE
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE



ZONING CRITERIA

ZONING DISTRICT	GB
MINIMUM LOT AREA	10,000 SQ. FT.
MINIMUM LOT FRONTAGE	50'
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK	10'
MINIMUM REAR YARD SETBACK	30'
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM BUILDING HEIGHT	35'

(SEE ZONING REGULATION FOR SPECIFICS OF THIS PARCEL)

NO.	DATE	DESCRIPTION	BY
2.	8-18-25	ADD STRUCTURES & EASEMENT	RAW
1.	7-3-25	ADD' TOPO & LOCATION	JML

LEGEND

NOT TO SCALE

- BOUNDARY
- ABUTTER
- ACCESS EASEMENT
- MAJOR CONTOUR
- MINOR CONTOUR
- ZONE LINE
- STONEWALL
- TREELINE
- WETLANDS EDGE
- 50' BUFFER ZONE
- PRIMARY SETBACK
- BUILDING ENVELOPE
- DRAINAGE LINE
- SEWER LINE
- WATER LINE
- ELECTRIC LINE
- IRON PIN
- BOUND
- DRILL HOLE
- UTILITY POLE
- WATER VALVE
- HYDRANT

STEPHEN T. LONG
PROFESSIONAL LAND SURVEYOR

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR 00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATIONS FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF SURVEY: LIMITED CONTENT SURVEY
MEASUREMENT SPECIFICATION: CLASS 1 STANDARD / CLASS 3 TOPO

PURPOSE OF SURVEY: EXISTING CONDITIONS

BY: [signature] DATE: 8/19/2025
STEPHEN T. LONG, PLS NO. 1930

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

SCALE: 1"=30'	SHEET NO: 1 OF 1
DRAWN BY: JML / DESIGN BY:	CHECKED BY: STL
DATE: 3-27-2024	PROJECT NO.: ERSC-2024-2

PRINCIPE COMPANY, INC.
SURVEYING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
WWW.PRINCIPEENGINEERING.COM
SURVEY@PRINCIPEENGINEERING.COM
ESTABLISHED IN 1981

EXISTING CONDITIONS PLAN
for
DAVID J. RAMOS
MAP 128 LOT 15
670 METACOM AVENUE
&
LIONEL J. RAMOS
MAP 128 LOT 16
in
BRISTOL, RHODE ISLAND

Studio Spina

No.	Description	Date

Ramos Landscaping LLC

668 Metacom -
Concept

668 Metacom Ave.
Bristol, RI 02809

Concept Design - Not for Construction

Cover

Project Number	25002
Date	08/05/2025
Drawn By	B. Spina

A0.00

Scale

8/27/2025 2:18:01 PM

1 Site Plan
1" = 20'-0"

Studio Spina

No.	Description	Date

Ramos Landscaping LLC

668 Metacom -
Concept

668 Metacom Ave.
Bristol, RI 02809

Concept Design - Not for Construction

Site Plan - Proposed

Project Number	25002
Date	08/05/2025
Drawn By	B. Spina

A0.10

Scale 1" = 20'-0"

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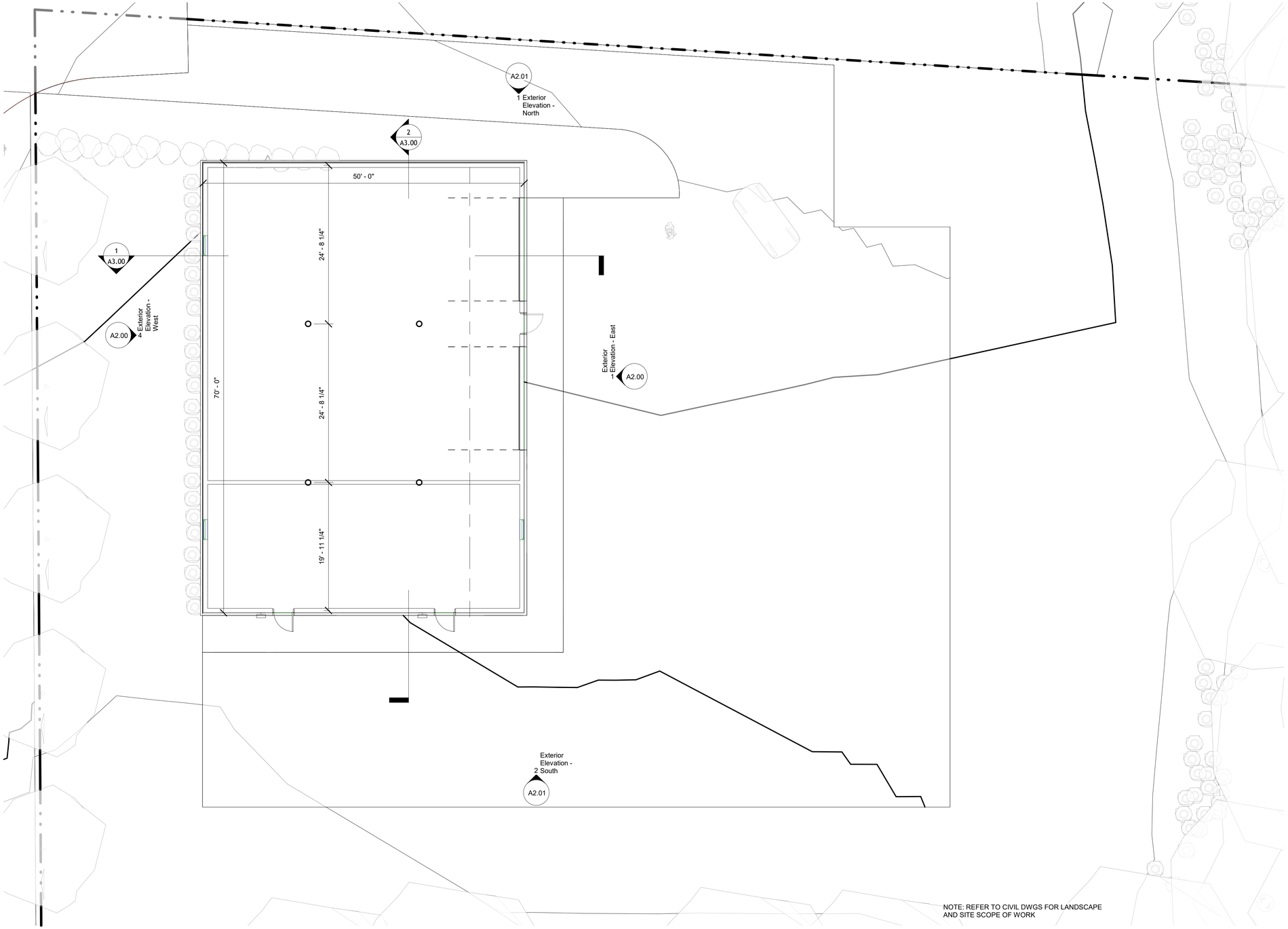

1 Floor Plan
1/8" = 1'-0"

Studio Spina

No.	Description	Date

Ramos Landscaping LLC

668 Metacom - Concept

668 Metacom Ave.
Bristol, RI 02809

Concept Design - Not for Construction

Floor Plan - Proposed

Project Number	25002
Date	08/05/2025
Drawn By	B. Spina
Scale	1/8" = 1'-0"

A1.00

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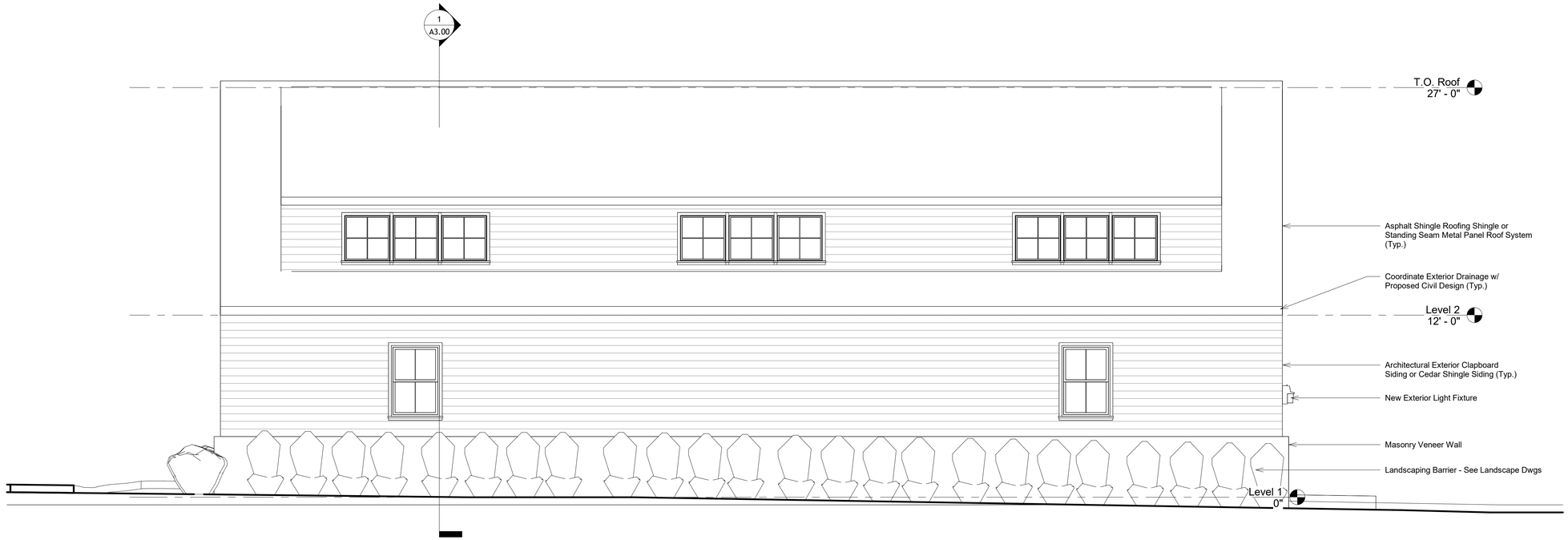
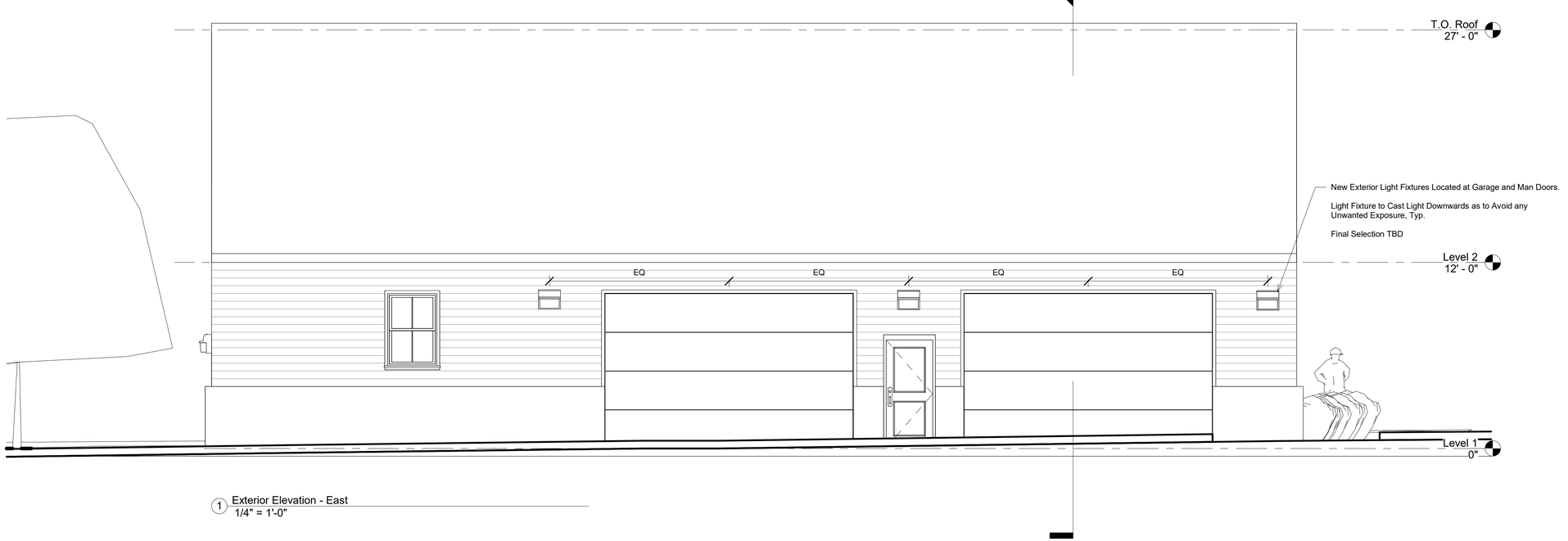


4 Exterior Elevation - West
1/4" = 1'-0"



1 Exterior Elevation - East
1/4" = 1'-0"

Studio Spina

No.	Description	Date

Ramos Landscaping LLC

668 Metacom -
Concept

668 Metacom Ave.
Bristol, RI 02809

Concept Design - Not for Construction

Exterior Elevations

Project Number	25002
Date	08/05/2025
Drawn By	B. Spina

A2.00

Scale 1/4" = 1'-0"

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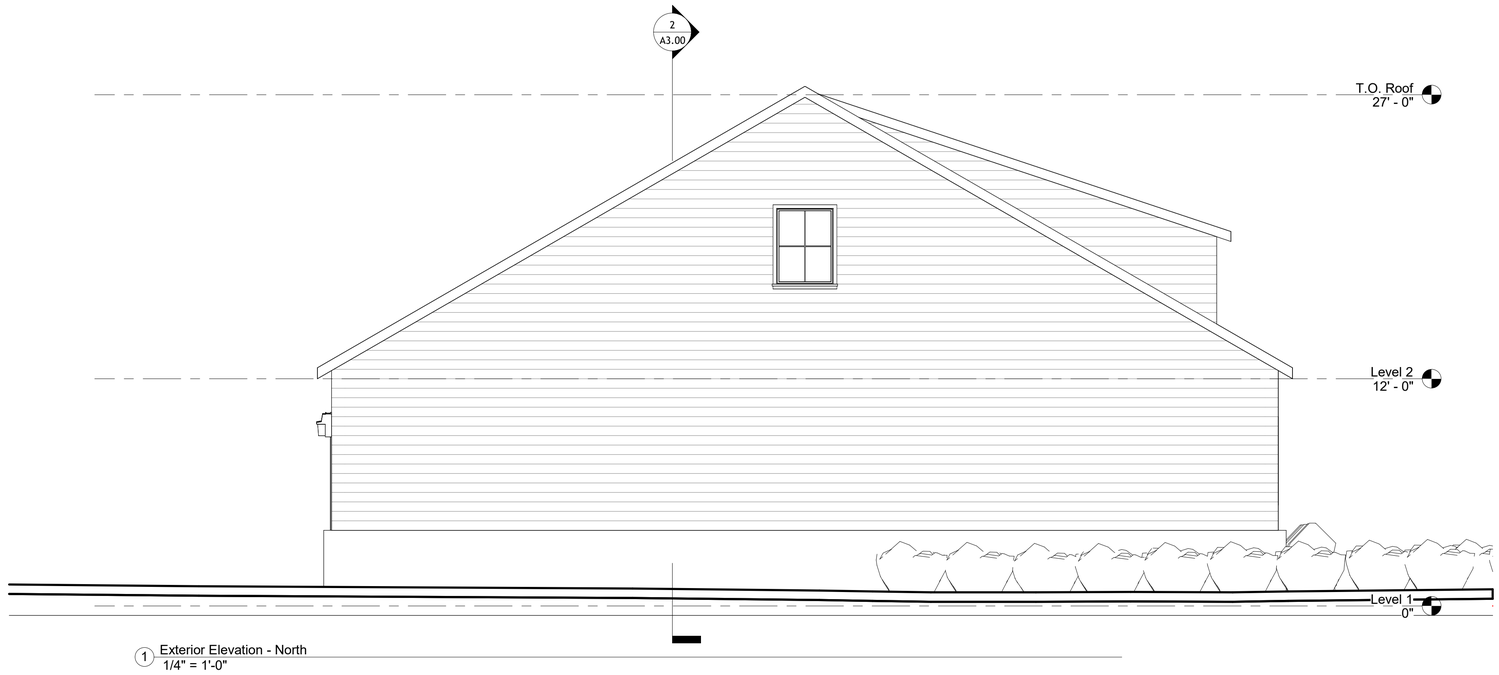
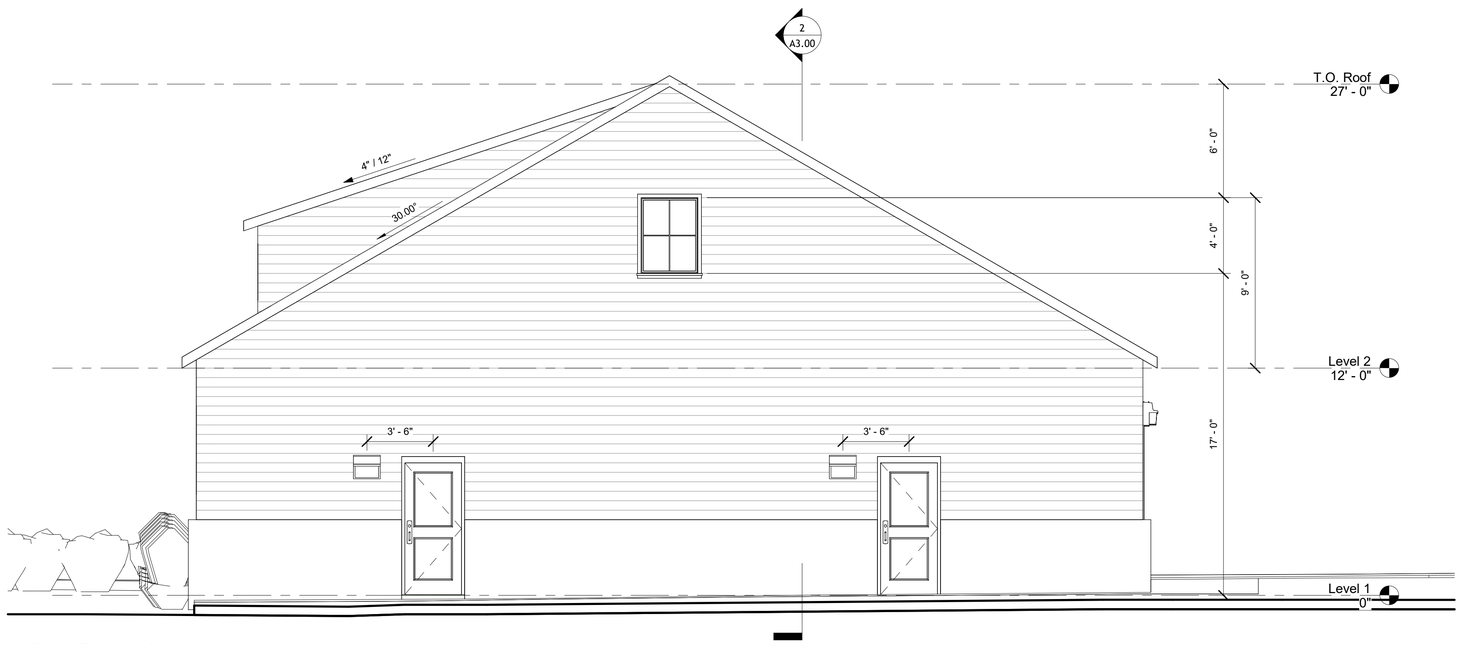


1 Exterior Elevation - North
1/4" = 1'-0"



2 Exterior Elevation - South
1/4" = 1'-0"

Studio Spina

No.	Description	Date

Ramos Landscaping LLC

668 Metacom - Concept

668 Metacom Ave.
Bristol, RI 02809

Concept Design - Not for Construction

Exterior Elevations

Project Number	25002
Date	08/05/2025
Drawn By	B. Spina
Scale	1/4" = 1'-0"

A2.01

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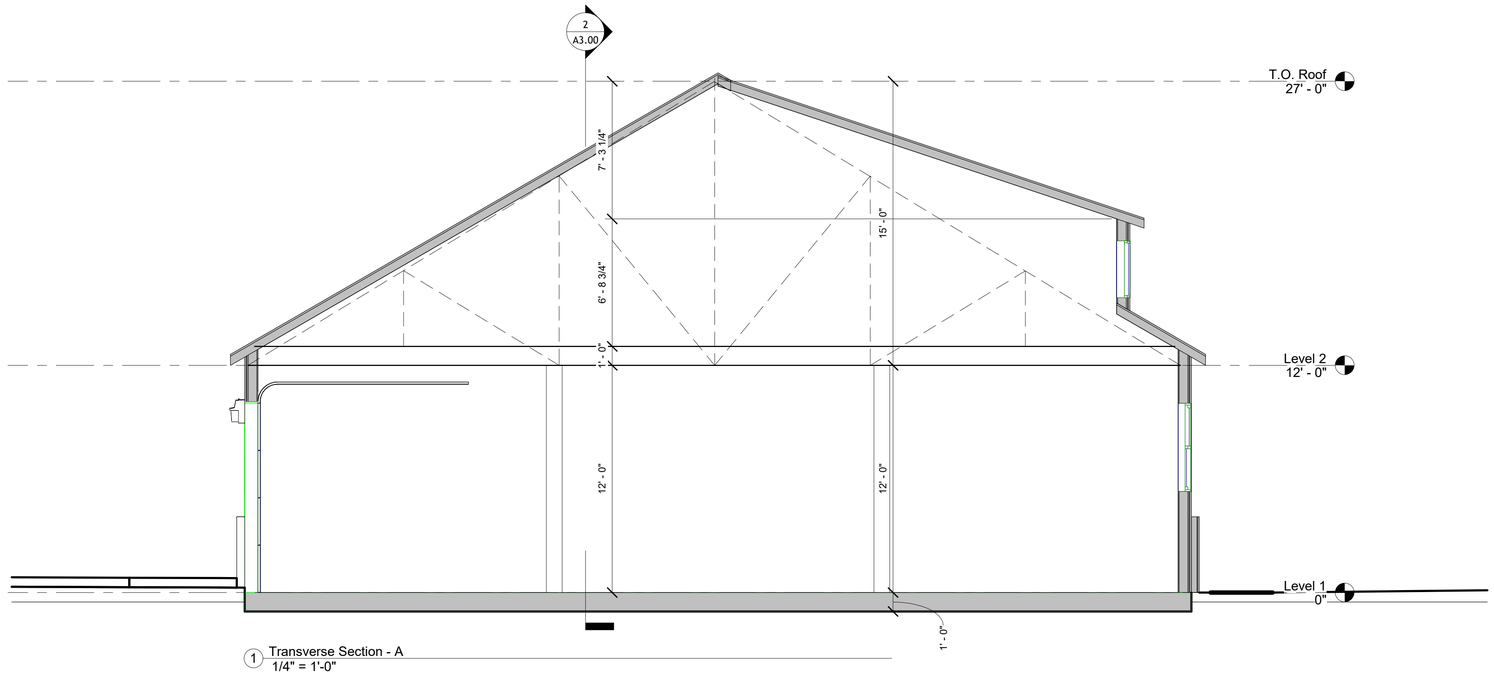


1 Transverse Section - A
1/4" = 1'-0"

2 Longitudinal Section - B
1/4" = 1'-0"

Studio Spina

No.	Description	Date

Ramos Landscaping LLC

668 Metacom - Concept

668 Metacom Ave.
Bristol, RI 02809

Concept Design - Not for Construction

Building Sections

Project Number	25002
Date	08/05/2025
Drawn By	B. Spina
Scale	1/4" = 1'-0"

A3.00

8/27/2025 2:18:16 PM

Item C1.

PRELIMINARY SUBMISSION
FOR
668 & 670 METACOM AVENUE
ASSESSORS MAP 128 PARCELS 15 & 16
IN
BRISTOL, RHODE ISLAND

Thomas J. Principe, III
REGISTERED PROFESSIONAL ENGINEER

PRINCIPE COMPANY
ESTABLISHED IN 1981

SITE LOCUS
SCALE: 1"=100'

APPLICANT:
DAVID J. RAMOS
12 RUTH AVENUE
BRISTOL, RI 02809

OWNER (LOT 15):
DAVID J. RAMOS
12 RUTH AVENUE
BRISTOL, RI 02809

OWNER (LOT 16):
LIONEL J. RAMOS
9 SCOTT LANE
BRISTOL, RI 02809

PREPARED BY:
PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RHODE ISLAND 02878
401.816.5385
INFO@PRINCIPECOMPANY.COM
WWW.PRINCIPECOMPANY.COM

AUGUST 8, 2025
REVISED AUGUST 27, 2025

DRAWING ISSUE:
- ☐ CONCEPT
- ☐ CUSTOMER APPROVAL
- ☒ PERMITTING
- ☐ CONSTRUCTION
- ☐ AS-BUILT
- ☐ OTHER:

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

STATE PERMITS REQUIRED/APPLIED FOR:

RIDEM WETLANDS IA#10310 (7/31/25)
RIDEM STORMWATER IA#10310 (7/31/25)
RIDOT PAP#25-131 (8/8/25)

LIST OF DRAWINGS

STREET INDEX
METACOM AVENUE
(PUBLIC– STATE HIGHWAY)

SOIL REFERENCE:
NRCS WEB SOIL SURVEY:
PmA – PITTSTOWN SILT LOAM (0–3% SLOPES) [27" GWT]
Sf – STISSING VERY STONY SILT LOAM [9" GWT]
CaC – CANTON–CHARLTON–ROCK OUTCROP COMPLEX (3–15% SLOPES)
DATE ACCESSED: 03/25/24

PLAN REFERENCE:
1.) EXISTING CONDITIONS TAKEN FROM CLASS I SURVEY PLAN ENTITLED:
"EXISTING CONDITIONS PLAN FOR DAVID J. RAMOS & LIONEL J. RAMOS"
AP 128 LOT 15 & 16 IN BRISTOL, RI
DATE: 03/27/2024; REVISED JULY 3, 2025
PREPARED BY: PRINCIPE COMPANY, INC. – SURVEYING DIVISION
SIGNED BY: STEPHEN T. LONG, PLS NO. 1930

REQUESTED RELIEF

WAIVERS REQUESTED

A waiver is requested from Land Development Projects Section:
Sidewalks shall be required to be installed on one side of new streets in subdivisions and in multifamily developments. No sidewalks is proposed in front of Lot 15.

ZONING–GB: LOT 15
ROUTE 136 (METACOM AVENUE) OVERLAY

DIMENSIONAL REQUIREMENTS	EXISTING
MIN. LOT AREA: 10,000 SF	64,406 SF
MIN. LOT WIDTH: 100 FT	323.2 FT
MIN. FRONT YARD: 25 FT	N/A
MIN. REAR YARD: 30 FT	N/A
MIN. SIDE YARD: 10 FT	N/A
MAX. BLDG. LOT COV.: 40%	N/A
MAX. TOTAL LOT COV.: 70%	N/A
MIN. DIST. FROM RES. ZONE: 25 FT	N/A
MAX. FLOOR AREA RATIO: 0.5	N/A

ZONING–GB: LOT 16
ROUTE 136 (METACOM AVENUE) OVERLAY

DIMENSIONAL REQUIREMENTS	EXISTING
MIN. LOT AREA: 10,000 SF	31,403 SF
MIN. LOT WIDTH: 100 FT	157.0 FT
MIN. FRONT YARD: 25 FT	N/A
MIN. REAR YARD: 30 FT	N/A
MIN. SIDE YARD: 10 FT	N/A
MAX. BLDG. LOT COV.: 40%	N/A
MAX. TOTAL LOT COV.: 70%	N/A
MIN. DIST. FROM RES. ZONE: 25 FT	N/A
MAX. FLOOR AREA RATIO: 0.5	N/A

GENERAL NOTES:

1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATE AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MU BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL CO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEA 72 HOURS IN ADVANCE.

2. THIS SITE LIES IN ZONE X AS SHOWN ON THE FIRM MAP FOR THE CITY OF BRISTOL, RI COMMUNITY PANEL NO.44001C0011H, MAP REVISED JULY 7, 2014.

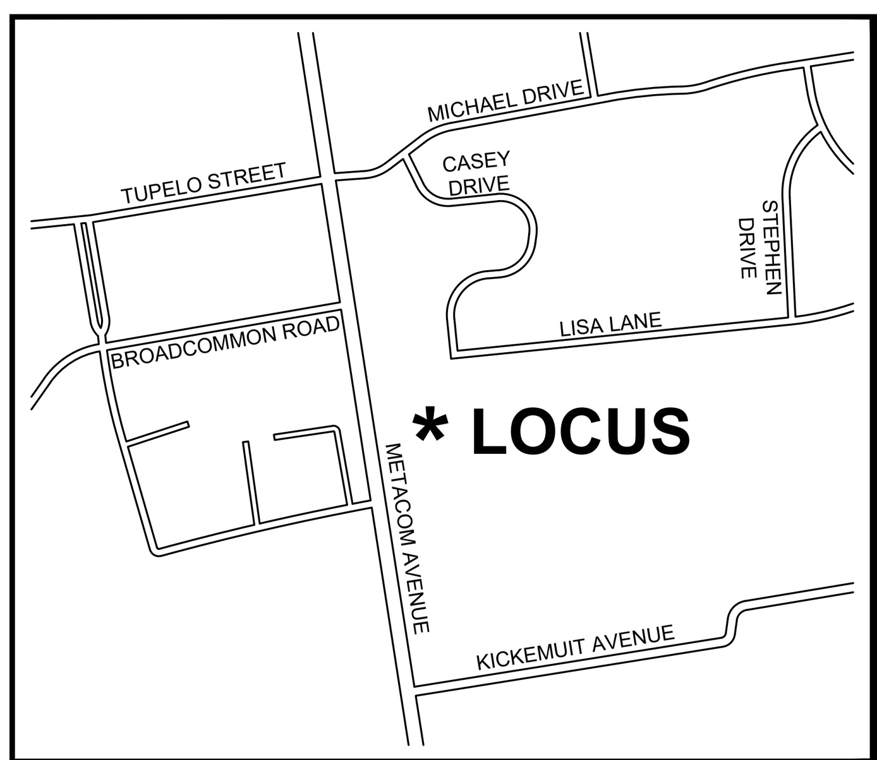
3. THERE ARE NO KNOWN EASEMENTS OR RIGHTS OF WAY WITHIN OR ADJACENT TO THIS PARCEL UNLESS OTHERWISE SHOWN.

4. THE CONTOURS SHOWN HEREIN ARE BASED UPON THE NAVD88 DATUM.

5. THERE ARE UNDERGROUND UTILITIES LOCATED WITHIN METACOM AVENUE ALONG THIS PARCELS FRONTAGE.

LEGEND

	EXISTING	PROPOSED
PERIMETER LINE		
ABUTTER LINE		
EDGE OF PAVEMENT		
FENCE	—x—x—x—	
EASEMENT		
CONTOUR	87	87
UTILITY POLE		
TEST HOLE		
SAWCUT		
BUILDING SETBACK		
OVERHEAD WIRE	OHW	OHW
CATCH BASIN		
DRAIN MANHOLE		
DRAIN LINE	D	D
WATER LINE	W	W
WATER GATE VALVE		
WELL		
SEWER LINE	S	S
WETLAND FLAG		
SIGN		
DOWNSPOUT		
LIGHT POST		
STONEWALL		
COMPOST FILTER SOCK		
RIDOT STD 9.9.0 CONSTRUCTION ACCESS		



LOCUS MAP

NOT TO SCALE

GENERAL NOTES:

1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATE AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MU BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL CO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEA 72 HOURS IN ADVANCE.

2. THIS SITE LIES IN ZONE X AS SHOWN ON THE FIRM MAP FOR THE CITY OF BRISTOL, RI COMMUNITY PANEL NO.44001C0011H, MAP REVISED JULY 7, 2014.

3. THERE ARE NO KNOWN EASEMENTS OR RIGHTS OF WAY WITHIN OR ADJACENT TO THIS PARCEL UNLESS OTHERWISE SHOWN.

4. THE CONTOURS SHOWN HEREIN ARE BASED UPON THE NAVD88 DATUM.

5. THIS SITE DOES NOT LIE WITHIN ANY KNOWN AGRICULTURAL USE, SILVICULTURAL USE, NATURAL HERITAGE OR FARMLAND CONSERVATION AREAS.

6. THERE ARE UNDERGROUND UTILITIES LOCATED WITHIN METACOM AVENUE ALONG THIS PARCELS FRONTAGE.

7. LOT 15 HAS 4,353 SQ. FT.± OF LAND UNSUITABLE FOR DEVELOPMENT, LOT 16 HAS 1,134 SQ. FT.± OF LAND UNSUITABLE FOR DEVELOPMENT.

REFERENCES;

1. A CERTAIN PLAN ENTITLED " SUBDIVISION PLAN LISA LANE EXTENSION ASSESSORS PLAT 128, LOT 2 SITUATED IN BRISTOL, RHODE ISLAND, PREPARED FOR J.T. O'CONNELL REALTY COMPANY PREPARED BY JOHN P. CAITO LAND PLANNERS ; DATED JANUARY 12, 2003 , FINAL REVISION DATE OF AUGU 31, 2006 ; SCALE 1" = 40' " AND RECORDED IN THE TOWN OF BRISTOL, RHODE ISLAND IN THE TOWN CLERK'S OFFICE

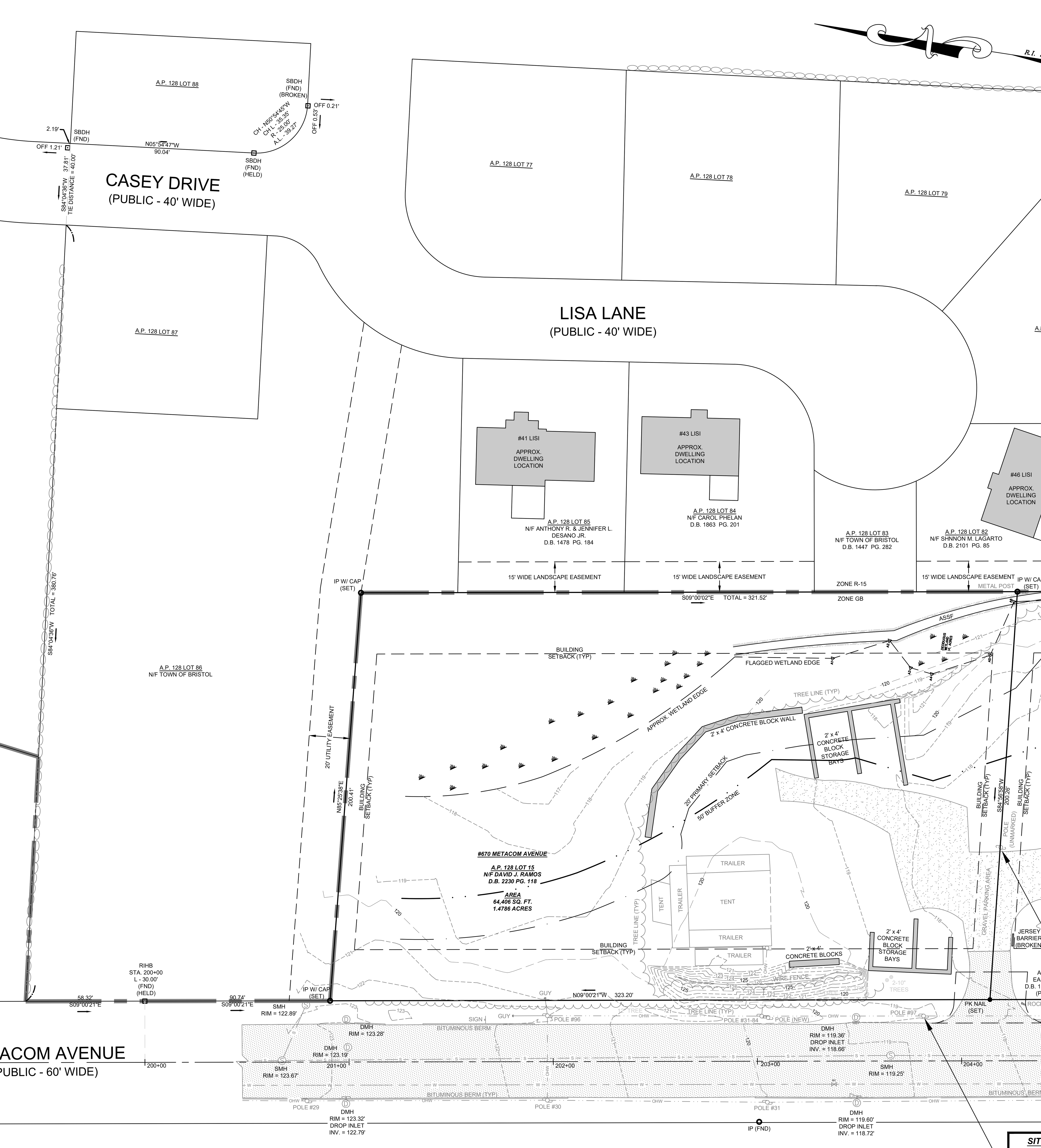
2. A CERTAIN PLAN ENTITLED " SITE PLAN FOR LIONEL J. RAMOS PLAT 128 LOT 16, METACOM AVENUE, BRISTOL, R.I. ; SCALE 1" = 20' ; DATED 8/21/2002 ; PREPARED BY BARKER LAND SURVEYING, INC." WHICH IS LOCATED IN THE BRISTOL LAND EVIDENCE RECORDS AS P.C. 468.

3. A CERTAIN PLAN ENTITLED " LOT LATOUT AND ZONING PLAN FINAL PLAN CASEY DRIVE ESTATES (PLAT 128) FOR NAOMI PROPERTIES LTD & EDWARD VEADER ; SCALE 1" = 50' ; DATED 10/08/02 ; PREPARED BY HOLMES ENGINEERING, INC BERKLEY, MASSACHUSETTS

4. A CERTAIN PLAN ENTITLED " PROPERTY SURVEY PLAN IN BRISTOL, RHODE ISLAND, PREPARED FOR NAOMI PROPERTIES LTD. 347B MARKET STREET WARREN, RHODE ISLAND ; DATED 1/10/2002 REVISED 8-15-2002 ; SCALE 1" = 50' ; PREPARED BY ALPHA LAND SURVEYING

5. R.I.D.O.T. PLAT #955

1-888-DIG-SAFE
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE



STEPHEN T. LONG
PROFESSIONAL LAND SURVEYOR

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR 00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATIONS FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:

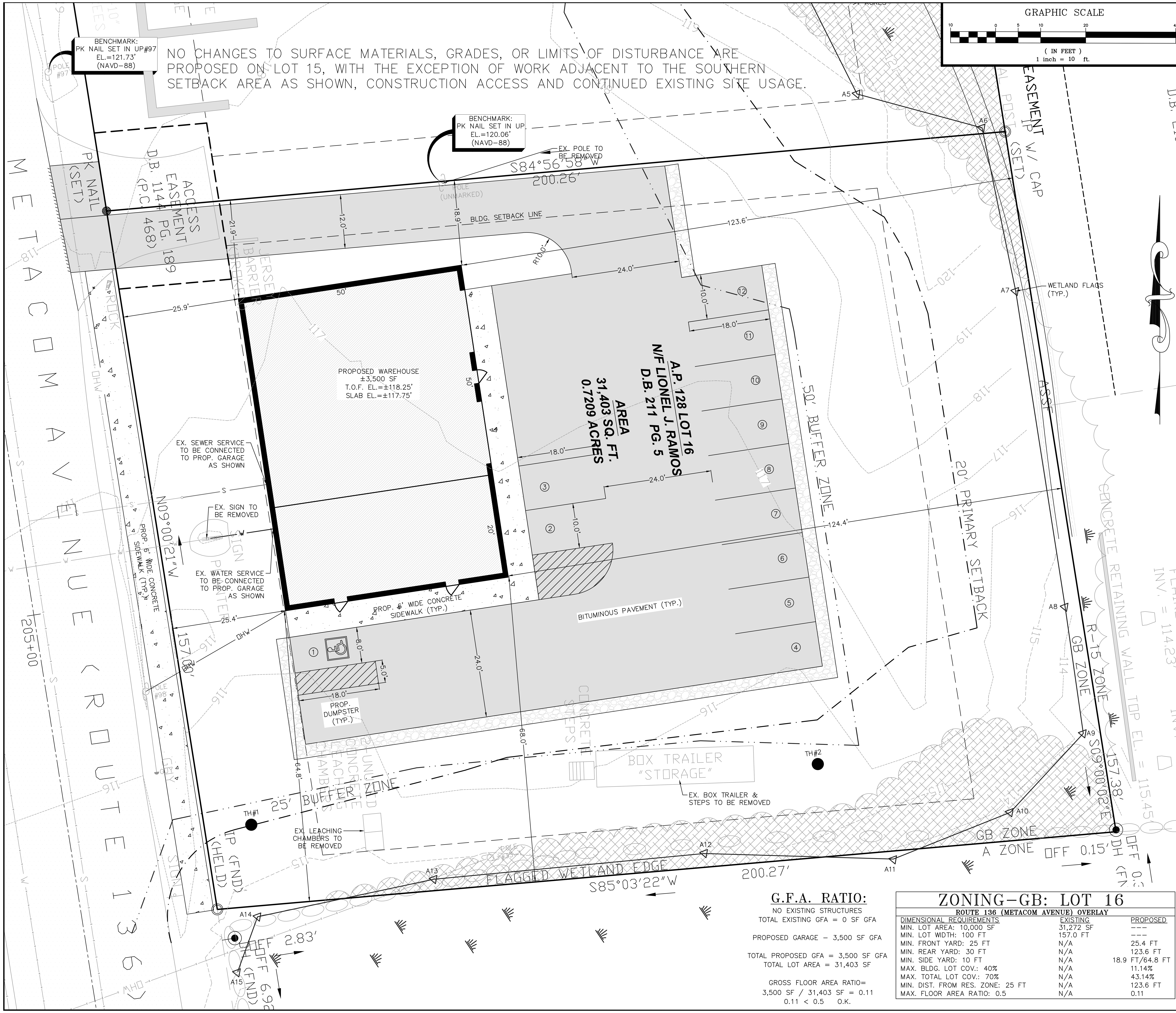
TYPE OF SURVEY: LIMITED CONTENT SURVEY
MEASUREMENT SPECIFICATION: CLASS 1 STANDARD / CLASS 3 TOPO

PURPOSE OF SURVEY: EXISTING CONDITIONS

BY: [signature] DATE: 8/19/2025
STEPHEN T. LONG, PLS NO. 1930

SCALE: 1"=30'		SHEET NO: 1 OF 1
DRAWN BY: JML	DESIGN BY:	CHECKED BY: STL
DATE: 3-27-2024		PROJECT NO.: ERSC-2024-2

Item C1.


GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.
BENCHMARK:
PK NAIL SET IN UP#97
EL.=121.73'
(NAVD-88)
NO CHANGES TO SURFACE MATERIALS, GRADES, OR LIMITS OF DISTURBANCE ARE PROPOSED ON LOT 15, WITH THE EXCEPTION OF WORK ADJACENT TO THE SOUTHERN SETBACK AREA AS SHOWN, CONSTRUCTION ACCESS AND CONTINUED EXISTING SITE USAGE.
BENCHMARK:
PK NAIL SET IN UP
EL.=120.06'
(NAVD-88)
EX. POLE TO BE REMOVED
S84°56'58"W
200.26'
ACCESS EASEMENT
D.B. 1144 PG. 189
(P.C. 468)
PK NAIL (SET)
METACOM AVENUE (ROUTE 136)
BLDG. SETBACK LINE
PROPOSED WAREHOUSE
±3,500 SF
T.O.F. EL.=±118.25'
SLAB EL.=±117.75'
A.P. 128 LOT 16
N/F LIONEL J. RAMOS
D.B. 211 PG. 5
AREA
31,403 SQ. FT.
0.7209 ACRES
EX. SEWER SERVICE TO BE CONNECTED TO PROP. GARAGE AS SHOWN
EX. SIGN TO BE REMOVED
EX. WATER SERVICE TO BE CONNECTED TO PROP. GARAGE AS SHOWN
N09°00'21"W
PROP. 6' WIDE CONCRETE SIDEWALK (TYP.)
BITUMINOUS PAVEMENT (TYP.)
PROP. DUMPSTER (TYP.)
50' BUFFER ZONE
20' PRIMARY SETBACK
WETLAND FLAGS (TYP.)
CONCRETE RETAINING WALL TOP EL. = 115.45
R-15 ZONE
GB ZONE
A ZONE
S09°00'02"E
157.38'
BOX TRAILER "STORAGE"
EX. BOX TRAILER & STEPS TO BE REMOVED
25' BUFFER ZONE
EX. LEACHING CHAMBERS TO BE REMOVED
FLAGGED WETLAND EDGE
S85°03'22"W
200.27'
OFF 0.15'
OFF 2.83'
TH#1
TH#2

PLAN NOTES:

1. CONTRACTOR TO VERIFY BENCHMARK AND EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.

2. PLAN IS TO BE USED SOLELY FOR THE USE OF THE SOIL EROSION, RUNOFF AND SEDIMENT CONTROL ORDINANCE FOR THE TOWN OF BRISTOL AND IS NOT AUTHORIZED FOR ANY OTHER USE. CONTRACTOR TO STRICTLY ADHERE TO BRISTOL'S SOIL EROSION, RUNOFF, AND SEDIMENT CONTROL ORDINANCE AT ALL TIMES DURING CONSTRUCTION.

3. SEE ADDITIONAL NOTES ON SHEET 6 OF 6, WHICH NEED TO BE STRICTLY ADHERED TO AS WELL.

ARCHITECT NOTE:

IT IS THE RESPONSIBILITY OF THE ARCHITECT TO FINALIZE SITE LAYOUT & COORDINATE ELEMENTS WITH ENGINEER PRIOR TO CONSTRUCTION. FINAL GRADING & LAYOUT SHALL BE COORDINATED AND VERIFIED THROUGH ARCHITECT DRAWINGS.

BUILDING LOT COVERAGE:

NO EXISTING STRUCTURES
TOTAL EXISTING LOT COVERAGE = 0 SF

PROPOSED GARAGE – 3,500 SF

TOTAL PROPOSED LOT COVERAGE = 3,500 SF
TOTAL LOT AREA = 31,403 SF

LOT COVERAGE=
3,500 SF / 31,403 SF X 100% = 11.14%
11.14% TOTAL LOT COVERAGE < 25% O.K.

TOTAL LOT COVERAGE:

EXISTING GRAVEL PARKING AREA – 12,973 SF
TOTAL EXISTING LOT COVERAGE = 12,973 SF

PROPOSED BUILDING = 3,500 SF
PROPOSED ON-SITE SIDEWALK = 723 SF
PROPOSED PAVEMENT = 8,788 SF

TOTAL PROPOSED LOT COVERAGE = 13,011 SF
TOTAL LOT AREA = 31,011 SF

LOT COVERAGE=
13,011 SF / 31,403 SF X 100% = 43.14%
43.14% TOTAL LOT COVERAGE < 70% O.K.

PARKING REQUIREMENTS:

SERVICE BUSINESS: 1 SPOT / 300 SF GFA REQ.
3,500 SF PROPOSED x 1 SPOT/300 SF GFA = 11.7 REQ.

TOTAL PARKING SPOTS REQUIRED = 11.7
TOTAL PARKING SPOTS PROVIDED = 12

STATE PERMITS REQUIRED/APPLIED FOR:

RIDEM WETLANDS IA#10310 (7/31/25)
RIDEM STORMWATER IA#10310 (7/31/25)
RIDOT PAP#25-131 (8/8/25)

TEST HOLE DATA:
TH#1: HTM 0'-5'; LEDGE @ 5'; DRY TO 5'; HSG "C"
TH#2: HTM 0'-5';NO LEDGE; DRY TO 7.5' HSG "C"

G.F.A. RATIO:

NO EXISTING STRUCTURES
TOTAL EXISTING GFA = 0 SF GFA

PROPOSED GARAGE – 3,500 SF GFA

TOTAL PROPOSED GFA = 3,500 SF GFA
TOTAL LOT AREA = 31,403 SF

GROSS FLOOR AREA RATIO=
3,500 SF / 31,403 SF = 0.11
0.11 < 0.5 O.K.

ZONING-GB: LOT 16

ROUTE 136 (METACOM AVENUE) OVERLAY

DIMENSIONAL REQUIREMENTS	EXISTING	PROPOSED
MIN. LOT AREA: 10,000 SF	31,272 SF	---
MIN. LOT WIDTH: 100 FT	157.0 FT	---
MIN. FRONT YARD: 25 FT	N/A	25.4 FT
MIN. REAR YARD: 30 FT	N/A	123.6 FT
MIN. SIDE YARD: 10 FT	N/A	18.9 FT/64.8 FT
MAX. BLDG. LOT COV.: 40%	N/A	11.14%
MAX. TOTAL LOT COV.: 70%	N/A	43.14%
MIN. DIST. FROM RES. ZONE: 25 FT	N/A	123.6 FT
MAX. FLOOR AREA RATIO: 0.5	N/A	0.11

APPLICANT:
DAVID J. RAMOS
12 RUTH AVENUE
BRISTOL, RI 02809

OWNER (LOT 15):
DAVID J. RAMOS
12 RUTH AVENUE
BRISTOL, RI 02809

OWNER (LOT 16):
LIONEL J. RAMOS
9 SCOTT LANE
BRISTOL, RI 02809

PROPOSED LAYOUT PLAN-LOT 16

Thomas J. Principe, III
REGISTERED PROFESSIONAL ENGINEER

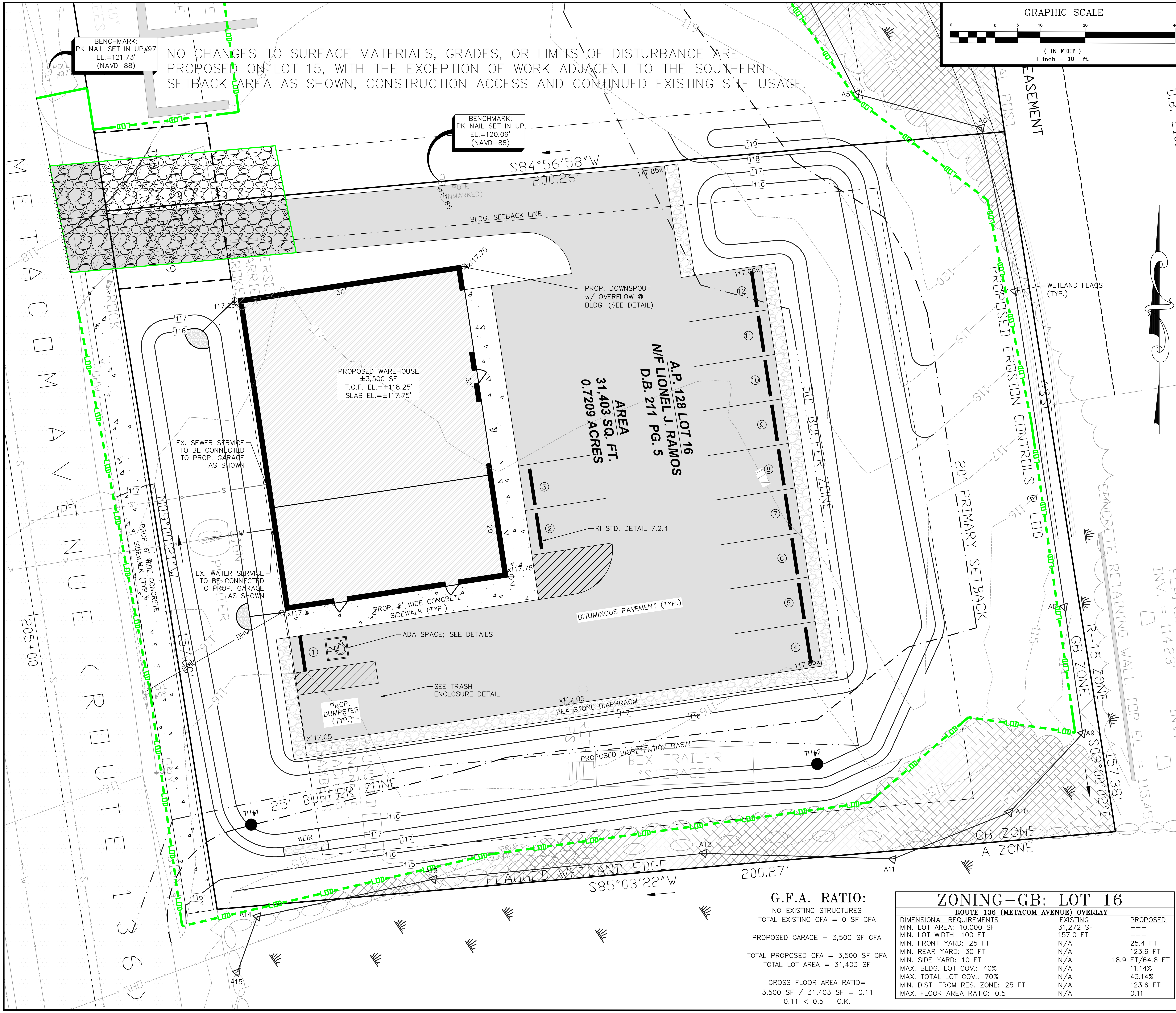
PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
WWW.PRINCIPECOMPANY.COM
ESTABLISHED IN 1981

REVISIONS

No.	DATE	DRWN	CHKD
1.	8/27/25	KAB	TJP

PRELIMINARY SUBMISSION
for
668 & 670 METACOM AVENUE
AP 128 LOTS 15 & 16
in
BRISTOL, RHODE ISLAND

SCALE: 1" = 10'	SHEET NO: 3 of 10
DRAWN BY: KAB	DESIGN BY: KAB / CHECKED BY: TJP
DATE: 08/08/2025	PROJECT NO.: ERSC-2024-2



PLAN NOTES:

1. CONTRACTOR TO VERIFY BENCHMARK AND EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.

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3. SEE ADDITIONAL NOTES ON SHEET 6 OF 6, WHICH NEED TO BE STRICTLY ADHERED TO AS WELL.

ARCHITECT NOTE:

IT IS THE RESPONSIBILITY OF THE ARCHITECT TO FINALIZE SITE LAYOUT & COORDINATE ELEMENTS WITH ENGINEER PRIOR TO CONSTRUCTION. FINAL GRADING & LAYOUT SHALL BE COORDINATED AND VERIFIED THROUGH ARCHITECT DRAWINGS.

BUILDING LOT COVERAGE:

NO EXISTING STRUCTURES
TOTAL EXISTING LOT COVERAGE = 0 SF

PROPOSED GARAGE – 3,500 SF

TOTAL PROPOSED LOT COVERAGE = 3,500 SF
TOTAL LOT AREA = 31,403 SF

LOT COVERAGE=
3,500 SF / 31,403 SF X 100% = 11.14%
11.14% TOTAL LOT COVERAGE < 25% O.K.

TOTAL LOT COVERAGE:

EXISTING GRAVEL PARKING AREA – 12,973 SF
TOTAL EXISTING LOT COVERAGE = 12,973 SF

PROPOSED BUILDING = 3,500 SF
PROPOSED ON-SITE SIDEWALK = 723 SF
PROPOSED PAVEMENT = 8,788 SF

TOTAL PROPOSED LOT COVERAGE = 13,011 SF
TOTAL LOT AREA = 31,011 SF

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13,011 SF / 31,403 SF X 100% = 43.14%
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3,500 SF PROPOSED x 1 SPOT/300 SF GFA = 11.7 REQ.

TOTAL PARKING SPOTS REQUIRED = 11.7
TOTAL PARKING SPOTS PROVIDED = 12

STATE PERMITS REQUIRED/APPLIED FOR:

RIDEM WETLANDS IA#10310 (7/31/25)
RIDEM STORMWATER IA#10310 (7/31/25)
RIDOT PAP#25-131 (8/8/25)

APPLICANT:
DAVID J. RAMOS
12 RUTH AVENUE
BRISTOL, RI 02809

OWNER (LOT 15):
DAVID J. RAMOS
12 RUTH AVENUE
BRISTOL, RI 02809

OWNER (LOT 16):
LIONEL J. RAMOS
9 SCOTT LANE
BRISTOL, RI 02809

G.F.A. RATIO:

NO EXISTING STRUCTURES
TOTAL EXISTING GFA = 0 SF GFA

PROPOSED GARAGE – 3,500 SF GFA

TOTAL PROPOSED GFA = 3,500 SF GFA
TOTAL LOT AREA = 31,403 SF

GROSS FLOOR AREA RATIO=
3,500 SF / 31,403 SF = 0.11
0.11 < 0.5 O.K.

ZONING-GB: LOT 16

ROUTE 136 (METACOM AVENUE) OVERLAY

DIMENSIONAL REQUIREMENTS	EXISTING	PROPOSED
MIN. LOT AREA: 10,000 SF	31,272 SF	---
MIN. LOT WIDTH: 100 FT	157.0 FT	---
MIN. FRONT YARD: 25 FT	N/A	25.4 FT
MIN. REAR YARD: 30 FT	N/A	123.6 FT
MIN. SIDE YARD: 10 FT	N/A	18.9 FT/64.8 FT
MAX. BLDG. LOT COV.: 40%	N/A	11.14%
MAX. TOTAL LOT COV.: 70%	N/A	43.14%
MIN. DIST. FROM RES. ZONE: 25 FT	N/A	123.6 FT
MAX. FLOOR AREA RATIO: 0.5	N/A	0.11

DRAINAGE & GRADING PLAN-LOT 16

Thomas J. Principe, III
REGISTERED PROFESSIONAL ENGINEER

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
WWW.PRINCIPECOMPANY.COM
ESTABLISHED IN 1981

REVISIONS

No.	DATE	DRWN	CHKD
1.	8/27/25	KAB	TJP

PRELIMINARY SUBMISSION
for
668 & 670 METACOM AVENUE
AP 128 LOTS 15 & 16
in
BRISTOL, RHODE ISLAND

SCALE: 1" = 10'	SHEET NO: 4 of 10	
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP
DATE: 08/08/2025	PROJECT NO.: ERSC-2024-2	

SETBACK AREA AS SHOWN; CONSTRUCTION ACCESS AND CONTINUED EXISTING SITE USAGE.

BENCHMARK:
PK NAIL SET IN UP
EL.=120.06'
(NAVD-88)

S84°56'58"W
200.26'

ACCESS EASEMENT
P.B. 114 LOT 189
(P.C. 488)

A.P. 128 LOT 82
SHNNON M. LAGARTO
D.B. 2101
PG. 85

"ERNST RAIN GARDEN SEED MIX"

LOAM & SEED

PROPOSED WAREHOUSE
±3,500 SF
T.O.F. EL.=±118.25'
SLAB EL.=±117.75'

A.P. 128 LOT 16
N/F LIONEL J. RAMOS
D.B. 211 PG. 5

AREA
31,403 SQ. FT.
0.7209 ACRES

50' BUFFER ZONE

20' PRIMARY SETBACK

R-15 ZONE
GB ZONE

PROP. 6' WIDE CONCRETE SIDEWALK (TYP.)

BITUMINOUS PAVEMENT (TYP.)

PROTECTIVE BARRIER BOULDERS (TYP)

PROP. DUMPSTER (TYP.)

BOX TRAILER "STORAGE"

WETLAND FLAGS (TYP.)

CONCRETE RETAINING WALL TOP EL. = 115.45

24" RCP FLAIRED END INV. = 114.23'

24" FLAIRED END INV. = 114.24'

S09°00'02"E 157.38'

BITUMINOUS BERM (TYP)

METACOM AVENUE

ROUTE 114

204+00

205+00

TH#1

TH#2

(3)CTT
(5)Ca
(6)PMC
(3)Ca
(7)PBB
(4)Ac
(5)CIH
(7)CIH
(6)CSS
(6)Ca
(6)RGL
(7)PBB
(9)CSS
(5)PVC
(5)Ig
(5)Jv
(5)Mp
(15)TGG

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

STATE PERMITS REQUIRED/APPLIED FOR:

RIDEM WETLANDS IA#10310 (7/31/25)
RIDEM STORMWATER IA#10310 (7/31/25)
RIDOT PAP#25-131 (8/8/25)

APPLICANT:
DAVID J. RAMOS
12 RUTH AVENUE
BRISTOL, RI 02809

OWNER (LOT 15):
DAVID J. RAMOS
12 RUTH AVENUE
BRISTOL, RI 02809

OWNER (LOT 16):
LIONEL J. RAMOS
9 SCOTT LANE
BRISTOL, RI 02809

LANDSCAPE NOTES:

1) ALL PLANT MATERIAL TO CONFORM TO ANSI STANDARDS.
2) ALL PLANT MATERIAL TO RECEIVE THREE INCHES OF SHREDDED PINE BARK MULCH.
3) ALL PLANT MATERIAL TO BE GUARANTEED TO SURVIVE AT LEAST ONE GROWING SEASON, OR THEY SHALL BE REPLACED AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
4) ALL PLANT MATERIAL SUBJECT TO VERIFICATION AS TO LOCATION AND SPECIES.
5) THERE WILL BE NO PLANT MATERIAL SUBSTITUTIONS WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
6) DISTURBED SOILS WITHIN THE PROJECT LIMITS ARE TO BE LOAMED AND SEEDED.

MASTER PLANT SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
Ac	4	Amelanchier canadensis Autumn Brilliance	Autumn Brilliance shadbush	1.5–2" cal.	B&B	---
CSS	15	Caryopteris x. clandonensis Sapphire Surf	Sapphire Surf Bluebeard	#3	CAN	3' o.c.
CTT	3	Chionanthus retusus Tokyo Tower	Tokyo Tower Chinese fringetree	2–2.5" cal.	B&B	---
Ca	14	Clethra alnifolia	Summersweet	#3	CAN	3' o.c.
CIH	12	Cornus alba Ivory Halo	Ivory Halo dogwood	#3	CAN	3' o.c.
Ig	5	Ilex glabra	Inkberry	2.5–3'	B&B	8' o.c.
Jv	5	Juniperus virginiana	Red cedar	6–7'	B&B	8' o.c.
Mp	5	Myrica pensylvanica	Bayberry	3–4'	B&B	8' o.c.
PBB	14	Pieris Brouwer's Beauty	Brouwer's Beauty Japanese andromeda	24–30"	B&B	3' o.c.
PVC	11	Pinus mugo Valley Cushion	Valley Cushion mugo pine	#3	CAN	3' o.c.
RGL	6	Rhus aromatica 'Gro-Low'	Gro-low fragrant sumac	#3	CAN	3' o.c.
TGG	15	Thuja plicata Green Giant	Green Giant arbor-vitae	6–7'	B&B	8' o.c.

REGISTERED LANDSCAPE ARCHITECT
KAREN A. BECK
No. 920

REVISIONS

No.	DATE	DRWN	CHKD
1.	8/27/25	KAB	TJP

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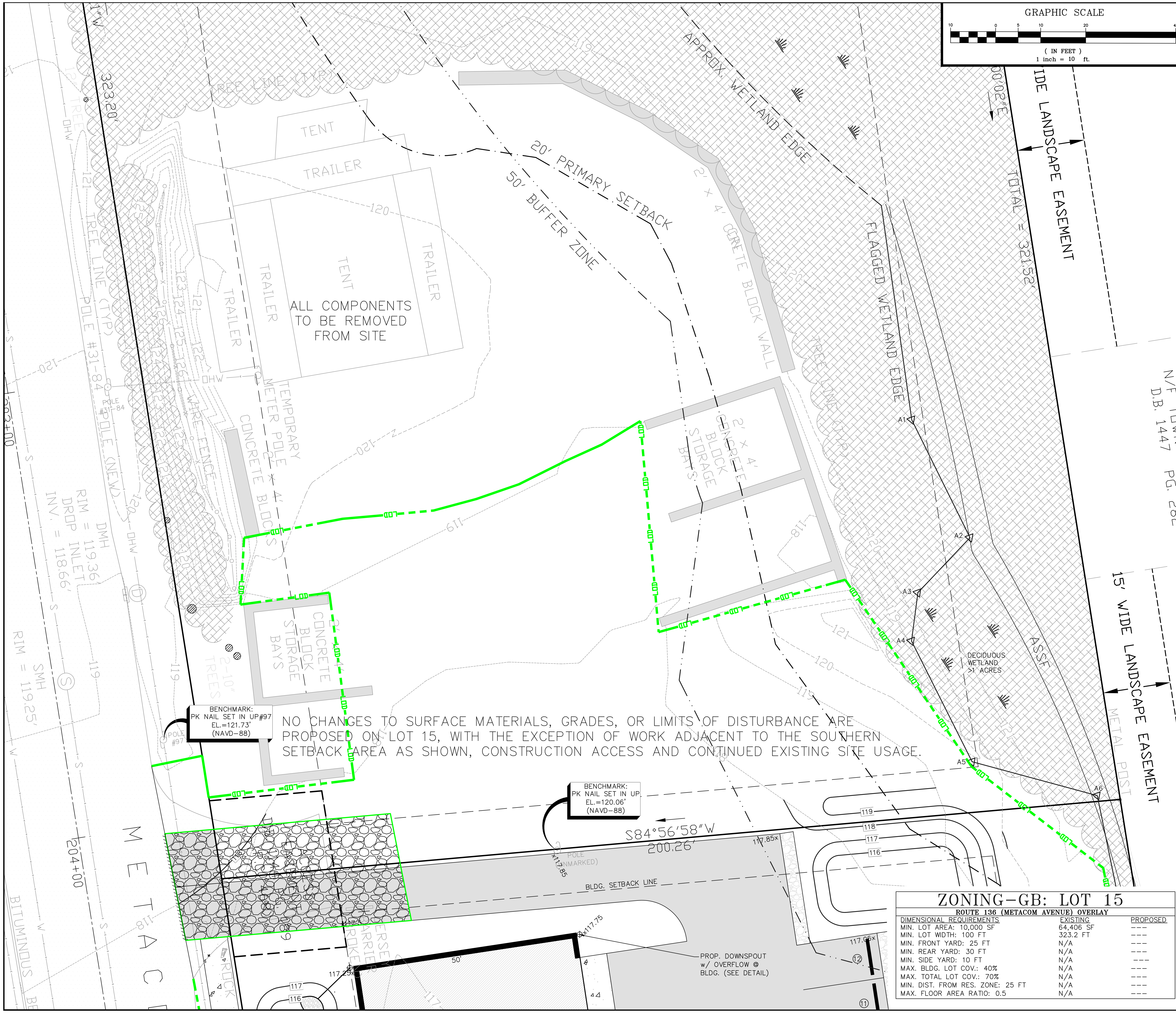
PRELIMINARY SUBMISSION
for
668 & 670 METACOM AVENUE
AP 128 LOTS 15 & 16
in
BRISTOL, RHODE ISLAND

SCALE: 1" = 10'		SHEET NO: 5 of 10
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP
DATE: 08/08/2025		PROJECT NO.: ERSC-2024-2

LANDSCAPE PLAN- LOT 16



ZONING–GB: LOT 15

ROUTE 136 (METACOM AVENUE) OVERLAY

DIMENSIONAL REQUIREMENTS	EXISTING	PROPOSED
MIN. LOT AREA: 10,000 SF	64,406 SF	---
MIN. LOT WIDTH: 100 FT	323.2 FT	---
MIN. FRONT YARD: 25 FT	N/A	---
MIN. REAR YARD: 30 FT	N/A	---
MIN. SIDE YARD: 10 FT	N/A	---
MAX. BLDG. LOT COV.: 40%	N/A	---
MAX. TOTAL LOT COV.: 70%	N/A	---
MIN. DIST. FROM RES. ZONE: 25 FT	N/A	---
MAX. FLOOR AREA RATIO: 0.5	N/A	---

PLAN NOTES:

1. CONTRACTOR TO VERIFY BENCHMARK AND EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.

2. PLAN IS TO BE USED SOLELY FOR THE USE OF THE SOIL EROSION, RUNOFF AND SEDIMENT CONTROL ORDINANCE FOR THE TOWN OF BRISTOL AND IS NOT AUTHORIZED FOR ANY OTHER USE. CONTRACTOR TO STRICTLY ADHERE TO BRISTOL'S SOIL EROSION, RUNOFF, AND SEDIMENT CONTROL ORDINANCE AT ALL TIMES DURING CONSTRUCTION.

3. SEE ADDITIONAL NOTES ON SHEET 6 OF 6, WHICH NEED TO BE STRICTLY ADHERED TO AS WELL.

ARCHITECT NOTE:

IT IS THE RESPONSIBILITY OF THE ARCHITECT TO FINALIZE SITE LAYOUT & COORDINATE ELEMENTS WITH ENGINEER PRIOR TO CONSTRUCTION. FINAL GRADING & LAYOUT SHALL BE COORDINATED AND VERIFIED THROUGH ARCHITECT DRAWINGS.

BUILDING LOT COVERAGE:

NO EXISTING STRUCTURES
TOTAL EXISTING LOT COVERAGE = 0 SF

NO PROPOSED STRUCTURES
TOTAL PROPOSED LOT COVERAGE = 0 SF

STATE PERMITS REQUIRED/APPLIED FOR:

RIDEM WETLANDS IA#10310 (7/31/25)
RIDEM STORMWATER IA#10310 (7/31/25)
RIDOT PAP#25-131 (8/8/25)

APPLICANT:	OWNER (LOT 15):	OWNER (LOT 16):
DAVID J. RAMOS	DAVID J. RAMOS	LIONEL J. RAMOS
12 RUTH AVENUE	12 RUTH AVENUE	9 SCOTT LANE
BRISTOL, RI 02809	BRISTOL, RI 02809	BRISTOL, RI 02809

PROPOSED CONDITIONS PLAN–LOT 15

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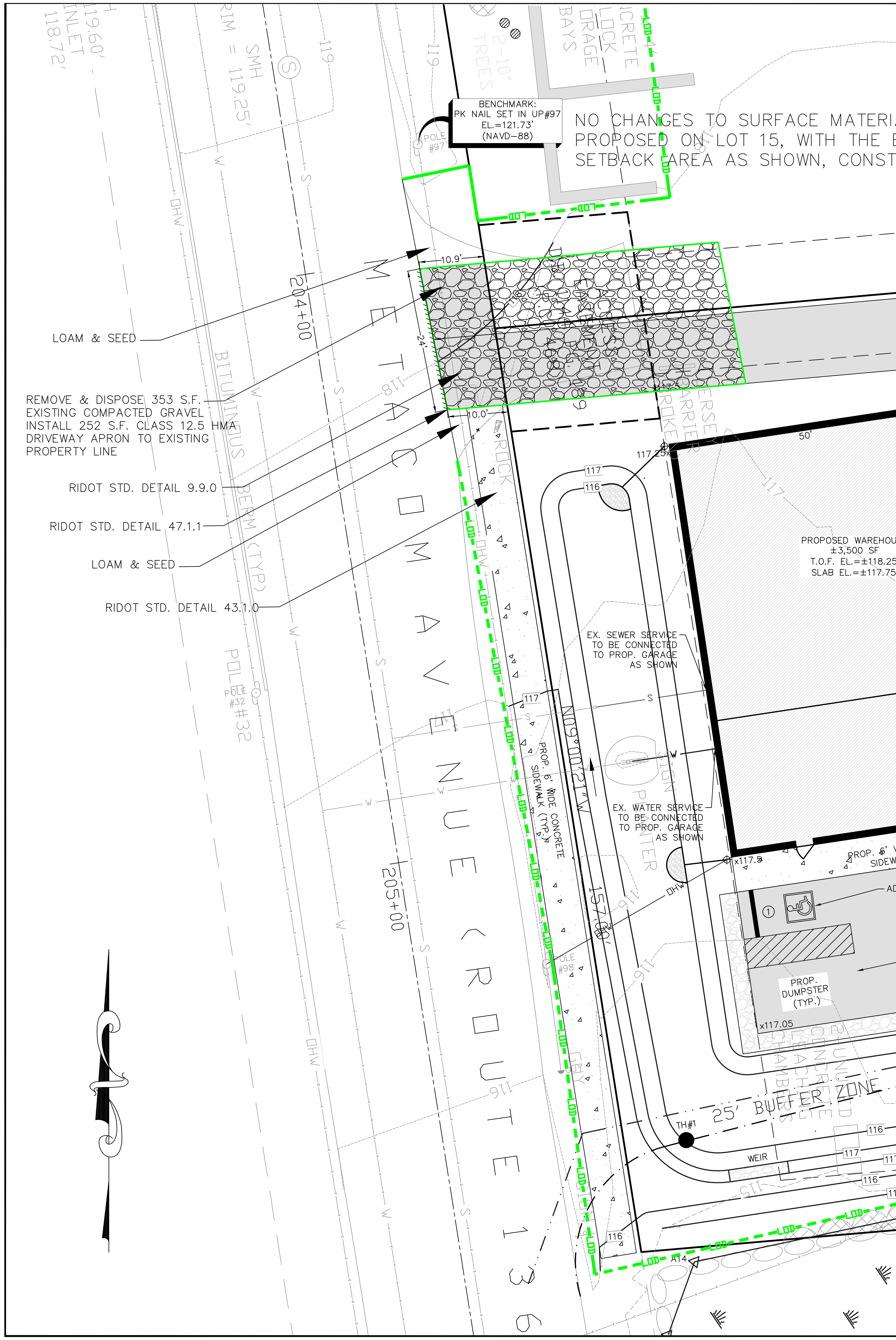
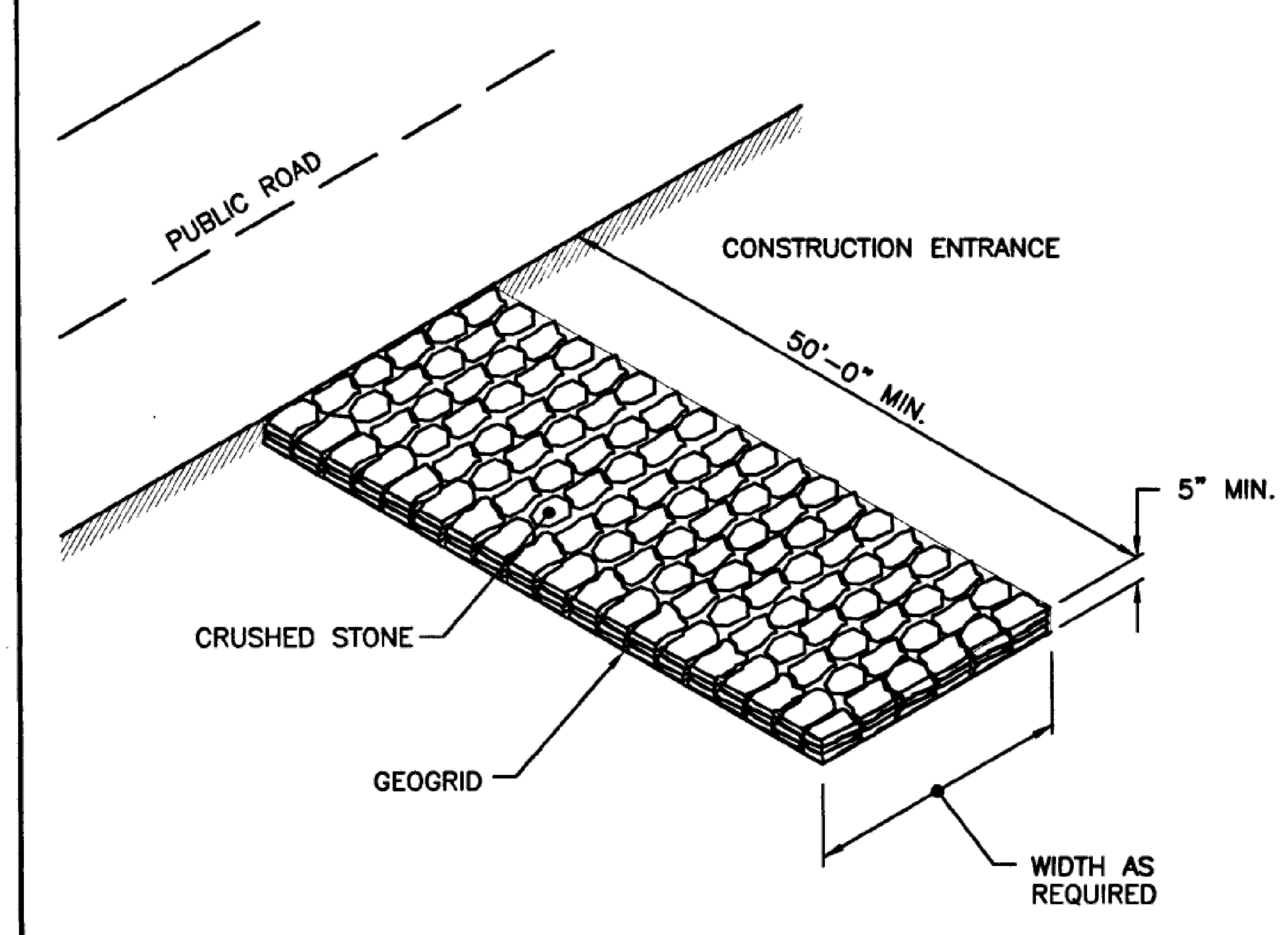
PRELIMINARY SUBMISSION
for
668 & 670 METACOM AVENUE
AP 128 LOTS 15 & 16
in
BRISTOL, RHODE ISLAND

SCALE: 1" = 10'	SHEET NO: 6 of 10	
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP
DATE: 08/08/2025	PROJECT NO.: ERSC-2024-2	

Item C1.



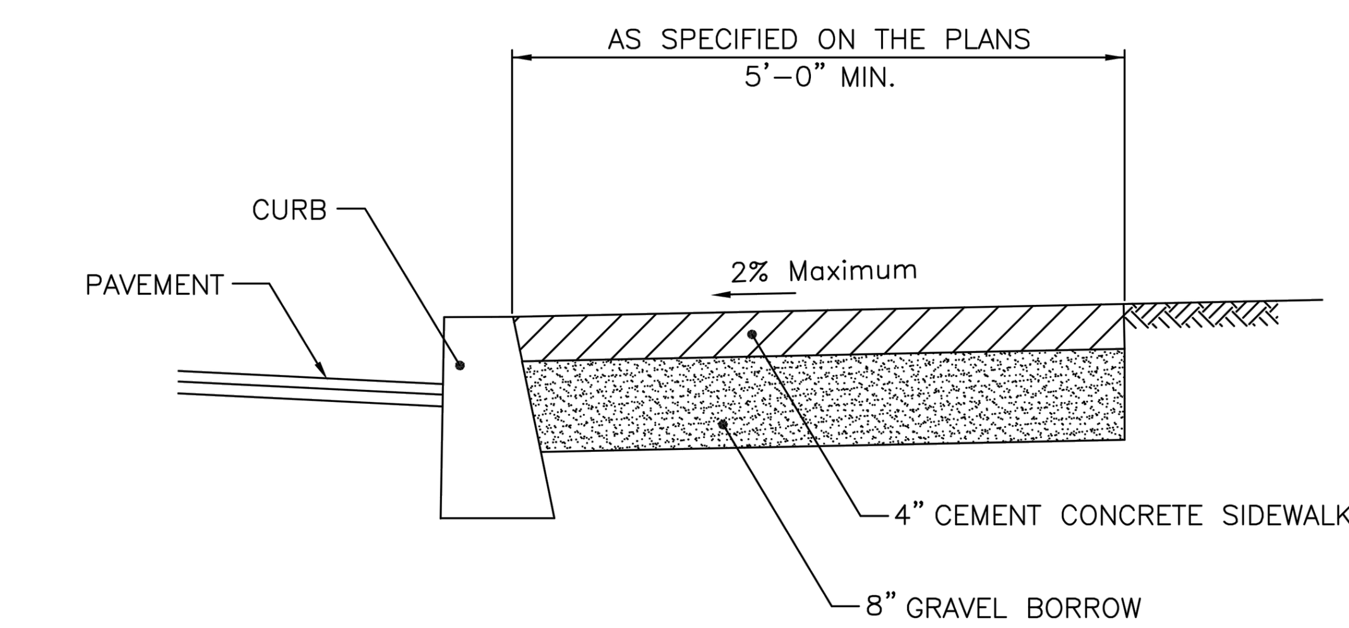


NOTE:
SHALL BE IN ACCORDANCE WITH SECTION 211 OF THE R.I. STANDARD SPECIFICATIONS.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION

CONSTRUCTION ACCESS — R.I. STANDARD 9.9.0 — JUNE 15, 1998 (ISSUE DATE)

REVISIONS		
NO.	BY	DATE

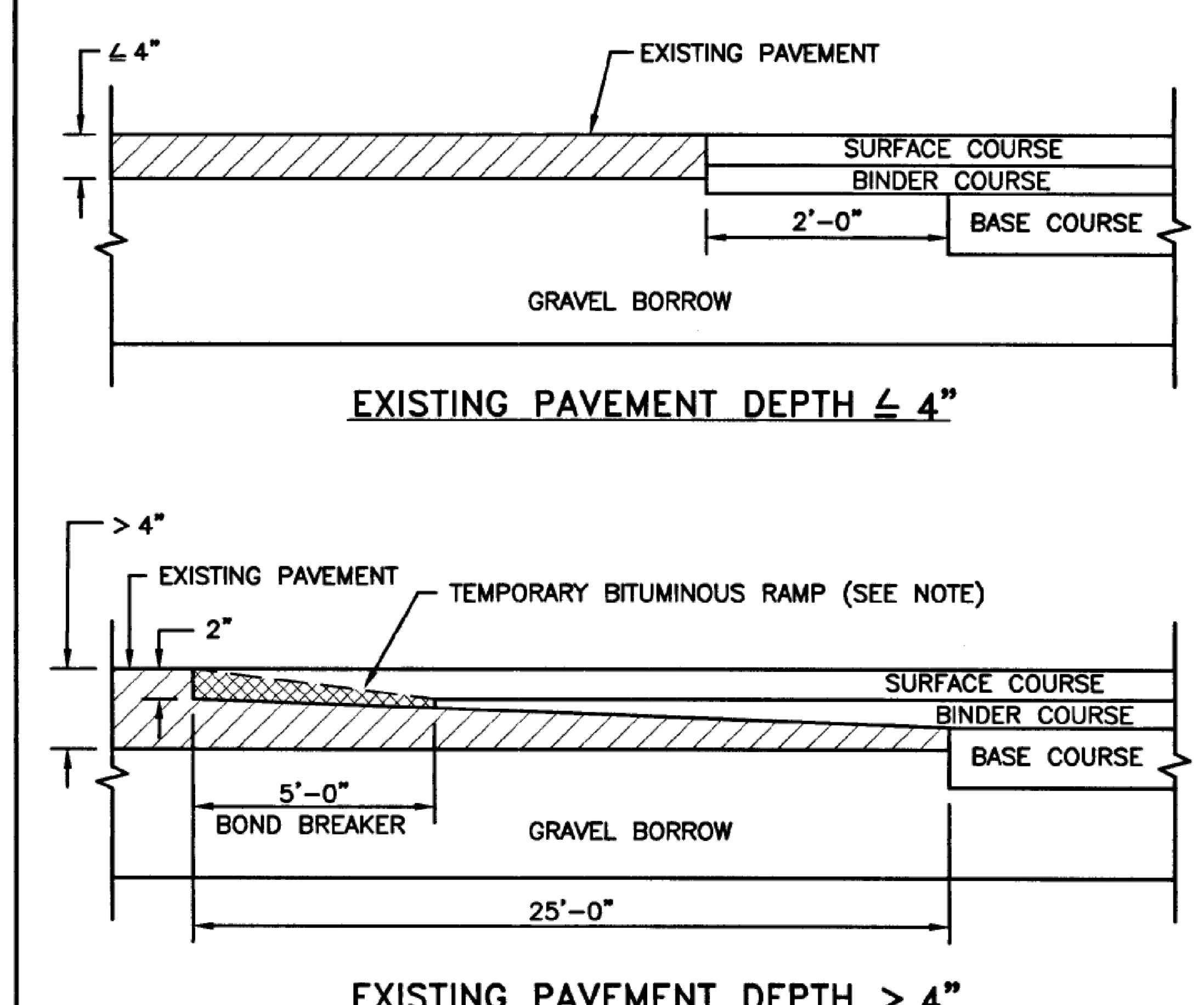


NOTES
1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
2. FOR CURB SETTING DETAIL REFERENCE STD. 7.6.0.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION

CEMENT CONCRETE SIDEWALK — R.I. STANDARD 43.1.0 — JUNE 15, 1998 (ISSUE DATE)

NO.	BY	DATE
1	MLP	3/1/05
2	MLP	06/01/10



NOTE:
A BOND BREAKER (TAPERED OR EQUIVALENT) WILL BE PLACED 5'-0" FROM THE JOINT AND COVERED WITH THE BINDER COURSE AS THE TEMPORARY RAMP. PRIOR TO PLACING THE SURFACE COURSE, THE BINDER COURSE AND BOND BREAKER WILL BE REMOVED.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION

TRANSVERSE PAVEMENT CUT AND MATCH — R.I. STANDARD 47.1.1 — JUNE 15, 1998 (ISSUE DATE)

REVISIONS		
NO.	BY	DATE

RIDOT NOTES:

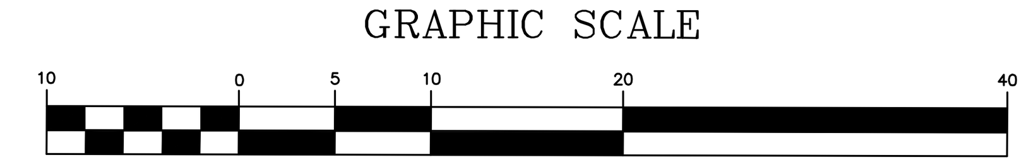
1. THERE WILL BE NO IMPACT TO THE STATE HIGHWAY DRAINAGE SYSTEM AS THERE IS NO PROPOSED INCREASE IN UNTREATED IMPERVIOUS AREA AND NO CHANGE IN WATERSHED FLOW.
2. ALL WORK TO BE DONE WITHIN THE STATE HIGHWAY RIGHT OF WAY (ROW) SHALL CONFORM TO THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AUGUST 2023 EDITION WITH ALL REVISIONS AND ADDENDA. STANDARD DETAILS FOR THIS WORK ARE R.I. STANDARD DETAILS 1998 EDITION (AMENDED OCTOBER 2022) WITH ALL REVISIONS.
3. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICED 2009, INCLUDING ALL REVISIONS.

STATE PERMITS REQUIRED/APPLIED FOR:

RIDEM WETLANDS IA#10310 (7/31/25)
RIDEM STORMWATER IA#10310 (7/31/25)
RIDOT PAP#25-131 (8/8/25)

1. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH ANY APPLICABLE LOCAL, STATE AND FEDERAL LAWS GOVERNING HIS INTENDED ACTIVITIES. OSHA REGULATIONS ARE APPLICABLE OF PROJECT SITE CONSTRUCTION ACTIVITIES.
2. ALL CONSTRUCTION WILL BE UNDERTAKEN IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE TOWN OF TIVERTON.
3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES, AND ABUTTING PROPERTIES. THE COST OF ANY REPAIR OR REPLACEMENT OF DAMAGED ITEMS SHALL BE BORNE BY THE CONTRACTOR.
4. IF THE MUNICIPALITY REQUIRES A PROJECT PRE-CONSTRUCTION CONFERENCE, THE PROJECT DEVELOPER AND THE PROJECT CONTRACTOR WILL ATTEND AND WILL PROVIDE ALL REQUESTED MATERIALS PRIOR TO COMMENCING ANY WORK.
5. IF CEMENT CONCRETE MIX TRUCKS ARE TO BE WASHED OUT ON SITE, THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING A WASH OUT AREA WITH APPROPRIATE PROTECTION CONTROLS.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING COLLECTION AND STORAGE LOCATIONS ON-SITE FOR ALL CONSTRUCTION DEBRIS AND TRASH SO THAT THIS MATERIAL DOES NOT BECOME A NEIGHBORHOOD NUISANCE.

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

APPLICANT:
DAVID J. RAMOS
12 RUTH AVENUE
BRISTOL, RI 02809

OWNER (LOT 15):
DAVID J. RAMOS
12 RUTH AVENUE
BRISTOL, RI 02809

OWNER (LOT 16):
LIONEL J. RAMOS
9 SCOTT LANE
BRISTOL, RI 02809

RIDOT PAP PLAN

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No.	DATE	DRWN	CHKD
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PRELIMINARY SUBMISSION
for
668 & 670 METACOM AVENUE
AP 128 LOTS 15 & 16
in
BRISTOL, RHODE ISLAND

SCALE: 1" = 10'	SHEET NO: 7 of 10	
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP
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C:\Users\admin\Principe Engineering Dropbox\ERSC PLANS\2024\ERSC-2024-2_670 Metacom Avenue_Bristol_Dave Ramos\Drawings\ERSC-2024-2_670 METACOM AVENUE_BRISTOL_PRELIMINARY-rev.dwg, DWG To PDF.pc3

GENERAL NOTES

1. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY THE STATE OF RHODE ISLAND AND THE MUNICIPALITY PRIOR TO COMMENCING ANY WORK.
2. IT SHALL ALSO BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES, AND ABUTTING PROPERTIES. THE COST OF ANY REPAIR OR REPLACEMENT OF DAMAGED ITEMS SHALL BE BORNE BY THE CONTRACTOR.
3. BEFORE STARTING ANY CONSTRUCTION THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ANY HYDRANTS, WATER MAINS, BLOWOFF ASSEMBLIES, FITTINGS, AND VALVES WITH THE LOCAL WATER DEPARTMENT AS TO TYPE AND MANUFACTURER.
4. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE MUNICIPAL ENGINEERING DEPARTMENT AND ALL UTILITY INSTALLATIONS AND INSPECTIONS WITH THE APPROPRIATE UTILITY COMPANY. A 48 HOUR ADVANCE NOTICE IS REQUIRED BEFORE WORK COMMENCEMENT.
5. ALL WORK PERFORMED HEREIN SHALL BE GOVERNED BY THE "R.I. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (REVISION OF 1997)" WITH ALL CORRECTIONS AND ADDENDA AND THE 1974 R.I. STANDARD DETAILS WITH ALL CORRECTIONS AND ADDENDA AND THE TOWN OF BRISTOL STANDARD SPECIFICATIONS AND DETAILS.
6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR QUANTITY TAKE-OFF IN COMPUTING ANY ESTIMATES.
7. EMBANKMENT SLOPES AND ALL DISTURBED AREAS ARE TO RECEIVE 4" OF TOPSOIL AND SEEDED, SEE EROSION CONTROL PROGRAM.
8. UNLESS OTHERWISE SPECIFIED, ALL STORM DRAINS SHALL BE REINFORCED CONCRETE CLASS III PIPE.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION INDICATED ON THESE PLANS. THAT INCLUDES ANY CONSTRUCTION TO BRING UTILITIES TO SITE, ANY REPAIRS, ANY TRENCHING REQUIRED, HYDRANTS, ANY AND ALL CONSTRUCTION FOR ACCEPTANCE OF ROADS AND EASEMENTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
11. THE LOCATION OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR. "DIG SAFE" SHALL BE CONTACTED BY THE CONTRACTOR AS PART OF THIS VERIFICATION.
12. IN ALL EXCAVATION AND PLACEMENT OF FILL, THE CONTRACTOR SHALL PERFORM THE WORK IN FULL COMPLIANCE WITH THE R.I. STANDARD SPECIFICATION SECTION 202.
13. ALL WATER MAINS SHALL BE DEFLECTED ALONG A CURVE WITH A MINIMUM RADIUS OF 250' AT ANY LOCATION WHERE THIS IS NOT POSSIBLE, PROPER BENDS AND FITTINGS SHALL BE USED.
14. ALL EXCESS SOIL, STUMPS, TREES, ROCKS, BOULDERS, AND OTHER REFUSE SHALL BE DISCARDED OFF SITE, IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

EROSION CONTROL & SOIL STABILIZATION PROGRAM

1. DENUDED SLOPES SHALL NOT BE UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON.
2. ALL DISTURBED SLOPES, EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15, SHALL BE SEEDED OR PROTECTED BY THAT DATE, FOR ANY WORK COMPLETED DURING EACH CONSTRUCTION YEAR.
3. THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS AND SHALL CONFORM WITH R.I. STD SPECIFICATION M 18.
4. THE SEED MIX SHALL BE INOCULATED WITHIN 24 HOURS, BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCOLUM FOR EACH VARIETY.
5. THE DESIGN MIX SHALL BE COMPRISED OF THE FOLLOWNG PERMANENT SEEDING MIXTURES:

A. MOWED AREA (ALL FLATS OR SLOPES LESS THAN 3:1)

MIXTURE:	% BY WEIGHT:	SEEDING DATES:
RED FESCUE	75	APRIL 1 – JUNE 15
KENTUCKY BLUEGRASS	15	AUGUST 15 – OCTOBER 15
COLONIAL BENTGRASS	5	
PERENNIAL RYEGRASS	5	
TOTAL:	100 lbs/Ac.	

B. UNMOWED AREA OR INFREQUENTLY MOSED (ALL SLOPES GREATER THAN 3:1)

MIXTURE:	% BY WEIGHT:	SEEDING DATES:
RED FESCUE	75	APRIL 1 – JUNE 15
COLONIAL BENTGRASS	5	AUGUST 15 – OCTOBER 15
PERENNIAL RYEGRASS	5	
BIRDSFOOT TREFOIL	15	
TOTAL:	100 lbs/Ac.	

6. TEMPORARY TREATMENTS SHALL CONSIST OF A STRAW, OR FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSIOR BLANKETS) THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
7. STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 3,000 – 4,000 lbs/Ac.
8. ALL STRAW BALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED. IF NEEDED, TEMPORARY SEEDING CAN HELP MINIMIZE THE EROSION. A TEMPORARY SEEDING GUIDE MUST BE INCLUDED AS A REFERENCE. THE FOLLOWING SPECIES ARE RECOMMENDED:

MIXTURE:	lbs./1,000 S.F.	lbs/Ac.	SEEDING DATES:
ANNUAL RYEGRASS	1.0 – 1.5	40 – 60	3/1 – 6/1
PERENNIAL RYEGRASS	1.0 – 1.5	40 – 60	3/1 – 6/1
SUDAN GRASS	0.7 – 1.0	30 – 40	5/15 – 8/15
MILLET	0.7 – 1.0	30 – 40	5/15 – 8/15
WINTER RYE	3.0	120	4/15 – 6/15
OATS	0.5 – 5.0	86 – 120	3/1 – 6/15
WEEPING COVER GRASS	0.5 – 5.0	5 – 20	5/1 – 7/1

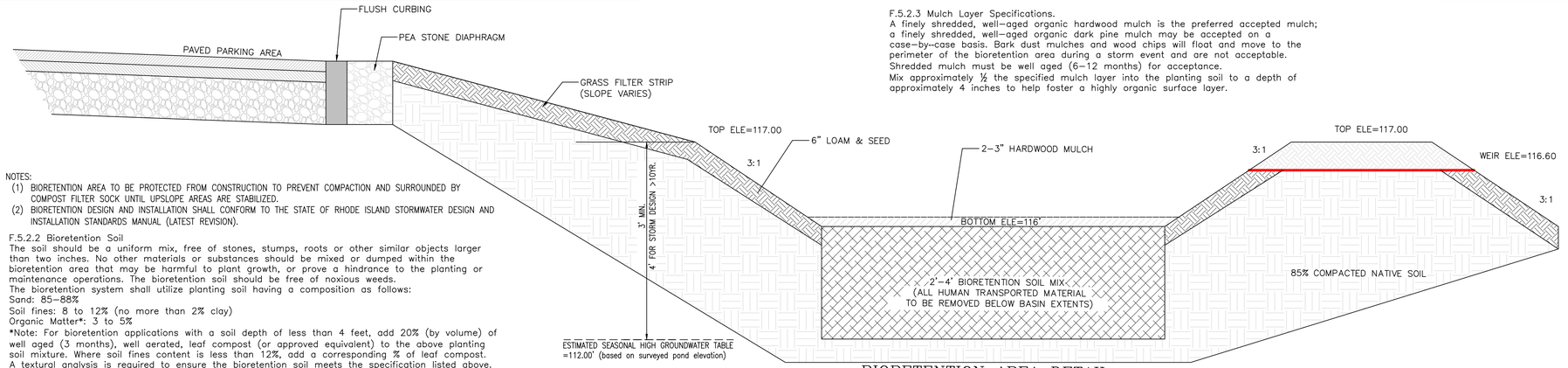
9. THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR AND HE SHALL DO SO AT NO ADDITIONAL EXPENSE.
10. ALL FILL SHALL BE THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT CONFORMANCE WITH THE R.I.D.P.W. STD SPECIFICATIONS SECTION 202.
11. STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN 15 DAYS OF FINAL GRADING.
12. STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS, THEY SHALL HAVE SIDE SLOPES NO GREATER THAN 30% AND STOCKPILES SHALL ALSO BE SEEDED AND/OR STABILIZED.
13. ON BOTH STEEP AND LONG SLOPES CONSIDERATION SHALL BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.
14. REFERENCE THE SEDIMENTATION CONTROL PROGRAM AND ORDER OF PROCEDURE FOR PROPER COORDINATION
15. THE DRAINAGE SYSTEM SHALL RECEIVE ONE FINAL CLEANING PRIOR TO ACCEPTANCE TO THE OVERALL PROJECT BY THE OWNER SEDIMENTS SHALL BE DISPOSED OF IN A PROPER MANNER.

ORDER OF PROCEDURE:

1. PRIOR TO ANY CLEARING AND GRUBBING OR ANY ROUGH GRADING, TEMPORARY STRAW BALES AND SANDBAGS SHALL BE PLACED OUTSIDE THE LIMITS OF CONSTRUCTION AS PER THE PLANS (I.E. ALONG ROADWAYS, STREAM BANKS, CRITICAL AREAS, ETC.).
2. ALL EROSION AND SEDIMENTATION CONTROL STRUCTURES SHALL BE PERIODICALLY MAINTAINED AS PER THE RESPECTIVE PROGRAMS FOR TEMPORARY CONTROL.
3. IF WORK PROGRESS IS TO BE INTERRUPTED AT ANY TIME, REFERENCE EROSION AND SEDIMENTATION PROGRAMS FOR TEMPORARY CONTROL.
4. TEMPORARY STRAW BALES AND SANDBAGS ALONG AND AT THE ENDS OF ROADWAYS MAY ALSO BE REMOVED AFTER FINAL SOIL STABILIZATION HAS BEEN ACHIEVED AND APPROVED.
5. STRAW BALES LOCATED AT DRAINAGE OUTLETS MUST REMAIN UNTIL SUCH TIME THAT A DESIRABLE STAND OF GRASS OR COVER HAS BEEN ESTABLISHED AND THE PROJECT RECEIVES A FAVORABLE APPROVAL FOR FINAL ACCEPTANCE FROM THE ENGINEER.

SEDIMENTATION CONTROL PROGRAM:

1. RIP RAP SPLASH PADS SHALL BE INSTALLED AT THE OUTLETS FOR ALL CULVERTS DISCHARGING INTO A WATERWAY.
2. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL ENTERING THE WETLANDS.
3. ALL DISTURBED AREAS SUBJECT TO EROSIVE TENDENCIES WHETHER THEY BE NEWLY FILLED OR EXCAVATED SHALL BE SEEDED AND PROTECTED WITH A FIBER MULCH.
4. DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING STORMS AND PERIODS OF RAINFALL.
5. SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL.
6. CARE SHOULD BE TAKEN SO AS NOT TO PLACE "REMOVED SEDIMENTS" WITHIN THE PATH OF EXISTING, NEWLY CREATED (BOTH TEMPORARY AND PERMANENT) OR PROPOSED WATERCOURSES OR THOSE AREAS SUBJECTED TO STORM WATER FLOW.
7. ADDITIONAL STRAW BALES OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT.
8. ALL SEDIMENTS SHALL BE REMOVED FROM THE DRAINAGE AND DETENTION FACILITIES AS SCHEDULED FOR EACH FACILITY (SEE DETENTION BASIN MAINTENANCE, THIS SHEET).
9. REFERENCE THE "R.I. SOIL EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE U.S. DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE, 1989, AS A GUIDE.



NOTES:
(1) BIORETENTION AREA TO BE PROTECTED FROM CONSTRUCTION TO PREVENT COMPACTION AND SURROUNDED BY COMPOST FILTER SOCK UNTIL UPSLOPE AREAS ARE STABILIZED.
(2) BIORETENTION DESIGN AND INSTALLATION SHALL CONFORM TO THE STATE OF RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL (LATEST REVISION).

F.5.2.2 Bioretention Soil
The soil should be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances should be mixed or dumped within the bioretention area that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The bioretention soil should be free of noxious weeds.
The bioretention system shall utilize planting soil having a composition as follows:
Sand: 85–88%
Soil fines: 8 to 12% (no more than 2% clay)
Organic Matter*: 3 to 5%
*Note: For bioretention applications with a soil depth of less than 4 feet, add 20% (by volume) of well aged (3 months), well aerated, leaf compost (or approved equivalent) to the above planting soil mixture. Where soil fines content is less than 12%, add a corresponding % of leaf compost.
A textural analysis is required to ensure the bioretention soil meets the specification listed above.
The bioretention soil should also be tested for the following criteria:
pH range 5.2 – 7.0; magnesium not to exceed 32 ppm; phosphorus P2O5 not to exceed 69 ppm; potassium K2O not to exceed 78 ppm; soluble salts not to exceed 500 ppm.

F.5.2.3 Mulch Layer Specifications.
A finely shredded, well–aged organic hardwood mulch is the preferred accepted mulch; a finely shredded, well–aged organic dark pine mulch may be accepted on a case–by–case basis. Bark dust mulches and wood chips will float and move to the perimeter of the bioretention area during a storm event and are not acceptable.
Shredded mulch must be well aged (6–12 months) for acceptance.
Mix approximately ½ the specified mulch layer into the planting soil to a depth of approximately 4 inches to help foster a highly organic surface layer.

BIORETENTION AREA DETAIL

NOT TO SCALE

BMP REQUIRED MAINTENANCE:

MONTHLY:

INSPECT AND REMOVE ANY TRASH
REMOVE ANY INVASIVE SPECIES PLANTS

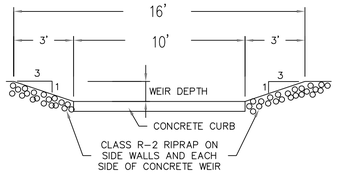
ANNUALLY:

MULCH– SPRING, AS NEEDED
REPLACE ANY DEAD VEGETATION–SPRING
REMOVE DEAD VEGETATION–FALL OR SPRING
PRUNE–SPRING

AS NEEDED:

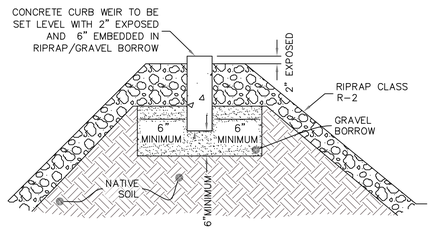
REPLACE SOIL MEDIA AND PLANTS WHEN PONDING DOES NOT SUBSIDE WITHIN 72 HRS
(CAREFUL MAINTENANCE SHOULD PROLONG THIS REQUIREMENT)

*ALL PLANT MATERIAL SHALL BE WATERED AND MAINTAINED BY THE OWNER TO ASSURE THAT SUITABLE GROWTH HAS BEEN ESTABLISHED.



Emergency Spillway / Overflow Weir Detail

NOT TO SCALE



ALL BACKFILL SHALL BE FREE FROM ORGANIC OR HTM.

Curb Outlet Weir Cross Section

NOT TO SCALE

Rain Garden Mix - ERNMX-180

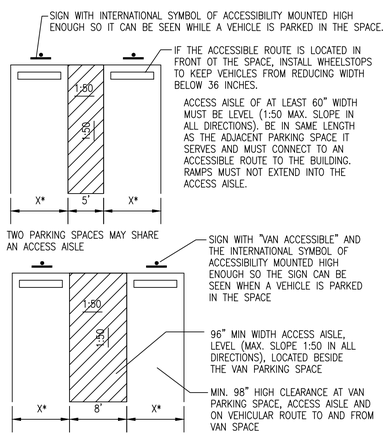
	Botanical Name	Common Name	Price/Lb
25.60 %	*Schizachyrium scoparium, Fort Indiantown Gap-PA Ecotype*	Little Bluestem, Fort Indiantown Gap-PA Ecotype	17.91
20.00 %	*Elymus virginicus, Madison-NY Ecotype*	Virginia Wildrye, Madison-NY Ecotype	11.22
9.00 %	*Carex vulpinoidea, PA Ecotype*	Fox Sedge, PA Ecotype	33.80
8.00 %	*Echinacea purpurea*	Purple Coneflower	46.80
7.80 %	*Chasmanthium latifolium, WV Ecotype*	River Oats, WV Ecotype	104.00
6.80 %	*Panicum rigidulum, PA Ecotype*	Redtop Panicgrass, PA Ecotype	78.00
3.00 %	*Coreopsis lanceolata*	Lanceleaf Coreopsis	31.20
3.00 %	*Rudbeckia hirta*	Blackeyed Susan	33.80
2.50 %	*Verbena hastata, PA Ecotype*	Blue Vervain, PA Ecotype	41.60
2.00 %	*Chamaecrista fasciculata, PA Ecotype*	Partridge Pea, PA Ecotype	13.00
2.00 %	*Panicum clandestinum, Tioga*	Deertongue, Tioga	23.87
1.50 %	*Asclepias incarnata, PA Ecotype*	Swamp Milkweed, PA Ecotype	192.40
1.50 %	*Heliopsis helianthoides, PA Ecotype*	Oxeye Sunflower, PA Ecotype	36.40
1.30 %	*Penstemon digitalis, PA Ecotype*	Tall White Beardtongue, PA Ecotype	182.00
1.20 %	*Zizia aurea, PA Ecotype*	Golden Alexanders, PA Ecotype	62.40
0.70 %	*Pycnanthemum tenuifolium*	Narrowleaf Mountainmint	260.00
0.50 %	*Aster novae-angliae*	New England Aster	390.00
0.50 %	*Baptisia australis, Southern WV Ecotype*	Blue False Indigo, Southern WV Ecotype	104.00
0.50 %	*Juncus effusus*	Soft Rush	52.00
0.50 %	*Juncus tenuis, PA Ecotype*	Path Rush, PA Ecotype	65.00
0.50 %	*Senna hebecarpa, VA & WV Ecotype*	Wild Senna, VA & WV Ecotype	31.20
0.50 %	*Vernonia noveboracensis, PA Ecotype*	New York Ironweed, PA Ecotype	286.00
0.30 %	*Monarda fistulosa, Fort Indiantown Gap-PA Ecotype*	Wild Bergamot, Fort Indiantown Gap-PA Ecotype	104.00
0.20 %	*Aster lateriflorus*	Calico Aster	364.00
0.20 %	*Solidago nemoralis, PA Ecotype*	Gray Goldenrod, PA Ecotype	312.00
0.10 %	*Aster pilosus, PA Ecotype*	Heath Aster, PA Ecotype	286.00
0.10 %	*Eupatorium perfoliatum, PA Ecotype*	Boneset, PA Ecotype	208.00
0.10 %	*Mimulus ringens, PA Ecotype*	Square Stemmed Monkeyflower, PA Ecotype	260.00
0.10 %	*Solidago juncea, PA Ecotype*	Early Goldenrod, PA Ecotype	364.00

100.00 %

Seeding Rate: 20 lb per acre with a cover crop. For sites that drain within 24 hours of a rain event use one of the following cover crops:Oats (1 Jan to 31 Jul; 30 lbs/acre), Japanese Millet (1 May to 31 Aug; 10 lbs/acre), or grain rye (1 Aug to 31 Dec; 30 lbs/acre).

EROSION CONTROL, SOIL STABILIZATION AND SEDIMENT CONTROL PLAN

1. PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRUBBING, DEMOLITION OR EARTHWORK ACTIVITY, TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE PLANS ARE TO BE INSTALLED BY THE CONTRACTOR.
2. CONSTRUCTION ACCESS STABILIZATION ENTRANCE PADS ARE TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF SITE GRUBBING OR EARTHWORK ACTIVITY.
3. EXISTING CATCH BASINS ARE TO BE PROTECTED WITH HAY BALES AND/OR SILT SACS PRIOR TO THE START OF SITE GRUBBING, EARTHWORK OR UNDERGROUND UTILITY AND DRAINAGE INFRASTRUCTURE INSTALLATION TO SERVE THE DEVELOPMENT SITE.
4. THE PROJECT CONSTRUCTION SEQUENCE, TO THE EXTENT PRACTICAL, SHOULD REQUIRE THE INSTALLATION OF DOWN GRADE AND OFF SITE STORM DRAINAGE SYSTEM IMPROVEMENTS BEFORE THE START OF SITE GRUBBING AND EARTHWORK ACTIVITY.
5. TEMPORARY SITE SLOPE TREATMENTS FOR SOIL STABILIZATION SHALL CONSIST OF STRAW, FIBER MULCH, RIP RAP OR PROTECTIVE COVERS SUCH AS MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, AND EXCELSIOR OR EQUAL PRODUCTS). THESE AND OTHER ACCEPTABLE MEASURES SHALL BE INCORPORATED INTO THE SITE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
6. CONSTRUCTION SITES ARE DYNAMIC, THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND OR MOVEMENT AND MAINTENANCE OF EROSION CONTROLS, SOIL STABILIZATION AND SEDIMENT CONTROL MEASURES AS NEEDED TO MAXIMIZE THE INTENT OF THE PLAN FOR ALL SITE CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERIODIC INSPECTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF EROSION CONTROLS, SOIL STABILIZATION AND SEDIMENT CONTROL DEVICES UNTIL AN ACCEPTABLE PERMANENT VEGETATIVE GROWTH IS ESTABLISHED. THE CONTRACTOR SHALL MAINTAIN A DETAIL LOG OF ALL EROSION CONTROL INSPECTIONS, COMPLAINTS RELATED TO EROSION OR SEDIMENT, AND CORRECTIVE REMEDIAL MEASURES TAKEN THROUGHOUT THE COURSE OF THE PROJECT CONSTRUCTION.
8. SOIL EROSION AND SEDIMENT CONTROL IS NOT LIMITED TO DAMAGES CAUSED BY WATER BUT ALSO INCLUDES EROSION AND SEDIMENT RESULTING FROM WINDS. MEASURES, SUCH AS TEMPORARY GROUND COVERS, WATER AND CALCIUM APPLICATIONS ARE TO BE UNDERTAKEN AS NEEDED TO MINIMIZE WIND RELATED SOIL AND DUST CONTROL.
9. STOCK PILES OF EARTH MATERIALS SHALL NOT BE LOCATED NEAR WATERWAYS OR WETLANDS. STOCK PILES SHALL HAVE SIDE SLOPES NO GREATER THAN THIRTY PERCENT (30%). STOCK PILES SHALL BE SURROUNDED ON THE DOWN GRADIENT OF THE EXISTING GROUND SURFACE BY STRAW BALES OR SILT FENCE. THE STOCK PILES SHALL ALSO BE SEEDED OR STABILIZED IN SOME MANOR TO PREVENT SOIL EROSION.
10. THE SMALLEST POSSIBLE SITE AREAS SHALL BE DISTURBED OR EXPOSED AT ONE TIME AND DENUDED SLOPES OR WORK AREAS SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME, SUCH AS INACTIVE PERIODS OR SITE WORK SHUT DOWNS.
11. TO THE EXTENT POSSIBLE, ALL DISTURBED AREAS MUST BE SEEDED OR STABILIZED WITHIN THE CONSTRUCTION SEASON. STABILIZATION OF ONE FORM OR ANOTHER SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.
12. EXPOSED STEEP OR LONG SLOPES SHOULD BE TREATED WITH "CRIMPING" OR "TRACKING" TO REDUCE EROSION AND SEDIMENT AND TO TACK DOWN SEEDING OR MULCH APPLICATIONS.
13. IF CONCRETE IS TO BE USED ON SITE, THE CONTRACTOR MUST ESTABLISH AND MAINTAIN SPECIFIC WASHOUT AREAS FOR THE CONCRETE TRUCKS WITH APPROPRIATE PROTECTION CONTROLS.
14. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING COLLECTION AND STORAGE LOCATIONS ON–SITE FOR ALL CONSTRUCTION DEBRIS AND TRASH SO THAT THIS MATERIAL DOES NOT BECOME A NEIGHBORHOOD NUISANCE.
15. EXISTING TREES AND VEGETATION WILL BE RETAINED WHENEVER FEASIBLE.
16. SITE SOIL EROSION AND SOIL STABILIZATION AND SEDIMENT CONTROLS MUST CONFORM TO ALL REQUIREMENTS OF THE APPLICABLE LOCAL COMMUNITY ORDINANCES AND STATE REGULATIONS.



HANDICAP PARKING SPACES

NOT TO SCALE

APPLICANT:
DAVID J. RAMOS
12 RUTH AVENUE
BRISTOL, RI 02809

OWNER (LOT 15):
DAVID J. RAMOS
12 RUTH AVENUE
BRISTOL, RI 02809

OWNER (LOT 16):
LIONEL J. RAMOS
9 SCOTT LANE
BRISTOL, RI 02809

CONSTRUCTION DETAILS–1

Thomas J. Principe, III
REGISTERED PROFESSIONAL ENGINEER

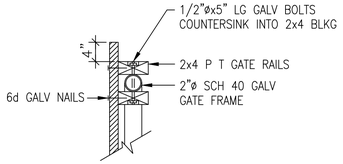
PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
WWW.PRINCIPECOMPANY.COM

REVISIONS

No.	DATE	DRWN	CHKD
1.	8/27/25	KAB	TJP

PRELIMINARY SUBMISSION
for
668 & 670 METACOM AVENUE
AP 128 LOTS 15 & 16
in
BRISTOL, RHODE ISLAND

SCALE: AS NOTED		SHEET NO: 8 of 10
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP
DATE: 08/08/2025		PROJECT NO.: ERSC–2024–2



GATE DETAIL
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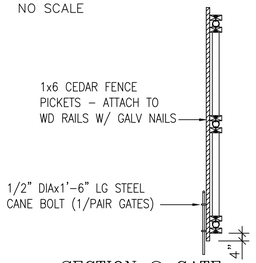

SECTION @ GATE
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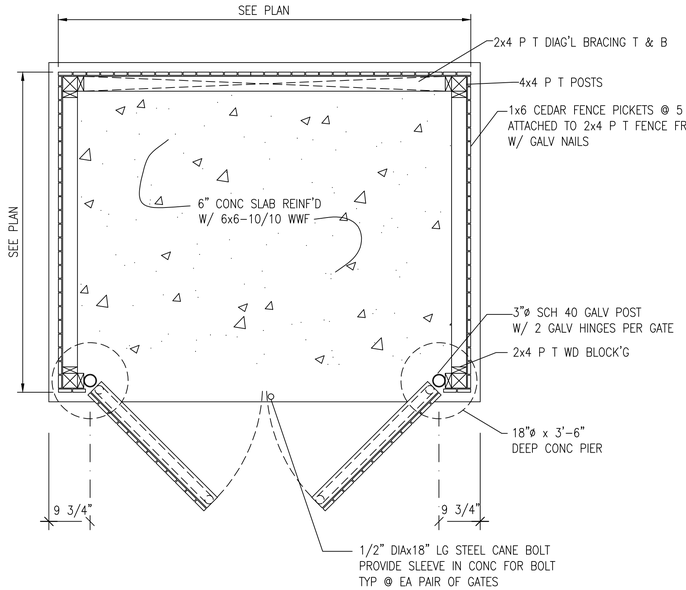
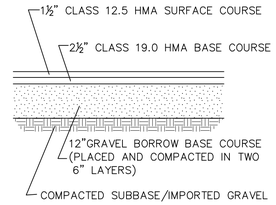
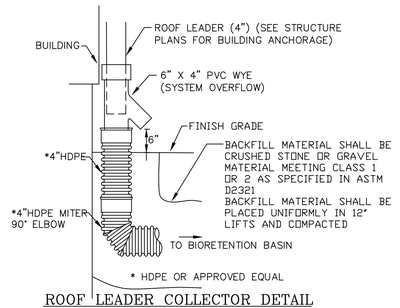


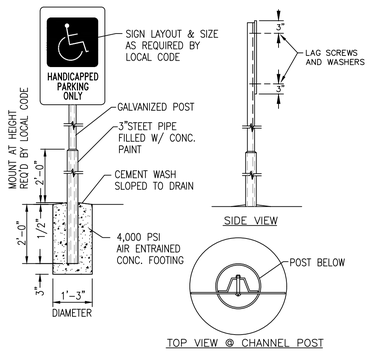
TRASH ENCLOSURE PLAN
NO SCALE



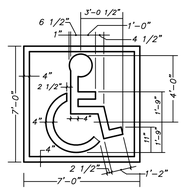
SITE PAVEMENT TYPICAL CROSS SECTION
NOT TO SCALE



ROOF LEADER COLLECTOR DETAIL
NOT TO SCALE

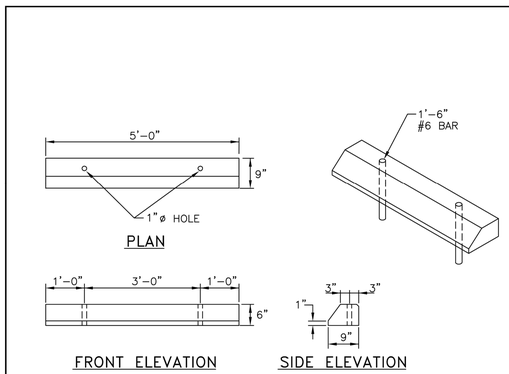


HANDICAPPED PARKING SIGN
NOT TO SCALE



NOTE:
SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL. SYMBOLS ARE REQUIRED TO CONTRAST WITH BACKGROUND. (COLOR NO. 105090 IN FEDERAL STANDARD 595a) DOUBLE COAT. (TYPICAL)

HANDICAPPED PARKING SYMBOL
NOT TO SCALE



NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
2. ALL EXPOSED EDGES TO HAVE A 3/4" CHAMFER.
3. ALL SURFACES TO HAVE A SPONGE FLOAT FINISH.

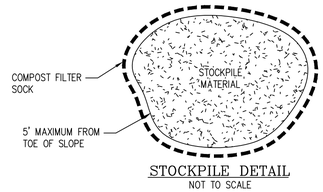
RHODE ISLAND DEPARTMENT OF TRANSPORTATION

REVISIONS		
NO.	BY	DATE
1	MLP	Mar 05

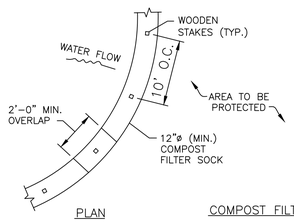
PRECAST CONCRETE CAR STOPS

CHIEF ENGINEER TRANSPORTATION — CHIEF DESIGN ENGINEER TRANSPORTATION — JUNE 15, 1998 ISSUE DATE

R.I. STANDARD 7.2.4



STOCKPILE DETAIL
NOT TO SCALE



COMPOST FILTER SOCK

NOTES:
1. ALL MATERIAL TO MEET REQUIREMENTS OF SECTION 206 OF RI STANDARD SPECIFICATIONS.
2. COMPOST MATERIAL MUST BE ACCEPTED BY THE ENGINEER PRIOR TO PLACEMENT.

PERIMETER EROSION CONTROLS
NOT TO SCALE

BollardsPlus
www.BollardBarrier.com

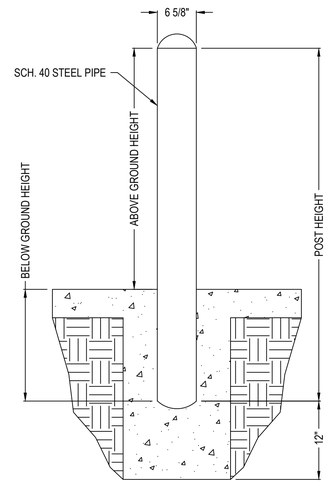
BOLLARDS PLUS
2121 GOLDEN RD. SUITE 2A
SPRING, TX 77380
PHONE: (713) 396-6166
www.bollardbarrier.com

☑ SELECT DESIRED FINISH:
- ☐ BLASTED, PRIMED AND PAINTED*
- ☐ BLASTED AND PRIMED
- ☐ HOT DIP GALVANIZED
- ☐ POWDER COATED

☑ SELECT DESIRED POST HEIGHT:
- ☐ 60"
- ☐ 72"
- ☐ 84"
- ☐ 96"
- ☐ CUSTOM HEIGHT: _____

☑ SELECT DESIRED ABOVE GROUND HEIGHT:
- ☐ 36"
- ☐ 48"

☑ SELECT DESIRED BELOW GROUND HEIGHT:
- ☐ 24"
- ☐ 36"



FRONT VIEW

SPECIFICATIONS
WEIGHT: 18.97 LB / FOOT
*CONTACT MANUFACTURER FOR CUSTOM PAINT COLORS.
MANUFACTURERS NOTES
1. RECOMMENDED FOR CONRETE, ASPHALT OR SOIL INSTALLATION.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER ERSC-2024

BOLLARD DETAIL
LOCATIONS T.B.D.

ERSC-202 — REVISION DATE 27/08/2025

CONSTRUCTION DETAILS–2

Thomas J. Principe, III — REGISTERED PROFESSIONAL ENGINEER

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
WWW.PRINCIPECOMPANY.COM

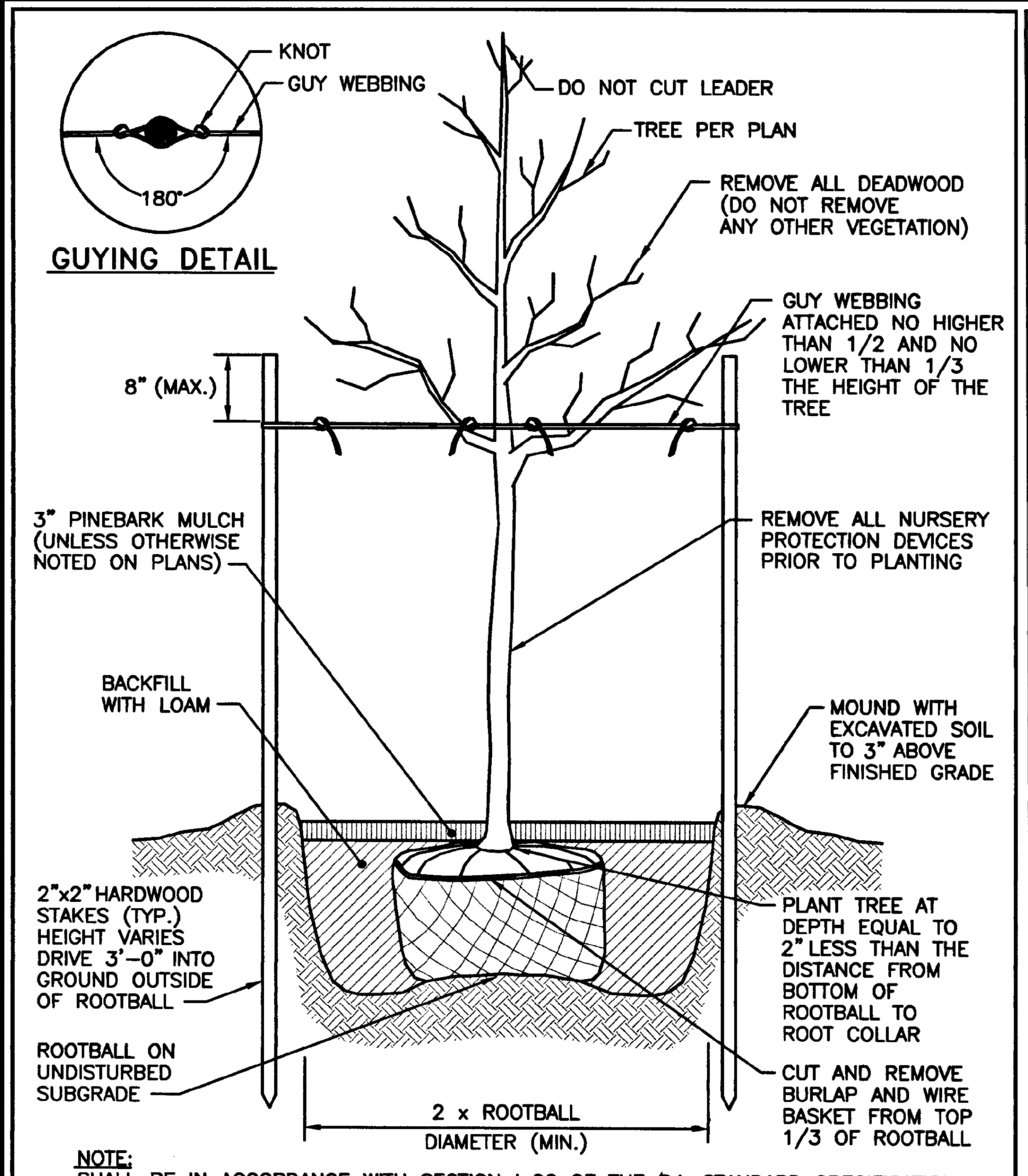
REVISIONS

No.	DATE	DRWN	CHKD
1.	8/27/25	KAB	TJP

PRELIMINARY SUBMISSION
for
668 & 670 METACOM AVENUE
AP 128 LOTS 15 & 16
in
BRISTOL, RHODE ISLAND

SCALE: AS NOTED		SHEET NO: 9 of 10
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP
DATE: 08/08/2025		PROJECT NO.: ERSC–2024–2

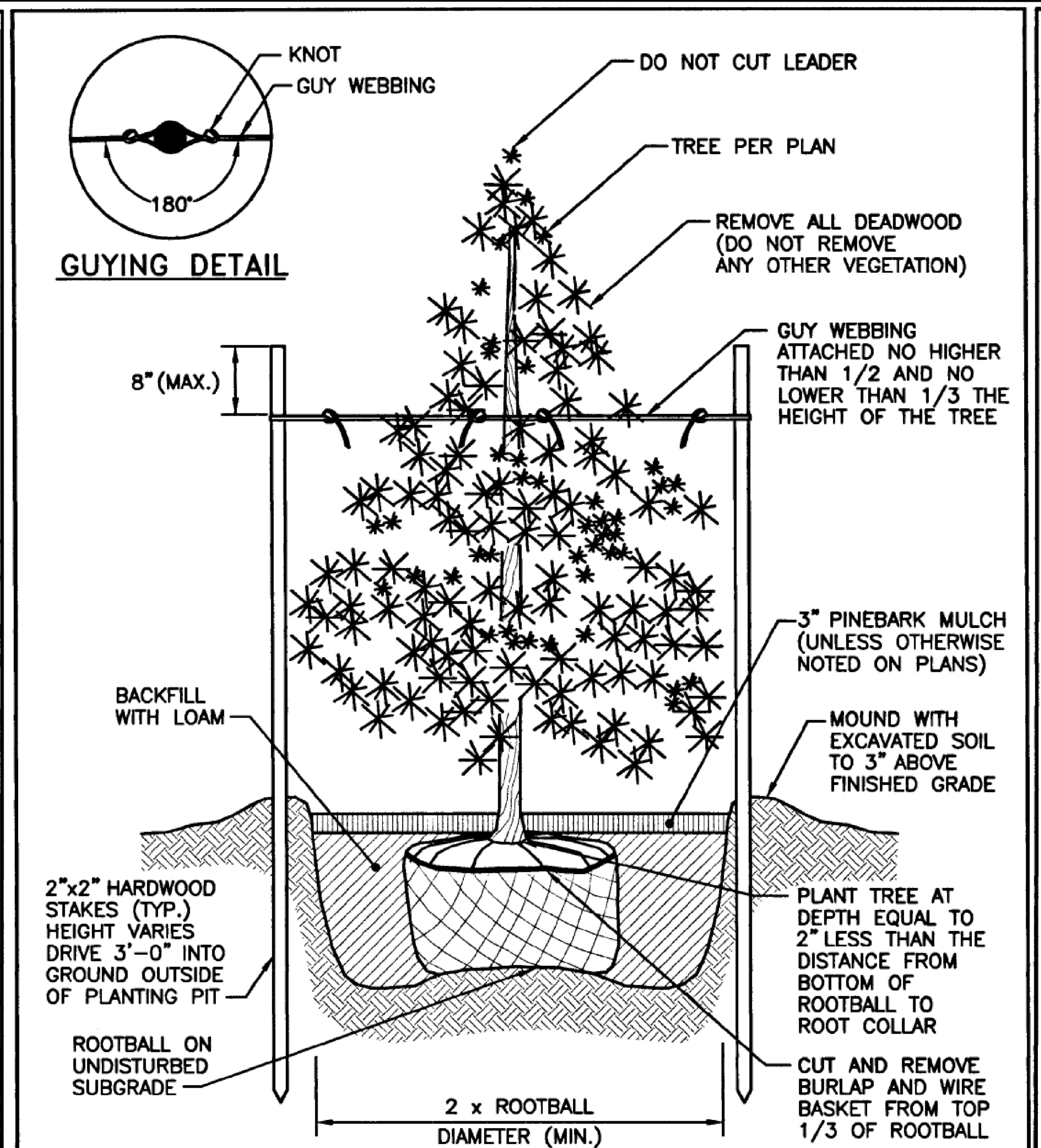
Item C1.



NOTE:
SHALL BE IN ACCORDANCE WITH SECTION L.06 OF THE R.I. STANDARD SPECIFICATIONS.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION

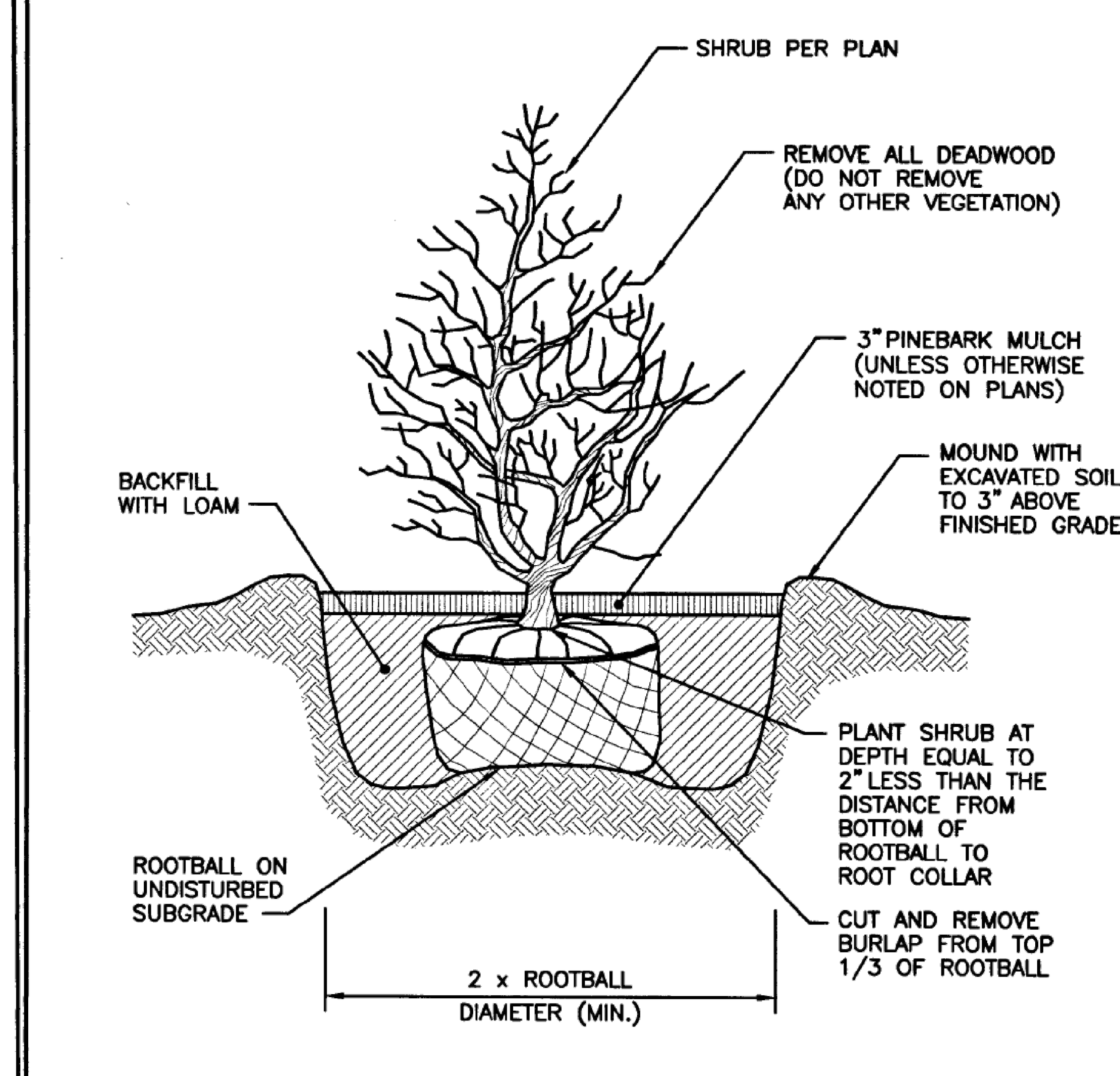
REVISIONS			LARGE TREE STAKING AND PLANTING DETAIL (2" CALIPER AND GREATER)	R.I. STANDARD 50.1.0
NO.	BY	DATE	CHIEF ENGINEER TRANSPORTATION; CHIEF DESIGN ENGINEER TRANSPORTATION; JUNE 15, 1998 ISSUE DATE	



NOTE:
SHALL BE IN ACCORDANCE WITH SECTION L.06 OF THE R.I. STANDARD SPECIFICATIONS.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION

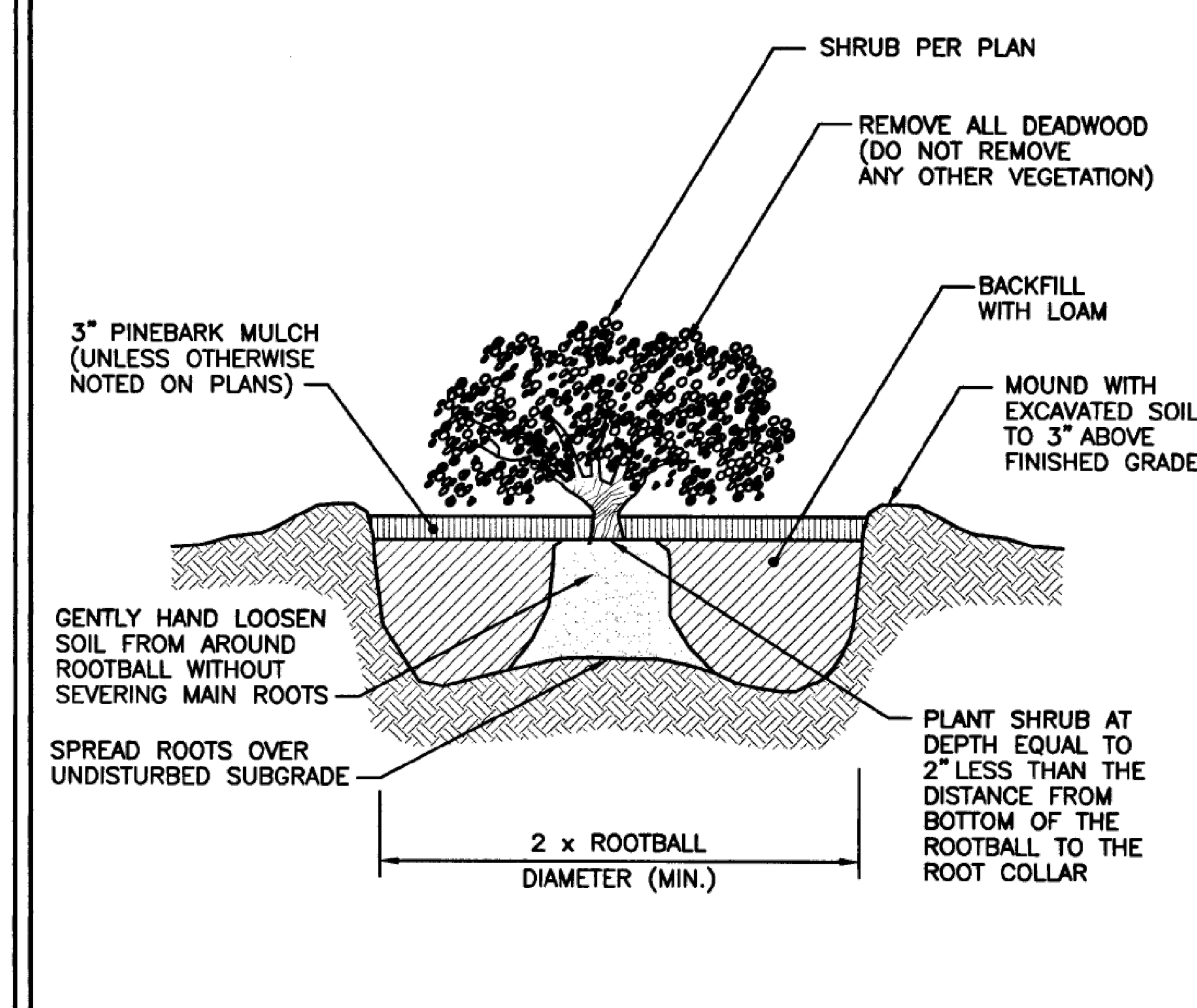
REVISIONS			EVERGREEN TREE PLANTING DETAIL (4'-0" HIGH AND GREATER)	R.I. STANDARD 50.2.0
NO.	BY	DATE	CHIEF ENGINEER TRANSPORTATION; CHIEF DESIGN ENGINEER TRANSPORTATION; JUNE 15, 1998 ISSUE DATE	



NOTE:
SHALL BE IN ACCORDANCE WITH SECTION L.06 OF THE R.I. STANDARD SPECIFICATIONS.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION

REVISIONS			BALL AND BURLAP SHRUB PLANTING DETAIL	R.I. STANDARD 50.3.0
NO.	BY	DATE	CHIEF ENGINEER TRANSPORTATION; CHIEF DESIGN ENGINEER TRANSPORTATION; JUNE 15, 1998 ISSUE DATE	



NOTE:
SHALL BE IN ACCORDANCE WITH SECTION L.06 OF THE R.I. STANDARD SPECIFICATIONS.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION

REVISIONS			CONTAINER GROWN SHRUB PLANTING DETAIL	R.I. STANDARD 50.3.1
NO.	BY	DATE	CHIEF ENGINEER TRANSPORTATION; CHIEF DESIGN ENGINEER TRANSPORTATION; JUNE 15, 1998 ISSUE DATE	

CONSTRUCTION DETAILS-3

Thomas J. Principe, III
REGISTERED PROFESSIONAL ENGINEER

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
WWW.PRINCIPECOMPANY.COM
PRINCIPE COMPANY ESTABLISHED IN 1991

REVISIONS

No.	DATE	DRWN	CHKD
1.	8/27/25	KAB	TJP

PRELIMINARY SUBMISSION
for
668 & 670 METACOM AVENUE
AP 128 LOTS 15 & 16
in
BRISTOL, RHODE ISLAND

SCALE: AS NOTED		SHEET NO: 10 of 10
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP
DATE: 08/08/2025		PROJECT NO.: ERSC-2024-2

Town of Bristol, Rhode Island

Planning Board

10 Court Street
Bristol, RI 02809
www.Bristolri.us
401-253-7000
253-7010

DRAFT PLANNING BOARD DECISION

OWNER:	**David J. Ramos (Lot 15) /Lionel J. Ramos (Lot 16)**
APPLICANT:	**David J. Ramos**
ADDRESS:	**668 and 670 Metacom Avenue**
PLAT AND LOT:	**Plat 128 Lots 15 and 16**
APPLICATION:	**Minor Land Development Preliminary Plan** **Unified Development/Special Use Permit** **"668 and 670 Metacom Avenue"**

The Planning Board finds that:

1. The subject property consists of two parcels on Plat 128, Lots 15 and 16.
2. The proposal is the construction of a new contract construction building on Lot 16 and the operations of the contract construction business on Lot 15.
3. The proposed development is consistent with the general purposes stated in Article 1 of the Planning Board's subdivision and development review regulations.
4. The proposed development is consistent with the Comprehensive Plan.
5. The proposed development is in compliance with the standards and provisions of the zoning ordinance. The property is in the General Business zone. The contract construction business use requires a Special Use Permit which the Board has granted with conditions as a Unified Development.
6. The proposed development has adequate and permanent physical access to Metacom Avenue.
7. The Board has considered the testimony at the Public Hearing.
8. There will be no significant negative environmental impacts from the proposed development, with any conditions of approval.

The Board grants Waiver for the installation of a sidewalk along Lot 15 as required in the Metacom Avenue Overlay since this lot is not being developed at this time.

Preliminary Plan approval for the Minor Land Development for construction of a contract construction building located on Lot 16 as shown on plans entitled "Preliminary Submission for 668 & 670 Metacom Avenue" dated August 28, 2025 prepared by Principe Company, Thomas J. Principe, III Registered PE and Karen Beck, Registered Landscape Architect Sheets 1-10 of 10

Subject to:

1. *Final plans shall include the landscaping buffer to be planted on the adjacent parcel, Lot 84.*

DRAFT

Proposed Conditions of Approval:

Operations and Extent of Activity on Lots 15 & 16

1) The Board makes a finding that the activity on Lot 15 is similar in nature to materials processing with the loading and unloading of trucks and the coming and going of materials. Therefore, because the Lot 15 activity is similar to materials processing, it shall be screened by an 8 foot tall wooden fence to be installed on the north and east sides of Lot 15 atop existing concrete block walls along the "limit of work line" shown on the plan for Lot 15. The fence shall be faced with 1x6 wooden planks and shall include an insulated/sound reducing barrier with a minimum of R10 foamular ngx f-250 material. The west side is already buffered by a vegetated berm, and the south side is shared with Lot 16. Per Bristol zoning ordinance Section 28-146(3) the Board can allow fence height to be taller than 6 feet. A wooden fence will provide a visual screen and sound barrier. The fence shall be installed prior to issuance of a Certificate of Occupancy on the building for Lot 16.

2) The Business Hours of Operation on both Lots 15 and Lot 16 shall be limited as follows: General Business Hours: Monday through Friday 7am – 5pm; Saturday 8am – 3pm; Closed Sundays/holidays.

3) No materials processing or unloading/loading of trucks ("shipping and/or receiving hours") before 7am or after 5pm (Mon-Friday); before 8am or after 3pm on Saturday; and never on Sundays/holidays.

4) The parking area to the east of the proposed building on Lot 16 shall not be used for the parking or operation of heavy equipment or vehicles over 25,000 lbs. The parking area shall be striped and include wheel stops as indicated on the approved plans.

5) Large vehicle and equipment parking shall be only located on Lot 15. Smaller work trucks and employee vehicles shall be allowed to park on Lot 16 in marked spaces.

6) During construction, site inspection by the Town's peer review engineer shall be coordinated per the direction of the peer review engineer.

7) There shall be no landscaping materials stored, dumped, processed or located on Lot 16.

8) All earth and landscape materials storage on Lot 15 shall be contained/stored in spaces designated on the approved plans, such as existing concrete bins/storage areas. There shall be no uncontained storage of landscape materials.

9) An irrigation/sprinkler system shall be installed on Lot 15 and used to mitigate any impacts from dust or activities occurring on pervious surface areas. Said irrigation system shall be automated to operate during normal business hours at appropriate intervals.

10) Trucks shall be equipped with low decibel "quiet" back up alarms to muffle noise from existing equipment. All backup alarms shall conform to minimum state, federal and/or OSHA requirements where applicable.

11) All activities shall conform to the Noise Ordinance per Chapter 10, Article II of the Bristol Town Code for the receiving zone; specifically Section 10-39, Table I – Zoning District Noise Standards – Maximum Allowable Octave Band Sound Pressure Levels.

12) To ensure compliance with the terms and conditions set forth herein and to aid the Town of Bristol with enforcement of the same, the Applicant shall make any video recordings and/or surveillance tapes of the property, taken in the ordinary course of business, available to the Town of Bristol Zoning Enforcement Officer and/or the Town of Bristol Police Department upon reasonable notice or formal request of the same to aid in the investigation of a formal complaint with either department.

13) The existing loam screener on Lot 16 shall be removed from the property prior to issuance of a Certificate of Occupancy. The loam screener cannot be relocated to Lot 15.

14) Any retail sales on either Lot 15 or Lot 16 will require approval of a new Special Use Permit.

15) There shall be no clearing or disturbance of land beyond the limit of disturbance as shown on the Land Development Plans (Sheet 6 of 10).

16) Any expansion of operations in the area beyond the limit of disturbance will require approval of a new Special Use Permit.

Landscaping and Buffering

17) A vegetated landscape buffer shall be installed along the east property line of Lot 16 between Lot 16 and the Lagarto Property (A.P. 128, Lot 82) in accordance with the Abutter Buffer and Planting Plan dated September 30th, 2025, as approved.

    a. If the owner of Lot 82 agrees to additional screening as proposed by the applicant, the Applicant shall install additional plantings along the western boundary of the Lagarto Property in accordance with the plans presented to the planning board by Principi Company, Inc. Karen Beck Registered LA dated September 30, 2025.

18) Applicant shall install a vegetated landscape buffer along the eastern boundary of Lot 15, which shall consist of no less than (12) arborvitaes, at a height of at least eight feet at the time of planting, to be planted on AP 128, Lot 84 in the existing landscape easement.

    a. If the owner of Lot 84 agrees to additional screening as proposed by the applicant, the Applicant shall install additional plantings along the western boundary of the Lot 84 with final land development plans to show this proposed planting.

19) All plantings required in accordance with this approval shall be warranted by the Applicant for a period of three (3) years from the date of install.

Membrane Structure

20) The existing 30 x 40 membrane structure on Lot 15 shall be removed by July 1, 2026. Prior to this date, the Applicant shall comply with all requests and directives of the Building Official relating to the membrane structure, including but not limited to the following: providing a stamped and signed letter from a registered professional engineer regarding the safety of the structure; and obtaining a permit for temporary lighting inside the membrane structure.

KELLY, SOUZA, PARMENTER & RESNICK, P.C.
think TENACIOUS

Michael D. Resnick, Esq.
mresnick@ksprlaw.com

December 10, 2025

VIA EMAIL
Diane Williamson
Bristol Planning Board
10 Court St
Bristol, RI 02809
dwilliamson@bristolri.gov

Re: D&M Boca Development Comfort Inn and Suites

Dear Diane:

Please find this as a formal request to continue the currently scheduled Public Hearing and Consider Action on Master Plan phase from December 11, 2025, to January 8, 2026. We also reaffirm that the review deadline is February 27, 2026, per the previous continuance request dated November 7, 2025. The sole basis for our request for continuance is the only expert that was to testify, Ed Pimental, our land use planner, is sick with the flu and is unable to attend. We appreciate your consideration of the same.

Sincerely,

Michael D. Resnick

MDR/rm

Cc: Amy Goins, Esq. (amygoins@utrlaw.com)

Town of Bristol, Rhode Island

Department of Community Development

10 Court Street
Bristol, RI 02809
bristolri.gov
401-253-7000

December 4, 2025

TO: Planning Board

FROM: Diane M. Williamson, Administrative Officer

RE: Comfort Inn Hotel – Major Land Development
Master Plan Phase – Public Hearing

The above application is before you for a public hearing and potential action on the Master Plan Phase of the Major Land Development.

The application was certified complete and the TRC met in August 2025. The TRC meeting notes are attached. At the TRC meeting, additional information and correction of information was requested. And, it was anticipated that another TRC meeting would be scheduled to review the new information. No new information or response to comments following the August 2025 TRC meeting has been submitted.

Peer review comments from the engineer and architect were reviewed at the TRC meeting; however, to date, we have not commissioned a review of the Fiscal Impact Statement because we haven't received confirmation that the applicant will reimburse the Town for same.

The applicant continued the application from the September meeting to the October 9 meeting with the deadline for action continued to December 31, 2025. A further extension on the application was requested in October to the November meeting with a 30 extension on the timeline for action to January 31, 2026. In November, the last extension was requested to the December 11, 2025 meeting with the deadline for action extended to February 27, 2026.

PLANTING NOTES:

1. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS BY NOTIFYING DIG-SAFE AT 811 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION OR SITE PREPARATION AND ANY/OR ALL LOCAL UTILITY COMPANIES AS REQUIRED.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS BY THE CONTRACTOR. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THIS PROJECT.
3. CONTRACTOR TO PROVIDE A TWO (2) YEAR GUARANTEE FOR ALL MATERIALS. CONTRACTOR GUARANTEES THAT PLANTS WILL REMAIN HEALTHY FOR TWO (2) GROWING SEASONS. CONTRACTOR TO MAINTAIN ALL PLANTING AND LAWNS UNTIL FINAL PROJECT ACCEPTANCE. GUARANTEE PERIOD TO COMMENCE AT FINAL ACCEPTANCE. ANY REPLACEMENT PLANTS SHALL BE OF THE SAME SIZE AND SPECIES AS SPECIFIED WITH NEW GUARANTEE COMMENCING ON THE DATE OF REPLACEMENT.
4. ALL PLANT MATERIAL SHALL CONFORM, IN ALL RESPECTS, TO THE GUIDELINES OF "THE AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, INC. ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST TWO (2) YEARS.
5. PLANT SUBSTITUTION SELECTION MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. ALL PLANTS TO BE PLANTED SO THAT AFTER SETTLEMENT THEY BEAR THE SAME RELATION TO THE SURROUNDING GROUND AS TO THEIR ORIGINAL GRADE BEFORE DIGGING.
7. CREATE SAUCER AROUND INDIVIDUAL PLANTS CAPABLE OF HOLDING WATER . ALL PLANTS TO BE FLOODED WITH CLEAN WATER TWICE WITHIN THE FIRST 24 HOURS OF PLANTING. ADDITIONAL WATERING SHALL BE MADE AS REQUIRED TO KEEP PLANTS FROM WILTING AND DRYING OUT UNTIL FINAL ACCEPTANCE.
8. ALL PLANTS TO RECEIVE A MINIMUM OF (2) INCHES TO A MAXIMUM OF THREE (3) INCHES OF AGED PINE BARK MULCH AND SHALL COVER PLANTING BEDS WITHIN 72 HOURS AFTER PLANTING AS SHOWN ON DRAWINGS.
9. TRIM BROKEN AND DEAD BRANCHES FROM TREES AND SHRUBS AFTER PLANTING. NEVER CUT A LEADER.
10. RECOMMENDED DATES FOR PLANTING ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.
11. ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. ALL VEGETATION WITHIN SAID AREAS SHALL BE MAINTAINED FREE OF PHYSICAL DAMAGE CAUSED BY CHEMICALS, INSECTS, DISEASES, LACK OF WATER OR OTHER CAUSES. DAMAGED PLANTS SHALL BE REPLACED WITH THE SAME OR SIMILAR VEGETATION ON AN ANNUAL BASIS.
12. LOAM MOVED ON SITE TO BE STOCKPILED AND RETAINED AND TO BE USED AS REQUIRED FOR THE LANDSCAPE DESIGN. LOAM SHALL NOT BE MIXED WITH ANY UNSUITABLE MATERIALS OR SUBSOIL. EXCESS LOAM TO REMAIN ON THE OWNER'S PROPERTY AND ONLY REMOVED WITH THE OWNERS PERMISSION. NEW LOAM SHALL BE FRIABLE, FERTILE, MEDIUM TEXTURED SANDY LOAM THAT IS FREE OF TOXIC MATERIALS TO HEALTHY PLANT GROWTH AND SURVIVAL. LOAM SHALL BE FREE OF MATTER 1" OR GREATER IN DIAMETER AND WHEN TESTED SHALL HAVE A PH BETWEEN 5.5 AND 7.5. CONTRACTOR TO PROVIDE 8 INCHES OF GOOD QUALITY, LOAM AND/OR REUSE EXISTING LOAM TO PROVIDE A MINIMUM 6 INCH DEPTH. CONTRACTOR TO LOAM AND SEED ALL DISTURBED AREAS USING AN ENDOPHYTE ENHANCED MIX (AVAILABLE FROM ALLEN'S SEED STORE, SOUTH COUNTY TRAIL, EXETER, RI) OR APPROVED EQUAL. APPLY AT A RATE OF 5-7 LBS. PER 1000 SQUARE FEET. CONTRACTOR SHALL SOD OR OVERSEED ANY AREAS NOT COVERED SUBSTANTIALLY WITH GRASS AFTER ONE YEAR FROM PLANTING.
13. ANY DISTURBED AREA DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL STATE BY THE CONTRACTOR BEFORE COMPLETION OF THE PROJECT.
14. THESE PLANS ARE FOR LANDSCAPE PLANTING ONLY.
15. LIGHTING DESIGN BY OTHERS.
16. THESE PLANS ARE NOT FOR CONSTRUCTION AND ARE FOR PERMITTING PURPOSES ONLY.

NOTE:

1. SEE LANDSCAPE NOTES AND DETAILS SHEET FOR TOWN OF BRISTOL REGULATIONS REFERENCED.

Scale: 1"=20'
0 10' 20' 40'

DiPrete Engineering
90 Broadway Newport, RI 02840
tel 401-619-5890 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

REGISTERED LANDSCAPE ARCHITECT
ALEXANDRA C. AVERY
NO. 431

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SEQUENCES AND PROCEDURES OF CONSTRUCTION IN CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND NOT GUARANTEED TO BE ACCURATE OR COMPLETE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES AND SHALL REPAIR ANY DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

No.	Date	Description	By
0	08/07/2025	Landscape Plan Submission	A.C.A.
			Design By: K.J.D.
			Drawn By: D.R.N.

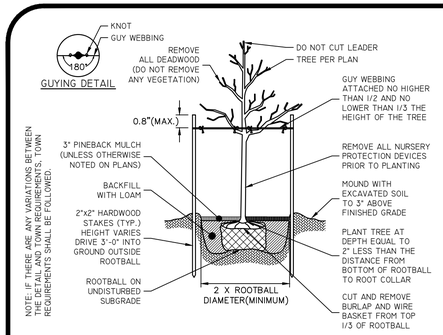
LANDSCAPE PLAN

Comfort Inn & Suites

AP 111 Lot 1
Bristol, Rhode Island

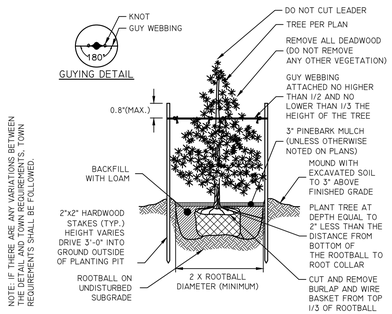
Owner & Applicant:
D&M BOCA DEVELOPMENT, LLC
92 Faunce Corner Road, Suite 160,
North Dartmouth, MA 02747

SHEET — OF 2



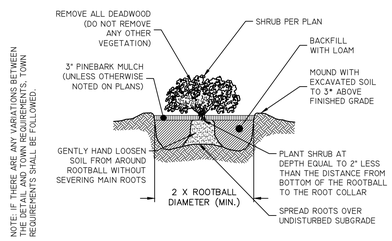
LARGE TREE STAKING AND PLANTING DETAIL
(2" CALIPER AND GREATER)

NOT TO SCALE



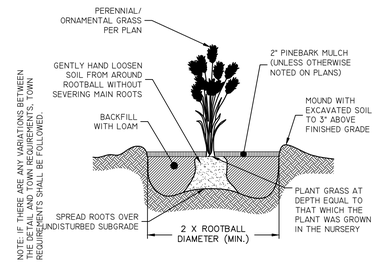
EVERGREEN TREE PLANTING DETAIL
(4'-0" HIGH AND GREATER)

NOT TO SCALE



CONTAINER GROWN SHRUB PLANTING DETAIL

NOT TO SCALE



PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

NOT TO SCALE

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
TREES						
	AC	1	Acer japonicum 'Green Cascade'	Green Cascade Fullmoon Maple	4`/5` B&B	
	CC	9	Crataegus crus-galli	Cockspur Hawthorn	B&B	2.5" CAL MIN
	KP	1	Koelreuteria paniculata	Golden Rain Tree	B&B	2.5" CAL MIN
	LS	5	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum	B&B	2.5" CAL MIN
	SR	4	Syringa reticulata	Japanese Tree Lilac	B&B	2.5" CAL MIN
	TC	2	Tilia cordata	Littleleaf Linden	B&B	2.5" CAL MIN
	ZS	2	Zelkova serrata	Japanese Zelkova	B&B	2.5" CAL MIN

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2
SHRUBS						
	CS	3	Cornus sericea	Red Twig Dogwood	3/4` HT	
	HA	12	Hydrangea arborescens 'Incrediball'	Incrediball White Hydrangea	5 gal	
	HQ	12	Hydrangea quercifolia 'Sike's Dwarf'	Sike's Dwarf Oakleaf Hydrangea	3 gal	
	IC	39	Ilex crenata 'Helleri'	Heler Japanese Holly	5 gal	
	ISC	9	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	4/5` HT	
	IS	12	Ilex glabra `Shamrock`	Shamrock Inkberry Holly	5 gal	
	PL	13	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	5 gal	
	RR	27	Rosa x 'Radwhite'	White Knock Out® Rose	3 gal	
	TT	29	Thuja occidentalis 'Techny'	Techny Arborvitae	4/5` HT	
GRASSES						
	CXA	10	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal	
	CM	29	Carex muehlenbergii	Sand Bracted Sedge	1 gal	
	FG	51	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	1 gal	
	PV	22	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 gal	
	PAH	42	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	2 gal	
PERENNIALS						
	AB	18	Astilbe x arendsii 'Bridal Veil'	Bridal Veil Astilbe	1 gal	
	HP	12	Hosta plantaginea	Fragrant Hosta	1 gal	
	LM	60	Liriope muscari 'Monroe's White'	Monroe's White Lilyturf	1 gal	

BRISTOL ZONING REG ART VIII

(3) *Setbacks*. No parking or loading space or aisle (back-up space) shall be less than ten feet from any front lot line. No parking space or aisle shall be less than five feet from any building, except where greater setbacks are required. Parking spaces less than ten feet from any building shall be separated from such building by raised curb, bumper or wheel guards. The requirements of this subsection shall not apply to detached single or two-family dwellings.

(10) *Screening*. Where a loading area or an off-street parking area for four or more cars is located in or adjacent to a residential zone or use, a landscaped buffer of at least three feet in width, together with an opaque fence or a compact evergreen screen not less than five feet in height shall separate such area and the adjoining property or street.

(11) *Landscaping*. For parking areas with more than 20 spaces located in any zone, the interior of such parking areas shall be suitably landscaped with trees, shrubs, vegetation or ground cover. Such areas shall be appropriately located to prevent long, uninterrupted rows of parking spaces. landscaped areas shall be separated and protected from parking areas by curbing or other means. Where trees are required, such trees shall meet the requirements set forth in the design guidelines of the town subdivision and development review regulations at F.2.B(13). The following landscaping shall be provided:

a. Along the street frontage, a three-foot planted strip with one shade tree for every 40 feet of frontage.
b. Along interior lot lines, a three-foot planted strip with one shade tree for every 50 feet of interior lot lines. A hedge of compact evergreens or other suitable plantings may be substituted for the planted strip.
c. The interior of such parking areas shall have a minimum of ten square feet of landscaping for each parking space, and shall be shaded by deciduous trees. At maturity, each tree shall be presumed to shade a circular area having a radius of 15 feet with the trunk as the center. There shall be sufficient trees so that, using this standard, 20 percent of the parking area will be shaded. Trees shall be surrounded by a minimum of 180 square feet of unpaved area, which may be counted towards calculating the required landscaping.

Parking area or *lot* means all that portion of a development that is used by vehicles, the total area used for vehicular access, circulation, parking, loading, and unloading.

BRISTOL SUBDIVISION REG F.2.B(13)

(13) Street Trees.

Where existing tree growth is determined by the Planning Board or Technical Review Committee (TRC) to be insufficient, the Planning Board or TRC shall require the applicant to plant street trees along both sides of all new streets within developments or along the existing streets abutting the development in accordance with the approved landscape plan. Street trees shall be appropriate for the terrain, soil and climatic conditions encountered in the development, and in accordance with the following standards:

(a) Location - Street trees shall be planted within street rights-of-way along both sides of the street.

(b) Spacing - Trees shall be planted at distances of not less than thirty (30) feet nor more than fifty (50) feet apart along each side of the street pavement. At street corners, trees shall not be planted within twenty- five (25) feet of the intersecting right-of-way lines.

(c) Type - Trees shall be of nursery stock grown under local climatic conditions and of a type as recommended by the Bristol Conservation Commission and approved by the Planning Board. Species which have been introduced to this region by way of Bristol are preferred, including the following. For additional recommended tree species, reference Appendix H.

(d) Size - The average trunk diameter measured at a height of six (6) inches above the finished grade shall be a minimum of two and one half (2½) inches at time of planting. Street trees shall have a minimum overall height of eight (8) feet.

DiPrete Engineering
Boston • Providence • Newport
90 Broadway Newport, RI 02840
tel 401-619-5890 fax 401-464-6006 www.diprete-eng.com

REGISTERED LANDSCAPE ARCHITECT ALEXANDRA C. AVERY NO. 431

No.	Date	Description	By:
0	08/07/2025	Landscape Plan Submission	A.C.A.
			Design By: K.J.D.
			Drawn By: D.R.N.

LANDSCAPE NOTES & DETAILS

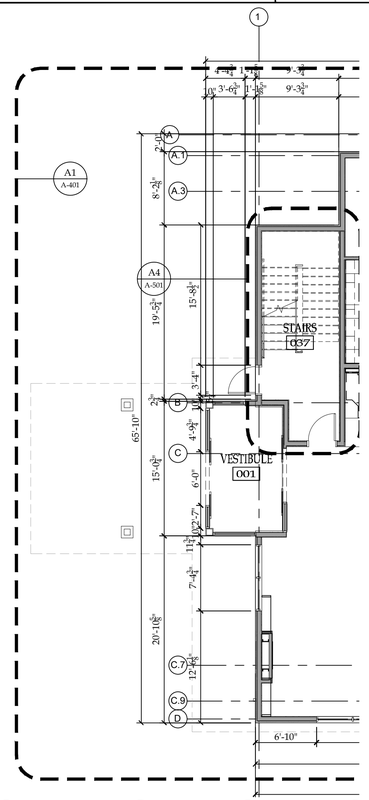
Comfort Inn & Suites

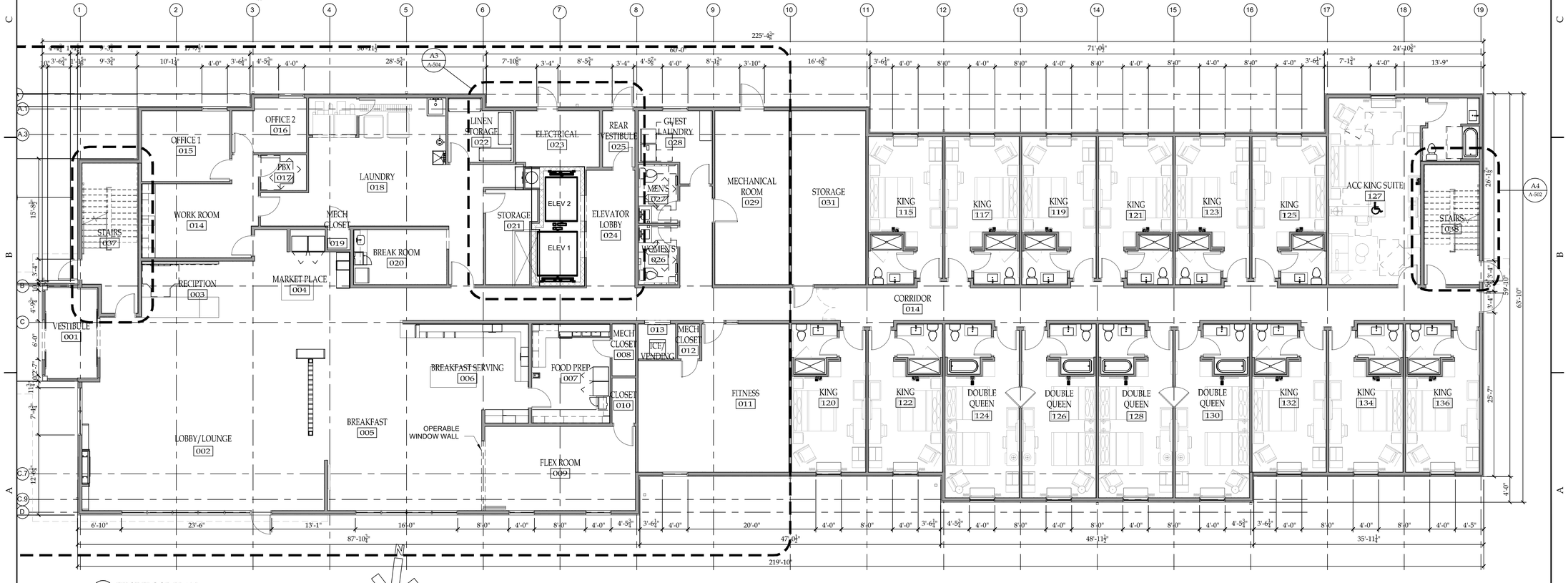
AP 111 Lot 1
Bristol, Rhode Island

Owner & Applicant
D&M BOCA DEVELOPMENT, LLC
92 Fiaunce Corner Road, Suite 160,
North Dartmouth, MA 02747

SHEET 2 OF 2

SUMMARY OF GUEST ROOMS				
ROOM TYPE	LEVEL			TOTAL (BY TYPE)
	1st	2nd	3rd	
DOUBLE QUEEN	4	7	7	18
ACCESSIBLE DOUBLE QUEEN	0	1	1	2
KING	11	13	13	37
ACCESSIBLE KING	0	1	1	2
KING SUITE	0	4	4	8
KING SUITE 2	0	5	5	10
KING SUITE WIDE	0	1	1	2
ACCESSIBLE KING SUITE	1	0	0	1
TOTAL (BY FLOOR)	16	32	32	80





A1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

Comfort™ INN & SUITES

Comfort Inn & Suites

PROPERTY ID: RI043

Gooding Avenue
Bristol, RI 02809

ISSUE:

SA PROJECT TEAM: PRINCIPAL P.Silvestri
PROJ. ARCH. _____ DRAFTER _____
JOB CAPT. W. Manhardt INTERIORS _____

SEAL:

TITLE:

FIRST FLOOR PLAN

SILVESTRI
ARCHITECTS · PC
1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 20038.01

DATE: 5/6/24

DRAWING #: A-101

SUMMARY OF GUEST ROOMS				
ROOM TYPE	LEVEL			TOTAL (BY TYPE)
	1st	2nd	3rd	
DOUBLE QUEEN	4	7	7	18
ACCESSIBLE DOUBLE QUEEN	0	1	1	2
KING	11	13	13	37
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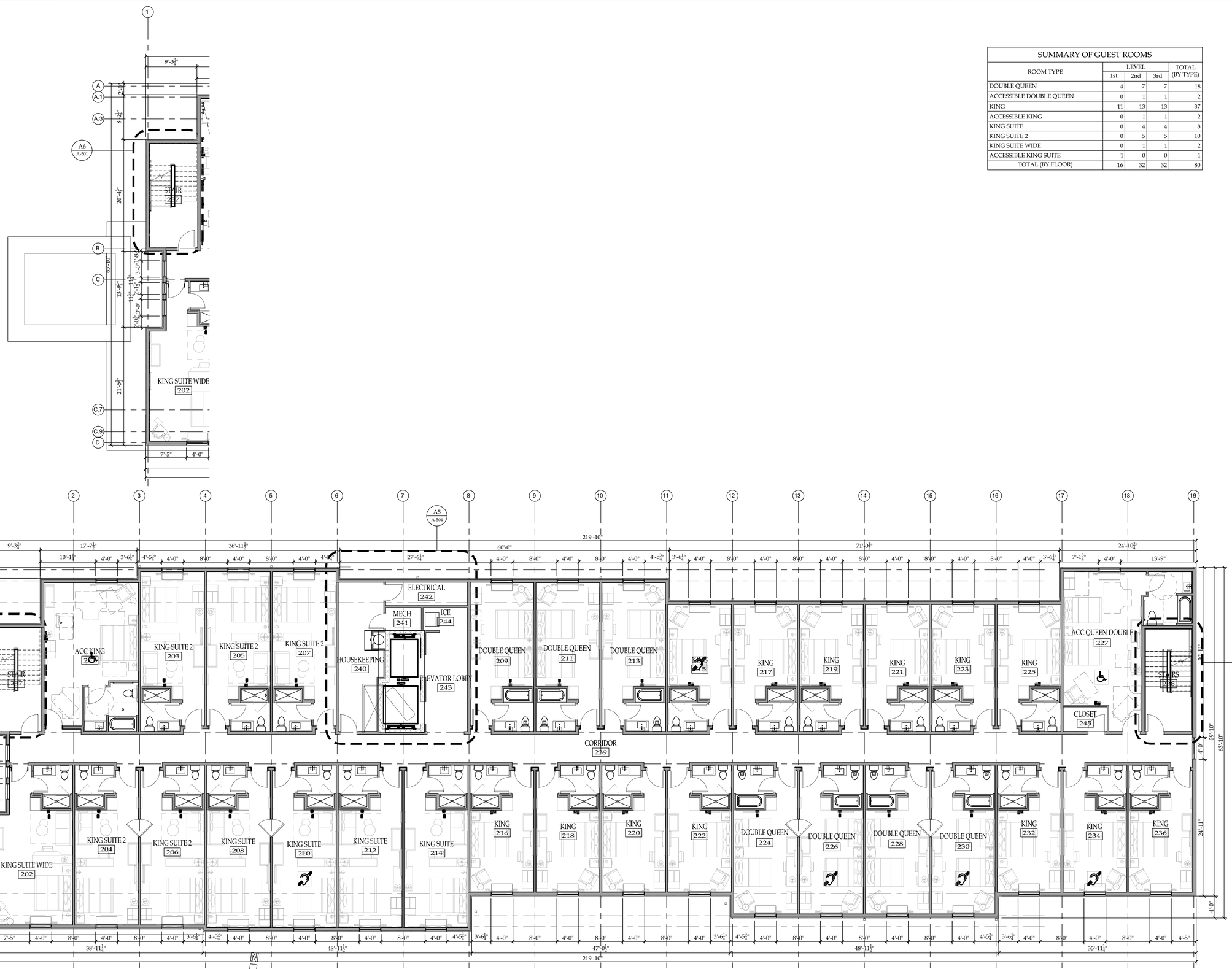
KING SUITE	0	4	4	8
KING SUITE 2	0	5	5	10
KING SUITE WIDE	0	1	1	2
ACCESSIBLE KING SUITE	1	0	0	1
TOTAL (BY FLOOR)	16	32	32	80



A1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

Comfort™ INN & SUITES

Comfort Inn & Suites

PROPERTY ID: RI043

Gooding Avenue
Bristol, RI 02809

ISSUE:

SA PROJECT TEAM: PRINCIPAL P.Silvestri
PROJ. ARCH. _____ DRAFTER _____
JOB CAPT. W. Manhardt INTERIORS _____

SEAL:

TITLE:

SECOND FLOOR PLAN

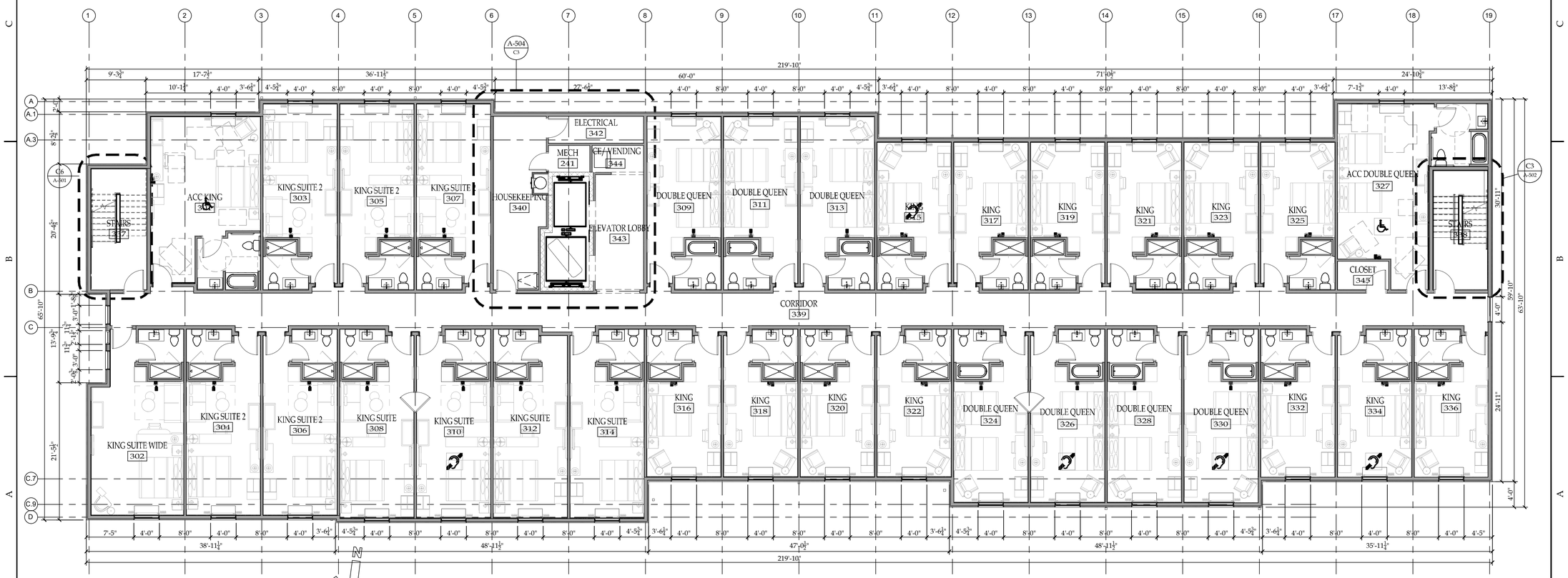
SILVESTRI
ARCHITECTS • PC
1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 20038.01

DATE: 5/6/24

DRAWING #: A-102

SUMMARY OF GUEST ROOMS				
ROOM TYPE	LEVEL			TOTAL (BY TYPE)
	1st	2nd	3rd	
DOUBLE QUEEN	4	7	7	18
ACCESSIBLE DOUBLE QUEEN	0	1	1	2
KING	11	13	13	37
ACCESSIBLE KING	0	1	1	2
KING SUITE	0	4	4	8
KING SUITE 2	0	5	5	10
KING SUITE WIDE	0	1	1	2
ACCESSIBLE KING SUITE	1	0	0	1
TOTAL (BY FLOOR)	16	32	32	80



A1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

Comfort™ INN & SUITES

Comfort Inn & Suites

PROPERTY ID: RI043

Gooding Avenue
Bristol, RI 02809

ISSUE:

SA PROJECT TEAM: PRINCIPAL P.Silvestri
PROJ. ARCH. _____ DRAFTER _____
JOB CAPT. W. Manhardt INTERIORS _____

SEAL:

TITLE:

THIRD FLOOR PLAN

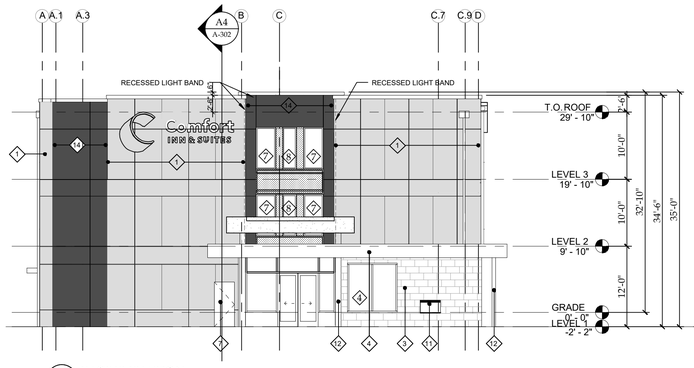
SILVESTRI
ARCHITECTS • PC
1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 20038.01

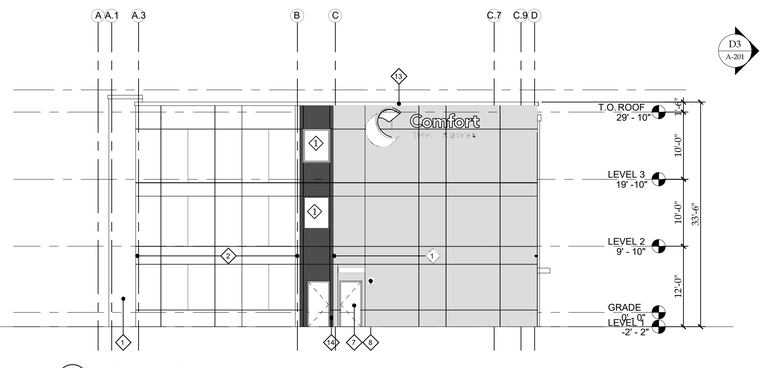
DATE: 5/6/24

DRAWING #: A-103

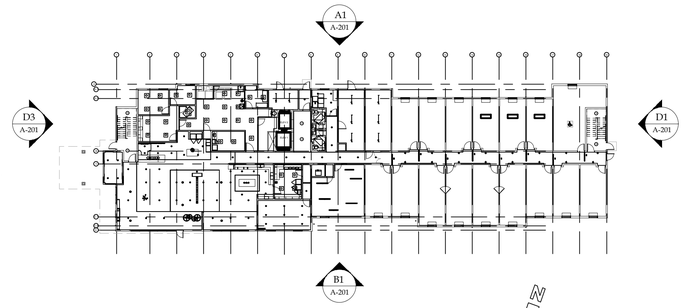
KEYNOTE LEGEND - EXTERIOR ELEVATIONS			
NUMBER	MATERIAL	NOTE	TEXT
1	EIFS	SMOKIE AZURITE (SW-9148)	PTD
2	EIFS	ICICLE (SW-6238)	PTD
3	CORONADO STONE	FRENCH LIMESTONE - COUNTRY BEIGE	PREFINISHED
4	SIGNATURE LIGHTED AWNING	PREFABRICATED LIGHT BOX, SEE ARCHITECTURAL SPECIFICATIONS	PREFINISHED
5	WINDOW FRAME	INTEGRATED PTAC GRILLE WHERE SHOWN - CLEAR ANODIZED ALUMINUM	PREFINISHED
6	EIFS	QUEST GRAY (SW-7080)	PTD
7	DOOR & DOOR FRAME	MATCH ADJACENT WALL COLOR	PTD
8	LIGHTING WALL PACK	EXT-404	-
11	FIREPLACE	DOUBLE-SIDED SEE-THRU	-
12	STEEL COLUMN WRAP	BRUSHED STAINLESS STEEL	PREFINISHED
13	PARAPET COPING	MATCH ADJACENT WALL COLOR	PTD
14	EIFS	COMFORT BLUE PER ARCHITECTURAL SPECIFICATIONS AND OWNER SELECTED BASE PAINTS	PTD



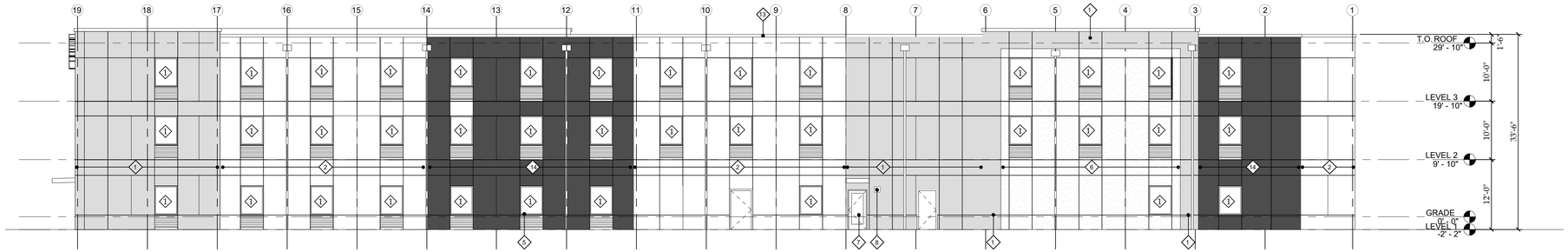
D1 EAST ELEVATION
SCALE: 3/32" = 1'-0"



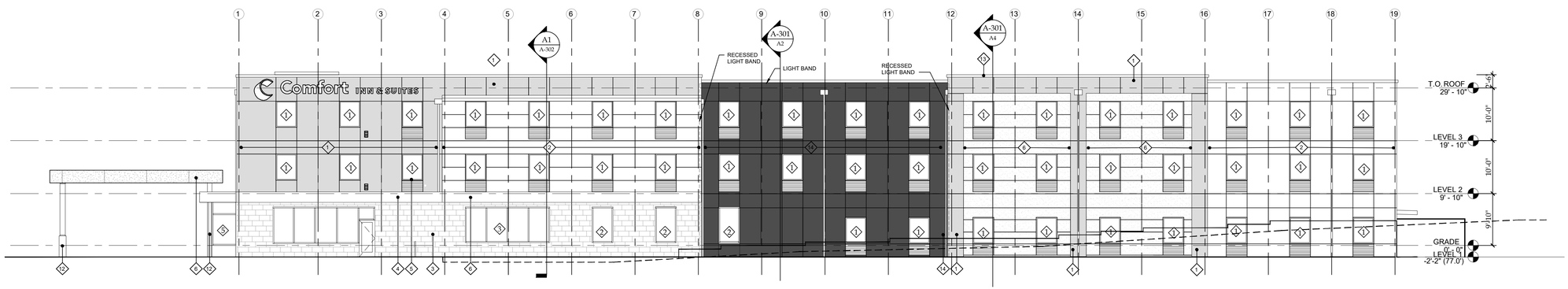
D3 WEST ELEVATION
SCALE: 3/32" = 1'-0"



E5 KEY PLAN
SCALE: NTS



B1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



A1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

Comfort™ INN & SUITES

Comfort Inn & Suites

PROPERTY ID: RI043

Gooding Avenue
Bristol, RI 02809

ISSUE:

SA PROJECT TEAM: PRINCIPAL P.Silvestri
PROJ. ARCH. _____ DRAFTER _____
JOB CAPT. W. Manhardt INTERIORS _____

SEAL:

TITLE:

EXTERIOR ELEVATIONS

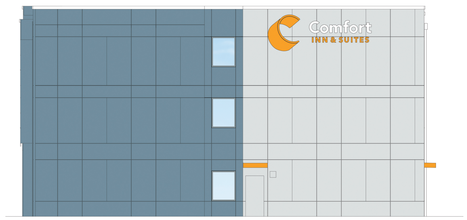
SILVESTRI
ARCHITECTS · PC
1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 20038.01

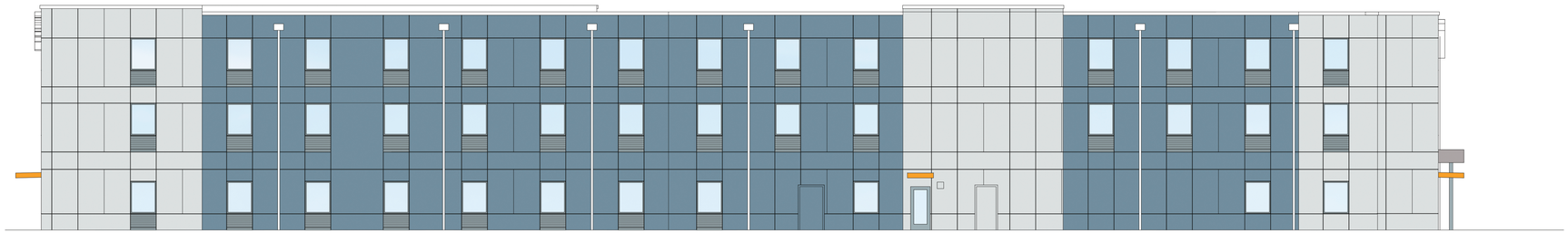
DATE: 5/6/24

DRAWING #: A-201

D1 EAST ELEVATION
SCALE: 3/32" = 1'-0"



D3 WEST ELEVATION
SCALE: 3/32" = 1'-0"



B1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

A1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

Comfort™ INN & SUITES

Comfort Inn & Suites

PROPERTY ID: RI043

Gooding Avenue
Bristol, RI 02809

ISSUE:

SA PROJECT TEAM:
PRINCIPAL P.Silvestri
PROJ. ARCH. _____
DRAFTER _____
JOB CAPT. W. Manhardt
INTERIORS _____

SEAL:

TITLE:

COLORED ELEVATIONS

SILVESTRI
ARCHITECTS • PC
1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 20038.01

DATE: 3/12/24

DRAWING #: A-202

KEYNOTE LEGEND - EXTERIOR ELEVATIONS			
NUMBER	MATERIAL	NOTE	TEXT
1	EIFS	SMOKIE AZURITE (SW-9148)	PTD
2	EIFS	ICICLE (SW-6238)	PTD
3	CORONADO STONE	FRENCH LIMESTONE - COUNTRY BEIGE	PREFINISHED
4	SIGNATURE LIGHTED AWNING	PREFABRICATED LIGHT BOX, SEE ARCHITECTURAL SPECIFICATIONS	PREFINISHED
5	WINDOW FRAME	INTEGRATED PTAC GRILLE WHERE SHOWN - CLEAR ANODIZED ALUMINUM	PREFINISHED
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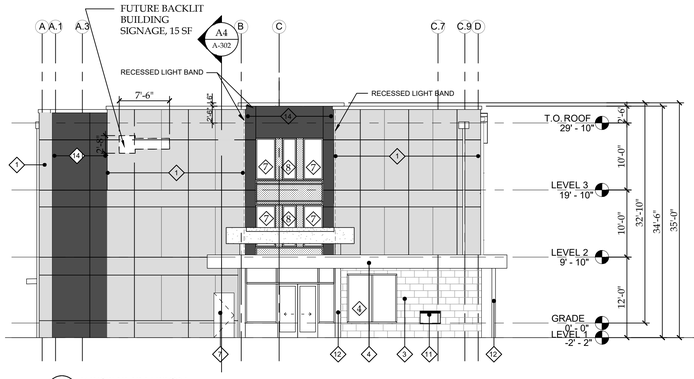
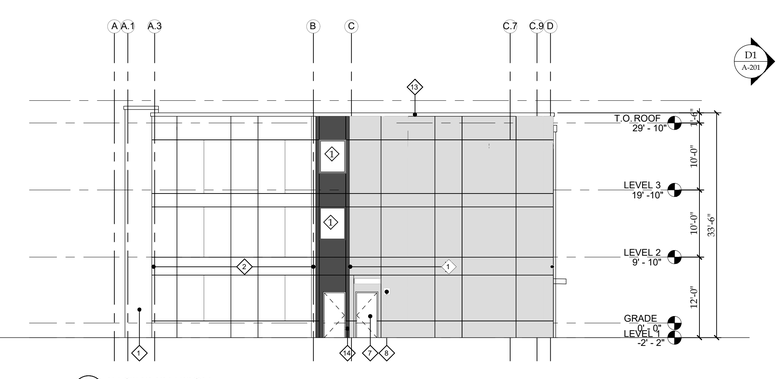
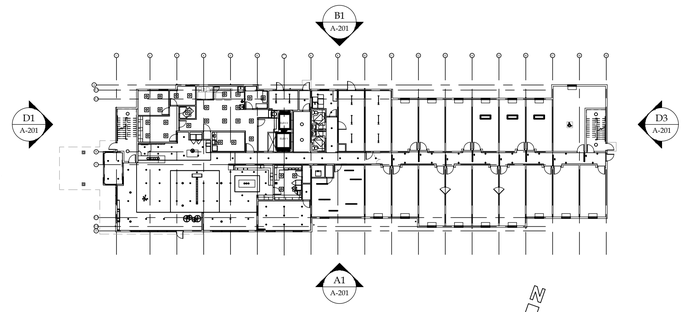


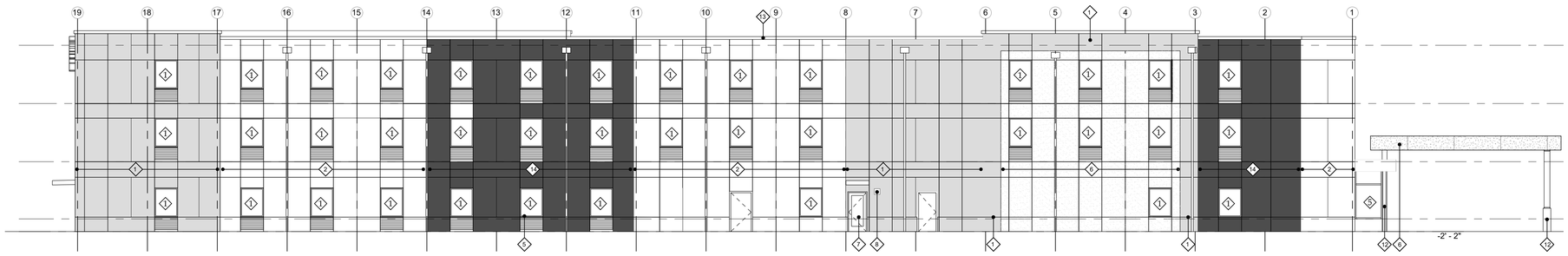
D1 WEST ELEVATION
SCALE: 3/32" = 1'-0"



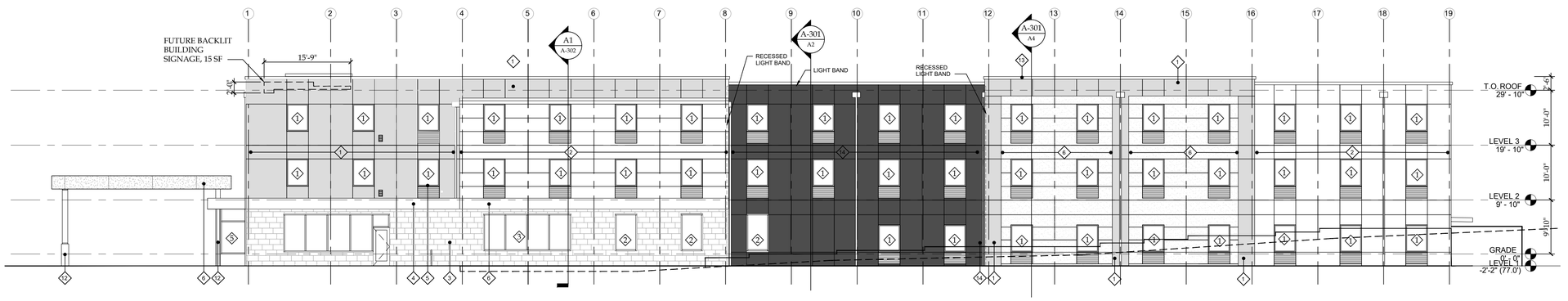
D3 EAST ELEVATION
SCALE: 3/32" = 1'-0"



E5 KEY PLAN
SCALE: NTS



B1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



A1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

Comfort™ INN & SUITES

Comfort Inn & Suites

PROPERTY ID: RI043

Gooding Avenue
Bristol, RI 02809

ISSUE:

SA PROJECT TEAM: PRINCIPAL P.Silvestri
PROJ. ARCH. _____ DRAFTER _____
JOB CAPT. W. Manhardt INTERIORS _____

SEAL:

TITLE:

EXTERIOR ELEVATIONS

SILVESTRI
ARCHITECTS • PC
1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 20038.01

DATE: 8/6/25

DRAWING #: A-201

DiPrete Engineering

August 7, 2025

Diane M. Williamson, Administrative Officer
Bristol Department of Community Development
10 Court Street
Bristol, RI 02809

RE: Master Plan Incompleteness- supplemental submission
Proposed Comfort Inn, Gooding Avenue
Bristol, Rhode Island
Project #: 2536-001-B01

Dear Ms. Williamson:

DiPrete Engineering respectfully submits the following submission to remove the request for Master plan checklist waivers.

Items of the checklist that are provided include:

E2. Renderings, elevation or photographs to illustrate the visual impact of a proposed commercial development.

The Colored Elevation rendering is attached and the cadd drawing is provided on a zip file link.

E3g. a general view shed analysis showing the location and extent of significant views into the property from adjacent public streets.

The attached Colored Elevation is provided.

E26. A photometric plan.

The attached photometric plan analysis is provided.

E27. Renderings to illustrate the visual impact on abutting property.

The attached colored elevation is provided.

E28. Signage including location, size, design and illumination.

The attached elevation plan A201 has proposed 15 sf signage, back lit.

D15/E11. Provide written statement by the Bristol Water Pollution Control Department.

An update on the plan approval for tie into the Bristol of connection is provided dated 8/5/2025.

Other. Landscape Architecture Plan

Provided as requested.

Other. Architectural autocadd drawings

Provided as requested.

Please find below the link to the architectural drawings for the following:

Colored Elevation Rendering with Site Context

A201 Elevation PDF

Zipped file of CAD Base Plans

Zipped file of CAD Elevations

Lighting Photometrics of the building

2025-08-06 Sept Planning Bd

Please feel free to contact me if you have any further questions regarding this matter.

Sincerely,
DiPrete Engineering Associates, Inc.

Christopher Duhamel, PE, PLS
Principal
cduhamel@diprete-eng.com
cc: *Dennis DeGrazia*
Michael Kelly, Esq.


Comfort
INN & SUITES


Comfort
INN & SUITES


Comfort
INN & SUITES

RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
235 Promenade Street
Providence, Rhode Island 02908

July 10, 2025

D & M Boca Development, LLC
c/o Dennis DeGrazia
92 Faunce Corner Road, Suite 160
Dartmouth, MA 02747

REVISED PERMIT

Re: Wetlands Application No. 22-0264, RIPDES No. RIR101247, and UIC No. 001650 in reference to the property and proposed project located:

Approximately 150 feet south of Gooding Avenue, and approximately 300 feet southeast of its intersection with Broadcommon Road, near Utility Pole No. 218, Assessor's Plat 111, Lot 1, Bristol, RI.

Dear Mr. DeGrazia:

The Department of Environmental Management's ("DEM") Freshwater Wetlands Program ("Program") has completed its review of your **Application for Permit Modification** to the permitted 80-room hotel and associated parking area, screen plantings, retaining wall, stormwater mitigation systems, and utilities (electrical utility connection and connections to town water line, gas line, and sewer line) and has evaluated your proposed modifications, which include changing the layout of the hotel and parking lot and changes to the stormwater mitigation systems as illustrated and detailed on revised site plans submitted with your application. The revised site plans were received on April 9, 2025.

Based upon the Program's evaluation of the revised project and pursuant to 250-RICR-150-15-3.14.3 of the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act, 250-RICR-150-15-3, it is the Program's determination that a revised permit for the modified project may be issued under the following terms and conditions:

1. This letter is the DEM's revised permit for this project under the R.I. Fresh Water Wetlands Act, R.I. Gen. Laws § 2-1-18 et seq.

2. This revised permit is specifically limited to the project, site alterations and limits of disturbance as detailed on the site plans submitted with your application and received by the DEM on April 9, 2025. A copy of the site plans stamped approved by the DEM is enclosed. Changes or revisions to the project, which would alter freshwater wetlands are not authorized without a permit from the DEM.

3. Where the terms and conditions of the revised permit conflict with the approved site plans, these terms and conditions shall be deemed to supersede the site plans.

4. A copy of the stamped approved site plans and a copy of this revised permit must be kept at the site at all times during site preparation, construction, and final stabilization. Copies of this revised permit and the stamped approved plans must be made available for review by any DEM or town representative upon request.

5. Within ten (10) days of the receipt of this revised permit, you must record this permit in the land evidence records of the Town of Bristol and supply this Program with written documentation obtained from the Town showing this revised permit was recorded.

6. The long-term operation and maintenance plan shall be strictly followed. The long-term operation and maintenance plan shall be that entitled "Operation & Maintenance Plan, Mainstay / Sleep Inn Hotel, Located in Bristol, Rhode Island; Applicant: D & M Boca Development", dated 1-23-2018, Revised 2-28-2024, dated received 1/16/2025, prepared by DiPrete Engineering.

7. Where the site plans depict a retaining wall over the proposed Northern white cedar (*Thuja occidentalis*) plantings, those plantings must be installed at the base of the retaining wall. You must notify this Program in writing upon completion of the required plantings for a compliance inspection by a Program representative. This must be fulfilled prior to on-site operations.

8. This revised permit expires on December 6, 2025, unless renewed pursuant to the Rules.

Except as authorized in this revised permit pursuant to revised and approved site plans (enclosed), all terms and conditions previously specified in the Program's permit dated December 6, 2024 (copy enclosed) remain in effect.

You are required to comply with the terms and conditions of this revised permit and to carry out this project in compliance with 250-RICR-150-15-3 at all times. Failure to do so may result in an enforcement action by the Program.

In permitting the proposed alterations, the DEM assumes no responsibility for damages resulting from faulty design or construction.

This revised permit does not remove your obligation to obtain any local, state, or federal approvals or permits required by ordinance or law and does not relieve you from any duties owed to adjacent landowners with specific reference to any changes in drainage.

Please contact me at this office at (telephone: 401-537-4194) should you have any questions regarding this letter.

Sincerely,

Martin D. Wencek mDW 7/17/2025

Martin D. Wencek, Program Supervisor
Freshwater Wetlands Program
Office of Water Resources
MDW/JAL/jal

Enclosure: Original permit dated December 6, 2024

ec: Nicholas Pisani, DEM Stormwater Program
Kevin DeMers, PE, DiPrete Engineering

Received for record at Bristol, RI
7/18/2025 03:51:05 PM

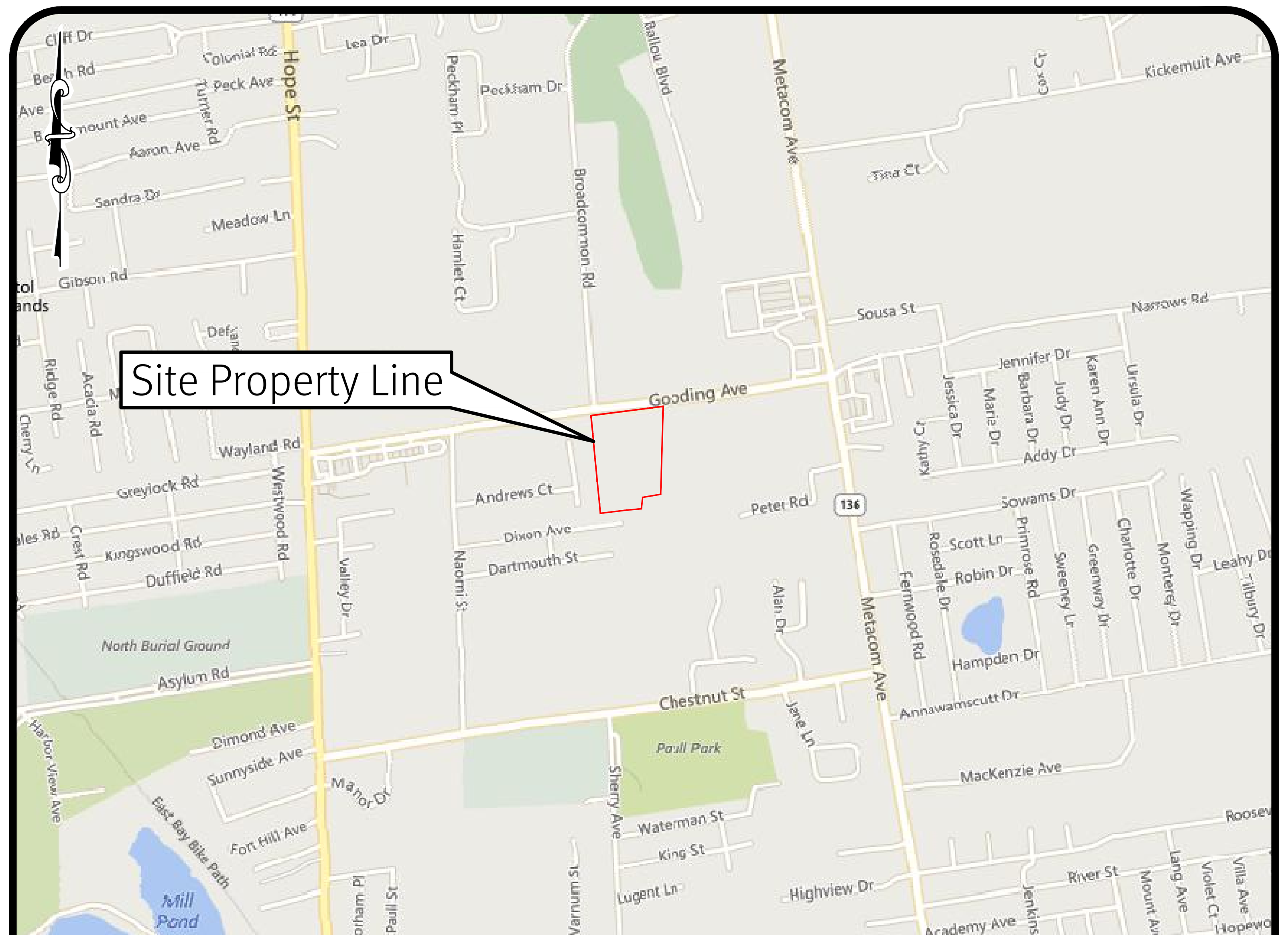
Item C2.

Master Plan Submission

Comfort Inn & Suites

Located on Gooding Avenue
Bristol, Rhode Island

Assessor's Plat 111 Lot 1



Location Map Scale: 1" = 1000'

Sheet Index

SESC / O&M
The Soil Erosion and Sediment Control Plan (SESC) and Operations and Maintenance Plan (O&M) are required documents with this plan set and must be maintained by the contractor and owner onsite.

RIDOT
The Proposed Improvements Will Not Increase the Rate of Stormwater Runoff Onto the State Highway. All Work Within the State Right of Way Must Conform to the RI Standard Specifications, Details, and Addendums.

DiPrete Engineering
90 Broadway Newport, RI 02840
tel 401-619-3890 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

KEVIN DEMERS
No. 8557
REGISTERED PROFESSIONAL ENGINEER CIVIL

No.	Date	Description
5	07-09-2025	Sewer Revisions
4	06/05/2025	Revisions
3	05/20/2025	RIDOT Response to Comments
2	12/12/2024	RIDOT Response to Comments
1	07/30/2024	RIDOT Response to Comments
0	02/28/2024	RIDOT Submission

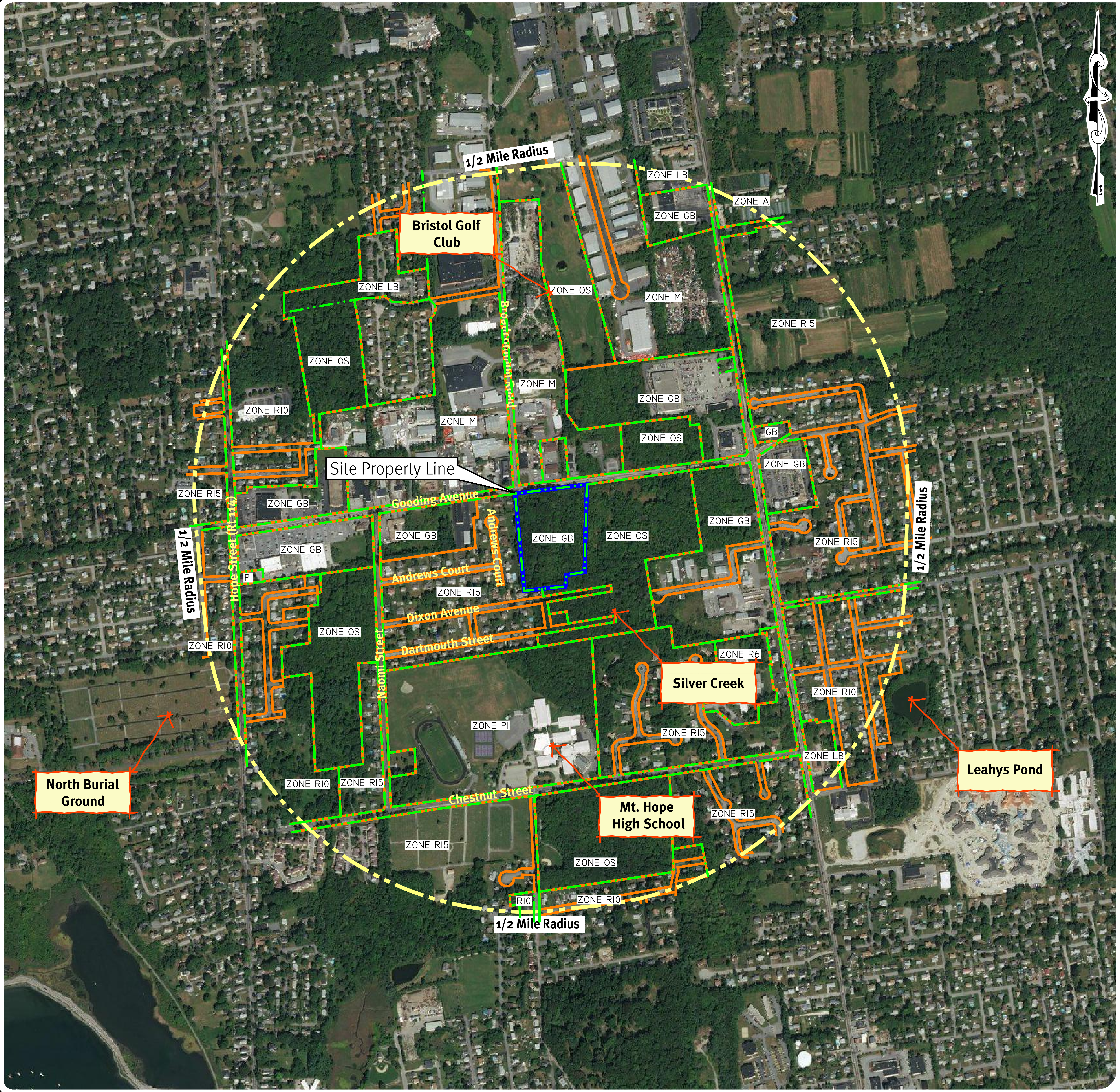
Drawn By: D.R.N. Design By: K.J.D.

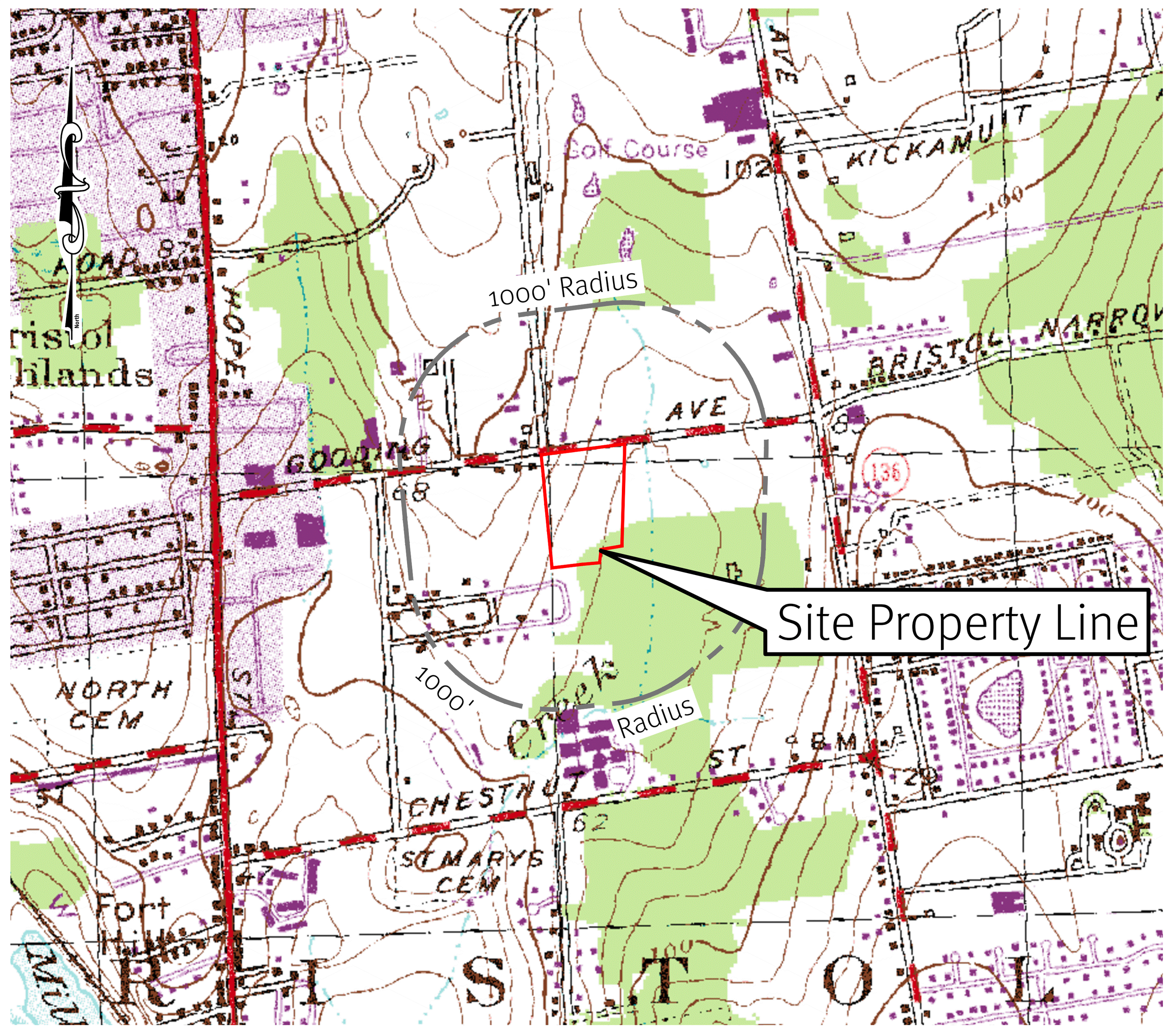
Cover Sheet
Comfort Inn & Suites
AP 111 Lot 1
Bristol, Rhode Island

Owner & Applicant:
D&M BOCA DEVELOPMENT, LLC
92 Faunce Corner Road, Suite 160,
North Darthmoth, MA 02747

SHEET 1 OF 14

Item C2.





USGS Map Scale: 1"=1000'

PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 09-12-2024.

Scale: 1"=400'
0 200' 400' 800'

DiPrete Engineering
90 Broadway Newport, RI 02840
tel 401-619-5890 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

KEVIN DEMERS
No. 8557
REGISTERED PROFESSIONAL ENGINEER CIVIL
7-9-25

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED 'ISSUED FOR CONSTRUCTION' AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

No.	Date	Description	By:
5	07-09-2025	Sewer Revisions	J.A.R.
4	06/05/2025	Revisions	S.E.H.
3	05/20/2025	RIDOT Response To Comments	N.M.P.
2	12/12/2024	RIDOT Response To Comments	N.M.P.
1	07/30/2024	RIDOT Response To Comments	N.M.P.
0	02/28/2024	RIDOT Submission	J.A.R.

Drawn By: D.R.N. Design By: K.J.D.

Aerial Half Mile Radius

Comfort Inn & Suites

AP 111 Lot 1
Bristol, Rhode Island

Owner & Applicant:
D&M BOCA DEVELOPMENT, LLC
92 Faunce Corner Road, Suite 160,
North Darthmoth, MA 02747

SHEET 2 OF 14

DE Job No: 2536-001

z:\demain\projects\2536-001 gooding avenue\autocad drawings\2536-001-cvar.dwg Plotted: 7/14/2025

Item C2.

General Notes:

1. THE SITE IS LOCATED ON THE TOWN OF BRISTOL ASSESSOR'S PLAT 111 LOT 1.
2. THE SITE IS APPROXIMATELY 9.78 ACRES, IS ZONED GB, AND IS CURRENTLY WOODED.
3. THE APPLICANT OF AP 111 LOT 1 IS:
   D&M BOCA DEVELOPMENT, LLC.
   92 FAUNCE CORNER ROAD, SUITE 160
   NORTH DARTMOUTH, MA 02747
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONES X AND AE. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44001C0011H, MAP REVISED JULY 7, 2014.
5. THIS PLAN IS SUBSTANTIALLY CORRECT IN ACCORDANCE WITH A CLASS IV STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY AND MAY BE SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE.
6. THE SITE IS WITHIN A:

   CONTAINS PRIME FARMLAND SOILS – NOT WITHIN DEVELOPMENT AREA
   SILVER CREEK WATERSHED

   THE SITE IS NOT WITHIN A:

   GROUNDWATER PROTECTION AREA
   NATURAL HERITAGE AREA
   GROUNDWATER PROTECTION OVERLAY DISTRICT
   RICRMC SAMP
   NOT A TMDL IMPAIRED WATERWAY (SILVER CREEK) AS IDENTIFIED RIDEM
   NOT A TMDL IMPAIRED WATERWAY (TANYARD BROOK) AS IDENTIFIED RIDEM
   DRINKING SUPPLY WATERSHED
   OWTS CRITICAL RESOURCE AREA
   ON THE NATIONAL REGISTER OF HISTORIC PLACES
   THE TOWN OF BRISTOL'S HISTORIC DISTRICT
   TANYARD BROOK WATERSHED
7. THE FOLLOWING DOCUMENTS ARE CONSIDERED PART OF THE PROJECT PLANS AND THE CONTRACTOR / OWNER MUST MAINTAIN THESE DOCUMENTS AS PART OF A FULL PLAN SET:
   - SOIL EROSION AND SEDIMENT CONTROL PLAN (SESC). THE SESC CONTAINS THE FOLLOWING:
     - EROSION CONTROL MEASURES
     - SHORT TERM MAINTENANCE
     - ESTABLISHMENT OF VEGETATIVE COVER
     - CONSTRUCTION POLLUTION PREVENTION
     - SEQUENCE OF CONSTRUCTION
   - OPERATIONS AND MAINTENANCE PLAN (O&M). THE O&M CONTAINS THE FOLLOWING:
     - LONG TERM MAINTENANCE
     - LONG TERM POLLUTION PREVENTION
8. THIS PLAN SET REFERENCES RIDOT STANDARD DETAILS (DESIGNATED AS RIDOT STD X.X.X.). RIDOT STANDARD DETAILS ARE AVAILABLE FROM RIDOT AND ONLINE AT: HTTP: //WWW.DOT.RI.GOV/BUSINESS/CONTRACTORSANDCONSULTANTS.PHP.
9. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
10. THE SITE WILL FULLY COMPLY WITH ALL OF THE TOWN OF BRISTOL RULES AND REGULATIONS INCLUDING THE SUBDIVISION AND DEVELOPMENT REVIEW REGULATIONS AND THE ZONING ORDINANCE. THE SITE DOES NOT REQUIRE ANY VARIANCES, SPECIAL USE PERMITS, OR WAIVERS.
11. THE DRAINAGE SYSTEM IS DESIGNED TO MEET THE TOWN OF BRISTOL SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF CATCH BASINS, CULVERTS, AND UNDERGROUND DRAINAGE BASINS. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES.
12. THE SITE IS PROPOSED TO BE BUILT IN 1 PHASE.
13. TEST PITS AND SOIL EVALUATIONS WERE COMPLETED BY SITEC, INC. ON 12/12/2014.

Soil Information:

(REFERENCE: USDA NATURAL RESOURCES CONSERVATION SERVICE)

SOIL NAME	DESCRIPTION
PmA*	PITTSTOWN SILT LOAM, 0 TO 3 PERCENT SLOPES
Se	STISSING SILT LOAM
UR	URBAN LAND

NOTE: *PRIME FARMLAND
**FARMLAND OF STATEWIDE IMPORTANCE

Plan References:

PLAN ENTITLED "PROPERTY LINE SURBEY FOR KENDAN, LLC" BY BARKER LAND SURVEYING, INC. REVISED 9/30/14.

Lidar Note:

CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T–4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS; SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN APRIL 22 AND MAY 6, 2011 AS PART OF THE NORTHEAST LIDAR PROJECT. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORITATIVE FIELD SURVEY MAY DISCLOSE.

State Permits:

1. RIDEM PERMIT TO ALTER FRESHWATER WETLANDS: WETLANDS APP NO. 22–0264, RIPDES FILE NO. RIR101247, AND GROUNDWATER DISCHARGE/UIC NO. 001650 APPROVAL LETTER DATED DECEMBER 6, 2024.
2. RIDOT PHYSICAL ALTERATION PERMIT APPLICATION NO. 24–20. PERMIT APPROVAL IS PENDING.

Suitable Area Summary:

TOTAL UNSUITABLE AREA = 6.81 ACRES (DELINEATED WETLANDS)
TOTAL SUITABLE AREA = 9.78 – 6.81 = 2.97 ACRES

Demolition Notes:

1. ALL EXISTING UTILITIES SHOWN ARE FROM VISIBLE INFORMATION, DRAWINGS FROM OTHERS, OR INFORMATION PROVIDED TO DIPRETE ENGINEERING AND ARE SUBJECT TO CHANGE. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM AFOREMENTIONED PLANS OF RECORD AND ARE APPROXIMATE ONLY. PRIOR TO CONSTRUCTION, THE PROPER UTILITY ENGINEERING DEPARTMENTS SHALL BE CONTACTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR. CALL THE DIG SAFE CENTER TOLL FREE AT 1–888–344–7233 72 HOURS PRIOR TO EXCAVATION. NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO EXCAVATION. ANY DAMAGE TO UTILITIES WHICH ARE SHOWN ON THE PLANS OR DETAILED BY DIG SAFE SHALL BE THE SITE CONTRACTORS RESPONSIBILITY.
2. CONTRACTOR TO OBTAIN ALL FEDERAL, STATE, AND MUNICIPAL APPROVALS PRIOR TO THE START OF CONSTRUCTION.
3. CONTRACTOR TO PERFORM DAILY SWEEPING AT CONSTRUCTION ENTRANCE DURING DEMOLITION AND CONSTRUCTION TO MINIMIZE SEDIMENTS ON GOODING AVENUE.
4. ANY DAMAGE TO THE PROPERTY CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (R&D) ALL MATERIALS INDICATED ON THE PLANS UNLESS SPECIFIED OTHERWISE HERE IN. R&D MATERIALS TO INCLUDE BUT NOT LIMITED TO PAVEMENT, GRAVEL, CATCH BASINS, MANHOLES, GRATES/FRAMES/COVERS, AND ANY EXCESS SOIL THAT IS NOT INCORPORATED INTO THE WORK.
6. IN ADDITION TO THOSE AREAS SPECIFICALLY DESIGNATED ON THE PLANS, ALL DISTURBED AREAS INCLUDING THE CONTRACTOR'S STOCKPILE AND STAGING AREAS WITHIN THE LIMIT OF WORK SHALL BE RESTORED TO MATCH THE DESIGN PLANS.

Traffic Notes:

1. DURING CONSTRUCTION TRAFFIC CONES ARE TO BE USED FOR SEPARATION OF ACTIVE TRAFFIC FROM WORK ZONE.
2. DURING CONSTRUCTION FLAGGERS SHALL BE EMPLOYED TO ENSURE SAFETY FOR INTERACTION OF CONSTRUCTION VEHICLES AND ACTIVE TRAFFIC.
3. ALL SIGNS, FLAGGERS, TRAFFIC CONTROL DEVICES, AND TEMPORARY TRAFFIC ZONE ACTIVITIES SHALL MEET THE REQUIREMENTS OF THE MUTCD LATEST EDITION AND SUBSEQUENT ADDENDA.
4. TEMPORARY CONSTRUCTION SIGNS SHALL BE MOUNTED ON RIDOT APPROVED SUPPORTS AND SHALL BE REMOVED OR COVERED WHEN NOT APPLICABLE.
5. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES CURRENT EDITION.

As-Built Notes:

1. ALL COMPONENTS OF THE DRAINAGE MUST BE ASBUILT PRIOR TO COVERING. ENGINEER TO BE NOTIFIED PRIOR TO COVERING SURVEY ASBUILT LOCATIONS. ENGINEER WILL NOT ACCEPT FIELD MEASUREMENTS FROM THE SITE CONTRACTOR.

RIDOT Notes:

1. ALL WORK TO BE DONE WITHIN THE STATE RIGHT OF WAY MUST CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AUGUST 2023 EDITION WITH ALL REVISIONS. STANDARD DETAILS FOR THIS WORK ARE R.I. STANDARD DETAILS 1998 EDITION (AMENDED OCTOBER 2022) WITH ALL REVISIONS.
2. CONTRACTOR MUST OBTAIN A UTILITY CONNECTION PERMIT FOR WORK WITHIN THE STATE RIGHT–OF–WAY (ROW) PRIOR TO CONSTRUCTION. THE PHYSICAL ALTERATION PERMIT (PAP) IS NOT A SUBSTITUTE FOR THE UTILITY PERMIT AND THE PAP DOES NOT CONSTITUTE AN APPROVAL OF ANY UTILITY WORK.
3. ALL TRAFFIC CONTROL MUST CONFORM TO THE MUTCD, LATEST EDITION, WITH ALL REVISIONS.
4. NO LANE OR SHOULDER CLOSURES ARE ALLOWED TO BE PERFORMED WITHIN THE STATE ROW DURING PEAK TRAFFIC HOURS.
5. SEWER AND WATER CONNECTIONS WITHIN THE STATE ROW WILL REQUIRE A SEPARATE RIDOT UTILITY PERMIT, WHICH CONTRACTOR MUST OBTAIN BEFORE CONSTRUCTION.
6. THE DRAINAGE SYSTEM IS DESIGNED TO DECREASE BOTH STORMWATER RUNOFF RATE, AND STORMWATER RUNOFF VOLUME TO THE STATE ROW FROM PRE–DEVELOPMENT TO POST–DEVELOPMENT. THERE SHALL BE NO INCREASE IN RUNOFF TO THE STATE ROW FROM THE PROPOSED DEVELOPMENT.
7. WORK WITHIN THE STATE'S ROW WILL CONFORM TO PROPOSED PUBLIC RIGHTS–OF–WAY ACCESSIBILITY GUIDELINES (PROWAG). WORK ONSITE WILL CONFORM TO AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) UNLESS THE WORK IS ON STATE OWNED LAND.
8. AS–BUILTS ARE REQUIRED FOR ALL DRAINAGE CONNECTIONS WITHIN THE STATE ROW. AS–BUILTS MUST BE PROVIDED TO THE RIDOT STORMWATER OFFICE AND INCLUDE, INVERTS, MATERIALS, AND PIPE SIZES.

Layout and Materials:

1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURB RADII ARE 5 FEET UNLESS OTHERWISE NOTED.
3. CURBING SHALL BE PRECAST CONCRETE OR AS LABELED ON THE PLANS.
4. SIDEWALK SHALL BE CONCRETE, STAMPED CONCRETE OR AS LABELED ON THE PLANS.
5. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
6. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
7. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
8. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.

Grading and Utility Notes:

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL ONSITE. THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER, THE DIRECTOR OF PUBLIC WORKS, THE TOWN ENGINEER, AND RI DEPT. OF ENVIRONMENTAL MANAGEMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR TO OBTAIN ALL FEDERAL, STATE, AND MUNICIPAL APPROVALS PRIOR TO THE START OF CONSTRUCTION.
3. CONSTRUCTION TO COMMENCE SPRING 2025 OR UPON RECEIPT OF ALL NECESSARY APPROVALS.
4. ALL WORK PERFORMED HEREIN SHALL BE GOVERNED BY THE RHODE ISLAND STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AND TOWN OF BRISTOL STANDARD SPECIFICATIONS AND DETAILS.
5. SEQUENCE OF CONSTRUCTION PROVIDED IN SESC MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH PRIOR APPROVAL FROM THE OWNER OR OWNER'S REPRESENTATIVE.
6. THE CONTRACTOR SHALL COORDINATE WITH ALL OF THE APPROPRIATE UTILITY COMPANIES FOR AGREEMENTS TO SERVICE THE PROPOSED BUILDING. THIS SHALL BE DONE PRIOR TO CONSTRUCTION. NO REPRESENTATIONS ARE MADE BY DIPRETE ENGINEERING THAT UTILITY SERVICE IS AVAILABLE.
7. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING FINISH GRADING AND DRAINAGE AROUND THE BUILDING TO ENSURE SURFACE WATER AND/OR GROUND WATER ARE DIRECTED AWAY FROM THE STRUCTURE.
8. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.
9. ALL PROPOSED UNDERGROUND UTILITIES SERVING THE SITE AND BUILDINGS TO BE COORDINATED WITH APPLICANT, ARCHITECT, AND ENGINEER PRIOR TO INSTALLATION.
10. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION INCLUDING ALL REVISIONS.
11. ALL RETAINING WALLS AND STEEP SLOPES ARE SHOWN SCHEMATICALLY ONLY AND DIPRETE ENGINEERING IS NOT PROVIDING THE DESIGN OF THESE ITEMS. THE ACTUAL WALLS AND SLOPES ARE TO BE BUILT UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER AND CERTIFIED TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT. SHOP DRAWINGS TO BE SUBMITTED PRIOR TO CONSTRUCTION.
12. ALL CUT AND FILL AREAS ARE TO BE DONE UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER WITH TESTING AND CERTIFICATION TO BE PROVIDED TO THE APPLICANT AT THE COMPLETION OF THE PROJECT. DIPRETE ENGINEERING ASSOCIATES, INC. IS NOT PROVIDING THE FILL SPECIFICATION, GEOTECHNICAL ENGINEERING, STRUCTURAL ENGINEERING SERVICES, OR SUPERVISION AS PART OF THESE DRAWINGS.
13. ALL COMPONENTS OF THE DRAINAGE, SEWER AND WATER SYSTEMS MUST BE ASBUILT PRIOR TO COVERING. ENGINEER TO BE NOTIFIED PRIOR TO COVERING TO SURVEY ASBUILT LOCATIONS. ENGINEER WILL NOT ACCEPT FIELD MEASUREMENTS FROM THE SITE CONTRACTOR.
14. NO STOCKPILING OF MATERIAL TO BE LOCATED IN THE RIGHT OF WAY AND NO OPEN TRENCHES ARE TO BE LEFT OVERNIGHT.
15. ALL LOAM IN DISTURBED AREAS TO BE STOCKPILED FOR FUTURE USE.
16. ALL EXCESS SOIL, TREES, ROCKS, BOULDERS, AND OTHER REFUSE, SHALL BE DISCARDED OFF SITE IN AN ACCEPTABLE MANNER AT AN APPROVED LOCATION. STUMPS SHALL BE GROUND ONSITE OR REMOVED.
17. NO STUMP DUMPS ARE PROPOSED ONSITE.
18. IF CONCRETE TRUCKS ARE WASHED OUT ONSITE, ALL WASHOUT MUST BE COMPLETED IN THE DESIGNATED CONCRETE WASHOUT AREA.

ADA Notes:

1. ALL IMPROVEMENTS SHALL COMPLY WITH THE "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG)" BY THE DEPARTMENT OF JUSTICE.
2. MAXIMUM RUNNING SLOPE ALONG ALL ACCESSIBLE PATHS OF TRAVEL SHALL BE 4.5% OR 0.045 '/, AND MAXIMUM CROSS SLOPE ALONG ALL ACCESSIBLE PATHS OF TRAVEL SHALL BE 0.015'/,.
3. MAXIMUM SLOPE IN ALL DIRECTIONS FOR ALL ACCESSIBLE PARKING SPACES AND LOADING AREAS SHALL BE 0.015'/,.
4. A 5'x5' LANDING WITH A MAXIMUM SLOPE OF 1.5% OR 0.015'/, IN ALL DIRECTIONS SHALL BE PROVIDED IN FRONT OF ALL PUBLICLY ACCESSIBLE BUILDING ENTRANCES/EGRESSES.
5. SIDEWALK CURB RAMPS SHALL COMPLY WITH DIPRETE ENGINEERING DETAILS THAT MEET OR EXCEEDING RIDOT STANDARDS 43.3.0, 43.3.1, & 43.4.1 AS SHOWN ON THE DETAIL SHEET.
6. PLEASE NOTE THAT THE GRADING AND PLAN VIEWS AS WELL AS THE STANDARD DETAILS MAY NOT SHOW THE DETAIL NECESSARY TO CONSTRUCT WALKWAYS AND RAMPS TO ADA STANDARDS. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LEVEL OF CARE NECESSARY TO BE CERTAIN THAT THE CONSTRUCTED PRODUCT MEETS ADA STANDARDS. IN THE EVENT OF ANY CONFLICTS THE CONTRACTOR SHALL NOTIFY THE DESIGNER BEFORE CONSTRUCTION FOR ADVICE IN FINDING A RESOLUTION.

Soil Erosion and Sedimentation Control Notes:

1. ALL EROSION CONTROL, TEMPORARY SWALES, TEMPORARY SEDIMENTATION TRAPS, ETC. SHALL BE INSTALLED PER THE RHODE ISLAND SOIL EROSION AND SEDIMENTATION CONTROL LATEST EDITION AND THE SOIL EROSION SEDIMENTATION CONTROL PLAN (SESC).
2. TEMPORARY SWALES SHALL BE USED TO CONTROL RUNOFF DURING CONSTRUCTION. TEMPORARY SWALES SHALL BE VEGETATED AFTER CONSTRUCTION. EROSION CONTROL MATS SHALL BE INSTALLED IF NECESSARY TO PREVENT EROSION AND SUPPORT VEGETATION. AFTER CONSTRUCTION IS COMPLETE AND TRIBUTARY ARES TO THE SWALES HAVE BEEN STABILIZED, THE TEMPORARY SWALES SHALL BE CLEARED AND FINAL DESIGN, INCLUDING INSTALLATION OF THE GRASS SWALE SHALL BE PER THE DESIGN PLANS.
3. ONCE THE SEDIMENTATION TRAP IS NO LONGER REQUIRED AND ALL TRIBUTARY AREAS HAVE BEEN STABILIZED, THE TEMPORARY SEDIMENTATION TRAP SHALL CLEANED AND BROUGHT TO FINAL DESIGN GRADES.
4. INLET PROTECTION SHALL BE INSTALLED ON ALL CATCH BASINS ONCE CONSTRUCTED.
5. SEE SECTION 2.2 OF THE SESC FOR SEQUENCE OF CONSTRUCTION ACTIVITY.
6. SEE SECTION 2.2 OF THE SESC FOR PROJECT PHASING.
7. CONTRACTOR MAY MODIFY SEQUENCE OF CONSTRUCTION WITH APPROVAL FROM DESIGN ENGINEER.
8. FOR CONSTRUCTION PHASING SEE SECTION 2.2 OF SOIL EROSION AND SEDIMENT CONTROL PLAN.

Abbreviations Legend

AP	ASSESSOR'S PLAT	OHW	OVERHEAD WIRE
BC	BOTTOM OF CURB	PE	POLYETHYLENE
BT	BOTTOM OF TESTHOLE	ℙ	PROPERTY LINE
BIT	BITUMINOUS (BERM)	PR	PROPOSED
BIO	BIORETENTION	PVC	POLYVINYL CHLORIDE
BW	BOTTOM OF WALL (FINISHED GRADE AT BOTTOM OF WALL)	R	RADIUS
		R&D	REMOVE AND DISPOSE
CB	CATCH BASIN	RCP	REINFORCED CONCRETE PIPE
(C)	CALCULATED	RIHB	RHODE ISLAND HIGHWAY BOUND
℄	CENTERLINE		
(CA)	CHORD ANGLE	RL	ROOF LEADER
CLDIP	CONCRETE LINED DUCTILE IRON PIPE	ROW	RIGHT OF WAY
CO	CLEAN OUT	S	SLOPE
CONC	CONCRETE	SD	SUBDRAIN
(D)	DEED	SED	SEDIMENT FOREBAY
DCB	DOUBLE CATCH BASIN	SE	SLAB ELEVATION
DI	DROP INLET	SF	SQUARE FOOT
DMH	DRAINAGE MANHOLE	SFL	STATE FREEWAY LINE
DP	DETENTION POND	SFM	SEWER FORCE MAIN
EOP	EDGE OF PAVEMENT	SHL	STATE HIGHWAY LINE
ESC	EROSION AND SEDIMENT CONTROL	SMH	SEWER MANHOLE
EX	EXISTING	SNDF	SAND FILTER
FES	FLARED END SECTION	SS	SIDE SLOPE
FFE	FINISH FLOOR ELEVATION	STA	STATION
GFE	GARAGE FLOOR ELEVATION	TC	TOP OF CURB
GWT	GROUND WATER TABLE	TD	TRENCH DRAIN
HC	HANDICAPPED	TF	TOP OF FOUNDATION
HW	HEADWALL	TRANS	TRANSITION
HC	HIGH CAPACITY CATCH BASIN GRATE	TW	TOP OF WALL (FINISHED GRADE AT TOP OF WALL)
HDPE	HIGH DENSITY POLYETHYLENE		
ID	INLINE DRAIN	TYP	TYPICAL
INV	INVERT	UDS	UNDERGROUND DETENTION SYSTEM
IP	INFILTRATION POND		
LF	LINEAR FEET	UIS	UNDERGROUND INFILTRATION SYSTEM
LOD	LIMIT OF DISTURBANCE		
LP	LIGHT POLE	UP	UTILITY POLE
(M)	MEASURED	WO	WALKOUT
N/F	NOW OR FORMERLY	WQ	WATER QUALITY

Site Callouts Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

- (7.2.4) RIDOT STD PRECAST CONCRETE CURB STOP
- (4W45) 4" WHITE STRIPING 2' ON CENTER AT 45°
- (ADAS) ADA SPACE PAVEMENT MARKINGS MUST COMPLY WITH ALL ADA AND MUTCD REGULATIONS AND REQUIREMENTS.
- (ADAR) ADA CURB RAMP MUST COMPLY WITH ALL ADA REGULATIONS AND REQUIREMENTS.
- (ADAV) VAN ADA SPACE PAVEMENT MARKINGS MUST COMPLY WITH ALL ADA AND MUTCD REGULATIONS AND REQUIREMENTS.
- (CWK) CROSSWALK PAVEMENT MARKINGS. SOLID 2' WHITE LINES SPACED 4' OC (REFERENCE MUTCD SECTION 3B.18)

Existing Legend

(AS SHOWN ON PROPOSED PLANS)

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

- PROPERTY LINE
- ASSESSORS LINE
- BUILDING
- BRUSHLINE
- TREELINE
- GUARDRAIL
- FENCE
- RETAINING WALL
- STONE WALL
- MINOR CONTOUR LINE (2)
- MAJOR CONTOUR LINE (10)
- WATER LINE (W)
- SEWER LINE (S)
- SEWER FORCE MAIN (SFM)
- GAS LINE (G)
- ELECTRIC LINE (E)
- OVERHEAD WIRES (OHW)
- DRAINAGE LINE (D)
- SOILS LINES (HkC / CaD)
- 50' PERIMETER WETLAND
- 100' RIVERBANK WETLAND
- 200' RIVERBANK WETLAND
- NATURAL HERITAGE AREA
- FEMA BOUNDARY (ZONE X / ZONE X)
- STREAM
- WETLAND LINE & FLAG (B1, B2)
- NATURAL HERITAGE AREA

- NAIL FOUND/SET
- DRILL HOLE FOUND/SET
- BOUND FOUND/SET
- SIGN
- BOLLARD
- SOIL EVALUATION (SEV)
- CB CATCH BASIN
- DCB DOUBLE CATCH BASIN
- DMH DRAINAGE MANHOLE
- FES FLARED END SECTION
- GUY POLE
- EMH ELECTRIC MANHOLE
- UP UTILITY/POWER POLE
- LIGHTPOST
- SMH SEWER/SEPTIC MANHOLE
- SEWER VALVE (SV)
- CLEANOUT
- HYDRANT
- IRRIGATION VALVE
- WATER VALVE (WV)
- WELL
- MONITORING WELL
- UNKNOWN MANHOLE
- GAS VALVE (GV)
- BENCH MARK
- STREAM FLOW DIRECTION

Proposed Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

- PROPERTY LINE
- BUILDING SETBACKS
- TREELINE
- CHAINLINK FENCE
- GUARDRAIL (RIDOT STD 34.2.0, 34.4.0 OR APPROVED EQUAL)
- RETAINING WALL
- MINOR CONTOUR LINE (308)
- MAJOR CONTOUR LINE (310)
- SPOT ELEVATION (312)
- EDGE OF PAVEMENT
- CONCRETE CURB (RIDOT STD 7.1.0)
- BUILDING FOOTPRINT
- BUILDING OVERHANG
- BUILDING ENTRY
- ASPHALT PAVEMENT
- STAMPED CONCRETE
- CONCRETE SIDEWALK
- SAWCUT LINE
- SIGN (RIDOT STD 24.6.2 AS APPLICABLE)
- SINGLE LIGHT
- DOUBLE LIGHT
- OVERHANGING LIGHT
- ACCESSIBLE PARKING SPACE SYMBOLS (VAN)
- TRANSFORMER PAD WITH BOLLARDS (PER NATIONAL GRID STANDARD)
- PARKING COUNT

- DRAINAGE LINE
- ROOF LEADER (RL)
- GAS LINE (G)
- WATER LINE (W)
- HYDRANT ASSEMBLY
- WATER SHUT OFF
- WATER VALVE
- THRUST BLOCK
- SEWER LINE (S)
- OVERHEAD WIRE (OHW)
- ELECTRIC, TELEPHONE, CABLE LINE (ETC)
- LIMIT OF DISTURBANCE – NO EROSION CONTROL
- STRAW WATTLE, SILT FENCE (RIDOT STD 9.2.0) OR APPROVED EQUAL AT LIMIT OF DISTURBANCE
- 2:1 SLOPES
- UNDERGROUND SYSTEM OUTLINE
- POND ACCESS
- RIP RAP
- SAND FILTER
- CATCH BASIN
- DOUBLE CATCH BASIN
- MANHOLE
- FLARED END SECTION
- HEAD WALL
- SHRUB
- TREE

Utility Note:

ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.

PER THE CODE OF FEDERAL REGULATIONS – TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.

DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.

Permit Note:

THE PURPOSE OF THIS PLAN SET IS TO OBTAIN A PERMIT FROM THE REGULATORY AGENCY IT WAS SUBMITTED TO. THIS PLAN SET CONTAINS THE REQUIRED INFORMATION NECESSARY FOR APPROVAL BY THE SPECIFIC AGENCY IT WAS SUBMITTED TO AND MAY NOT HAVE INFORMATION NECESSARY FOR OTHER REGULATORY AGENCIES. THIS PLAN SET MUST NOT BE CONSTRUED AS A FULL CONSTRUCTION OR BID SET. ADDITIONAL DETAIL IS REQUIRED FOR CONSTRUCTION AND BID DOCUMENTS, SUCH AS (BUT NOT LIMITED TO) FINE GRADING, GRADING BETWEEN THE CONTOUR INTERVAL, ADDITIONAL SURVEY/ MAPPING, BUILDING SHAPE/ LOCATION, ADA, UTILITY CONNECTIONS, UTILITY CROSSINGS, SURFACE AND GROUND WATER MITIGATION, SOIL STABILITY AND CONSISTENCY, SPECIFIC END USER NEEDS, CONSTRUCTABILITY ISSUES, ETC. ANY USER OF THESE PLANS SHOULD UNDERSTAND THIS LIMITATION.

DiPrete Engineering
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Boston • Providence • Newport

KEVIN DEMERS
No. 8557
REGISTERED PROFESSIONAL ENGINEER CIVIL
7-9-25

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED 'ISSUED FOR CONSTRUCTION' AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

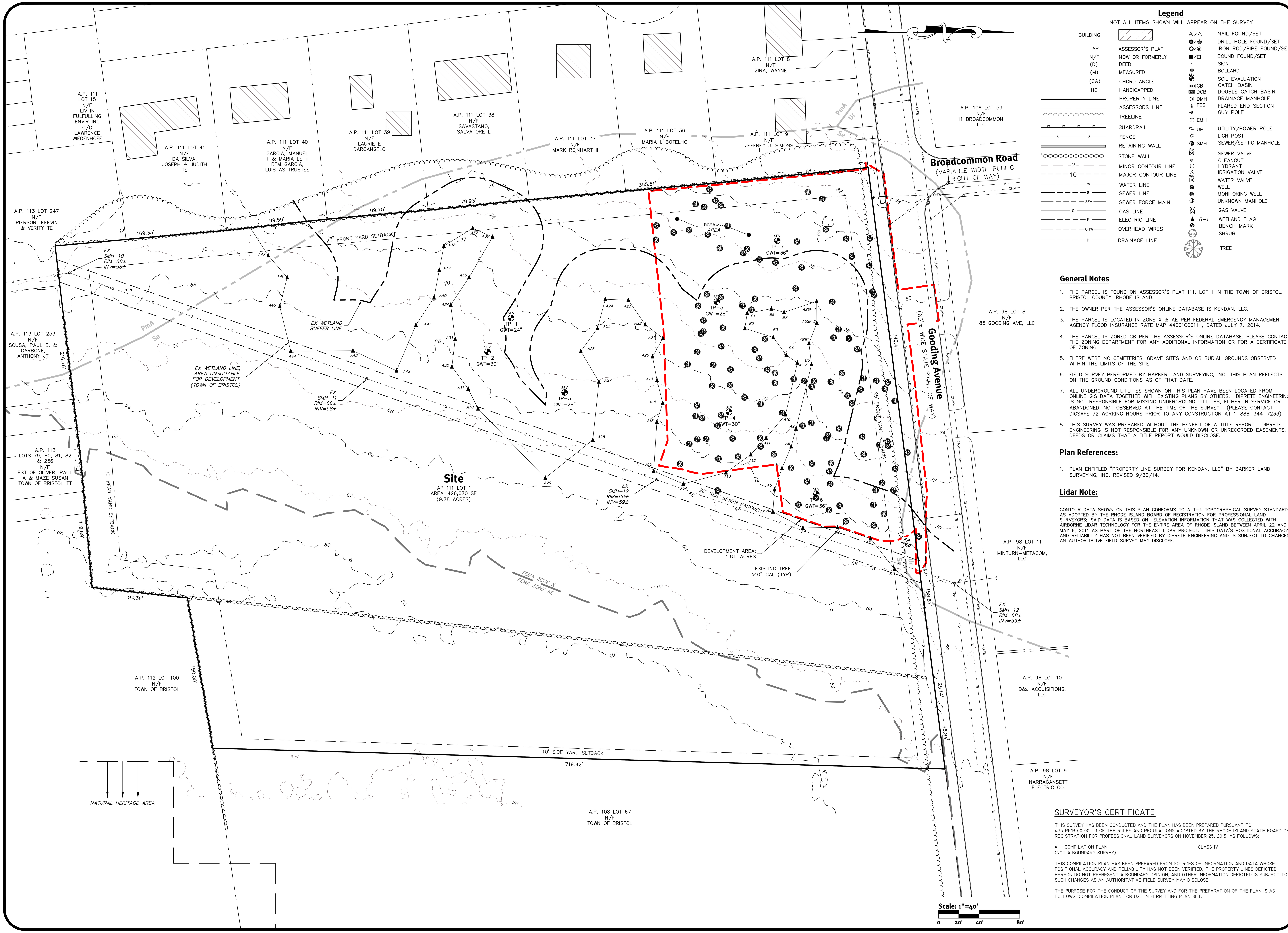
No.	Date	Description	By:
5	07-09-2025	Sewer Revisions	J.A.R.
4	06/05/2025	Revisions	S.E.H.
3	05/20/2025	RIDOT Response To Comments	N.M.P.
2	12/12/2024	RIDOT Response To Comments	N.M.P.
1	07/30/2024	RIDOT Response To Comments	N.M.P.
0	02/28/2024	RIDOT Submission	J.A.R.

Drawn By: D.R.N. Design By: K.J.D.

General Notes And Legend
Comfort Inn & Suites

AP 111 Lot 1
Bristol, Rhode Island

Owner & Applicant:
D&M BOCA DEVELOPMENT, LLC
92 Faunce Corner Road, Suite 160,
North Darthmouth, MA 02747



General Notes

1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 111, LOT 1 IN THE TOWN OF BRISTOL, BRISTOL COUNTY, RHODE ISLAND.
2. THE OWNER PER THE ASSESSOR'S ONLINE DATABASE IS KENDAN, LLC.
3. THE PARCEL IS LOCATED IN ZONE X & AE PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 44001C0011H, DATED JULY 7, 2014.
4. THE PARCEL IS ZONED GB PER THE ASSESSOR'S ONLINE DATABASE. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
5. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SITE.
6. FIELD SURVEY PERFORMED BY BARKER LAND SURVEYING, INC. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
7. ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM ONLINE GIS DATA TOGETHER WITH EXISTING PLANS BY OTHERS. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR MISSING UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED, NOT OBSERVED AT THE TIME OF THE SURVEY. (PLEASE CONTACT DIGSAFE 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 1–888–344–7233).
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.

Plan References:

1. PLAN ENTITLED "PROPERTY LINE SURBEY FOR KENDAN, LLC" BY BARKER LAND SURVEYING, INC. REVISED 9/30/14.

Lidar Note:

CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T–4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS; SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN APRIL 22 AND MAY 6, 2011 AS PART OF THE NORTHEAST LIDAR PROJECT. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORITATIVE FIELD SURVEY MAY DISCLOSE.

SURVEYOR'S CERTIFICATE

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

- COMPILATION PLAN — CLASS IV
(NOT A BOUNDARY SURVEY)

THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREON DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITATIVE FIELD SURVEY MAY DISCLOSE

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: COMPILATION PLAN FOR USE IN PERMITTING PLAN SET.

DiPrete Engineering
90 Broadway Newport, RI 02840
tel 401-619-3890 fax 401-464-6006 www.diprete-eng.com
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KEVIN DEMERS
No. 8557
REGISTERED PROFESSIONAL ENGINEER CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED 'ISSUED FOR CONSTRUCTION' AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

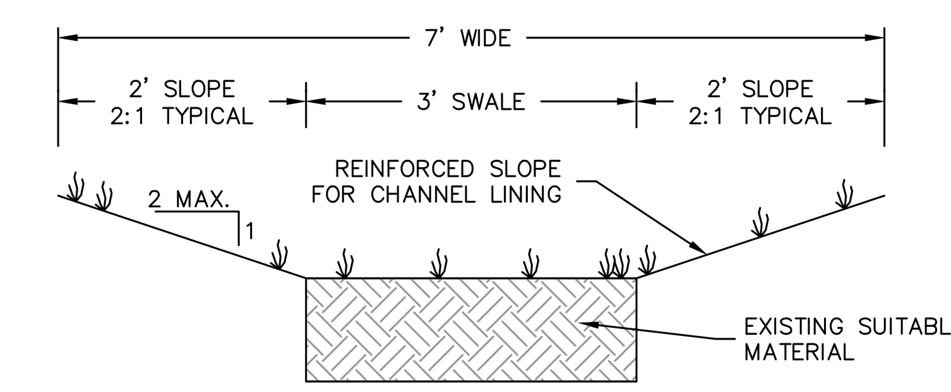
Design By: K.I.D. Drawn By: D.R.N.

Existing Resource Plan
Comfort Inn & Suites

AP 111 Lot 1
Bristol, Rhode Island

Owner & Applicant:
D&M BOCA DEVELOPMENT, LLC

NOTE:
1. SWALE SIDES TO BE REINFORCED WITH EROSION CONTROL BLANKETS, JUTE MESH, OR APPROVED EQUAL.
2. MINIMUM RUNNING SLOPE OF SWALE TO BE 0.5% (0.005 FT/FT)



Temporary Swale Cross Section

NOT TO SCALE

Erosion Control Notes:

1. THE SITE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL ON SITE. THE SITE CONTRACTOR IS TO NOTIFY THE OWNER, DESIGN ENGINEER AND RI DEPT. OF ENVIRONMENTAL MANAGEMENT AT LEAST 5 DAYS PRIOR TO THE START OF CONSTRUCTION.
2. THE SITE CONTRACTOR SHALL PLACE EROSION CONTROLS PRIOR TO START OF EARTHWORK AND MAINTAIN THESE EROSION CONTROLS THROUGHOUT DURATION OF THE PROJECT.
3. CONTRACTOR TO PROVIDE INLET SEDIMENT CONTROLS AT ALL EXISTING CATCH BASINS WITHIN THE LIMIT OF DISTURBANCE.
4. STOCKPILE AND CONCRETE WASHOUT LOCATIONS TO BE DETERMINED BY CIVIL ENGINEER, AND SITE CONTRACTOR PRIOR TO CONSTRUCTION. NO STOCKPILING OF MATERIAL TO BE LOCATED IN RIGHT OF WAY AND NO OPEN TRENCHES ARE TO BE LEFT OVERNIGHT. ALL EXCESS SOIL, TREES, ROCKS, BOULDERS, AND OTHER REFUSE, SHALL BE DISCARDED OFF SITE AS DIRECTED BY THE OWNER.
5. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL. DUST CONTROL TREATMENTS SHALL BE APPLIED AS NECESSARY TO CONTROL AND REDUCE THE AMOUNT OF DUST THAT MAY CAUSE OFF SITE DAMAGE, BE A HEALTH HAZARD TO HUMANS, WILDLIFE, AND PLANT LIFE, OR POSE A HAZARD TO TRAFFIC SAFETY. DUST CONTROL TREATMENTS SHALL BE CONSISTENT WITH RIDEM BEST MANAGEMENT PRACTICES.
6. IF CONCRETE TRUCKS ARE WASHED OUT ON SITE, ALL WASHOUT MUST BE COMPLETED IN A DESIGNATED CONCRETE WASHOUT AREA. THE AREA SHOWN ON THIS PLAN MAY BE RELOCATED AS NECESSARY DURING CONSTRUCTION.

Construction Phasing:

1 - FLAG/SURVEY LIMIT OF DISTURBANCE
INSTALL PERIMETER EROSION CONTROL DEVICES (SILT FENCE/FILTREXX)
2 - CLEAR AND GRUB SITE, INSTALL TEMPORARY SWALES AND SEDIMENTATION TRAPS
3 - BEGIN MASS GRADING.
4 - STABILIZE ROUGH GRADED AREAS.
5 - CONSTRUCT FOUNDATION WALLS.

Legend:

PROPERTY LINE
EX MAJOR FOOT CONTOUR (160)
EX MINOR FOOT CONTOUR (158)
CONSTRUCTION ENTRANCE (RIDOT STD 9.9.0)
PR TEMPORARY SWALE
SILT FENCE (RIDOT 9.2.0)
LIMIT OF DISTURBANCE
FILTREXX OR APPROVED EQUAL (SEE DETAIL)
50' PERIMETER WETLAND
WETLAND LINE
TREELINE
TEMPORARY CONTOUR (308)
INFILTRATING AREA (TO BE PROTECTED BY SILT FENCE OR STRAW WATTLE)

Scale: 1"=20'
0 10' 20' 40'

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THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

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No.	Date	Description	By:
5	07-09-2025	Sewer Revisions	J.A.R.
4	06/05/2025	Revisions	S.E.H.
3	05/20/2025	RIDOT Response To Comments	N.M.P.
2	12/12/2024	RIDOT Response To Comments	N.M.P.
1	07/30/2024	RIDOT Response To Comments	N.M.P.
0	02/28/2024	RIDOT Submission	J.A.R.

Drawn By: D.R.N. Design By: K.J.D.

Erosion & Sediment Control Plan

Comfort Inn & Suites

AP 111 Lot 1
Bristol, Rhode Island

Owner & Applicant:
D&M BOCA DEVELOPMENT, LLC
92 Faunce Corner Road, Suite 160,
North Darthmouth, MA 02747

SHEET 5 OF 14

Item C2.

Parking Regulations:

PARKING USE:	HOTEL
PARKING REQUIREMENT:	1 SPACE PER HOTEL ROOM
HOTEL ROOMS:	80 ROOMS
PARKING CALCULATION:	80 X 1/ROOM = 80 SPACES
REQUIRED PARKING SPACES:	80 SPACES
PROVIDED REGULAR (10' X 18') PARKING SPACES:	60
PROVIDED COMPACT* (9' X 16') PARKING SPACES:	20
TOTAL PROVIDED PARKING SPACES:	80 SPACES (REGULAR + COMPACT)
REQUIRED ADA PARKING SPACES:	4 SPACES
PROVIDED ADA PARKING:	4 SPACES
REQUIRED LOADING AREA:	14' x 60' LOADING SPACE
PROVIDED LOADING AREA:	14' x 60' LOADING SPACE

* FOR PARKING AREAS WITH MORE THAN 20 SPACES, UP TO 25 PERCENT OF THE SPACES MAY BE REDUCED IN SIZE FOR SMALL CARS, PROVIDED THAT SUCH SPACES SHALL BE PROMINENTLY SIGNED FOR SMALL CARS ONLY

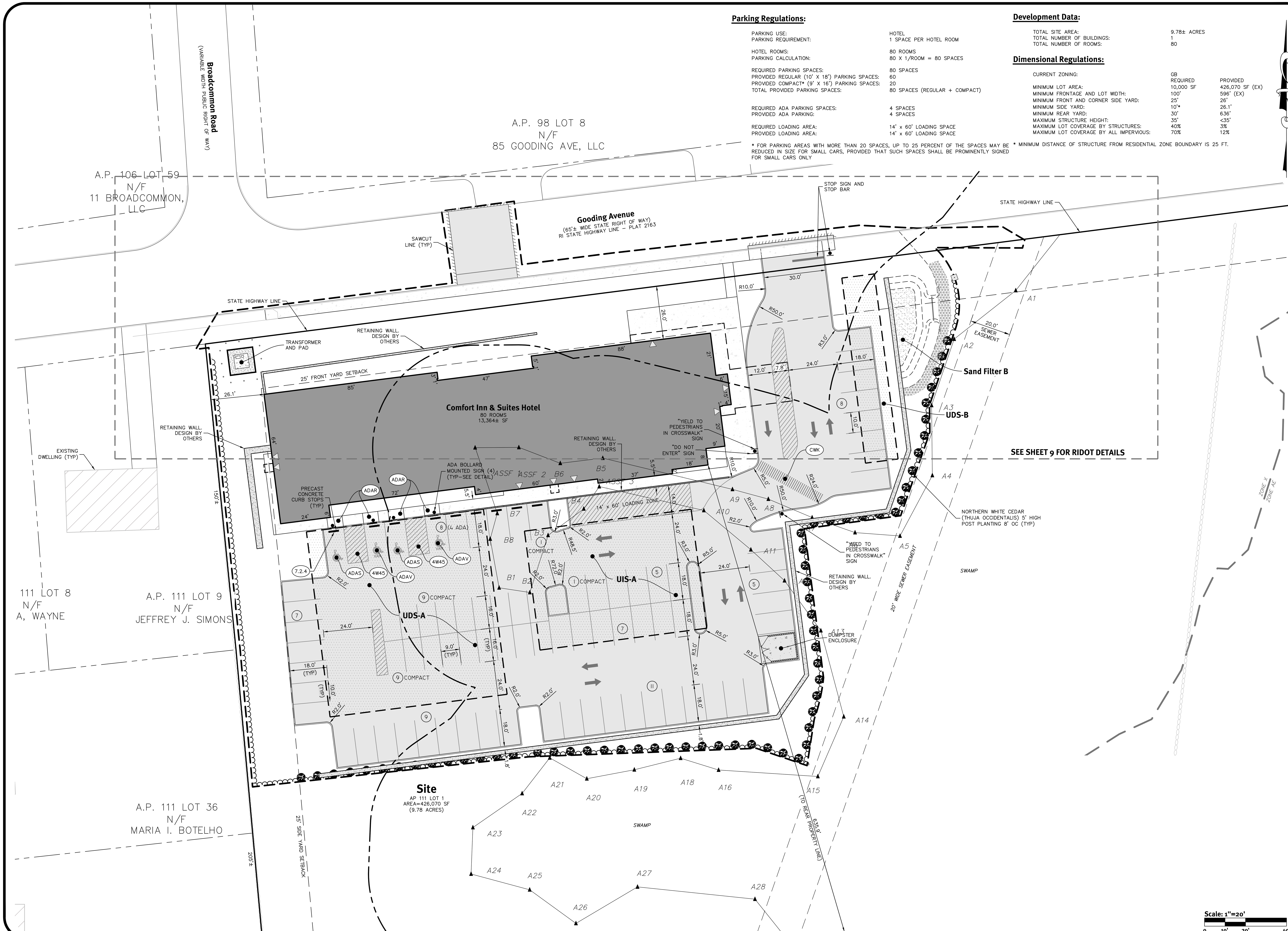
Development Data:

TOTAL SITE AREA:	9.78± ACRES
TOTAL NUMBER OF BUILDINGS:	1
TOTAL NUMBER OF ROOMS:	80

Dimensional Regulations:

CURRENT ZONING:	GB	
	REQUIRED	PROVIDED
MINIMUM LOT AREA:	10,000 SF	426,070 SF (EX)
MINIMUM FRONTAGE AND LOT WIDTH:	100'	596' (EX)
MINIMUM FRONT AND CORNER SIDE YARD:	25'	26'
MINIMUM SIDE YARD:	10'*	26.1'
MINIMUM REAR YARD:	30'	636'
MAXIMUM STRUCTURE HEIGHT:	35'	<35'
MAXIMUM LOT COVERAGE BY STRUCTURES:	40%	3%
MAXIMUM LOT COVERAGE BY ALL IMPERVIOUS:	70%	12%

* MINIMUM DISTANCE OF STRUCTURE FROM RESIDENTIAL ZONE BOUNDARY IS 25 FT.



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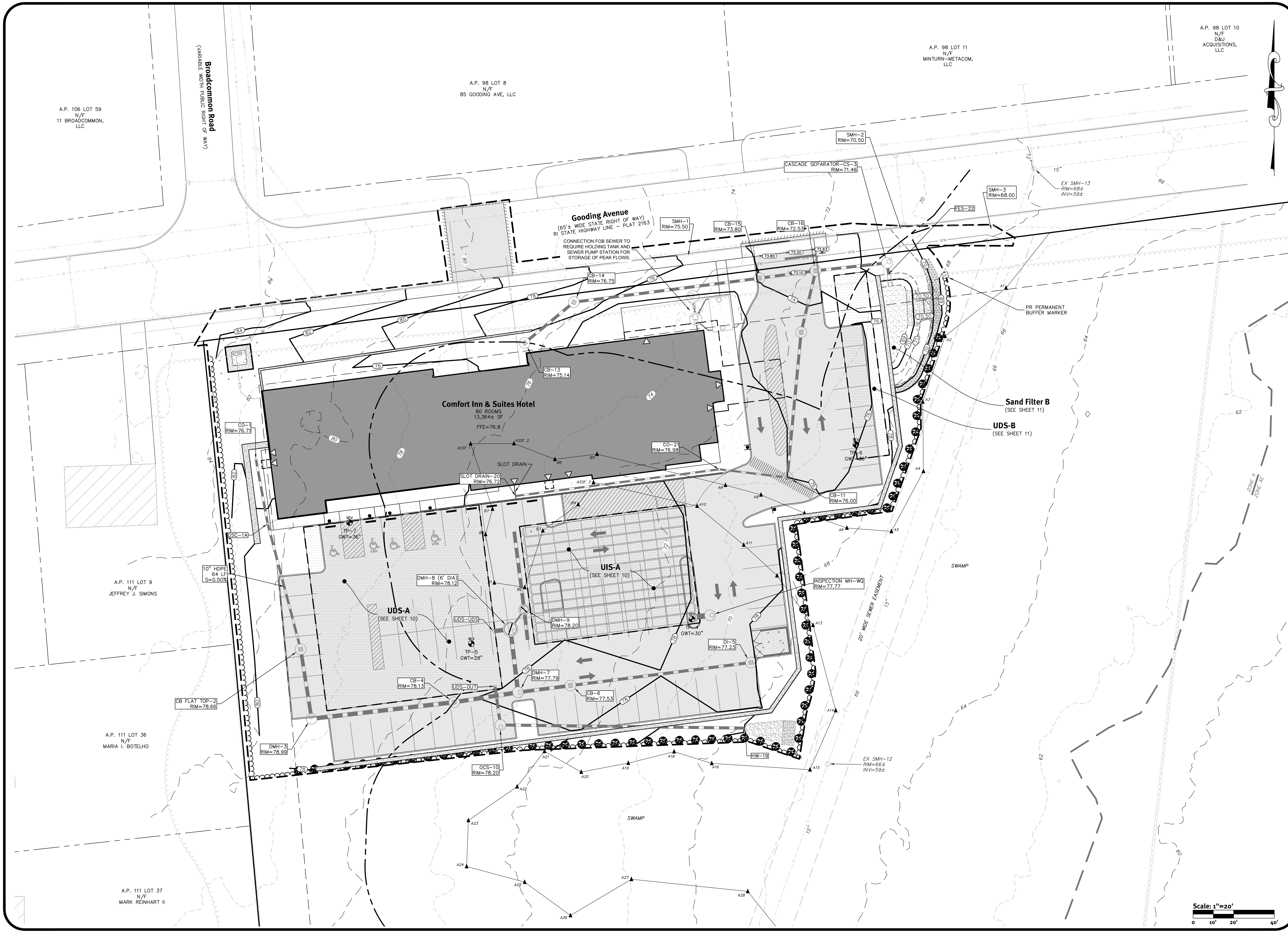
Drawn By: D.R.N. Design By: K.J.D.

Site Layout Plan
Comfort Inn & Suites

AP 111 Lot 1
Bristol, Rhode Island

Owner & Applicant:
D&M BOCA DEVELOPMENT, LLC
92 Faunce Corner Road, Suite 160,
North Darthmoth, MA 02747

Item C2.



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Drawn By: D.R.N. Design By: K.J.D.

Grading Plan
Comfort Inn & Suites

AP 111 Lot 1
Bristol, Rhode Island

Owner & Applicant:
D&M BOCA DEVELOPMENT, LLC

92 Faunce Corner Road, Suite 160,
North Darthmouth, MA 02747

SHEET 7 OF 14

A.P. 106 LOT 59
N/F
11 BROADCOMMON, LLC

A.P. 98 LOT 8
N/F
85 GOODING AVE, LLC

A.P. 98 LOT 11
N/F
MINTURN-METACOM, LLC

A.P. 98 LOT 10
N/F
D&J ACQUISITIONS, LLC

Broadcommon Road
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

Gooding Avenue
(65'± WIDE STATE RIGHT OF WAY)
RI STATE HIGHWAY LINE - PLAT 2163

SIZE AND MATERIAL FOR GAS LINE PER RI ENERGY REQUIREMENTS

SIZE AND MATERIAL FOR WATER LINE PER BUILDING MEP ENGINEER AND BRISTOL REQUIREMENTS

SEE INSET A

UTILITY POLE (CONNECTION DETAILS AND FINAL DESIGN TO BE PROVIDED BY UTILITY PROVIDER)

TRANSFORMER PAD WITH BOLLARDS PER RI ENERGY STANDARDS

Comfort Inn & Suites Hotel
80 ROOMS
13,364± SF

LOCATION, SIZE & MATERIAL FOR GAS LINE PER RI ENERGY AND BRISTOL REQUIREMENTS

BUILDING ROOFLEADERS. ALL ROOF RUNOFF TO BE DIRECTED TO ROOFLEADER VIA DOWNSPOUTS. EXACT LOCATION OF DOWNSPOUTS AND ROOFLEADER TO BE COORDINATED WITH ARCHITECT.

CO-1
RIM=76.71
INV OUT=75.49(1A)

10" HDPE
32 LF
S=0.50%

OSC-1A

10" HDPE
64 LF
S=0.50%

CB FLAT TOP-2
RIM=78.66
INV IN=75.01(1A)
INV OUT=74.59(3)

15" HDPE
35 LF
S=0.49%

DMH-3
RIM=78.99
INV IN=74.42(2)
INV OUT=74.17(4)

18" HDPE
71 LF
S=0.50%

CB-4
RIM=78.13
INV IN=73.81(3)
INV OUT=73.81(7)

UDS-OUT
INV=70.00(10)

18" HDPE
32 LF
S=0.50%

12" HDPE
19 LF
S=0.00%

CB-13
RIM=75.14
INV OUT=71.44(14)

CB-14
RIM=76.75
INV IN=71.13(13)
INV OUT=71.13(15)

BLDG
INV OUT
=69.70

8" HDPE
101 LF
S=0.50%

CO-21
INV IN=72.84(20)
INV OUT=72.84(11)

SLOT DRAIN-2C
INV OUT=73.34(21)

SLOT DRAIN

ASSF 1

ASSF 2

ASSF 3

TP-7
GWT=36"

TP-6
GWT=36"

TP-5
GWT=28"

TP-4
GWT=30"

UIS-A
(SEE SHEET 10)

UDS-A
(SEE SHEET 10)

CB-15
RIM=73.80
INV IN=69.37(14)
INV OUT=69.37(16)

12" HDPE
28 LF
S=0.54%

CB-16
RIM=72.53
INV IN=69.22(12)
INV IN=69.22(15)
INV OUT=69.22(CS-3)

12" HDPE
55 LF
S=0.53%

161 LF - 4" C-900 SEWER FORCE MAIN

22.5 DEGREE C-900 BEND FITTING

EX SMH-13
RIM=68±
INV=59±

TIE INTO EXISTING SEWER SERVICE. CONFIRM ALL PROPOSED SEWER INVERT ELEVATIONS WITH DESIGN ENGINEER

CASCADE SEPARATOR-CS-3
RIM=71.46
INV IN=69.03(16)
INV OUT=69.03(22)

12" HDPE
6 LF
S=0.50%

FES-22
INV=69.00(CS-3)

12" HDPE
92 LF
S=1.91%

12" HDPE
31 LF
S=1.00%

12" HDPE
31 LF
S=7.73%

12" HDPE
72 LF
S=1.00%

CB-12
RIM=75.12
INV IN=71.62(11)
INV OUT=71.62(16)

Sand Filter B
(SEE SHEET 11)

UDS-B
(SEE SHEET 11)

8" HDPE
34 LF
S=0.50%

CB-11
RIM=76.00
INV IN=72.67(21)
INV OUT=72.34(12)

INSPECTION MH-WQ
RIM=77.77
INV IN=73.00()

24" HDPE
6 LF
S=0.00%

12" HDPE
90 LF
S=0.50%

18" HDPE
31 LF
S=0.50%

15" HDPE
26 LF
S=0.51%

CB-6
RIM=77.53
INV IN=74.28(5)
INV OUT=74.03(7)

DMH-7
RIM=77.79
INV IN=73.66(4)
INV IN=73.90(6)
INV OUT=73.66(8)

DI-5
RIM=77.23
INV OUT=74.73(6)

OCS-10
RIM=78.20
INV IN=70.00(OUT)
INV OUT=69.00(19)

12" HDPE
120 LF
S=0.83%

HW-19
INV=68.00(10)

EX SMH-12
RIM=66±
INV=59±

20' WIDE SEWER EASEMENT

SWAMP

ZONE AE

A.P. 111 LOT 9
N/F
JEFFREY J. SIMONS

A.P. 111 LOT 36
N/F
MARIA I. BOTELHO

A.P. 111 LOT 37
N/F
MARK REINHART II

INSET A

Scale: 1"=10'
0 5' 10' 20'

Scale: 1"=20'
0 10' 20' 40'

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EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF EXISTING UTILITIES. CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES AS NECESSARY. SEE "UTILITY NOTE" ON SHEET 2.

No.	Date	Description	By
4	07/09/2025	Sewer Revisions	K.A.R.
3	06/20/2025	RIDOT Response to Comments	K.M.P.
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Drawn By: D.R.N. Design By: K.J.D.

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CIVIL

Drainage and Utilities Plan
Comfort Inn & Suites

AP 111 Lot 1
Bristol, Rhode Island

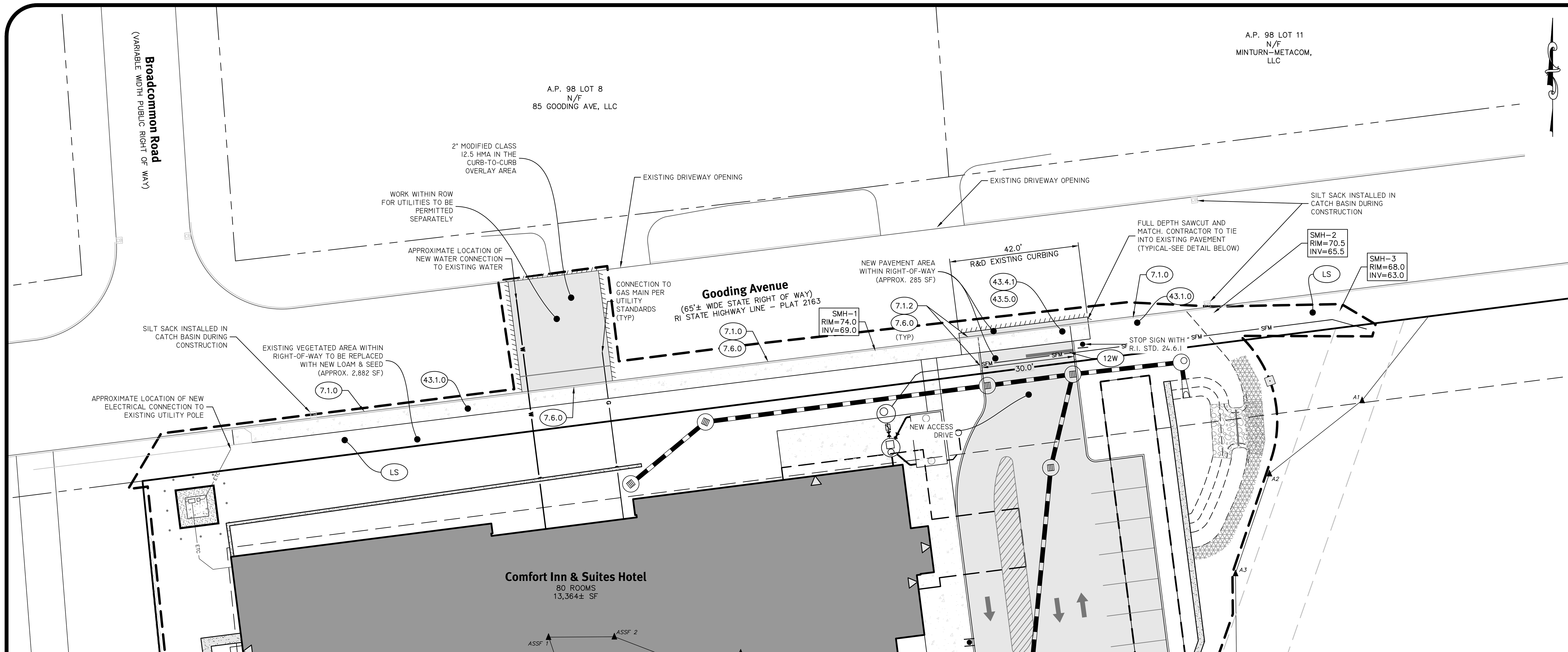
Owner & Applicant:
D&M BOCA DEVELOPMENT, LLC
92 Faunce Corner Road, Suite 160,
North Dartmouth, MA 02747

DE Job No: 2536-001 © Copyright 2025 by DiPrete Engineering Associates, Inc.

SHEET 8 OF 14

z:\demain\projects\2536-001 gooding avenue\autocad drawings\2536-001-plan.dwg Plotted: 7/14/2025

Item C2.



Gooding Avenue Entrance

RIDOT NOTES:

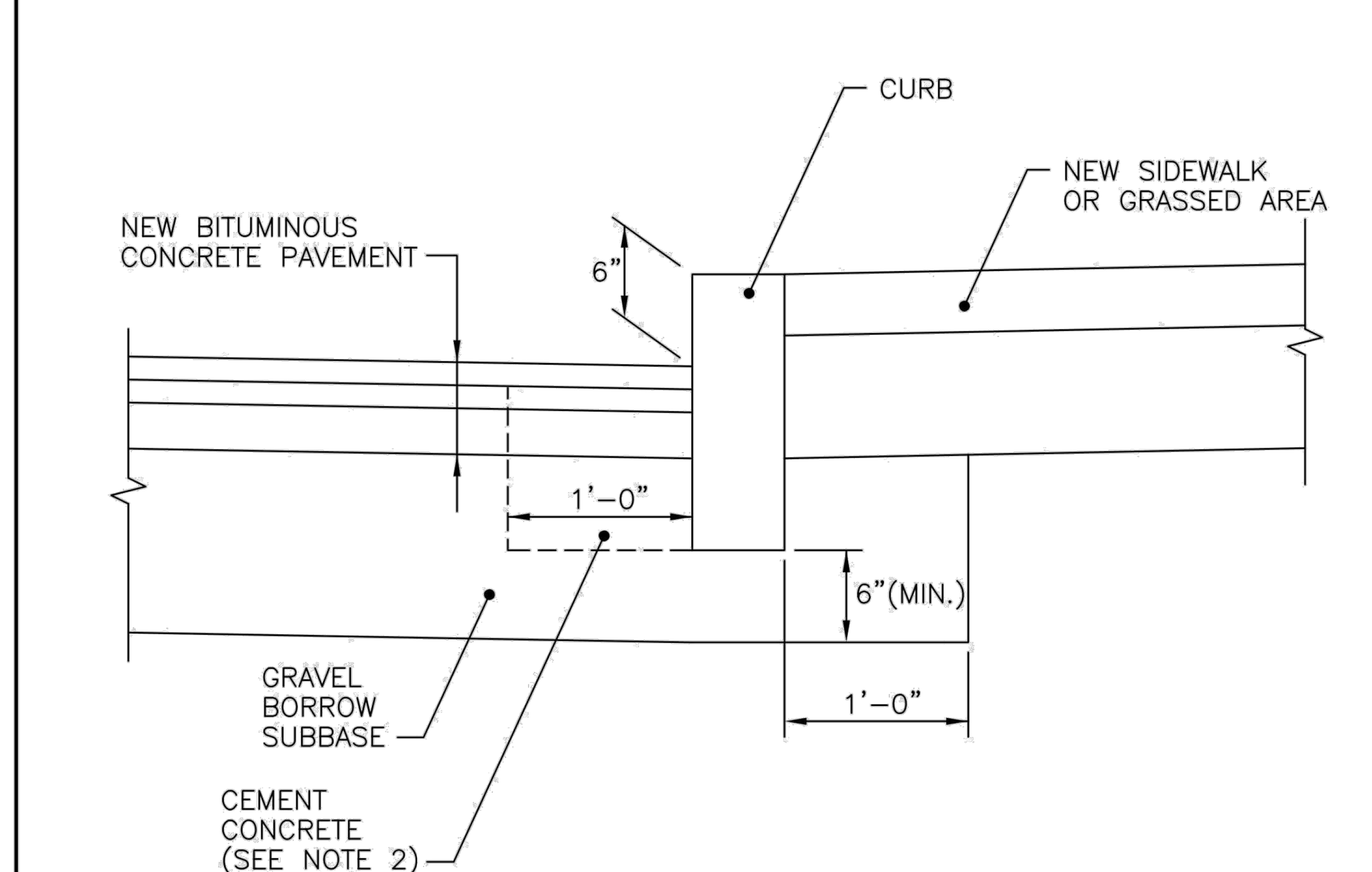
1. ALL WORK TO BE DONE WITHIN THE STATE HIGHWAY RIGHT-OF-WAY SHALL CONFORM TO THE RHODE ISLAND STANDARD SPECIFICATIONS OF ROAD AND BRIDGE CONSTRUCTION, AUGUST 2023 EDITION WITH ALL REVISIONS. STANDARD DETAILS FOR THIS WORK ARE R.I. STANDARD DETAILS 1998 EDITION (AMENDED OCTOBER 2022) WITH ALL REVISIONS.
2. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2009 EDITION, INCLUDING ALL REVISIONS.
3. ALL BITUMINOUS PAVEMENT WITHIN THE STATE ROW SHALL BE AN APPROVED MIX DESIGN PROVIDED BY A RIDOT APPROVED SUPPLIER IN ACCORDANCE WITH THE RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (BLUE BOOK).
4. GRAVEL BORROW SUBBASE PLACED ON STATE ROADS SHALL MATCH EXISTING PAVEMENT DEPTH (MINIMUM 12 INCHES) AND SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
5. SWEEPING AND TACK COAT OF MILLED SURFACE IS REQUIRED PRIOR TO OVERLAY.

UTILITY NOTES:

1. CONTRACTOR MUST COORDINATE WITH RIDOT, RI ENERGY, AND ALL OTHER UTILITY COMPANIES.
2. WITH RESPECT TO UTILITIES CONNECTIONS WITHIN THE STATE'S ROW, THE APPLICANT IS REMINDED THAT THIS APPLICATION IS NOT A SUBSTITUTE FOR THE UTILITY PERMIT AND FURTHER THAT APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE APPROVAL OF ANY UTILITY WORK, SHOWN OR UN-SHOWN, WITHIN THE STATE'S ROW.

SITE CALLOUTS LEGEND

- (12W) 12" WHITE STOP LINE (REFERENCE MUTCD SECTION 3B.16)
- (4W) 4" WHITE EPOXY RESIN PAVEMENT MARKINGS
- (7.1.0) RIDOT STD PRECAST CONCRETE CURB
- (LS) 4" LOAM AND SEED



NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
2. CEMENT CONCRETE SHALL BE USED ONLY WHEN THE CURB IS SET AFTER THE BASE AND/OR BINDER COURSES ARE IN PLACE, OTHERWISE THE CEMENT CONCRETE WILL BE ELIMINATED AND THE GRAVEL BROUGHT UP TO BOTTOM OF THE BASE COURSE.

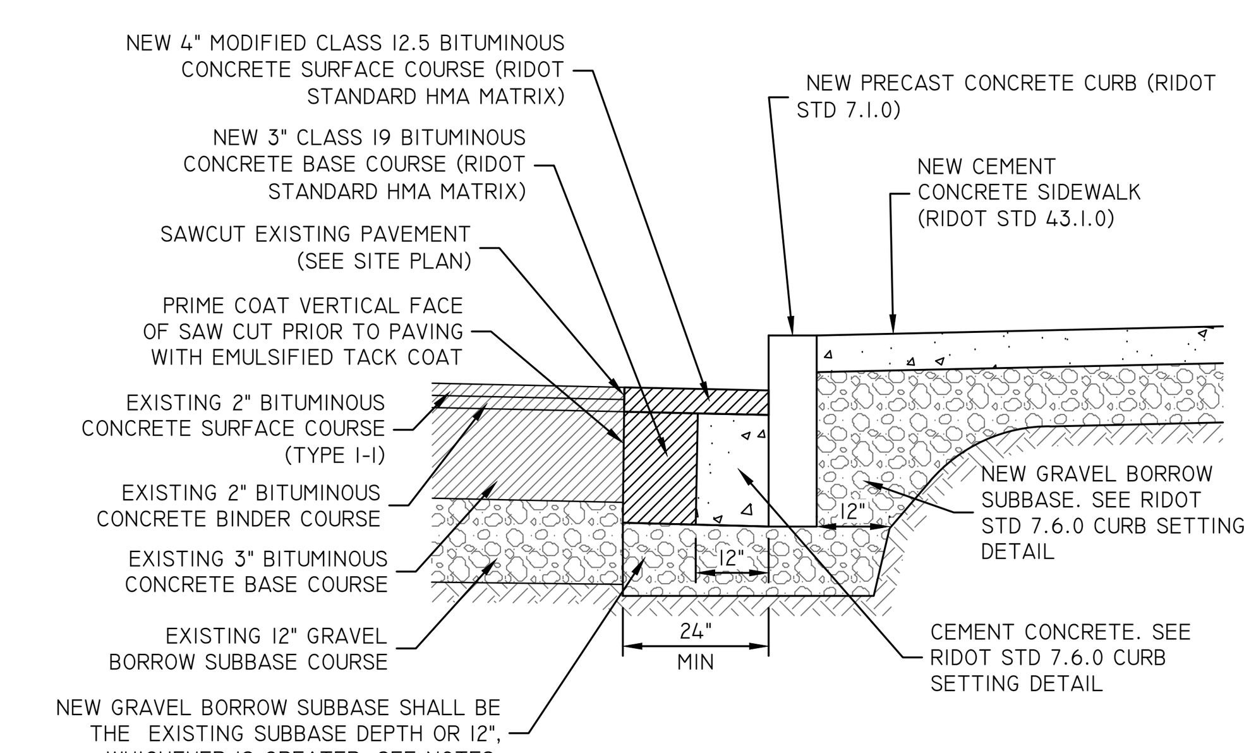
RHODE ISLAND DEPARTMENT OF TRANSPORTATION

REVISIONS		
NO.	BY	DATE
1	MLP	Mar. 05

CURB SETTING DETAIL

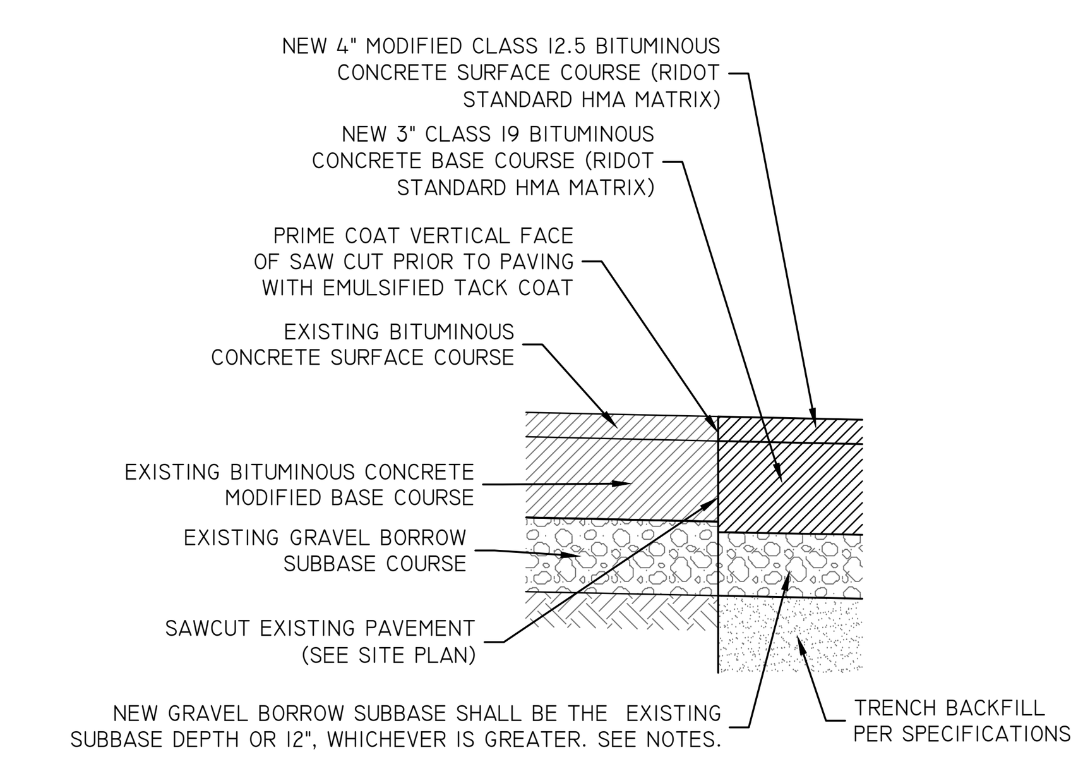
CHIEF ENGINEER TRANSPORTATION — CHIEF DESIGN ENGINEER TRANSPORTATION — JUNE 15, 1998 ISSUE DATE

R.I. STANDARD 7.6.0



SECTION THROUGH NEW CURB & SIDEWALK

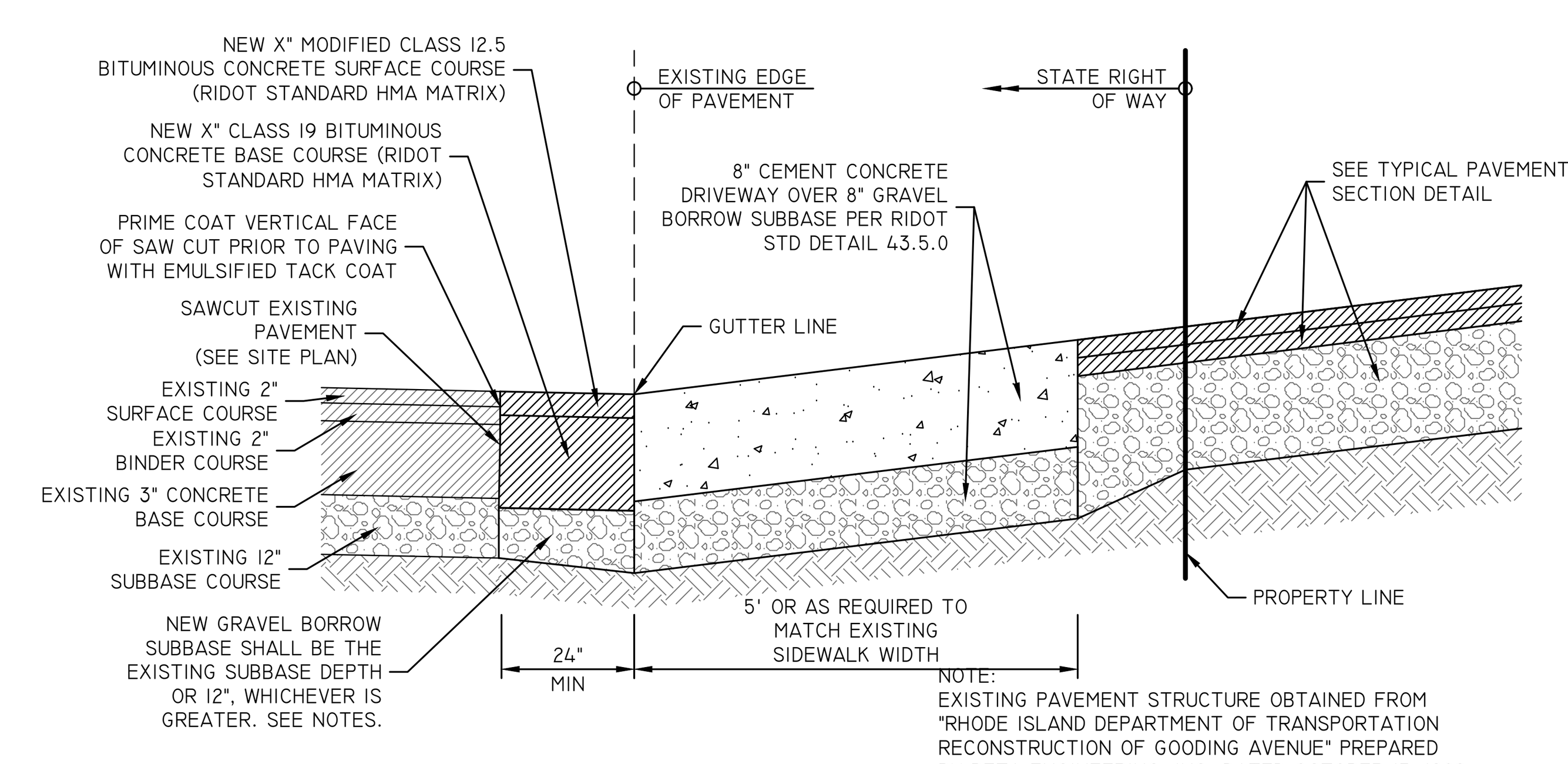
NOT TO SCALE



SECTION THROUGH TRENCH

NOT TO SCALE

NOTES:
1. PROPOSED THICKNESSES SHOWN WITHIN THE STATE RIGHT OF WAY ARE MINIMUMS. IF EXISTING THICKNESSES ARE FOUND TO BE GREATER, THE RESTORATION MUST FOLLOW AND MATCH THE EXISTING PAVEMENT STRUCTURE TO ENSURE SIMILAR STRUCTURAL CAPACITIES.
2. GRAVEL BORROW SUBBASE PLACED ON STATE ROADS SHALL MATCH EXISTING SUBBASE DEPTH (MINIMUM 12 INCHES) AND SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE RIDOT SPECIFICATIONS.
3. IF A CONCRETE BASE IS FOUND IN THE ROADWAY, ANY RESTORATION WORKS SHALL INCLUDE NEW CLASS XX CONCRETE, PINNED AND DOWELED TO THE EXISTING CONCRETE, AT A THICKNESS EQUAL TO THE EXISTING CONCRETE SLAB THICKNESS.
4. SWEEPING AND TACK COAT IS REQUIRED FOR ANY MILLED SURFACE PRIOR TO OVERLAY.
5. CLASS 19 HMA IS TO BE PLACED IN LIFTS OF 3" MINIMUM AND 5-3/4" MAXIMUM.
6. ALL ASPHALT WITHIN THE STATE RIGHT OF WAY SHALL BE AN APPROVED MIX DESIGN PROVIDED BY A RIDOT APPROVED SUPPLIER IN ACCORDANCE WITH THE RIDOT STANDARD SPECIFICATIONS.
7. ALL CONCRETE WITHIN THE STATE RIGHT OF WAY SHALL BE PROVIDED BY A RIDOT APPROVED SUPPLIER, SHALL BE CLASS XX AND CONFORM TO SECTION 601 OF THE RIDOT STANDARD SPECIFICATIONS. TRENCH WORK WILL REQUIRE PINNING AND DOWELING AND THE DEPTH SHALL MATCH EXISTING CONCRETE SLAB THICKNESS.
8. CONTRACTOR MUST HOLD/ SUPPORT/ RESTORE ALL IMPACTED UTILITY POLES AND ABOVEGROUND OBJECTS AS NECESSARY DURING INSTALLATION WORKS AND COORDINATE WITH ALL ASSOCIATED UTILITY OWNERS ACCORDINGLY.



PAVEMENT TIE IN DETAIL - RIDOT

NOT TO SCALE

DiPrete Engineering
90 Broadway Newport, RI 02840
tel 401-619-5890 fax 401-464-6006 www.diprete-eng.com
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KEVIN DEMERS — No. 8557 — REGISTERED PROFESSIONAL ENGINEER CIVIL

No.	Date	Description	By:
5	07-09-2025	Sewer Revisions	A.R.
4	05-05-2025	Revisions	A.R.
3	12-12-2024	RIDOT Response to Comments	N.M.P.
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1	07-30-2024	RIDOT Response to Comments	N.M.P.
0	02-28-2024	RIDOT Submission	A.R.

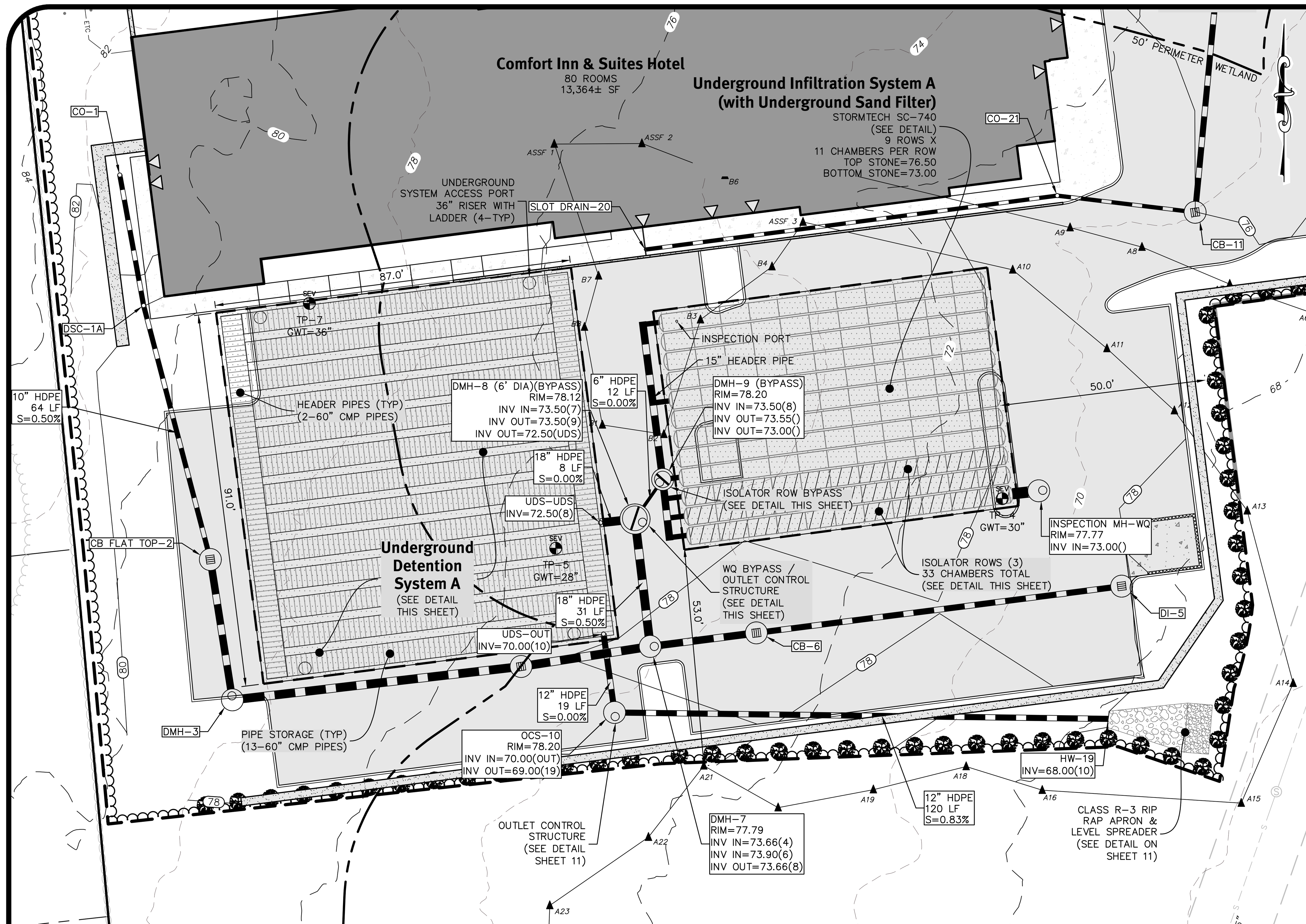
Drawn By: D.R.N. — Design By: K.J.D.

RIDOT ROW Improvements
Comfort Inn & Suites

AP 111 Lot 1
Bristol, Rhode Island

Owner & Applicant:
D&M BOCA DEVELOPMENT, LLC
92 Faunce Corner Road, Suite 160,
North Dartmouth, MA 02747

SHEET 9 OF 14



Underground Infiltration/Detention System A (UIS-A & UDS-A)

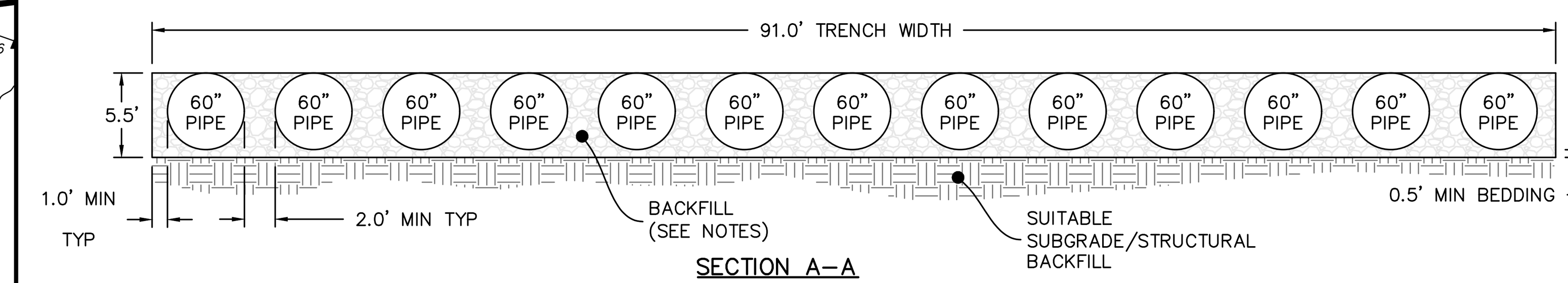
Scale: 1"=20'

0 10' 20' 40'

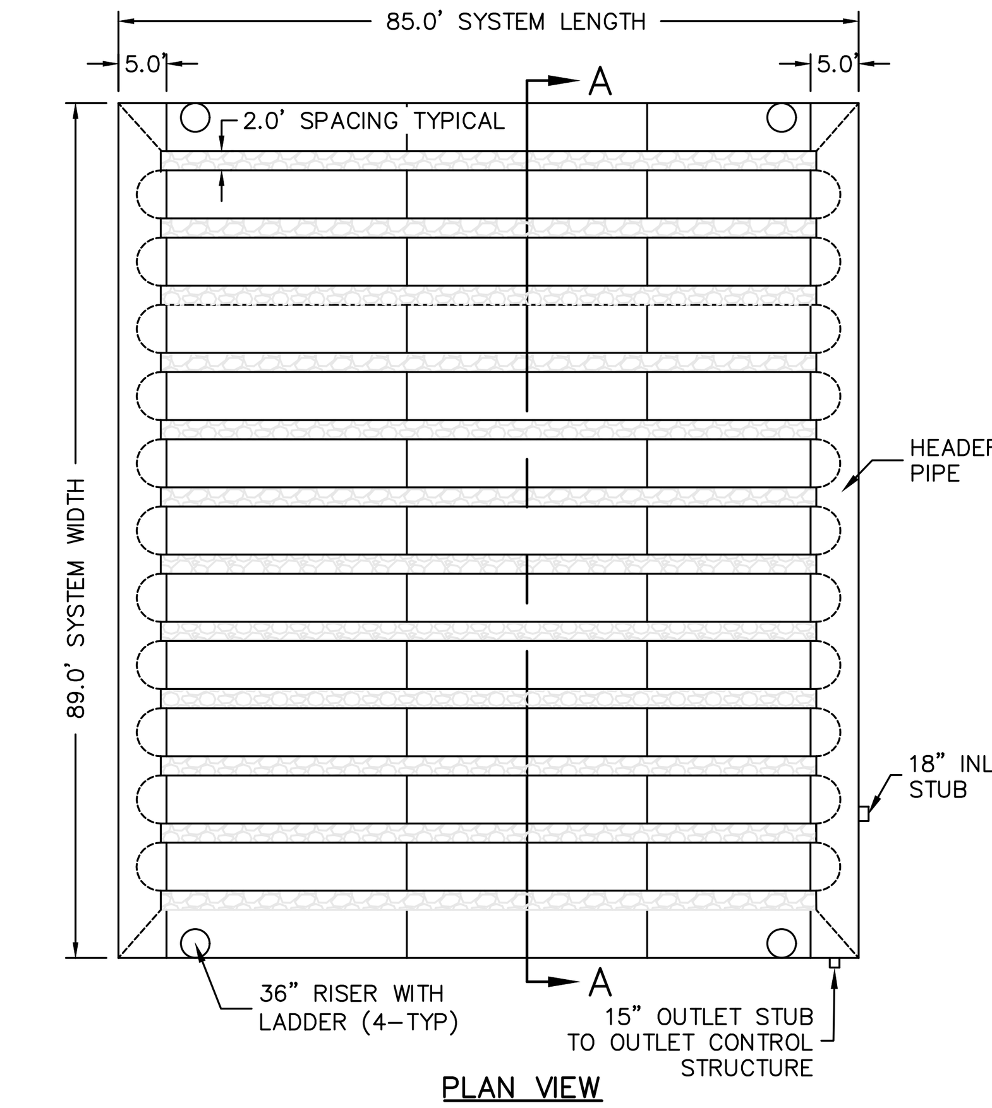
NOTES:

1. STRUCTURAL BACKFILL MATERIAL: SELECT MATERIALS SUCH AS BANK RUN GRAVEL OR OTHER PROCESSED GRANULAR MATERIALS LESS THAN 3 IN. MAXIMUM WITH EXCELLENT STRUCTURAL CHARACTERISTICS ARE PREFERRED. CONTRACTOR TO PROVIDE SIEVE ANALYSIS OF BACKFILL MATERIAL TO DESIGN ENGINEER PRIOR TO CONSTRUCTION.
2. STRUCTURAL BACKFILL PLACEMENT: STRUCTURAL BACKFILL SHALL BE PLACED IN LAYERS FROM 6 TO 12 IN. IN DEPTH DEPENDING ON THE TYPE OF MATERIAL AND COMPACTION EQUIPMENT OR METHOD. EACH LAYER OR "LIFT" SHALL BE COMPACTED TO 95% PROCTOR DENSITY BEFORE ADDING THE NEXT.
3. PIPE SHALL BE HDPE OR ALUMINIZED TYPE 2. ALL PIPE MUST BE WATERTIGHT. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO DESIGN ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
4. HEADER PIPE CAN BE CUSTOM MANUFACTURED OR CONSTRUCTED USING PIPE FITTINGS. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO DESIGN ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

DESCRIPTION	UDS-A	UDS-B
TOP OF UDS STONE ELEVATION	75.00	70.50
BOTTOM OF UDS STONE ELEVATION	69.50	68.50
100 YEAR STORM ELEVATION	72.84	70.83
10 YEAR STORM ELEVATION	71.20	70.72
1 YEAR STORM ELEVATION	70.43	70.57
SEASONAL HIGH GWT ELEVATION	73.50	66.00
SOIL EVALUATION	TP-5	TP-6



SECTION A-A

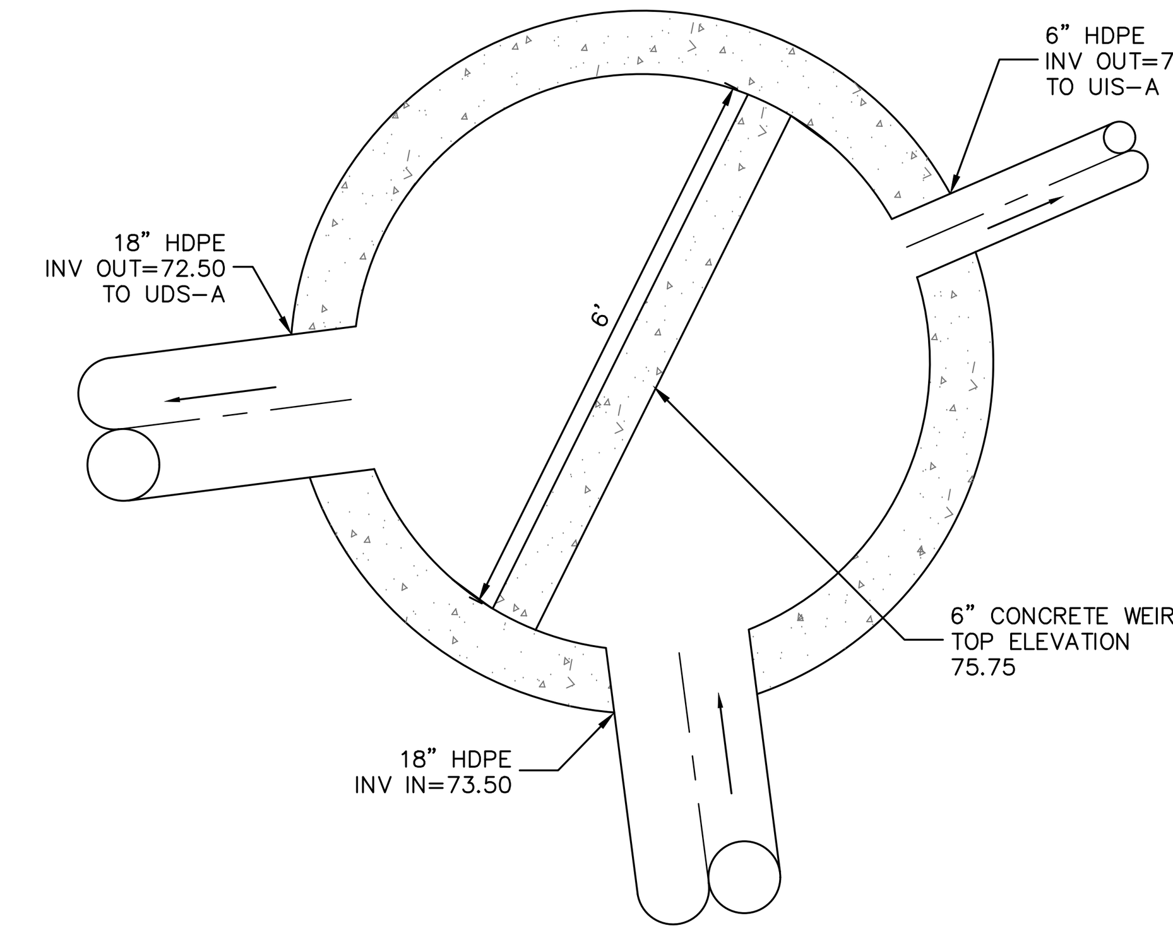


PLAN VIEW

NOT TO SCALE

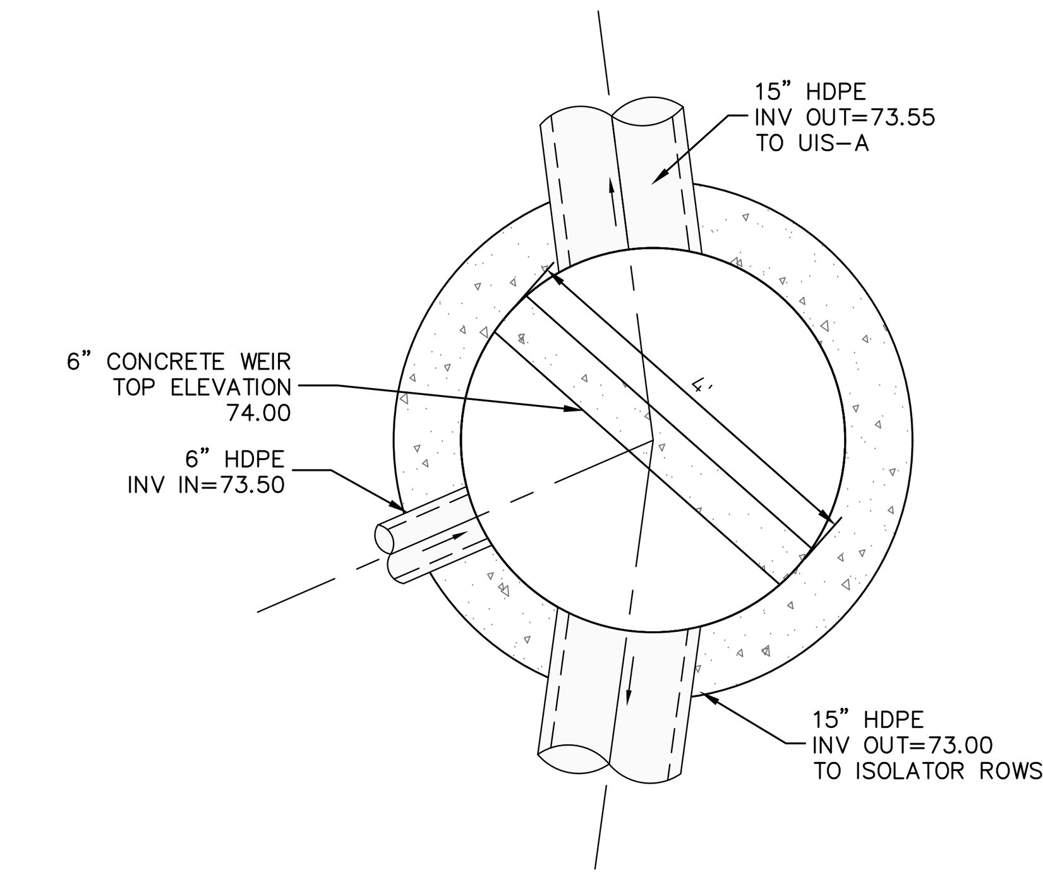
Underground Detention System A

NOT TO SCALE



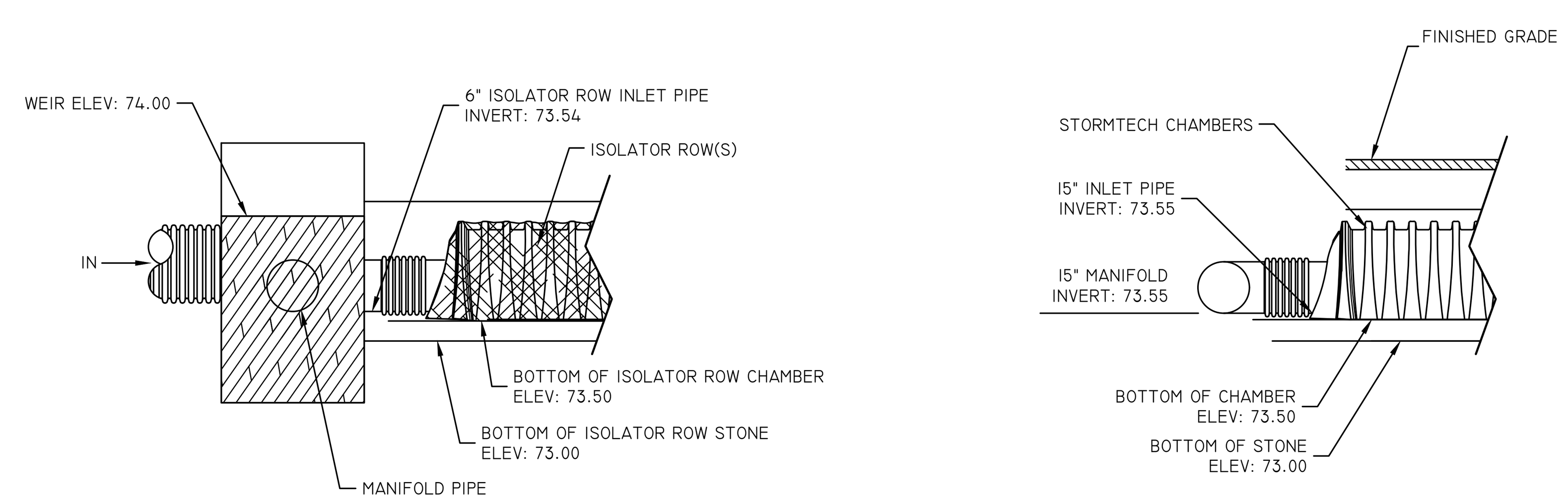
WQ Bypass DMH-8 (6'Ø Manhole)

SCALE 1"=2'



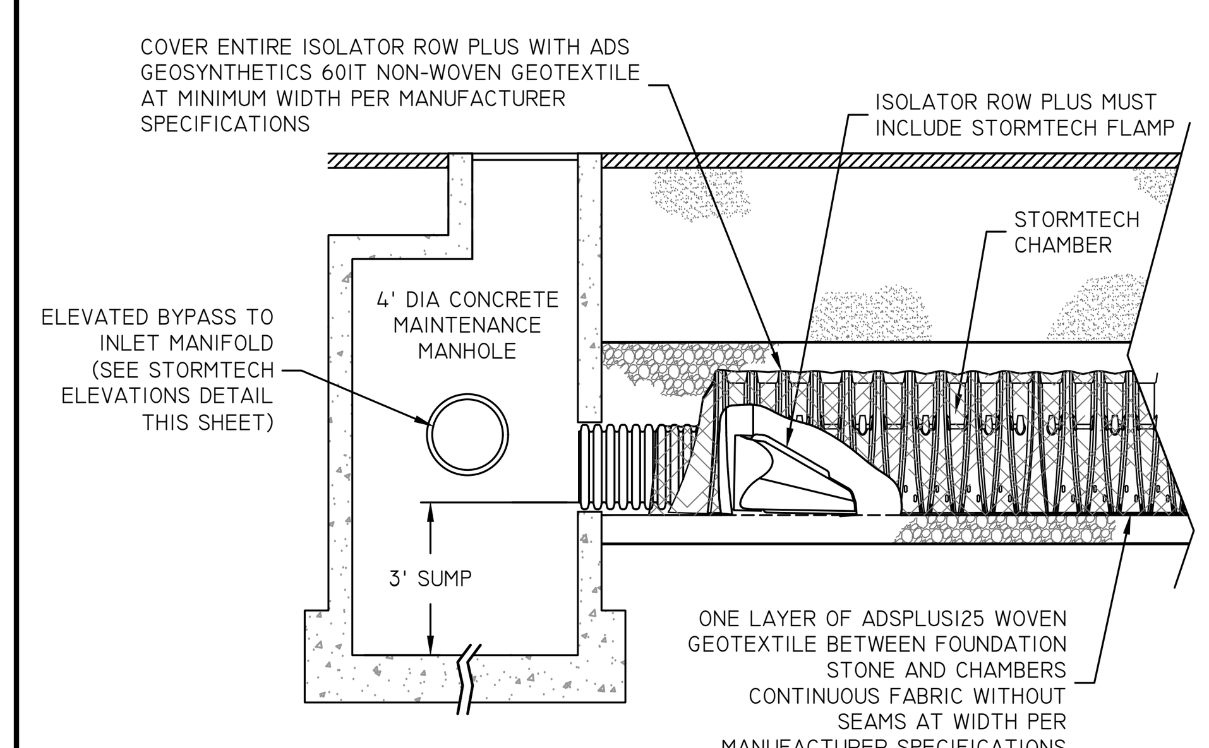
Isolator Row Bypass DMH-9 (4'Ø Manhole)

SCALE 1"=2'



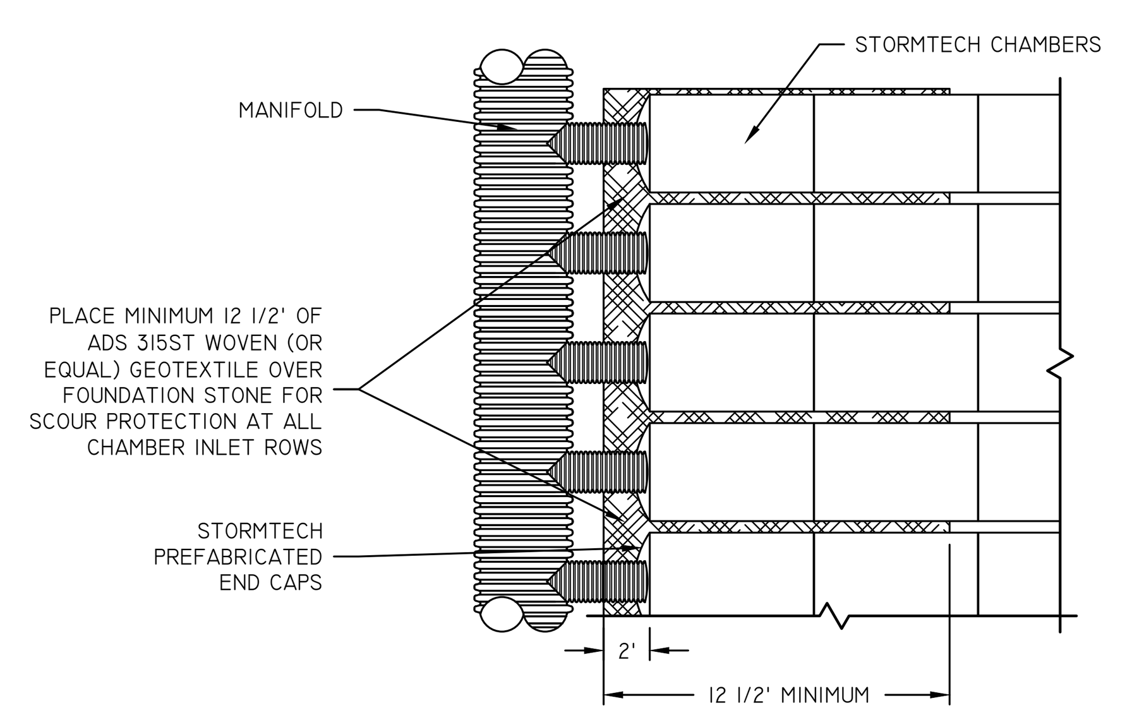
STORMTECH ELEVATIONS

NOT TO SCALE



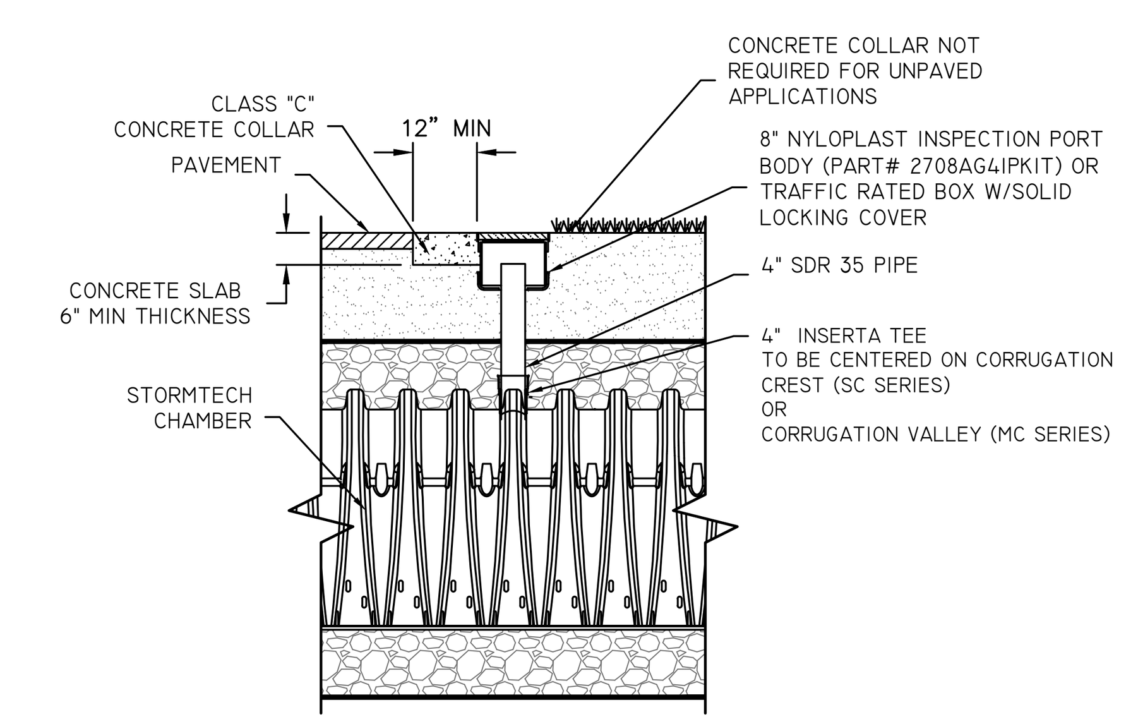
STORMTECH ISOLATOR ROW PLUS DETAIL

NOT TO SCALE



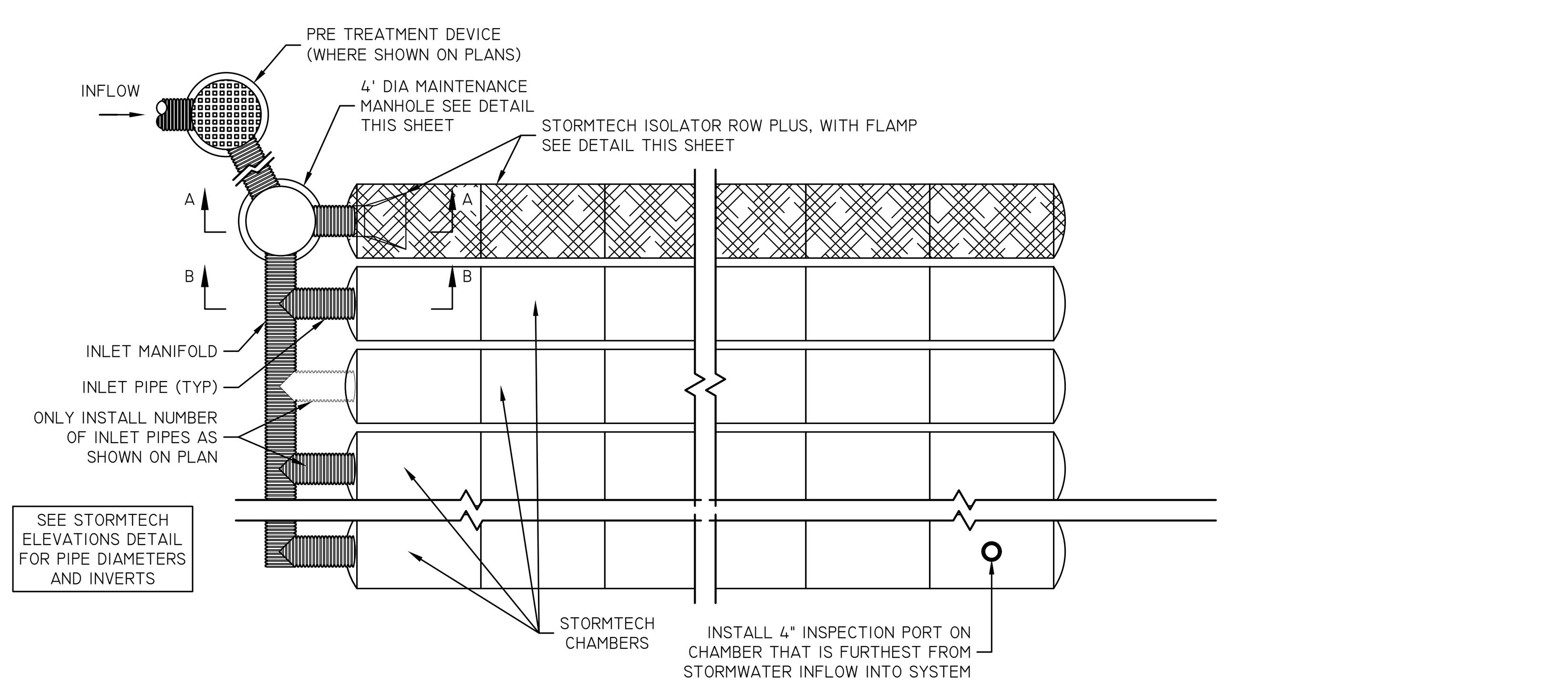
STORMTECH SCOUR PROTECTION DETAIL

NOT TO SCALE



STORMTECH 4" INSPECTION PORT DETAIL

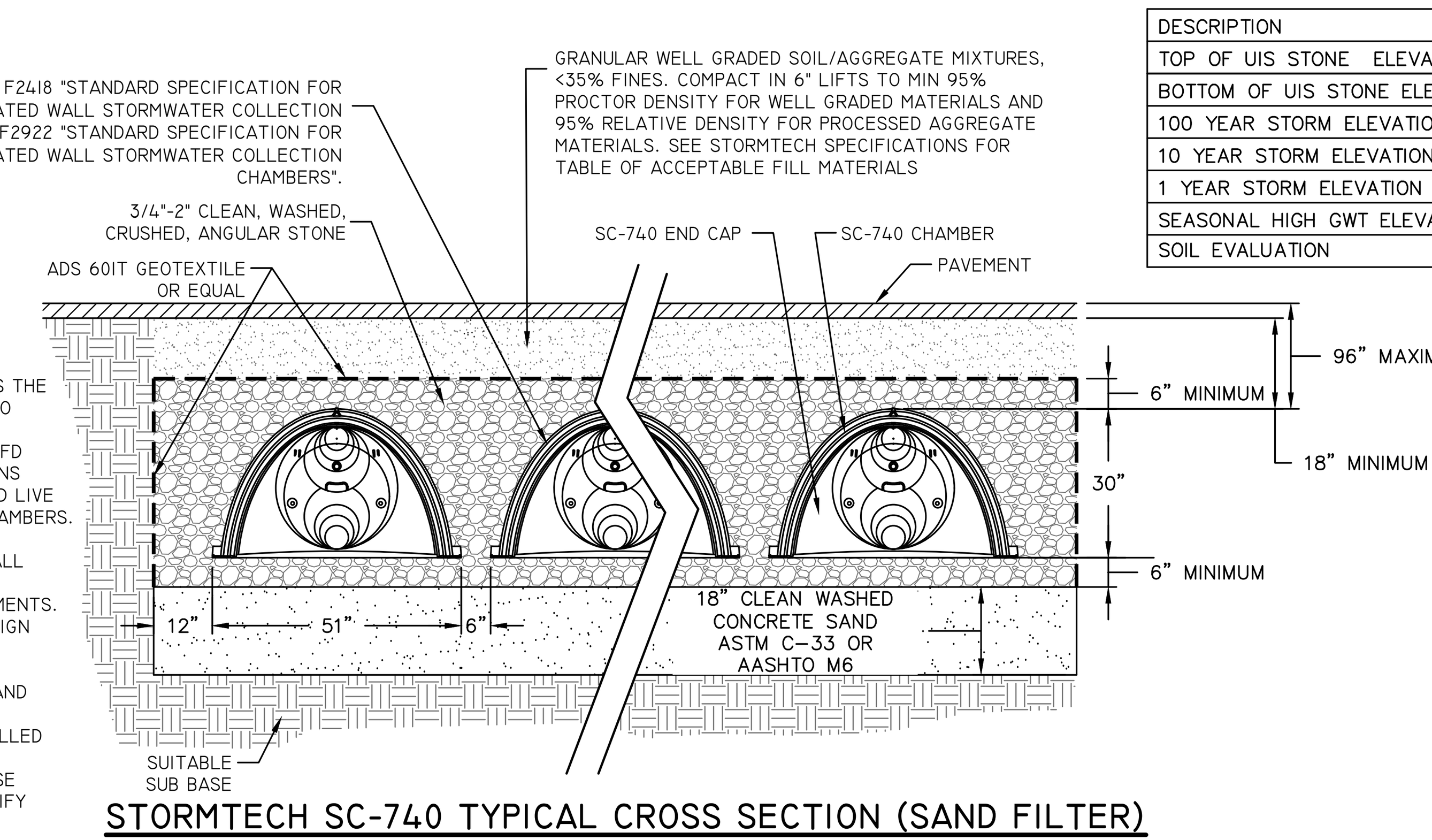
NOT TO SCALE



STORMTECH TYPICAL LAYOUT - INFILTRATION

NOT TO SCALE

DESCRIPTION	UIS-A
TOP OF UIS STONE ELEVATION	76.50
BOTTOM OF UIS STONE ELEVATION	73.00
100 YEAR STORM ELEVATION	75.88
10 YEAR STORM ELEVATION	75.14
1 YEAR STORM ELEVATION	73.28
SEASONAL HIGH GWT ELEVATION	70.00
SOIL EVALUATION	TP-4



NOTES:

1. THIS CROSS SECTION DETAILS THE REQUIREMENTS NECESSARY TO SATISFY THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS USING STORMTECH CHAMBERS. SEE APPLICABLE STORMTECH CONSTRUCTION GUIDES AND ALL APPLICABLE DOCUMENTS FOR SPECIFIC MATERIAL REQUIREMENTS.
2. SEE LATEST STORMTECH DESIGN MANUAL FOR CURRENT REQUIREMENTS.
3. ALL STORMTECH CHAMBERS AND ASSOCIATED/ ANCILLARY COMPONENTS MUST BE INSTALLED PER MANUFACTURER RECOMMENDATIONS AND THESE PLANS. CONTRACTOR TO NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO INSTALLATION.

STORMTECH SC-740 TYPICAL CROSS SECTION (SAND FILTER)

NOT TO SCALE

CONTRACTOR NOTE: SHOULD CONTRACTOR WISH TO PROPOSE ALTERNATE STORMWATER SYSTEM IN LIEU OF ADS STORMTECH, CONTRACTOR MUST SUBMIT THE FOLLOWING FOR REVIEW AND APPROVAL BY OWNER/ DESIGN ENGINEER PRIOR TO CONSTRUCTION:

- COMPLETED "SUBSTITUTION REQUEST" CSI FORM 13.1A (APRIL 2022 VERSION MODIFIED BY DIPRETE ENGINEERING 2023) - FORM AVAILABLE FROM DIPRETE ENGINEERING;
- ALTERNATE PRODUCT DESIGN PLANS SPECIFIC TO THIS PROJECT, STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE SAME STATE AS THIS PROJECT;
- POINT BY POINT COMPARATIVE DATA THAT DEMONSTRATES HOW THE ALTERNATE DESIGN MEETS OR IMPROVES THE DESIGN SHOWN ON THE APPROVED PLANS AND REPORTS, INCLUDING (BUT MAY NOT BE NOT LIMITED TO):
  -- STAGE STORAGE
  -- PEAK FLOOD ELEVATION
  -- PEAK DISCHARGE FOR ALL APPLICABLE DESIGN STORMS
  -- ANY OTHER APPLICABLE REQUIREMENTS OR CONSTRAINTS AS SET FORTH IN THE APPROVED PLANS, REPORTS AND CONTRACT DOCUMENTS
- PLANS, CALCULATIONS OR OTHERWISE THAT DEMONSTRATE HOW THE ALTERNATE DESIGN ADDRESSES SITE LAYOUT/ CONNECTIVITY TO THE ADJOINING STORMWATER NETWORK COMPONENTS, INCLUDING (BUT MAY NOT BE LIMITED TO):
  -- PROVISION FOR ACCESS AND MAINTENANCE
  -- ADEQUATE CONSTRUCTABILITY
  -- ACCOMMODATION OF SURROUNDING OBJECTS/ STRUCTURES/ UTILITIES IN ACCORDANCE WITH ALL APPLICABLE OFFSETS, CLEARANCES AND STIPULATIONS AS REQUIRED BY THE APPLICABLE AUTHORITIES HAVING JURISDICTION

APPLICATION FOR SUBSTITUTION

NOT TO SCALE

DiPrete Engineering
90 Broadway Newport, RI 02840
tel 401-619-3890 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

KEVIN DEMERS
No. 8567
REGISTERED PROFESSIONAL ENGINEER CIVIL

No.	Date	Description	By:
5	07-09-2025	Sewer Revisions	J.A.R.
4	06/05/2025	Revisions	S.E.H.
3	05/20/2025	RIDOT Response To Comments	N.M.P.
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1	07/30/2024	RIDOT Response To Comments	N.M.P.
0	02/28/2024	RIDOT Submission	J.A.R.

Drawn By: D.R.N. Design By: K.J.D.

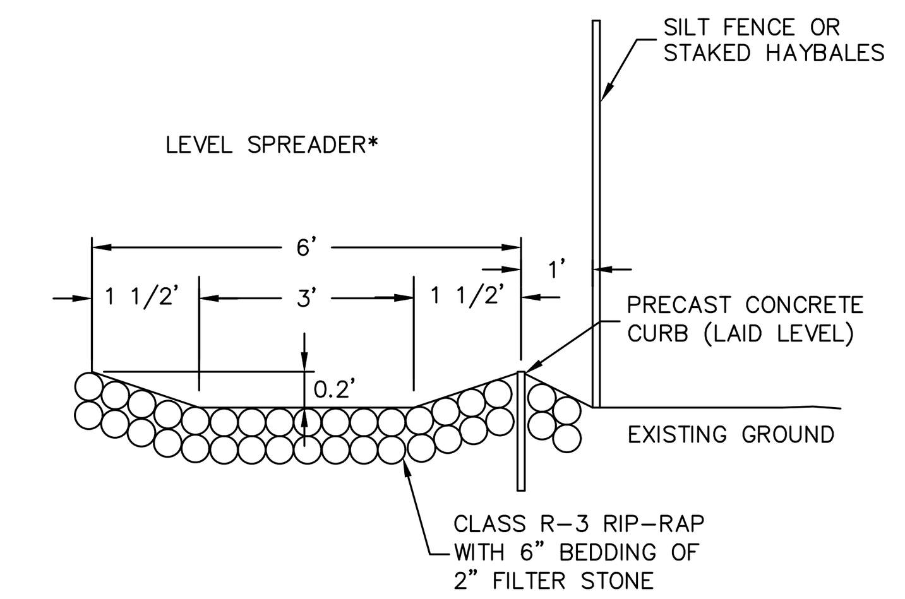
Underground System A & Details

Comfort Inn & Suites

AP 111 Lot 1
Bristol, Rhode Island

Owner & Applicant:
D&M BOCA DEVELOPMENT, LLC
92 Faunce Corner Road, Suite 160,
North Darthmoth, MA 02747

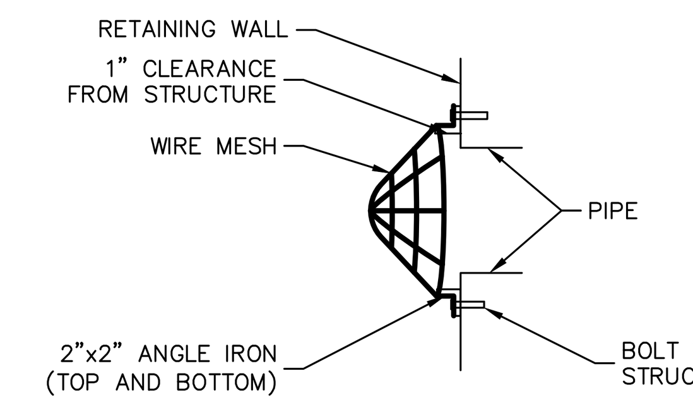
Level Spreader



NOTE:
* LENGTHS AS SPECIFIED ON SITE PLANS

Level Spreader
NOT TO SCALE

Trash Rack Detail

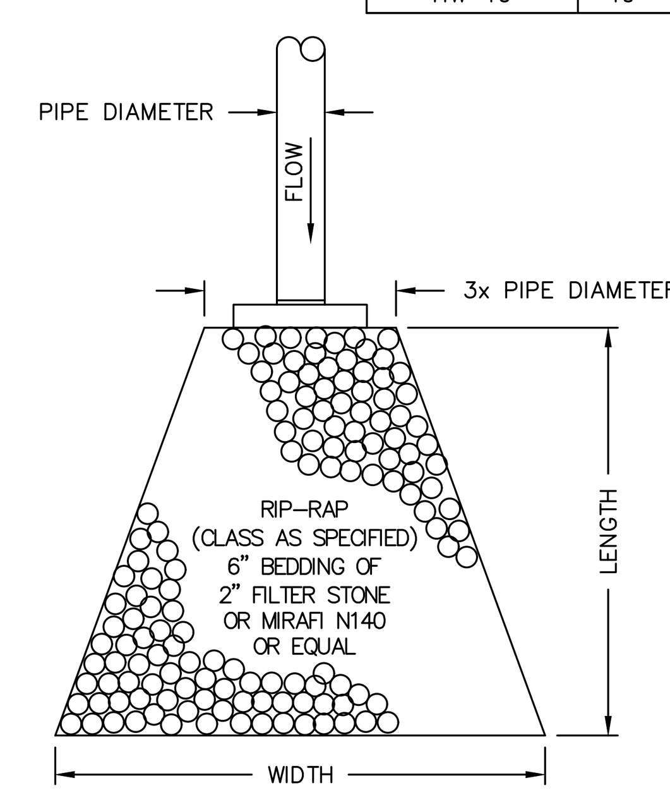


NOTES:
1. ALL 2" WEEP HOLES USED TO PLACE STRUCTURE MUST BE FILLED WITH CONCRETE.
2. SECTION SHOWN FOR THE UDS-B OPENING. MESH FOR THE SAND FILTER TO FOREBAY CONNECTION TO HAVE A STRAIGHT BRACKET ATTACHED TO TOP OF PIPE.

Trash Rack Detail
NOT TO SCALE

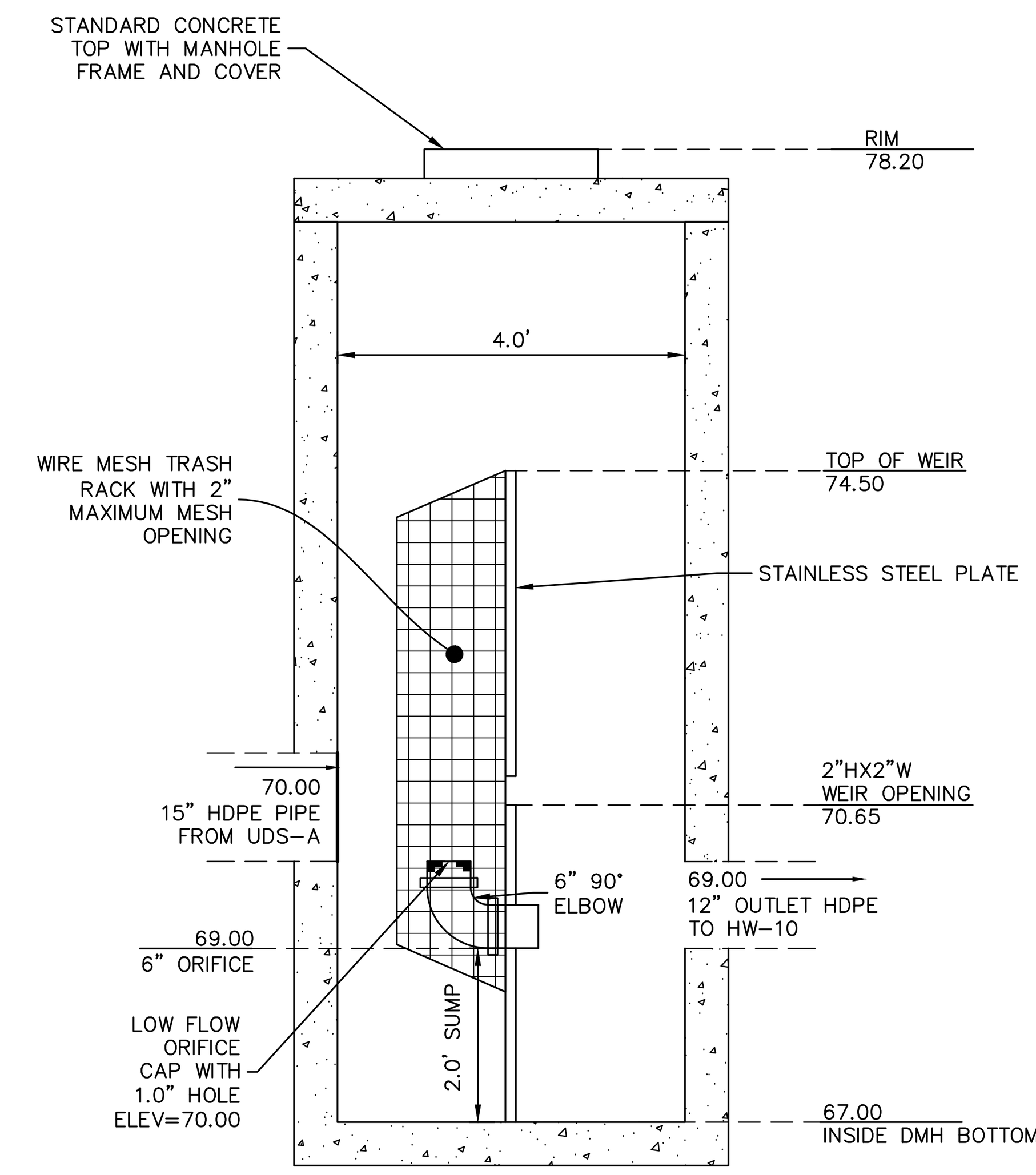
Rip Rap Apron/HW Detail

FLARED END	LENGTH	WIDTH	RIP RAP CLASS
HW-10	19'	12'	R-3



RIP RAP APRON/HW DETAIL
NOT TO SCALE

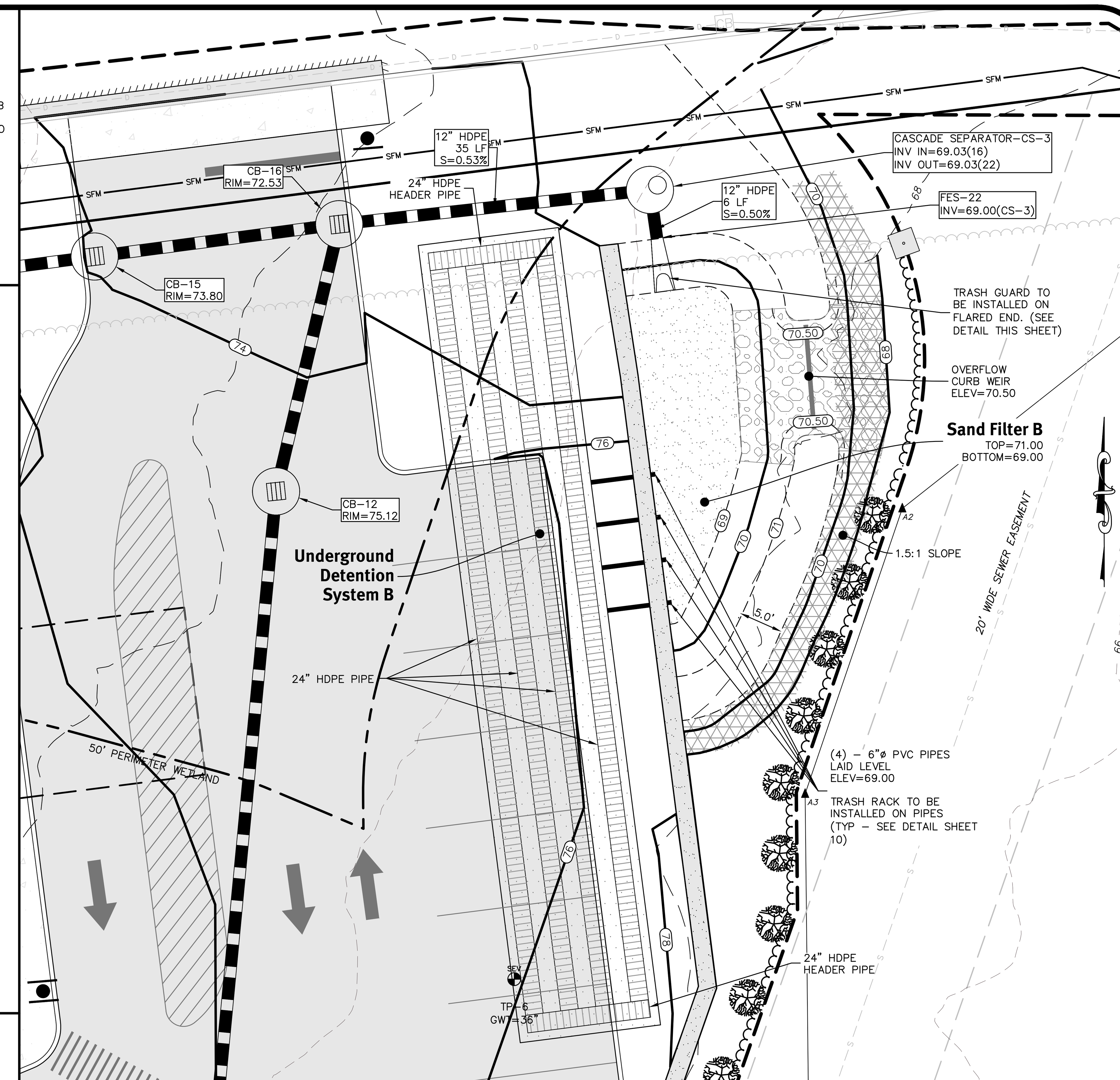
UDS-A Outlet Control Structure (OCS-10)



SECTION VIEW

UDS-A Outlet Control Structure (OCS-10)
SCALE: 1"=2'

Underground Detention System - B (UDS-B) and Sand Filter B

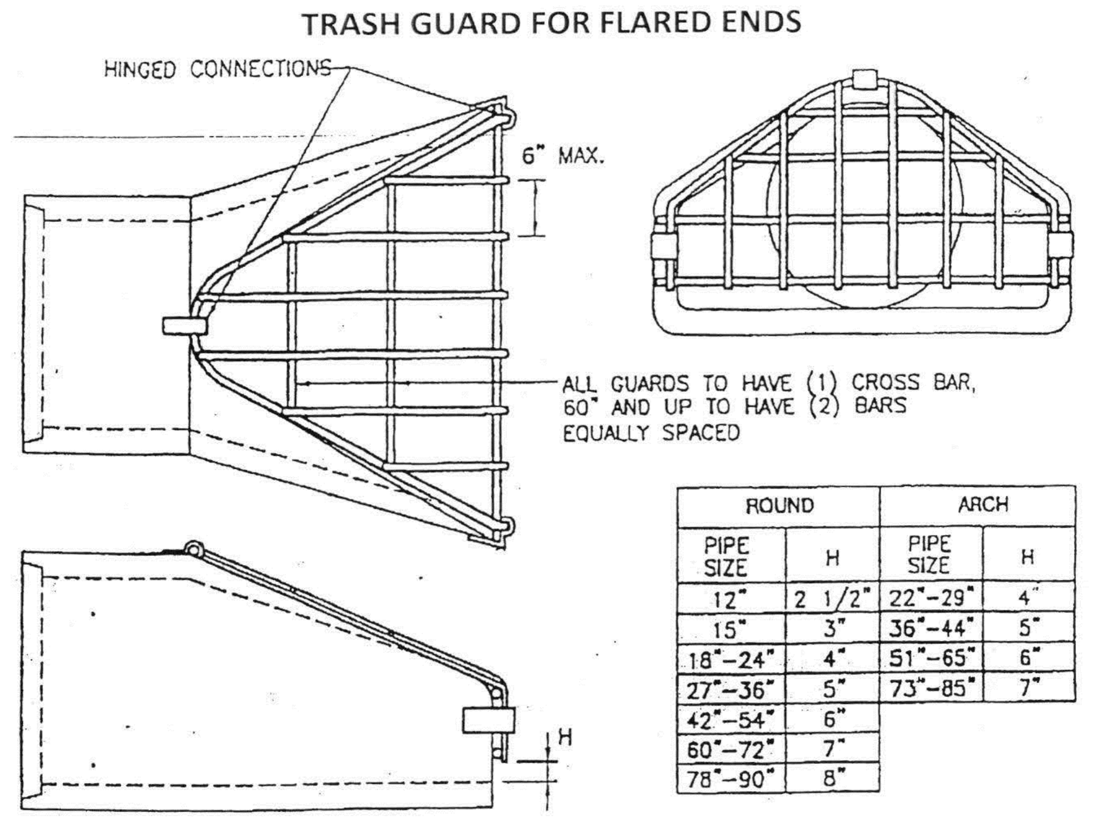


Underground Detention System - B (UDS-B) and Sand Filter B

Scale: 1"=10'
0 5' 10' 20'

Trash Guard Specifications

TRASH GUARD FOR FLARED ENDS



ROUND		ARCH	
PIPE SIZE	H	PIPE SIZE	H
12"	2 1/2"	22"-29"	4"
15"	3"	36"-44"	5"
18"-24"	4"	51"-65"	6"
27"-36"	5"	73"-85"	7"
42"-54"	6"		
60"-72"	7"		
78"-90"	8"		

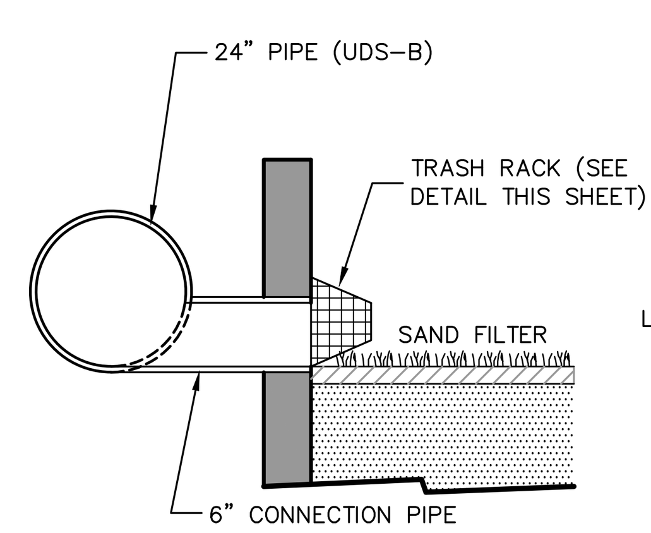
Hot Dip galvanized per Mn/DOT 3392 or ASTM-A153.

BAR SIZES

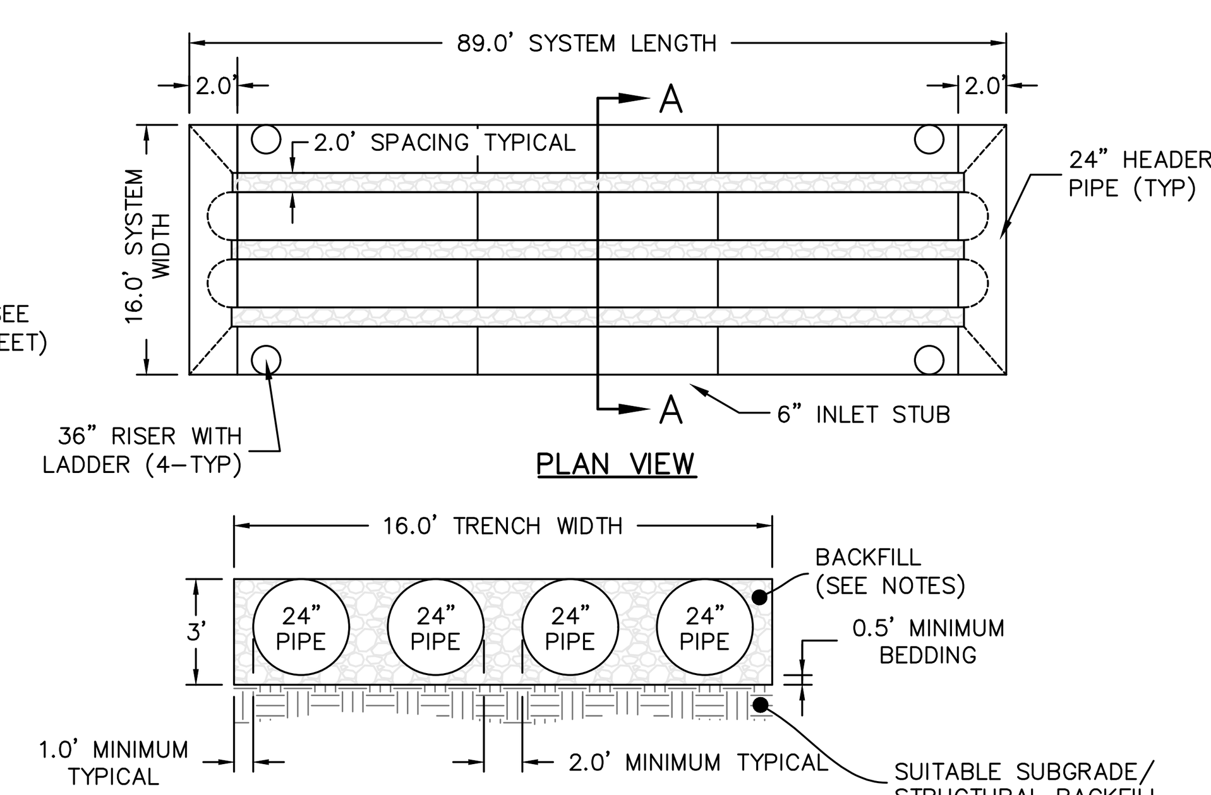
	STANDARD DESIGN					HEAVY DESIGN			
	PIPE SIZE	HOLE DIA. REQ'D.	BOLT DIA.	BAR SIZE		PIPE SIZE	HOLE DIA. REQ'D.	BOLT DIA.	BAR SIZE
ROUND	12"-24"	3/4"	5/8"	5/8"	ROUND	12"-24"	3/4"	5/8"	3/4"
ROUND	27"-48"	7/8"	3/4"	3/4"	ROUND	27"-48"	7/8"	3/4"	1"
ROUND	54"-90"	1 1/8"	1"	1"	ROUND	54"-90"	1 1/8"	1"	1 1/4"
ARCH	22"-29"	3/4"	5/8"	5/8"	ARCH	22"-29"	3/4"	5/8"	3/4"
ARCH	36"-59"	7/8"	3/4"	3/4"	ARCH	36"-59"	7/8"	3/4"	1"
ARCH	65"-88"	1 1/8"	1"	1"	ARCH	65"-88"	1 1/8"	1"	1 1/4"
BOLT LG. = PIPEWALL THK. + 2 1/2"					ELLIPTICAL	14x23"	3/4"	5/8"	3/4"
					ELLIPTICAL	19x30"	3/4"	5/8"	3/4"
					ELLIPTICAL	24x38"	7/8"	3/4"	3/4"
					ELLIPTICAL	29x45"	7/8"	3/4"	3/4"
					ELLIPTICAL	34x53"	7/8"	3/4"	3/4"
					ELLIPTICAL	38x60"	7/8"	3/4"	3/4"
					ELLIPTICAL	43x68"	1 1/8"	1"	1"
					ELLIPTICAL	48x76"	1 1/8"	1"	1"
					ELLIPTICAL	53x83"	1 1/8"	1"	1"

Trash Guard Specifications
NOT TO SCALE

Underground Detention System B (UDS-B)



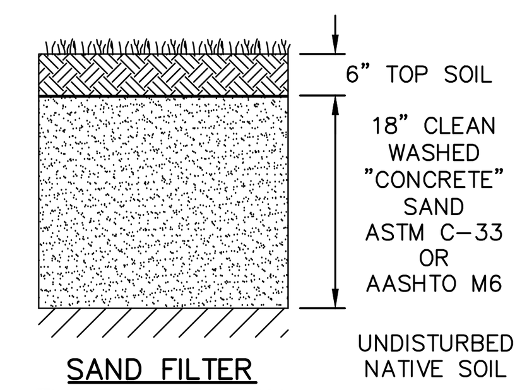
TYPICAL SAND FILTER/UDS-B CONNECTION
NOT TO SCALE



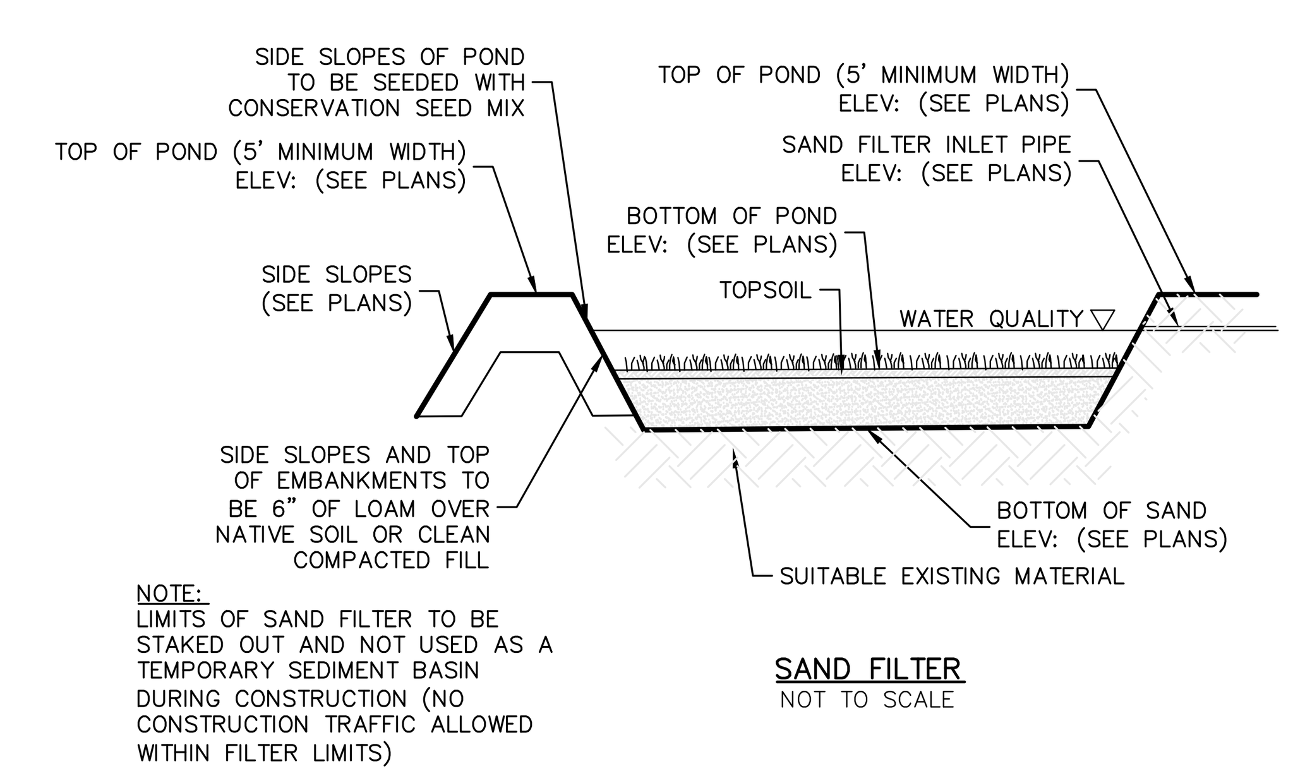
Underground Detention System B (UDS-B)
NOT TO SCALE

Sand Filter BMP System

DESCRIPTION	SF-B
TOP OF POND ELEVATION	71.00
100 YEAR STORM ELEVATION	70.82
10 YEAR STORM ELEVATION	70.71
1 YEAR STORM ELEVATION	70.55
WQ STORM ELEVATION	69.80
BOTTOM OF POND ELEVATION	69.00
TOP SOIL DEPTH	6"
SAND DEPTH	18"
BOTTOM OF SAND ELEVATION	67.00
SEASONAL HIGH GWT ELEVATION	66.00
SOIL EVALUATION	TH-6



SAND FILTER TYPICAL SECTION



NOTE:
LIMITS OF SAND FILTER TO BE STAKED OUT AND NOT USED AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION (NO CONSTRUCTION TRAFFIC ALLOWED WITHIN FILTER LIMITS)

SAND FILTER
NOT TO SCALE

Sand Filter BMP System
NOT TO SCALE

DiPrete Engineering
90 Broadway Newport, RI 02840
tel 401-619-5896 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

KEVIN DEMERS
No. 8567
REGISTERED PROFESSIONAL ENGINEER CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS IN A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

No	Date	Description	By:
5	07-09-2025	Sewer Revisions	A.R.
4	05-05-2025	Revisions	S.T.E.
3	03-26-2025	RIDOT Response to Comments	N.M.P.
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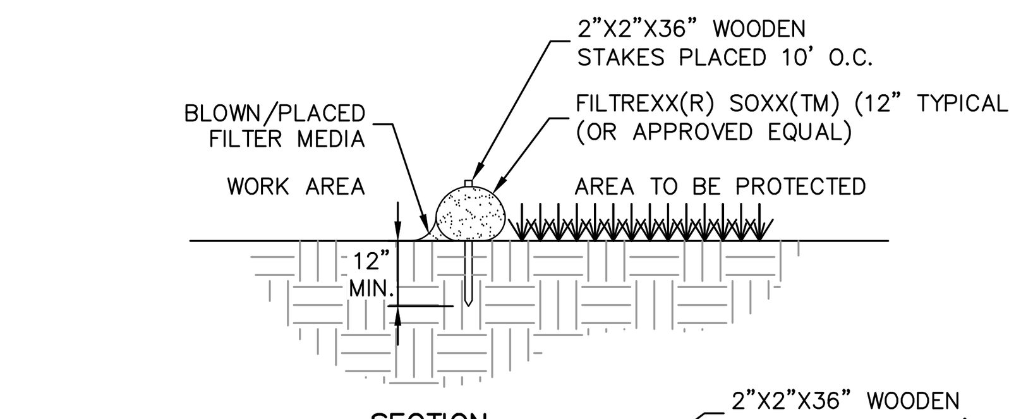
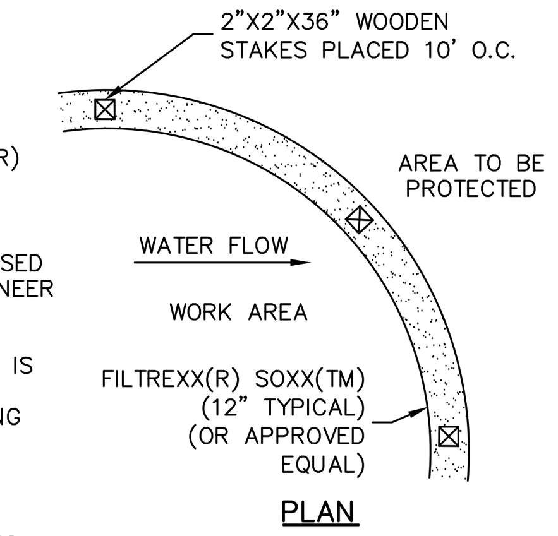
Drawn By: D.R.N. Design By: K.J.D.

Underground System B, Sand Filter B & Details
Comfort Inn & Suites
AP 111 Lot 1
Bristol, Rhode Island
Owner & Applicant:
D&M BOCA DEVELOPMENT, LLC
92 Faunce Corner Road, Suite 160,
North Dartmouth, MA 02747

Item C2.





NOTES:

1. ALL MATERIAL TO MEET FILTREXX(R) SPECIFICATIONS
2. FILTER MEDIA(TM) FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER
4. STAKES ARE NOT TO BE USED IN PAVEMENT AREAS.
5. SELF WEIGHT OF FILTREXX SYSTEM IS ADEQUATE TO PREVENT SYSTEM MOVEMENT ONCE POSITIONED ALONG AREA SHOWN ON THE PLANS.
6. CONTRACTOR TO PLACE FILTREXX SEDIMENT CONTROL OR APPROVED EQUAL AROUND ALL CURB INLET LOCATIONS AS SPECIFIED ON PLANS.

Filtrexx Sediment Control (or Approved Equal)

NOT TO SCALE

GENERAL NOTES:

1. THE TEMPORARY SEDIMENT TRAP SHALL MEET ALL REQUIREMENTS FOR TEMPORARY SEDIMENT TRAPS OUTLINED IN THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST REVISION) SECTION SIX: SEDIMENT CONTROL MEASURES
2. THE TEMPORARY SEDIMENT TRAP SHALL HAVE AN INITIAL STORAGE VOLUME OF 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA.
3. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER EXCEPT FOR THE EXCAVATED WET STORAGE AREA WHERE SLOPES SHALL NOT EXCEED 1.5:1.
4. THE OUTLET SHALL BE LOCATED AT THE MOST DISTANT HYDRAULIC POINT FROM THE INLET.
5. THE OUTLET CONSISTS OF A PERVIOUS STONE DIKE WITH A CORE OF MODIFIED RIPRAP AND FACED ON THE UPSTREAM SIDE WITH STONE.
6. TEMPORARY SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED GROUND.
7. MAXIMUM HEIGHT OF A TEMPORARY SEDIMENT TRAP EMBANKMENT IS LIMITED TO 5 FEET.
8. SIDE SLOPES OF THE EMBANKMENT SHALL BE 2:1 OR FLATTER.
9. MODIFIED RIPRAP: SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.10.03.2.
10. FILTER STONE: SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.01.03 TABLE I, COLUMN V FILTER STONE.

INSPECTION, MAINTENANCE, AND REMOVAL REQUIREMENTS:

1. INSTALL "SEDIMENT STORAGE" STAKE WITH A MARKER AT ONE HALF OF THE WET STORAGE VOLUME.
2. INSPECT THE TEMPORARY SEDIMENT TRAP AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.25 INCH OR GREATER.
3. CHECK THE OUTLET TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT.
4. CHECK FOR SEDIMENT ACCUMULATION AND FILTRATION PERFORMANCE.
5. WHEN SEDIMENTS HAVE ACCUMULATED TO ONE HALF THE MINIMUM REQUIRED VOLUME OF THE WET STORAGE, DEWATER THE TRAP AS NEEDED, REMOVE SEDIMENTS AND RESTORE THE TRAP TO ITS ORIGINAL DIMENSIONS.
6. DISPOSE OF THE SEDIMENT REMOVED FROM THE BASIN IN A SUITABLE AREA.
7. THE TEMPORARY SEDIMENT TRAP MAY BE REMOVED AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED.

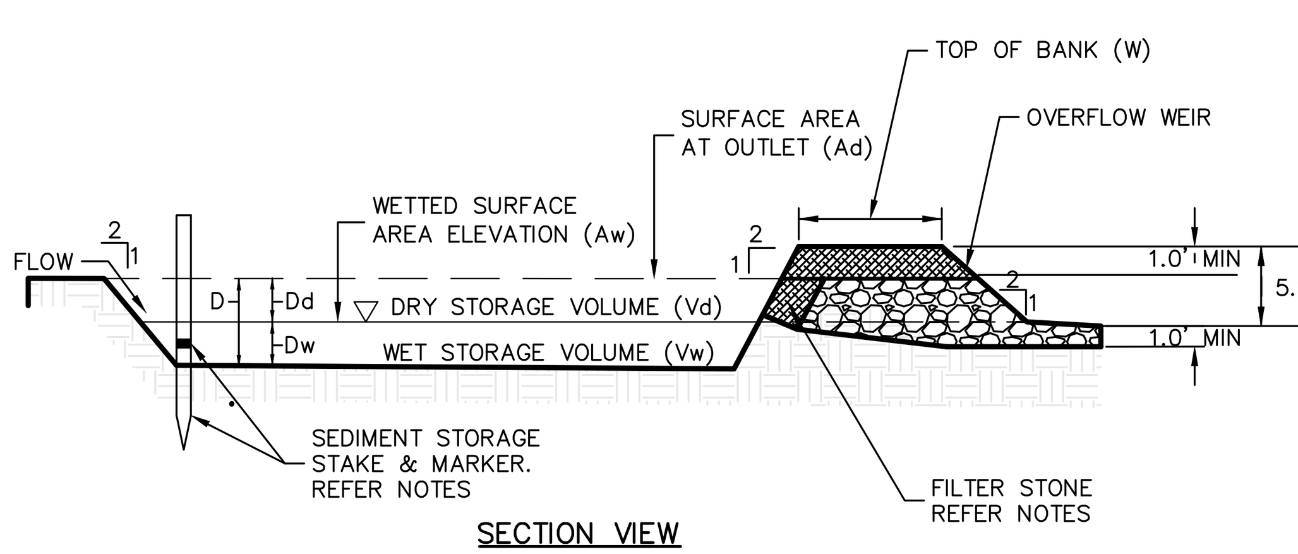
INSTALLATION NOTES:

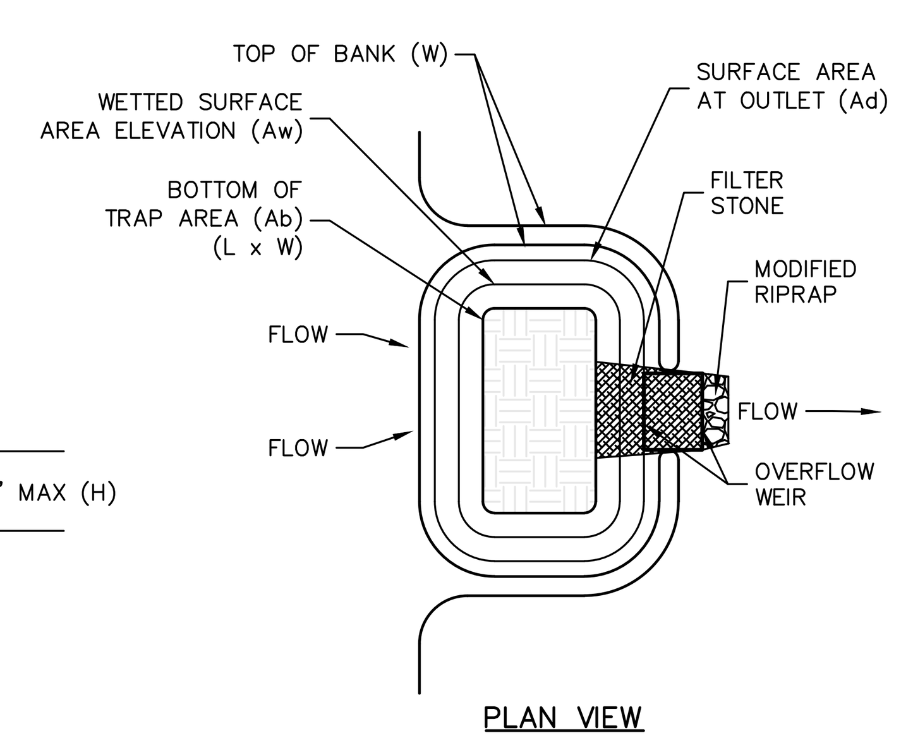
1. CLEAR, GRUB AND STRIP ANY VEGETATION AND ROOT MAT FROM ANY PROPOSED EMBANKMENT AND OUTLET AREA.
2. REMOVE STONES AND ROCKS WHOSE DIAMETER IS GREATER THAN THREE (3) INCHES AND OTHER DEBRIS.
3. EXCAVATE WET STORAGE AND CONSTRUCT THE EMBANKMENT AND/OR OUTLET AS NEEDED TO ATTAIN THE NECESSARY STORAGE REQUIREMENTS.
4. USE ONLY FILL MATERIAL FOR THE EMBANKMENT THAT IS FREE FROM EXCESSIVE ORGANICS, DEBRIS, LARGE ROCKS (OVER SIX (6) INCHES) OR OTHER UNSUITABLE MATERIALS. COMPACT THE EMBANKMENT IN 9-INCH LAYERS BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED
5. STABILIZE THE EARTHEN EMBANKMENT USING ANY OF THE FOLLOWING MEASURES, SEEDING FOR TEMPORARY VEGETATION COVER; SEEDING FOR PERMANENT VEGETATIVE COVER; OR SLOPE PROTECTION, IMMEDIATELY AFTER INSTALLATION

SEDIMENT TRAP DIMENSIONS	TRAP 1	
TRIBUTARY DRAINAGE AREA	1.15	ac
WET STORAGE DEPTH (Dw)	2.00	ft
DRY STORAGE DEPTH (Dd)	2.00	ft
TOTAL DEPTH (D)	4.00	ft
BOTTOM OF TRAP AREA (Ab)	850	sq.ft
WETTED SURFACE AREA (Aw)	1,400	sq.ft
SURFACE AREA AT OUTLET (Ad)	2,030	sq.ft

TOP WIDTH VS HEIGHT
H=HEIGHT OF EMBANKMENT
W=TOP WIDTH OF EMBANKMENT

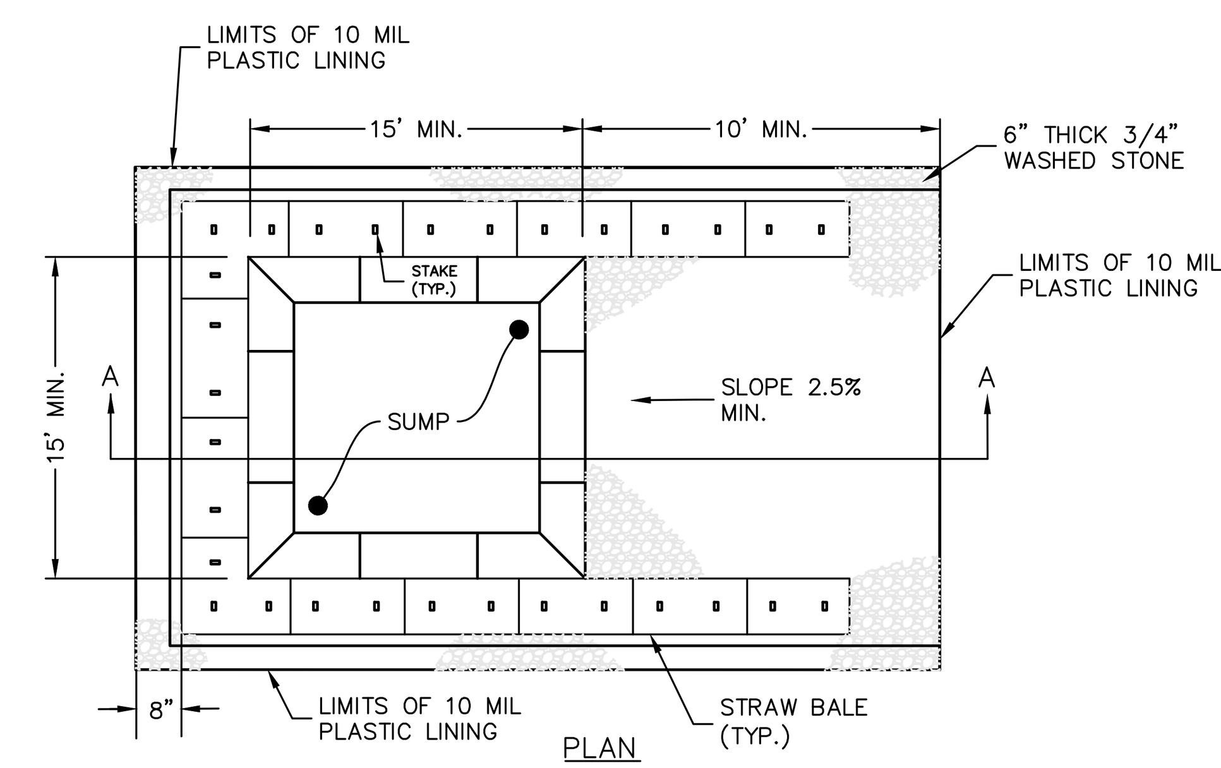
H (ft)	W (ft)
1.5	2.0
2.0	2.0
2.5	3.0
3.0	2.5
3.5	3.0
4.0	3.0
4.5	4.0
5.0	4.5

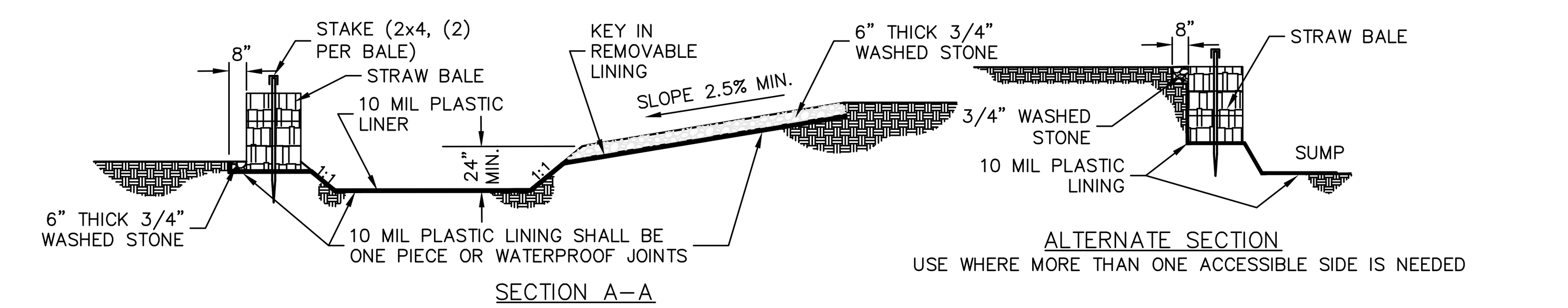




Temporary Sediment Trap Details

NOT TO SCALE





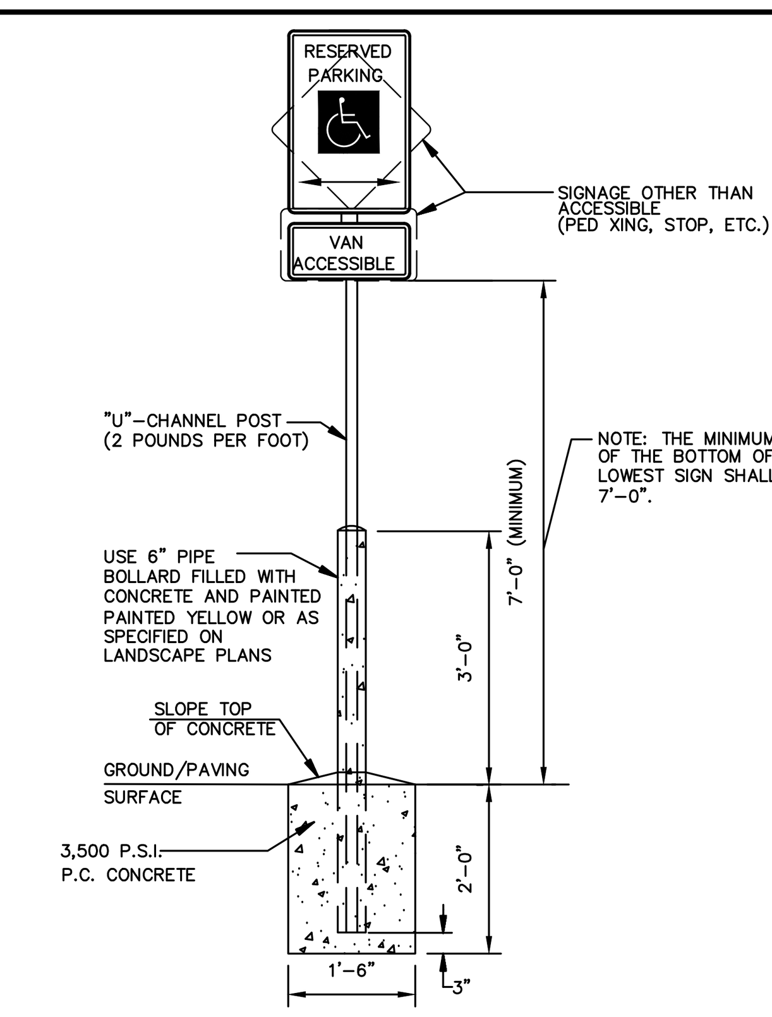
STAKE (2x4, (2) PER BALE)
STRAW BALE
10 MIL PLASTIC LINER
KEY IN REMOVABLE LINING
SLOPE 2.5% MIN.
6" THICK 3/4" WASHED STONE
24" MIN.
10 MIL PLASTIC LINING SHALL BE ONE PIECE OR WATERPROOF JOINTS
SECTION A-A
3/4" WASHED STONE
10 MIL PLASTIC LINING
SUMP
ALTERNATE SECTION
USE WHERE MORE THAN ONE ACCESSIBLE SIDE IS NEEDED

NOTES:

1. PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
2. WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
3. FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12."
4. FACILITY SHALL NOT BE FILLED BEYOND 95% CAPACITY UNLESS A NEW FACILITY IS CONSTRUCTED.
5. SAW CUT PORTLAND CEMENT CONCRETE, RESIDUE FROM SAWCUT & GRINDING TO BE DISPOSED OF IN THE PIT.
6. CONCRETE WASHOUTS SHALL BE LOCATED A MINIMUM OF 100' FROM DRAINAGE WAYS, INLETS, & SURFACE WATERS.
7. MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED IF REMOVED FROM THE SITE WHEN 95% FULL CAPACITY.

CONCRETE WASHOUT AREA

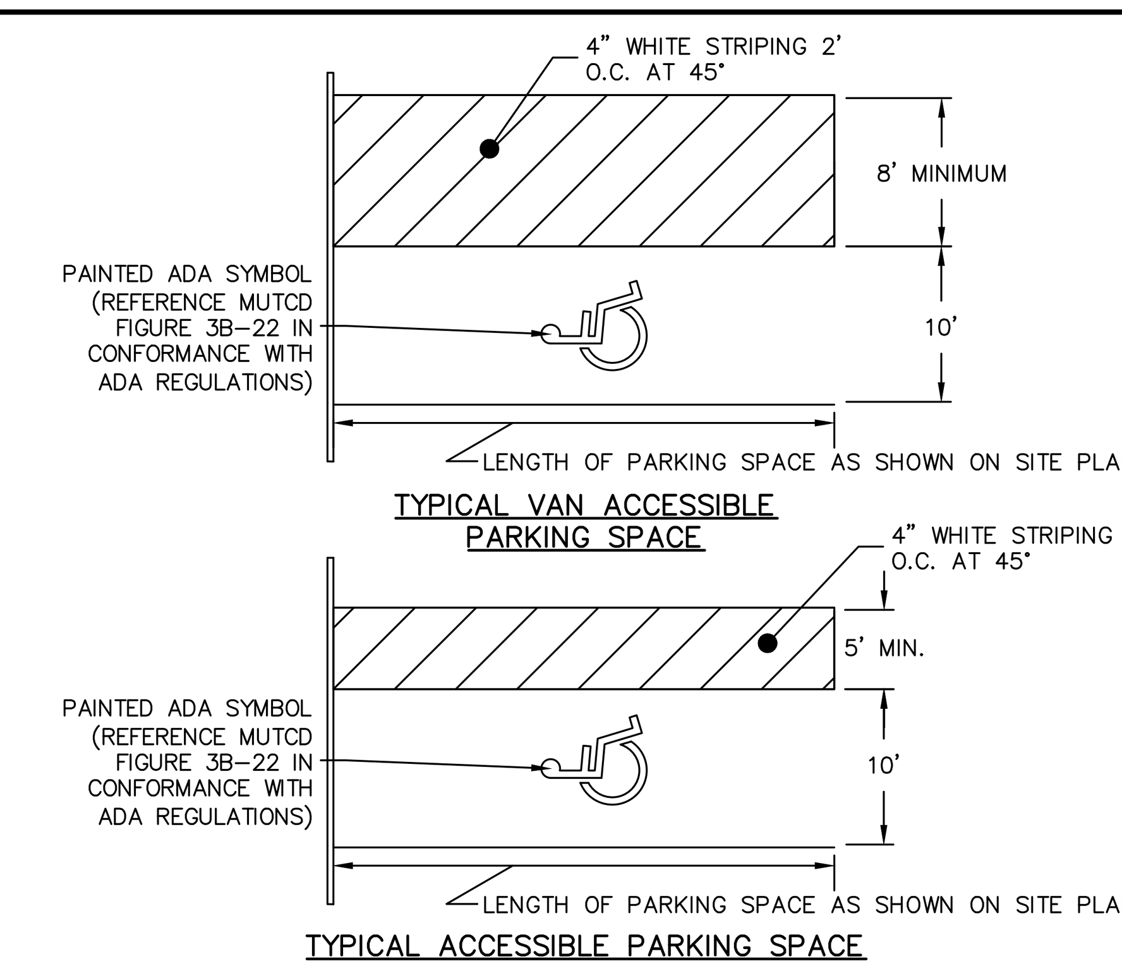
(NOT TO SCALE)



RESERVED PARKING
VAN ACCESSIBLE
SIGNAGE OTHER THAN ACCESSIBLE (PED XING, STOP, ETC.)
"U"-CHANNEL POST (2 POUNDS PER FOOT)
NOTE: THE MINIMUM HEIGHT OF THE BOTTOM OF THE LOWEST SIGN SHALL BE 7'-0".
USE 6" PIPE BOLLARD FILLED WITH CONCRETE AND PAINTED PAINTED YELLOW OR AS SPECIFIED ON LANDSCAPE PLANS
SLOPE TOP OF CONCRETE
GROUND/PAVING SURFACE
3,500 P.S.I. P.C. CONCRETE
7'-0" (MINIMUM)
3'-0"
2'-0"
1'-6"
3"

Bollard Mounted Sign Detail

NOT TO SCALE

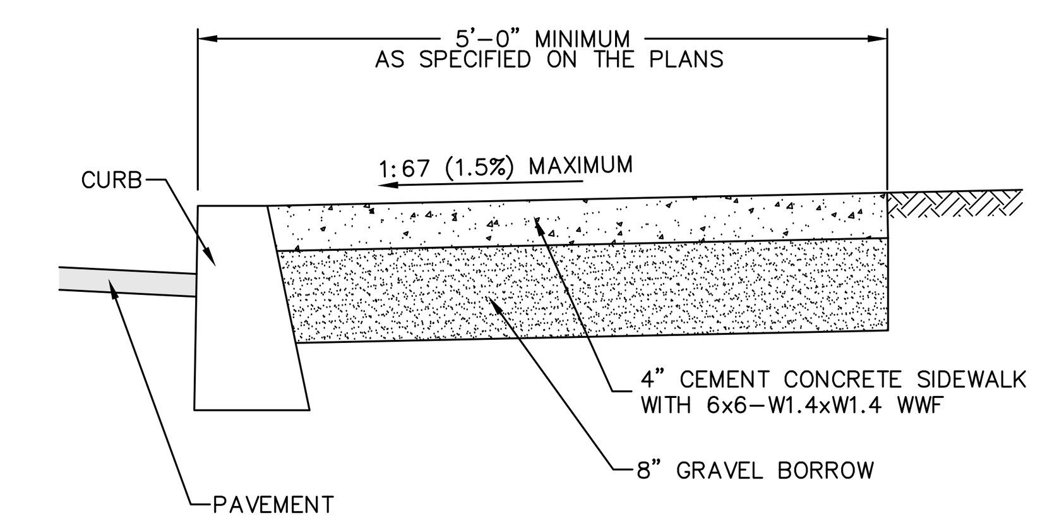


4" WHITE STRIPING 2' O.C. AT 45°
8' MINIMUM
PAINTED ADA SYMBOL (REFERENCE MUTCD FIGURE 3B-22 IN CONFORMANCE WITH ADA REGULATIONS)
10'
LENGTH OF PARKING SPACE AS SHOWN ON SITE PLAN
TYPICAL VAN ACCESSIBLE PARKING SPACE
4" WHITE STRIPING 2' O.C. AT 45°
5' MIN.
PAINTED ADA SYMBOL (REFERENCE MUTCD FIGURE 3B-22 IN CONFORMANCE WITH ADA REGULATIONS)
10'
LENGTH OF PARKING SPACE AS SHOWN ON SITE PLAN
TYPICAL ACCESSIBLE PARKING SPACE

Typical Accessible Parking Spaces

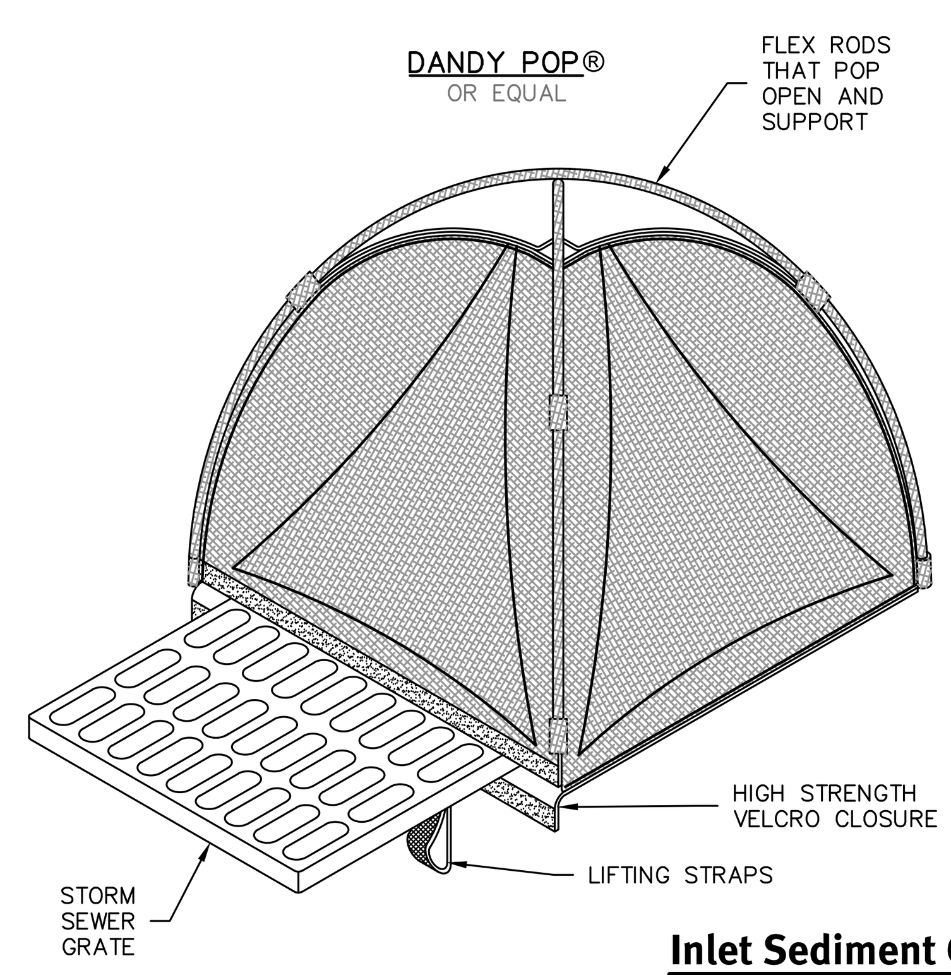
NOT TO SCALE

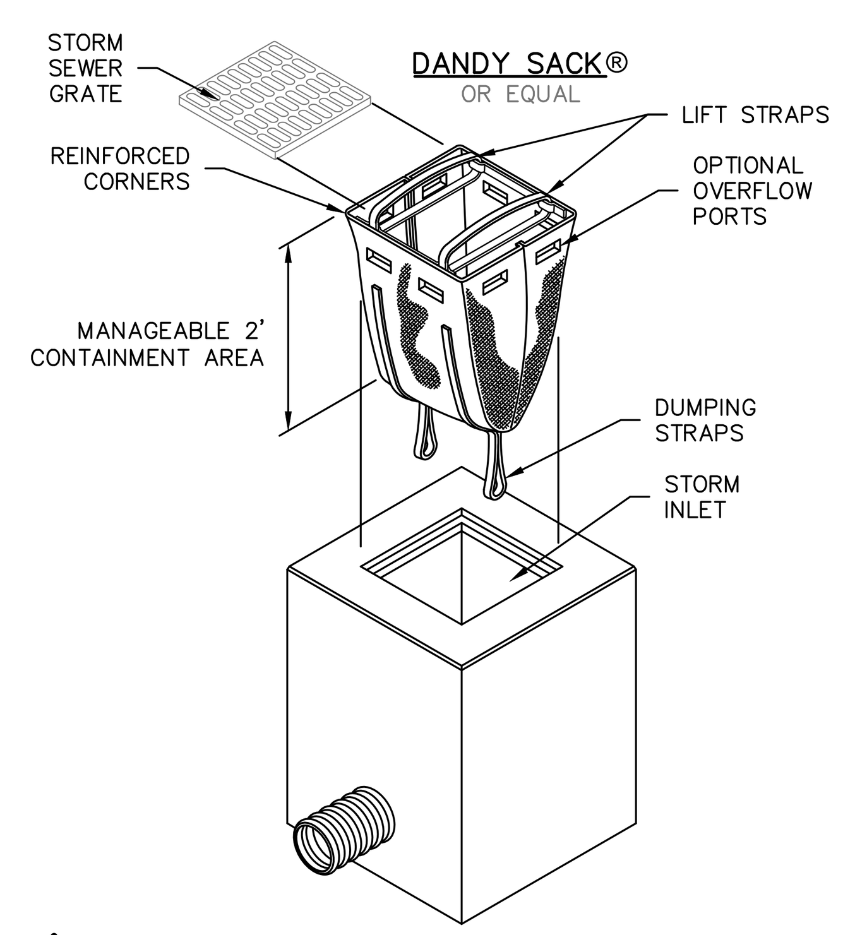
NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
2. FOR CURB SETTING DETAIL REFERENCE STD. 7.6.0.
3. MEETS OR EXCEEDS GUIDELINES OF RIDOT STANDARD DETAIL 43.1.0.



Cement Concrete Sidewalk

NOT TO SCALE



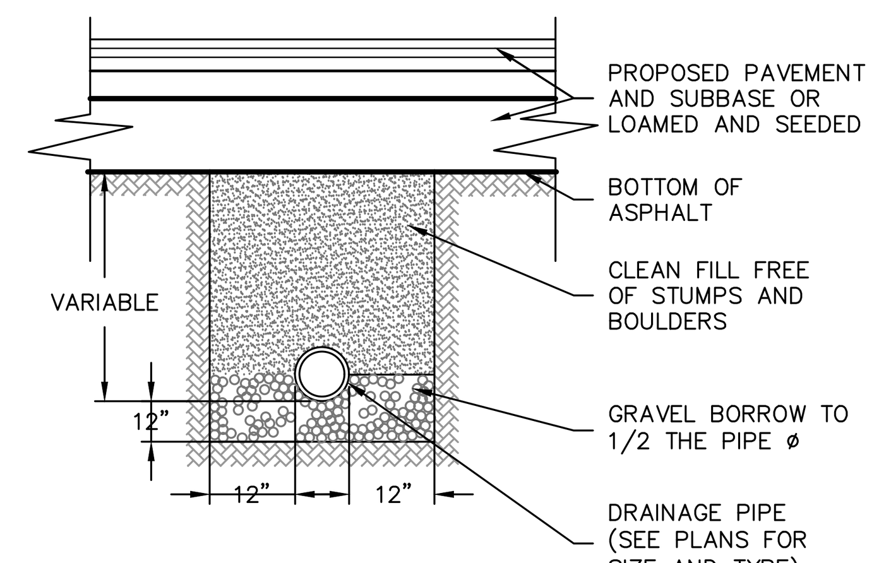


Inlet Sediment Control Devices

NOT TO SCALE

INSTALLATION NOTES:

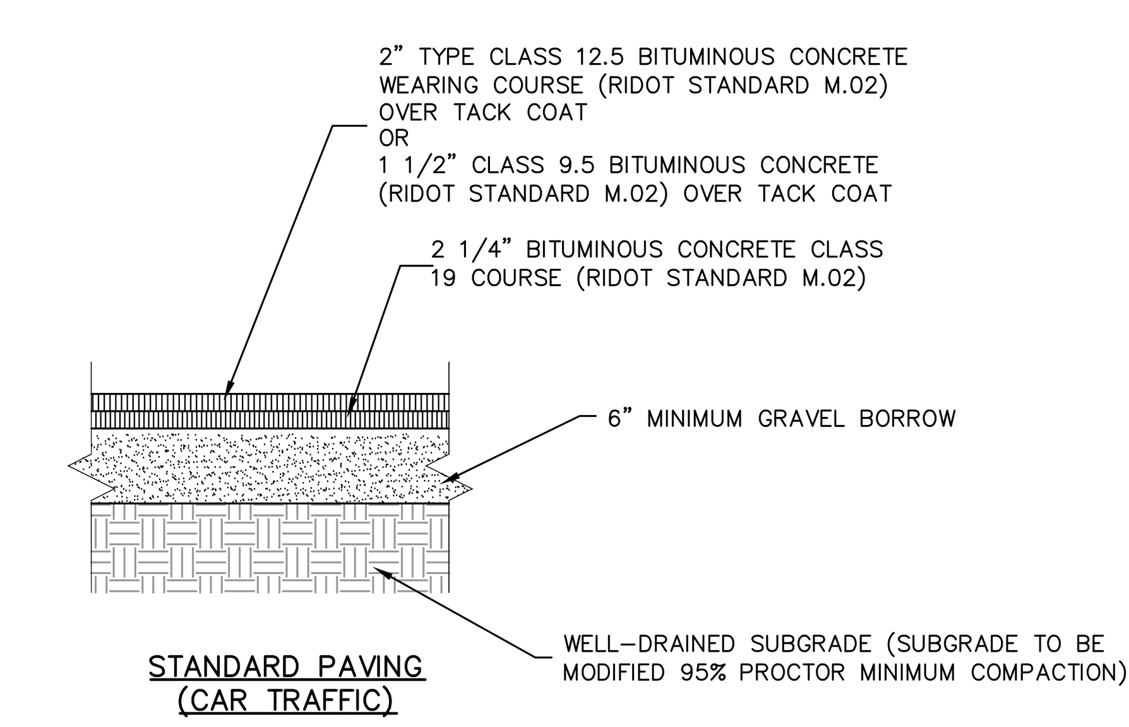
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS, LATEST ADDITION.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100MM) FOR 4"–24" (100MM–600MM); 6" (150MM) FOR 30"–60" (750MM–900MM).
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON–TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" ø PIPE AND 24" OF COVER FOR 54"–60" ø PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.



HDPE Trench Detail

NOT TO SCALE

NOTE:
THIS PAVEMENT SECTION DETAIL REFLECTS MINIMUM REQUIREMENTS. ENGINEER TO DETERMINE DESIGN BASED ON GEOTECHNICAL DATA OF SPECIFIC PROJECT AND DAILY TRAFFIC DESIGN REQUIREMENT.



2" TYPE CLASS 12.5 BITUMINOUS CONCRETE WEARING COURSE (RIDOT STANDARD M.02) OVER TACK COAT
OR
1 1/2" CLASS 9.5 BITUMINOUS CONCRETE (RIDOT STANDARD M.02) OVER TACK COAT
2 1/4" BITUMINOUS CONCRETE CLASS 19 COURSE (RIDOT STANDARD M.02)
6" MINIMUM GRAVEL BORROW
WELL-DRAINED SUBGRADE (SUBGRADE TO BE MODIFIED 95% PROCTOR MINIMUM COMPACTION)
STANDARD PAVING (CAR TRAFFIC)

Typical Pavement Section

NOT TO SCALE

DiPrete Engineering
90 Broadway Newport, RI 02840
tel 401-619-3890 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

KEVIN DEMERS
No. 8567
REGISTERED PROFESSIONAL ENGINEER CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

No.	Date	Description	By:
5	07-09-2025	Sewer Revisions	A.R.
4	05/29/2025	RIDOT PAP	K.J.D.
3	05/28/2025	RIDOT Response to Comments	N.M.P.
2	12/12/2024	RIDOT Response to Comments	N.M.P.
1	10/28/2024	RIDOT Response to Comments	N.M.P.
0	07/26/2024	RIDOT Submission	A.R.

Drawn By: D.R.N. Design By: K.J.D.

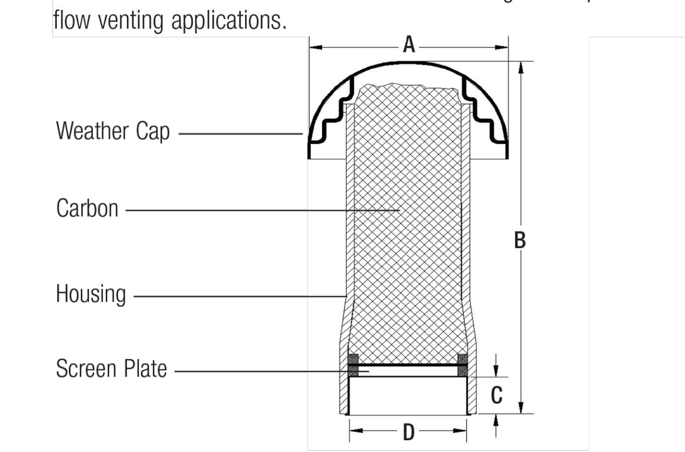
Detail Sheet - 1
Comfort Inn & Suites
AP 111 Lot 1
Bristol, Rhode Island
Owner & Applicant:
D&M BOCA DEVELOPMENT, LLC
92 Faunce Corner Road, Suite 160, North Dartmouth, MA 02747

Orenco SYSTEMS *Technical Data Sheet*

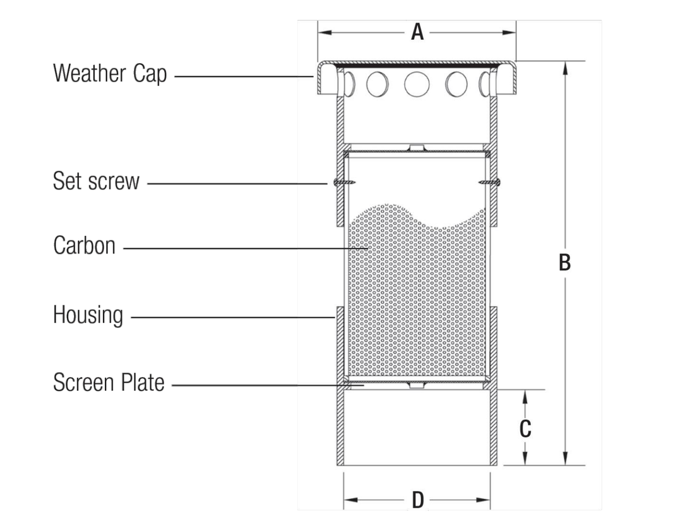
Carbon Filters

Applications

Orenco Carbon Filters reduce the odor of sewer gases in passive air-flow venting applications.

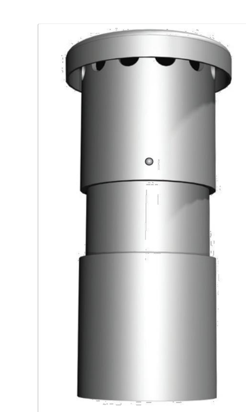


CF3, CF4 Cutaway View (side)



CF6 Cutaway View (side)

CF3, CF4 Actual View (side)



CF6 Actual View (side)

General

The Orenco Carbon Filter attaches to vent pipes with a slip fit. The weather cap is removable to allow replacement of the carbon package. Carbon replacement frequency will be based on the volume and strength of gases being scrubbed by the filter. Carbon recharge packages, adapter bushings, and custom sizes are available.

Standard Models

CF3, CF4, CF6

Product Code Diagram

CF ☐

Filter diameter:
3 = 3"
4 = 4"
6 = 6"

Carbon filter

Materials of Construction

Weather Cap:	ABS (CF3, CF4), Fiberglass (CF6)
Carbon:	Granular activated impregnated carbon
Housing:	UV-resistant PVC
Screen Plate:	Polyethylene

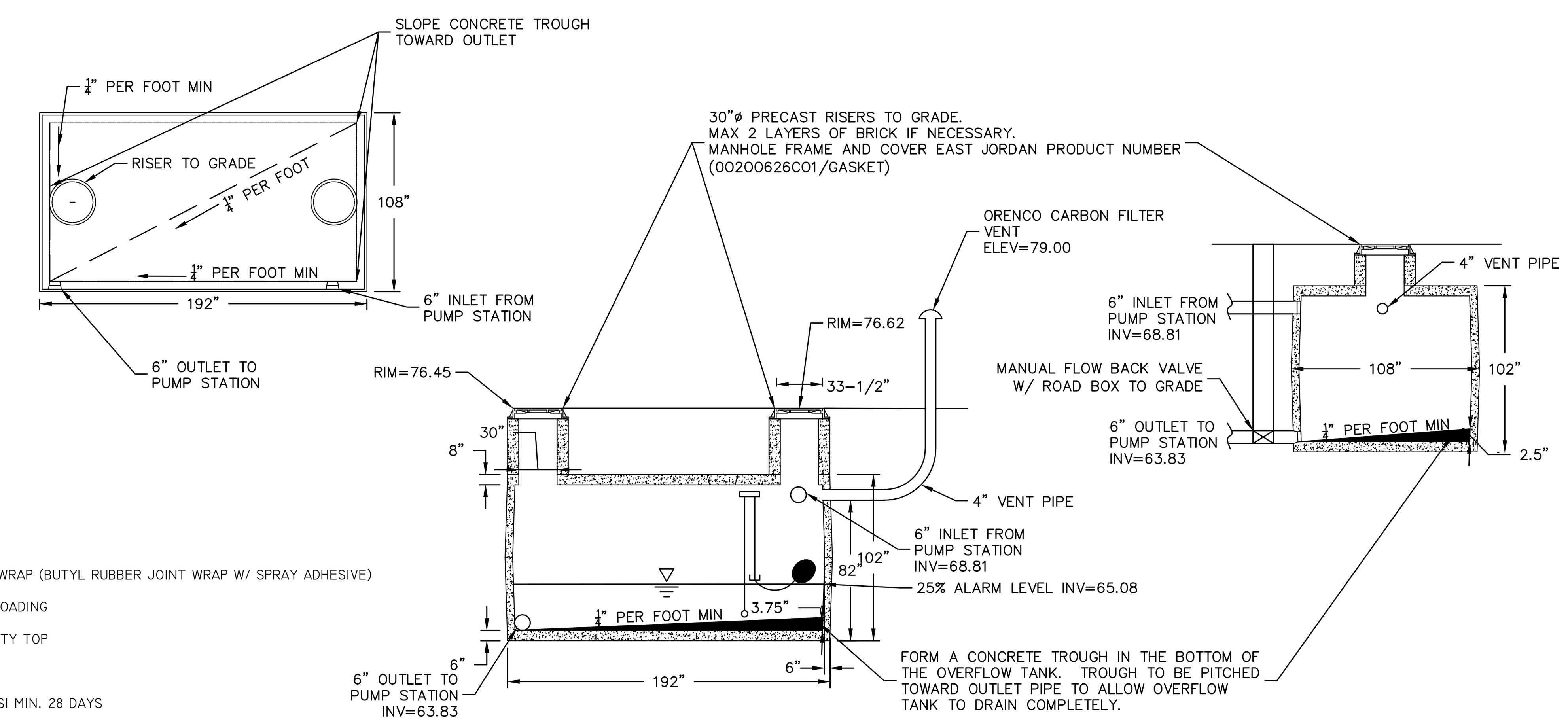
Specifications

Dimensions	CF3	CF4	CF6
A, in. (mm)	5 ½ (139)	5 ½ (139)	9 (229)
B,in. (mm)	10 (254)	12 ½ (318)	18 5/16 (465)
C, in. (mm)	1 ¼ (31.8)	1 ½ (38.1)	3 7/16 (87.3)
D, in. (mm)	3 ½ (88.9)*	4 ½ (114)*	6 ⅝ (168)*
Carbon weight, lbs (kg):	0.9 (0.41)	1.6 (0.73)	6.0 (2.73)
H_2S capacity, grams/cc:	0.14	0.14	0.14

*Fits nominal 3", 4", and 6" vent pipe. Fittings are available to adapt to other vent pipe sizes.

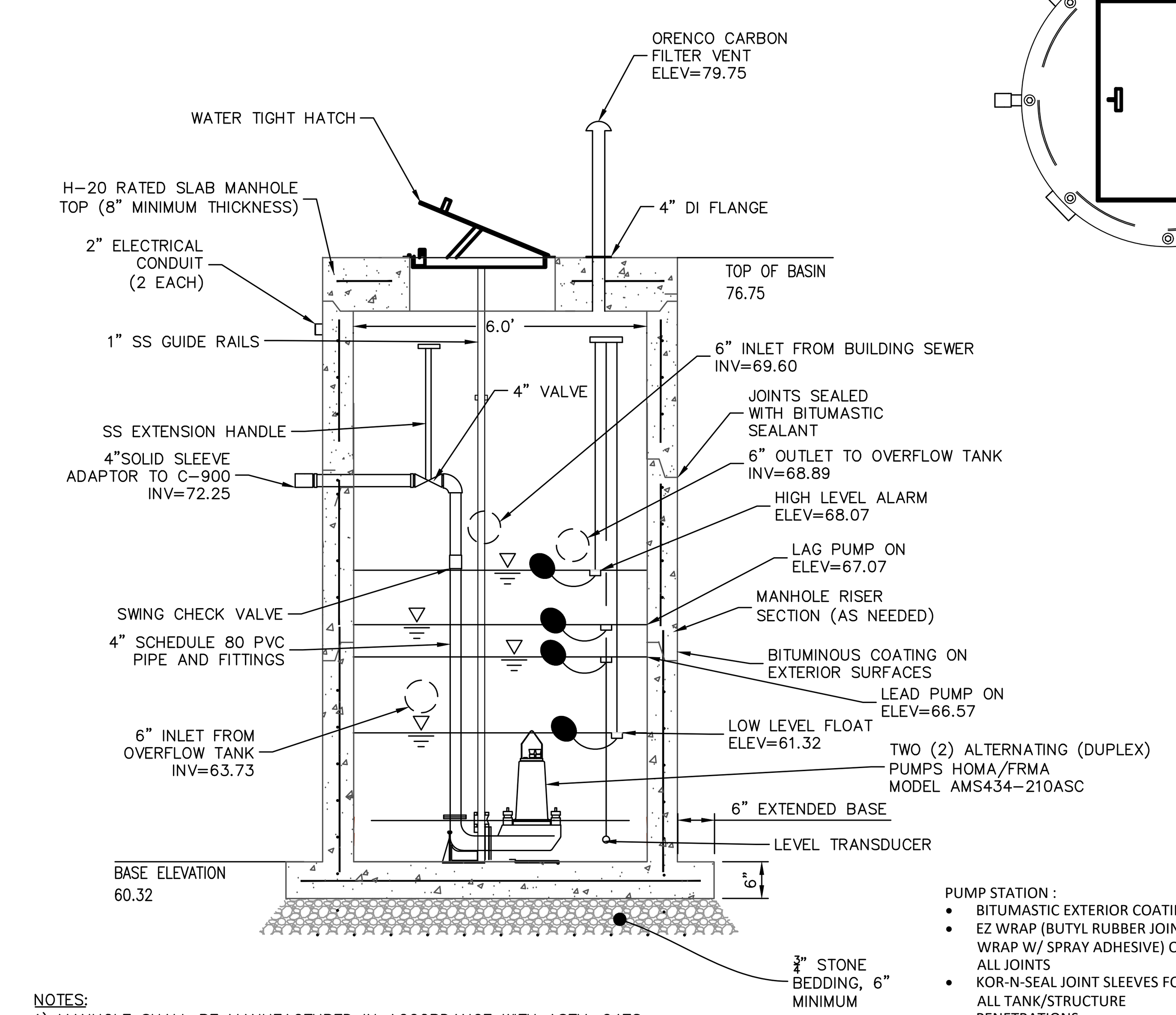
Orenco Systems® Inc. , 814 Airway Ave., Sutherlin, OR 97479 USA • 800-348-9843 • 541-459-4449 • www.orenco.com

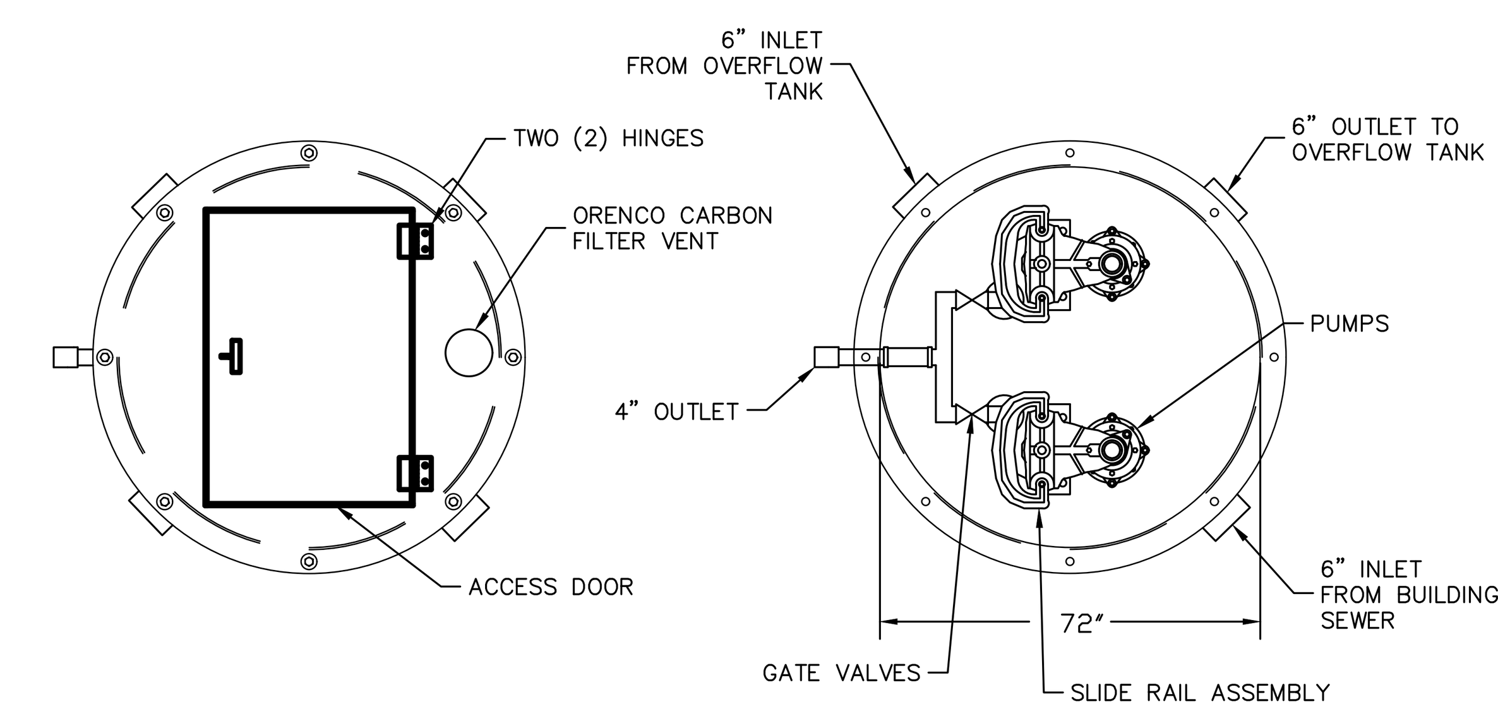
NTD-CF-CF-1
Rev. 2.0, © 03/17
Page 1 of 1



DESIGN NOTES:
1. ALL JOINTS SEALED WITH EZ WRAP (BUTYL RUBBER JOINT WRAP W/ SPRAY ADHESIVE)
2. TANK TO BE RATED FOR H20 LOADING
3. AVAILABLE WITH 8" HEAVY DUTY TOP
4. MEETS ASTM C-1227-97A
5. CONCRETE STRENGTH 5000 PSI MIN. 28 DAYS
6. TANK MUST NOT HAVE KNOCKOUTS
7. TANK TO HAVE EXTERIOR BITUMASTIC COATING
8. KOR-N-SEAL JOINT SLEEVES FOR ALL TANK/STRUCTURE PENETRATIONS

OVERFLOW TANK DETAIL
8,000 GAL JOLLEY PRECAST OR APPROVED EQUAL
NOT TO SCALE





PUMP STATION :
- BITUMASTIC EXTERIOR COATING
- EZ WRAP (BUTYL RUBBER JOINT WRAP W/ SPRAY ADHESIVE) ON ALL JOINTS
- KOR-N-SEAL JOINT SLEEVES FOR ALL TANK/STRUCTURE PENETRATIONS

NOTES:
1) MANHOLE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM-C478.
2) TAPPING OF MANHOLES MUST BE AUTHORIZED AND INSPECTED BY THE DESIGN ENGINEER. THE ONLY APPROVED METHOD FOR TAPPING MANHOLES SHALL BE BY CORE-DRILLING THE MANHOLE AND INSTALLING A "KOR-N-SEAL" BOOT.
3) MANHOLE AND COVER SHALL MEET HS-20 LOADING REQUIREMENTS.
4) REFERENCE MANUFACTURER DETAILS AND SPECIFICATIONS FOR ADDITIONAL DETAIL REGARDING PUMPS, LEVEL CONTROL FLOAT ASSEMBLY AND FREEFLO BASE ELBOW RAIL SYSTEM
5) BITUMASTIC EXTERIOR COATING
6) EZ WRAP (BUTYL RUBBER JOINT WRAP W/ SPRAY ADHESIVE) ON ALL JOINTS
7) KOR-N-SEAL JOINT SLEEVES FOR ALL TANK/STRUCTURE PENETRATIONS

60x192 Precast Concrete Pump Station 4' Discharge

Scale: NTS	Drawn By: MTS	Job No.
Date: 9/21/2021	App'd By:	Plan No.

RM AHONY & associates, inc.
Water Supply & Pollution Control Equipment
273 Weymouth Street, Rockland, Massachusetts 02370

DiPrete Engineering
90 Broadway Newport, RI 02840
tel 401-619-5890 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

KEVIN DEMERS
No. 8557
REGISTERED PROFESSIONAL ENGINEER CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED 'ISSUED FOR CONSTRUCTION' AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

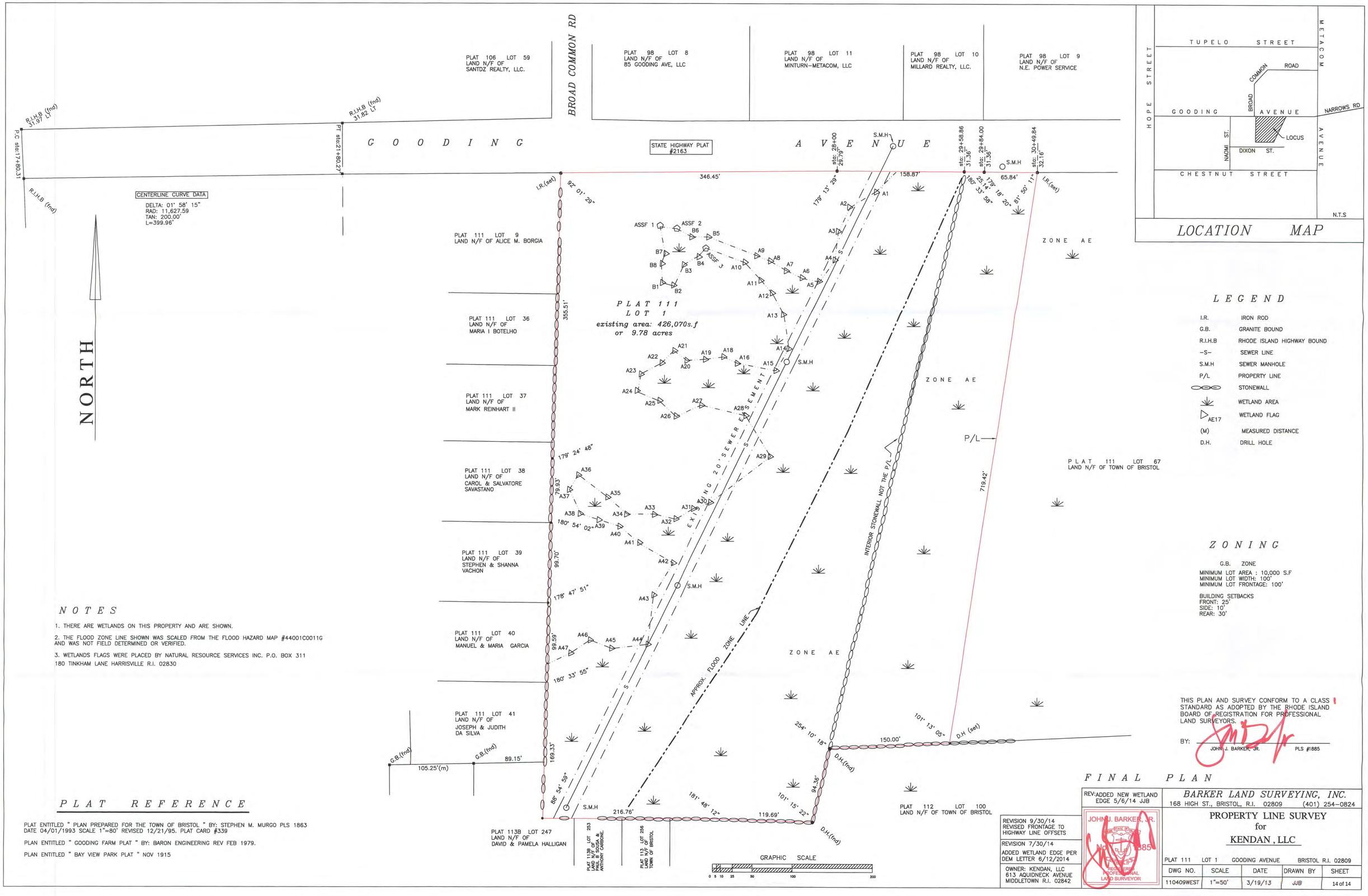
No.	Date	Description	By:
5	07-09-2025	Sewer Revisions	J.A.R.
4	06/05/2025	Revisions	S.E.H.
3	05/20/2025	RIDOT Response To Comments	N.M.P.
2	12/12/2024	RIDOT Response To Comments	N.M.P.
1	07/30/2024	RIDOT Response To Comments	N.M.P.
0	02/28/2024	RIDOT Submission	J.A.R.

Drawn By: D.R.N. Design By: K.J.D.

Detail Sheet - 2
Comfort Inn & Suites

AP 111 Lot 1
Bristol, Rhode Island
Owner & Applicant:
D&M BOCA DEVELOPMENT, LLC
92 Faunce Corner Road, Suite 160,
North Dartmouth, MA 02747

SHEET 13 OF 14



L E G E N D

I.R.	IRON ROD
G.B.	GRANITE BOUND
R.I.H.B	RHODE ISLAND HIGHWAY BOUND
–S–	SEWER LINE
S.M.H	SEWER MANHOLE
P/L	PROPERTY LINE
	STONEWALL
	WETLAND AREA
AE17	WETLAND FLAG
(M)	MEASURED DISTANCE
D.H.	DRILL HOLE

Z O N I N G

G.B. ZONE

MINIMUM LOT AREA : 10,000 S.F
MINIMUM LOT WIDTH: 100'
MINIMUM LOT FRONTAGE: 100'

BUILDING SETBACKS
FRONT: 25'
SIDE: 10'
REAR: 30'

N O T E S

1. THERE ARE WETLANDS ON THIS PROPERTY AND ARE SHOWN.
2. THE FLOOD ZONE LINE SHOWN WAS SCALED FROM THE FLOOD HAZARD MAP #44001C0011G AND WAS NOT FIELD DETERMINED OR VERIFIED.
3. WETLANDS FLAGS WERE PLACED BY NATURAL RESOURCE SERVICES INC. P.O. BOX 311 180 TINKHAM LANE HARRISVILLE R.I. 02830

P L A T R E F E R E N C E

PLAT ENTITLED " PLAN PREPARED FOR THE TOWN OF BRISTOL " BY: STEPHEN M. MURGO PLS 1863 DATE 04/01/1993 SCALE 1"=80' REVISED 12/21/95. PLAT CARD #339

PLAN ENTITLED " GOODING FARM PLAT " BY: BARON ENGINEERING REV FEB 1979.

PLAN ENTITLED " BAY VIEW PARK PLAT " NOV 1915

THIS PLAN AND SURVEY CONFORM TO A CLASS I STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

BY: _____
JOHN J. BARKER, JR. PLS #1885

F I N A L P L A N

REV:	
	ADDED NEW WETLAND EDGE 5/6/14 JJB
	REVISION 9/30/14 REVISED FRONTAGE TO HIGHWAY LINE OFFSETS
	REVISION 7/30/14 ADDED WETLAND EDGE PER DEM LETTER 6/12/2014

OWNER: KENDAN, LLC
613 AQUIDNECK AVENUE
MIDDLETOWN R.I. 02842

JOHN J. BARKER, JR. NO. 1885 REGISTERED PROFESSIONAL LAND SURVEYOR

BARKER LAND SURVEYING, INC.
168 HIGH ST., BRISTOL, R.I. 02809 (401) 254-0824

PROPERTY LINE SURVEY
for
KENDAN , LLC

PLAT 111 LOT 1 GOODING AVENUE BRISTOL R.I. 02809

DWG NO.	SCALE	DATE	DRAWN BY	SHEET
110409WEST	1"=50'	3/19/13	JJB	14 of 14

FUSS & O'NEILL

MEMORANDUM

TO: Diane M. Williamson, Administrative Officer
Bristol Department of Community Development
10 Court Street, Bristol, RI 02809

FROM: Amy Johnson, PE

DATE: August 22, 2025

RE: Master Plan Review - Comfort Inn and Suites
Gooding Avenue Hotel Special Permit and Site Plan Review
Fuss & O'Neill Reference No. 20250382.A10

Fuss and O'Neill has reviewed the documents and correspondence listed below submitted by the Application and Applicant's representatives for the above-reference project and offers the review comments listed below. This review is limited Master Plan Major Land Development submission requirements related to the proposed commercial development.

- Architectural Colored Elevations "Comfort Inn & Suites, Gooding Avenue, Bristol, RI 02809", Dated March 12, 2024, Prepared by Silvestri Architects.
- Architectural Plans "Comfort Inn & Suites, Gooding Avenue, Bristol, RI 02809", Dated May 6, 2024, Prepared by Silvestri Architects.
- Request for Certificate Tax Year 2024, dated May 16, 2025
- Fiscal Impact Study, Proposed Hotel Development, Town of Bristol RI, Prepared by: JDL Enterprises – Joseph D. Lombaro, AICP, Dated May 2025
- Application Form for Major Land Developments and Major Subdivisions, dated May 15, 2025
- Major Subdivision or Major Land Development Checklist, dated May 20, 2025
- Plans Entitled "Comfort Inn & Suites, Located on Gooding Avenue, Bristol, Rhode Island, Prepared for Diane Williamson, Dated February 28, 2024, Revised June 5, 2025
- Project Narrative & Environmental Impact Statement, prepared by DiPrete Engineering on behalf of the Applicant D&M Boca Development, LLC, dated June 5, 2025
- "Master Plan Incompleteness Response to Comments" prepared by DiPrete Engineering, dated June 6, 2025
- "Comfort Inn Master Plan Re-submission, Incomplete Application" Letter prepared by Diane Williamson to Applicant, dated June 16, 2025
- Memorandum "Comfort Inn & Suites Request for Waivers", prepared by Diane Williamson, Department of Community Development Director, to the Planning Board, dated July 7, 2025.
- Email "RE: Memorandum to the Planning Board" sent by Micheal Resnik to Diane Williamson, dated July 8, 2025.

The following documents were provided in the Master Plan submission prepared by DiPrete Engineering, but not reviewed by Fuss & O'Neill as they are not required as part of the Master Plan review.

- Permit to Alter Freshwater Wetlands, prepared by RIDEM dated December 6, 2024

- Traffic Impact Assessment, Prepared by Solli Engineering, sated April 14, 2023, Revised January 10, 2024
- Water Availability Request, Bristol County Water Authority, Dated January 27, 2025, prepared by D&M Boca Development, LLC.
- Stormwater Management Report, prepared by DiPrete Engineering, dated January 19, 2018, revised March 27, 2025
- Abutter Map with 200' buffer and Abutter List generated from Town of Bristol Assessor Database and GIS data, dated April 8, 2025
- Letter "Gooding Avenue Hotel Availability of Sanitary Sewer" prepared by Jose Da Silva, Superintendent of Water Pollution Control Department, to DiPrete Engineering, dated May 26, 2023
- Email "Hotel on Gooding" prepared by Liz Funt, sent to Diane Williamson, dated June 28, 2025
- Letter "Comfort Inn Hotel, Gooding Ave, Bristol, RI" prepared by Jose Da Silva, Superintendent of Water Pollution Control Department, to Diane Williamson, dated July 2, 2025

Major Land Development Checklist Comments

The following items from the Town of Bristol Master Plan Major Land Development Checklist are missing from the Applicants Submission:

1. Required Forms and Documents:
    a. Per checklist item A.1: "Completed Application Form". Provide name of President or Secretary of D&M Boca Development, LLC.

2. General Information
    a. Per checklist item B.6: Provide deed book and page for parcel information on plans.
    b. Per checklist item B.7: Sheet 4 Existing Resource Plan is missing from the cover page. Revise.
    c. Per checklist item B.9: Names, addresses, and Plat/Lot identified of abutting property owners and property **within 200' of parcel**(s). This information shall be provided on the plans. Revise plans to include information for owners and properties within 200' of parcel.
    d. Per checklist item B.10: "Names and addresses of any agencies or adjacent communities requiring notification under these regulations". Provide information on Plan as required.

3. Existing Conditions
    a. Per checklist item C.9: FEMA 100-Year floodplain boundary is shown on plans, but specific base flood elevation is not listed and FEMA boundary in existing legend should relate to base flood elevation for clarity.
    b. Per checklist item C.11: If there are no soil contaminants present on site, please note this within the plans.
    c. Per checklist item C.15: Boundaries of applicable watershed for the parcel. The Post-Development Wastershed Map does not show the most up to date layout of the site based on the June 6th plans. For example, the landscaped items shown on the plan do not match the current layout. Revise the watershed figures to illustrate the current site layout.
    d. Per checklist item C.20.d Wellhead protection area is not listed under General Note 6 on the General Notes and Legend Plan Sheet 3 of 13.

4. Supporting Materials:
    a. Per checklist item E.2 & E.27: Provide renderings or photographs to illustrate the visual impact of commercial development on abutting properties.
    b. Per checklist item E.3.(g) The narrative does not address a general viewshed analysis, showing the locations and extent of significant views both from and within the proposed development parcel as well as anticipated views into the property from the adjacent public or private streets and properties. Provide in resubmission for Master Plan to be deemed complete.
    c. Per checklist item E.11: "For subdivisions/developments proposing service by public sewer, copies of a written statement from the Bristol Water Pollution Control Department that the proposed plan, with plan revision date indicated, has been reviewed and which provides: a. Approval of connection to the existing sewer main as depicted on the plan; and b. If extension is proposed, approval of extension of the sewer main as depicted on the plan."
        i. Per the letter from Town of Bristol, Diane Williamson, dated July 7, 2025, stating the latest plans (June 6, 2025) do not provide enough detail for the approval of the proposed sewer connection which is checklist requirement for the Master Plan. Resolve the concerns of the Bristol Water Pollution Control Department outlined in the July 2, 2025 letter from Superintendent Jose Da Silva and provide correspondence regarding resolution and approval of service to the development.
    d. Per checklist item E.14 Provide written comments on the plans by the listed officials, committees, directors, and departments.
    e. Per checklist item E.26 Provide a Photometric Plan.
    f. Per checklist item E.28 Provide plan showing proposed signage location, size, design, and illumination.

Plan Comments

1. General Notes & Legend (Sheet 3 of 13)
    a. General Note 10 states that the site has no waivers. Revise if waiver requests are maintained.
2. Existing Resource Plan (Sheet 4 of 13)
    a. Side yard setback is on the western property line is mislabeled as front yard setback.
3. Erosion & Sediment Control Plan (Sheet 5 of 13)
    a. Limit of disturbance on plan sheet legend does not match line type on General Notes and Legend Sheet (Sheet 3 of 13).
    b. Temporary 68' contour does not tie into existing contours within Filtrexx sediment perimeter control. Revise erosion control or temporary contour, as needed.
    c. Label elevations of temporary contours.
4. Site Layout Plan (Sheet 6 of 13)
    a. Provide detail for how compact parking stalls will be demarcated from standard parking stalls.
    b. Along the southern boundary of the development, the retaining wall is shown on top of the vegetative screening. Revise plan to show spacing between vegetative screening and retaining wall and update limit of disturbance as needed.
    c. Provide intent for crosswalk location across drive aisle and drop off lane.
5. Grading Plan (Sheet 7 of 13)
    a. Add contour labels to all proposed contours.

   b. Add spot grades between the two 76' contours in the north end of the site to the west of the driveway to clarify grading intent.
   c. Add spot grades within concrete plaza to show grading intent at building entrance on the east side.
   d. Add spot grades within parking lots, on south side of the building, to show how runoff will be conveyed to the catch basins along the southern perimeter of the parking lot or the slot drain across the sidewalk. The building's finish floor elevation is lower than rim elevations of catch basins within the parking lot.
6. Drainage and Utilities Plan (Sheet 8 of 13)
   a. Provide rim and invert information for DMH-8 (Bypass) and DMH-9 (Bypass).
   b. Provide rim elevation of Slot Drain-20.
   c. Rim elevation does not appear accurate for DI-5 based on proximity to 78' contour. Revise rim elevation.
   d. Cover of DMH-3 is located within the curb line and the structure will conflict with the installation of the concrete curb. Revise location of DMH-3.
7. Underground System A & Details (Sheet 10 of 13)
   a. Based on Slot Drain-20 rim elevation of 76.72' on the Grading Plan Sheet and assuming a typical curb reveal of 6", the parking lot finish grade is 76.22' at the bottom of curb. The top stone elevation over the UIS-A is listed at 76.50'. The 18" minimum cover is not provided over the system in this location.
   b. Provide maximum loading and minimum cover requirements for pipes within the UDS-A system.
   c. Based on groundwater table findings in TP-7 and TP-5 the groundwater table elevation is approximately 76' and 73.7', respectively. Provide buoyancy calculations for UDS-A since the system is located within the groundwater table.
8. Underground System B, Sand Filter & Details (Sheet 11 of 13)
   a. Separation of bottom of sand filter practice and groundwater table is 1-ft and not in compliance with the minimum separation requirement of 3 feet per 250-RICR-150-10-8.21.B.7.

Please contact Amy Johnson at (401) 861-3073 if you have any questions.

Peer Reviewer Contact Information:
Amy Johnson, PE
Project Manager
Office: 5 Fletcher Street Suite 1
Kennebunk, ME 04043
email: amy.johnson@fando.com

TRC Representative Contact information:
Bree D. Sullivan, PE
Associate | Office Manager
Office: 600 Unicorn Park Drive
Woburn, MA 01801
email: bree.sullivan@fando.com
Phone: 781-287-9919

AJ:mjt

Water Availability Request

BRISTOL COUNTY WATER AUTHORITY

Applicant Information

Date: 1/27/2025

Property Owner Signature: _____

Owner (please print): D&M Boca Development, LLC

Corporate Title (if not an individual): Principal

Address: 92 Faunce Corner Road, Suite 160, North Darthmouth, MA 02747

Phone: 508-562-1650 Email: ddegrazia@highridge-us.com

Contractor: TBD Email: _____

Location

Preliminary request is hereby made for a confirmation that public water is available from BCWA to service this property:

Town: Bristol Location: Gooding Ave, Bristol RI

Address/Plat and Lot: AP 111 Lot 1

☐ Residential*

☒ Commercial*

Building Footprint: 13,370 SF

Occupancy: 80 Rooms

Estimated Water Use: 10,000 GPD

***Site Plan Must Be Attached to All Applications**

For BCWA Office Use Only

Action by the Bristol County Water Authority

☑ Water Available ☐ Water Not Available

Approximate Static Pressure: 70 psi

Conditions: _____

If connection to BCWA is desired, you must:

☐ Submit Application for Main Extension Form and Engineering Plans for Review

☑ Submit Application for New Water Service Installation and Fee

Date of Review: 2/6/2025 BCWA Engineer: Colin O'Hara

Rev April 2017

APPLICATION FORM AND SUBMISSION CHECKLIST FOR MAJOR LAND DEVELOPMENTS AND MAJOR SUBDIVISIONS

The completed application form together with the appropriate materials as indicated on the checklist shall be submitted to the Administrative Officer.

APPLICATION FORM

Type of Application: Please check one:

✓ **Master Plan**
_____ **Preliminary**
_____ **Final**

1. Name of proposed subdivision/development: Comfort Inn & Suites

2. Name, address and telephone number of property owner (if the owner of record is a corporation, the name and address of the president and secretary):
D&M Boca Development, LLC, 92 Faunce Corner Road, Suite 160, North Dartmouth, MA 02747

3. Name and address and telephone number of applicant, if different from owner: (A written, notarized confirmation from property owner authorizing the applicant to make the submission shall also be submitted):

4. Plat and lot number(s) of the parcel being subdivided/developed: AP 111, Lot 1

5. Area of the subdivision/development parcel(s): 9.78+/- Acres

6. Zoning District: GB - General Business

Signed by Owner/Applicant: _____ Date 5/15/25

Notarized:

Subscribed and sworn to before me this 15 day of May, 2025.
Bristol, MA

ANTHONY JACOB PAULINE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 8, 2029

NOTARY PUBLIC

FISCAL IMPACT STUDY

PROPOSED HOTEL DEVELOPMENT

TOWN OF BRISTOL RI

FOR:

D & M DEVELOPMENT

PREPARED BY: JDL ENTERPRISES -
JOSEPH D. LOMBARDO, AICP

MAY 2025

INTRODUCTION ~

This Fiscal Impact Study (FIS) has been prepared to supplement an application for a planned 80 room Hotel Development. The Project is located at Gooding Avenue in Bristol RI. The property is currently zoned GB and is an allowable use. The FIS will estimate anticipated public revenues and expenses associated with the proposed development. The FIS will attempt to estimate both future revenues and expenses utilizing past and present statistics and financial data from a variety of sources, to be noted.

SUMMARY ~

The Town of Bristol will realize total estimated Revenues of $258,274 from Property, Hotel and Tangible Taxes on an annual basis with the development of the proposed 80 room Hotel. By subtracting the total expense estimate of $63,019 from the total anticipated revenue of $258,274, the Town of Bristol will actually realize a Net Revenue Gain of $195,255, with regard to expenses and revenues on an annual basis with the development. That would provide approximately $195,000 in available revenue to offset other townwide municipal expenses.

Additionally:

- *The hotel use in Bristol will generate an additional 50 full-time equivalent jobs at the hotel location.*
- *There is additional revenue from food and beverage sales in local restaurants, bars and taverns. This report highlighted the tax revenue that will be collected from several local taxes. There are local benefits to businesses in Bristol where the hotel will purchase goods and services as needed on a daily basis to operate the hotel.*
- *Further secondary impacts include the boost to local tourism. With the 80-room hotel in place, Bristol will stand to attract many more tourists, who will spend money in local establishments, museums, etc.*
- *As tourism increases, additional infrastructure and other economic development will occur. A hotel is truly a catalyst in the local economy. This new infrastructure adds temporary construction jobs to the area, a further boost to local businesses.*
- *The importance of the proposed hotel in Bristol cannot be overstated. There is a strong relationship between the hotel availability so close to the campus as a recruitment tool*
- *Both the hotel marketing and the university recruitment efforts will highlight the presence of each other. The presence of Roger Williams University is a main contributor to the hotel chain company choosing Bristol for this major investment.*

TABLE # 1:

TOTAL PROJECT REVENUE PROJECTIONS - 80 ROOM HOTEL DEVELOPMENT – BASE YEAR OF 2025 TOWN OF BRISTOL

	MARKET VALUE +	ASSESSED VALUE *	TAX RATE *		TOTAL REVENUE
LAND	**$500,000**	**$400,000**	**$13.82/1000**		**$5,528**
SITE DEVELOPMENT	**$1.500,000**	**$1,200,000**	**$13.82/1000**		**$16,584**
HOTEL - 80 rooms	**$17,000,000**	**$13,600,000**	**$13.82/1000**		**$187,952**
TOTALS	**$19,000,000**	**$15,200,000**	**$13.82/1000**		**$210,064**

+ Per D & M Development, LLC –

* Assessment estimated at 80% of Market Value. Tax Rate: Town of Bristol Tax Assessor's Office –Commercial rate @100%

Total gross Property Tax Revenue from the proposed 80 room Hotel and Conference Center development is: $210,064

ADDITIONAL REVENUE ~

Also, one-time fee revenue for Building Permits, Water and Sewer connections, and Site Plan Review will accrue to the community for the building and construction of hotel project.

F, F, & E TAX REVENUE ~\

There will also be annual tax revenue for Personal Property (F, F & E) assessed once the Hotel complex is complete.

The project estimate for F, F, & E is: $1,350,000. Based on a tax assessment at 70% of that amount after depreciation, and a Tax Rate of $13.00/$1,000, the Town of Bristol could be expected to collect: $17,550 annually.

HOTEL TAX

The State of Rhode Island will reimburse the Town of Bristol 1.0% of the 6% hotel tax collected at the proposed hotel, which is estimated at 1.0% of a projected annual hotel income of $3,066,000*.

This equals an additional $30,660 in annual tax revenue to the Town of Bristol generated by this project.

*** Calculated by: 80 room hotel at average occupancy of 70%. Thus, 56 rooms at an average room rate of $150 per night equals = $8,400 per night. At $8,400 per night times 365 days per year, the annual income subject to the RI State Hotel Tax is $3,066,000. The portion returned to the host community is 1% of that total or $30,660 per year.**

Source: Occupancy and Average yearlong Room Rate projected by Spurrier Consulting for D & M Development, LLC in 2022. Also, projections from Choice Hotels.

TOTAL PROJECT EXPENSES PROJECTIONS:
HOTEL DEVELOPMENT

Additional expenses for the hotel project are offset by the revenue projected. From a cost of services perspective for a Commercial project, it can be anticipated that for every dollar of tax revenue collected by the Town of Bristol 30% would be spent on providing municipal services. The 30% expenditure is a conservative estimate. Some of the projected expenses will not occur as this site development is to be maintained by a private developer/owner. Also, for example, the existing road network serving the complex is State and Town owned and maintained.

The anticipated Property Tax Revenue from the Hotel is **$210,064** as calculated in Table 1. Taking into account that 30% of this revenue will be utilized by the Town of Bristol for town services this totals **$63,019.** That would provide approximately **$147,000** in available revenue to offset other townwide municipal expenses.

HOTEL ANTICIPATED REVENUE AND EXPENSE COMPARISON~

Based on information and statistics presented above in Table 1, etc., Table 2 presents a comparison of the projected total municipal revenue with total projected expenses for the hotel proposed, as anticipated:

TABLE # 2:

HOTEL REVENUE AND EXPENSE COMPARISON –

BASE YEAR OF 2025 - TOWN OF BRISTOL

	TOTAL MUNICIPAL COSTS	TOTAL ESTIMATED REVENUE	NET RESULTS
TOTAL PROJECT	**$63,019**	**$258,274 (Includes: Property, Hotel Tax Reimbursement & Tangible Tax)**	**$195,255**

SUMMARY ~

The Town of Bristol will realize total estimated Revenues of $258,274 from Property, Hotel and Tangible Taxes on an annual basis with the development of the proposed 80 room Hotel. By subtracting the total expense estimate of $63,019 from the total anticipated revenue of $258,274, the Town of Bristol will actually realize a Net Revenue Gain of $195,255, with regard to expenses and revenues on an annual basis with the development.

EMPLOYMENT ~

Based on information provided by Choice Hotels, the hotel use in Bristol will generate an additional 50 full-time equivalent jobs at the hotel location. This includes: Front Desk, Housekeeping, Food & Beverage, Guest Services and others. This number can increase if Occupancy Rate increases, Average Stay duration increases, and/or more staff needed on other shifts.

SECONDARY IMPACTS ~

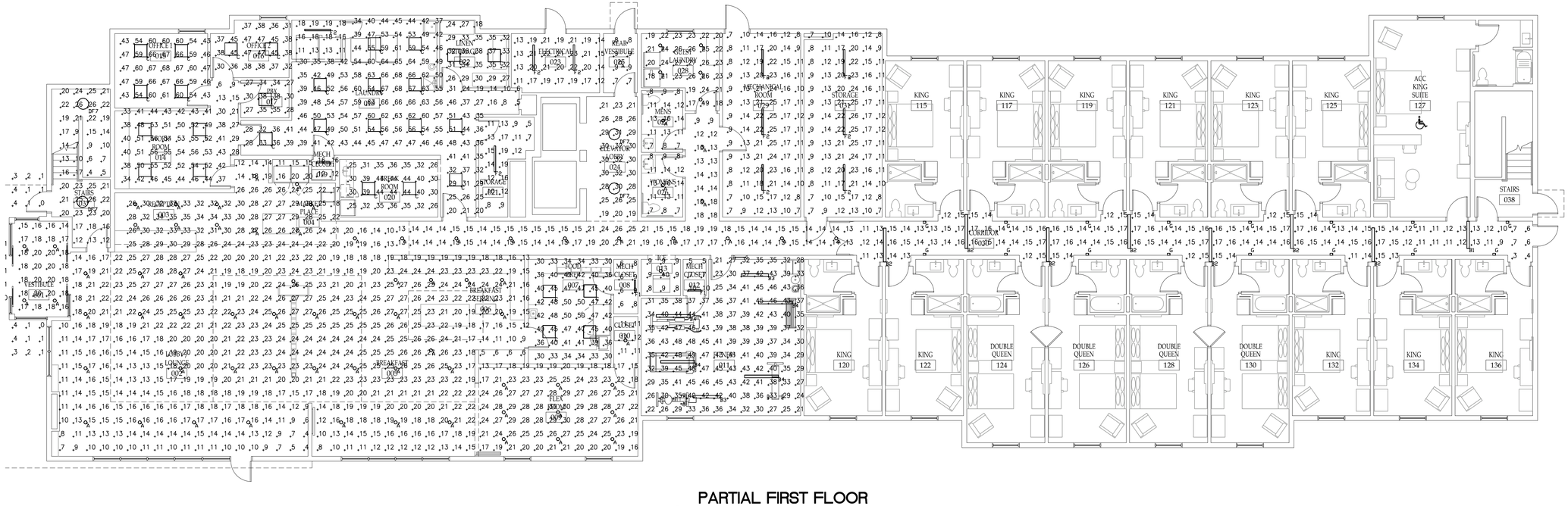
A new 80-room hotel located in Bristol will have direct impact on several portions of the local economy, including job generation which has been estimated at approximately 50 full-time equivalent jobs associated with the hotel. Also, there is additional revenue from food and beverage sales in local restaurants, bars and taverns. This report highlighted the tax revenue that will be collected from several local taxes. There are local benefits to businesses in Bristol where the hotel will purchase goods and services as needed on a daily basis to operate the hotel.

Further secondary impacts include the boost to local tourism. With the 80-room hotel in place, Bristol will stand to attract many more tourists, who will spend money in local establishments, museums, etc. Length of a visit by tourists when including an overnight (s) greatly increase the amount they spend in the community. As tourism increases, additional infrastructure and other economic development will occur. A hotel is truly a catalyst in the local economy. This new infrastructure adds temporary construction jobs to the area, a further boost to local businesses.

ROGER WILLIAMS UNIVERSITY ~

Roger Williams University (RWU) is a private liberal arts university in Bristol. Founded in 1956, RWU was named for theologian and Rhode Island cofounder Roger Williams. The university enrolls about 3,578 students, 489 academic staff, and 165 administration staff. A total of 80% of the enrollment are out-of-state students. The university is located on a 140-acre waterfront campus, has $79.2 million in endowments, and tuition of $36,978. RWU offers more than 50 liberal arts majors and professional degrees, such as law, architecture, construction management, and historic preservation. Roger Williams University School of Law on the campus of Roger Williams University is the only law school in Rhode Island, with about 370 students and endowments of $114 million.

The importance of the proposed hotel in Bristol cannot be overstated. There is a strong relationship between the hotel availability so close to the campus, as a recruitment tool for university administration, and, the number of out of state students, parents, family that will visit the university throughout the year and require lodging is substantial. Both the hotel marketing and the university recruitment efforts will highlight the presence of each other. The presence of Roger Williams University is a main contributor to the hotel chain company choosing Bristol for this major investment. Likely the University strongly supports the addition of this hotel in such close proximity to their campus. A true Win-Win situation.



1 LP-1 PARTIAL FIRST FLOOR LIGHTING PHOTOMETRIC PLAN

SCALE: 1/8" = 1'-0"

2 LP-2 PARTIAL FIRST FLOOR LIGHTING PHOTOMETRIC PLAN

SCALE: 1/8" = 1'-0"

Luminaire Schedule					
Symbol	Label	Manufacturer	Catalog	Lamp Output	Input Power
○	A	Juno Lighting	6RLD G4 10LM 30K 90CRI 120 FRPC WWH M6	1081	12
▮	B1	LumenWerx	VIA5PD-HLO-FH-SW-80-350-30-4FT - GRID CEILING	1400	11
▮	B2	LumenWerx	VIA5PD-HLO-FH-SW-80-350-30-5FT - GRID CEILING	1400	14
▮	B3	LumenWerx	VIA5PD-HLO-FH-SW-80-1000-30-4FT - GYP CEILING	4000	34
▮	B4	LumenWerx	VIA5PD-HLO-FH-SW-80-1000-30-5FT - GYP CEILING	4000	42
□	C	Lithonia Lighting	CPX 2X2 3200LM 80 35K SWL MVOLT	3668	30
○	DF7	Brownlee Lighting Inc	2080-20-R49-35K	3797	45
▮	F1	Lithonia Lighting	CSS L24 2000LM MVOLT 40K 80CRI	2151	15
▮	F2	Lithonia Lighting	CSS L48 4000LM UVOLT 40K 80 CRI	4819	38
▭	G	Brownlee Lighting Inc	1345-B12-35K	1161	3

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Closet 010	+	11 fc	12 fc	11 fc	1.1:1	1.0:1
Corridor 030 (1st Fl.)	+	14 fc	17 fc	3 fc	5.7:1	4.7:1
Corridor 239 (2nd & 3rd Fl.)	+	14 fc	18 fc	4 fc	4.5:1	3.5:1
Corridor (1st Fl.)	+	16 fc	26 fc	9 fc	2.9:1	1.8:1
Elec. 242 (2nd & 3rd Fl.)	+	14 fc	17 fc	10 fc	1.7:1	1.4:1
Electrical 023	+	18 fc	23 fc	11 fc	2.1:1	1.6:1
Elevator Lobby 024	+	27 fc	32 fc	19 fc	1.7:1	1.4:1
Elevator Lobby 243 (2nd & 3rd Fl.)	+	26 fc	32 fc	19 fc	1.7:1	1.4:1
Fitness 011	+	37 fc	49 fc	21 fc	2.3:1	1.8:1
Food Prep 007	+	40 fc	50 fc	30 fc	1.7:1	1.3:1
Guest Laundry 026	+	23 fc	27 fc	17 fc	1.6:1	1.4:1
Housekeeping 240 (2nd & 3rd Fl.)	+	17 fc	25 fc	8 fc	3.1:1	2.1:1
Ice 013 (1st Fl.)	+	9 fc	10 fc	8 fc	1.3:1	1.1:1
Ice 244 (2nd & 3rd Fl.)	+	10 fc	11 fc	7 fc	1.6:1	1.4:1
Laundry 018	+	46 fc	68 fc	5 fc	13.6:1	9.2:1
Laundry Dryer Room	+	16 fc	19 fc	11 fc	1.7:1	1.5:1
Mech. 241 (2nd & 3rd Fl.)	+	9 fc	10 fc	8 fc	1.3:1	1.1:1
Mech. Closet 008	+	7 fc	9 fc	6 fc	1.5:1	1.2:1
Mech. Closet 012	+	7 fc	10 fc	5 fc	2.0:1	1.4:1
Mech. Closet 019	+	14 fc	16 fc	12 fc	1.3:1	1.2:1
Mech. Rm. 029	+	14 fc	25 fc	7 fc	3.6:1	2.0:1
Mens 027	+	11 fc	16 fc	7 fc	2.3:1	1.6:1
Office 015	+	57 fc	68 fc	43 fc	1.6:1	1.3:1
Office 016	+	40 fc	47 fc	30 fc	1.6:1	1.3:1
PBX 017	+	32 fc	38 fc	27 fc	1.4:1	1.2:1
Porte Cochere	+	7 fc	15 fc	0 fc	N/A	N/A
Reception, Lounge, Market Place, Breakfast, Flex Rm.	+	21 fc	35 fc	4 fc	8.8:1	5.3:1
Stair 037 (1st Fl.)	+	17 fc	26 fc	4 fc	6.5:1	4.3:1
Stair 237 (2nd & 3rd Fl.)	+	22 fc	27 fc	12 fc	2.3:1	1.8:1
Stair 238 (2nd & 3rd Fl.)	+	22 fc	27 fc	14 fc	1.9:1	1.6:1
Storage 021	+	12 fc	19 fc	5 fc	3.8:1	2.4:1
Storage 031	+	14 fc	26 fc	7 fc	3.7:1	2.0:1
Storage 032	+	31 fc	38 fc	18 fc	2.1:1	1.7:1
Vestibule 001	+	18 fc	20 fc	14 fc	1.4:1	1.3:1
Vestibule 025	+	8 fc	9 fc	7 fc	1.3:1	1.1:1
Womens 026	+	11 fc	16 fc	7 fc	2.3:1	1.6:1
Work Room 014	+	43 fc	56 fc	6 fc	9.3:1	7.2:1
Break Rm. 020	+	35 fc	44 fc	25 fc	1.8:1	1.4:1

Comfort Inn & Suites

PROPERTY ID: RI043

Gooding Avenue
Bristol, RI 02809

ISSUE:

SA PROJECT TEAM: PRINCIPAL P.Silvestri
PROJ. ARCH. _____ DRAFTER _____
JOB CAPT. _____ INTERIORS _____

SEAL:

TITLE:

FIRST FLOOR LIGHTING PHOTOMETRIC PLAN

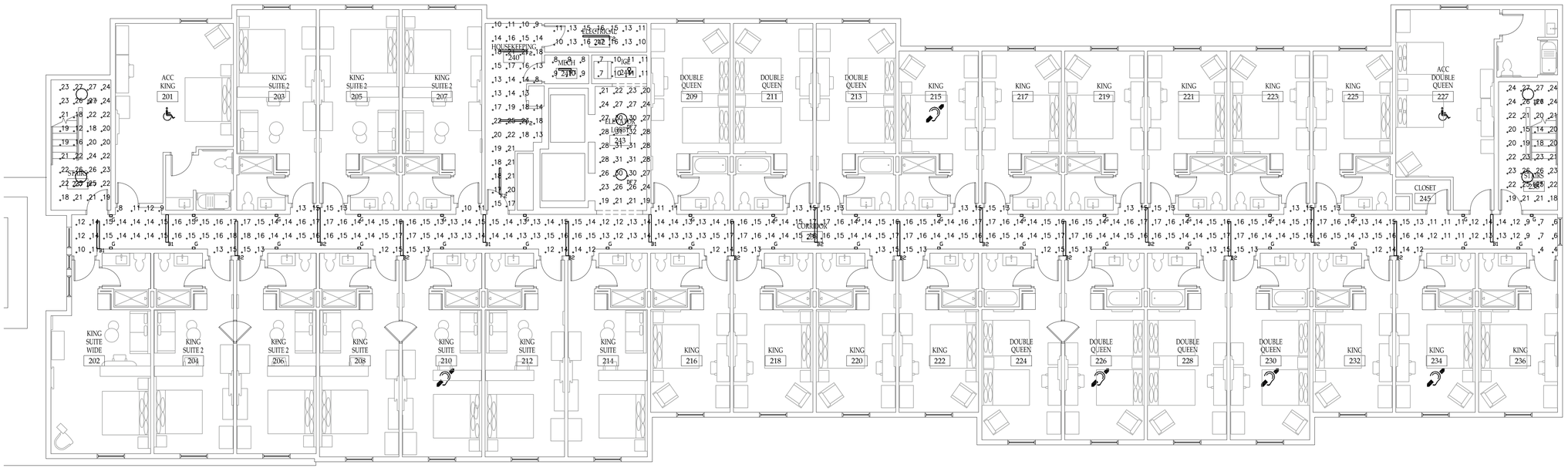
SILVESTRI
ARCHITECTS · PC

1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 20038.01

DATE:

DRAWING #: LP-1



TYPICAL SECOND AND THRID FLOOR LIGHTING PHOTOMETRIC PLAN

1 / LP-2

SCALE: 1/8" = 1'-0"

Comfort Inn & Suites

PROPERTY ID: RI043

Gooding Avenue
Bristol, RI 02809

ISSUE:

SA PROJECT TEAM: PRINCIPAL P.Silvestri
PROJ. ARCH. _____ DRAFTER _____
JOB CAPT. _____ INTERIORS _____

SEAL:

TITLE: TYPICAL SECOND AND THRID FLOOR LIGHTING PHOTOMETRIC PLAN

SILVESTRI
ARCHITECTS · PC
1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 20038.01

DATE:

DRAWING #: LP-2

Town of Bristol, RI
WATER POLLUTION CONTROL DEPARTMENT
2 PLANT AVENUE
BRISTOL, RI 02809-3015
(401) 253-8877 fax: (401) 253-2910

Jose' J. Da Silva, Superintendent

TOWN HALL
10 COURT STREET
BRISTOL, RI 02809
(401) 253-7000

8/25/2025

To: Planning Board.

Re: Sewer Revisions Submission (7-11-2025)
Master Plan Submission – Comfort Inn & Suites
Gooding Avenue, Assessor's Plat 111 Lot 1

Dear Mr. Duhamel

The Bristol Water Pollution Control Department has reviewed the referenced Master Plan submission as it relates to the proposed hotel's sanitary sewer service. The Department conceptually agrees with the proposed system that consists of:

- Small submersible pumping station to service the hotel
- Force main connection to the 15-inch gravity sewer easement east of the proposed hotel
- 8,000 gallon tank for storage of wastewater

Upon further thought on how best to address the concern of severe weather, especially rain events, the following should be added.

- That the controls for the pumps to the pump station shall be accessible outside adjacent to the station for servicing and for safety reasons, a standard practice. We ask that the Sewer Department be given keys to access the controls in time of severe storm events.
- That a Smart Level equipment device be installed and associated communication services for downstream manhole monitoring. Water Pollution Control Department shall receive signals and information. Equipment, monthly fees and maintenance to be paid for by Hotel.
- Furnish equipment and establish signal between hotel pump station operation and Water Pollution Control Department (On –Off-High- Alarm)
- Submit operation and maintenance procedures for Hotel operation of overflow valve.
- That the hotel enter an agreement with septage haulers in case of need to empty the holding tank if and when the 15" main is at capacity.

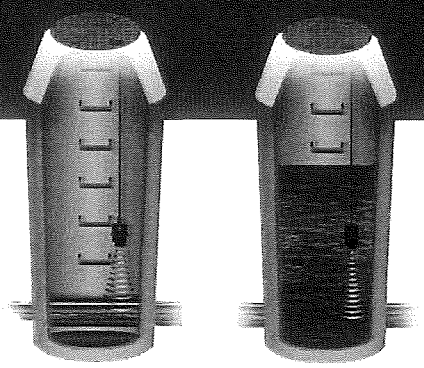
Sincerely,

Jose' Da Silva
Superintendent
Bristol WPCF

SMARTCOVER®

WE'VE GOT IT COVERED™

SmartLevel™
Sewer Level Monitoring



SmartLevel™ is the used for measuring and reporting sewer levels. SmartLevel provides collection systems with unmanned operations monitoring real time sewer levels 24/7/365. Any subtle nuances in level data are analyzed and when irregularities or anomalies are detected, the system sends notifications for situational assessment. Combined with the SmartTrend analysis tool, the system is able to indicate when and where there may be a potential pipe blockage due to debris, fats, roots. oil or grease causing levels to rise.

Our Subsonic® sensor measures from the bottom of the invert to the manhole cover using both ultrasonic and pressure readings, ensuring level is measured even if the sensor is submerged

Where it Works

SmartLevel is highly versatile for use within different environments:

- Wastewater collection system
- Raw water conveyance system
- Stormwater system
- Any open water channel
- High frequency cleaning locations
- Siphons and easements
- Older high risk pipes
- Flooding
- Lift station back up
- Environmental or politically sensitive areas

Featuring

- Hardware components engineered to function in wet, humid, corrosive conditions
- Flexible patented sensor designs and deployment
- NO CONFINED SPACE ENTRY* installation or service
- Reduces traffic management resources
- Secure, online dashboard with easy-to-read, visual reports
- Compact, long lasting battery
- Two-way communications permits remote settings management
- Fusion with rain, river and tide data
- Done-for-you analytics
- Works when there is no power
- Satellite coverage works with sites difficult to access and withstands cellular outages
- Variable timing options for data scan and notifications
- Built in tilt switch for real time entry detection
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- Mobile app for iOS and Android
- API available
- Configurations for open channels, canals, holding tanks, lift stations, outfalls, reservoirs, and utility vaults

With the SmartCover mobile app, get the insights you want, when and where you need them. Available for both iOS and Android devices.

SmartCoverSystems.com

RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
235 Promenade Street
Providence, Rhode Island 02908

July 10, 2025

D & M Boca Development, LLC
c/o Dennis DeGrazia
92 Faunce Corner Road, Suite 160
Dartmouth, MA 02747

REVISED PERMIT

Re: Wetlands Application No. 22-0264, RIPDES No. RIR101247, and UIC No. 001650 in reference to the property and proposed project located:

Approximately 150 feet south of Gooding Avenue, and approximately 300 feet southeast of its intersection with Broadcommon Road, near Utility Pole No. 218, Assessor's Plat 111, Lot 1, Bristol, RI.

Dear Mr. DeGrazia:

The Department of Environmental Management's ("DEM") Freshwater Wetlands Program ("Program") has completed its review of your **Application for Permit Modification** to the permitted 80-room hotel and associated parking area, screen plantings, retaining wall, stormwater mitigation systems, and utilities (electrical utility connection and connections to town water line, gas line, and sewer line) and has evaluated your proposed modifications, which include changing the layout of the hotel and parking lot and changes to the stormwater mitigation systems as illustrated and detailed on revised site plans submitted with your application. The revised site plans were received on April 9, 2025.

Based upon the Program's evaluation of the revised project and pursuant to 250-RICR-150-15-3.14.3 of the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act, 250-RICR-150-15-3, it is the Program's determination that a revised permit for the modified project may be issued under the following terms and conditions:

1. This letter is the DEM's revised permit for this project under the R.I. Fresh Water Wetlands Act, R.I. Gen. Laws § 2-1-18 et seq.

2. This revised permit is specifically limited to the project, site alterations and limits of disturbance as detailed on the site plans submitted with your application and received by the DEM on April 9, 2025. A copy of the site plans stamped approved by the DEM is enclosed. Changes or revisions to the project, which would alter freshwater wetlands are not authorized without a permit from the DEM.

3. Where the terms and conditions of the revised permit conflict with the approved site plans, these terms and conditions shall be deemed to supersede the site plans.

4. A copy of the stamped approved site plans and a copy of this revised permit must be kept at the site at all times during site preparation, construction, and final stabilization. Copies of this revised permit and the stamped approved plans must be made available for review by any DEM or town representative upon request.

5. Within ten (10) days of the receipt of this revised permit, you must record this permit in the land evidence records of the Town of Bristol and supply this Program with written documentation obtained from the Town showing this revised permit was recorded.

6. The long-term operation and maintenance plan shall be strictly followed. The long-term operation and maintenance plan shall be that entitled "Operation & Maintenance Plan, Mainstay / Sleep Inn Hotel, Located in Bristol, Rhode Island; Applicant: D & M Boca Development", dated 1-23-2018, Revised 2-28-2024, dated received 1/16/2025, prepared by DiPrete Engineering.

7. Where the site plans depict a retaining wall over the proposed Northern white cedar (*Thuja occidentalis*) plantings, those plantings must be installed at the base of the retaining wall. You must notify this Program in writing upon completion of the required plantings for a compliance inspection by a Program representative. This must be fulfilled prior to on-site operations.

8. This revised permit expires on December 6, 2025, unless renewed pursuant to the Rules.

Except as authorized in this revised permit pursuant to revised and approved site plans (enclosed), all terms and conditions previously specified in the Program's permit dated December 6, 2024 (copy enclosed) remain in effect.

You are required to comply with the terms and conditions of this revised permit and to carry out this project in compliance with 250-RICR-150-15-3 at all times. Failure to do so may result in an enforcement action by the Program.

In permitting the proposed alterations, the DEM assumes no responsibility for damages resulting from faulty design or construction.

This revised permit does not remove your obligation to obtain any local, state, or federal approvals or permits required by ordinance or law and does not relieve you from any duties owed to adjacent landowners with specific reference to any changes in drainage.

Please contact me at this office at (telephone: 401-537-4194) should you have any questions regarding this letter.

Sincerely,

Martin D. Wencek

Martin D. Wencek, Program Supervisor
Freshwater Wetlands Program
Office of Water Resources
MDW/JAL/jal

Enclosure: Original permit dated December 6, 2024

ec: Nicholas Pisani, DEM Stormwater Program
Kevin DeMers, PE, DiPrete Engineering

RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
235 Promenade Street
Providence, Rhode Island 02908

CERTIFIED MAIL

December 6, 2024

KenDan, LLC
c/o Daniel D. Donovan, III
613 Aquidneck Avenue
Middletown, RI 02842

PERMIT TO ALTER FRESHWATER WETLANDS

RE: Wetlands Application No. 22-0264, RIPDES File No. RIR101247; and Groundwater Discharge/UIC No. 001650 in reference to the location below:

Approximately 150 feet south of Gooding Avenue near Utility Pole No. 218, and approximately 300 feet southeast of its intersection with Broadcommon Road, Assessor's Plat 111, Lot 1, Bristol, RI.

Dear Mr. Donovan:

The Department of Environmental Management's ("DEM") Freshwater Wetlands Program ("Program") has completed its review of your **Application to Alter a Freshwater Wetland** regarding the proposed construction of a 76-room hotel and associated parking area, screen plantings, stormwater mitigation systems, utilities (electrical utility connection and connections to town water line, gas line, and sewer line), with clearing, grading, and soil disturbance as described and detailed in the material and information submitted in support of your application and on site plans received by the DEM on November 8, 2023. These site plans describing the project were made available for public comment as part of the forty-five (45) day public notice period required in accordance with the Freshwater Wetlands Act (R.I. Gen. Laws § 2-1-18 et seq.) and the procedures set forth in the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act, 250-RICR-150-15-1, specifically in 250-RICR-150-15-1.10.

This Program received thirty-five (35) letters relating to your application which were submitted during the public notice period. These letters expressed concern regarding your project's impacts to freshwater wetland values. This Program reviewed these letters together with any supporting documents and evaluated the potential impacts from the project upon the values mentioned in the letters. The Program has determined that the comments contained within these letters do not constitute an objection of a substantive nature as defined in 250-RICR-150-15-1.10(D)(3)(c). Therefore, a public hearing pursuant to R.I. Gen. Laws § 2-1-22 is not required.

Pursuant to the Program's review and evaluation of your application including all supporting information and material, as well as the record to date, the Program has determined that this project does not represent a random, unnecessary, or undesirable alteration of freshwater wetlands. Therefore, this Program hereby issues this permit to alter freshwater wetlands **subject to all controlling Rules and the Terms and Conditions set forth herein.**

Terms and Conditions for Wetlands Application No. 22-0264; RIPDES No. RIR101247; Groundwater Discharge/UIC No. 001650:

1. This letter is the DEM's permit for this project under the R.I. Fresh Water Wetlands Act, R.I. Gen. Laws § 2-1-18 et seq. This application review has also included review of any stormwater infiltration system subject to the DEM Groundwater Discharge Rules, 250-RICR-150-05-4 (Rules for the Discharge of Non-Sanitary Wastewater and Other Fluid to or Below the Ground Surface).

2. This determination also includes your final authorization to discharge storm water associated with construction activity under the **2020 RIDPES General Permit for Stormwater Discharge During Construction Activity ("CGP").** For future references and inquiry, your permit authorization number is **RIPDES No. RIR101247.** This RIPDES CGP permit is not transferable to any person except after written notice to the Director, in the form of a Permit Transfer Form available on the RIDEM Stormwater Construction Permitting website.

3. This permit is specifically limited to the project, site alterations and limits of disturbance as detailed on the site plans submitted with your application and received by the DEM on November 8, 2023. A copy of the site plans stamped approved by the DEM is enclosed. Changes or revisions to the project that would alter freshwater wetlands are not authorized without a permit from the DEM.

4. Where the terms and conditions of the permit conflict with the approved site plans, these terms and conditions shall be deemed to supersede the site plans.

5. You must notify this Program in writing of the anticipated start date, and of your contractor's contact information, by submitting the Notice of Start of Construction Form prior to commencement of any permitted site alterations or construction activity. You must also notify this Program in writing upon completion of the project, including submittal of the Notice of Termination Form. The Start of Construction Form and the Notice of Termination can be found on the webpage: dem.ri.gov/stormwaterconstruction

6. A copy of the stamped approved site plans and a copy of this permit must be kept at the site at all times during site preparation, construction, and final stabilization. Copies of this permit and the stamped approved plans must be made available for review by any DEM or town representative upon request.

7. Within ten (10) days of the receipt of this permit, you must record this permit in the land evidence records of the Town of Bristol and supply this Program with written documentation obtained from the Town showing this permit was recorded.

8. The effective date of this permit is the date this letter was issued. This permit expires one (1) year from the date of this letter unless renewed pursuant to 250-RICR-150-15-1.10(G)(6).

9. Any material utilized in this project must be clean and free of matter that could pollute any freshwater wetland.

10. Prior to commencement of site alterations, you shall erect or post a sign resistant to the weather and at least twelve (12) inches wide and eighteen (18) inches long, which boldly identifies the initials "DEM" and the application number of this permit. This sign must be maintained at the site in a conspicuous location until such time that the project is complete, and the Program issues a Notice of Completion of Work.

11. Both the owner and the contractor retained to undertake the construction activity are required to comply with all terms and conditions of the CGP. This includes maintaining the Soil Erosion and Sediment Control (SESC) Plan, performing the required inspections and maintenance of the selected Best Management Practices (BMPs), and retaining inspection records. Further information on the requirements of the CGP is available at: http://www.dem.ri.gov/programs/benviron/water/permits/ripdes/pdfs/cgp092620.pdf.

12. Temporary erosion and sediment controls detailed or described on the approved site plans shall be properly installed at the site prior to or commensurate with site alterations. Such controls shall be properly maintained, replaced, supplemented, or modified as necessary throughout the life of this project to minimize soil erosion and to prevent sediment from being deposited in any wetlands not subject to disturbance under this permit.

13. Upon permanent stabilization of all disturbed soils, temporary erosion and/or sediment controls must be removed.

14. You are responsible for the proper installation, operation, maintenance, and stability of any mitigative features, stormwater treatment facilities, and systems of treatment and control that are installed or used in compliance with this permit to prevent harm to adjacent wetlands until documentation is provided that this responsibility has been assigned to another entity. The long-term operation and maintenance plan shall be strictly followed. The long-term operation and maintenance plan shall be as described in the plan entitled "Operation & Maintenance Plan, Gooding Avenue Development, Located in Bristol, Rhode Island; Applicant: Kendan, LLC", dated 1-23-2018, Revised 4-06-2021, dated received 6/27/2022, as prepared by DiPrete Engineering.

15. You are obligated to install, utilize, maintain, and follow all best management practices detailed or described on the approved site plans in the construction of the project to minimize or prevent adverse impacts to any adjacent freshwater wetlands and the functions and values provided by such wetlands.

16. All plantings of shrubs, trees or other forms of vegetation as shown or detailed on the approved plans, or detailed in this permit, must be installed as soon as possible after completion of final grading; weather and season permitting. You must notify this Program in writing upon completion of the required plantings for a compliance inspection by a Program representative.

17. Buffer zone plantings of trees and/or shrubs proposed between the project and any adjacent freshwater wetland areas, except for necessary replacement, must be allowed to develop naturally without being subjected to mowing or manicuring.

18. Any plantings which fail to survive one full growing season shall be replaced. Replacement plantings shall be similarly guaranteed for one full growing season.

19. Artificial lighting authorized by this permit must be directed away from all vegetated wetland areas. Where this is not possible, the use of deflectors to concentrate lighting away from vegetated wetlands must be employed.

20. An environmental consultant, experienced in site assessments and measures necessary to protect sensitive aquatic environments or sensitive ecosystems, must be employed prior to the commencement of site alterations to monitor this project and to ensure compliance with the terms and conditions of this permit. This Program must be notified in writing of the consultant chosen to comply with this condition and must receive monthly written progress reports from the consultant regarding compliance with this permit until such time that the project is complete, or this Program issues a Notice of Completion of Work.

21. You must provide written certification from a registered land surveyor or registered professional engineer that the stormwater drainage system including any and all basins, piping systems, catch basins, culverts, swales and any other stormwater management control features have been constructed/installed in accordance with the site plans approved by this permit. This written certification must be submitted to this Program within twenty (20) days of its request or upon completion of the project.

22. Also prior to commencement of any site alterations, permanent buffer zone markers must be installed along the limit of disturbance at the locations indicated in red ink on the approved site plans, in order to provide permanent reference points on site that are clear to present and future property owners. Acceptable permanent type markers include 4" x 4" pressure treated timber posts, galvanized fence posts with cap, or granite or concrete bounds. Markers must extend a minimum 24" above grade. A permanent-type tag or sign labeled "RIDEM Buffer Zone" must be placed on each marker. A permanent-type fence at least 24" tall placed along the limits of disturbance and similarly labeled may be substituted where desired. No alterations of any kind are permitted beyond these markers without first obtaining the necessary permit from this Program.

23. Immediately upon installation of the buffer zone markers, this Program must be contacted to arrange an on-site inspection. Once proper installation has been confirmed by this Program, work may be initiated on the project as herein approved.

Pursuant to the provisions in 250-RICR-150-15-1.7(A)(9) and 250-RICR-150-15-1.11(D), as applicable, any properly recorded and valid permit is automatically transferred to the new owner upon sale of the property. Pursuant to the provisions in 250-RICR-150-15-1.7(A)(9)(c), within ten (10) days of any property transfer, the subsequent transferee must notify the Department by forwarding a certified copy of the deed of transfer.

Please be aware that the RIDEM's Rules and Regulations Governing the Establishment of Various Fees (250-RICR-30-00-1) require that RIPDES CGP permit holders to pay an Annual Fee of $100.00. An invoice will be sent to the owner on record in May/June of each year if the construction was still active as of December 31st of the previous year. The owner will be responsible for the Annual Fee until the construction activity has been completed, the site has been properly stabilized, and a completed Notice of Termination (NOT) has been received by the RIPDES Program.

You are required to comply with the terms and conditions of this permit and to carry out this project in compliance with the Rules at all times. Failure to do so may result in an enforcement action against you by the DEM.

If you have not already done so, or in order to check on the status of their review, please contact the U.S. Army Corps of Engineers to determine federal permit requirements on your project. Write the Corps' New England District, Regulatory Branch, 696 Virginia Road, Concord, MA 01742-2751; website: https://www.nae.usace.army.mil/Missions/Regulatory/or email at cenaer@usace.army.mil . Please note that the Department of the Army authorization must be obtained before any work is initiated in areas subject to Corps jurisdiction.

In permitting the proposed alterations, the Department assumes no responsibility for damages resulting from faulty design or construction. This permit does not remove your obligation to obtain any local, state, or federal approvals or permits required by ordinance or law and does not relieve you from any duties owed to adjacent landowners with specific reference to any changes in drainage.

If you are aggrieved by this decision, you may, within thirty (30) days of the receipt of this letter, request an adjudicatory hearing in writing. This request must be sent directly to the DEM Administrative Adjudication Division ("AAD"), 235 Promenade Street, Suite 350, Providence, RI 02908. A copy of the request should also be forwarded to this Program and to the Office of Legal Services, at the same address. Your written request for an adjudicatory hearing must be timely filed and should conform to the requirements of 250-RICR-10-00-1.7(B) of the DEM Rules and Regulations for the Administrative Adjudication Division, 250-RICR-10-00-1. Section 250-RICR-10-00-1.7(B) provides:

"The request for a hearing shall state clearly and concisely the specific issues which are in dispute, and the facts in support thereof, the relief sought, if any, the license or permit sought or involved, and any additional information required by applicable statues and regulations."

The written request must be accompanied by an adjudicatory hearing fee of two thousand dollars ($2,000.00); in the form of a certified bank check or money order made payable to the Rhode Island General Treasurer; however, in the event that the cost of the hearing exceeds the fee paid, the Program through the AAD will require an additional fee which the applicant must submit prior to the DEM's issuance of any final decision regarding this application. The adjudicatory hearing will be held before a Hearing Officer from the AAD. Such hearing will be held in compliance with 250-RICR-10-00-1, R.I. Gen. Laws Chapter 42-35-1 et seq., and other governing laws, rules, and regulations adopted by the DEM. Please note that you have the right to be represented by legal counsel in any proceeding which may be held in this matter.

If you have any questions regarding this matter, you may contact me or Jessica Lord of my staff at this office (telephone: 401-537-4249).

Sincerely,

Martin D. Wencek

Martin D. Wencek, Environmental Scientist IV
Office of Water Resources
Freshwater Wetlands Program
MDW/JAL/jal

Enclosure: Approved Site Plans

ec: Mary Dalton, Administrative Adjudication Division
Mary Kay, Executive Counsel, DEM Office of Legal Services
Neal Personeus, DEM Stormwater Program
Elizabeth Waterhouse, U.S. Army Corps of Engineers, New England District
Kevin DeMers, P.E., DiPrete Engineering
Dianne M. Williamson, Director of Community Development, Town of Bristol
Stephen Greenleaf, Town of Bristol Building Official
Alex Van Buren
Denise Duarte
Raymond Payson, Bristol Land Conservation Trust President
Linda M. Jackson
Patrick Barosh, Ph.D., Geologist
Susan Pasqual
Veronica A. Tucker, Board Member, Bristol Conservation Land Trust
Margaret M. Godwin
Patricia J. Pinskey
Melissa Cordeiro, Town Clerk/Council Clerk, Town of Bristol

Edward Spinard
Emily Spinard
Timothy and Melissa Velleca
Tony Morettini, Chair, The Bristol Conservation Commission
Nicole Carvalho-Ahmed
Patricia E. Chalmers
Paul Sousa
Abigail Demopulos
Loren Byrne and Kim Seymour
George Voutes
Lisa Voutes
Mike Proto
James and Carol O'Neill
Patti and Arthur Cirillo
Maria Franzen
Jane and Clifford Teixeira
Maureen McManus
Kayla Barrett
Deborah Schmeller
Kate McPherson, Professional Wetland Scientist, Narragansett Bay Riverkeeper
Deirdre Robinson
Sarah J. Weedon
Nancy E. Dobie
Noelle and Thomas Mello
Aaron J. Ley, Ph.D.

Comfort Inn & Suites
Planning Board Review
August 15, 2025

Bristol, RI

BTGA No. 2512

BREWSTER THORNTON GROUP ARCHITECTS LLP

DOCUMENTS REVIEWED

- Pre-Applicant Submission, dated 06/03/25
- Applicant Submission Revisions, provided 8/4/25
- Bristol Zoning Ordinance, dated May 19, 2025
- 2016 Bristol Comprehensive Community Plan
- Bristol Subdivision & Development Review Regulations, amended March 14, 2024
- Bristol Conservation Commission, Strategic Tree Canopy Plan, dated March 2024

EXISTING CONDITIONS

EXISTING SITE

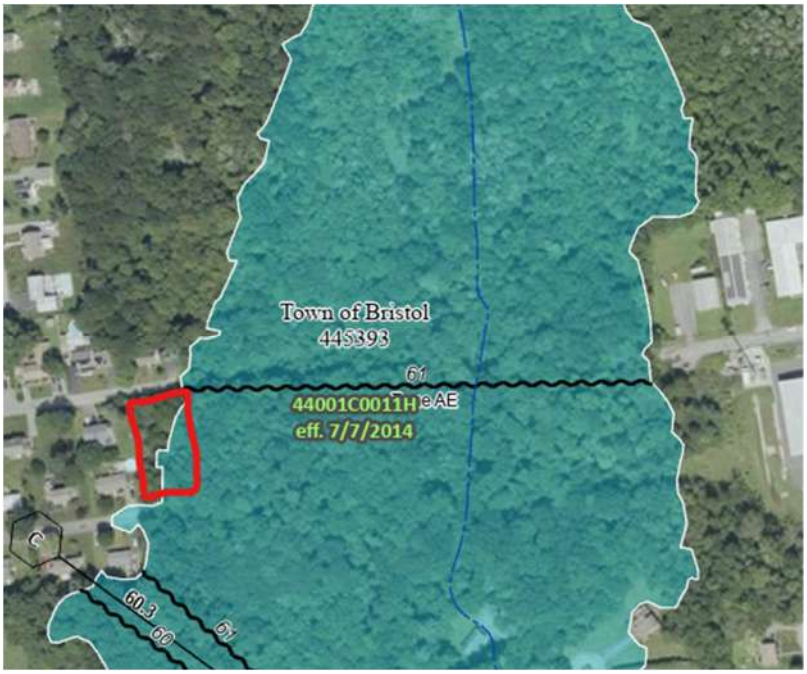
The property is approximately 9.78 acres of densely wooded land. A sewer easement intersects the property from roughly the Northeast corner to the Southwest corner. Wetlands have been identified on the opposite side of that easement from where the development is proposed.

Tax Map – Bristol GIS

Plat: 111 *(Bristol GIS Database-axisgis.com)*
Lot: 1 *(Bristol GIS Database-axisgis.com)*
Zone: General Business (GB) *(Bristol Official Map of Zoning Districts dated 8/3/22)*
Overlay Zones: None *(Bristol Official Map of Zoning Districts dated 8/3/22)*

FEMA Flood Zone *(FEMA Online Mapping refreshed June 2024)*

- Zone X: According to FEMA, no major flood concerns or additional requirements to protect against flooding.
- Zone AE: According to FEMA, this zone requires additional flood prevention measures but is only located in areas of the site not being proposed for development.



FEMA Flood Map (June 2024)

Dimensional Regulations *(Bristol Zoning Ordinance, Article IV)*

Minimum Lot Size: 10,000 SF

- The site complies with this requirement.

Minimum Width: 100 ft

- The site complies with this requirement.

Minimum Frontage: 100 ft

- The site complies with this requirement.

Maximum Lot Coverage by Structures: 40%

- The current proposed design complies with this requirement.

Maximum Lot Coverage by Structures and Pavement: 70%

- The current proposed design complies with this requirement.

Maximum Floor Area Ratio (FAR): 0.5

- The current proposed design complies with this requirement.

Minimum Setback From Residential Zones: 25'

- The current design complies with this requirement.

Minimum Side Yard Setback: 10'

- The current design complies with this requirement.

Minimum Rear Yard Setback: 30'

- The current design complies with this requirement.

Maximum Height Restriction: 35’

- The current design complies with this requirement.

Allowable Permitted Uses: Hotels are permitted in this Zone. *(Bristol Zoning Ordinance Section 28-82)*

NEIGHBORHOOD

Commercial properties primarily run along the Northern side of Gooding Avenue, opposite the site and designated for General Business or Manufacturing. To the South and East of the site, properties have been designated by the Town for Open Space (OS). To the West, General Business runs along Gooding Avenue, surrounded by moderately sized residential properties (R-15), including those immediately adjacent to this proposed development. *(Bristol Official Map of Zoning Districts dated 8/3/22)*

According to historic mapping, the zoning makeup of this area has not changed significantly for as long as mapping has been available (mid-1920s). *(RI DEM Maps & Arieal Photos online database).*

Properties to the North of the Site *(Google Streetview)*

Properties to the West of the Site *(Google Streetview)*

MATERIALS
The properties closest to this development are small, single-story homes of traditional New England style architecture. The adjacent commercial properties are a mix of styles, including flat and pitched roofs. Materials include block, red brick facades, and clapboard/shingle siding.

SIDEWALKS
The North side of Gooding Avenue has a sidewalk that runs the entire length from Metacom Avenue to Hope Street. The South side has a sidewalk that runs from Hope Street to the abutting property but does not extend into this property or beyond toward Metacom.

RETAINING WALLS
No retaining walls are currently present on this site.

LIGHTING
General pole street lighting is present along Gooding Avenue.

COMMUNICATION LINES
Above ground electrical and communication lines are present primarily along the North side of Gooding Avenue, connecting to a single pole on this site to the West corner where electrical transitions to underground.

LANDSCAPING
The properties in this neighborhood are landscaped and well-maintained. They all feature some element of a landscape/tree buffer from Gooding Avenue.

COMPREHENSIVE PLAN OBJECTIVES

Applicants should be considerate of the Town's overarching development goals, including:

- Promote Sustainability
- Promote Conservation
- Increase Sources of Taxable Revenue
- Provide Walkability
- Reduce Excessive Lighting in Residential Neighborhoods
- Promote Good Bristol-Appropriate Design
- Promote Development that is of Appropriate Scale in Relation to Surrounding Residential Neighborhoods
- Promote Safety
- Promote Positive Neighborhood Connections.
- Provide Workforce Opportunities in Town.
- Increase forest cover by 25%
- Promote Recycling
- Provide Parking without Losing Town Character

- Not Over-Tax the Sewer System
- Protect Silver Creek
- Continue Basis Land Use Patterns
- Protect the Residential Character of Existing Neighborhoods.

The Comprehensive Community Plan indicates this parcel of land is flagged for:

- Future Land Use: Mixed Use (Affordable Residential and Commercial)
- A National Historic Candidate.
- Suitable for conservation and open space.

PRECEDENT IMAGES

The following images are of existing Comfort Inn locations that are found to be good examples of designs that fit within the Bristol/New England character and still meet the hotel spatial requirements.

Middletown, RI (55 rooms)

Rockland, MA (101 rooms)

Conway, NH (57 rooms)

New Burke Mountain, VT (107 rooms)

Brunswick, ME (75 rooms)

Brunswick, ME (75 rooms)

Milton, ME (86 rooms)

Dover, NH (79 rooms)

Wilton, ME (86 rooms)

Wilton, ME (86 rooms)

RECOMMENDATIONS

The following recommendations focus on compliance with the reviewed documents, the proposed design, and meeting the overarching goals of the comprehensive plan to create a project that brings value to the Town of Bristol.

APPLICATION CHANGES

1. No signage plan has been provided to BTGA for review at this time.

Photometric Plan

1. Revise photometric plans to show exterior light levels, including any light levels onto the adjacent residential neighborhood. The plan should show no light pollution to the neighboring properties. Interior light levels are not required.

Site Plans

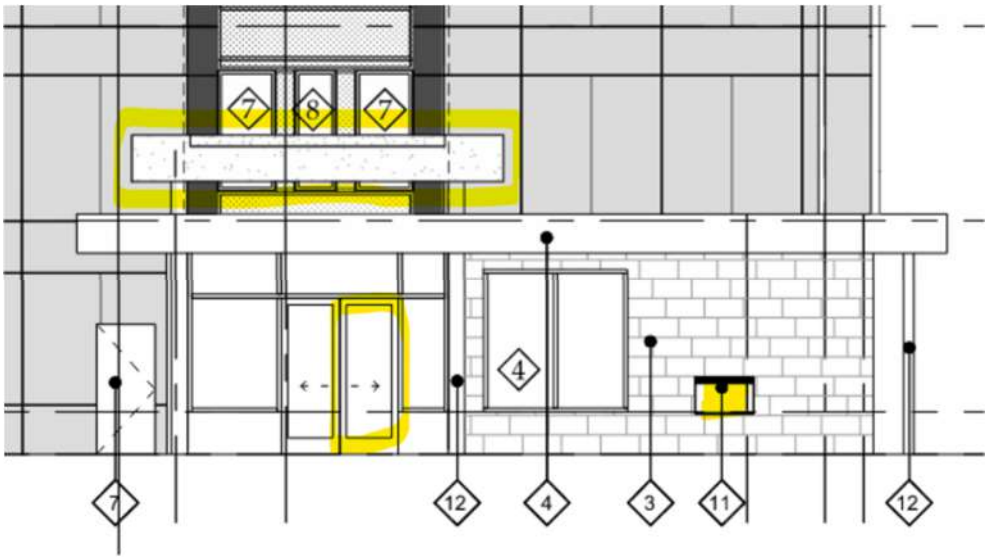
1. Revise the site plan to represent the residential neighbor's driveway and structures accurately.
2. Existing trees depicted appear to be fewer than those shown on Google Street View. A dense line of trees is seen along the residential neighbor's property and Gooding Avenue. Confirm tree placement is accurate.
3. Provide retaining wall design intent including heights and materials.
4. See recommendations throughout for recommended additional site requirements.

Landscape Plan

1. Overall, landscaping is well designed, distributed throughout the site, and provides street trees.
2. Revise the site plan to represent the residential neighbor's driveway and structures accurately.
3. The TRC and Planning Board may require the landscape plan to be reviewed by the Conservation Commission for approval.
4. All existing shrubs and ground cover are to be shown.
5. All plantings that are large for their species, rare to the area, or of other special horticultural or landscape value should be indicated on the plans.
6. The plan shall confirm that plantings are shown at their five (5) year growth stage.
7. The plan should include exterior lighting.
8. The plan should include all maintenance requirements.
9. Where existing plantings are to be retained, the plan shall indicate proposed methods of protecting them during construction.
10. Upon completion of all required plantings, a letter prepared and signed by a registered landscape architect shall be submitted to the Administrative Officer certifying that all landscape/buffer plantings have been properly installed in compliance with the approved landscape plan.
11. See recommendations throughout for recommended additional landscape.

Exterior Elevations

1. Revise the exterior elevation directional tags to be consistent with the plan/site/geographically direction. Consider revising the numbering system to be more logical.
2. Provide updated exterior elevations as they do not currently match the provided renderings.
3. Orient all plans consistently across sheets for readability and clarity.
4. Provide further clarification on the proposed fireplace noted on the exterior elevations.
5. Provide further clarifications on the concrete band shown above the main entry door.
6. The sidelight next to the main sliding glass door does not appear to be large enough to allow the door to open fully.



7. Key plan on elevations should be of the plan and not the RCP.
8. Provide elevation markers on all exterior elevations. Not provided on "B1".

9. Revise window tags for appropriate key notes. Keynote tags and window tags should not be the same design.
10. Confirm what existing elevation is being considered as the “Grade” level.
11. Keynotes 9 and 10 are missing on the exterior elevations.
12. See recommendations throughout for additional building design suggestions/requirements.

Renderings

1. Renderings show more exterior signs than permitted.
2. Renderings should show what will be seen from street level, not a cut through of grade. Show retaining wall materials.
3. The top renderings showing the Northern elevation appears to show grass and a large retaining wall to the East. Indicate how the land be held back to the North in that area.
4. Renderings showing the residential neighbors view are required. The provided renderings do not accurately represent their views.
5. Renderings to show the residential property to the West accurately. Not all structures are shown.
6. The adjacent commercial property is not shown accurately. It is not the same height as the proposed Comfort Inn.
7. The West elevation rendering is not shown accurately. The elevation of the building will be partially concealed by the ground. Plantings would not thrive below ground.
8. People shown in the renderings are not to scale.
9. Provide an awning over the entry door on the West elevation.

COMPREHENSIVE PLAN OBJECTIVES

Applicants should be considerate of the Town’s overarching development goals, including:

1. Promote Sustainability
2. Promote Conservation
3. Increase Sources of Taxable Revenue
4. Provide Walkability
5. Reduce Excessive Lighting in Residential Neighborhoods
6. Promote Good Bristol-Appropriate Design
7. Promote Development that is of Appropriate Scale in Relation to Surrounding Residential Neighborhoods
8. Promote Safety
9. Promote Positive Neighborhood Connections.
10. Provide Workforce Opportunities in Town.
11. Increase forest cover by 25%
12. Promote Recycling
13. Provide Parking without Losing Town Character
14. Not Over-Tax the Sewer System
15. Protect Silver Creek
16. Continue Basis Land Use Patterns

17. Protect the Residential Character of Existing Neighborhoods.

The Comprehensive Community Plan indicates this parcel of land is flagged for:

1. Future Land Use: Mixed Use (Affordable Residential and Commercial)
2. A National Historic Candidate.
3. Suitable for conservation and open space.

BUILDING DESIGN

1. Utilizing Bristol-appropriate materials such as clapboard siding, shingles, and field stone.
2. Provide a New England-style roof shape similar to other Comfort Inns designs in the local area to reduce the overall scale of the building in comparison to the majority one-story residential properties to the West.
3. Install any antennae attached to the building in compliance with Section 28-147 of the Zoning Ordinance.
4. Comply with the signage requirements noted in the SIGNAGE section of this report and within the applicable codes, including limitations on the quantity and size of signs allowed.

Below are example renderings that we believe meet the intent of the design guidelines and the Town of Bristol. The designs suggest materials, roof shapes, and landscaping that enhance the project and still meet the programmatic needs proposed by the applicant. These designs reflect elements of designs already produced by Comfort Inn in other New England locations.

Example Scheme A-1

Example Scheme A-2

Example Scheme A-3

Example Scheme A-4

Example Scheme B-1

Example Scheme B-2

Example Scheme B-3

Example Scheme B-4

CONSERVATION

The Bristol Subdivision & Development Review Regulations give the Planning Board the power to require improvements and dedication of land to mitigate negative impacts of the proposed development or require the applicant to pay a fee to offset these impacts to the site and/or Town.

1. Consider dedicating the portion of the site that is not currently proposed to be developed as Open Space/Conservation Land.
2. Preserve existing trees, especially old growth, wherever possible within the proposed developed area for neighbor buffering and streetscaping. Specifically, preserve the trees along the Western side of the proposed construction.
3. Consider contributing to forest conservation in other areas of Town to aid in the goal of increasing forested areas.

SUSTAINABILITY

The Town requires all developments to prioritize sustainability and energy efficiency through the appropriate selection of building orientation, materials, shading, landscaping, etc. Following LEED guidelines is encouraged. Low Impact Design (LID) strategies are required and must be consistent with the State of Rhode Island Stormwater Design and Installation Standards Manual.

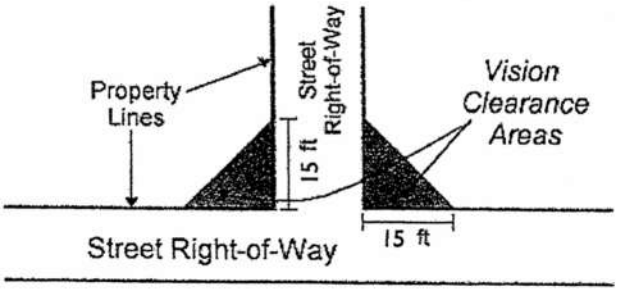
1. Sustainability is not only a priority for the Town of Bristol in their Comprehensive Plan, but an objective all design and construction professionals should ethically adhere to on every project. Consider opportunities for providing a good-faith effort in terms of sustainable development. Adhering to LEED Silver guidelines is a way to balance sustainability practices and would fit within the State of Rhode Island's standards for public projects. This may include, but is not limited to:
    a. Providing rooftop solar panels

b. Installation of low-flow fixtures
c. Installation of an energy-efficient heat source
d. Sourcing materials locally, whenever practical
e. Installing low-emitting, recycled materials
f. Requiring sustainable construction practices like recycling, no-idling policies, etc.

2. Provide evidence of Low Impact Design (LID) strategies and consistency with the State of Rhode Island Stormwater Design and Installation Standards Manual.

SITE IMPROVEMENTS

1. Consider providing one-way circulation in the rear parking area to reduce the overall footprint, create the feel of a smaller-scale parking area, and provide opportunities for plantings and tree shading.
2. Consider the location of the ADA parking spaces in conjunction with how visitors will access the building at any given point during their stay. Providing at least one accessible parking spot close to the main entrance may provide better accessibility for arriving guests, while the spots in the rear parking area may be best for current guests to access the elevators. This will be contingent on the proposed security access design and anticipated circulation.
3. Consider providing Bristol-appropriate materials for the retaining walls and garbage enclosure, such as field stone.
   The trash enclosure must be at least 6 feet in height and fully enclosed. Consider plantings and evergreens around this site feature to minimize its visibility. *Town of Bristol Subdivision and Development Review Regulations, Appendix F, Design and Construction Standards, F.2 Public Improvement and Design Standards, Section K.*
4. Extend existing sidewalks along the site and provide a crosswalk for pedestrians to access the adjacent sidewalk to comply with the Town Comprehensive Plan goals.
5. Consider providing exterior seating areas around the development to promote connectivity per the Bristol Comprehensive Plan.
6. Do not install any improvements within the site triangle located at the site entrance. Bristol Zoning Ordinance Section 28-144.



RETAINING WALLS

Applicants shall be sensitive to and incorporate the natural grade of the site. *Town of Bristol Subdivision and Development Review Regulations, Appendix F, Design and Construction Standards.*

1. Buildings designed to make grade transitions or stepped retaining walls with landscaping is recommended.
2. Retaining walls shall be distributed throughout the site as necessary.

LIGHTING

Lighting should be installed to provide safety, including along sidewalks, entryways, in parking lots, and between buildings. Lighting levels must not infringe on adjacent residential properties per requirements noted throughout the Town of Bristol Subdivision and Development Review Regulations.

1. Provide lighting along the sidewalks, entry, and parking areas to promote safety. Consider dark sky requirements to reduce any unnecessary light pollution and not create a nuisance for the adjacent residential properties. *Town of Bristol Subdivision and Development Review Regulations, Appendix F, Design and Construction Standards, F.1 General Provisions – Standards for Review, Section F.*

COMMUNICATION LINES

All new electric, communication (telephone, fire alarm, and cable TV), and street lighting lines shall be installed underground. Communication lines are not required to be placed underground for: minor subdivisions where no street creation is required, where utilities already exist aboveground; providing, however, that any new lines follow the existing aboveground utilities; or, where the Planning Board finds that aboveground utilities are consistent with the character of the existing neighborhood.

1. Additional overhead communication lines should not be installed on the Southern side of Gooding Avenue to be consistent with existing conditions. Install secondary lines underground to protect against natural disasters and localized loss of power, given the surrounding tree coverage.

SIGNAGE

The Bristol Zoning signage guidelines emphasize simplicity. Designs should be clean, bold, and easy to read. Guidelines specifically note signage to:

1. Have a maximum of three colors.
2. Be compatible with the surrounding area.
3. Compliment the building façade.
4. Use preferred materials like wood/metal.
5. Coordinate with adjacent businesses to have similar scale, height, etc.
6. Be limited to either one wall sign or one awning/canopy sign and either one window, protecting, or freestanding sign. (Total of two signs for any given building).

7. Be illuminated only with a continuous, stationary, shielded, white light source directed solely onto the sign without causing glare or shining onto residential properties and streets.
8. Not be affixed to any utility poles, government-regulated signs (stop signs, street signs, etc.), or natural objects like a rock or tree.
9. Note extend more than five feet above the roof line.
10. Cover architectural details of the building, including but not limited to moldings, cornices, or transom windows.
11. Not impede vision or obstruct access to any street, sidewalk, driveway, parking lot, loading zone, etc.
12. Not extend over any street or right-of-way without approval by the Town Administrator.
13. Have the street number visible to passing traffic.
14. Be limited to 15 SF each.
15. Free-standing signs must not exceed 12 feet in height, have a minimum of 4 feet in ground clearance, and be at least 10 feet from all lot lines (50 feet from residential zones).
16. Not be installed in the site triangle.
17. Given this business is open 24/7, there are no limits to signage lighting hours.

LANDSCAPING

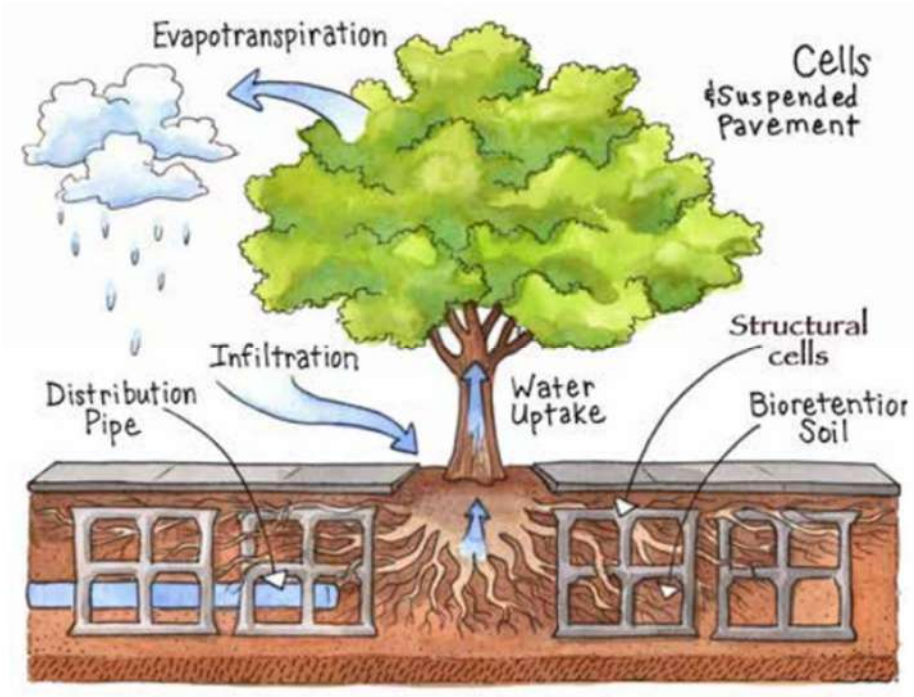
1. Landscaping shall be conceived in a total pattern throughout the site, integrating the various elements of a site design, preserving, and enhancing the site where appropriate. Landscaping and vegetative buffers shall be utilized to separate residential areas from major roadways, commercial, and manufacturing areas. The minimum amount of site area that should be landscaped is 30% in the General Business zone. Landscaping includes plant materials such as trees, shrubs, ground covers, grass, and flowers, and may also include other materials such as rocks, berms, woodlands, stone walls, and planters. *Town of Bristol Subdivision and Development Review Regulations, Appendix F, Design and Construction Standards, F.2 Public Improvement and Design Standards, Section K.*

2. Landscaping must be provided at the following locations:
    a. All site entrances
    b. Public areas
    c. Parking areas
    d. Drainage facilities, such as retention/detention basins, or drainage swales
    e. Open Space areas
    f. Proposed recreation facilities
    g. Buffer areas
    h. Rubbish disposal areas as screening
    i. Lot areas that are disturbed during the construction process or where extensive grading removes a significant amount of natural vegetation
    j. Areas subject to regrading or stabilization for soil erosion and sediment control purposes

    Town of Bristol Subdivision and Development Review Regulations, Appendix F, Design and Construction Standards, F.2 Public Improvement and Design Standards, Section K.

3. Install plantings and landscape materials must be appropriate for their intended use and local environment (Zone 6), soil conditions, and availability of water. The use of grasses that require minimal watering and fertilization is encouraged. *Town of Bristol Subdivision and Development Review Regulations, Appendix F, Design and Construction Standards, F.2 Public Improvement and Design Standards, Section K and F.1 General Provisions-Standards for Review, Section E and H.*
4. Install plantings and landscape that promote conservation and sustainability to comply with the Towns Comprehensive Plan and Strategic Treen Canopy Plan.
5. Provide a substantial planting buffer between the proposed development, including the parking area, and the adjacent residential neighborhood. At a minimum, install compact evergreens at least six feet tall along the entire length of the West side of the developed area. *Bristol Zoning Ordinance Section 28-155.*
    a. When selecting plantings being used as a buffer, consider their buffering capabilities during all seasons.
    b. Consider installing solid fencing along this buffer zone. Materials should be consistent with Bristol guidelines. Chain link fencing is not appropriate for this location.
    c. Consider including maintenance and replacement requirements for all buffer plantings and fencing to ensure damage and deterioration do not negatively affect the neighbors in the future.
6. Do not remove any suitable topsoil. Provide evidence of topsoil condition and preservation to the Authorities Having Jurisdiction before needed Town approvals are made throughout the process. *Town of Bristol Subdivision and Development Review Regulations, Appendix F, Design and Construction Standards, F.2 Public Improvement and Design Standards, Section K.*
7. Install street trees along Gooding Avenue. Street trees must be planted at not less than 30 feet apart, but not more than 50 feet. Trees must not be planted within 25 feet of a street corner/intersecting right-of-way. Trees shall be of nursery stock grown under local climatic conditions and of a type as recommended by the Bristol Conservation Commission and approved by the Planning Board. Species that have been introduced to this region by way of Bristol are preferred. See the Bristol Development regulations for a list of approved species. The average trunk diameter measured at a height of six (6) inches above the finished grade shall be a minimum of 2½ inches at the time of planting. Street trees shall have a minimum overall height of eight (8) feet. Street trees shall be of symmetrical growth, free of insect pests and disease, suitable for street use, and durable under the maintenance contemplated. Existing trees on the site, which are suitable for use as street trees, may be used if inspected and approved by the Tree Warden before planting. *Town of Bristol Subdivision and Development Review Regulations, Appendix F, Design and Construction Standards, F.2 Public Improvement and Design Standards, Section B.*
8. Install all trees per the Conservation Commission recommendations, noted in the Strategic Tree Canopy Plan, dated March 2024.

Bristol Conservation Planting Guide



Recommended Tree Installation Near Sidewalks (Bristol Conservation)

9. Planting shall be done during the proper season, and no planting shall be done in frozen soil or during unfavorable weather conditions. Each tree shall be planted plumb, slightly lower than where it stood in the nursery (in relation to the finished grade) and shall be thoroughly watered when the hole is two-thirds full of loam. Loam shall be clean, of good quality, and of such fertility and composition that it will continuously support plant growth. After watering, the filling shall be complete, and the loam thoroughly tamped. After planting, a three-inch mulch of well-seasoned manure or peat shall be applied over the disturbed ground, and a shallow watering basin provided

around the tree. Each tree shall be secured by double staking in such manner as to ensure maximum stability and to prevent whipping of the tree in high winds. Such staking shall be accomplished with a pair of 2 ½ inches by 8 feet stakes driven plumb 2 ½ feet into the ground and tied at the tops and bottoms with figure-eight hitches of No. 4 gauge wire encased in rubber hose or its equivalent. All trees shall be watered and maintained by the applicant to ensure that suitable growth has been established and maintained. *Town of Bristol Subdivision and Development Review Regulations, Appendix F, Design and Construction Standards.*

10. Vegetated buffers shall be planted and maintained where required to avoid adverse impacts from adjacent uses. The width of such buffer easement shall be determined by the Planning Board. The applicant shall propose plantings within the buffer as well as a maintenance plan, which shall be reviewed by the Bristol Conservation Commission and approved by the Planning Board. The maintenance plan shall include a provision whereby failure to maintain the buffer will result in maintenance by the Town at the owner's expense. The buffer easement may be bounded as determined by the Planning Board by either a stone wall, split rail fence, or other similar treatment to demarcate the easement area. *Town of Bristol Subdivision and Development Review Regulations, Appendix F, Design and Construction Standards.*
11. If the topsoil on a site is suitable for landscaping, then it shall not be removed. To the maximum extent practicable, the applicant shall minimize the areas of the site to be regraded or disturbed. *Town of Bristol Subdivision and Development Review Regulations, Appendix F, Design and Construction Standards.*
12. It is the Town's goal to protect and preserve healthy trees and other plant specimens that are large for their species, rare to the area, or of special horticultural or landscape value. Applicants are encouraged to incorporate these natural features into the design of the development. *Town of Bristol Subdivision and Development Review Regulations, Appendix F, Design and Construction Standards.*

SCREENING

Town of Bristol Subdivision and Development Review Regulations, Appendix F, Design and Construction Standards and Bristol Zoning Ordinance Article VIII.

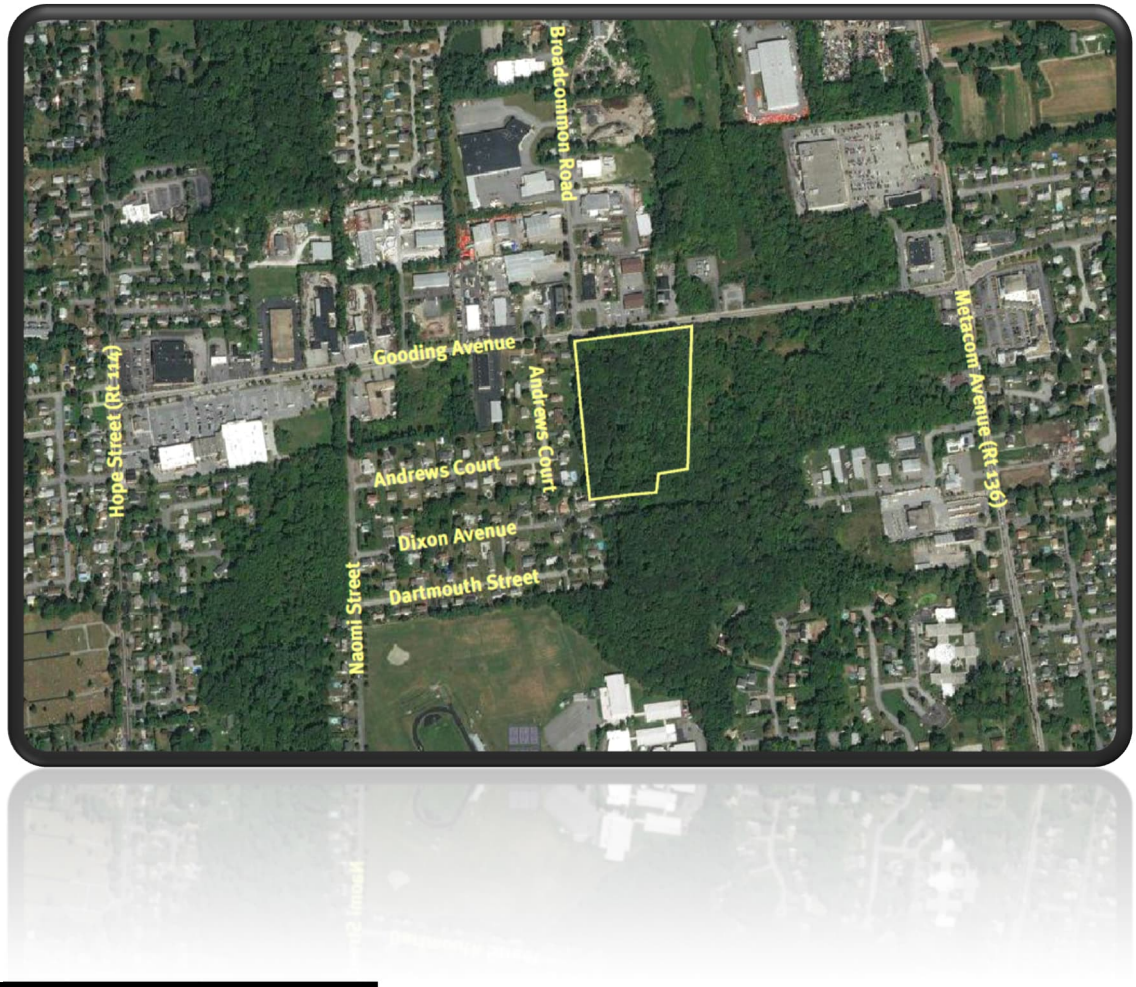
1. Fencing, walls, or vegetative screening are required along the perimeter of any development where a buffer is deemed needed to preserve public viewsheds, provide acoustic separation, and minimize the impacts on the surroundings, especially in locations adjacent to residential districts. The proposed plan provides an evergreen buffer along the East and South perimeter of the proposed developed area. Regulations require a double row of compact evergreens at least four feet tall. The proposed design locates the main entry away from the adjacent residential district. Windows and doors along the Western façade of the building are limited to the stairwell and likely an emergency stair exit door, located half a story or more below grade.
2. Do not cut down trees along the western side of the property to maintain old-growth vegetation between the building/parking area and the existing residential neighbors.
3. Off-street parking larger than 10 spaces should be screened from the view of residential districts and public streets. The proposed design locates the majority of parking in the rear of the building,

which would be largely screened from public view but currently may have sight lines from the adjacent residential properties to the West.

4. Service areas should be screened from public and residential views.
    a. The current design provides an enclosure around their trash collection area. Install dense plantings or fencing around the transformer to conceal it from the view of Gooding Avenue and the adjacent neighbors. Comply with all RI Energy transformer design guidelines. Consider painting bollards a color that helps conceal them from view.
    b. The loading zone is located at the rear of the building, screened from public view, but may have sight lines from the adjacent residential properties to the West.
5. Utility areas must be screened from public and residential views. The current design places the ground-mounted transformer at the front Northwest corner of the property, closest to the road and residential neighborhood. Bollards are shown to protect the transformer, but no screening is currently proposed in the documents provided.

DiPrete Engineering

Stormwater Management Report



KEVIN DEMERS
No. 8557
REGISTERED
PROFESSIONAL ENGINEER
CIVIL
4/7/2025

Gooding Avenue Development

Located in Bristol, Rhode Island

Applicant: Kendan, LLC.

1-19-2018

Revised: 3-27-2025

Table of Contents

Executive Summary

On behalf of the Client, we are submitting drainage calculations for the proposed development on Gooding Avenue in Bristol, Rhode Island. The site is located on Assessors' Plat 111 Lot 1. The site is currently undeveloped and exists today as almost entirely wooded. The client proposes to construct a new 80 room hotel building with associated parking and access driveways.

The post development stormwater will be treated for water quality using Best Management Practices (BMPs). The Site has been designed to meet the Rhode Island Stormwater Design and Installation Standards Manual (RISDISM). The site is largely made up of wetland and perimeter wetland areas and almost entirely Hydrologic Group D soils. Groundwater tables in the development area range from 24" to 36" below existing grade. Based on this information, low infiltration rates have been used in modeling the proposed BMPs to treat the water quality storm event. Also, the eastern end of the underground infiltration system A (UIS-A) will be located entirely above grade to maintain groundwater separation. Wherever this occurs, sand material will be installed between the bottom of stone and native soil below loam layer.

To mitigate post development flows on site, a sand filter and an underground infiltration/detention system will be utilized. The detention system has been designed to control runoff for the 1 through 100 year storm events. The sand filter and underground infiltration system have been designed as water quality BMPs. These will remove 85% or more of TSS (total suspended solids) generated by the proposed parking areas and access roads.

This report details how the site will show no net increase in stormwater runoff from pre development to post development conditions, and how the proposed BMPs will provide water quality treatment for stormwater runoff. The proposed improvements will not increase the rate of stormwater runoff onto the State Highway.

Pre development Conditions versus Post Development Conditions for each watershed are summarized below:

Subwatershed (design point)	1-yr Peak Flow		10-yr Peak Flow		25-yr Peak Flow		100-yr Peak Flow	
	Pre	Post	Pre	Post	Pre	Post	Pre	Post
DP-1:	2.34	0.99	6.50	4.99	9.08	6.75	14.58	10.39

All flows in cubic feet per second (cfs)

Sub-watershed (design point)	1-yr Volume		10-yr Volume		25-yr Volume		100-yr Volume	
	Pre	Post	Pre	Post	Pre	Post	Pre	Post
DP-1:	0.228	0.131	0.605	0.421	0.845	0.639	1.371	1.182

All flows in acre feet per second (af)

APPENDIX A: STORMWATER MANAGEMENT PLAN CHECKLIST AND LID PLANNING REPORT – STORMWATER DESIGN SUMMARY

PROJECT NAME **Gooding Avenue Development**	**(RIDEM USE ONLY)** **STW/WQC File #:** **Date Received:**
TOWN **Bristol, RI**	
BRIEF PROJECT DESCRIPTION: 80-room hotel, parking and infrastructure	

Stormwater Management Plan (SMP) Elements – Minimum Standards

Submit four separately bound documents: Appendix A Checklist; Stormwater Site Planning, Analysis and Design Report with Plan Set/Drawings; Soil Erosion and Sediment Control (SESC) Plan, and Post Construction Operations and Maintenance (O&M) Plan. Please refer to Suggestions to Promote Brevity.

Note: **All stormwater construction projects must submit a Stormwater Management Plan (SMP). However, not every element listed below is required per the RIDEM Stormwater Rules and the RIPDES Construction General Permit (CGP). This checklist will help identify the required elements to be submitted with an Application for Stormwater Construction Permit & Water Quality Certification.**

PART 1. PROJECT AND SITE INFORMATION

PROJECT TYPE (Check all that apply)

☐ Residential	☒ Commercial	☐ Federal	☐ Retrofit	☐ Restoration
☐ Road	☐ Utility	☐ Fill	☐ Dredge	☐ Mine
☐ Other (specify):				

SITE INFORMATION

☒ Vicinity Map

INITIAL DISCHARGE LOCATION(S): The WQv discharges to: (You may choose more than one answer if several discharge points are associated with the project.) See Guidance to identify receiving waters.

☒ **Groundwater**	☐ **Surface Water**	☐ **MS4**
☐ GAA	☐ Isolated Wetland	☐ RIDOT
☒ GA	☐ Named Waterbody	☐ RIDOT Alteration Permit is Approved
☐ GB	☐ Unnamed Waterbody Connected to Named Waterbody	☐ Town
		☐ Other (specify):

ULTIMATE RECEIVING WATERBODY LOCATION(S): Include pertinent information that applies to both WQ_v and flow from larger storm events including overflows. Choose all that apply, and repeat table for each waterbody.

☒ Groundwater or Disconnected Wetland	☐ SRWP		
☒ Waterbody Name: Silver Creek	☐ Coldwater	☒ Warmwater	☐ Unassessed
☒ Waterbody ID: RI0007026R-01	☐ 4th order stream of pond 50 acres or more		
☐ TMDL for:	☐ Watershed of flood prone river (e.g., Pocasset River)		
☐ Contributes to a priority outfall listed in the TMDL	☐ Contributes stormwater to a public beach		
☐ 303(d) list – Impairment(s) for:	☐ Contributes to shellfishing grounds		

PROJECT HISTORY		
☒ RIDEM Pre- Application Meeting	Meeting Date:	☐ Minutes Attached
☐ Municipal Master Plan Approval	Approval Date:	☐ Minutes Attached
☐ Subdivision Suitability Required	Approval #:	
☐ Previous Enforcement Action has been taken on the property	Enforcement #:	

FLOODPLAIN & FLOODWAY See Guidance Pertaining to Floodplain and Floodways	
☐ Riverine 100-year floodplain: **FEMA FLOODPLAIN FIRMETTE** has been reviewed and the 100-year floodplain is on site	
☐ Delineated from FEMA Maps	
NOTE: Per Rule 250-RICR-150-10-8-1.1(B)(5)(d)(3), provide volumetric floodplain compensation calculations for cut and fill/displacement calculated by qualified professional	
☐ Calculated by Professional Engineer	
☐ Calculations are provided for cut vs. fill/displacement volumes proposed within the 100-year floodplain	Amount of Fill (CY):
	Amount of Cut (CY):
☐ Restrictions or modifications are proposed to the flow path or velocities in a floodway	
☐ Floodplain storage capacity is impacted	
☒ Project area is not within 100-year floodplain as defined by RIDEM	

CRMC JURISDICTION
☐ CRMC Assent required
☐ Property subject to a Special Area Management Plan (SAMP). If so, specify which SAMP:
☐ Sea level rise mitigation has been designed into this project

LUHPPL IDENTIFICATION - MINIMUM STANDARD 8:		
1. OFFICE OF WASTE MANAGEMENT (OWM)		
	☐ Known or suspected releases of HAZARDOUS MATERIAL are present at the site (Hazardous Material is defined in Rule 1.4(A)(33) of 250-140-30-1 of the RIDEM Rules and Regulations for Investigation and Remediation of Hazardous Materials (the Remediation Regulations))	**RIDEM CONTACT:**
	☐ Known or suspected releases of PETROLEUM PRODUCT are present at the site (Petroleum Product as defined in Rule 1.5(A)(84) of 250-140-25-1 of the RIDEM Rules and Regulations for Underground Storage Facilities Used for Regulated Substances and Hazardous Materials)	
	☐ This site is identified on the RIDEM Environmental Resources Map as one of the following regulated facilities	**SITE ID#:**
	☐ CERCLIS/Superfund (NPL)	
	☐ State Hazardous Waste Site (SHWS)	
	☐ Environmental Land Usage Restriction (ELUR)	
	☐ Leaking Underground Storage Tank (LUST)	
	☐ Closed Landfill	
Note: If any boxes in 1 above are checked, the applicant must contact the RIDEM OWM Project Manager associated with the Site to determine if subsurface infiltration of stormwater is allowable for the project. Indicate if the infiltration corresponds to "Red," "Yellow" or "Green" as described in Section 3.2.8 of the RISDISM Guidance (Subsurface Contamination Guidance). Also, note and reference approval in PART 3, Minimum Standard 2: Groundwater Recharge/Infiltration.		
2. PER MINIMUM STANDARD 8 of RICR 8.14.C.1-6 "LUHPPLS," THE SITE IS/HAS:		
	☐ Industrial Site with RIPDES MSGP, except where No Exposure Certification exists. http://www.dem.ri.gov/programs/water/permits/ripdes/stormwater/status.php	
	☐ Auto Fueling Facility (e.g., gas station)	
	☐ Exterior Vehicles Service, Maintenance, or Equipment Cleaning Area	

Stormwater Management, Design, and Installation Rules (250-RICR-150-10-8)

	☐ Road Salt Storage and Loading Areas (exposed to rainwater)	
	☐ Outdoor Storage and Loading/Unloading of Hazardous Substances	
3.	**STORMWATER INDUSTRIAL PERMITTING**	
	☐ The site is associated with existing or proposed activities that are considered Land Uses with Higher Potential Pollutant Loads (LUHPPLS) (see RICR 8.14.C)	Activities: Sector:
	☐ Construction is proposed on a site that is subject to THE MULTI-SECTOR GENERAL PERMIT (MSGP) UNDER RULE 31(B)15 OF THE RIPDES REGULATIONS.	MSGP permit #
	☐ Additional stormwater treatment is required by the MSGP Explain:	

REDEVELOPMENT STANDARD – MINIMUM STANDARD 6		
☒ Pre Construction Impervious Area		
	☒ Total Pre-Construction Impervious Area (**TIA**) 0 acres	
	☒ Total Site Area (**TSA**) 9.78 acres	
	☒ Jurisdictional Wetlands (**JW**) 8.80 acres	
	☒ Conservation Land (**CL**) 0 acres	
☒ Calculate the Site Size (defined as contiguous properties under same ownership)		
	☒ Site Size (**SS**) = (**TSA**) – (**JW**) – (**CL**) 0.98 acres	
	☒ (**TIA**) / (**SS**) = 0	☒ (**TIA**) / (**SS**) >**0.4**? NO
☐ YES, Redevelopment		

PART 2. LOW IMPACT DEVELOPMENT ASSESSMENT – MINIMUM STANDARD 1

(NOT REQUIRED FOR REDEVELOPMENT OR RETROFITS)
This section may be deleted if not required.

Note: A written description must be provided specifying why each method is not being used or is not applicable at the Site. Appropriate answers may include:

- Town requires … (state the specific local requirement)
- Meets Town's dimensional requirement of …
- Not practical for site because …
- Applying for waiver/variance to achieve this (pending/approved/denied)
- Applying for wavier/variance to seek relief from this (pending/approved/denied)

A) PRESERVATION OF UNDISTURBED AREAS, BUFFERS, AND FLOODPLAINS	**IF NOT IMPLEMENTED, EXPLAIN HERE**
☒ Sensitive resource areas and site constraints are identified (required) ☒ Local development regulations have been reviewed (required) ☐ All vegetated buffers and coastal and freshwater wetlands will be protected during and after construction ☐ Conservation Development or another site design technique has been incorporated to protect open space and pre-development hydrology. **Note:** If Conservation Development has been used, check box and skip to Subpart C ☐ As much natural vegetation and pre-development hydrology as possible has been maintained	Building and parking areas have been designed to minimize disturbances to the maximum extent practicable. Approximately 4,720 sf of wetland area is proposed to be disturbed during this project. The wetland has previously been determined to hold little to no environmental value.

B) LOCATE DEVELOPMENT IN LESS SENSITIVE AREAS AND WORK WITH THE NATURAL LANDSCAPE CONDITIONS, HYDROLOGY, AND SOILS ☐ Development sites and building envelopes have been appropriately distanced from wetlands and waterbodies ☐ Development and stormwater systems have been located in areas with greatest infiltration capacity (e.g., soil groups A and B) ☐ Plans show measures to prevent soil compaction in areas designated as Qualified Pervious Areas (QPA's) ☒ Development sites and building envelopes have been positioned outside of floodplains ☒ Site design positions buildings, roadways and parking areas in a manner that avoids impacts to surface water features ☒ Development sites and building envelopes have been located to minimize impacts to steep slopes (≥15%) ☐ Other (describe):	Building and parking areas have been designed to minimize disturbances to the maximum extent practicable.
C) MINIMIZE CLEARING AND GRADING ☒ Site clearing has been restricted to <u>minimum area needed</u> for building footprints, development activities, construction access, and safety. ☒ Site has been designed to position buildings, roadways, and parking areas in a manner that minimizes grading (cut and fill quantities) ☐ Protection for stands of trees and individual trees and their root zones to be preserved has been specified, and such protection extends at least to the tree canopy drip line(s) ☐ Plan notes specify that public trees removed or damaged during construction shall be replaced with equivalent	
D) REDUCE IMPERVIOUS COVER ☐ Reduced roadway widths (≤22 feet for ADT ≤ 400; ≤ 26 feet for ADT 400 - 2,000) ☐ Reduced driveway areas (length minimized via reduced ROW width (≤ 45 ft.) and/or reduced (or absolute minimum) front yard setback; width minimized to ≤ 9 ft. wide one lane; ≤ 18 ft. wide two lanes; shared driveways; pervious surface) ☐ Reduced building footprint: Explain approach: ☐ Reduced sidewalk area (≤ 4 ft. wide; one side of the street; unpaved path; pervious surface) ☐ Reduced cul-de-sacs (radius < 45 ft; vegetated island; alternative turn-around) ☐ Reduced parking lot area: Explain approach ☐ Use of pervious surfaces for driveways, sidewalks, parking areas/overflow parking areas, etc. ☒ Minimized impervious surfaces (project meets or is less than maximum specified by Zoning Ordinance) ☐ Other (describe):	
E) DISCONNECT IMPERVIOUS AREA ☐ Impervious surfaces have been disconnected, and runoff has been diverted to QPAs to the maximum extent possible ☐ Residential street edges allow side-of-the-road drainage into vegetated open swales ☐ Parking lot landscaping breaks up impervious expanse AND accepts runoff ☒ Other (describe):	Multiple BMPs are proposed for this site. Impervious areas are divided between the separate BMPs.
F) MITIGATE RUNOFF AT THE POINT OF GENERATION ☒ Small-scale BMPs have been designated to treat runoff as close as possible to the source	

G) PROVIDE LOW-MAINTENANCE NATIVE VEGETATION ☒ Low-maintenance landscaping has been proposed using native species and cultivars ☐ Plantings of native trees and shrubs in areas previously cleared of native vegetation are shown on site plan ☐ Lawn areas have been limited/minimized, and yards have been kept undisturbed to the maximum extent practicable on residential lots	
H) RESTORE STREAMS/WETLANDS ☐ Historic drainage patterns have been restored by removing closed drainage systems, daylighting buried streams, and/or restoring degraded stream channels and/or wetlands ☐ Removal of invasive species ☐ Other	Approximately 4,720 sf of wetland area is proposed to be disturbed during this project. The wetland has been previously determined to hold little to no environmental value. Disturbances have been minimized to the maximum extent practicable.

PART 3. SUMMARY OF REMAINING STANDARDS

GROUNDWATER RECHARGE – MINIMUM STANDARD 2		
YES	**NO**	
☒	☐	The project has been designed to meet the groundwater recharge standard.
☐	☐	If "No," the justification for groundwater recharge criterion waiver has been explained in the Narrative (e.g., threat of groundwater contamination or physical limitation), if applicable (see RICR 8.8.D);
☐	☐	Your waiver request has been explained in the Narrative, if applicable.
☐	☒	Is this site identified as a Regulated Facility in Part 1, Minimum Standard 8: LUHPPL Identification?
☐	☐	If "Yes," has approval for infiltration by the Office of Waste Management Site Project Manager, per Part 1, Minimum Standard 8, been requested?

TABLE 2-1: Summary of Recharge (see RISDISM Section 3.3.2)
(Add or Subtract Rows as Necessary)

Design Point	**Impervious Area Treated (sq ft)**	**Total Re_v Required (cu ft)**	**LID Stormwater Credits (see RISDISM Section 4.6.1)**	**Recharge Required by Remaining BMPs (cu ft)**	**Recharge Provided by BMPs (cu ft)**
			Portion of Re_v directed to a QPA (cu ft)		
DP-1:	50,181	418		418	4,748
TOTALS:					

Notes:
1. Only BMPs listed in RISDISM Table 3-5 "List of BMPs Acceptable for Recharge" may be used to meet the recharge requirement.
2. Recharge requirement must be satisfied for each waterbody ID.

☒ Indicate where the pertinent calculations and/or information for the above items are provided (i.e., name of report/document, page numbers, appendices, etc.):

Stormwater Report

WATER QUALITY – MINIMUM STANDARD 3		
YES	**NO**	
☒	☐	Does this project meet or exceed the required water quality volume WQv (see RICR 8.9.E-I)?
☒	☐	Is the proposed final impervious cover greater than 20% of the disturbed area (see RICR 8.9.E-I)?
☒	☐	If "Yes," either the Modified Curve Number Method or the Split Pervious/Impervious method in Hydro-CAD was used to calculate WQv; or,
☐	☐	If "Yes," either TR-55 or TR-20 was used to calculate WQv; and,
☐	☐	If "No," the project meets the minimum WQv of 0.2 watershed inches over the entire disturbed area.
☐	☐	Not Applicable
☒	☐	Does this project meet or exceed the ability to treat required water quality flow WQf (see RICR 8.9.I.1-3)?
☐	☒	Does this project propose an increase of impervious cover to a receiving water body with impairments? If "Yes," please indicate below the method that was used to address the water quality requirements of no further degradation to a low-quality water.
☐	☒	RICR 8.36. A Pollutant Loading Analysis is needed and has been completed.
☒	☐	The Water Quality Guidance Document (Water Quality Goals and Pollutant Loading Analysis Guidance for Discharges to Impaired Waters) has been followed as applicable.
☐	☒	BMPs are proposed that are on the approved technology list . If "Yes," please provide all required worksheets from the manufacturer.
☐	☒	Additional pollutant-specific requirements and/or pollutant removal efficiencies are applicable to the site as the result of a TMDL, SAMP, or other watershed-specific requirements. If "Yes," please describe:

TABLE 3-1: Summary of Water Quality (see RICR 8.9)

Design Point and WB ID	**Impervious area treated (sq ft)**	**Total WQ_v Required (cu ft)**	**LID Stormwater Credits** (see RICR 8.18) **WQv directed to a QPA (cu ft)**	**Water Quality Treatment Remaining (cu ft)**	**Water Quality Provided by BMPs (cu ft)**
DP-1:	50,181	4,182		4,182	4,748
DP-2:					
DP-3:					
DP-4:					
TOTALS:					

Notes:
1. Only BMPs listed in RICR 8.20 and 8.25 or the Approved Technologies List of BMPs is Acceptable for Water Quality treatment.
2. For each Design Point, the Water Quality Volume Standard must be met for each Waterbody ID.

☒ YES ☐ NO	This project has met the setback requirements for each BMP. If "No," please explain:

☒ Indicate where the pertinent calculations and/or information for the above items are provided (i.e., name of report/document, page numbers, appendices, etc.):
Stormwater Report

CONVEYANCE AND NATURAL CHANNEL PROTECTION (RICR 8.10) – MINIMUM STANDARD 4		
YES	**NO**	
☐	☒	Is this standard waived? If "Yes," please indicate one or more of the reasons below:
		☐ The project directs discharge to a large river (i.e., 4th-order stream or larger. See RISDISM Appendix I for State-wide list and map of stream orders), bodies of water >50.0 acres in surface area (i.e., lakes, ponds, reservoirs), or tidal waters. ☐ The project directs is a small facility with impervious cover of less than or equal to 1 acre. ☐ The project has a post-development peak discharge rate from the facility that is less than 2 cfs for the 1-year, 24-hour Type III design storm event (prior to any attenuation). (Note: LID design strategies can greatly reduce the peak discharge rate).
☒	☐	Conveyance and natural channel protection for the site have been met. If "No,' explain why:

TABLE 4-1: Summary of Channel Protection Volumes (see RICR 8.10)					
Design Point	**Receiving Water Body Name**	**Coldwater Fishery? (Y/N)**	**Total CPv Required (cu ft)**	**Total CPv Provided (cu ft)**	**Average Release Rate Modeled in the 1-yr storm (cfs)**
DP-1:	Silver Creek	N	8,268	8,268	0.27
DP-2:					
DP-3:					
DP-4:					
TOTALS:					
Note: The Channel Protection Volume Standard must be met in each waterbody ID.					
☒ YES ☐ NO	The CPv is released at roughly a uniform rate over a 24-hour duration (see examples of sizing calculations in Appendix D of the RISDISM).				
☐ YES ☒ NO	Do additional design restrictions apply resulting from any discharge to cold-water fisheries; If "Yes," please indicate restrictions and solutions below.				
☒ Indicate below where the pertinent calculations and/or information for the above items are provided (i.e., name of report/document, page numbers, appendices, etc.). Stormwater Report					

OVERBANK FLOOD PROTECTION (RICR 8.11) AND OTHER POTENTIAL HIGH FLOWS – MINIMUM STANDARD 5			
YES	**NO**		
☐	☒	Is this standard waived? If yes, please indicate one or more of the reasons below:	
		☐	The project directs discharge to a large river (i.e., 4th-order stream or larger. See Appendix I for state-wide list and map of stream orders), bodies of water >50.0 acres in surface area (i.e., lakes, ponds, reservoirs), or tidal waters.
		☐	A Downstream Analysis (see RICR 8.11.D and E) indicates that peak discharge control would not be beneficial or would exacerbate peak flows in a downstream tributary of a particular site (e.g., through coincident peaks).
☐	☒	Does the project flow to an MS4 system or subject to other stormwater requirements? If "Yes," indicate as follows:	
		☐	RIDOT
		☐	Other (specify):
Note: The project could be approved by RIDEM but not meet RIDOT or Town standards. RIDOT's regulations indicate that post-volumes must be **less** than pre-volumes for the 10-yr storm at the design point entering the RIDOT system. If you have not already received approval for the discharge to an MS4, please explain below your strategy to comply with RIDEM and the MS4.			
		Indicate below which model was used for your analysis. ☐ TR-55 ☐ TR-20 ☒ HydroCAD ☐ Bentley/Haestad ☐ Intellisolve ☐ Other (Specify):	
YES	**NO**		
☒	☐	Does the drainage design demonstrate that flows from the 100-year storm event through a BMP will safely manage and convey the 100-year storm? If "No," please explain briefly below and reference where in the application further documentation can be found (i.e., name of report/document, page numbers, appendices, etc.):	
☒	☐	Do off-site areas contribute to the sub-watersheds and design points? If "Yes,"	
☒	☐	Are the areas modeled as "present condition" for both pre- and post-development analysis?	
☒	☐	Are the off-site areas shown on the subwatershed maps?	
☒	☐	Does the drainage design confirm safe passage of the 100-year flow through the site for off-site runoff?	
☐	☒	Is a Downstream Analysis required (see RICR 8.11.E.1)?	
☒	☐	Calculate the following:	
		☒	Area of disturbance within the sub-watershed (areas) 1.74
		☒	Impervious cover (%) 12%
☐	☒	Is a dam breach analysis required (earthen embankments over six (6) feet in height, or a capacity of 15 acre-feet or more, and contributes to a significant or high hazard dam)?	
☒	☐	Does this project meet the overbank flood protection standard?	

Table 5-1 Hydraulic Analysis Summary								
Subwatershed (Design Point)	**1.2" Peak Flow** (cfs) **		**1-yr Peak Flow** (cfs)		**10-yr Peak Flow** (cfs)		**100-yr Peak Flow** (cfs)	
	Pre (cfs)	Post (cfs)	Pre (cfs)	Post (cfs)	Pre (cfs)	Post (cfs)	Pre (cfs)	Post (cfs)
DP-1:	0.18	0.10	2.34	0.99	6.50	4.99	14.58	10.39
DP-2:								
DP-3:								
DP-4:								
TOTALS:								

** Utilize modified curve number method or split pervious /impervious method in HydroCAD.

Note: The hydraulic analysis must demonstrate no impact to each individual subwatershed DP unless each DP discharges to the same wetland or water resource.

Indicate as follows where the pertinent calculations and/or information for the items above are provided	**Name of report/document, page numbers, appendices, etc.**
Existing conditions analysis for each subwatershed, including curve numbers, times of concentration, runoff rates, volumes, and water surface elevations showing methodologies used and supporting calculations.	Stormwater Report
Proposed conditions analysis for each subwatershed, including curve numbers, times of concentration, runoff rates, volumes, water surface elevations, and routing showing the methodologies used and supporting calculations.	Stormwater Report
Final sizing calculations for structural stormwater BMPs, including contributing drainage area, storage, and outlet configuration.	Stormwater Report
Stage-storage, inflow and outflow hydrographs for storage facilities (e.g., detention, retention, or infiltration facilities).	Stormwater Report

Table 5-2 Summary of Best Management Practices											
BMP ID	**DP #**	**BMP Type** (e.g., bioretention, tree filter)	**BMP Functions**					**Bypass Type**	**Horizontal Setback Criteria are met per RICR 8.21.B.10, 8.22.D.11, and 8.35.B.4**		
			Pre-Treatment (Y/N/ NA)	Re_v	WQ_v	CP_v (Y/N/ NA)	Overbank Flood Reduction (Y/N/NA)	External (E) Internal (I) or NA	Yes/ No	Technical Justification (Design Report page number)	Distance Provided
UIS-A	1	Underground Infiltration	Y	Y	Y	NA	N	I	Y	Section 3.3	12.6 ft
SF-B	1	Sand Filter	Y	Y	Y	NA	N	I	Y	Section 3.3	24.0 ft
UDS-A	1	Underground Detention	N	N	N	Y	Y	NA	Y	Section 3.3	15.0 ft
		TOTALS:									

Table 5.3 Summary of Soils to Evaluate Each BMP									
DP #	**BMP ID**	**BMP Type** (e.g., bioretention, tree filter)	**Soils Analysis for Each BMP**						
			Test Pit ID# and Ground Elevation		SHWT Elevation (ft)	Bottom of Practice Elevation* (ft)	Separation Distance Provided (ft)	Hydrologic Soil Group (A, B, C, D)	Exfiltration Rate Applied (in/hr)
			Primary	Secondary					
1	UIS-A	Underground Infiltration	TP-4	-	73.00	70.00	3.0	D	0.52
1	SF-B	Sand Filter	TP-6	-	69.00	66.00	3.0	D	0.52
		TOTALS:							

* For underground infiltration systems (UICs) bottom equals bottom of stone, for surface infiltration basins bottom equals bottom of basin, for filters bottom equals interface of storage and top of filter layer

LAND USES WITH HIGHER POTENTIAL POLLUTANTS LOADS (LUHPPLs) – MINIMUM STANDARD 8			
YES	**NO**	**N/A**	
☐	☐	☒	Describe any LUHPPLs identified in Part 1, Minimum Standard 8, Section 2. If not applicable, continue to Minimum Standard 9.
☐	☐	☒	Are these activities already covered under an MSGP? If "No," please explain if you have applied for an MSGP or intend to do so?
☐	☐	☒	List the specific BMPs that are proposed for this project that receive stormwater from LUHPPL drainage areas. These BMP types must be listed in RISDISM Table 3-3, "Acceptable BMPs for Use at LUHPPLs." Please list BMPs:
☐	☐	☒	Additional BMPs, or additional pretreatment BMP's if any, that meet RIPDES MSGP requirements; Please list BMPs:
			Indicate below where the pertinent calculations and/or information for the above items are provided (i.e., name of report/document, page numbers, appendices, etc.).

ILLICIT DISCHARGES – MINIMUM STANDARD 9			
Illicit discharges are defined as unpermitted discharges to Waters of the State that do not consist entirely of stormwater or uncontaminated groundwater, except for certain discharges identified in the RIPDES Phase II Stormwater General Permit.			
YES	**NO**	**N/A**	
☒	☐	☐	Have you checked for illicit discharges?
☐	☒	☐	Have any been found and/or corrected? If "Yes," please identify.
☒	☐	☐	Does your report explain preventative measures that keep non-stormwater discharges out of the Waters of the State (during and after construction)?

SOIL EROSION AND SEDIMENT CONTROL (SESC) – MINIMUM STANDARD 10				
YES	**NO**	**N/A**		
☒	☐	☐	Have you included a Soil Erosion and Sediment Control Plan Set and/or Complete Construction Plan Set?	
☒	☐	☐	Have you provided a **separately-bound** document based upon the SESC Template? If yes, proceed to Minimum Standard 11 (the following items can be assumed to be addressed).	
			If "No," include a document with your submittal that addresses the following elements of an SESC Plan:	
			☐	Soil Erosion and Sediment Control Plan Project Narrative, including a description of how the fifteen (15) Performance Criteria have been met:
			☐	Provide Natural Buffers and Maintain Existing Vegetation
			☐	Minimize Area of Disturbance
			☐	Minimize the Disturbance of Steep Slopes
			☐	Preserve Topsoil
			☐	Stabilize Soils
			☐	Protect Storm Drain Inlets
			☐	Protect Storm Drain Outlets
			☐	Establish Temporary Controls for the Protection of Post-Construction Stormwater Control Measures
			☐	Establish Perimeter Controls and Sediment Barriers
			☐	Divert or Manage Run-On from Up-Gradient Areas
			☐	Properly Design Constructed Stormwater Conveyance Channels
			☐	Retain Sediment On-Site
			☐	Control Temporary Increases in Stormwater Velocity, Volume, and Peak Flows
			☐	Apply Construction Activity Pollution Prevention Control Measures
			☐	Install, Inspect, and Maintain Control Measures and Take Corrective Actions
			☐	Qualified SESC Plan Preparer's Information and Certification
			☐	Operator's Information and Certification; if not known at the time of application, the Operator must certify the SESC Plan upon selection and prior to initiating site activities
			☐	Description of Control Measures, such as Temporary Sediment Trapping and Conveyance Practices, including design calculations and supporting documentation, as required

STORMWATER MANAGEMENT SYSTEM OPERATION, MAINTENANCE, AND POLLUTION PREVENTION PLAN – MINIMUM STANDARDS 7 AND 9		
Operation and Maintenance Section		
YES	**NO**	
☒	☐	Have you minimized all sources of pollutant contact with stormwater runoff, to the maximum extent practicable?
☒	☐	Have you provided a **separately-bound** Operation and Maintenance Plan for the site and for all of the BMPs, and does it address each element of RICR 8.17 and RISDISM Appendix C and E?
☒	☐	Lawn, Garden, and Landscape Management meet the requirements of RISDISM Section G.7? If "No," why not?
☒	☐	Is the property owner or homeowner's association responsible for the stormwater maintenance of all BMP's? If "No," you must provide a legally binding and enforceable maintenance agreement (see RISDISM Appendix E, page 26) that identifies the entity that will be responsible for maintenance of the stormwater. Indicate where this agreement can be found in your report (i.e., name of report/document, page numbers, appendices, etc.).
☐	☒	Do you anticipate that you will need legal agreements related to the stormwater structures? (e.g. off-site easements, deed restrictions, covenants, or ELUR per the Remediation Regulations). If "Yes," have you obtained them? Or please explain your plan to obtain them:

☐	☒	Is stormwater being directed from public areas to private property? If "Yes," note the following: Note: This is not allowed unless a funding mechanism is in place to provide the finances for the long-term maintenance of the BMP and drainage, or a funding mechanism is demonstrated that can guarantee the long-term maintenance of a stormwater BMP by an individual homeowner.
Pollution Prevention Section		
☒	☐	Designated snow stockpile locations?
☒	☐	Trash racks to prevent floatables, trash, and debris from discharging to Waters of the State?
☒	☐	Asphalt-only based sealants?
☐	☒	Pet waste stations? (Note: If a receiving water has a bacterial impairment, and the project involves housing units, then this could be an important part of your pollution prevention plan).
☒	☐	Regular sweeping? Please describe:
☒	☐	De-icing specifications, in accordance with RISDISM Appendix G. (NOTE: If the groundwater is GAA, or this area contributes to a drinking water supply, then this could be an important part of your pollution prevention plan).
☒	☐	A prohibition of phosphate-based fertilizers? (Note: If the site discharges to a phosphorus impaired waterbody, then this could be an important part of your pollution prevention plan).

PART 4. SUBWATERSHED MAPPING AND SITE-PLAN DETAILS

Existing and Proposed Subwatershed Mapping (REQUIRED)			
YES	**NO**		
☒	☐		Existing and proposed drainage area delineations
☒	☐		Locations of all streams and drainage swales
☒	☐		Drainage flow paths, mapped according to the DEM *Guidance for Preparation of Drainage Area Maps* (included in RISDISM Appendix K)
☒	☐		Complete drainage area boundaries; include off-site areas in both mapping and analyses, as applicable
☒	☐		Logs of borings and/or test pit investigations along with supporting soils/geotechnical report
☒	☐		Mapped seasonal high-water-table test pit locations
☒	☐		Mapped locations of the site-specific borings and/or test pits and soils information from the test pits at the locations of the BMPs
☒	☐		Mapped locations of the BMPs, with the BMPs consistently identified on the Site Construction Plans
☒	☐		Mapped bedrock outcrops adjacent to any infiltration BMP
☒	☐		Soils were logged by a:
		☒	DEM-licensed Class IV soil evaluator Name: John Keegan, RI Soil Evaluator D-4008
		☐	RI-registered P.E. Name:

Subwatershed and Impervious Area Summary				
Subwatershed (area to each design point)	**First Receiving Water ID or MS4**	**Area Disturbed (acres)**	**Existing Impervious (acres)**	**Proposed Impervious (acres)**
DP-1: Silver Creek	RI0007026R-01	1.74	0.130	1.152
DP-2:				
DP-3:				
DP-4:				
TOTALS:				

Site Construction Plans (Indicate that the following applicable specifications are provided)		
YES	**NO**	
☒	☐	Existing and proposed plans (scale not greater than 1" = 40') with North arrow
☒	☐	Existing and proposed site topography (with 1 or 2-foot contours); 10-foot contours accepted for off-site areas
☒	☐	Boundaries of existing predominant vegetation and proposed limits of clearing
☒	☐	Site Location clarification
☒	☐	Location and field-verified boundaries of resource protection areas such as: ▸ freshwater and coastal wetlands, including lakes and ponds ▸ coastal shoreline features Perennial and intermittent streams, in addition to Areas Subject to Storm Flowage (ASSFs)
☒	☐	All required setbacks (e.g., buffers, water-supply wells, septic systems)
☒	☐	Representative cross-section and profile drawings, and notes and details of structural stormwater management practices and conveyances (i.e., storm drains, open channels, swales, etc.), which include: ▸ Location and size of the stormwater treatment practices (type of practice, depth, area). Stormwater treatment practices (BMPs) must have labels that correspond to RISDISM Table 5-2; ▸ Design water surface elevations (applicable storms); ▸ Structural details of outlet structures, embankments, spillways, stilling basins, grade-control structures, conveyance channels, etc.; ▸ Existing and proposed structural elevations (e.g., inverts of pipes, manholes, etc.); ▸ Location of floodplain and, if applicable, floodway limits and relationship of site to upstream and downstream properties or drainage that could be affected by work in the floodplain; ▸ Planting plans for structural stormwater BMPs, including species, size, planting methods, and maintenance requirements of proposed planting
☒	☐	Logs of borings and/or test pit investigations along with supporting soils/geotechnical report and corresponding water tables
☒	☐	Mapping of any OWM-approved remedial actions/systems (including ELURs)
☒	☐	Location of existing and proposed roads, buildings, and other structures including limits of disturbance; ▸ Existing and proposed utilities (e.g., water, sewer, gas, electric) and easements; ▸ Location of existing and proposed conveyance systems, such as grass channels, swales, and storm drains, and location(s) of final discharge point(s) (wetland, waterbody, etc.); ▸ Cross sections of roadways, with edge details such as curbs and sidewalks; ▸ Location and dimensions of channel modifications, such as bridge or culvert crossings
☒	☐	Locations, cross sections, and profiles of all stream or wetland crossings and their method of stabilization

1.0 Project Description

The purpose of this report is to specify a Storm Water Management System to be implemented at the new project on Gooding Avenue.

The site totals 9.78 acres located on Assessor's Plat 111 Lot 1 in Bristol, Rhode Island. The site is located south of Gooding Avenue near the intersection of Broadcommon Road. A National Forest to the east of the site provides a buffer between the site and Silver Creek.

The proposed development will include a new 13,364 sf hotel building, associated parking and access driveways. The site will be serviced by public water and sewer. Water will be provided by Bristol Country Water Authority and Sewer will be provided by the Town of Bristol.

The stormwater quality will be improved by utilizing Best Management Practices (BMPs) as established by the RISDISM for the treatment of stormwater runoff from the proposed development. BMPs will consist of a sand filter and underground infiltration/detention system. The systems have been designed to meet the RIDEM Stormwater Design and Installations Standards Manual.

2.0 Site Conditions

2.1 SOILS

There are the following soil types within the analyzed area of the Site as mapped by the NRCS USDA Soil Conservation service:

Soil Symbol	Description	Hydrologic Group
PmA	Pittstown silt loam, 0 to 3 percent slopes	C
PmB	Pittstown silt loam, 3 to 8 percent slopes	C
Se	Stissing silt loam	D

Site specific soil evaluations can be found in Appendix A2.1.

2.2 EXISTING SITE CONDITIONS

Currently the site is undeveloped and predominately woods. All stormwater from the site discharges directly to the onsite wetland areas and ultimately to Silver Creek. The site is largely made up of wetland and perimeter wetland areas and is almost entirely Hydrologic Group D soils. Groundwater tables range from 24" to 36" below existing grade. There is an existing sewer easement that bisects the site.

The entire site slopes diagonally from the higher elevation at the northwest corner along Gooding Avenue to the southeast with all existing slopes < 15%. Stormwater from the site flows overland following the existing slopes. Gooding Avenue has curbing along both sides of the road and a closed drainage network that prevents stormwater from Gooding Avenue from flowing onto the site. However,

a portion of the adjacent residential lots to the west of the site does flow toward the site. These flows have been incorporated into the model.

Currently, none of the existing runoff is treated or detained before being discharged to the wetland. The design point that has been used in modeling the site is the onsite wetland.

2.3 POST SITE CONDITIONS

Following development, the site will be modeled as multiple sub-catchment areas. A small portion of the site to the east will be directed via overland flow first to the Cascade Separator for pretreatment and then to the sand filter (Sand Filter B). An underground detention system (UDS-B) will provide additional storage for the sand filter, allowing a greater volume of water to be stored and infiltrated above the required 1.2" water quality storm.

The main subcatchment of the site contains the proposed building and parking areas. All runoff from the parking areas will be collected in the proposed drainage network and directed to a WQ bypass structure. This structure will direct the WQ storm to the underground infiltration system (UIS-A) and all larger storms to the underground detention system (UDS-A). All runoff from the proposed roof will also tie into the drainage network via roof leader. UDS-A will handle peak mitigation for the site and contains a low flow outlet to meet CPv criteria. Outflows from UDS-A will discharge to the wetland via a culvert and headwall. UIS-A will be equipped with isolator rows to infiltrate 25% of the water quality storm. An isolator row bypass will be used to direct flows to the appropriate areas of the underground infiltration system.

Stormwater from all undetained areas will flow overland as in pre-development conditions. This water will flow overland directly to the wetland. Since all stormwater will continue to be discharged to the wetland, post development conditions have also been modeled with one design point.

The proposed drainage analysis uses stormwater management systems to control and treat runoff from the proposed development. The following BMP's are used on site and have been designed to include the following elements:

- Pretreatment Proprietary Device
    - Pretreatment TSS removal of runoff from roadways and sidewalks
    - Contech's Cascade Separator selected as RIDEM pre-approved product for this application
- Sand Filter
    - Fully infiltrates the 1.2" water quality stormwater event
    - 2.0' of sand media mix including 6" of top soil and 1.5' of sand filter sand for stormwater infiltration
- Underground Infiltration System
    - Stormtech SC-740 Chambers or approved equal
    - Fully infiltrates the 1.2" water quality stormwater event
    - Equipped with isolator rows to infiltrate a minimum of 25% of the WQv
    - Variable depth sand layer to native soil beneath bottom of stone where fill is required

- Underground Detention System
    - Stores Channel Protection Volume (CPv)
    - Provided Overbank Flood Protection (Qp) for the 1-100 year storm events

The above elements are used to meet the design standards of the Rhode Island Stormwater Design and Installation Standard.

The primary goal of increasing water quality treatment is accomplished by providing water quality BMPs. Stormwater runoff mitigation is provided through the use of the underground detention system with a low flow outlet. By reducing post development stormwater flow rate to a level no greater than the pre development rate, the second goal of the proposed drainage system is achieved. Any potential impacts from the proposed development on the abutting properties and wetlands has been mitigated.

3.0 Minimum Standards

The site has been designed to meet the minimum standards as outlined in the Rhode Island Stormwater Design and Installation Standards Manual (RISDISM). The following sections outline how the site meets and exceeds the minimum required standards.

3.1 Minimum Standard 1: LID Site Planning and Design Strategies

See "Appendix A: Stormwater Management Checklist" from the RISDISM provided at the beginning of this report.

3.2 Minimum Standard 2: Groundwater Recharge

Groundwater is to be recharged per watershed based on impervious area coverage in accordance with section 3.2.2 of the RISDISM.

The required recharge volume is based on all impervious area, not just areas which are captured in the proposed BMPs.

Groundwater recharge is determined from the following equation:
Re_V=1"*F*I/12

Where:

Re_V=Groundwater Recharge Volume (ac-ft)

F=Recharge Factor based on Hydrologic Soil Groups (HSG) (see table below)

I=Impervious Area (acres)

HSG	Recharge Factor (F)
A	0.60
B	0.35
C	0.25
D	0.10

Recharge volume for watershed 1 is provided through the use of UIS-A and Sand Filter B. The total impervious on the site is 1.152 acres. The soil has been modeled as HSG D, therefore the total recharge required for the site is 418 cu.ft. See Table 2-1 of the Appendix A checklist for a summary of recharge values.

HydroCAD printouts are available in Appendix A3.2 for the 1.2" water quality storm. The water quality storm is calculated in HydroCAD using the 'calculate separate Pervious/Impervious runoff' option.

3.3 Minimum Standard 3: Water Quality

All stormwater from developed area is treated through an approved BMP before being discharged. This site has been designed to use a sand filter and an underground infiltration system to treat stormwater before either being discharged to the wetland or being stored within the detention system. See the following sand filter design sheet and water quality underground infiltration section for water quality requirements. There are no pollutant-specific requirements and/or pollutant removal efficiencies applicable to the site as the result of SAMP, TMDL, or other watershed-specific requirements.

3.3.1 Sand Filter Calculations

Sand Filter Sizing

Name of Sand Filter: SF-B

Sand Filter Parameters		
At,Total Area to Sand Filter	0.615	(Acres)
Impervious Area To Sand Filter	0.265	(Acres)
d_f, Filter Bed Depth	2.00	(feet)
k, Coefficient of Permeability	3.5	(ft/day)
h_f, Average Height of Water	0.50	(ft)
t_f, Design Filter Bed Drain Time	2.00	(days)
Ponding Depth	12	(in)
Loam Depth	6	(in)

Water Quality Calculations

WQ_v= 1inch x Impervious Area

WQ_v= 962 (Cubic Feet)

Minimum Size of Sand Filter Filter Area

$A_f=(WQ_v)x(d_f)/[(k)x(h_f+d_f)(t_f)]$

Required Af= 110 (Square Feet)

Where A_f is the required filter bed area

Provided Af= 324 (Square Feet)

Sand Filter Pre Treatment

Type of Pre Treatment: Other

Required Water Quality Volume

75% of the WQv must be held within system

Required WQ_v 721 (Cubic Feet)

Volume of Loam	53 (Cubic Feet)
Volume of Ponding	507 (Cubic Feet)
Volume of Voids in Filter Bed	214 (Cubic Feet)
Total	**774 (Cubic Feet)**

3.3.2 Water Quality Underground Infiltration System

The Underground Infiltration System (UIS-A) has been designed as a water quality system. The system has been sized using HydroCAD and an infiltration rate based on a parent material within the footprint of the BMP. The project site largely consists of sandy loam and an infiltration rate was used from table 5.5.4 of the RISDISM. See Appendix A3.2 for HydroCAD printouts for the water quality event. The underground infiltration system has been designed to fully infiltrate the water quality event.

Pretreatment for the underground infiltration system has been provided through the use of isolator rows. The isolator rows have been designed to store and infiltrate a minimum of 25% of the water quality volume.

3.4 Minimum Standard 4: Conveyance and Natural Channel Protection

3.4.1 Drainage Network Design Parameters:

A. PIPES

- All drainage pipes are HDPE or equivalent unless otherwise noted.
- Manning's coefficient = 0.012 for HDPE Pipe
- Diameters & lengths as specified
- The 100-year design storm is utilized for the drainage pipe design to ensure that the drainage system contains and channels water to the BMP areas as shown on the plans.
- The rational method has been used for the closed drainage system.

B. STRUCTURES

- Catch basins – Pre-cast concrete with 2' sump unless otherwise noted and inverts as specified
- Manholes – Pre-cast concrete with inverts as specified.

See the Inlet and Pipe summaries on the following pages designed for the 100-year storm event as noted above. All runoff from the 100-year storm event will be captured in the proposed drainage system without bypassing.

3.4.2 Channel Protection Volume:

The underground detention system has been designed to release the 1 year storm volume over a 24 hour time span in accordance with Section 3.2.4 of the RISDISM. The underground detention system has been designed to hold the full CPv for the site.

Based on site constraints, a sand filter with accompanying detention storage is provided in the northeast portion of the site. The entire water quality (1.2") storm is infiltrated through the practice, however there is a small amount of runoff overflowing the proposed spillway for the 1-year storm. The total volume flowing to the wetland from developed areas during the 1-year storm is only 0.035 ac-ft.

The Channel Protection Volume is determined from the following equation:
$CP_V=0.65V_r$

CP_V=required channel protection storage volume
V_r=runoff volume from the 1-year, 24-hour storm (obtained from HydroCAD)
Average release rate, $CP_{qavg}=V_r/T=Q_{CPv}$
Max Release Rate=$CP_{qmax}=2*CP_{qavg}$
T=extended detention time (24 hours)

BMP / Subcatchment	V_r (cf) To BMP	CP_v (cf) Required (0.65* V_r)	CP_v (cf) BMP Volume Infiltrated	CP_V (cf) Total	Required Max Release Rate (cfs)	Provided Max Release Rate (cfs)
Wetland/Silver Creek	12,719	8,268	6,273	8,268	0.294	HCAD

HydroCAD printouts are available in Appendix A3.5.4.2 for the 1-year storm event.

3.5 Minimum Standard 5: Overbank Flood Protection & Downstream Analysis

3.5.1 Method of Analysis

USDA Soil Conservation Service Method as defined by Technical Release No. 20 (TR-20) determines Stormwater runoff rate and volume. Type III rainfall distribution is utilized. Time of concentration is determined using Technical Release No 55 (TR-55) methodology, through the computer program *HydroCAD ver. 10.0* by Applied Microcomputer Systems.

Soil evaluations have been performed by SITEC, Inc. The existing soil has a texture of sandy loam. Due to the presence of wetland areas and HSG D soils, the soils have been modeled as a loam texture for a more conservative approach. Based on table 5.3 of the RIDISM an infiltration rate of 0.52 in/hr has been used in HydroCAD.

The drainage system has been designed to mitigate all stormwater flows for the 1 through 100 year storm events. The emergency outlets have been sized to handle the 100 year storm event.

3.5.2 Design Storm

Analysis of 1-year, 10-year, 25-year, and 100-year frequency storms are included. The following 24-hour rainfall intensities are obtained from the Rhode Island Stormwater Design and Installation Standards Manual, Table 3-1 for Bristol County.

1 year =	2.8 inches
10 year =	4.9 inches
25 year =	6.1 inches
100 year=	8.6 inches

3.5.3 Design Point Breakdown

The site is analyzed as one watershed area. In the pre development stage there is 1 subcatchment. In the post development stage there are 3 subcatchments. The watershed will demonstrate zero increase in runoff rate due to the proposed development. A description of each subcatchment is summarized as follows:

<u>Design Point #1: Wetland</u>

Watershed #1 flows to Design Point- 1 (DP-1). The design point is the on-site wetland.

In pre development conditions there is only one watershed to the Design Point. Pre-01 (10) contains the entire site and some off-site areas. Stormwater reaches DP-1 (11) via overland flow. Pre-01 is predominately woods with some grass areas along Gooding Avenue. The watershed also includes two residential homes with driveways along Gooding Avenue to the west of the site. A Tc value of 14.6 minutes was used.

In post development conditions there are 3 sub watersheds:

Post-01 (100) contains all undetained areas surrounding the proposed development. These areas will either be grass or undisturbed areas from pre-conditions. Stormwater will reach the design point via overland flow as in existing conditions. Some stormwater will be directed around the proposed

development via a small grassed swale to the west of the parking area. A Tc value of 7.3 minutes was used.

Post-02 (101) collects runoff from the proposed building and parking areas. Stormwater is captured in the proposed drainage network and directed to the WQ bypass structure (102) in the parking area south of the building. This bypass will direct the WQv to UIS-A via the isolator row bypass structure (103). Larger storms will be directed to the peak detention system (UDS-A) (106). Discharges from UDS-A will be directed to the design point through a culvert with a headwall. A Tc value of 6.0 minutes was used.

Post-03 (107) collects runoff from the drive aisle and a small portion of the parking area as well as the walkway and grass areas north of the proposed building to Sand Filter B and Underground Detention System B. Stormwater will flow overland and reach the cascade separator through the pipe network into the Sand Filter (109). The sand filter will receive additional storage from Underground Detention System B (110) which is connected by four 6" culverts. Larger storms will be discharged via overflow spillway and directed to the design point. A Tc value of 6.0 minutes was used.

Below is a summary of the hydrologic parameters for the pre and post development sub-areas in Design Point-1.

	Area (acres)	CN	Tc (min)
Pre-01	2.765	78	14.6
Post-01	0.858	79	7.3
Post-02	1.334	91	6.0
Post-03	0.572	88	6.0

3.5.4 Q_p BMP Calculations

This section includes calculations for the Qp BMPs for the site. Calculations include Rip Rap Aprons and the Emergency Outlet Calculations.

The underground detention system has been sized to safely pass the 100 year storm without overtopping the system. The outlet control structure will be equipped with an overflow weir. In the event that an outlet is clogged or not functioning, stormwater would flow over the weir and through the culvert to the wetland. See attached HydroCAD.

Outlet Protection

A rip rap apron and level spreader have been designed at the drainage pipe discharge from the underground detention system. The rip rap apron is designed to prevent scour at the storm water outlet and to minimize the potential for downstream erosion by reducing the velocity of concentrated storm water flows. See calculations on the following page. A level spreader is also proposed at the end of the rip rap apron of the underground detention system.

3.5.5 Downstream Analysis

A downstream analysis is required under the following conditions:

Area of Disturbance (Acres)	Impervious Cover (%)
>5 to 10	>75
>10 to 25	>50
>25 to 50	>25
>50	All Projects

The total site is 9.78 acres. The project proposes to disturb 1.74 acres and is 1.152 acres of impervious. This is approximately 12% impervious cover. Since the disturbed area is less than 5 acres, a downstream analysis is not required. However, in order to provide a comparison of flows with respect to a stream that historically floods (Silver Creek), we have provided a Downstream Summary in Appendix A3.5.4.7.

3.5.6 Overbank Flood Protection Conclusion

The tables below present a summary of the pre development flows vs. the mitigated post development 1flows. The table shows a decrease in the rate of runoff for all storms included in the analysis.

Pre Development Flows vs. Post Development Flows Mitigated

Watershed #1: (DP-1)

Subwatershed (design point)	**1-yr Peak Flow**		**10-yr Peak Flow**		**25-yr Peak Flow**		**100-yr Peak Flow**	
	Pre	**Post**	**Pre**	**Post**	**Pre**	**Post**	**Pre**	**Post**
DP-1:	2.34	0.99	6.50	4.99	9.08	6.75	14.58	10.39

All flows in cubic feet per second (cfs)

As shown in the tables above, no increase in stormwater runoff rate will occur following the proposed construction during the 1 through 100 year storm events.

Also note that, due to concerns within the overall Silver Creek watershed and constraints therein, the applicant is also demonstrating that the proposed stormwater system will result in a decrease in runoff volume.

Watershed #1: (DP-1)

Sub-watershed (design point)	1-yr Volume		10-yr Volume		25-yr Volume		100-yr Volume	
	Pre	Post	Pre	Post	Pre	Post	Pre	Post
DP-1:	0.228	0.131	0.605	0.421	0.845	0.639	1.371	1.182

All flows in acre feet per second (af)

As shown in the tables above, no increase in stormwater runoff volume will occur following the proposed construction during the 1 through 100 year storm events.

3.6 Minimum Standard 6: Redevelopment and Infill Projects.

The site is not classified as a redevelopment or infill project.

3.7 Minimum Standard 7: Pollution Prevention

A Soil Erosion and Sediment Control Plan (SESC) for this development can be found under a separate document. See the Soil Erosion and Sediment Control Plan for the development prepared by DiPrete Engineering. The SESC contains information for construction pollution prevention. For post construction pollution prevention see the Operations and Maintenance (O&M) document prepared for this development by DiPrete Engineering.

3.8 Minimum Standard 8: Land Uses with High Potential Pollutant Loads (LUHPPLs)

The site is not considered LUHHPL.

3.9 Minimum Standard 9: Illicit Discharges

There are no proposed Illicit Discharges on site. The site will be serviced by public water and sewer.

3.10 Minimum Standard 10: Construction Activity Soil Erosion, Runoff and Sedimentation and Pollution Prevention Control Measure Requirements

See the SESC for this development prepared by DiPrete Engineering.

3.11 Minimum Standard 11: Stormwater Management System Operation and Maintenance

See the O&M for this development prepared by DiPrete Engineering.

Appendix A

A2.1 Soil Evaluations

Hotel Development
Gooding Avenue
Bristol, Rhode Island

Test Pits to Determine Groundwater
John Keegan RI Soil Evaluator D-4008
12/12/14

TestPit#	Depth	Horizon	Texture	Color	REDOX	Depth
1	0"-12"	Ap	SL	10YR 3/2		
	12"-20"	Bw1	SL	2.5Y4/4		
	20"- 24"	Bw2	SL	5Y4/3	m2p 10YR4/4	24"
	24"-72"	Cd	SL	5Y 5/1	m3p 10YR4/4	36"

Till becomes denser and rocky with depth
Hole is dry

TestPit#	Depth	Horizon	Texture	Color	REDOX	Depth
2	0"-12"	Ap	SL	10YR 3/2		
	12"-20"	Bw1	SL	2.5Y4/4		
	20"- 30"	Bw2	SL	5Y4/3	m2p 10YR4/4	30"
	30"-77"	Cd	SL	5Y 5/1	m3p 10YR4/4	32"

Till becomes denser and rocky with depth
Hole is dry

TestPit#	Depth	Horizon	Texture	Color	REDOX	Depth
3	0"-12"	Ap	SL	10YR 3/2		
	12"-20"	Bw1	SL	2.5Y4/4		
	20"- 30"	Bw2	SL	5Y4/3	m2p 10YR4/4	28"
	30"-72"	Cd	SL	5Y 5/1	m3p 10YR4/4	32"

Till becomes denser and rocky with depth
Hole is dry

TestPit#	Depth	Horizon	Texture	Color	REDOX	Depth
4	0"-12"	Ap	SL	10YR 3/2		
	12"-20"	Bw1	SL	2.5Y4/4		
	20"- 30"	Bw2	SL	5Y4/3	m2p 10YR4/4	30"
	30"-72"	Cd	SL	5Y 5/1	m3p 10YR4/4	32"

Till becomes denser and rocky with depth
Hole is dry

TestPit#	Depth	Horizon	Texture	Color	REDOX	Depth
5	0"-12"	Ap	SL	10YR 3/2		
	12"-20"	Bw1	SL	2.5Y4/4		
	20"- 30"	Bw2	SL	5Y4/3	m2p 10YR4/4	28"
	30"-60"	Cd	SL	5Y 5/1	m3p 10YR4/4	32"

Till becomes denser and rocky with depth
Hole is dry

Hotel Development
Gooding Avenue
Bristol, Rhode Island

TestPit#	Depth	Horizon	Texture	Color	REDOX	Depth
6	0"-12"	Ap	SL	10YR 3/2		
	12"-20"	Bw1	SL	2.5Y4/4		
	20"- 36"	Bw2	SL	5Y4/3	m2p 10YR4/4	36"
	36"-77"	Cd	SL	5Y 5/1	m3p 10YR4/4	38"

Sandy lenses and Mixing at 30"
Till becomes denser and rocky with depth
Hole is dry

TestPit#	Depth	Horizon	Texture	Color	REDOX	Depth
7	0"-12"	Ap	SL	10YR 3/2		
	12"-20"	Bw1	SL	2.5Y4/4		
	20"- 36"	Bw2	SL	5Y4/3	m2p 10YR4/4	36"
	36"-72"	Cd	SL	5Y 5/1	m3p 10YR4/4	38"

Till becomes denser and rocky with depth
Hole is dry

A3.2 Water Quality HydroCAD 1.2” Storm Analysis

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv.
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 10: WPre-01 Runoff Area=2.765 ac 4.59% Impervious Runoff Depth=0.14"
Flow Length=409' Tc=14.6 min CN=77/98 Runoff=0.17 cfs 0.033 af

Subcatchment 100: WPost-01 Runoff Area=0.858 ac 10.02% Impervious Runoff Depth=0.19"
Flow Length=339' Tc=7.3 min CN=77/98 Runoff=0.10 cfs 0.014 af

Subcatchment 101: WPost-02 Runoff Area=1.334 ac 68.74% Impervious Runoff Depth=0.71"
Tc=6.0 min CN=77/98 Runoff=1.01 cfs 0.079 af

Subcatchment 107: WPost-03 Runoff Area=0.572 ac 48.25% Impervious Runoff Depth=0.55"
Tc=6.0 min CN=80/98 Runoff=0.33 cfs 0.026 af

Reach 11: Wetland Inflow=0.17 cfs 0.033 af
Outflow=0.17 cfs 0.033 af

Reach 111: Wetland Inflow=0.10 cfs 0.014 af
Outflow=0.10 cfs 0.014 af

Pond 102: Qp/WQ ByPass Peak Elev=74.89' Inflow=1.01 cfs 0.079 af
Primary=1.01 cfs 0.079 af Secondary=0.00 cfs 0.000 af Outflow=1.01 cfs 0.079 af

Pond 103: Isolator ByPass Peak Elev=74.03' Inflow=1.01 cfs 0.079 af
Primary=1.01 cfs 0.065 af Secondary=0.08 cfs 0.014 af Outflow=1.01 cfs 0.079 af

Pond 104: UIS A (Isolator Row) with Peak Elev=74.03' Storage=1,935 cf Inflow=1.01 cfs 0.065 af
Outflow=0.01 cfs 0.065 af

Pond 105: UIS A with Underground Sand Filter Peak Elev=70.08' Storage=91 cf Inflow=0.08 cfs 0.014 af
Outflow=0.04 cfs 0.014 af

Pond 106: UDS A Peak Elev=70.00' Storage=0 cf Inflow=0.00 cfs 0.000 af
Outflow=0.00 cfs 0.000 af

Pond 109: Sand Filter B Peak Elev=69.75' Storage=897 cf Inflow=0.33 cfs 0.026 af
Discarded=0.00 cfs 0.021 af Primary=0.00 cfs 0.000 af Outflow=0.00 cfs 0.021 af

A3.4.2 Drainage Network Hydraulic Calculations

DiPrete Engineering
Engineers • Planners • Surveyors

Project Name: Gooding Avenue 25-Year Sto
Project Number: 2536-001 Date: 2/28/2024

Pipe Analysis

Pipe ID	Pipe Length	Pipe Size	Pipe Slope	Flow Rate	Capacity Full	Velocity	Invert Down	Invert Up
	(ft)	(in)	(%)	(cfs)	(cfs)	(ft/s)	(Ft)	(ft)
7 - 8	31.23	18	0.50%	4.6	8.05	4.7	73.50	73.66
4 - 7	31.77	18	0.50%	1.8	8.05	3.7	73.66	73.82
3 - 4	70.67	18	0.50%	0.8	8.06	2.9	73.82	74.17
2 - 3	34.57	15	0.50%	0.8	4.95	2.9	74.85	75.02
1 - 2	96.10	8.004	0.50%	0.3	0.93	2.4	75.18	75.66
6 - 7	26.04	15	0.51%	2.9	5.01	4.2	73.90	74.03
5 - 6	89.55	12	0.50%	0.6	2.73	2.8	74.28	74.73
CS-3 - 22	5.51	12	0.50%	2.5	2.73	3.9	69.00	69.03
17 - CS-3	9.18	12	0.50%	2.6	2.73	3.9	69.03	69.07
16 - 17	28.66	12	0.50%	2.6	2.73	4.0	69.07	69.22
12 - 16	39.32	12	6.12%	1.7	9.56	9.2	69.22	71.62
11 - 12	71.81	12	1.00%	0.8	3.86	3.9	71.62	72.34
15 - 16	28.72	12	0.53%	0.5	2.81	2.7	69.22	69.37
14 - 15	93.35	12	1.89%	0.4	5.31	3.8	69.37	71.13
13 - 14	31.42	12	1.00%	0.1	3.86	2.2	71.13	71.44

DiPrete Engineering
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Project Name: Gooding Avenue 100-Year St
Project Number: 2536-001 Date: 2/28/2024

Pipe Analysis

Pipe ID	Pipe Length	Pipe Size	Pipe Slope	Flow Rate	Capacity Full	Velocity	Invert Down	Invert Up
	(ft)	(in)	(%)	(cfs)	(cfs)	(ft/s)	(Ft)	(ft)
7 - 8	31.23	18	0.50%	6.0	8.05	5.0	73.50	73.66
4 - 7	31.77	18	0.50%	2.4	8.05	4.0	73.66	73.82
3 - 4	70.67	18	0.50%	1.0	8.06	3.1	73.82	74.17
2 - 3	34.57	15	0.50%	1.0	4.95	3.1	74.85	75.02
1 - 2	96.10	9.996	0.50%	0.4	1.68	2.5	75.18	75.66
6 - 7	26.04	15	0.51%	3.8	5.01	4.5	73.90	74.03
5 - 6	89.55	12	0.50%	0.7	2.73	3.0	74.28	74.73
CS-3 - 22	5.51	12	0.50%	3.3	2.73	4.2	69.00	69.03
17 - CS-3	9.18	12	0.50%	3.3	2.73	4.2	69.03	69.07
16 - 17	28.66	12	0.50%	3.3	2.73	4.2	69.07	69.22
12 - 16	39.32	12	6.12%	2.2	9.56	9.9	69.22	71.62
11 - 12	71.81	12	1.00%	1.1	3.86	4.2	71.62	72.34
15 - 16	28.72	12	0.53%	0.7	2.81	2.9	69.22	69.37
14 - 15	93.35	12	1.89%	0.5	5.31	4.1	69.37	71.13
13 - 14	31.42	12	1.00%	0.1	3.86	2.4	71.13	71.44

DiPrete Engineering
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Project Name: Gooding Avenue 100-Year Storm
Project Number: 2536-001 Date: 2/28/2024

HGL at Structure

Structure	Rim Elevation	HGL Elevation	Rim-HGL
	(ft)	(ft)	(ft)
8	78.12	0.00	N/A
7	77.79	76.49	1.31
4	78.13	76.81	1.32
3	78.99	76.85	2.14
2	78.66	76.86	1.80
1	76.94	76.90	0.05
6	77.53	76.80	0.73
5	77.23	77.02	0.21
22	71.01	0.00	N/A
CS-3	71.46	70.87	0.59
17	72.05	71.17	0.89
16	72.48	71.65	0.83
12	75.12	71.95	3.17
11	76.00	73.51	2.50
15	73.60	72.09	1.51
14	76.75	72.12	4.64
13	75.14	72.04	3.11

DiPrete Engineering
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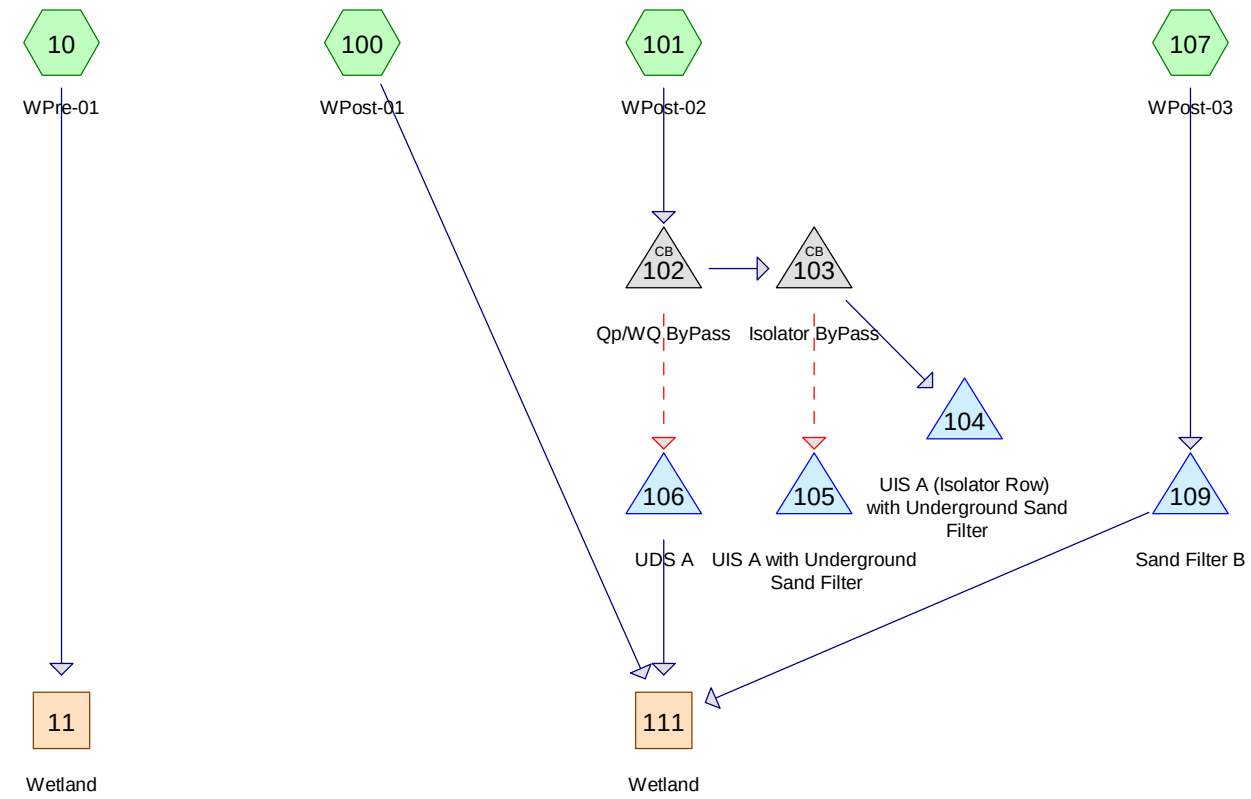
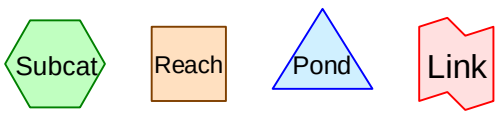
Project Name: Gooding Avenue
Project Number: 2536-001

10-Year Storm
Date: 2/28/2024

Structure	Area	Inlet Time	Intensity	Runoff C	Q=Cia	Q Carry over	Q Captured	Q Bypassed	Bypass Structure	Inlet Type	Curb Opening	Curb Opening	Grate Length	Grate Width	Depth	Spread
	(sf)	(min)	(in/hr)	(C)	(cfs)	(cfs)	(cfs)	(cfs)			(ft)	(ft)	(ft)	(ft)	(ft)	(ft)
6	14,736	6	6.94	0.84	1.99	0	1.99	0.00	---	Grate inlet	---	---	2	2	0.24	24.019
5	3,652	6	6.938	0.81	0.48	0	0.48	0.00	---	Grate inlet	---	---	2	2	0.099	9.865
2	5,863	6	6.938	0.42	0.40	0	0.40	0.00	---	Grate inlet	---	---	2	2	0.088	8.844
4	7,027	6	6.938	0.85	0.96	0	0.96	0.00	---	Grate inlet	---	---	2	2	0.152	15.161
1	4,503	6	6.938	0.34	0.25	0	0.25	0.00	---	Grate inlet	---	---	2	2	0.067	6.714
11	5,075	6	6.938	0.84	0.69	0	0.60	0.09	12	Grate inlet	---	---	2	2	0.145	3.979
12	6,060	6	6.938	0.76	0.74	0.085	0.48	0.34	16	Grate inlet	---	---	2	2	0.075	7.471
16	2,806	6	6.938	0.72	0.32	0.355	0.67	0.01	---	Grate inlet	---	---	2	2	0.106	2.397
14	4,978	6	6.938	0.25	0.20	0.013	0.17	0.04	15	Grate inlet	---	---	2	2	0.06	4.715
13	2,363	6	6.938	0.25	0.10	0	0.08	0.01	14	Grate inlet	---	---	2	2	0.043	4.252
15	2,987	6	6.938	0.29	0.14	0.041	0.17	0.01	16	Grate inlet	---	---	2	2	0.047	3.2

A3.5.4.1 HydroCAD Node Diagram





Routing Diagram for 2536-001-ALLS-PHCD-INHS
Prepared by DiPrete Engineering, Printed 7/25/2024
HydroCAD® 10.20-3g s/n 01125 © 2023 HydroCAD Software Solutions LLC

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.972	74	>75% Grass cover, Good, HSG C (10, 100, 101, 107)
0.848	80	>75% Grass cover, Good, HSG D (10, 100, 101, 107)
1.152	98	Impervious (101, 107)
0.254	98	Offsite Impervious (10, 100, 101)
2.303	77	Woods, Good, HSG D (10, 100, 101)
5.529	**82**	**TOTAL AREA**

A3.5.4.2 HydroCAD 1-Year Storm Analysis

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 10: WPre-01 Runoff Area=2.765 ac 4.59% Impervious Runoff Depth=0.99"
Flow Length=409' Tc=14.6 min CN=78 Runoff=2.34 cfs 0.228 af

Subcatchment 100: WPost-01 Runoff Area=0.858 ac 10.02% Impervious Runoff Depth=1.04"
Flow Length=339' Tc=7.3 min CN=79 Runoff=0.97 cfs 0.075 af

Subcatchment 101: WPost-02 Runoff Area=1.334 ac 68.74% Impervious Runoff Depth=1.89"
Tc=6.0 min CN=91 Runoff=2.92 cfs 0.210 af

Subcatchment 107: WPost-03 Runoff Area=0.572 ac 48.25% Impervious Runoff Depth=1.72"
Tc=6.0 min CN=89 Runoff=1.15 cfs 0.082 af

Reach 11: Wetland Inflow=2.34 cfs 0.228 af
Outflow=2.34 cfs 0.228 af

Reach 111: Wetland Inflow=0.99 cfs 0.131 af
Outflow=0.99 cfs 0.131 af

Pond 102: Qp/WQ ByPass Peak Elev=75.94' Inflow=2.92 cfs 0.210 af
Primary=1.26 cfs 0.188 af Secondary=1.67 cfs 0.022 af Outflow=2.92 cfs 0.210 af

Pond 103: Isolator ByPass Peak Elev=74.21' Inflow=1.26 cfs 0.188 af
Primary=1.23 cfs 0.064 af Secondary=1.23 cfs 0.123 af Outflow=1.26 cfs 0.188 af

Pond 104: UIS A (Isolator Row) with Peak Elev=74.21' Storage=2,102 cf Inflow=1.23 cfs 0.064 af
Outflow=0.01 cfs 0.064 af

Pond 105: UIS A with Underground Sand Filter Peak Elev=73.28' Storage=3,841 cf Inflow=1.23 cfs 0.123 af
Outflow=0.04 cfs 0.123 af

Pond 106: UDS A Peak Elev=70.43' Storage=938 cf Inflow=1.67 cfs 0.022 af
Outflow=0.02 cfs 0.022 af

Pond 109: Sand Filter B Peak Elev=70.55' Storage=1,874 cf Inflow=1.15 cfs 0.082 af
Discarded=0.00 cfs 0.021 af Primary=0.25 cfs 0.035 af Outflow=0.26 cfs 0.056 af

A3.5.4.3 HydroCAD 10-Year Storm Analysis

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 10: WPre-01 Runoff Area=2.765 ac 4.59% Impervious Runoff Depth=2.63"
Flow Length=409' Tc=14.6 min CN=78 Runoff=6.50 cfs 0.605 af

Subcatchment 100: WPost-01 Runoff Area=0.858 ac 10.02% Impervious Runoff Depth=2.72"
Flow Length=339' Tc=7.3 min CN=79 Runoff=2.61 cfs 0.194 af

Subcatchment 101: WPost-02 Runoff Area=1.334 ac 68.74% Impervious Runoff Depth=3.89"
Tc=6.0 min CN=91 Runoff=5.82 cfs 0.432 af

Subcatchment 107: WPost-03 Runoff Area=0.572 ac 48.25% Impervious Runoff Depth=3.68"
Tc=6.0 min CN=89 Runoff=2.40 cfs 0.175 af

Reach 11: Wetland Inflow=6.50 cfs 0.605 af
Outflow=6.50 cfs 0.605 af

Reach 111: Wetland Inflow=4.99 cfs 0.421 af
Outflow=4.99 cfs 0.421 af

Pond 102: Qp/WQ ByPass Peak Elev=76.13' Inflow=5.82 cfs 0.432 af
Primary=1.31 cfs 0.332 af Secondary=4.52 cfs 0.099 af Outflow=5.82 cfs 0.432 af

Pond 103: Isolator ByPass Peak Elev=75.14' Inflow=1.31 cfs 0.332 af
Primary=0.33 cfs 0.090 af Secondary=1.29 cfs 0.242 af Outflow=1.31 cfs 0.332 af

Pond 104: UIS A (Isolator Row) with Peak Elev=75.14' Storage=2,918 cf Inflow=0.33 cfs 0.090 af
Outflow=0.01 cfs 0.081 af

Pond 105: UIS A with Underground Sand Filter Peak Elev=75.14' Storage=8,530 cf Inflow=1.29 cfs 0.242 af
Outflow=0.04 cfs 0.214 af

Pond 106: UDS A Peak Elev=71.20' Storage=4,162 cf Inflow=4.52 cfs 0.099 af
Outflow=0.12 cfs 0.099 af

Pond 109: Sand Filter B Peak Elev=70.71' Storage=2,062 cf Inflow=2.40 cfs 0.175 af
Discarded=0.00 cfs 0.022 af Primary=2.33 cfs 0.127 af Outflow=2.34 cfs 0.149 af

A3.5.4.4 HydroCAD 25-Year Storm Analysis

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 10: WPre-01 Runoff Area=2.765 ac 4.59% Impervious Runoff Depth=3.67"
Flow Length=409' Tc=14.6 min CN=78 Runoff=9.08 cfs 0.845 af

Subcatchment 100: WPost-01 Runoff Area=0.858 ac 10.02% Impervious Runoff Depth=3.77"
Flow Length=339' Tc=7.3 min CN=79 Runoff=3.61 cfs 0.269 af

Subcatchment 101: WPost-02 Runoff Area=1.334 ac 68.74% Impervious Runoff Depth=5.06"
Tc=6.0 min CN=91 Runoff=7.47 cfs 0.562 af

Subcatchment 107: WPost-03 Runoff Area=0.572 ac 48.25% Impervious Runoff Depth=4.83"
Tc=6.0 min CN=89 Runoff=3.11 cfs 0.230 af

Reach 11: Wetland Inflow=9.08 cfs 0.845 af
Outflow=9.08 cfs 0.845 af

Reach 111: Wetland Inflow=6.75 cfs 0.639 af
Outflow=6.75 cfs 0.639 af

Pond 102: Qp/WQ ByPass Peak Elev=76.22' Inflow=7.47 cfs 0.562 af
Primary=1.34 cfs 0.375 af Secondary=6.13 cfs 0.187 af Outflow=7.47 cfs 0.562 af

Pond 103: Isolator ByPass Peak Elev=76.15' Inflow=1.34 cfs 0.375 af
Primary=0.30 cfs 0.101 af Secondary=1.32 cfs 0.274 af Outflow=1.34 cfs 0.375 af

Pond 104: UIS A (Isolator Row) with Peak Elev=75.81' Storage=3,368 cf Inflow=0.30 cfs 0.101 af
Outflow=0.01 cfs 0.082 af

Pond 105: UIS A with Underground Sand Filter Peak Elev=75.80' Storage=9,848 cf Inflow=1.32 cfs 0.274 af
Outflow=0.04 cfs 0.217 af

Pond 106: UDS A Peak Elev=71.61' Storage=6,321 cf Inflow=6.13 cfs 0.187 af
Outflow=0.16 cfs 0.187 af

Pond 109: Sand Filter B Peak Elev=70.75' Storage=2,107 cf Inflow=3.11 cfs 0.230 af
Discarded=0.00 cfs 0.022 af Primary=3.04 cfs 0.182 af Outflow=3.04 cfs 0.204 af

A3.5.4.5 HydroCAD 100-Year Storm Analysis

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 10: WPre-01 Runoff Area=2.765 ac 4.59% Impervious Runoff Depth=5.95"
Flow Length=409' Tc=14.6 min CN=78 Runoff=14.58 cfs 1.371 af

Subcatchment 100: WPost-01 Runoff Area=0.858 ac 10.02% Impervious Runoff Depth=6.07"
Flow Length=339' Tc=7.3 min CN=79 Runoff=5.74 cfs 0.434 af

Subcatchment 101: WPost-02 Runoff Area=1.334 ac 68.74% Impervious Runoff Depth=7.52"
Tc=6.0 min CN=91 Runoff=10.86 cfs 0.836 af

Subcatchment 107: WPost-03 Runoff Area=0.572 ac 48.25% Impervious Runoff Depth=7.28"
Tc=6.0 min CN=89 Runoff=4.57 cfs 0.347 af

Reach 11: Wetland Inflow=14.58 cfs 1.371 af
Outflow=14.58 cfs 1.371 af

Reach 111: Wetland Inflow=10.39 cfs 1.182 af
Outflow=10.39 cfs 1.182 af

Pond 102: Qp/WQ ByPass Peak Elev=76.38' Inflow=10.86 cfs 0.836 af
Primary=1.30 cfs 0.382 af Secondary=9.56 cfs 0.454 af Outflow=10.86 cfs 0.836 af

Pond 103: Isolator ByPass Peak Elev=76.23' Inflow=1.30 cfs 0.382 af
Primary=0.44 cfs 0.103 af Secondary=1.21 cfs 0.279 af Outflow=1.30 cfs 0.382 af

Pond 104: UIS A (Isolator Row) with Peak Elev=75.90' Storage=3,412 cf Inflow=0.44 cfs 0.103 af
Outflow=0.01 cfs 0.083 af

Pond 105: UIS A with Underground Sand Filter Peak Elev=75.88' Storage=9,947 cf Inflow=1.21 cfs 0.279 af
Outflow=0.04 cfs 0.222 af

Pond 106: UDS A Peak Elev=72.84' Storage=13,272 cf Inflow=9.56 cfs 0.454 af
Outflow=0.24 cfs 0.450 af

Pond 109: Sand Filter B Peak Elev=70.82' Storage=2,185 cf Inflow=4.57 cfs 0.347 af
Discarded=0.00 cfs 0.022 af Primary=4.50 cfs 0.298 af Outflow=4.51 cfs 0.321 af

Summary for Subcatchment 10: WPre-01

Runoff = 14.58 cfs @ 12.20 hrs, Volume= 1.371 af, Depth= 5.95"
Routed to Reach 11 : Wetland

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=8.60"

	Area (ac)	CN	Description
*	0.127	98	Offsite Impervious
	0.478	74	>75% Grass cover, Good, HSG C
	0.240	80	>75% Grass cover, Good, HSG D
	1.920	77	Woods, Good, HSG D
	2.765	78	Weighted Average
	2.638	77	95.41% Pervious Area
	0.127	98	4.59% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.6	37	0.0450	0.13		**Sheet Flow, 1A-1B** Grass: Dense n= 0.240 P2= 3.30"
8.5	63	0.0778	0.12		**Sheet Flow, 1B-1C** Woods: Light underbrush n= 0.400 P2= 3.30"
0.2	41	0.0341	2.97		**Shallow Concentrated Flow, 1C-1D** Unpaved Kv= 16.1 fps
1.3	268	0.0451	3.42		**Shallow Concentrated Flow, 1D-1E** Unpaved Kv= 16.1 fps
14.6	409	Total			

Summary for Subcatchment 100: WPost-01

Runoff = 5.74 cfs @ 12.10 hrs, Volume= 0.434 af, Depth= 6.07"
Routed to Reach 111 : Wetland

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=8.60"

	Area (ac)	CN	Description
*	0.086	98	Offsite Impervious
	0.292	74	>75% Grass cover, Good, HSG C
	0.176	80	>75% Grass cover, Good, HSG D
	0.304	77	Woods, Good, HSG D
	0.858	79	Weighted Average
	0.772	77	89.98% Pervious Area
	0.086	98	10.02% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.2	100	0.0610	0.27		**Sheet Flow, 1A-1B**
					Grass: Short n= 0.150 P2= 3.30"
1.1	239	0.0468	3.48		**Shallow Concentrated Flow, 1B-1C**
					Unpaved Kv= 16.1 fps
7.3	339	Total			

Summary for Subcatchment 101: WPost-02

Runoff = 10.86 cfs @ 12.08 hrs, Volume= 0.836 af, Depth= 7.52"
Routed to Pond 102 : Qp/WQ ByPass

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=8.60"

	Area (ac)	CN	Description
*	0.876	98	Impervious
*	0.041	98	Offsite Impervious
	0.192	74	>75% Grass cover, Good, HSG C
	0.146	80	>75% Grass cover, Good, HSG D
	0.079	77	Woods, Good, HSG D
	1.334	91	Weighted Average
	0.417	77	31.26% Pervious Area
	0.917	98	68.74% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Direct Entry**

Summary for Subcatchment 107: WPost-03

Runoff = 4.57 cfs @ 12.08 hrs, Volume= 0.347 af, Depth= 7.28"
Routed to Pond 109 : Sand Filter B

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=8.60"

	Area (ac)	CN	Description
*	0.276	98	Impervious
	0.286	80	>75% Grass cover, Good, HSG D
	0.010	74	>75% Grass cover, Good, HSG C
	0.572	89	Weighted Average
	0.296	80	51.75% Pervious Area
	0.276	98	48.25% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Direct Entry**

Summary for Reach 11: Wetland

Inflow Area = 2.765 ac, 4.59% Impervious, Inflow Depth = 5.95" for 100-Year event
Inflow = 14.58 cfs @ 12.20 hrs, Volume= 1.371 af
Outflow = 14.58 cfs @ 12.20 hrs, Volume= 1.371 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Summary for Reach 111: Wetland

Inflow Area = 1.430 ac, 25.31% Impervious, Inflow Depth > 9.92" for 100-Year event
Inflow = 10.39 cfs @ 12.10 hrs, Volume= 1.182 af
Outflow = 10.39 cfs @ 12.10 hrs, Volume= 1.182 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Summary for Pond 102: Qp/WQ ByPass

Inflow Area = 1.334 ac, 68.74% Impervious, Inflow Depth = 7.52" for 100-Year event
Inflow = 10.86 cfs @ 12.08 hrs, Volume= 0.836 af
Outflow = 10.86 cfs @ 12.08 hrs, Volume= 0.836 af, Atten= 0%, Lag= 0.0 min
Primary = 1.30 cfs @ 12.07 hrs, Volume= 0.382 af
Routed to Pond 103 : Isolator ByPass
Secondary = 9.56 cfs @ 12.08 hrs, Volume= 0.454 af
Routed to Pond 106 : UDS A

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 76.38' @ 12.08 hrs
Flood Elev= 78.61'

Device	Routing	Invert	Outlet Devices
#1	Primary	73.50'	**6.00" Vert. WQ UIS** C= 0.600 Limited to weir flow at low heads
#2	Device 3	75.75'	**6.0' long Weir Plate** 2 End Contraction(s)
#3	Secondary	72.50'	**18.00" Vert. QP Pond** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=1.29 cfs @ 12.07 hrs HW=76.37' TW=74.49' (Dynamic Tailwater)
↑—**1=WQ UIS** (Orifice Controls 1.29 cfs @ 6.59 fps)

Secondary OutFlow Max=9.54 cfs @ 12.08 hrs HW=76.38' TW=71.44' (Dynamic Tailwater)
↑—**3=QP Pond** (Passes 9.54 cfs of 15.05 cfs potential flow)
↑—**2=Weir Plate** (Weir Controls 9.54 cfs @ 2.59 fps)

Summary for Pond 103: Isolator ByPass

Inflow Area = 1.334 ac, 68.74% Impervious, Inflow Depth = 3.44" for 100-Year event
Inflow = 1.30 cfs @ 12.07 hrs, Volume= 0.382 af
Outflow = 1.30 cfs @ 12.07 hrs, Volume= 0.382 af, Atten= 0%, Lag= 0.0 min
Primary = 0.44 cfs @ 14.98 hrs, Volume= 0.103 af
Routed to Pond 104 : UIS A (Isolator Row) with Underground Sand Filter
Secondary = 1.21 cfs @ 11.72 hrs, Volume= 0.279 af
Routed to Pond 105 : UIS A with Underground Sand Filter

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 76.23' @ 14.98 hrs
Flood Elev= 78.96'

Device	Routing	Invert	Outlet Devices
#1	Primary	73.00'	**15.00" Vert. Isolator Row** C= 0.600 Limited to weir flow at low heads
#2	Device 3	74.00'	**4.0' long Weir Plate** 2 End Contraction(s)
#3	Secondary	73.55'	**15.00" Vert. UIS** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 14.98 hrs HW=75.88' TW=75.89' (Dynamic Tailwater)
↑—**1=Isolator Row** (Controls 0.00 cfs)

Secondary OutFlow Max=1.20 cfs @ 11.72 hrs HW=74.21' TW=74.01' (Dynamic Tailwater)
↑—**3=UIS** (Passes 1.20 cfs of 1.37 cfs potential flow)
↑—**2=Weir Plate** (Weir Controls 1.20 cfs @ 1.47 fps)

Summary for Pond 104: UIS A (Isolator Row) with Underground Sand Filter

Inflow Area = 1.334 ac, 68.74% Impervious, Inflow Depth = 0.92" for 100-Year event
Inflow = 0.44 cfs @ 14.98 hrs, Volume= 0.103 af
Outflow = 0.01 cfs @ 3.88 hrs, Volume= 0.083 af, Atten= 97%, Lag= 0.0 min
Discarded = 0.01 cfs @ 3.88 hrs, Volume= 0.083 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 75.90' @ 14.99 hrs Surf.Area= 1,211 sf Storage= 3,412 cf

Plug-Flow detention time= 1,716.7 min calculated for 0.083 af (81% of inflow)
Center-of-Mass det. time= 1,626.6 min (2,243.5 - 616.9)

Volume	Invert	Avail.Storage	Storage Description
#1	70.00'	1,210 cf	**Sand Filter (Prismatic)** Listed below (Recalc) 3,633 cf Overall x 33.3% Voids
#2A	73.00'	904 cf	**15.00'W x 80.76'L x 3.50'H Field A** -Impervious 4,240 cf Overall - 1,525 cf Embedded = 2,715 cf x 33.3% Voids
#3A	73.50'	1,525 cf	**ADS_StormTech SC-740** x 33 Inside #2 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 3 rows
#4	73.50'	34 cf	**4.00'D x 5.46'H Vertical Cone/Cylinder** x 0.5 -Impervious
		3,673 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
70.00	1,211	0	0
73.00	1,211	3,633	3,633

Device	Routing	Invert	Outlet Devices
#1	Discarded	70.00'	**0.520 in/hr Infilration over Surface area** Phase-In= 0.01'

Discarded OutFlow Max=0.01 cfs @ 3.88 hrs HW=70.09' (Free Discharge)
1=Infilration (Exfiltration Controls 0.01 cfs)

Summary for Pond 105: UIS A with Underground Sand Filter

Inflow	=	1.21 cfs @	11.72 hrs, Volume=	0.279 af
Outflow	=	0.04 cfs @	11.33 hrs, Volume=	0.222 af, Atten= 96%, Lag= 0.0 min
Discarded	=	0.04 cfs @	11.33 hrs, Volume=	0.222 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 75.88' @ 14.96 hrs Surf.Area= 3,526 sf Storage= 9,947 cf

Plug-Flow detention time= 1,748.5 min calculated for 0.222 af (79% of inflow)
Center-of-Mass det. time= 1,681.0 min (2,422.2 - 741.2)

Volume	Invert	Avail.Storage	Storage Description
#1	70.00'	3,509 cf	**Sand Filter (Prismatic)** Listed below (Recalc) 10,539 cf Overall x 33.3% Voids
#2A	73.00'	2,571 cf	**43.50'W x 80.76'L x 3.50'H Field A** -Impervious 12,295 cf Overall - 4,574 cf Embedded = 7,722 cf x 33.3% Voids
#3A	73.50'	4,574 cf	**ADS_StormTech SC-740** x 99 Inside #2 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 9 rows
#4	73.50'	69 cf	**4.00'D x 5.46'H Vertical Cone/Cylinder**
		10,723 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
70.00	3,513	0	0
73.00	3,513	10,539	10,539

Device	Routing	Invert	Outlet Devices
#1	Discarded	70.00'	**0.520 in/hr Infiltration over Surface area** Phase-In= 0.01'

Discarded OutFlow Max=0.04 cfs @ 11.33 hrs HW=73.50' (Free Discharge)
1=Infiltration (Exfiltration Controls 0.04 cfs)

Summary for Pond 106: UDS A

Inflow = 9.56 cfs @ 12.08 hrs, Volume= 0.454 af
Outflow = 0.24 cfs @ 16.56 hrs, Volume= 0.450 af, Atten= 98%, Lag= 268.4 min
Primary = 0.24 cfs @ 16.56 hrs, Volume= 0.450 af
Routed to Reach 111 : Wetland

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 72.84' @ 16.56 hrs Surf.Area= 5,712 sf Storage= 13,272 cf

Plug-Flow detention time= 780.6 min calculated for 0.450 af (99% of inflow)
Center-of-Mass det. time= 776.0 min (1,599.5 - 823.5)

Volume	Invert	Avail.Storage	Storage Description
#1	70.00'	3,495 cf	**60.00" Round CMP_Round 60" - Header** x 2 L= 89.0'
#2	70.00'	19,144 cf	**60.00" Round Pipe Storage** x 13 L= 75.0'
		22,639 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Device 4	70.00'	**1.00" Horiz. Low Flow CPv** C= 0.600 Limited to weir flow at low heads
#2	Device 4	70.65'	**2.00" W x 2.00" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 4	74.50'	**4.0' long x 0.5' breadth Outlet Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#4	Primary	69.00'	**12.00" Round Culvert** L= 120.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 69.00' / 68.00' S= 0.0083 '/' Cc= 0.900 n= 0.011, Flow Area= 0.79 sf

Primary OutFlow Max=0.24 cfs @ 16.56 hrs HW=72.84' TW=0.00' (Dynamic Tailwater)
└**4=Culvert** (Passes 0.24 cfs of 6.03 cfs potential flow)
  ├**1=Low Flow CPv** (Orifice Controls 0.04 cfs @ 8.11 fps)
  ├**2=Orifice/Grate** (Orifice Controls 0.19 cfs @ 6.99 fps)
  └**3=Outlet Weir** (Controls 0.00 cfs)

Summary for Pond 109: Sand Filter B

Inflow Area = 0.572 ac, 48.25% Impervious, Inflow Depth = 7.28" for 100-Year event
Inflow = 4.57 cfs @ 12.08 hrs, Volume= 0.347 af
Outflow = 4.51 cfs @ 12.10 hrs, Volume= 0.321 af, Atten= 1%, Lag= 0.8 min
Discarded = 0.00 cfs @ 3.80 hrs, Volume= 0.022 af
Primary = 4.50 cfs @ 12.10 hrs, Volume= 0.298 af
Routed to Reach 111 : Wetland

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Peak Elev= 70.82' @ 12.10 hrs Surf.Area= 326 sf Storage= 2,185 cf

Plug-Flow detention time= 177.0 min calculated for 0.321 af (92% of inflow)
Center-of-Mass det. time= 137.1 min (914.0 - 776.9)

Volume	Invert	Avail.Storage	Storage Description
#1	69.00'	1,003 cf	**Ponding Storage (Prismatic)** Listed below (Recalc) -Impervious
#2	67.00'	215 cf	**Sand/Loam (Prismatic)** Listed below (Recalc) 652 cf Overall x 33.0% Voids
#3	69.00'	1,068 cf	**24.00" Round UDS-B** x 4 -Impervious L= 85.0'
#4	69.00'	75 cf	**24.00" Round UDS-B** x 2 -Impervious L= 12.0'
		2,361 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
69.00	326	0	0
70.00	494	410	410
71.00	691	593	1,003

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
67.00	326	0	0
69.00	326	652	652

Device	Routing	Invert	Outlet Devices
#1	Discarded	67.00'	**0.520 in/hr Infiltration over Surface area** Phase-In= 0.01'
#2	Primary	70.50'	**10.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Discarded OutFlow Max=0.00 cfs @ 3.80 hrs HW=67.04' (Free Discharge)
↑—**1=Infiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=4.50 cfs @ 12.10 hrs HW=70.82' TW=0.00' (Dynamic Tailwater)
↑—**2=Broad-Crested Rectangular Weir** (Weir Controls 4.50 cfs @ 1.42 fps)

A3.5.4.6 HydroCAD Tailwater Analysis

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 100: WPost-01 Runoff Area=0.858 ac 10.02% Impervious Runoff Depth=6.07"
Flow Length=339' Tc=7.3 min CN=79 Runoff=5.74 cfs 0.434 af

Subcatchment 101: WPost-02 Runoff Area=1.334 ac 68.74% Impervious Runoff Depth=7.52"
Tc=6.0 min CN=91 Runoff=10.86 cfs 0.836 af

Subcatchment 107: WPost-03 Runoff Area=0.572 ac 48.25% Impervious Runoff Depth=7.28"
Tc=6.0 min CN=89 Runoff=4.57 cfs 0.347 af

Reach 111-1: Silver Creek Flood Avg. Flow Depth=11.00' Max Vel=5.89 fps Inflow=8,889.84 cfs 52,844.917 af
n=0.030 L=2,100.0' S=0.0014 '/' Capacity=8,879.45 cfs Outflow=8,888.23 cfs 52,772.266 af

Pond 102: Qp/WQ ByPass Peak Elev=76.38' Inflow=10.86 cfs 0.836 af
Primary=1.30 cfs 0.382 af Secondary=9.56 cfs 0.454 af Outflow=10.86 cfs 0.836 af

Pond 103: Isolator ByPass Peak Elev=76.23' Inflow=1.30 cfs 0.382 af
Primary=0.44 cfs 0.103 af Secondary=1.21 cfs 0.279 af Outflow=1.30 cfs 0.382 af

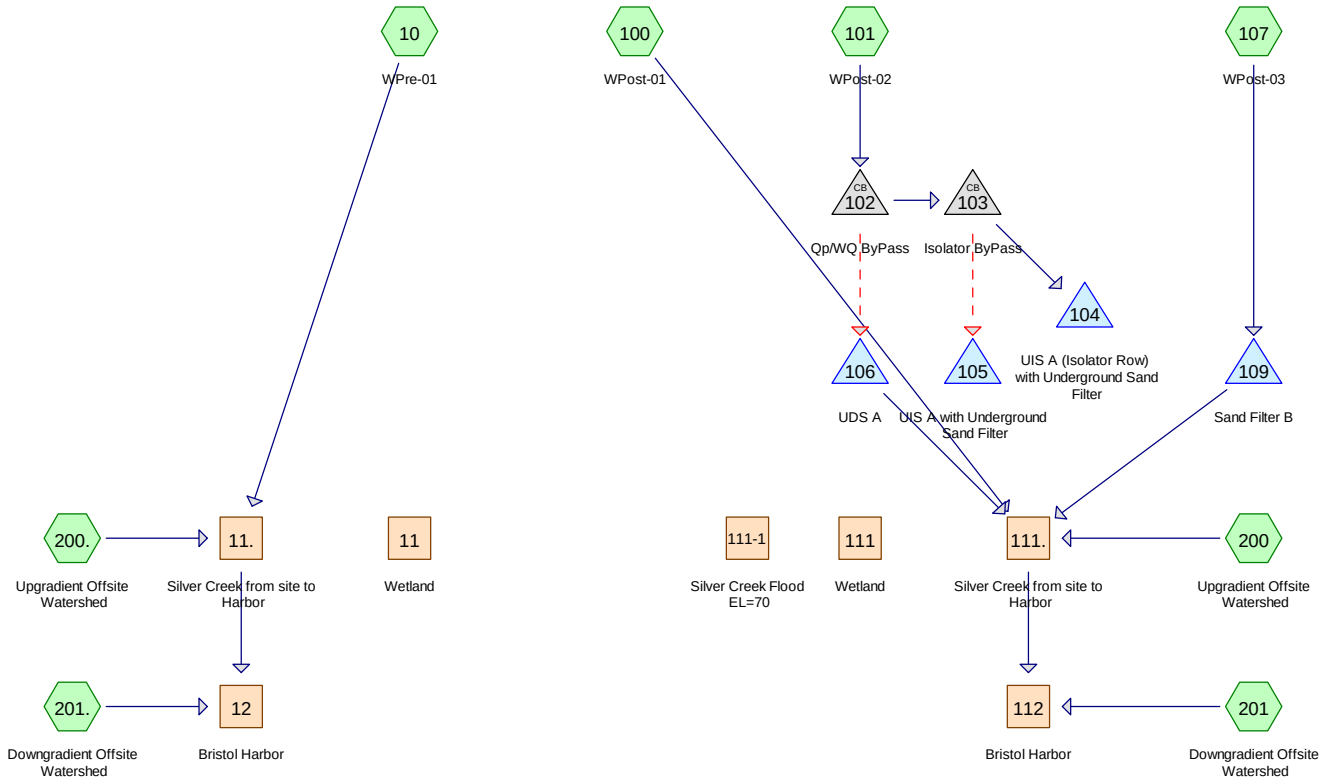
Pond 104: UIS A (Isolator Row) with Peak Elev=75.90' Storage=3,412 cf Inflow=0.44 cfs 0.103 af
Outflow=0.01 cfs 0.083 af

Pond 105: UIS A with Underground Sand Filter Peak Elev=75.88' Storage=9,947 cf Inflow=1.21 cfs 0.279 af
Outflow=0.04 cfs 0.222 af

Pond 106: UDS A Peak Elev=72.84' Storage=13,272 cf Inflow=9.56 cfs 0.454 af
Outflow=0.24 cfs 0.450 af

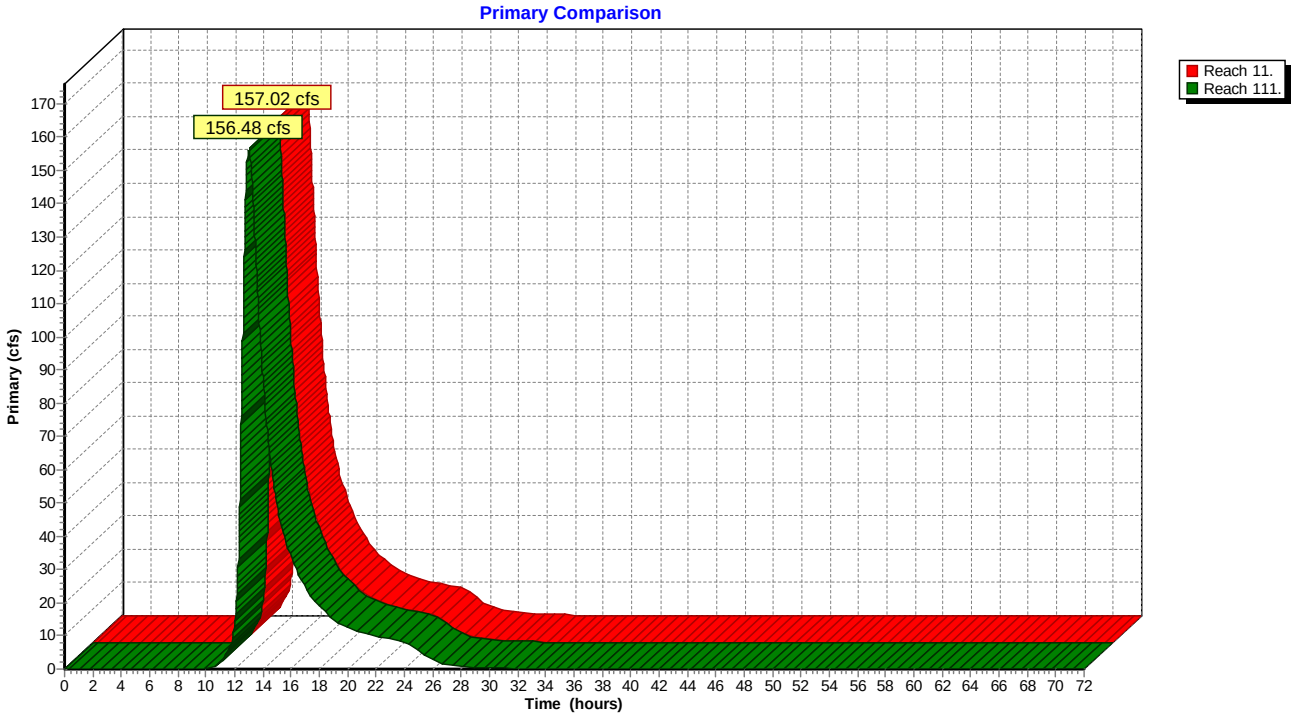
Pond 109: Sand Filter B Peak Elev=70.82' Storage=2,185 cf Inflow=4.57 cfs 0.347 af
Discarded=0.00 cfs 0.022 af Primary=4.50 cfs 0.298 af Outflow=4.51 cfs 0.321 af

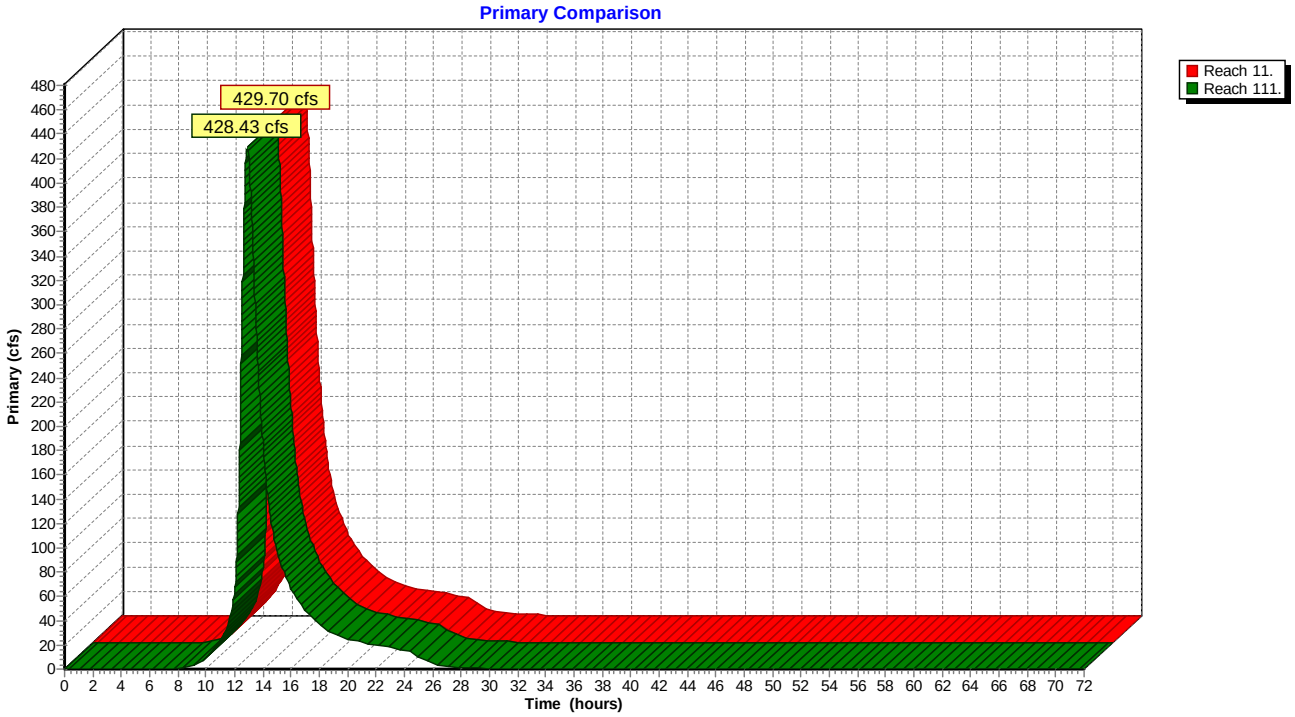
A3.5.5 Downstream Analysis

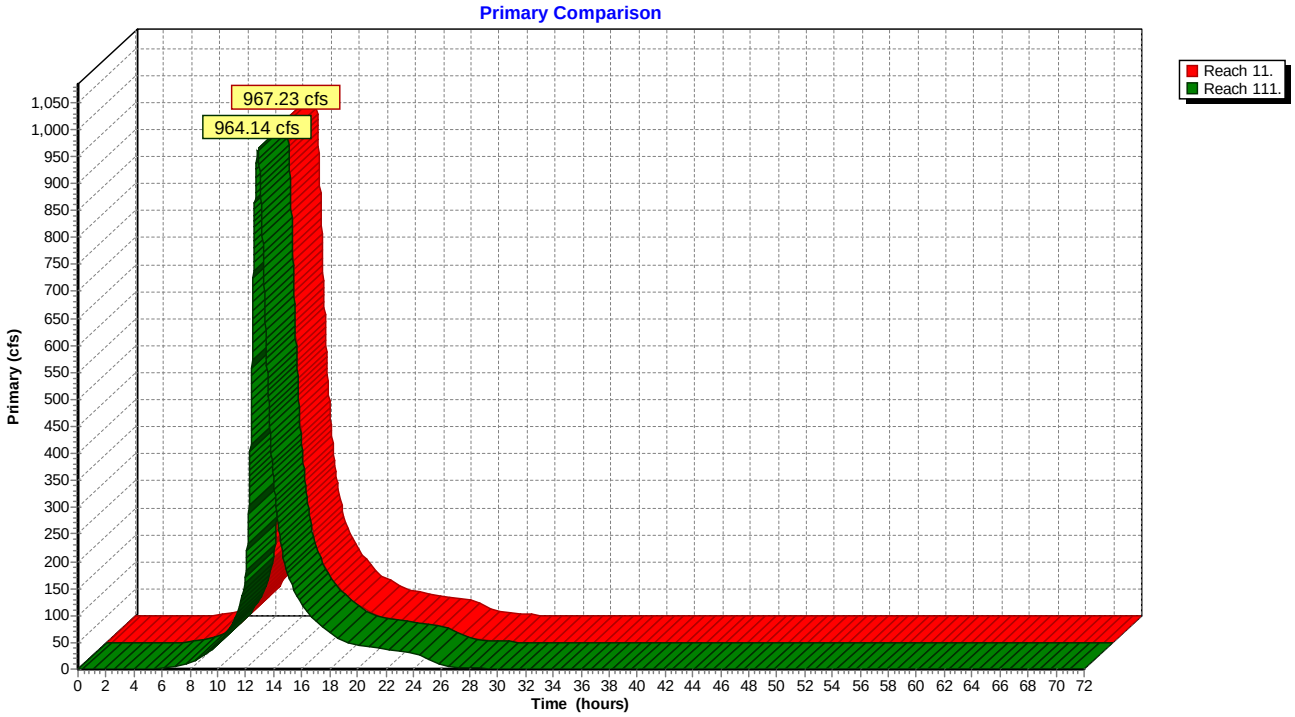


Subcat Reach Pond Link

Routing Diagram for 2536-001-ALLS-PHCD-INHS
Prepared by DiPrete Engineering, Printed 2/28/2024
HydroCAD® 10.20-3g s/n 01125 © 2023 HydroCAD Software Solutions LLC


Primary Comparison
157.02 cfs
156.48 cfs
Reach 11.
Reach 111.
Primary (cfs)
Time (hours)
0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170
0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66 68 70 72


Primary Comparison
429.70 cfs
428.43 cfs
Reach 11.
Reach 111.
Primary (cfs)
Time (hours)
0 20 40 60 80 100 120 140 160 180 200 220 240 260 280 300 320 340 360 380 400 420 440 460 480
0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66 68 70 72


Primary Comparison
967.23 cfs
964.14 cfs
Reach 11.
Reach 111.
Primary (cfs)
Time (hours)

Primary Comparison

Time (hours)	Reach 11. (cfs)	Reach 111. (cfs)	Time (hours)	Reach 11. (cfs)	Reach 111. (cfs)	Time (hours)	Reach 11. (cfs)	Reach 111. (cfs)
0.00	0.00	0.00	27.00	3.51	3.66	54.00	0.00	0.02
0.50	0.00	0.00	27.50	2.49	2.65	54.50	0.00	0.02
1.00	0.00	0.00	28.00	1.83	1.98	55.00	0.00	0.02
1.50	0.00	0.00	28.50	1.36	1.51	55.50	0.00	0.02
2.00	0.00	0.00	29.00	1.05	1.18	56.00	0.00	0.02
2.50	0.00	0.00	29.50	0.81	0.95	56.50	0.00	0.02
3.00	0.00	0.00	30.00	0.63	0.77	57.00	0.00	0.02
3.50	0.00	0.00	30.50	0.51	0.63	57.50	0.00	0.02
4.00	0.00	0.00	31.00	0.42	0.54	58.00	0.00	0.02
4.50	0.00	0.00	31.50	0.34	0.47	58.50	0.00	0.02
5.00	0.01	0.01	32.00	0.28	0.41	59.00	0.00	0.02
5.50	0.20	0.20	32.50	0.23	0.36	59.50	0.00	0.02
6.00	0.92	0.92	33.00	0.19	0.31	60.00	0.00	0.02
6.50	2.32	2.32	33.50	0.16	0.28	60.50	0.00	0.02
7.00	4.57	4.57	34.00	0.14	0.25	61.00	0.00	0.02
7.50	7.83	7.80	34.50	0.12	0.23	61.50	0.00	0.02
8.00	12.22	12.17	35.00	0.11	0.20	62.00	0.00	0.02
8.50	17.74	17.67	35.50	0.09	0.19	62.50	0.00	0.02
9.00	25.02	24.91	36.00	0.08	0.18	63.00	0.00	0.02
9.50	35.05	34.89	36.50	0.07	0.17	63.50	0.00	0.02
10.00	47.95	47.72	37.00	0.06	0.16	64.00	0.00	0.02
10.50	63.54	63.21	37.50	0.05	0.15	64.50	0.00	0.02
11.00	83.96	83.61	38.00	0.04	0.14	65.00	0.00	0.02
11.50	112.70	112.31	38.50	0.04	0.13	65.50	0.00	0.02
12.00	182.24	181.65	39.00	0.03	0.12	66.00	0.00	0.02
12.50	**669.38**	**665.22**	39.50	0.03	0.11	66.50	0.00	0.02
13.00	**920.84**	**918.55**	40.00	0.03	0.10	67.00	0.00	0.02
13.50	572.40	571.47	40.50	0.03	0.10	67.50	0.00	0.02
14.00	344.57	344.06	41.00	0.02	0.09	68.00	0.00	0.02
14.50	233.72	233.38	41.50	0.02	0.08	68.50	0.00	0.01
15.00	176.43	176.18	42.00	0.02	0.07	69.00	0.00	0.01
15.50	143.93	143.75	42.50	0.02	0.07	69.50	0.00	0.01
16.00	121.38	121.25	43.00	0.02	0.06	70.00	0.00	0.01
16.50	102.95	102.87	43.50	0.02	0.06	70.50	0.00	0.01
17.00	88.05	88.01	44.00	0.01	0.05	71.00	0.00	0.01
17.50	76.90	76.89	44.50	0.01	0.05	71.50	0.00	0.01
18.00	67.92	67.93	45.00	0.01	0.04	72.00	0.00	0.01
18.50	60.03	60.06	45.50	0.01	0.04			
19.00	53.63	53.69	46.00	0.01	0.04			
19.50	49.10	49.17	46.50	0.01	0.04			
20.00	45.70	45.77	47.00	0.01	0.03			
20.50	42.94	43.01	47.50	0.01	0.03			
21.00	40.60	40.68	48.00	0.01	0.03			
21.50	38.56	38.65	48.50	0.01	0.03			
22.00	36.70	36.79	49.00	0.01	0.03			
22.50	35.00	35.09	49.50	0.01	0.03			
23.00	33.32	33.42	50.00	0.01	0.03			
23.50	31.66	31.76	50.50	0.00	0.03			
24.00	30.00	30.10	51.00	0.00	0.03			
24.50	27.20	27.32	51.50	0.00	0.03			
25.00	18.94	19.08	52.00	0.00	0.03			
25.50	11.96	12.11	52.50	0.00	0.02			
26.00	7.67	7.82	53.00	0.00	0.02			
26.50	5.10	5.25	53.50	0.00	0.02			

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Reach 11.: Silver Creek from site to Avg. Flow Depth=2.39' Max Vel=4.23 fps Inflow=1,269.74 cfs 194.068 af
n=0.035 L=7,022.0' S=0.0078 '/' Capacity=6,919.98 cfs Outflow=967.23 cfs 194.067 af

Reach 111.: Silver Creek from site to Avg. Flow Depth=2.39' Max Vel=4.23 fps Inflow=1,266.30 cfs 193.879 af
n=0.035 L=7,022.0' S=0.0078 '/' Capacity=6,919.98 cfs Outflow=964.14 cfs 193.873 af

Appendix B – Mounding Calculations

DiPrete Engineering has prepared groundwater mounding calculations for the Underground Infiltration System (UIS-A).

DiPrete Engineering has calculated the groundwater mounding using the USGS Hantush Calculator. The calculator is available online at http://pubs.usgs.gov/sir/2010/5102/.

The calculator provided by the USGS requires several variables:

R – Recharge infiltration rate (feet/day):
Recharge rate is the vertical conductivity (Kv) of the soil. The vertical conductivity was determined based on soil texture and table 5-3 in section 5.3.4 of the RISDISM of the RISDISM. A value of 0.52 in/hr or 1.04 ft/day has been used for these calculations.

Sy – Specific Yield:
Specific Yield is specific to the parent material through which the infiltration occurs. Onsite soil evaluations classified the soils as coarse sand. A value for Sy has been obtained from Table 4.3 of Hydrology and Hydraulic Systems by Ram S. Gupta:

TABLE 4.3 REPRESENTATIVE VALUES OF SPECIFIC YIELD FOR SOILS AND ROCKS

Material	Specific Yield (%)
Gravel, coarse	23
Gravel, medium	24
Gravel, fine	25
Sand, coarse	27
Sand, medium	28
Sand, fine	23
Silt	8
Clay	3
Sandstone, fine-grained	21
Sandstone, medium-grained	27
Limestone	14
Dune sand	38
Loess	18
Peat	44
Schist	26
Siltstone	12
Till, predominantly silt	6
Till, predominantly sand	16
Till, predominantly gravel	16
Tuff	21

Source: Todd, 1980.

HYDROLOGY & HYDRAULIC SYSTEMS

RAM S. GUPTA, Ph.D., P.E.
Roger Williams University, Bristol, RI
Delta Engineers, Inc., Bristol, RI

K – Hydraulic conductivity, Kh (feet/day):
Mounding calculations require the hydraulic conductivity (Kh) value of the soils. According to USGS SIR 2010-5102, Vertical Conductivity is approximately 1/10 of horizontal conductivity. The vertical conductivity was determined based on soil texture and table 5-3 in section 5.3.4 of the RISDISM of the RISDISM. To perform the most conservative calculation, rather than use the RISDISM book value of 0.52 inches per hour the maximum value of the USDA.gov published range of 0.6-2.0 in/hr was used to arrive at a more conservative horizontal conductivity of 2.0 in/hr x 10 = 20 inches per hour (40 ft/day).

x & y – ½ of the basin length:
The x and y variables represent the length and width of the system. The overall system is approximately 80.76' x 48.50' and the ½ basin length and width is 40.38' x 29.25.

t – Duration of infiltration period in (days):
For these calculations the infiltration period considered is two days.

hi(0) – initial thickness of saturated zone (feet):
The initial thickness of the saturated zone is the depth from the water table to the impervious limiting layer. Test holes performed nearby did not encounter ledge. Deepest test hole was 77" which was approximately 4' below measured groundwater table. Estimated 2' between bottom of test hole and ledge. Test hole 4 reached a seasonal high groundwater table elevation at depth 30". Ledge could be significantly deeper in the area of the infiltration system but based on available data we provided a conservative assumption for this calculation.

Conclusion:

System Bottom	System Top	100-Year Mound height (ft)	100-Year Mound Elevation
73.00	76.50	2.89	72.89

The mounding height is obtained from the USGS Hantush Calculator. The mound elevation is determined by adding the mound height to the average seasonal high groundwater for each respective storm system.

The mounding calculations for the systems show that for all storm events up to the 100-year storm, the mound is below bottom of the underground chamber system. This means the basin will function as designed for the majority off all storm events.

See attached Mounding Calculation Sheets and HydroCAD.

Watershed Maps

Broadcommon Road

Gooding Avenue

Andrews Court

PmA

PmB

Se

1A

1B

1C

1D

1E

10

11

TP-1 GWT=24"

TP-2 GWT=30"

TP-3 GWT=28"

TP-4 GWT=30"

TP-5 GWT=28"

TP-6 GWT=36"

TP-7 GWT=36"

FEMA ZONE X

FEMA ZONE AE

Legend

Woods - D Soils

Grass - C Soils

Grass - D Soils

Impervious

Legend

Tc Line (With Elevations)

Subcat Area

Soil Boundary

Subcatchment

Reach/Design Point

Scale: 1"=30'

0 15' 30' 60'

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Boston • Providence • Newport

No.	Date	Description	By:
0	11-03-2017	Watershed Maps	D.R.N.

Drawn By: D.R.N. Design By: K.J.D.

Pre-Watershed Map

Gooding Avenue Development

Bristol, Rhode Island
AP 111 Lot 1

Applicant
Donovan & Sons, Inc.
613 Aquidneck Avenue, Middletown, Rhode Island 02842
tel 401-846-3486

SHEET 1 OF 2

z:\dema\n\projects\2536-001 gooding avenue\autocad drawings\2536-001-wamp.dwg Plotted: 7/25/2024

SHEET 2 OF 2

Post-Watershed Map

Gooding Avenue Development

Bristol, Rhode Island
AP 111 Lot 1

Applicant
Donovan & Sons, Inc.
613 Aquidneck Avenue, Middletown, Rhode Island 02842
tel 401-846-3486

No.	Date	Description	By:
1	12-08-2020	Watershed Maps	N.M.P.
0	11-03-2017	Watershed Maps	D.R.N.

Drawn By: D.R.N. | Design By: K.J.D.

This regulatory submission set shall not be used for construction purposes unless stamped 'Issued for Construction' and signed by a DiPrete Engineering representative.

The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA conformance in the implementation of this plan and design.

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

Item C2

Town of Bristol, Rhode Island

Department of Community Development

10 Court Street
Bristol, RI 02809
www.bristolri.gov
401-253-7000

TECHNICAL REVIEW COMMITTEE MEETING

The meeting was held on **Tuesday, August 26th, 2025** at 1:00pm
at 235 High Street, 1st Floor Conference Room, Department of Community Development
The Technical Review Committee held a meeting for the purpose of review of the application for **Master Plan Phase of Major Land Development for Comfort Inn & Suites, Gooding at Broadcommon**

Present for the Town of Bristol:
Diane Williamson, Director of Community Development & TRC member
Edward M. Tanner, Zoning Officer/Principal Planner & TRC member
Steve Katz, Planning Board member & TRC member
Michael Sousa, Alternate Planning Board member & TRC member
Chief Michael DeMello, Bristol Fire Department
Christopher Parella, DPW Director
Colin O'Hara, BCWA
Amy Goins, Town Solicitor

Bree Sullivan, Fuss & O'Neill
Christine Shea, Brewster Thornton Architect Group

Present for the Applicant:
Chris Duhamel, DiPrete Engineering
Michael A. Kelly, KSPR Law

Introductions were made along with a review of the technical aspects of the proposal. The public hearing is Thursday, September 11th, 2025 with the Planning Board.

Peer review architect comments were received by applicant and sent to the owners.

Chris Duhamel from DiPrete Engineering led the presentation. The property is a 9.8 acre site that is currently undeveloped. There are wetlands on the site. A sewer easement crosses the site with residential areas to the west and south. 1.7 acres of the site are proposed for development. Silver Creek flows north to south on abutting property. Flood zone extends onto the site but not on proposed development area. Gooding Avenue is a state road. Approximately 4,700 square feet of wetlands are

proposed to be filled by the project. RIDEM wetlands permit has been received. Drainage and stormwater management design is shown on the plans.

The proposed building will be an 80 unit hotel. Access will be on the east side of the building. The parking lot will be located behind the building to south. A main entrance with canopy and drop off area will be to east end of the building. There will be no access in front.

RIDEM Stormwater: runoff rate & volume will be reduced in all storm events. Underground detention & infiltration and sand filters will provide water quality and meet stormwater management requirements. No encroachment proposed into the floodplain. A decrease in runoff to floodplain is calculated.

TRC discussed the proposed sanitary sewer connection. Gravity system from site flowing to an existing line to east at Gooding Avenue. An 8,000 gallon holding tank will slow flow during peak times.

Public water to the site is adequate per BCWA.

RIDEM permit received for disturbance to wetland within 1.7 acre construction site.

Peer review engineer comments have been received from the Town's consultant, Fuss & O'Neill. Applicant's engineer feels all comments can and will be adequately addressed.

TRC reviewed architect renderings for hotel building. Silvestri Architects, Inc. renderings show all four sides of the building. The town's peer review architect, Brewster Thornton Architects, has reviewed the plans and submitted comments. Applicant has reviewed the comments and alternative schemes ("A" or "B"). Applicant prefers scheme "A" but will discuss further. It is more reflective of local architectural style.

Fuss & O'Neill reviewed their memo and comments for the engineer's design. If installed correctly the proposed stormwater management system should perform well and protect the ground and surface water. Some additional details are needed. Comments on grading of retaining walls and parking lots. Plans are not yet at sufficient design level for final review. Applicant should address comments in the memo.

Brewster Thornton Architects reviewed their comment letter. They recommend more of a "Bristol" type design, more traditional looking. Proposed design is cookie cutter. Should provide more traditional design. Clapboard, shingle roof design to break up massing. More landscaping & tree preservation for more of a buffer along west side to buffer neighboring residential. Applicant has since submitted a more detailed landscape plan but some comments still apply. Discussed signage – size, color, location, per zoning and comprehensive plan.

Colin O'Hara of BCWA stated that the most recent plans will be reviewed. The next step is to submit an application for water service including domestic and fire needs.

DPW Director Parella discussed the need for maintenance of the stormwater management system.

Chief DeMello commented that the design and access look fine per fire code and that they will dive in to details as the plans progress.

Director Williamson commented that a fence should be added to the west side as well as proposed arborvitae. The applicant also needs to provide an exterior photometric plan. There are no lights proposed in the parking lot, just over the doors. DEM asked for dark sky compliant lighting near the wetlands. Plans should accurately show driveway and house located to the west of the property.

PB Member Steve Katz requested pervious pavement in the parking lot and went on to state the look of the hotel is not traditional New England style and needs to change. He would prefer a two story structure with fewer rooms. A traffic study will be needed as well.

PB Alternate Member Michael Sousa discussed the dates of data for flood zones and stormwater design requirements. They seem to be old and not reflective of current conditions. The downstream high school development did a better job of lessening runoff as a safety factor. He would like to see volume and rate reduced for the site overall. Silver Creek is a big concern. The RIDEM stormwater manual is 2025, the FEMA flood map is dated 2014 but the site design meets regulations.

Applicant feels that runoff issues have been addressed. Pervious pavement, if possible, will help. Future maintenance of stormwater BMP's and an O&M document will be needed as well as a maintenance agreement. Could also potentially use an escrow fund to ensure maintenance of the stormwater management system.

Director Williamson discussed sanitary sewer concerns and that they may need an agreement for maintenance to have controls in place. Access by Town and communication with the Town during extreme weather. Applicant's engineer stated the system could be monitored off-site and these comments could be accommodated and incorporated into a maintenance agreement. Sewer fees are noted in the 8/25/25 letter from the wastewater superintendent.

Chief DeMello stated there will need to be a backup generator or a plug in for the emergency pump station. Fire department is concerned about occupants needing accommodation during a power outage event.

Director Williamson discussed remaining open space on the property. The land could be protected and donated to the town for public access. Tree removal could be offset by the applicant planting other trees in the watershed.

A review of the letters received from neighbors will be done by the applicant. The following is a summary of comments received by the public:

- Stormwater management report
- FEMA
- Modeling used for design
- Environmental impact study
- Fiscal impact study – TRC will request peer review
- H20 service
- Sanitary sewer

- Photometric plan
- Landscaping plan
- Site layout – parking
- Is there a conference center proposed? Applicant says no.
- Number of employees. Applicant says 4 to 5.

TRC members commented that the fiscal impact statement submitted by the applicant says 50 jobs will be generated. TRC will ask for review of this statement to be paid for by applicant.

TRC discussed the proposed retaining wall along Gooding Avenue: would like to know what it will look like going down Gooding which will be addressed by the applicant's architect. The wall is approximately 4 feet high to hold back grade of street area. Plantings and street trees will hide it. May need a railing. Discussing grading around the building with retaining walls (dashed line on elevation views).

There will be no kitchens in any of the rooms and no commercial kitchen in the hotel. There will be a breakfast food prep area for guests. There will be microwaves and mini fridges in many of the rooms.

Reviewed TRC member comments:

- Review lighting in rear parking lot
- Snow removal, landscape island will be labeled
- Trash enclosure

Director Williamson reviewed significant issues to be addressed by the applicant:

- Drainage based of Fuss & O'Neill's review
- O&M for drainage and maintenance agreement (escrow account)
- Generator or power hook-up
- Fiscal impact study review
- Photometric site plan
- Pervious pavement
- Reduce size to two story/40 rooms
- Architectural style – traditional NE style
- Sewer agreement with possible escrow account
- Tree preservation and offset planting
- Address F&O comments in writing
- Address TRC comments in writing
- Address Public comments in writing

September 11th is the scheduled Planning Board meeting. Applicant prefers to respond before public hearing and extend deadline for PB action to October 9th meeting, applicant will request continuance.

Applicant will extend the Planning Board's deadline to take action to December 11th.

TRC will send plans to the Conservation Commission for review and comment after receipt of applicant's revised plans. Letters to the abutters will go out for the October meeting.

Another TRC will be held after revised info has been received.

Meeting adjourned at 2:30pm.

Notes by Ed Tanner

December 8, 2025

Members of the Bristol Planning Board
Town of Bristol
Town Hall
10 Court Street
Bristol, RI 02809

RE; Proposed Gooding Avenue Hotel
STORMWATER MANAGEMENT REPORT

Dear Members of the Bristol Planning Board

I have reviewed the March 27, 2025 Stormwater Management Report by Kendar (D&M BOCA Development LLC) for the Master Plan submission. On behalf of local residents, we respectfully request that the Planning Board deny the approval of the Master Plan for the Major Land Development. It is my opinion that the report is incomplete and contains inaccurate information, resulting in unsupported conclusions concerning the impact of the proposed Hotel on downstream flooding.

The facts are:

- There is a bad flooding problem downstream of the proposed development that affects neighborhoods, Mount Hope High School, Gooding Avenue, Chestnut Street and Hope Street.
- The flooding issue is a concern of the neighborhood and Town, as expressed in the Petition signed by over 100 residents, and 35 opposition letters to RIDEM granting a wetland alteration permit.
- One of the major functional values of wetlands is flood storage and mitigation of downstream flooding.
- The Town of Bristol had commissioned a flood study, *Silver Creek Drainage Study*, Bristol, RI (Beta Engineers-Scientists, November 2007) to identify the flooding problem and recommend mitigation measures
- The Petition signatures have expressed their belief that flooding has increased since the Applicant cleared the hotel site in 2018.

The Applicant needs to seriously consider the potential impacts of their development by completing a comprehensive and sincere assessment. This assessment needs to include:

- Using **the appropriate infiltration rate (lower)** as identified by the National Resources Conservation Service (NRCS). Also, the effect of sea level rise on increasing flood level elevations needs to be considered.
- **Revising the *HydroCAD*** Stormwater model *to* incorporate the appropriate infiltration rate.
- **A flood analysis of the downstream effects** of the proposed development on the already programmatic flooding problem by using the appropriate method developed by the Army Corps of Engineers and utilized by Beta in their *Silver Creek Drainage Study* to determine the impact of filling in wetlands on downstream flooding.

- An assessment of the potential of **coincidental peaks that could occur downstream of the hotel**

Due to the technical nature of my findings on the Applicant's Stormwater Management Report, I am creating a PowerPoint presentation with visuals to clarify the main deficiencies. These issues indicate that current flooding concerns remain unaddressed, particularly since the Applicant has not evaluated how wetland filling affects downstream flooding. It is therefore reasonable to conclude that flooding will likely increase.

Master Plan approval should not be granted for the proposed Hotel due to missing or inaccurate details. I am prepared to speak and answer questions at the Public Meeting.

Thank you for your consideration of this request.

Sincerely:

Edward J. Spinard

Edward J. Spinard
Dartmouth Street, Bristol, RI

December 8, 2025

Members of the Bristol Planning Board
Town of Bristol
Town Hall
10 Court Street
Bristol, RI 02809

RE; Proposed Gooding Avenue Hotel
ENVIRONMENTAL IMPACT STUDY Comfort Inn and Suites

Dear Members of the Bristol Planning Board

The proposed 80-room, 3-story hotel would impact 1.9 acres of forest and wetlands next to Silver Creek's flood-prone watershed and a residential area, making it one of the town's largest private developments on undeveloped land. The EIS should fully address the significant impacts. Still, the submitted Comfort Inn and Suites EIS only briefly examines the affected environment and environmental consequences of the project. In my opinion, it does not meet the required level of analysis under Section A, Environmental, of the Bristol Subdivision and Development Review Regulations. The EIS:

- It is poorly organized with no consistency between the Sections Site Analysis (Affected Environment) and Impacts (Environmental Impact)
- It provides incomplete information in the Site Analysis (Affected Environment) Section
- It provides misleading and incorrect information in the Impact (Environmental Impact) Section, resulting in unsupported conclusions
- It fails to identify and explain the mitigation measures that should be considered
- It fails to identify the unavoidable consequences of the proposed development
- It concludes in the Impact Section for the Environmental Resources that "There will be no adverse impact to _____as a result of this development."
- This is an incorrect statement as, by the very nature of the proposed development, it will harm the Environmental Resource, removing forest, filling in wetlands, destroying wildlife habitat, creating noise, lighting pollution, etc.
- The assessment is an identification of the level of the impact and whether that level is appropriate to the existing neighborhood and the Town.
- If the resource (Archaeological) being examined within the property limits of the proposed development does not occur on the property, then the statement: "There will be no adverse impact to _____as a result of this development" is valid and can be included under Environmental Consequences in that assessment for that Resources

- In several of the impact assessments on the Environmental Resources being examined, it makes the statement that "_____ will be provided at a preliminary plan stage."
- The EIS is required as part of the Master Plan stage, and it needs to be complete and not put off to a later date
- It does not address the Construction Impacts of the proposed project
- It does not address Hazardous Materials
- It does not include a Phase I Hazardous Assessment

Attached is a detailed page-by-page review supporting the conclusion that this document does not meet the requirements of Section A, Environmental, of the Bristol Subdivision and Development Review Regulations. Thus, in my opinion, it should not be accepted by the Bristol Planning Board as fulling the requirements for an Environmental Impact Study.

General Purpose of an EIS

An EIS evaluates the potential environmental impacts of the proposed hotel and its operations and how they will affect the adjacent neighborhood and the Town. It informs the Planning Board and the public about potential environmental consequences of the project. Typically, an EIS includes: a project description with alternatives, a baseline profile of the existing environment, predictions of environmental impacts, and measures to avoid or minimize those effects.

Thank you for your attention to this request. If members of the Planning Board have any questions, I will be prepared to address their questions at the Public meeting.

Sincerely

Edward J Spinard

Edward J. Spinard

Dartmouth St.

Attachment: Detail Review Comments (13 pages)

COMFORT INN AND SUITS
ENVIRONMENTAL IMPACT STUDY
REVIEW COMMENTS 12- 8-2025

Cover

- The title is incorrect should be Project Narrative and Environmental Study
- The photograph does not relate to the Project, more like a promotional photo for DiPrete Engineering

Table of Contents

- Site Analysis should identify all Environmental Resources examined in this Section (similar to the Impact Section)
- The Site Analysis Section (Affected Environment) should directly relate to the Impact Section (Environmental Impacts) 3, Affected Environment a) soils; 4.0 Environmental Impact a) Soils
- Appendix B) BETA Profile Figure is on page 20, not 19
- Should include a List of Figures and a List of Tables
- Appendix should be used to provide a complete listing of all references used in the EIS, including plans, reports, etc. with compete citations.

Page 3 – Executive Summary

- Should be Page 1, this is the first page of the EIS
- This is an Environmental Impact Study per Town regulation, not an Environmental Impact Statement
- Identify submission
- Identify Applicant
- The Executive Summary should provide a summary of Affected Resources examined, Environmental Impacts, Mitigation Measures considered, and Impact Results. A Table format could be used to present this information.

Page 4
2.0 Location

- Should read: There is approximately 506 **linear feet** of frontage on Gooding Avenue.
- Should include a zoning map
- This is a good place to identify alternative sites that could accommodate the hotel within the Town of Bristol.
- Should read: The development of the hotel is allowable under the General Business (GB) district of the Town of Bristol Zoning Ordinance (identify effective date)

3.0 Site Analysis

Soils

- All Sections should begin with an explanation of why the resource is being examined, including an identification of applicable Federal, State, Local Laws, Policies, Subdivision Regulations, and Performance Requirements
- The Soils Map by USDA Soil Conservation identified only Stissing (sf) soils
- The preparers have indicated that there are Pittstown soils in the project area.
- Provide a map showing the location of Tyson and Pittstown soils
- How were the location and identification of Pittstown soils determined
- Who identified the Pittstown soil locations, and what methods we use to make this identification
- When was the site analysis conducted to identify the soils
- When was the site analysis conducted to A to identify ground water levels and when
- How were the groundwater levels determined
- Were any observation wells placed within the project area
- Were the groundwater elevations observed during the wet season
- Show on a map the location of the groundwater elevations and depth to groundwater

Page 5
Agricultural Lands

- See Example included with thie latter

Topography

- Explain why Topography is being examined
- Should reference Rhode Island Stormwater Design and Installation Standards Manual and LID (Low Impact Development
- Provide a map/plan showing the topography of the project area.
- Statement "There are no areas that retain flood storage within the project area. All areas are drained to the wetlands on site".
- This statement is completely erroneous; the project area includes wetland areas that, as a functional value of wetlands, provide flood storage
- Also, the natural vegetation will absorb rainfall, reducing runoff, therefore reducing flood runoff into Silver Creek.
- This is why the applicant is required to prepare pre- and post-stormwater runoff rates
- Statements like this are not helpful to the evaluation by the Planning Board of environmental impacts resulting from the development.
- This statement shows a bias by the preparer in favor of the development of the hotel
- the preparer is supposed to present the facts and have the planning board determine their impacts, whether they are minor or significant

Structures

- Explain why Structures are being examined
- Provide a plan (aerial photo) showing structures
- Identify type of structure (commercial, residential)
- Identify size, height, and land coverage for each structure

Past and Present Use of the Site

- This section would be more appropriate as a discussion in the Location/Site Section

FEMA Floodplain

- This Section should be part of a discussion on Drainage and Flooding, which should be included in the Affected Environment.

Page 6

- This Section should be part of a discussion on Drainage and Flooding, which should be included in the Affected Environment.
- Show the project site on FEMA map
- Explain what may cause the flood elevation difference between Beta and FEMS, such as new rainfall amounts, more cross-sections in BETA producing better results, etc.
- The statement that: "The elevations do not impact the proposed development and as will be demonstrated in detail during the Preliminary Plan phase, the project will not increase downstream impacts from the existing floodplain."
- The statement should be included in the Environmental Impact Section
- The purpose of the EIS, as has been stated many times by the author of this review, is to provide an unbiased assessment at the time of its preparation, not to say or don't worry about this impact because we are going to study it at a later date.

Page 7

Existing Upland Vegetation (Forest)

- This Section should be titled Forest to be consistent with the Impact Section
- Why is the Forest an environmental resource
- Who performed the identification and when
- Reference source material
- Identify any unique vegetation and significant trees (Identify source)

Wetland and Hydric Soils

- Explain why wetlands are a resource, i.e they are protected by law because of their functional values
- Explain the functional values of wetlands
- Show a map of the different types of wetland and their location

- How were hydric soils identified, by whom, when, and what method was used

Page 8

Hydrology

- This Section should be part of a discussion on Drainage and Flooding, which should be added to the Affected Environment Description

Wildlife and Wildlife Habitat

- Explain why Wildlife is an environmental resource
- Identify source material and include a complete citation in the Appendix
- Explain how the DiPrete survey was conducted and by whom.
- Identify qualifications of person(s) conducting DiPrete's survey
- Provide notes on what was observed on the DiPrete survey, either through direct observation or signs
- Identify any Threatened or Endangered Species (identify source)

Need to add Sections to the Affected Environment to be consistent with the Impacts

Flooding and Drainage

- Identify applicable Federal, State, and Local Laws, regulations, and ordinances
- Add the Hydrology paragraph to this Section
- Prepare a Narrative on the Silver Creek watershed (project site within this watershed)(show map)
- Prepare a Narrative on existing stormwater drainage conditions (flow path, surface conditions) (show map/plan)
- Discuss Flooding (existing page 6)
- Discuss existing flooding problems associated with Silver Creek
- Identify downstream flooding areas: residential areas, new high school, St Mary's Cemetery, nursing homes)

Surface Water Quality, Streams and Rivers

- Identify applicable Federal, State, and Local Laws, regulations, and ordinances
- Identify the water quality of Silver Creek
- Identify the classic stream order, which is a "bottom up" hierarchy that allocates the number "1" to the river with its mouth at the sea (the main stem). Stream order is an important aspect of a drainage basin. It is defined as the measure of the position of a stream in the hierarchy of streams. Tributaries are given a number one greater than that of the river or stream into which they discharge. So, for example, all immediate tributaries of the main stem are given the number "2". Tributaries emptying into a "2" are given the number "3" and so on.[4]

Groundwater

- Identify applicable Federal, State, and Local Laws, regulations, and ordinances

- Identify and explain the groundwater quality classification
- Identify a private well within the area, including location, depth and its use
- Identify potential sources of groundwater contamination i.e, hazardous materials stored on site, accidental spills, metals and oils from the parking lot area, biological fluids from dumpsters, landscape maintenance chemicals, salting etc.

Noise

- Identify applicable Federal, State, and Local Laws, regulations, and ordinances
- Conduct existing sound monitoring program, identifying sound level along the project site property boundaries.
- Identify who conducted sound monitoring, qualifications and identify at what time and date it was conducted

Air Quality

- Identify applicable Federal, State, and Local Laws, regulations, and ordinances
- Identify existing air quality
- Is the area, project site in compliance with air quality standards

Historic/Archaeological Areas

- Identify applicable Federal, State, and Local Laws, regulations, and ordinances
- Explain why this environmental resource is being examined
- Provide a map (GIS online mapping) and a narrative explaining how these resources were examined

Traffic/Road Capacity

- Identify applicable Federal, State, and Local Laws, regulations, and ordinances
- Summarize existing traffic conditions from the *Traffic Impact Assessment*
- Provide a map/plan showing the existing Level of Service

Natural Heritage Sites

- Identify applicable Federal, State, and Local Laws, regulations, and ordinances
- A review of Natural Heritage Areas available at the RIDEM Map Room depicts a Natural Heritage Area (ID 101) occurring within the southern two-thirds of the property. A Natural Heritage Area request was submitted to RIDEM on April 7, 2025. The report indicates that the northern leopard frog (Lithobates
- piopines) was observed east of Leila Jean Drive in 1985. This observation occurred beyond the subject property.
- The proposed project is not expected to impact this species. Northern leopard frogs typically utilize wetland habitats that contain slow-moving or still water along streams, wetlands with abundant emergent vegetation such as sedges and rushes, or permanent or temporary pools. The wetlands proposed to be altered by this project do not meet the habitat requirements for northern leopard frogs. (Explain and reference source) No individuals of this species were encountered during site visits performed by NRS or DiPrete Engineering.

Solid Waste Generation

- The project site is a forested and wetland area. There is no solid waste being generated from the site as it is currently not in any active use.

Coastal Resources and Features

- Describe Coastal Resources and Features
- Provide a map showing the closest Coastal Resources and Features to the project area

Utilities

Water Service

- Supply -Describe the source of water; capacity, current and future water use, available capacity
- Identify the location of the water main servicing the proposed development and it size
- Discuss that the hotel requires sprinklers for fire protection
- Estimate the water requirements for hotel occupants, kitchen, laundry, cleaning, and landscape maintenance
- Estimate the water requirements for fire protection
- Conduct a fire flow test to determine the quantity and pressure available from the existing water main and hydrants

Sanitary Sewer

- Treatment -Describe the wastewater treatment plant; its design capacity, current and projected wastewater quantities, and available capacity
- Estimate the wastewater requirements for hotel occupants, kitchen, laundry, and cleaning
- Describe the location and size of the sewer main to service the hotel
- Describe the pumping station that will service the hotel; current capacity and limitations

Page 8 and continue on Page 9

4. Impacts (Environmental Impacts)

This section needs to be completely redone. It is poorly written and organized; not consistent with the Affected Environment section; and is difficult to identify potential environmental impact from the proposed development and mitigation measures.

The purpose of this Section is to provide the Planning Board and the public with an indication of the likely environmental consequences of the proposed project. It identifies

potential effects of the project on the environment. It also identifies measures envisaged to avoid, prevent or reduce the effects on the environment (Add)

General Statement

- 1st paragraph beginning with "The submitted project propose……" should be placed in the Freshwater Wetlands section
- 2nd paragraph beginning with "The project site consists ……. " should be placed in the Freshwater Wetlands section
- 3rd paragraph beginning with "The Town of Bristol regulations ….. is appropriate for Impact discussion
- 4th paragraph beginning with " The project will result in minimal impacts……should be deleted. The Impact section will identify the environmental impacts on each resource. It is the responsibility of the Planning Board to examine the impacts and determine of they are minimal or significant. It is not within the scope of the preparers to make this determination. This paragraph clearly shows a bias on the preparers that is not within the scope of the EIS.
- 5th paragraph beginning with "The Master Plan Submission …..should be deleted. Each Resource Section should reference the applicable plans and reports that support the environmental analysis contained in the assessment
- Add a paragraph that explains the Impact section examines the environmental resources in the previous Affected Environment. The impact section identifies the environmental impact of the proposed development on the resource, identifies mitigation measures, and concludes with environmental consequences

Page 9 continue on Page 10

Freshwater Wetland

This is one of the major impacts of the proposed development. This section needs to identify the impacts to wetlands and the rationale for RIDEM to determine that the impacts did not result in a significant impact

- Organize Section: The impact section identifies the environmental impact of the proposed development on the resource, identifies mitigation measures, and concludes with environmental consequences
  - The first two paragraphs provide a good description of the environmental impact of the proposed development on freshwater wetlands
  - Reference Wetland Narrative Report submitted to RIDEM
  - Add a subparagraph Title: Mitigation Measures
  - Under Mitigation Measures include paragraph 3 beginning with "The alteration of these resource areas……"
  - Under Mitigation Measures, discuss Stormwater Treatment
  - Add a subparagraph Title:
  - Under Environmental Consequences and include paragraph 4 beginning with "The approved wetland alter……"

- Delete the remainder of the paragraph as it is subjective speculation
- Low quality history of disturbance; the sewer easement is not within the proposed hotel area; agricultural activity was last identified as occurring in 1938, how can you decide the area for the hotel was disturbed but the high value wetland to the East was not; how did the residential development disturb the hotel area wetlands?
- Should discuss wetland permit from RIDEM. As wetland areas will be lost due to the Hotel development, but RIDEM has made an evaluation that the wetland lost is acceptable.
- Explain RIDEM rationale for filling in wetlands
- The statement that the onsite wetlands do not provide stormwater runoff mitigation is wrong and should be deleted.
- This statement is completely erroneous, the project area includes wetland areas that as a functional value of wetlands, provide flood storage
- Also, the natural vegetation will absorb rainfall, reducing runoff therefore reducing flood runoff into Silver Creek.
- This is why the applicant is required to prepare pre and post stormwater runoff rates
- Last sentence: "There will be no adverse impact to freshwater wetlands as a result of this development. This should be deleted, and this section should identify the amount of wetlands that will be lost as a result of the hotel development

Page 10

c) Flooding and Drainage

This section needs to demonstrate the impacts on site drainage and downstream flooding in a comprehensive and objective assessment.

- Organize Section: The impact section identifies the environmental impact of the proposed development on the resource, identifies mitigation measures, and concludes with environmental consequences
- Delete the first sentence, this is a subjective judgment that needs to be fully examined
- Identify environmental impact, including loss of wetland areas that provide stormwater runoff and flood mitigation, and natural water quality treatment
- Identify mitigation measures by summarizing the Stormwater Report
- The Stormwater Management Report needs to be included as part of this EIS, and not "This Report will be provided for a detailed review by the town during the preliminary plan stage. Reference plans
- Discuss Silver Creek flooding problems
- Identify measures to mitigate downstream flooding by providing calculations and methods used to analyze downstream flooding impacts
- Delete last sentence: "There will be no adverse impacts to flooding and drainage on-site or off-site as a result of this development." This is a subjective conclusion by the preparers.

December 8, 2025

Members of the Bristol Planning Board
Town of Bristol
Town Hall
10 Court Street
Bristol, RI 02809

RE: *FISCAL IMPACT STUDY for D&M Development, proposed hotel*

Dear Members of the Bristol Planning Board,

Please find attached my evaluation of the applicant's Fiscal Impact Study (FIS) pertaining to the proposed 80-room hotel.

It is my opinion that the FIS does not adequately address projected occupancy, target market, and the potential for a conference center. Below is a summary of my concerns, which are outlined with a detailed assessment attached to this letter.

Projected Occupancy Compared to Actual Occupancy

- Occupancy determines hotel viability. Research shows ideal occupancy between 60%-70%, and that seasonality can cause fluctuations in occupancy.
- FIS projects 70% occupancy/365days/year (FIS p.4)
- Spurrier Consulting for D&M Development, LLC 2022 was sourced for this projection.
- This Spurrier source lacks external validation and is circular in that it only reverts back to the FIS. Therefore, the FIS projected occupancy is **not valid.**
- Comfort Inn & Suites reports a 49.8% occupancy rate as of March 2025 and 54.6% for the second quarter ending June 30, with August projections showing a 3% decrease. https://investor.choicehotels.com/news-details/2025
- Bristol Hotel's 1% Tax reports from 2023 and 2024 served as proxies to assess occupancy rates for hospitality venues in Bristol. (Source from RI Department of Revenue)
- Graphs display months on the x-axis (independent variable) and 1% hotel tax revenue per month (rounded to the nearest hundred dollars) on the y-axis (dependent variable)
- Graphs for each year indicate notable seasonal fluctuations; peaks for 6 months and sharp decline for 6 months
- Graphs confirm Bristol's hospitality market fluctuates seasonally, which contradicts and challenges the FIS unsubstantiated source projection of 70%/365days/year.

Conclusion: ***The proposed 80-room hotel occupancy is not viable due to the actual occupancy for Bristol, as identified in the RI Department Revenue graphs. These graphs show a significant seasonal occupancy variance. The revenue forecasts identified in the FIS are therefore not valid. Revenue forecasts are directly related to occupancy rates.***

Thank you for your consideration of my review.

Sincerely,

Emily Spinard

Emily Spinard
35 Dartmouth Street
Bristol, RI 02809

Attachments:

- Assessment of FIS (6 pages)
- Graph of RI 1% 2023 Bristol Hotel Tax
- Graph of RI 1% 2024 Bristol Hotel Tax
- Photo of Designed Flexibility of Comfort Inn *Rise & Shine* prototype https://www.businesstravelnews.com/Lodging/Choice-Hotels-Unveils-New-Comfort-Prototype
- Applicant's first floor plan submittal (A-101) showing lobby/lounge, breakfast room, breakfast serving area, and Flex Room, referred to Conference Room in FIS
- Photo of Comfort Inn prototype showing the Flex Room and flexible lobby/lounge space and breakfast room. https://www.businesstravelnews.com/Lodging/Choice-Hotels-Unveils-New-Comfort-Prototype

CONCERNS WITH THE FISCAL IMPACT STUDY

PROPOSED HOTEL DEVELOPMENT

FOR D & M DEVELOPMENT

May 2025

The Applicant submitted a Fiscal Impact Study (FIS) for the proposed 80-room hotel development. According to the FIS, "the FIS will estimate anticipated public revenues and expenses associated with the proposed development." (FIS p.2) Furthermore, it attempts to project future revenues and expenses related to this project. The FIS paints an optimistic picture of the development's fiscal impact on the Town of Bristol. However, a critical assessment raises significant questions about how realistic, factual, reliable, and valid the study's findings and conclusions truly are.

Issues with Source References

While reviewing the FIS, several issues and ambiguities arose, particularly concerning its source references. On page 4, the HOTEL TAX calculation references "Occupancy and Average Yearlong Room Rate projected by Spurrier Consulting for D&M Development, LLC in 2022. Also, projections from Choice Hotels." Upon researching the 'Spurrier source,' it only refers back to this very Fiscal Impact Study, with no evidence of an independent occupancy rate provided by Spurrier Consulting for this specific hotel proposal. Additionally, the mention of projections from Choice Hotels lacks any concrete reference citation, leaving the source of these numbers unverified.

Applicant Identification and Study Preparation

The cover sheet of the FIS indicates that the study was prepared for D & M Development. However, the Master Plan submitted to the Town identifies the Applicant as D & M Boca Development, LLC. This inconsistency presents a need for clarification: Which entity is developing this project? This lack of clarity raises further doubts about the study's reliability and transparency.

Erroneous and Unsubstantiated Data

Upon closer examination, it is my opinion that the FIS contains erroneous, unsubstantiated, and potentially misleading information. I intend to challenge the FIS's assumptions by submitting researched facts, including supporting graphs, and to highlight the negative financial impacts I believe this development would have on the Town of Bristol and its residents.

Hotel Tax and FIS Implications

According to widely published research, hotels require an ideal occupancy rate between 60% and 70% to be financially sustainable. For the proposed hotel, this translates to at least 48 rooms occupied at a 60% average yearly rate. Hotels located near supporting facilities—such as convention centers, airports, arenas, or city centers—tend to enjoy higher, less seasonally-affected occupancy rates. Seasonality, however, can cause occupancy rates to fluctuate by as much as 30%. https://dojobusiness.com/blogs/news/hotel-ideal-occupancy-rate

For example:

- The 60-room Comfort Inn & Suites in Plainville, MA, benefits from proximity to Gillette Stadium, Wrentham Village Outlets, Plainridge Park Casino, and Plainridge Race Course. https://www.orbitz.com/Plainville-Hotels-Comfort-Inn-Suites-Plainville-Foxboro.h3014653.Hotel-Information
- Similarly, the 88-room, 4-floor Comfort Suites in West Warwick-Providence is near TF Green airport, Warwick Malls, and located directly off Route 95. https://www.hotels.com/ho211500/comfort-suites-west-warwick-providence-west-warwick

By contrast, the Town of Bristol is a small, historical, and quaint town lacking these types of facilities. As a result, the proposed 80-room hotel would likely experience greater seasonality and sharper occupancy fluctuations, up to 30%, as indicated by the above references.

Problems with Revenue and Occupancy Projections

The FIS projects that the 1% hotel tax will generate $30,666, based on an assumed **70%** occupancy rate for **365** days and a room rate of $150 per night (FIS p.4). The source for this projection is cited as Spurrier Consulting for D&M Development, LLC in 2022, and projections from Choice Hotels. Yet, as mentioned, the so-called Spurrier reference refers back only to this FIS, with no externally validated occupancy rate or methodology. In effect, the study uses itself as its own reference, undermining the credibility of its analysis. Furthermore, the cited projections from Choice Hotels are not accompanied by any verifiable reference citation.

However, data from Choice Hotels (Comfort & Suites) for the three months ending March 2025 shows an occupancy rate of just 49.8%. https://investor.choicehotels.com/news-details/2025 This is significantly lower than the 70% occupancy assumed in the FIS and suggests that the revenue projection is overstated and unsupported. Additionally, the projected $150/night room rate is questionable; according to publicly available data from Choice Hotel via Google, nightly rates vary considerably by location and season. Without a clear source for this rate, the FIS assumption cannot be considered reliable.

Alternative Data: Rhode Island Hotel Tax Reports

To provide a more accurate and substantiated estimate of expected occupancy, I analyzed the Rhode Island 1% 2024 and 2023 Bristol Hotel Tax Reports (Year-over-Year Collections), using them as a proxy for hotel occupancy in Bristol. The data is sourced from the Rhode Island Department of Revenue for each month in the years of 2023 and 2024. To visualize the data, line graphs for each year were created, with months as the independent variable and the 1% tax revenue (rounded to the nearest hundred dollars) as the dependent variable. (See attached graphs.)

What do the Graphs Show?

The graphs paint a clear picture of pronounced seasonal swings in Bristol's hotel tax revenue, with notable peaks during the summer months. Taken together, these patterns indicate that Bristol's hospitality market is highly sensitive to fluctuations, and any forecast predicted on a flat, year-round occupancy rate is unlikely to reflect the real-world dynamics observed locally. As such, projected annual revenues based on stable occupancy are almost certainly overstated. Moreover, hotels in less commercially connected areas, like Bristol, will be especially vulnerable to these cycles.

Conclusion: The FIS's projected $30,666 revenue from the 1% hotel tax for this proposed hotel is questionable given the Rhode Island Department of Revenue's Bristol report, which highlights strong seasonality. Attached graphs confirm that occupancy can fluctuate by up to 30% due to seasonal effects.

Roger Williams University (RWU) Implied Role

The FIS notes that RWU is identified as a primary reason for the hotel chain's interest in investing in Bristol (p.2). The statement, "Likely the University strongly supports the addition of this hotel in such close proximity to their campus," suggests support from RWU; however, this has not been substantiated with documentation. As the FIS revenue projections are connected to RWU's implied support, supporting evidence is necessary. Additionally, the projected 70% occupancy rate year-round does not align with data from the Town's 1% hotel tax, raising questions about the assumptions regarding RWU's potential use of the hotel, possibly for student housing.

Conclusion: There is currently no documentation confirming RWU's support for the proposed development. The Applicant is requested to provide formal documentation from RWU, detailing any reasons for supporting the hotel and how it would benefit the university. It should also clarify whether RWU would consider the hotel for student housing purposes. A formal letter from the President of RWU, approved by the Board of Directors, indicating the University's position on the proposed hotel and the rationale for this stance, should be included.

Bristol Large Size Hotel History and Neighboring Portsmouth

Construction of the 6-story King Philip Inn, a 40,365 square foot, and 65-foot height hotel began in March 1990 with an opening date of September 1991. (Bristol Phoenix, July 25, 1991) King Philip Inn is located on a main road near Roger William's University (RWU). King Philip Inn did not survive as a hotel. As early as July 1991, the owner began to advertise one- and two-bedroom efficiencies. RWU leased rooms at King Philip for several years to house several hundred of their students. The University began to pull out students after spring of 2009. (Bristol Phoenix, February 19, 2009) However, students had the option to stay and rent. King Philip Inn, as a hotel, did not last long. It became King Philip Apartments & Suites, offering studio apartments and/or 2-bedroom 2-bath suites. (https://www.samsonrealty.com/kp/index.html)

Baypoint Inn right over the Mt. Hope Bridge in Portsmouth did not sustain as a hotel. It became a dorm option for RWU students. Although Baypoint will no longer house students as of July 2025, the facility is still operated by RWU. (https://pbn.com/roger-williams-university-discontinuing-residential-use-at-baypoint

Summary of the history and fiscal effects of large size hotels

1. When a hotel no longer operates as a hotel, the municipality does not collect the 1% hotel tax, nor does the state collect the sales tax. (King Philip) **Loss of projected revenue results.**
2. When RWU owns real estate (dorms) the town loses revenue from the property tax. (Baypoint). Bristol loses approximately $189,726/year in real estate tax from RWU owned Almeida Apartments. (Bristol real estate tax roll) **Loss of projected revenue results.**
3. When a failed hotel becomes an apartment complex/dorm there is a loss of commercial property. (Parcel for proposed hotel is zoned GB) ("*Do not allow industrial and commercial zoned parcels to be residential.*" Bristol Comprehensive Plan LU-6 p.187)

Large hotels have failed in Bristol and Portsmouth, causing a loss of hotel and property tax revenue and negatively affecting finances.

Concerns Regarding the FIS Tables and Additional Proposed Revenue and Expenses

Table #1 (p.3), which outlines total projected project revenue, states that "Total gross property tax revenue from the proposed 80-room Hotel and **Conference Center** development is $210,064."

The **Conference Center** represents a new component of the proposed hotel development and will have its own distinct impacts on the Town. Clarification is needed regarding the size of the Conference Center, its maximum allowable occupancy, anticipated utilization days, and parking

capacity. Furthermore, it is necessary to specify what portion of the projected $210,064 in revenue can be attributed to the Conference Center.

Also, the projected total appears to be inaccurate, as the existing real estate tax payment of $5,528 by the applicant does not represent new tax revenue.

Moreover, **Table #1** cites D&M Development, LLC as the source for the hotel's market value but does not reference comparable projects to substantiate this projection. Utilizing data from Comfort Inn & Suites may offer a more reliable basis for estimating projected revenues.

Additional Revenue (p.4)

One-time payments for permits and water and sanitation connections are not classified as revenue. These fees are associated with specific services that incur costs to the Town, such as inspections conducted during construction.

Expenses for Town services (p. 5) and ***Table #2***

These expenses must be clearly identified, sourced, and justified. Because if Table 2 uses unsupported and misleading revenue projections, any net revenue estimate for the Town is invalid.

Employment

The FIS notes that "the hotel use in Bristol will generate an additional **50 full-time equivalent jobs**…" (p.7). However, the document does not cite a reference source for this employment projection. While the FIS lists the types of jobs anticipated, it does not detail the number of positions by job type. The document also does not specify whether these jobs are seasonal or permanent, nor does it clarify how many positions are full-time versus part-time.

What is missing from the FIS?

- The **fiscal impact** of the proposed hotel on Bristol's B&Bs, hosting platforms, Harbor Inn, and Airbnb's has not been addressed or analyzed.
- Adverse effects of increased tourism

Explore Bristol, RI (https://www.explorebristolri.com/) provides a comprehensive visitor's guide to overnight accommodations. Options include the Bradford-Dimond Norris House, Governor Bradford House, The Munro House, William's Grant Inn, Captain William Richmond House, Evita Properties, and the 40-room Bristol Harbor Inn. In addition, a range of residential Airbnbs is available. The FIS has not addressed the potential financial implications of an 80-room hotel on these existing overnight accommodations.

Page 2 of the FIS notes, "with the 80-room hotel in place, Bristol will stand to attract many more tourists…" However, this assertion lacks specific supporting evidence or references. Furthermore, the report does not articulate the rationale for how an additional hotel would contribute to increased tourism. Moreover, the FIS also omits discussion of the potential negative impacts associated with higher tourist volumes—particularly for a small town such as Bristol.

Relevant concerns include overcrowding, strain on local infrastructure, road congestion, community resentment, and rising rental prices, among other documented challenges associated with increased tourism activity. https://sustainabletravel.org/what-is-overtourism/

Conclusion

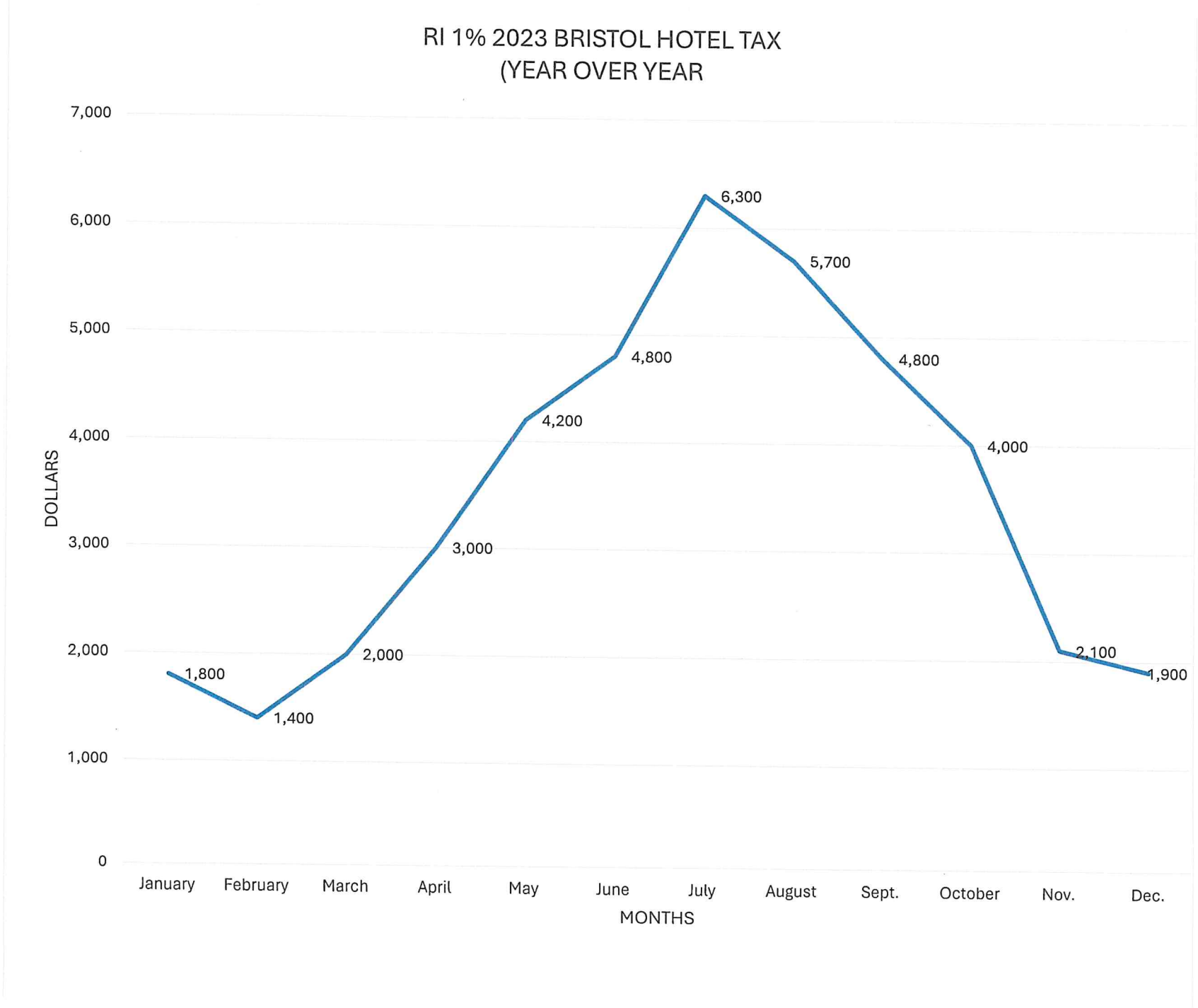
The Fiscal Impact Study for the proposed hotel development contains a number of problematic assumptions and unsubstantiated projections regarding both occupancy rates and hotel tax revenue. The sources cited are either circular or lack independent, verifiable references, undermining the validity of the fiscal benefits projected by the applicant. Furthermore, the documented occupancy rates for comparable hotels as well as the actual Town of Bristol hotel tax collections suggest that the FIS's projections are overly optimistic.

Before moving forward with this development, it is essential that the Town of Bristol seeks independent verification of projected revenues and costs, and demand transparency and accountability from all parties involved in the preparation and submission of fiscal analyses. Only through rigorous, evidence-based review can the true financial impact of this hotel proposal be understood, ensuring the best interests of Bristol and its residents are served.

This discrepancy raises important questions: Are D & M Development and D & M Boca one and the same, or are they separate entities with different roles in the project? If the entities are separate, which holds ultimate responsibility and which should the Town engage with for oversight and accountability? Clarifying the true applicant and their relationship to the project is vital for transparency and for ensuring that any commitments made in the study are enforceable.

RECOMMENDATION

The FIS submittal does not appear to meet the requirements for a realistic and documented projection of revenues and expenses to the Town in relation to the proposed hotel development. Additionally, it does not provide the Planning Board or the Public with a comprehensive assessment of the fiscal impacts. Based on this review, it is recommended that the FIS be revised to include documentation and verification supporting its projections.


RI 1% 2023 BRISTOL HOTEL TAX
(YEAR OVER YEAR
7,000
6,000
5,000
4,000
3,000
2,000
1,000
0
DOLLARS
1,800
1,400
2,000
3,000
4,200
4,800
6,300
5,700
4,800
4,000
2,100
1,900
January
February
March
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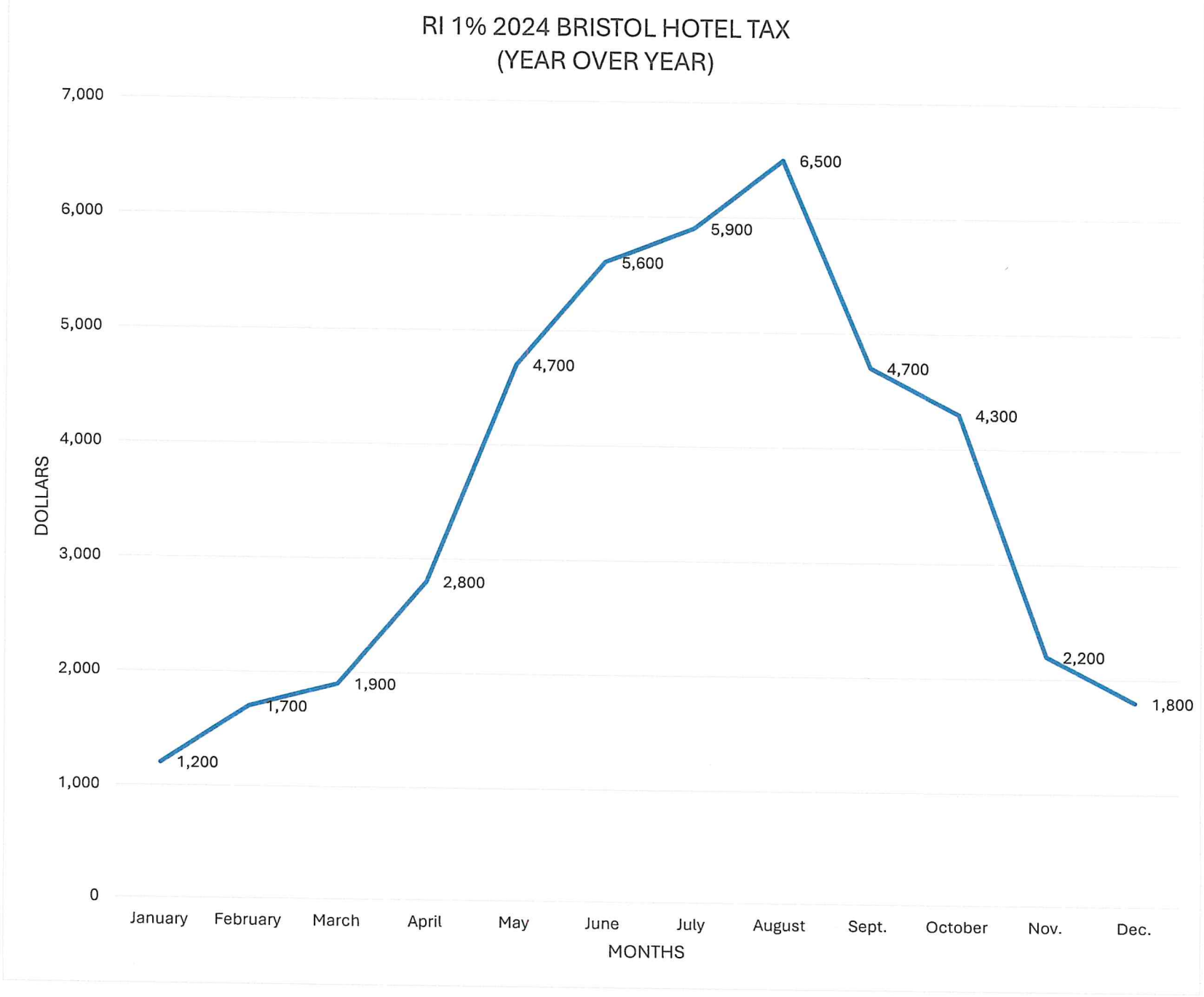
May
June
July
August
Sept.
October
Nov.
Dec.
MONTHS


RI 1% 2024 BRISTOL HOTEL TAX
(YEAR OVER YEAR)
DOLLARS
7,000
6,000
5,000
4,000
3,000
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1,200
1,700
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4,700
5,600
5,900
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4,700
4,300
2,200
1,800
January
February
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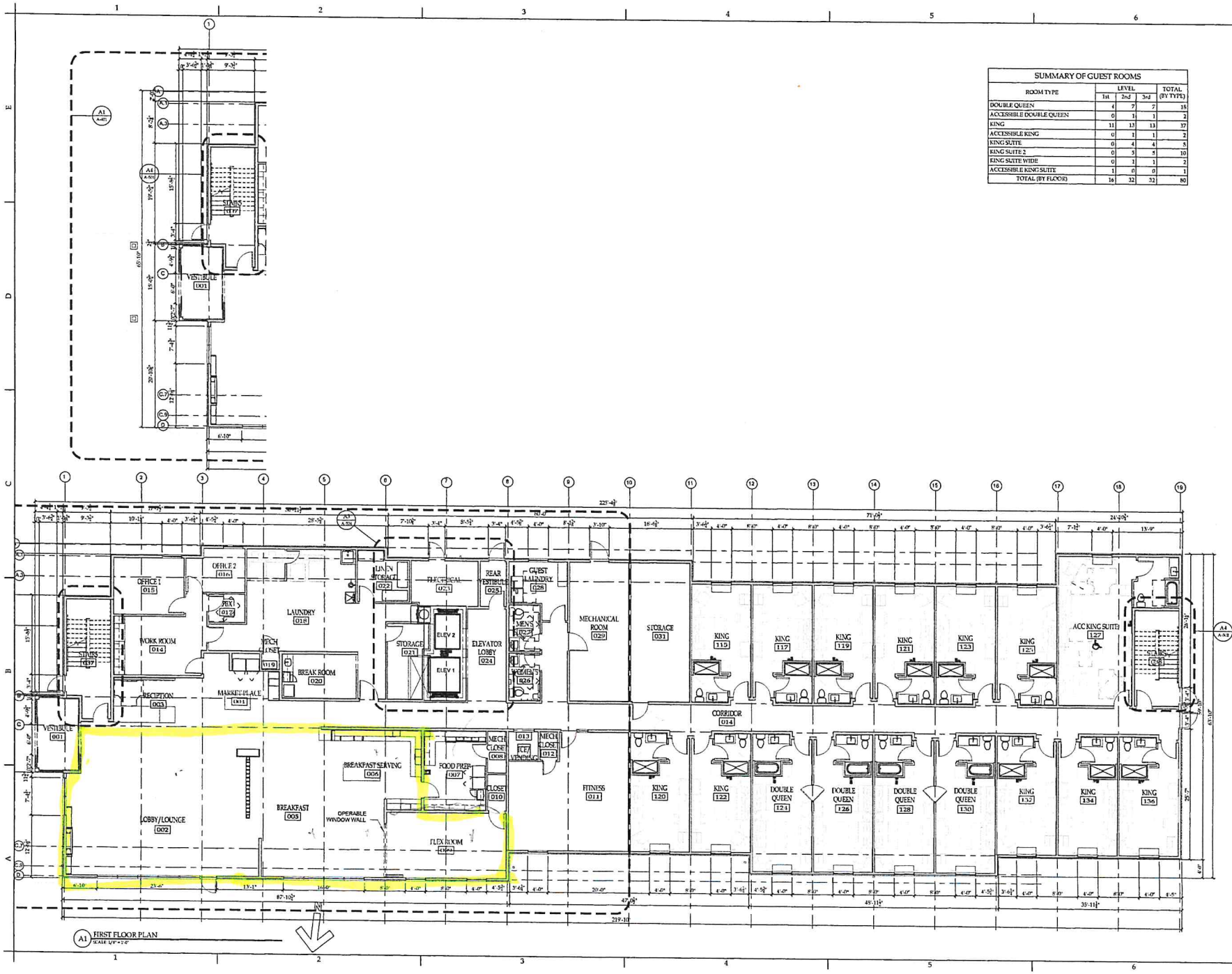
October
Nov.
Dec.
MONTHS

Designed for Flexibility

Our partitioned Flex Room seamlessly transitions from additional breakfast seating in the morning, to meeting space during the day, to a private evening reception space at night. Designed with versatility in mind, this and other multi-functio spaces allow owners to optimize operations and take advantage of the right revenue opportunities for their market.



SUMMARY OF GUEST ROOMS				
ROOM TYPE	LEVEL			TOTAL (BY TYPE)
	1st	2nd	3rd	
DOUBLE QUEEN	4	7	7	18
ACCESSIBLE DOUBLE QUEEN	0	1	1	2
KING	11	13	13	37
ACCESSIBLE KING	0	1	1	2
KING SUITE	0	4	4	8
KING SUITE 2	0	5	5	10
KING SUITE WIDE	0	1	1	2
ACCESSIBLE KING SUITE	1	0	0	1
TOTAL (BY FLOOR)	16	32	32	80

Comfort INN & SUITES

Comfort Inn & Suites

PROPERTY ID: RI043

Gooding Avenue
Bristol, RI 02809

ISSUE:

SA PROJECT TEAM: PRINCIPAL P.Silvestri
PROJ. ARCH. _____ DRAFTER _____
JOB CAPT. W. Manhardt INTERIORS _____

SEAL:

TITLE:

FIRST FLOOR PLAN

SILVESTRI
ARCHITECTS · PC
1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4772

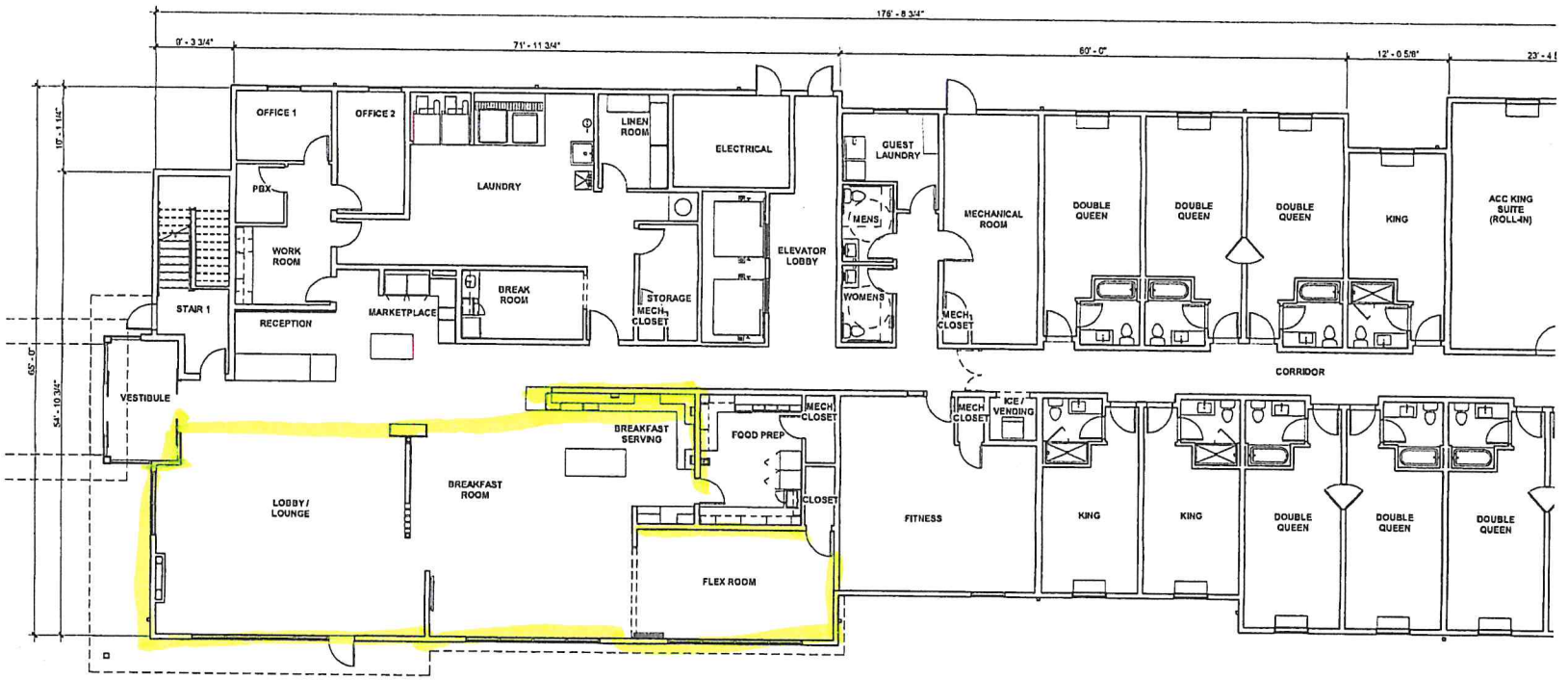
SA JOB #: 20038.01
DATE: 5/6/24

DRAWING #: A-101

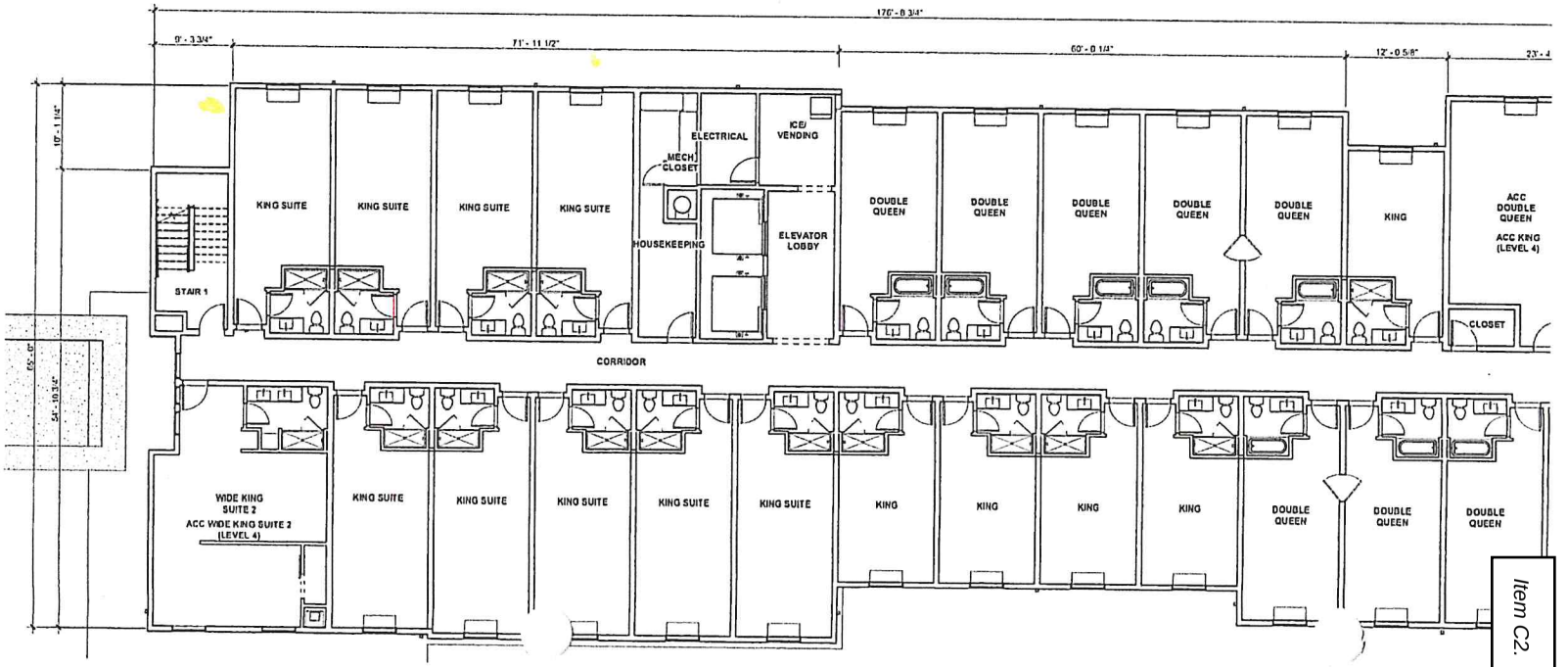
Item C2.

Comfort®
INN & SUITES
by CHOICE HOTELS

Floor Plans



Ground Level



Item C2.

December 8, 2025

Members of the Bristol Planning Board
Town of Bristol
Town Hall
10 Court Street
Bristol, RI 02809

RE: The proposed Gooding Avenue hotel ***is not consistent*** *with Bristol's Comprehensive Plan*

Dear Members of the Bristol Planning Board,

It is my opinion that this proposed hotel development does not comply with the following: *Town of Bristol Subdivision and Development Review Regulations* (Amended March 14, 2024). Article 8.6 states that development must be consistent with Bristol's Comprehensive Plan.

Enclosed is a detailed and cited review of the Town's 2016 adopted 2017 Comprehensive Plan, highlighting inconsistencies regarding the proposed 80-room hotel. Also, included are assessments of the following: Open Space Plan 2008, Natural Hazard Mitigation Plan 2016, and Storm Water Management revised 2008, all of which are incorporated into the Comprehensive Plan. Additionally, an assessment of the recent 2024 Hazard Mitigation and Flood Management Plan is attached.

What is noted and shared among all these plans is the **importance** of **preserving and protecting wetlands and controlling flooding**. The 2024 Hazard Mitigation and Flood Management Plan ranks **flooding** as a **high level of concern/risk rank**. (HMP 2024, p. 23) The Comprehensive Plan defines goals, objectives, and policies to protect wetlands and to control flooding. Also, the Comprehensive Plan outlines policies to protect the Town's historical character and integrity.

The following synopsis of cited page sections of the Town's Comprehensive Plan show that the proposed development **is not consistent** with the Plan and **does not comply** with Article 8.6. Therefore, **this proposed hotel development must not be approved**.

- Protect ecologically sensitive areas (p.12)
- Increase, acquire and protect areas of Silver Creek Watershed (p.12)
- Acknowledge importance of wetlands (p.50)
- Wetlands prevent flooding (p.115)
- Low impact development throughout the Silver Creek Watershed (p.217)
- Maintain Bristol's Character and make sure new development does not adversely impact integrity of the Town (p.3)
- Protect Silver Creek Watersheds from pollution/degradation (p.191)
- Maintain basic land use patterns (Map 3)
- Preserve Wetlands (Map 3)
- Prevent development from increasing flood damage potential (p.229)
- Increase forest cover by 25% (p.8)
- Protect the character of existing neighborhoods (Map 3)
- Do not over tax sewer system (p.18)

- Residents desire to retain Bristol's small character (p.48)
- Promote tourism and businesses that complement the Town's environmental, scenic and historic resources (p.103)
- Map all significant wetlands that should be protected from new development, regardless of zone or ownership concerns. (p.218)
- Protect mapped wetland areas through zoning and other local regulatory means so that new or expanding construction in such areas is not permitted. (p.218)

It is my intention to speak at the Public Hearing regarding these inconsistencies.

Thank you for your consideration of my review comments.

Sincerely,

Emily Spinard

Emily Spinard
35 Dartmouth Street
Bristol, RI 02809

Attachments: (Detailed review comments of the Town's Plans):

Bristol Comprehensive Plan 2016 adopted 2017
Open Space Plan 2008
Natural Hazard Mitigation Plan 2016
Phase II Storm Water Management Plan revised 2008
(total pages 9)

Comprehensive Plan Maps (total 5):
Map 3 Central Planning Area and Land Use Objectives
Map 8 Historical District
Map 10 Wetlands and Flood Zones
Map 11 Soils
Map 12 Open Space

2024 Hazard Mitigation and Flood Management Plan (2 pages)

TOWN PLANS IN SUPPORT OF PRESERVING WETLANDS AND CONTROLING FLOODING

I. Comprehensive Plan

Reference Document	Citation	Section	Reference Page
Comprehensive Plan 2016 Adopted January, 2017	It should provide the framework for all future private or public development projects. The Plan should encourage the asking and Answering of the following question: "How will this project or action affect the town in the long run."	Introduction (4)	viii
	E. Maintain the character of Bristol and make sure that new development does not adversely impact the integrity of the Town.	Ch. 1 Visions, Goals & Policies (land use)	3
	B. Acquire additional land for purely conservation purposes, to be left in its original pristine state and also to protect diminishing ecologically sensitive areas.	Ch. 1 Visions, Goals, & Policies (open space)	12
	D. Continue efforts to increase, acquire, and protect existing areas of the Silver Creek Watershed Area & Policies	Ch. 1 Visions, Goals, & Policies (open space)	12
	The community visioning process indicated that the residents of Bristol have a desire to retain Bristol's small town character and natural beauty. Part of the strategy to retain the Town's rural character is to implement conservation development techniques for future development. Conservation development is a design strategy to protect and preserve onsite and offsite natural resources from development impacts. As development sites are planned, topography,	Ch. 3 Land Use	48

soils, vegetation, natural drainage patterns, and other sensitive or unique landscape features are considered as important resources deserving of protection and enhancement. Stormwater best management practices (BMPs) are also integrated into the development site, with the primary goal of protecting and restoring natural hydrology, preventing flooding, and protecting habitat and water quality		
Another important land use consideration is the potential impact of a changing climate and the likely sea level rise associated with it. Rhode Island as a state has experienced s significant trend over the past 80 years toward a warmer and wetter climate region. Trends are evident in annual temperatures, annual precipitation, and the frequency of intense rainfall events. Inland, these trend have combined to produce an increase in river flooding. Some locations are experiencing more floods while other locations are seeing an increase in the severity of floods. This not only includes emphasis on more effective stormwater management, flood control and erosion management, but also acknowledgement of the importance of wetlands and floodplains as both habitat and scenic resources and necessary protection for vulnerable land.	Ch. 3 Land Use	50
Bristol's natural resources include water, soils, vegetation and wildlife. Water resources including freshwater bodies, coastal waters and wetlands are important for the community. Wetlands provide a value to prevent flooding, purify the groundwater, and as a wildlife habitat. Coastal waters are also important as residents enjoy swimming, boating, and fishing in the coastal waters of Bristol	Ch. 6 Natural, Cultural, & Historical Resources	115

TOWN PLANS IN SUPPORT OF PRESERVING WETLANDS AND CONTROLING FLOODING

Protect the following critical areas in Bristol: Silver Creek and Tanyard Brook Watersheds.	Ch. 10 Implementation Matrix (LU-8)	187
Expand and implement the Silver Creek Watershed Drainage Study from the headwaters north of Gooding Avenue to the Mouth at Bristol Harbor.	Ch. 10 Implementation Matrix (LU-9)	188
The Central Corridor h) North Central: Maintain the land use pattern presently in place while allowing for only minor infill development. Do not allow the wetlands to be diminished or degraded. If the area is to be developed, guide such development in a manner that protects significant amounts of the area as open space while allowing for a mixture of uses and densities that make the open space protection economically feasible, such as through conservation development.	Ch. 10 Implement Matrix (LU-11 h)	190
Protect Silver Creek from pollution and degradation.	Ch. 10 Implement Matrix (LU-11 k)	191
Low Impact Development techniques should continue to be required throughout the Silver Creek watershed area.	Ch. 10 Implementation Matrix (NHCR-11)	217
Require best management practices to preserve wetlands, flood plains, and other environmentally sensitive areas in proposed land development projects.	Ch. 10 Implementation Matrix (OSCR-7)	227

TOWN PLANS IN SUPPORT OF PRESERVING WETLANDS AND CONTROLING FLOODING

Continue to acquire additional acreage along the west and east branches of the Silver Creek watershed to add to the Town's greenbelt path system, protect sensitive wetlands and prevent development from increasing flood and storm damage potential.	Ch. 10 Implement Matrix (OSCR-19)	229
Establish priorities and continue to acquire land, rights-of-way, or easements along tributaries, estuaries, coastlines, and streams (for example Silver Creek) to buffer these areas from development and provide limited public access.	Ch. 10 Implement Matrix (NHCR-21)	220
Protect Silver Creek; Protect wetlands	Map 3 (land use)	
Map 11 shows the areas of eastern branch of Silver Creek watershed has seasonal high water table and hydric soil (severe constraints 0-18").	Map 11 (soils)	
Map 12 shows plat 111 lot 1 as private undeveloped land suitable for conservation and open space	Map 12	

II. Open Space Plan 2008

Reference Document	Citation		Section
Open Space Plan 2008	The goals of this committee are to advise the Town Council on open space preservation and acquisition efforts, act as a resource for other agencies with open space concerns, and advise the Planning Board on open space elements of the Comprehensive Plan. Committee members feel strongly that to be most effective, the committee must be both proactive discoverers of potential open space acquisitions, as well as reactive advisors to the Town.	Introduction	1
	Bristol's Comprehensive Plan places a strong emphasis on the preservation of open space and sensitive natural areas. The Comprehensive Plan also recognizes the need to protect ecologically sensitive areas, direct development away from flood prone areas, and provide greenbelts of open space as relief from development.	Introduction	1
	Silver Creek consists of two branches that originate in the north-central portion of town and flows southerly before meeting within a brackish tidal marsh that drains into Bristol Harbor. This waterway drains an area of approximately 1,500 acres, and is an important area for natural open space, wildlife habitat, and flood control. Flooding is a frequent problem in the Silver Creek watershed, most notably at the Chestnut Street and Hope Street Road crossings where flow is restricted.	Water Resources	5.3

Several significant areas of freshwater wetlands can be found within Bristol. Most notable are wooded wetlands located within central portions of town along either branch of Silver Creek. Wetland resources such as those found in several area of Bristol help to control floodwaters by storing excess runoff during heavy periods of rain and snowmelt. Soils within the wetlands act as sponges and hold excess water until it can be slowly released into streams. Urban wetlands are particularly important because they help prevent flooded basements, roads, a recurring condition especially in the Silver Creek watershed.	5.3
Privately owned unprotected open space: owner Kendan LLC; plat 111/1, Gooding Avenue; 9.8 acres; woodlands, wetlands.	chart 14
Town owns parcels of open space adjacent to silver creek. Others are private and should be protected from development and encroachment into wetland. Open space acquisition efforts in this area should be focused on watershed protection, marshland habitat preservation and flood control.	7.1 (c)

III. Phase II Storm Water Management Program Plan revised 2008

Reference Document	Citation	
Phase II Storm Water Management Plan	"The Storm Water Phase II Final Rule is the Environmental Protection Agency's Effort to preserve, protect, and improve the Nation's water resources from polluted Storm water runoff."	1.1
	Sub-Watershed 4A – is located in central Bristol. The sub-watershed area is approximately two square miles. Storm water from the sub-watershed drains to Silver Creek, which discharges into Bristol Harbor.	3.2 (drainage systems)

	"Town will review all plans for construction projects to ensure compliance with soil erosion and sedimentation controls and structural and non-structural BMP requirements.	4-27	
	Design of the development shall be consistent with the Comprehensive Plan.	Appendix F	108

IV. Natural Hazard Mitigation Plan Update

Reference Document	Citation		
Natural Hazard Mitigation 2016	Most respondents (to online survey) are 'Very Concerned' with flood related hazards (61.54%).	Introduction	13
	According to Table 2-1 (Risk Assessment Matrix): there are vulnerable areas subject to flooding due to heavy rains and storms. These areas have historical and potential high risk, causing property damage and public safety and health concerns. 1. Local roads: Bridge at Silver Creek, Chestnut, Gooding and conduits under St. Mary's Cemetery. 2. Sewer Pump station at Silver Creek. 3. Silver Creek and Tanyard Brook watersheds. 4. Silver Creek Nursing Home	Table 2-1	
	According to Table 2-2 (Hazard Index) there is a high frequency of the natural hazard of inland/urban flooding/heavy rain. It shows damage as extensive and high hazard index of 7.	Table 2-2	

TOWN PLANS IN SUPPORT OF PRESERVING WETLANDS AND CONTROLING FLOODING

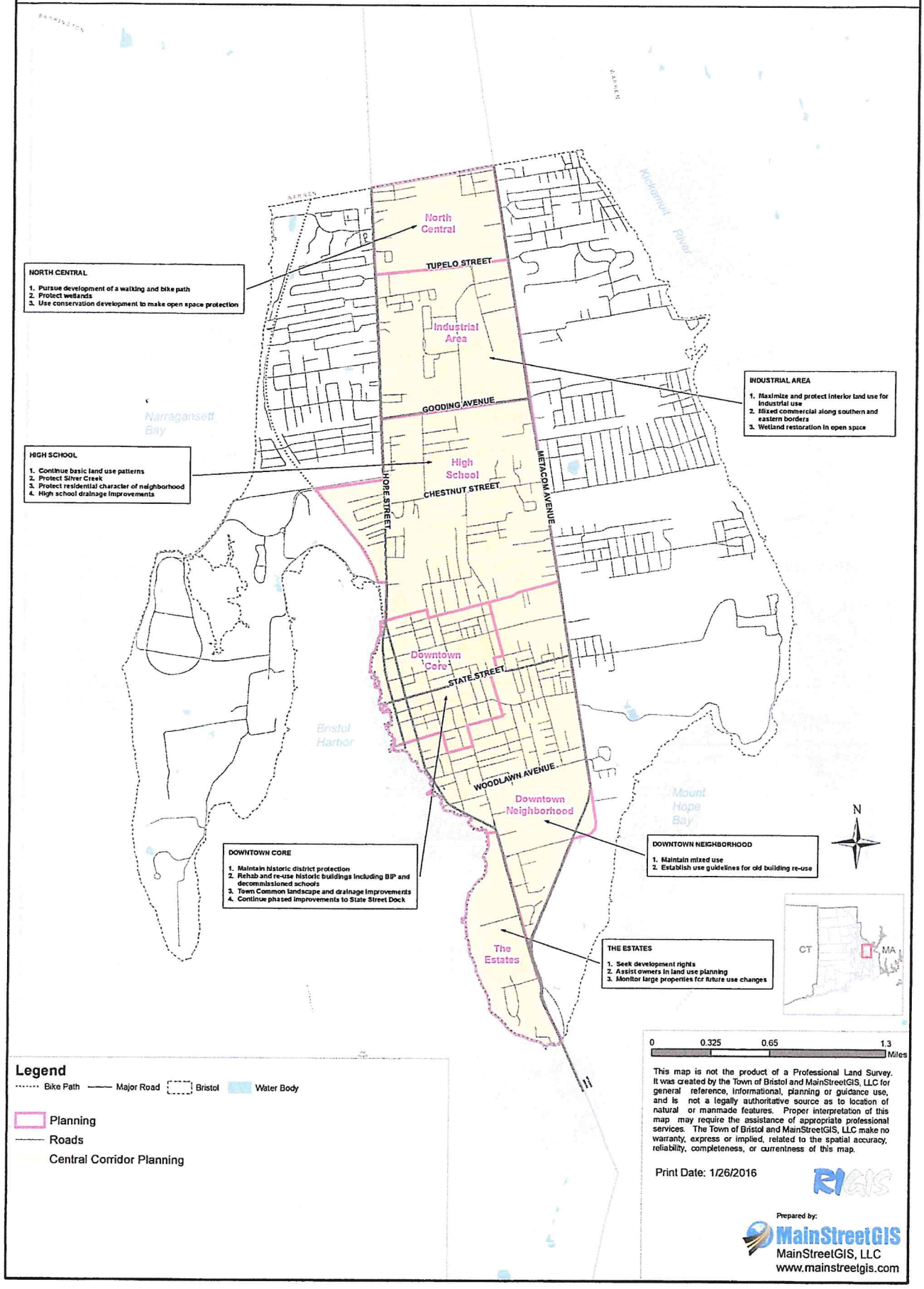
Flood magnitude increases with increasing recurrence interval. The Town of Bristol can be uniformly affected by riverine/flash flooding events, dependent upon the location (amount of impervious surfaces within the area), existing/incoming weather conditions, and time of year (frozen ground conditions can exacerbate flooding) Based on the increased frequency and severity of flash flooding events (two significant events) which caused numerous business, road and bridge closures... the Town is considered at high risk for future flash flooding events.	Section 2	35
Development has exacerbated the magnitude and frequency of urban flooding by increasing impervious surfaces, also increasing the rate of drainage collection, reducing the carrying capacity of the land, and often overwhelming sewer system infrastructure.	Section 2	35
Silver Creek The area of Hope Street where the Silver Creek discharges into Bristol Harbor frequently floods during heavy rain storm events, particularly when combined with high tides. This area combined with the Tanyard Brook area, have traditionally experienced the highest damages from flooding throughout the Town.	Section 2	36
Just prior to the March 2010 floods, the Town slip-lined the existing drainage pipe that extended from the High School property on the north side of Chestnut Street through St. Mary's cemetery and to the outlet structure on the south side of the cemetery. The March 2010 floods sent so much water into this drainage system that the outlet structure "blew out" and caused significant erosion at the outfall. The Town was able to secure a grant ($25, 000) from NRCS to re-grade the area and stabilize the banks with rip rap which replaced the destroyed outlet structure.	Section 2	36-37

TOWN PLANS IN SUPPORT OF PRESERVING WETLANDS AND CONTROLING FLOODING

Given the size and geography of Bristol (as a peninsula), it is expected that all coastal areas, as well as the Silver Creek watershed are vulnerable to the impacts of sea level rise.	Section 2	45
Town Bridge (Route 114) at Silver Creek, which has been flooded in the past, now carries water and sewer lines that service the northwest portion of Bristol. The residents of Bristol, and all the commercial businesses in that area, are vulnerable to destruction of this bridge and the water and sewer lines that run underneath it. Breaks in the sewer line would not only leave residents without sewage disposal, but would also result in raw sewage discharge into Silver Creek. This section of Route 114 was closed during the March 2010 storm event.	Section2	64
The Comprehensive Plan is a planning document that outlines goals, policies, issues and actions to provide a framework for growth within the Town. In 2014, the Town adopted an updated Comprehensive Plan, which includes many of the mitigation actions included in the 2010 Hazard Mitigation Plan, still relevant for this 2015 Update. Moving forward, the Town will integrate new mitigation actions from this 2015 Update into the next update of the Comprehensive Plan. Land Use Element • *Action Item LU8 – Continue to protect the Silver Creek and Tanyard Brook Watersheds. *Action Item LU9 – Implement the Silver Creek Watershed Drainage Study.	Section 3	68
Guiteras School, Mt. Hope High School, Metacom Manor, Benjamin Church Manor, Silver Creek Manor, and Silver Creek Pump Station are major facilities at risk for flooding within the Eastern Branch of the Silver Creek Watershed.		Map A-3

Town of Bristol
Rhode Island
Comprehensive Plan, 2016

MAP 3
Central Planning Areas and Land Use Objectives



This map is not the product of a Professional Land Survey. It was created by the Town of Bristol and MainStreetGIS, LLC for general reference, informational, planning or guidance use, and is not a legally authoritative source as to location of natural or manmade features. Proper interpretation of this map may require the assistance of appropriate professional services. The Town of Bristol and MainStreetGIS, LLC make no warranty, express or implied, related to the spatial accuracy, reliability, completeness, or currentness of this map.

Print Date: 1/26/2016

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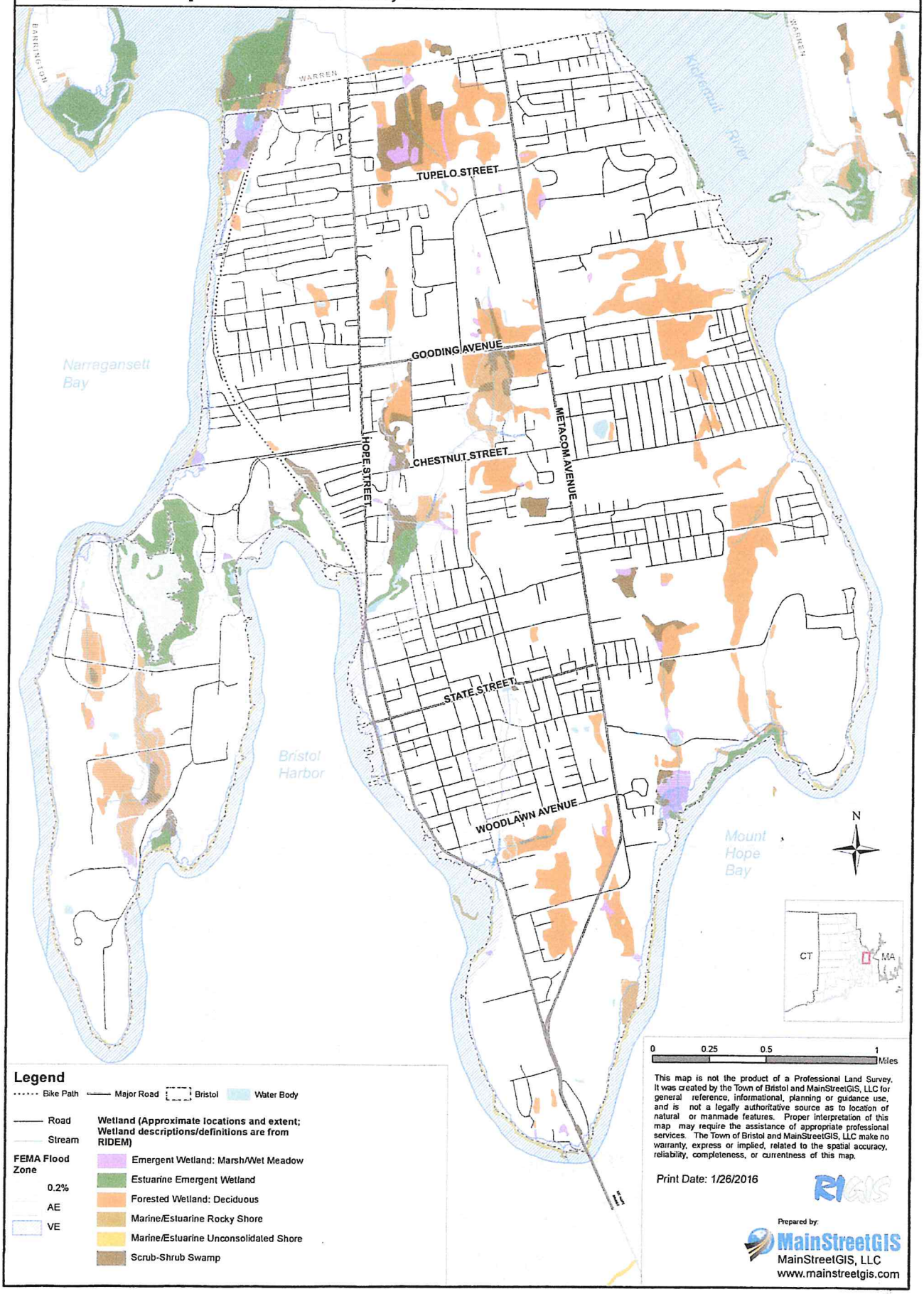
Town of Bristol
Rhode Island
Comprehensive Plan, 2016

MAP 10
Wetlands & Flood Zones



Legend

Bike Path
Major Road
Bristol
Water Body
Road
Stream

FEMA Flood Zone
0.2%
AE
VE

Wetland (Approximate locations and extent; Wetland descriptions/definitions are from RIDEM)
Emergent Wetland: Marsh/Wet Meadow
Estuarine Emergent Wetland
Forested Wetland: Deciduous
Marine/Estuarine Rocky Shore
Marine/Estuarine Unconsolidated Shore
Scrub-Shrub Swamp

Print Date: 1/26/2016

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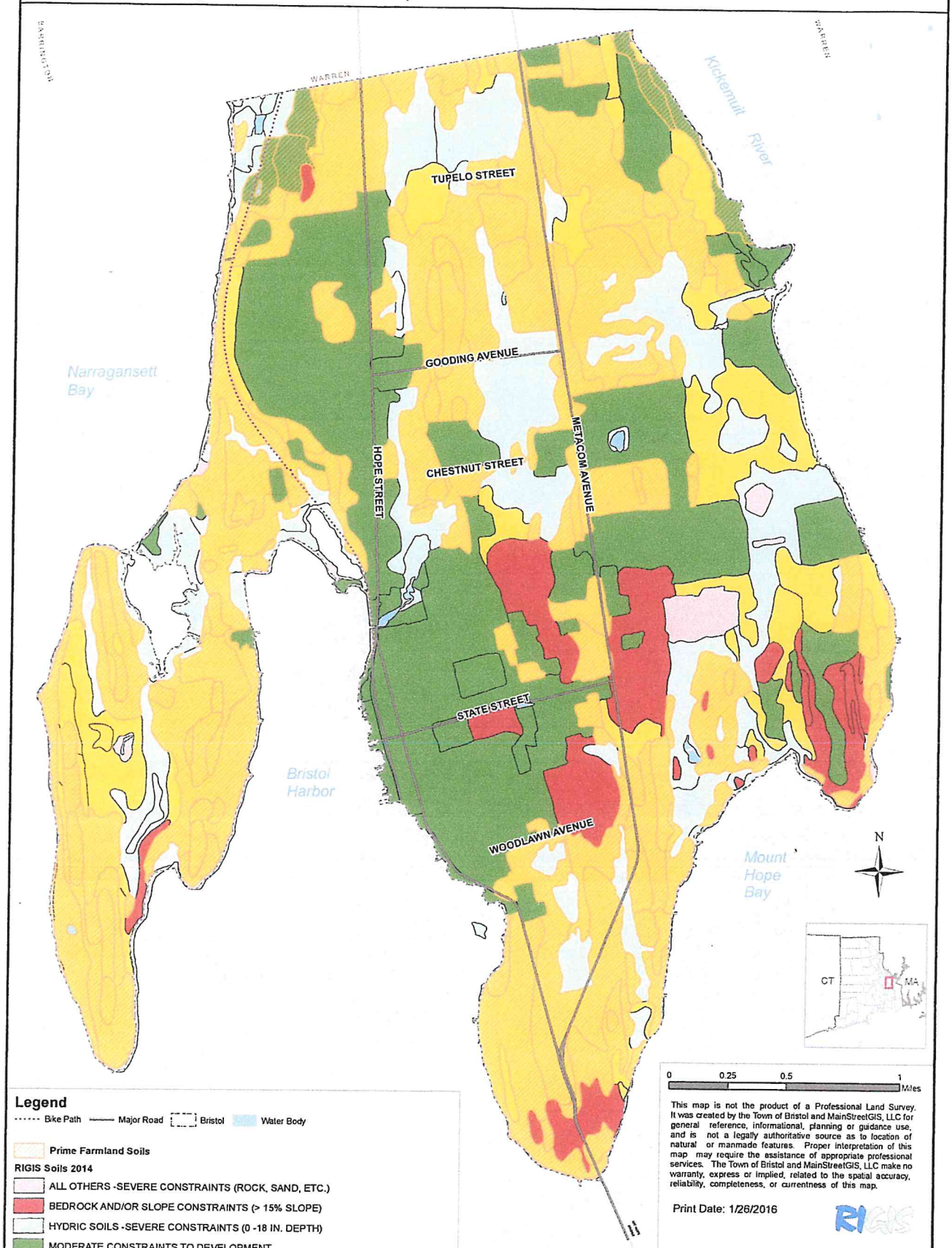
Town of Bristol
Rhode Island
Comprehensive Plan, 2016

MAP 11
Soils



Legend

Bike Path — Major Road — Bristol — Water Body

Prime Farmland Soils

RIGIS Soils 2014

- ALL OTHERS -SEVERE CONSTRAINTS (ROCK, SAND, ETC.)
- BEDROCK AND/OR SLOPE CONSTRAINTS (> 15% SLOPE)
- HYDRIC SOILS -SEVERE CONSTRAINTS (0 -18 IN. DEPTH)
- MODERATE CONSTRAINTS TO DEVELOPMENT
- SEASONAL HIGH WATERTABLE (19 -42 IN. DEPTH)

Print Date: 1/26/2016

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MainStreetGIS
MainStreetGIS, LLC
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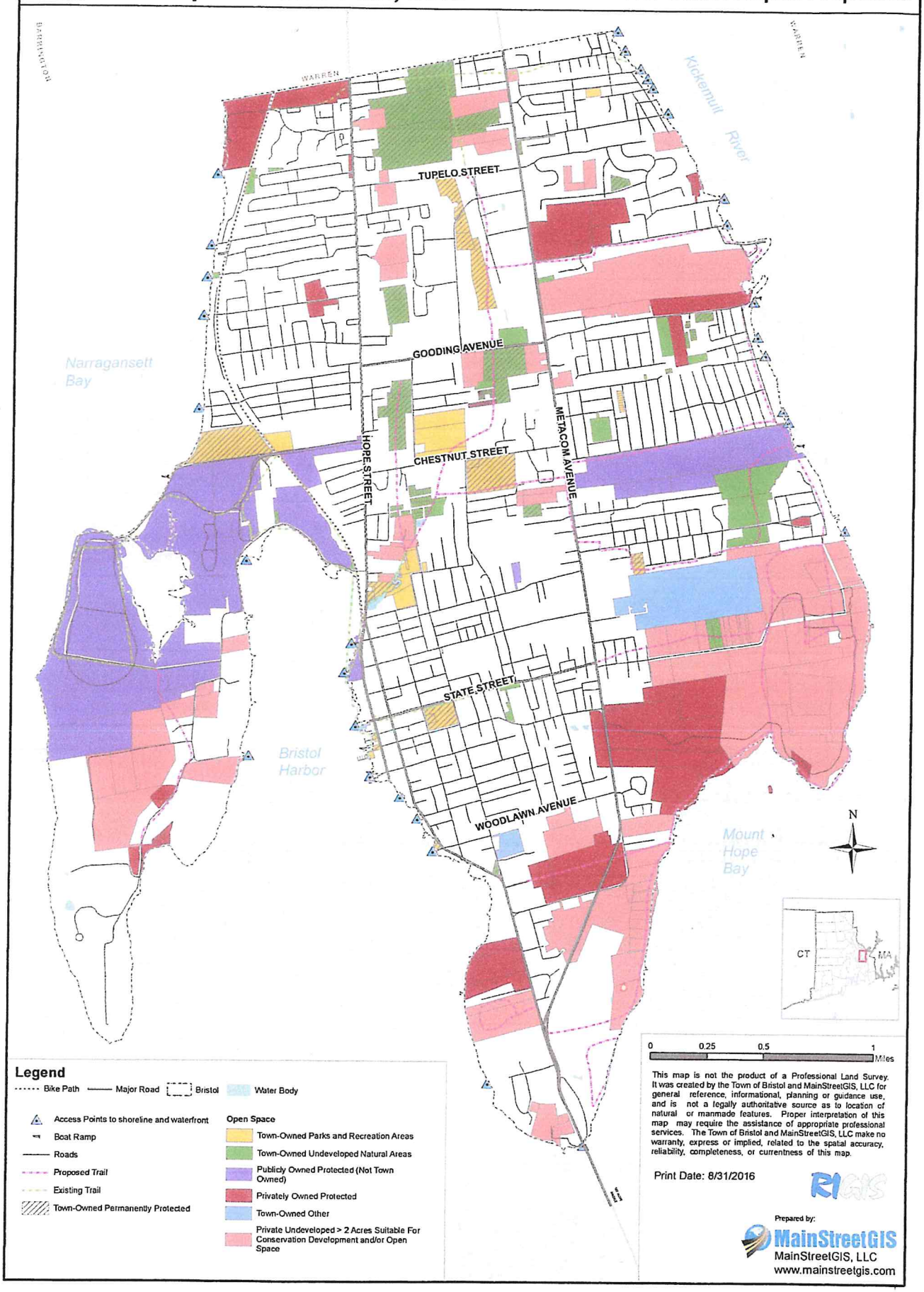
Town of Bristol
Rhode Island
Comprehensive Plan, 2016

MAP 12
Open Space, Conservation, Recreation, and Other Undeveloped Properties



Legend

Bike Path — Major Road — Bristol — Water Body

Access Points to shoreline and waterfront
Boat Ramp
Roads
Proposed Trail
Existing Trail
Town-Owned Permanently Protected

Open Space

Town-Owned Parks and Recreation Areas
Town-Owned Undeveloped Natural Areas
Publicly Owned Protected (Not Town Owned)
Privately Owned Protected
Town-Owned Other
Private Undeveloped > 2 Acres Suitable For Conservation Development and/or Open Space

Print Date: 8/31/2016

Prepared by:
MainStreetGIS
MainStreetGIS, LLC
www.mainstreetgis.com

2024 Hazard Mitigation and Flood Management Plan Update

Town of Bristol, Rhode Island

Silver Creek and Bristol Harbor

Adopted by the Town of Bristol, Rhode Island on April 17, 2024

(The following citations are from the above referenced document.)

Water Resources (Bristol Hazard Mitigation Plan (HMP)

Water resources including freshwater bodies, coastal waters and wetlands are important for the community. Wetlands provide a value to prevent flooding, purify the groundwater, and as a wildlife habitat. (Introduction p.10)

The most significant natural water features in Bristol are the Kickemuit River, Narragansett Bay, Bristol Harbor, and Mount Hope Bay. They define the town's land boundaries to the east, west, and south. The second largest water resource is the series of streams that crisscross the town. Two of note are Silver Creek and Tanyard Brook which run through developed areas. (Introduction p.11)

The Bristol Hazard Mitigation (BHM) Committee identified and included all flooding (riverine, coastal, flash, and street) as a hazard. The BHM Committee ranked flooding as a level of high concern/risk in Bristol. (Ch 3 Natural Hazards pp. 20-23)

According to the Rhode Island 2019 Hazard Mitigation Plan Update, "Flooding is a localized hazard that is generally the result of excessive precipitation. Flooding is the most commonly occurring natural hazard, due to the widespread geographical distribution of river valleys and coastal areas, and the attraction of human settlements to these areas. Floods are among the most frequent and costly natural disasters in terms of human hardship and economic loss." (Ch 3 p. 32) Moreover, Bristol areas susceptible to flooding are the low-lying coastal zones, which are the most vulnerable, as well as the developed floodplain hazards of Bristol, which include the Bristol Waterfront Historic District, Poppasquash Road and Bristol Marine, Tanyard Brook and Silver Creek Watersheds. Furthermore, the probability of flooding is highly likely, expected multiple times a year. (Ch. 3 p.33)

The HMP cited the following critical natural resources identified in the Comprehensive Plan and Open Space Plan (p.65):

- *Wetlands and salt marshes*
- *Creeks and brooks*
- *Floodplains*
- *Soils*
- *Habitats and endangered species*
- *Wooded areas*
- *Beaches*

As cited in the HMP weather related events impact the natural environment. Additionally, the HMP states that flood frequency and flood severity have significantly increased over the past 80 years. Also, climate change will result in more heavy rains. It is therefore reasonable to conclude that the critical natural resources will be more severely impacted. When the natural environment is impacted, there are losses of habitats, salinization of land/groundwater, threats to ecosystems, and damage to built environment. (Ch. 4 Risk Assessment p. 65)

In Chapter 5 *Programmatic Capabilities* the HMP specifies aspects from the Town's existing relevant plans and policies that were reviewed in the writing of the HMP. The following relevant mitigation actions were noted. (Ch. 5, pp. 76-79)

Land Use Element (CP)
Action Item LU8: Continue to protect the Silver Creek and Tanyard Brook Watersheds
Action Item LU9: Expand and implement the Silver Creek Watershed Drainage Study from the headwaters north of Gooding Avenue to the mouth at Bristol Harbor and

complete the recommended Phase 2 Tanyard Brook improvements.

Open Space, Conservation, and Recreation Element
Action Item OSCR11 – Require Best Management Practices (BMPs) to preserve wetlands, flood plains, and other environmentally sensitive areas.

Bristol HMP has incorporated the Comprehensive Plan, Open Space Plan, and Bristol 2016 Hazard Mitigation Plan. And by doing so has strengthened the policies and guidelines of the dire need to protect the Town's sensitive undeveloped wetlands, floodplains, and watersheds from development to protect the Town and Bristol residents from increased flooding.

November 26, 2025

Louis A. Cabral
Principal
The Cabral Group

Diane Williamson
Director of Community Development
Town of Bristol
235 High Street
Bristol, RI 02809

Dear Members of the Planning Board.

Please accept this correspondence as an official request seeking a one-year extension of the Planning Board's, "Final Plan approval for the Master Plan Development for the conversion of the former Oliver School" building by State Street 151, LLC. The decision was recorded on March 3, 2025 (Book 2275 Pg: 129); however, the final plan has not yet been recorded.

State Street 151, LLC has applied and is working with State agencies (DOR and RIHPHC) to access the State's Historic Preservation Tax Credit for the proposed work on the building. Final determination has not yet been achieved and therefore the request for the extension of time.

Thank you in advance for your consideration.

Sincerely,

Lou Cabral

Lou Cabral