



TOWN OF BRISTOL, RHODE ISLAND

TECHNICAL REVIEW COMMITTEE

Technical Review Committee Agenda

Tuesday, August 26, 2025 at 1:00 PM

**Community Development Office Conference Room, 235 High Street,
1st Floor, Bristol, RI 02809**

A. Pledge of Allegiance

B. Agenda Item

B1. Agenda Item

Review of Master Plan phase for Major Land Development of the Comfort Inn and Suites 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.

C. Adjournment

Date Posted: August 13, 2025

Posted By: mbw



Town of Bristol, Rhode Island

Department of Community Development

10 Court Street
Bristol, RI 02809
www.bristolri.us
401-253-7000
f. 401-253-3080

CERTIFICATE OF COMPLETENESS

*Major Land Development Comfort Inn and Suites
Master Plan Phase
Gooding Avenue*

August 13, 2025

TO: D and M Boca, Owner/Applicant
Chris Duhamel, Engineer
Michael Kelly, Esq.
Michael Resnick, Esq.

FROM: Diane M. Williamson, Administrative Officer

RE: Major Land Development – Master Plan Phase Comfort Inn and Suites

Pursuant to the Bristol Land Development and Subdivision Review regulations the plans and supporting documentation for the above-referenced plan, which were submitted on May 23, 2025 with supplemental materials provided on June 6, 2025 and August 8, 2025 are deemed complete on August 13, 2025 for the purposes of commencing review. Please note that the Planning Board may subsequently require correction of any information found to be in error and submission of additional information not required for certification, as is necessary to make an informed decision.

Per the Planning Board regulations, the timeframe for a decision is 90 days from the date of certification which is November 11, 2025 unless an extension is mutually agreed upon in writing by the applicant and the Planning Board.

**Diane M. Williamson,
Administrative Officer**



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:

Page 2 of 2

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.



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.

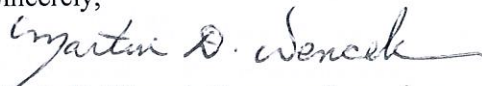
You are required to comply with the terms and conditions of this revised permit and to carry out this project in compliance with 250-RICR-150-15-3 at all times. Failure to do so may result in an enforcement action by the Program.

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,

 *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

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

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



z:\main\projects\2336-001_gooding_avenue\autocad drawings\2336-001-lsc.dwg Plotted: 8/17/2025



PLANTING NOTES:

- 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.
- 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.
- 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 LAWS 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.
- 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.
- PLANT SUBSTITUTION SELECTION MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 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.
- 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.
- 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.
- TRIM BROKEN AND DEAD BRANCHES FROM TREES AND SHRUBS AFTER PLANTING. NEVER CUT A LEADER.
- RECOMMENDED DATES FOR PLANTING ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.
- 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.
- 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 OWNER'S PERMISSION. NEW LOAM SHALL BE FRAGILE, 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 SOO OR OVERSEED ANY AREAS NOT COVERED SUBSTANTIALLY WITH GRASS AFTER ONE YEAR FROM PLANTING.
- ANY DISTURBED AREA DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL STATE BY THE CONTRACTOR BEFORE COMPLETION OF THE PROJECT.
- THESE PLANS ARE FOR LANDSCAPE PLANTING ONLY.
- LIGHTING DESIGN BY OTHERS.
- THESE PLANS ARE NOT FOR CONSTRUCTION AND ARE FOR PERMITTING PURPOSES ONLY.

NOTE:

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



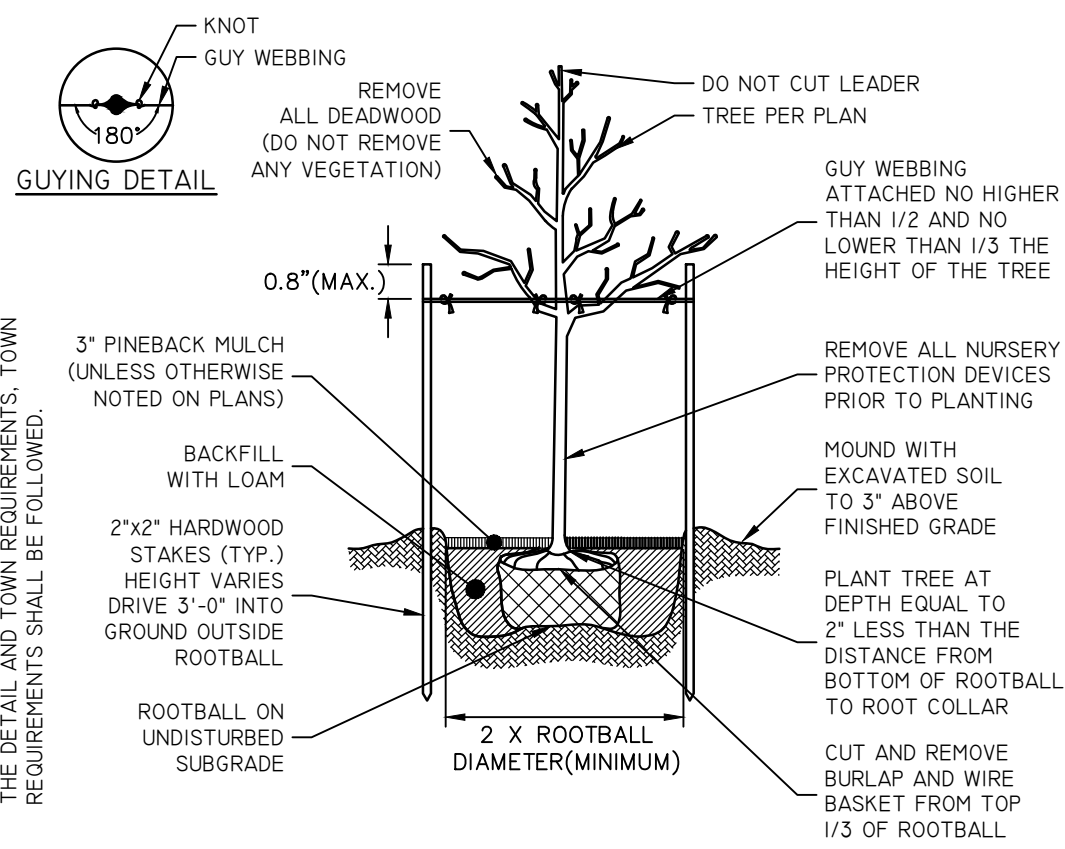
THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS ISSUED FOR CONSTRUCTION AND STAMPED BY THE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE NEARBY ADJACENT UTILITIES AND FOR THE PROTECTION OF THE SAME. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	DESIGN BY	DATE
0	08/27/2025	Landscape Plan Submission	A.C.A.	08/27/2025
1	08/27/2025	Drawn By: D.R.N.	Design By: K.I.D.	08/27/2025

LANDSCAPE PLAN
Comfort Inn & Suites

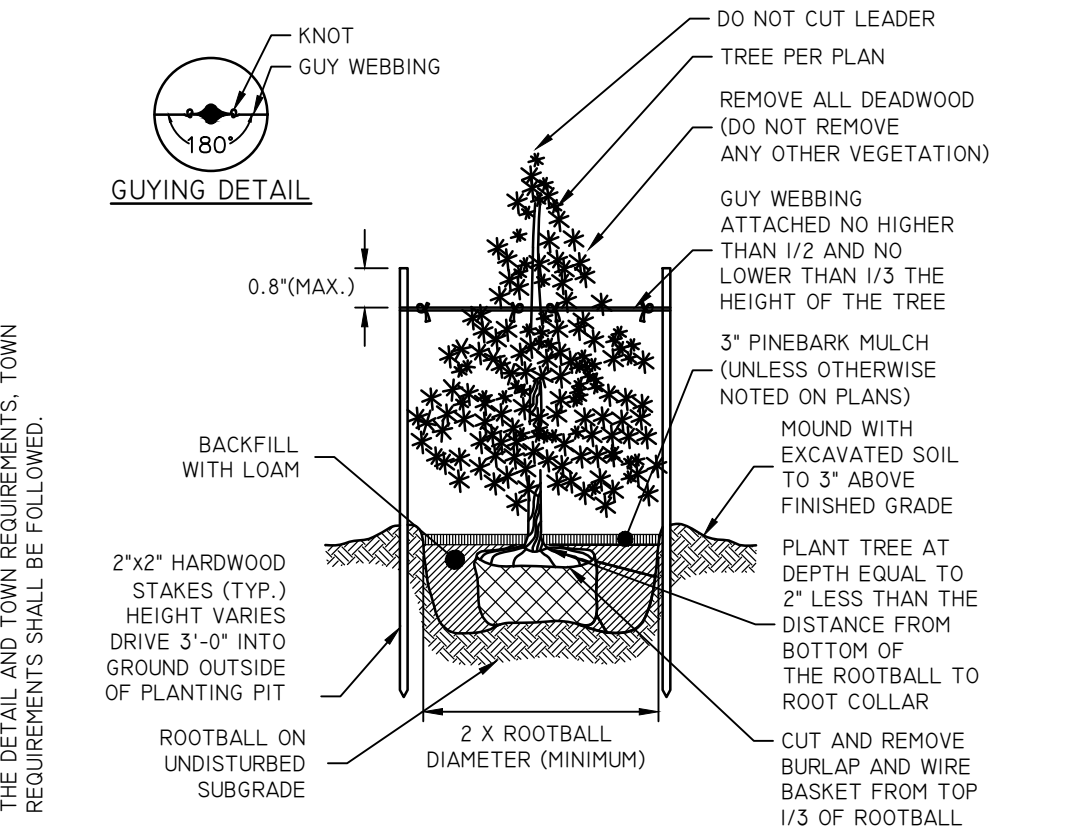
Owner & Applicant:
D&M BOCA DEVELOPMENT, LLC
92 Bulfinch Corner Road, Suite 160,
North Attleboro, MA 02762

DE Job No: 2336-001. Copyright 2025 by DiPrete Engineering Associates, Inc.



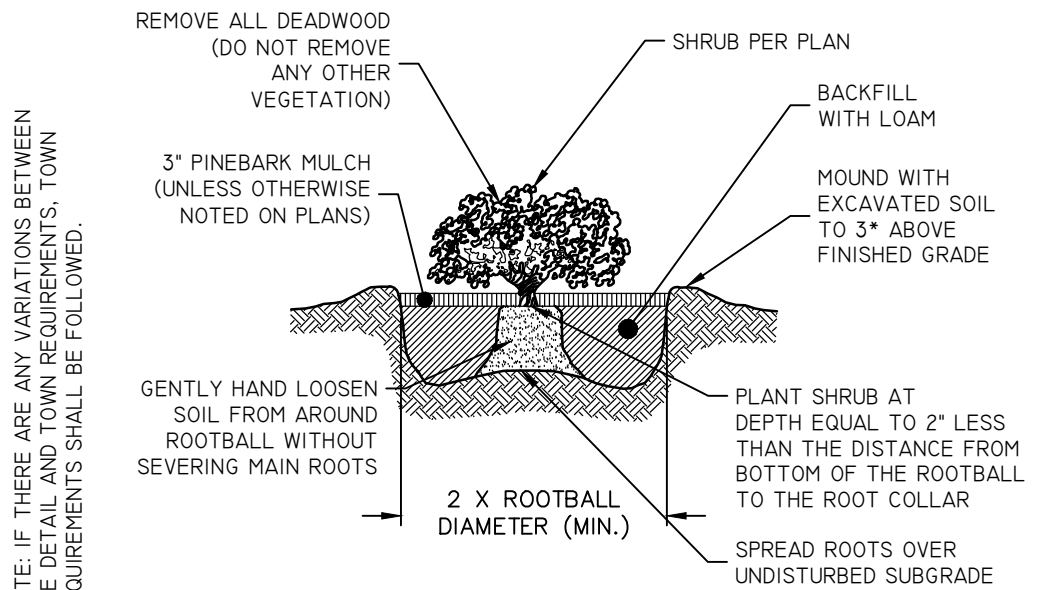
LARGE TREE STAKING AND PLANTING DETAIL
(2" CALIPER AND GREATER)

NOT TO SCALE



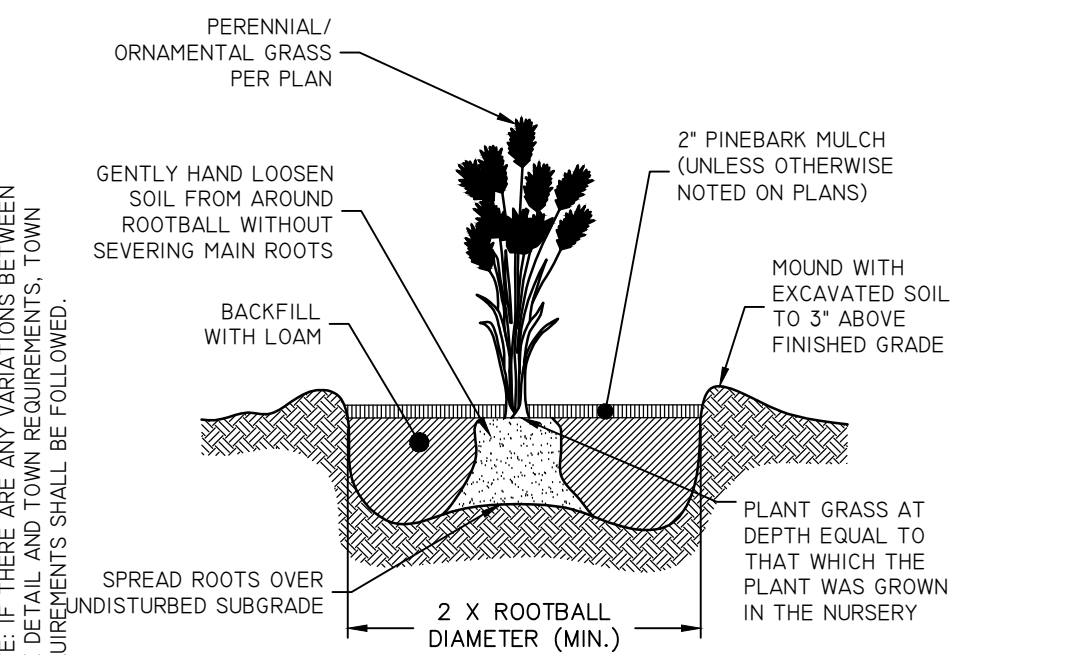
EVERGREEN TREE PLANTING DETAIL
(4'-0" HIGH AND GREATER)

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 BRACED 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 'HA MELN'	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 VII

- (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:
- Along the street frontage, a three-foot planted strip with one shade tree for every 40 feet of frontage.
 - 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.
 - 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:

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

LANDSCAPE NOTES & DETAILS

Comfort Inn & Suites

AP 111, Loc 1
Bristol, Rhode Island

Owner & Applicant:
D&M BOCA DEVELOPMENT, LLC

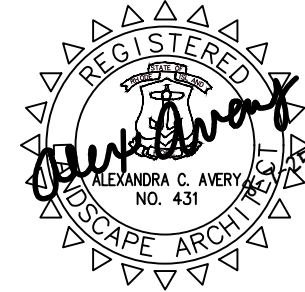
92 Bulfinch Corner Road, Suite 160,
North Attleboro, MA 02762

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DiPrete Engineering

90 Broadway, Newport, RI 02840
tel 401-619-5890 fax 401-664-6006 www.diprete-eng.com

Boston • Providence • Newport



THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER.

DIPRETE ENGINEERING ASSOCIATES, INC. IS THE DESIGNER OF THIS PLAN SET. DIPRETE ENGINEERING ASSOCIATES, INC. DOES NOT WARRANT THE ACCURACY OF THIS PLAN SET.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE NECESSARY FIELD SURVEYING AND FOR THE ACCURACY OF THE FIELD DATA. DIPRETE ENGINEERING ASSOCIATES, INC. DOES NOT WARRANT THE ACCURACY OF THE FIELD DATA.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSOCIATES, INC. DOES NOT WARRANT THE ACCURACY OF THE FIELD DATA.

UTILITIES LOCATIONS OF EXISTING UTILITIES.

0 08/07/2025 Landscape Plan Submission
WJ Date Description
Drawn By: D.R.N. Design By: K.D.

Assessor's Plat 111 Lot 1



14 Property Line Survey (Sheet 14 of 14) by Barker Land Surveying

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.

z:\domain\project\2536-001_gooding_avenue\autocad drawings\2536-001_cour_dwg_Plotter.dwg, 7/14/2025

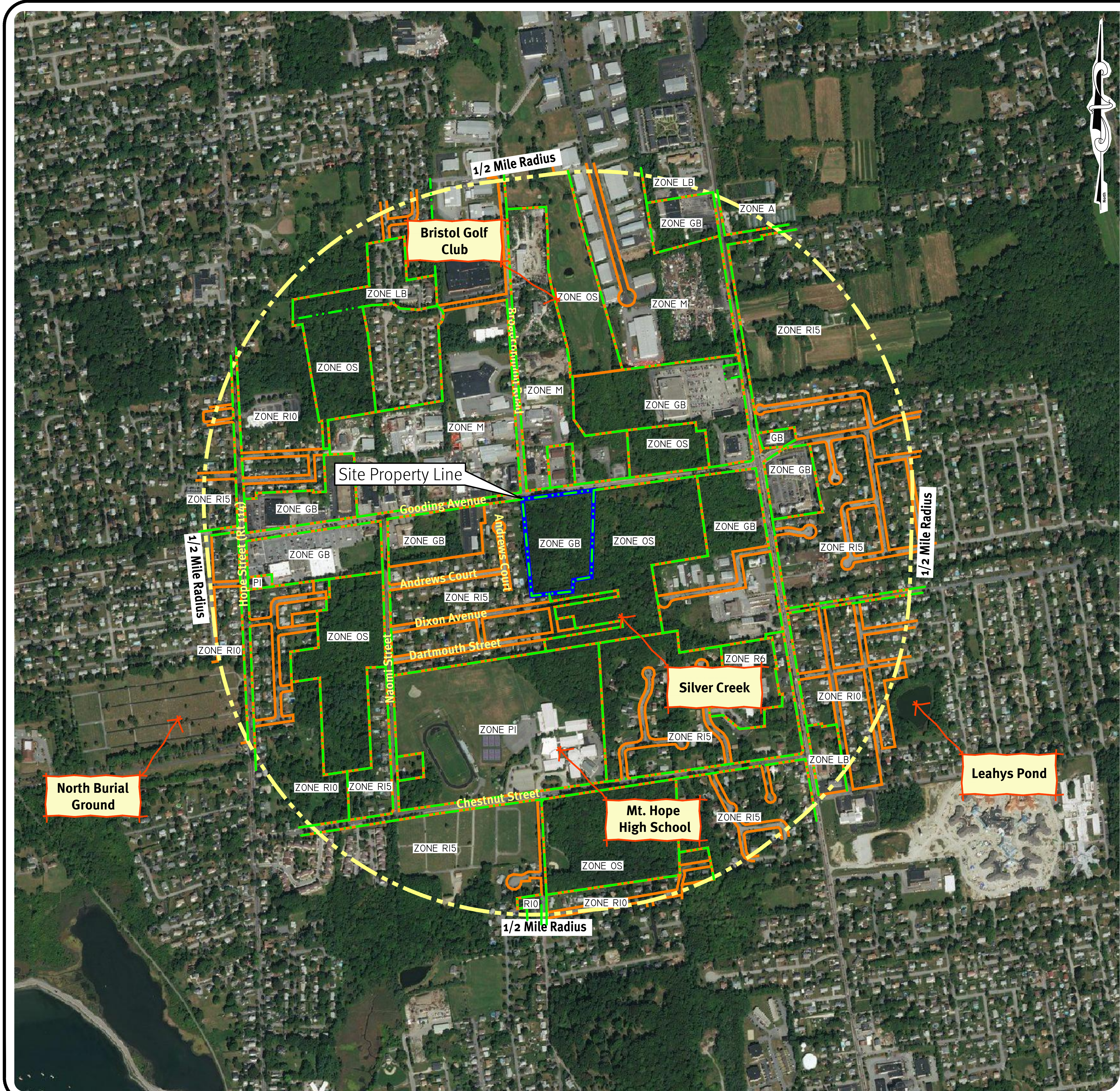
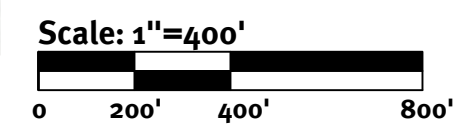


PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 09-12-2024.



DiPrete Engineering
90 Broadway, Newport, RI 02840
tel 401-699-5990 fax 401-464-6006 www.diprete-eng.com

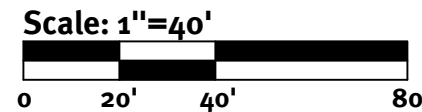
Boston • Providence • Newport

KEVIN DEMERS
REGISTERED PROFESSIONAL ENGINEER
CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED, ISSUED FOR CONSTRUCTION AND STAMPED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER'S SEAL AND SIGNATURE. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.
THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE NEARMAP DATA AND FOR THE ACCURACY OF THE DATA. DIPRETE ENGINEERING CONFORMS TO THE REQUIREMENTS OF THE NEARMAP DATA ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. SEE UTILITY NOTES ON SHEET 3.

No.	Date	Description	By	Design By: D.R.N.
1	07/02/2024	Issue/Revisions	J.A.B.	
2	07/02/2024	Revised	S.T.H.	
3	07/02/2024	R101 Response to Comments	N.A.P.	
4	07/02/2024	R101 Response to Comments	N.A.P.	
5	07/02/2024	R101 Response to Comments	N.A.P.	
6	07/02/2024	R101 Submission	J.A.R.	

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 Dartmouth, MA 02747

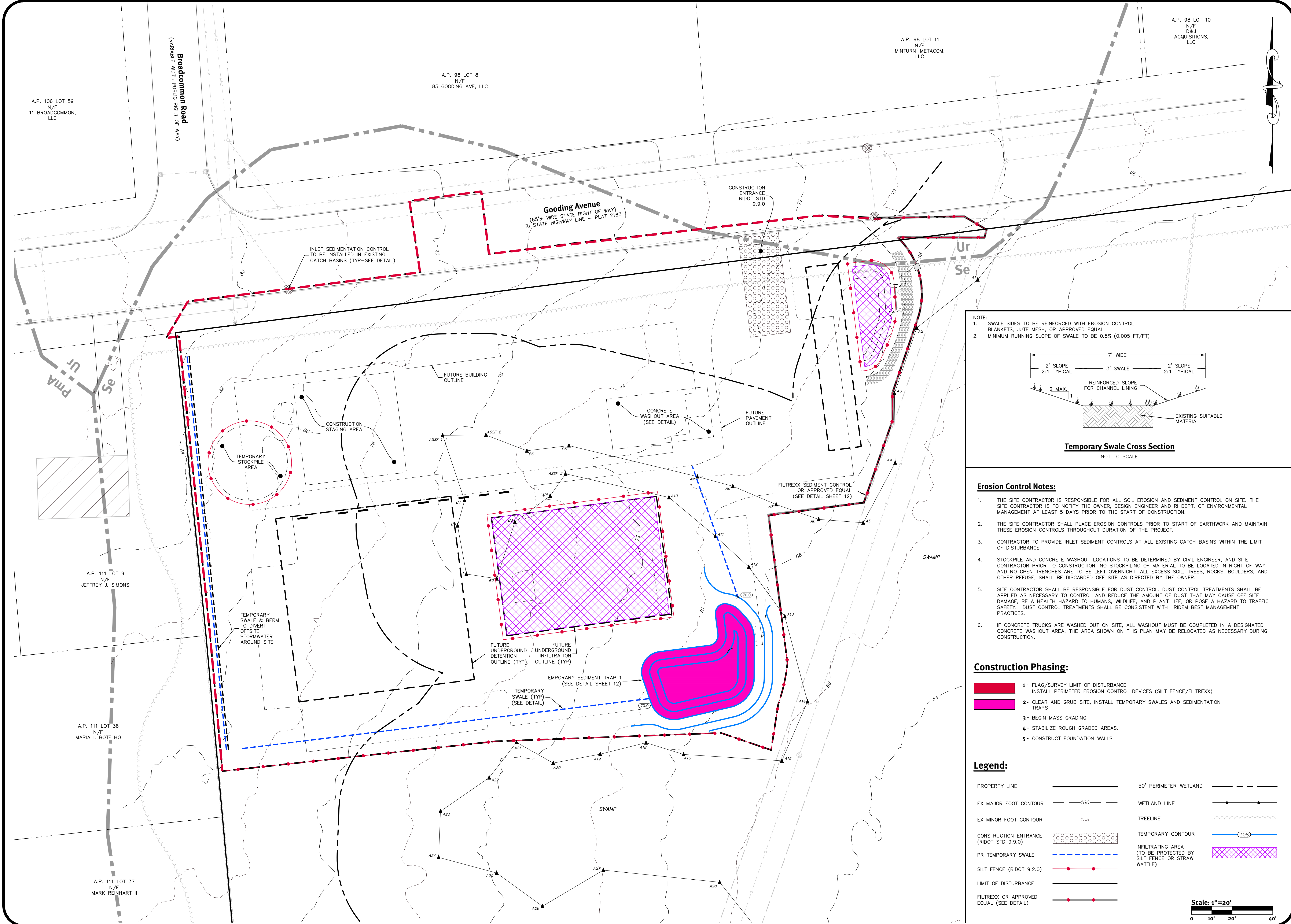


CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS; SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN 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 CHANGE; AN AUTHORITY FIELD SURVEY MAY DISCLOSE.

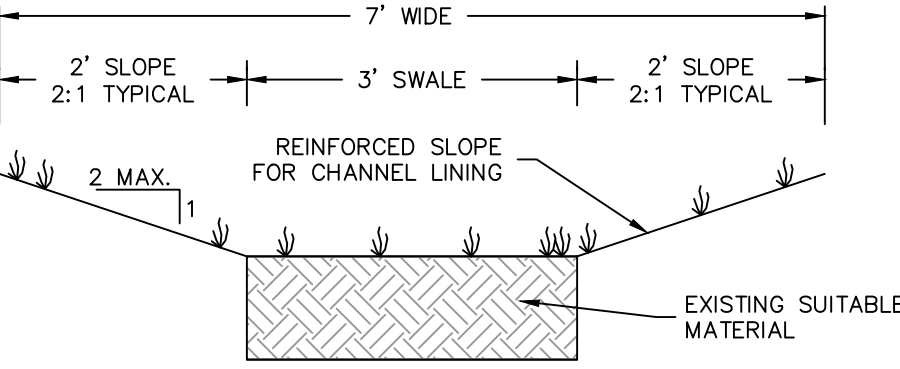
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: COMPILATION PLAN FOR USE IN PERMITTING PLAN SET.

SHEET 4 OF 14

z:\domain\project\2536-001_gooding avenue\autocad drawings\2536-001-plan.dwg Plotted: 7/14/2025



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



Temporary Swale Cross Section
NOT TO SCALE

Erosion Control Notes:

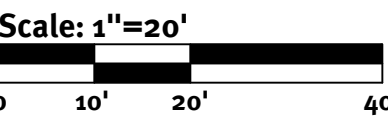
- THE SITE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL ON SITE. THE SITE CONTRACTOR IS TO NOTIFY THE OWNER, DESIGN ENGINEER AND RI DEPT. OF ENVIRONMENTAL MANAGEMENT AT LEAST 5 DAYS PRIOR TO THE START OF CONSTRUCTION.
- THE SITE CONTRACTOR SHALL PLACE EROSION CONTROLS PRIOR TO START OF EARTHWORK AND MAINTAIN THESE EROSION CONTROLS THROUGHOUT DURATION OF THE PROJECT.
- CONTRACTOR TO PROVIDE INLET SEDIMENT CONTROLS AT ALL EXISTING CATCH BASINS WITHIN THE LIMIT OF DISTURBANCE.
- 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.
- 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.
- 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:

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

Legend:

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



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 Dartmouth, MA 02747

KEVIN DEMERS
No. 0557
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED AND ISSUED FOR CONSTRUCTION AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE NEARBY ADJACENT PROPERTY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ONLY DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR SEE UTILITY NOTES ON SHEET 2.

No.	Date	Description	By
1	07/09/2024	Owner Records	J.A.V.
2	07/09/2024	Owner Records	S.C.H.
3	07/09/2024	RIDOT Response to Comments	N.A.P.
4	07/09/2024	RIDOT Response to Comments	N.A.P.
5	07/09/2024	RIDOT Response to Comments	N.A.P.
6	07/09/2024	RIDOT Submission	J.A.R.

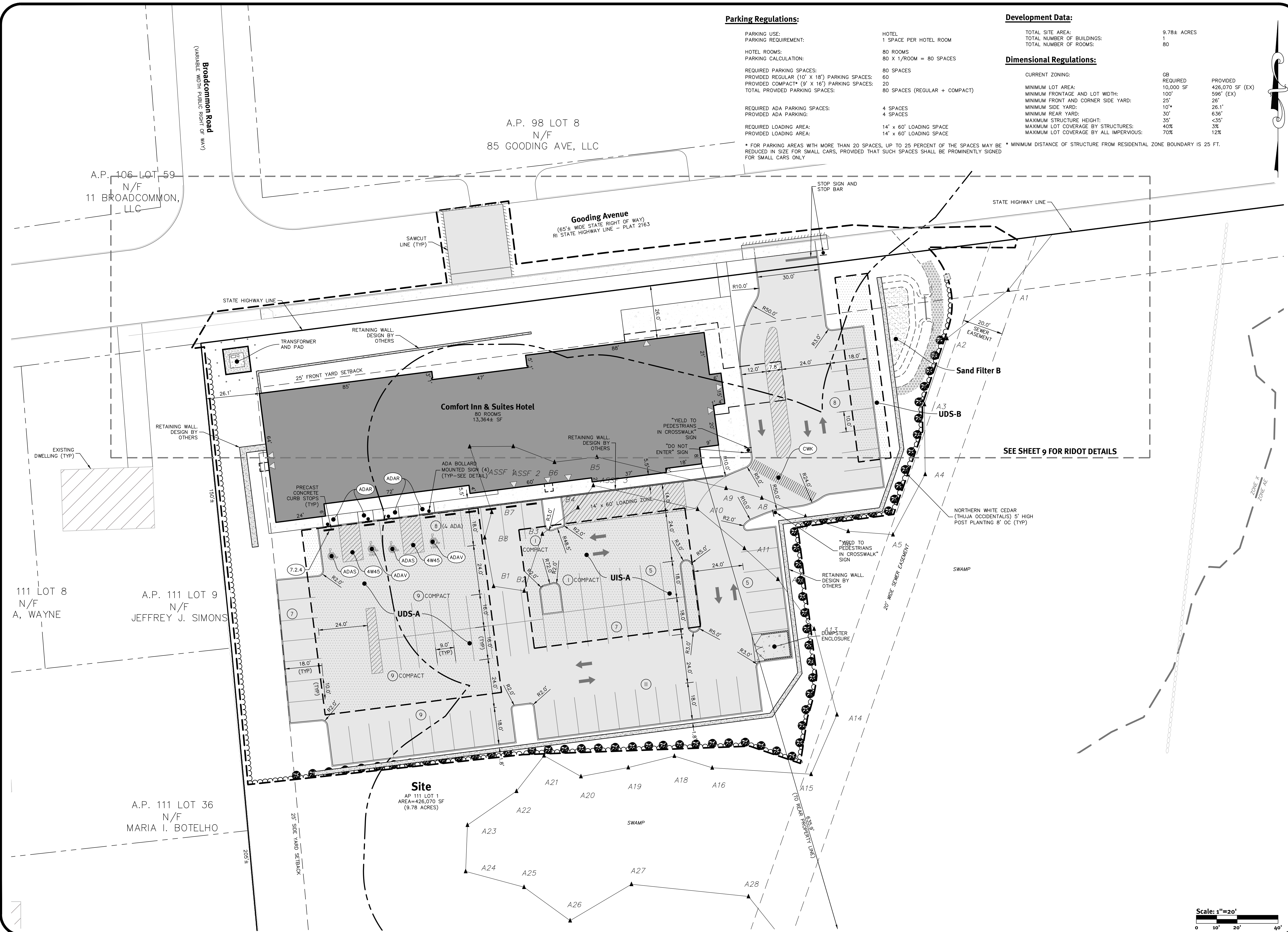
Design By: K.L.D.

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Diprete Engineering

90 Broadway, Newport, RI 02840
tel 401-699-5990 fax 401-464-6006 www.diprete-eng.com

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

Dimensional Regulations:

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

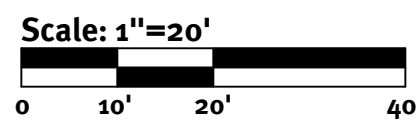
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KEVIN DEMERS
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER'S SEAL AND SIGNATURE. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.
THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE NEARBY EXISTING UTILITIES AND FOR THE PROTECTION OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES SHOWN ON THIS PLAN.

No.	Date	Description
1	06/02/2021	Site Plan
2	06/02/2021	Site Plan
3	06/02/2021	Site Plan
4	06/02/2021	Site Plan
5	06/02/2021	Site Plan
6	06/02/2021	Site Plan
7	06/02/2021	Site Plan
8	06/02/2021	Site Plan
9	06/02/2021	Site Plan
10	06/02/2021	Site Plan

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 Dartmouth, MA 02747
DE Job No: 2536-001 Copyright 2025 by DiPrete Engineering Associates, Inc.



AP 111 Lot 1
Bristol, Rhode Island

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

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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 SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, PRELIMINARY CONDITIONS, AND REQUIREMENTS, AND OSHA REQUIREMENTS, IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

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

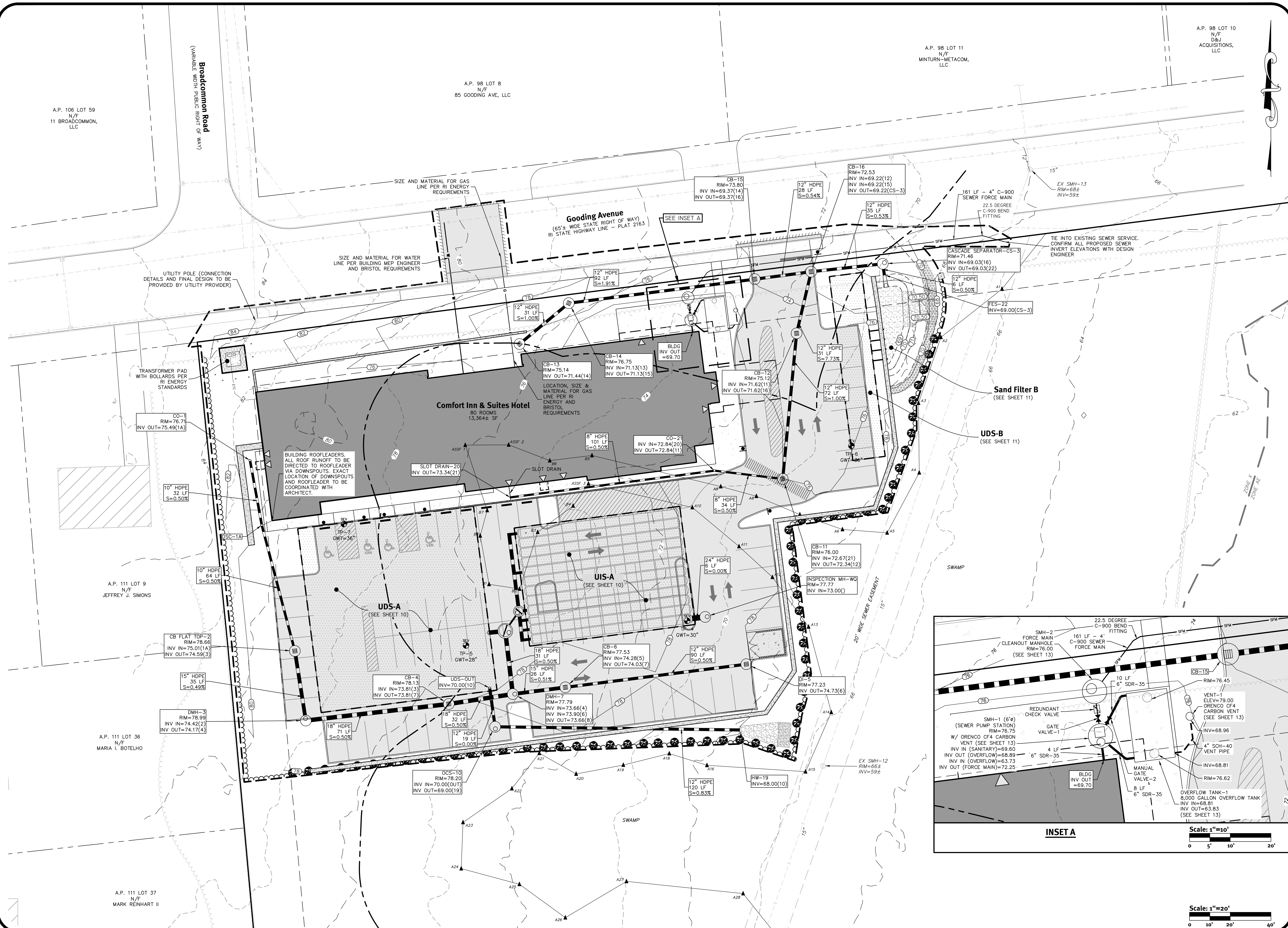
EXISTINGS UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

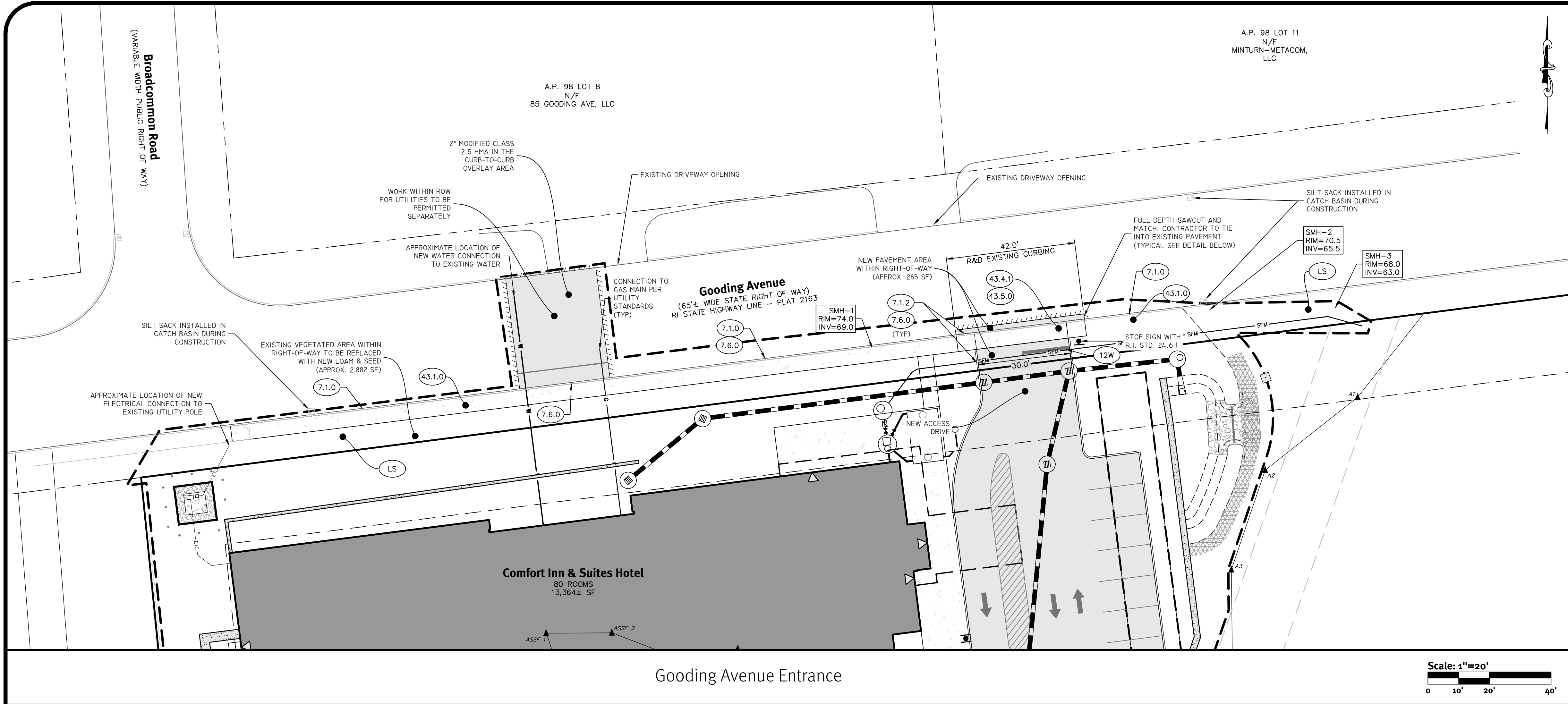
07/02/2025	Sever Faults/Revisions	J.A.R.
08/02/2025 <td>Revisions <td>S.E.H. </td></td>	Revisions <td>S.E.H. </td>	S.E.H.
09/20/2025 <td>R1001 Response to Comments <td>N.M.P. </td></td>	R1001 Response to Comments <td>N.M.P. </td>	N.M.P.
12/12/2024 <td>R1001 Response to Comments <td>N.M.P. </td></td>	R1001 Response to Comments <td>N.M.P. </td>	N.M.P.
02/28/2024 <td>R1001 Submission <td>J.A.R. </td></td>	R1001 Submission <td>J.A.R. </td>	J.A.R.
Date	Description	By:
Prepared By: D.M.		Drawn By: K.D.

07/02/2025	Sever Faults/Revisions	J.A.R.
08/02/2025 <td>Revisions <td>S.E.H. </td></td>	Revisions <td>S.E.H. </td>	S.E.H.
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02/28/2024 <td>R1001 Submission <td>J.A.R. </td></td>	R1001 Submission <td>J.A.R. </td>	J.A.R.
Date	Description	By:
Prepared By: D.M.		Drawn By: K.D.

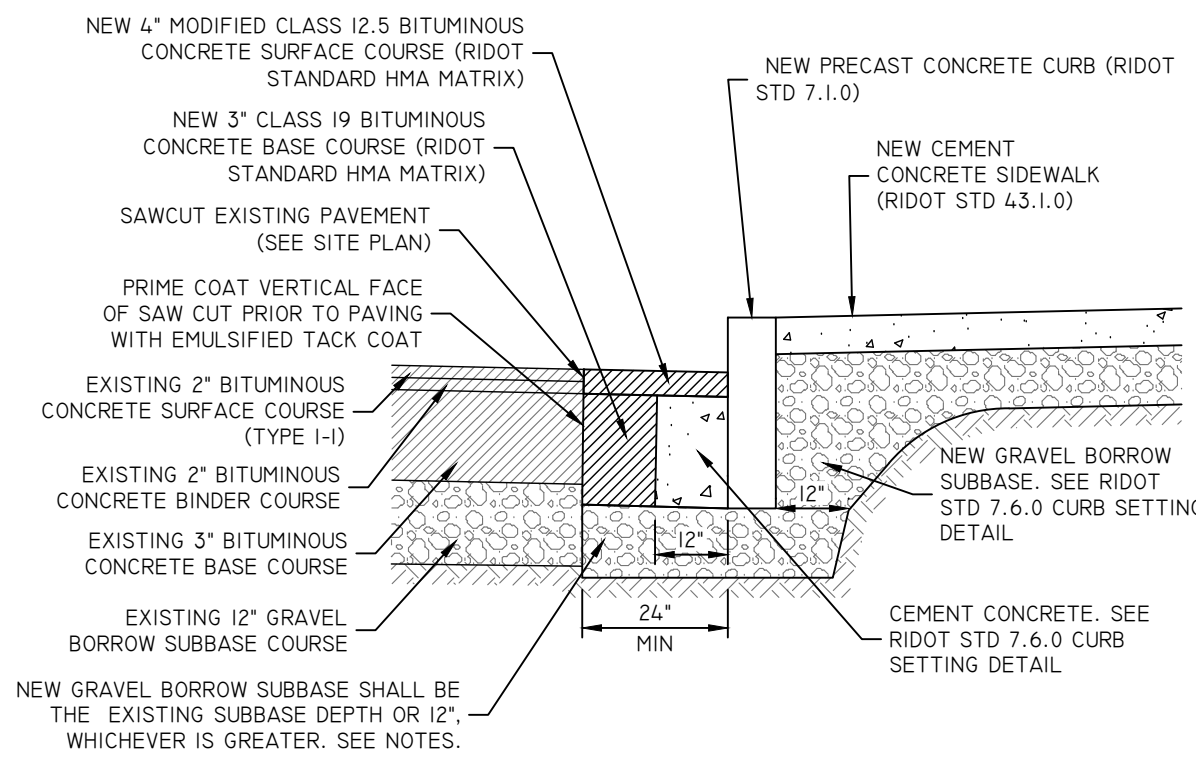
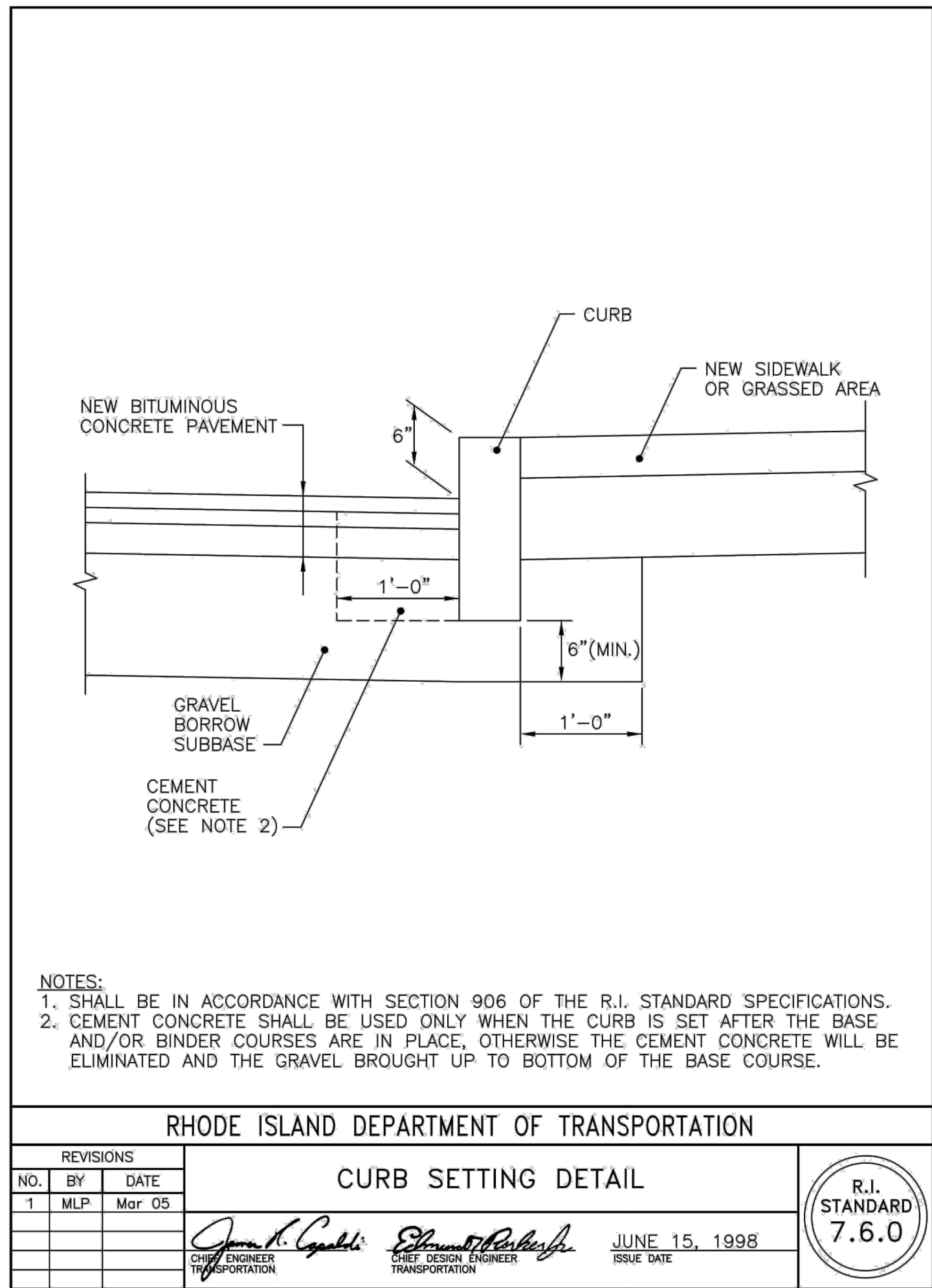
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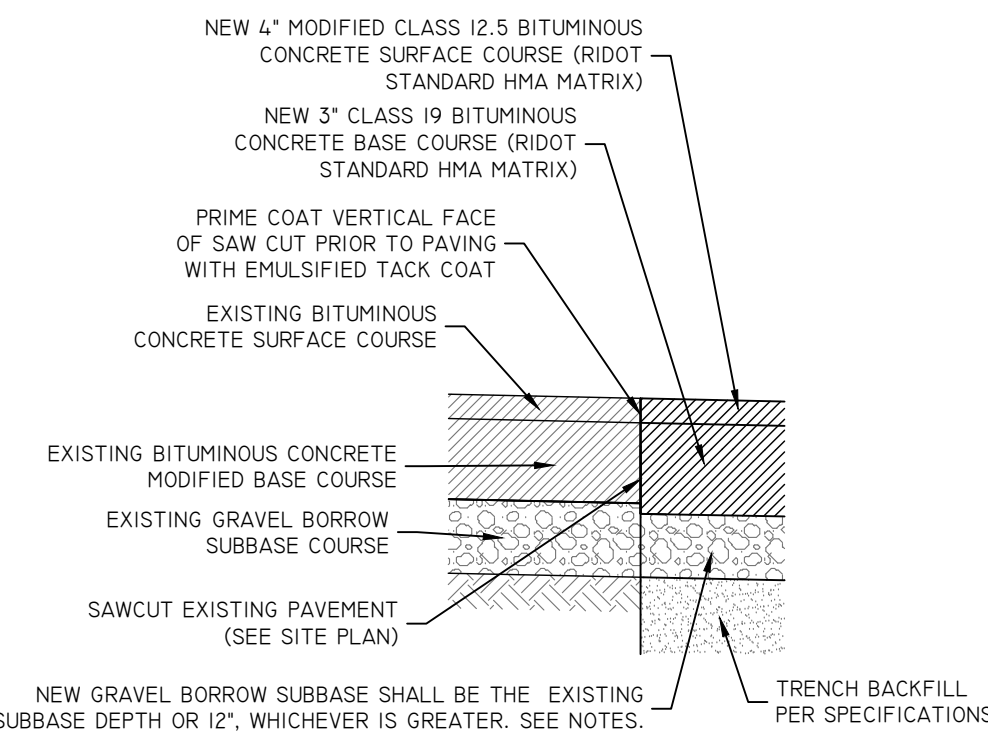


Gooding Avenue Entrance



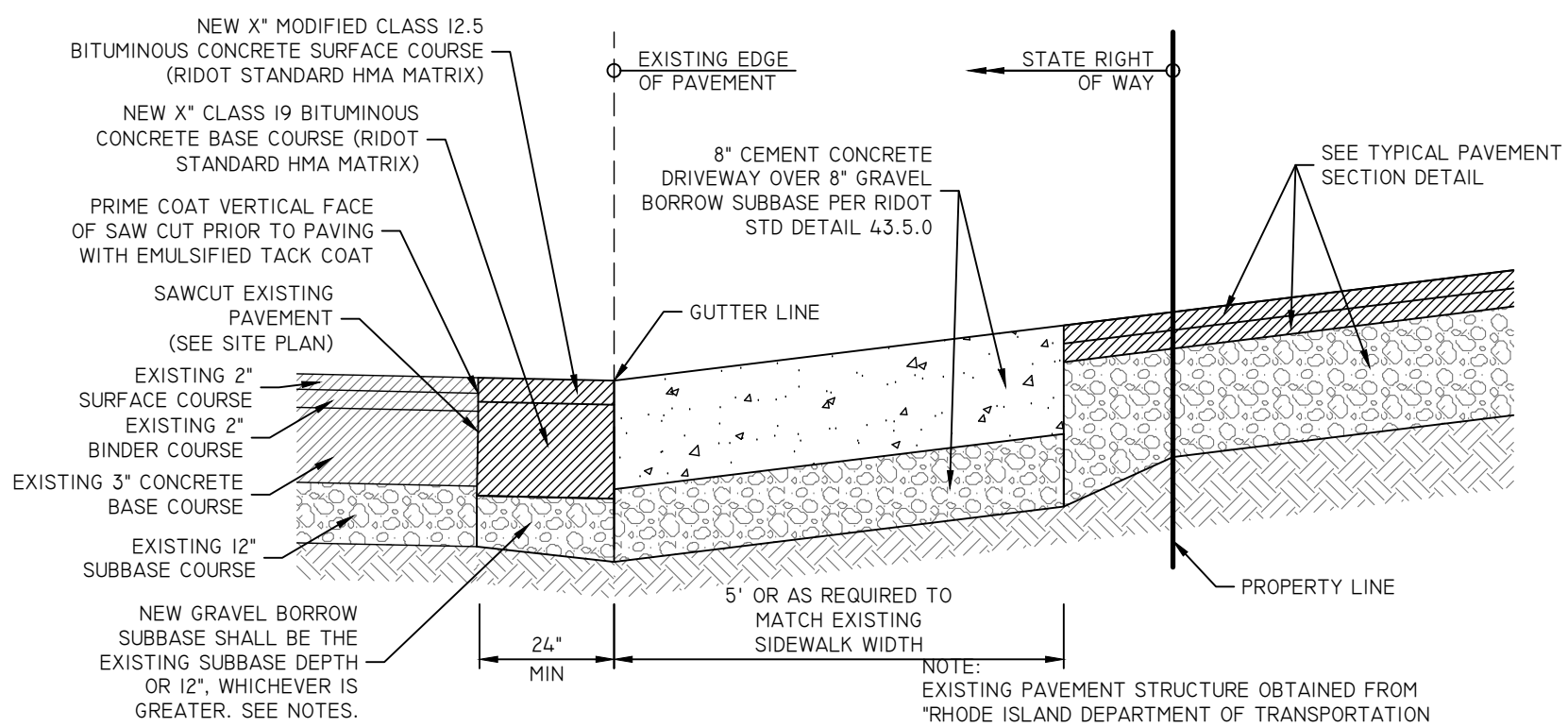
SECTION THROUGH NEW CURB & SIDEWALK

NOT TO SCALE



SECTION THROUGH TRENCH

NOT TO SCALE



PAVEMENT TIE IN DETAIL - RIDOT

NOT TO SCALE

RIDOT NOTES:

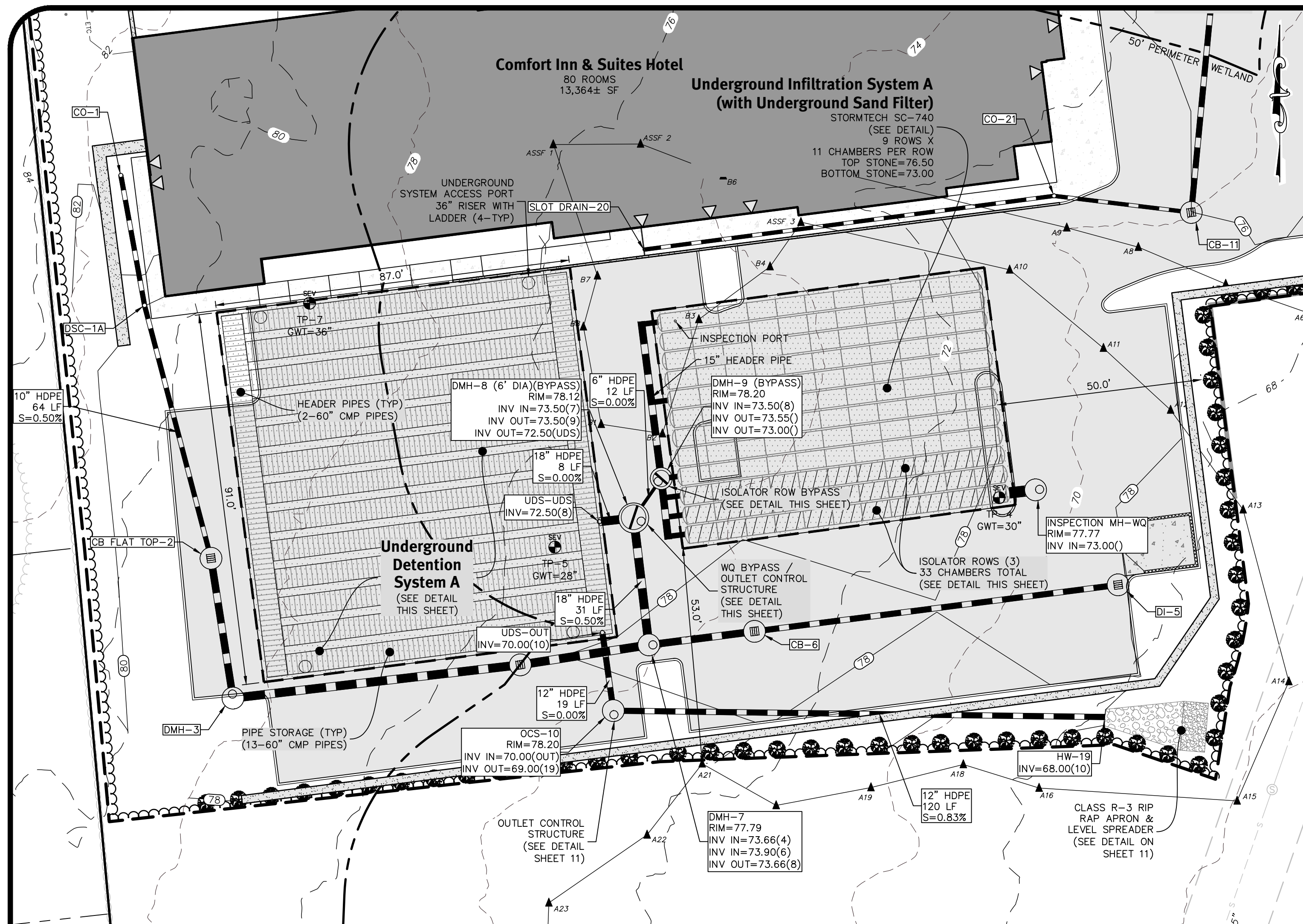
1. ALL WORK TO BE DONE WITHIN THE STATE HIGHWAY RIGHT-OF-WAY SHALL CONFORM TO THE RHODE ISLAND STANDARD SPECIFICATIONS OF ROAD AND BRIDGE CONSTRUCTION, AUGUST 2023 EDITION WITH ALL REVISIONS. STANDARD DETAILS FOR THIS WORK ARE R.I. STANDARD DETAILS 1998 EDITION (AMENDED OCTOBER 2022) WITH ALL REVISIONS.
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\"
- (4W) 4\"
- (7.1.0) RIDOT STD PRECAST CONCRETE CURB
- (LS) 4\"



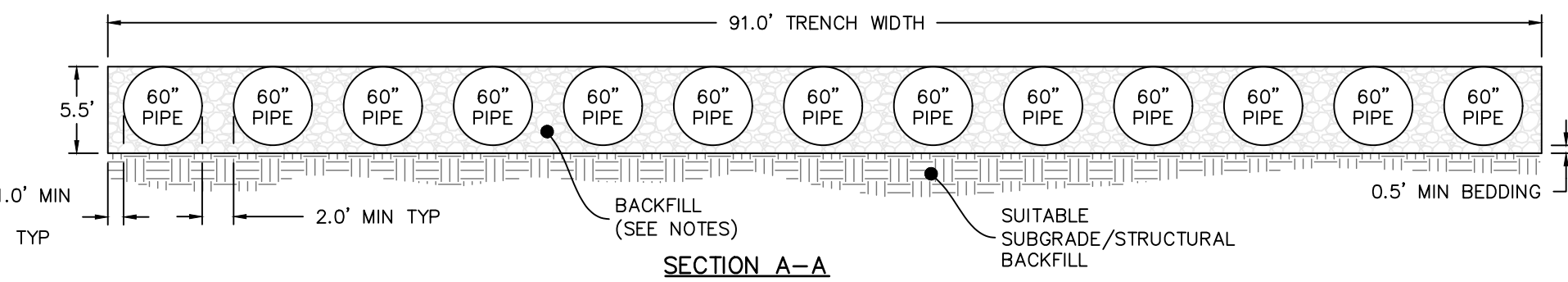
Underground Infiltration/Detention System A (UIS-A & UDS-A)

Scale: 1"=20'

NOTES:

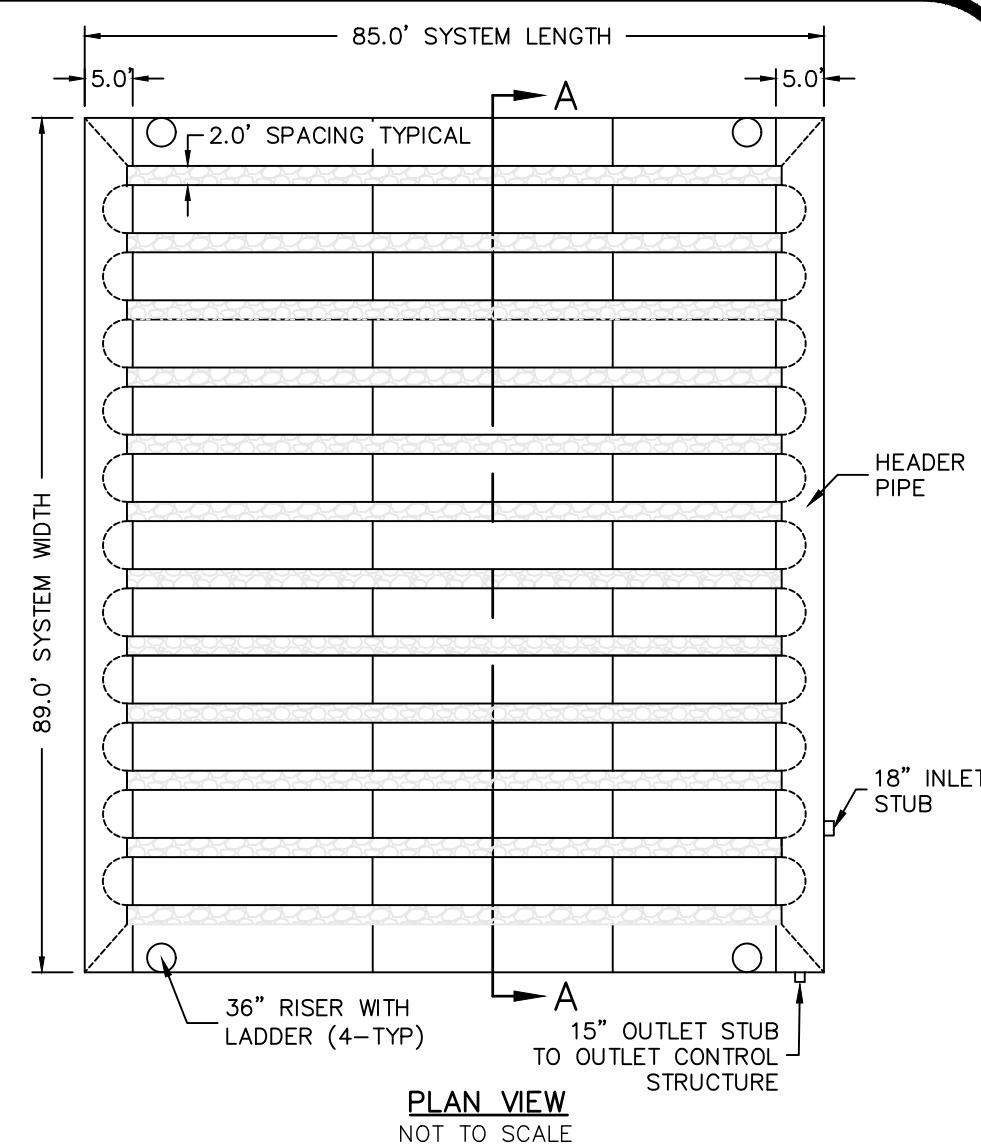
1. **STRUCTURAL BACKFILL MATERIAL:** SELECT MATERIALS SUCH AS BANK RUN GRAVEL OR OTHER PROCESSED GRANULAR MATERIALS LESS THAN 3 IN. MAXIMUM WITH EXCELLENT STRUCTURAL CHARACTERISTICS ARE PREFERRED. CONTRACTOR TO PROVIDE SIEVE ANALYSIS OF BACKFILL MATERIAL TO DESIGN ENGINEER PRIOR TO CONSTRUCTION.
2. **STRUCTURAL 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



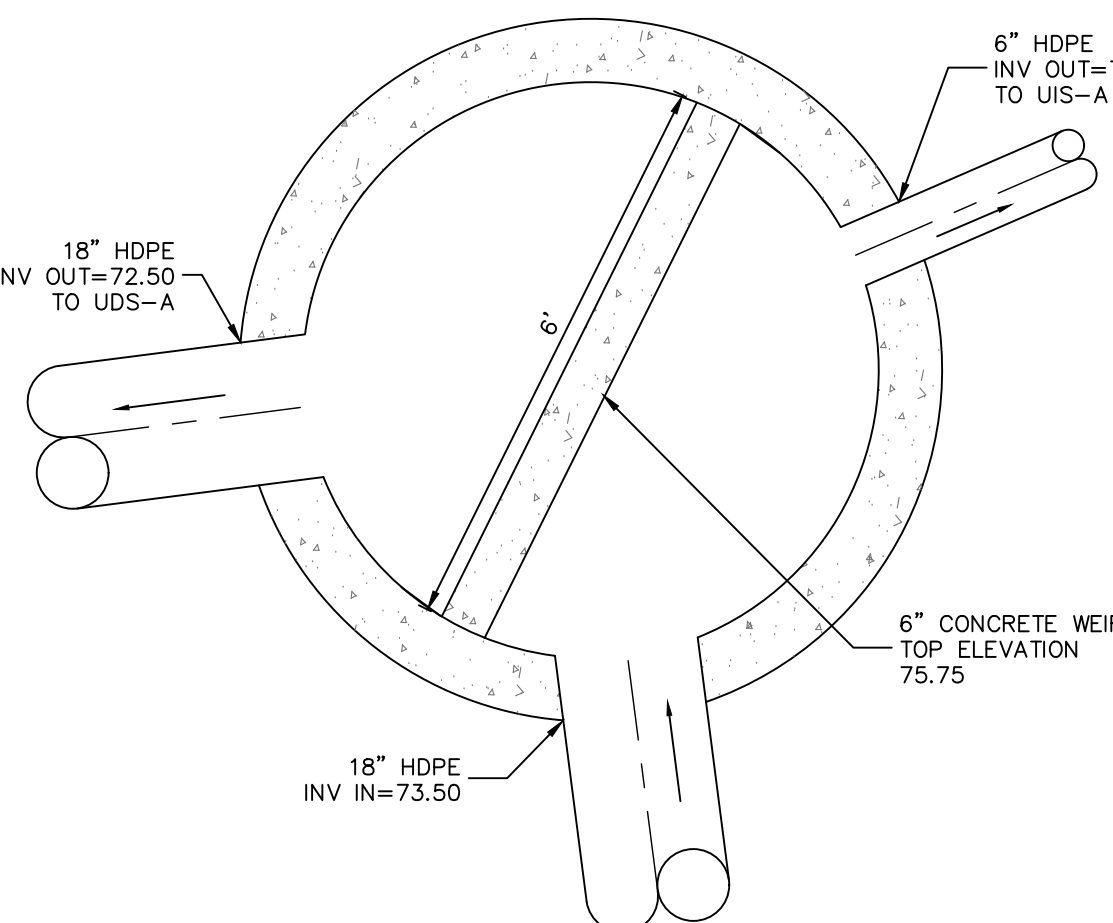
Underground Detention System A

NOT TO SCALE



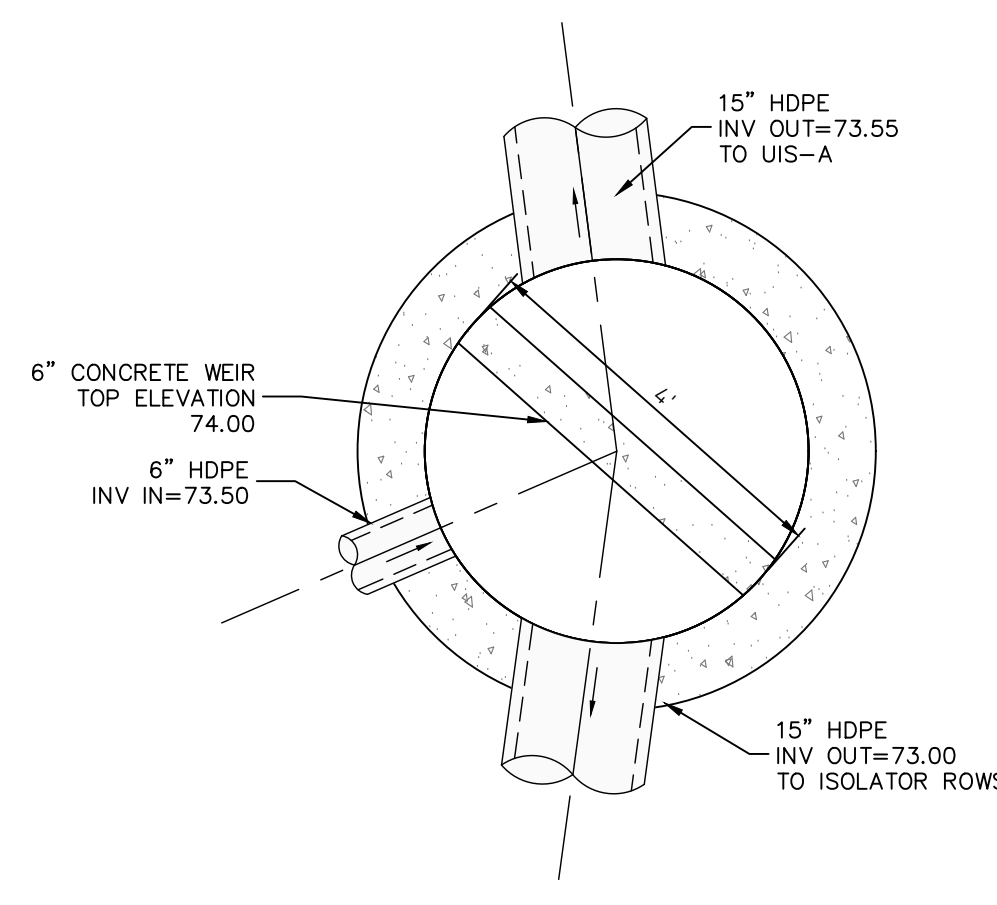
PLAN VIEW

NOT TO SCALE



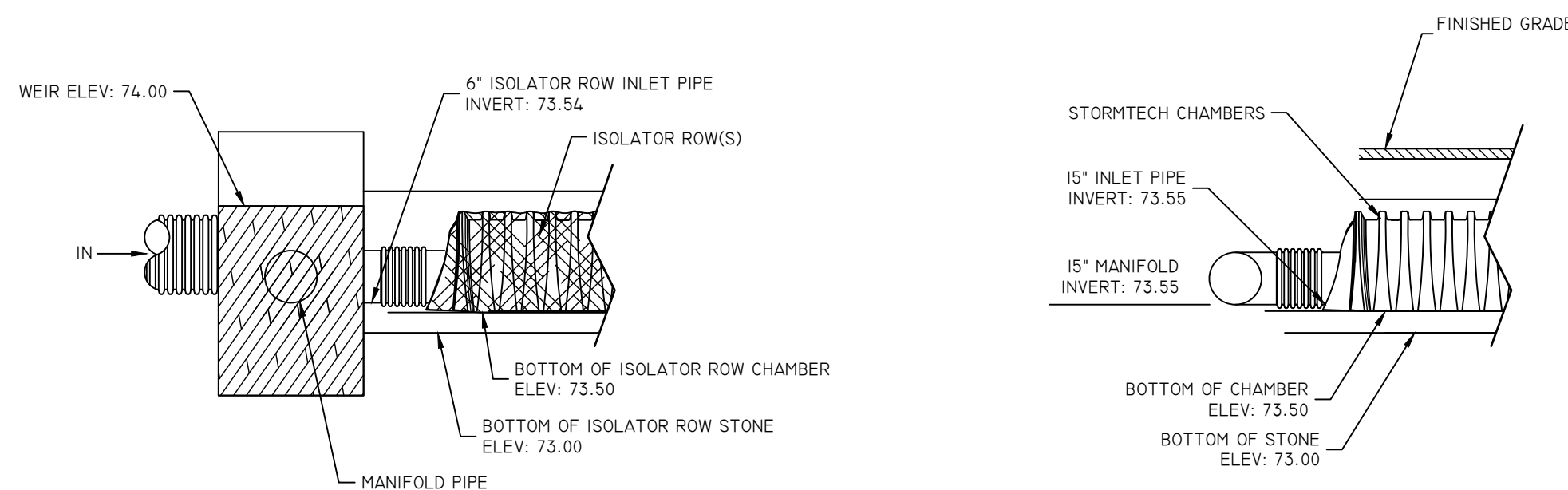
WQ Bypass DMH-8 (6'Ø Manhole)

SCALE: 1"=2'



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

SCALE: 1"=2'

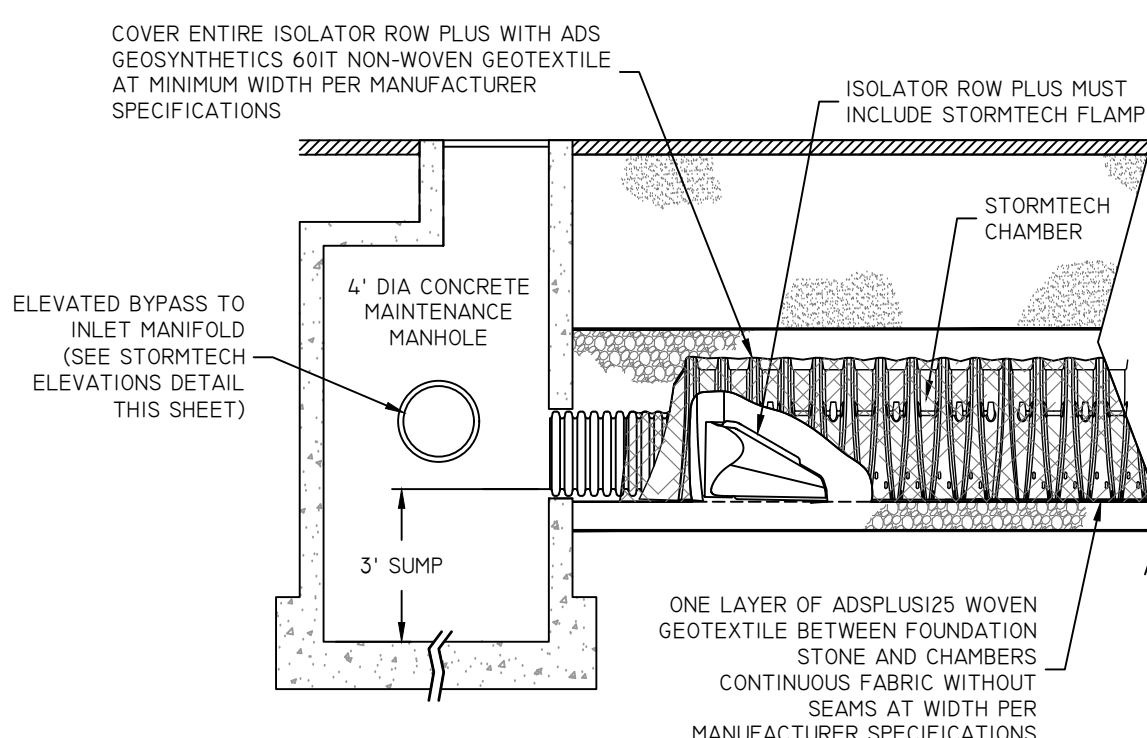


SECTION A-A

SECTION B-B

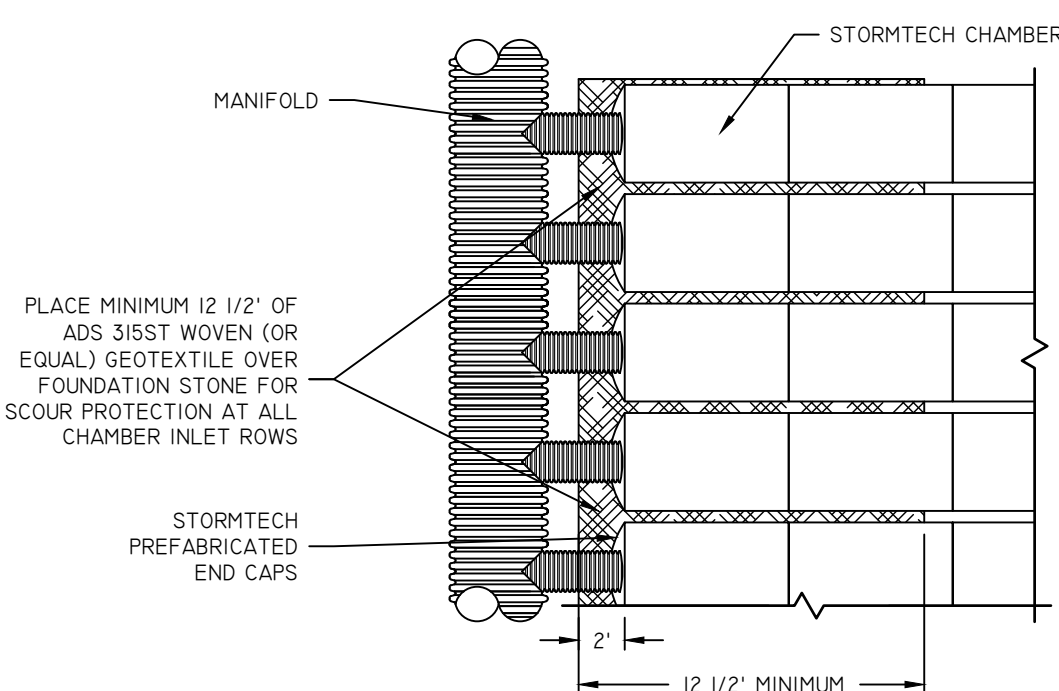
STORMTECH ELEVATIONS

NOT TO SCALE



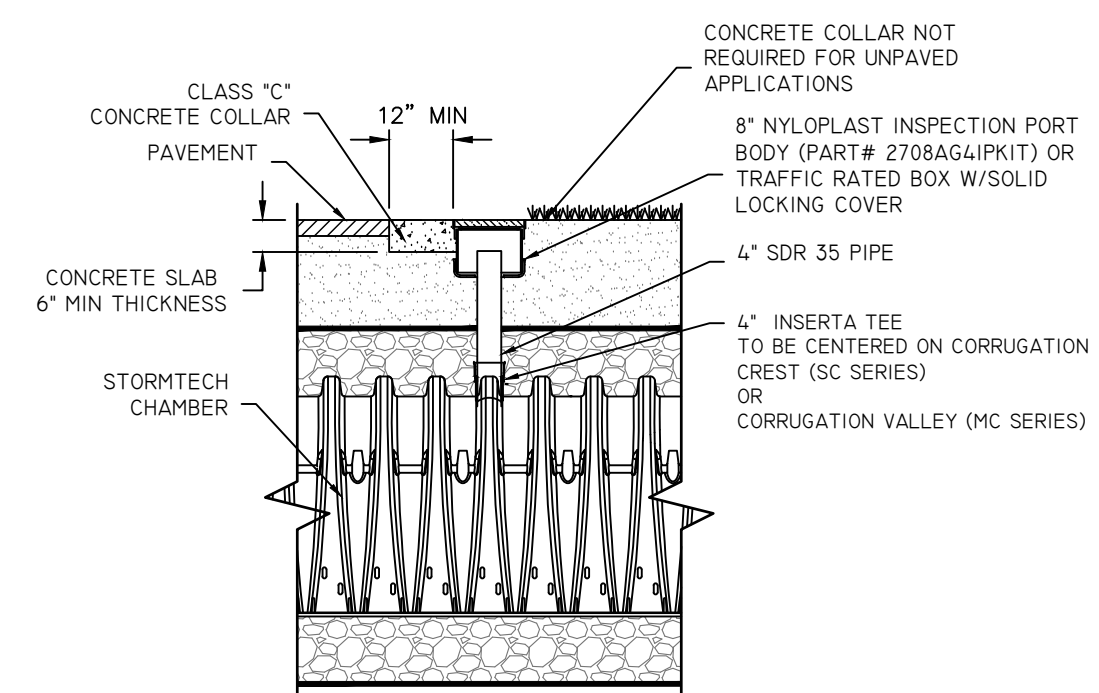
STORMTECH ISOLATOR ROW PLUS DETAIL

NOT TO SCALE



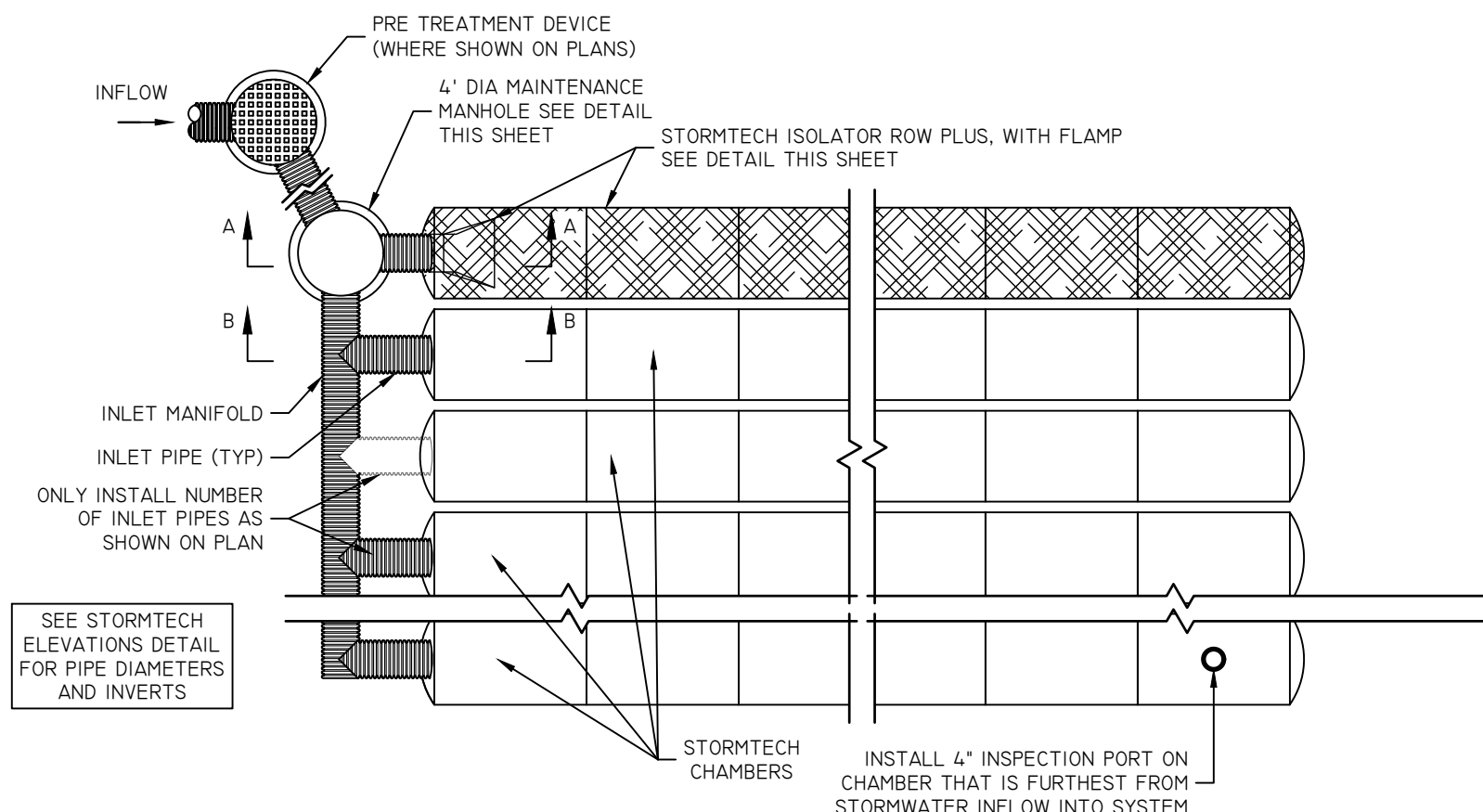
STORMTECH SCOUR PROTECTION DETAIL

NOT TO SCALE



STORMTECH 4" INSPECTION PORT DETAIL

NOT TO SCALE

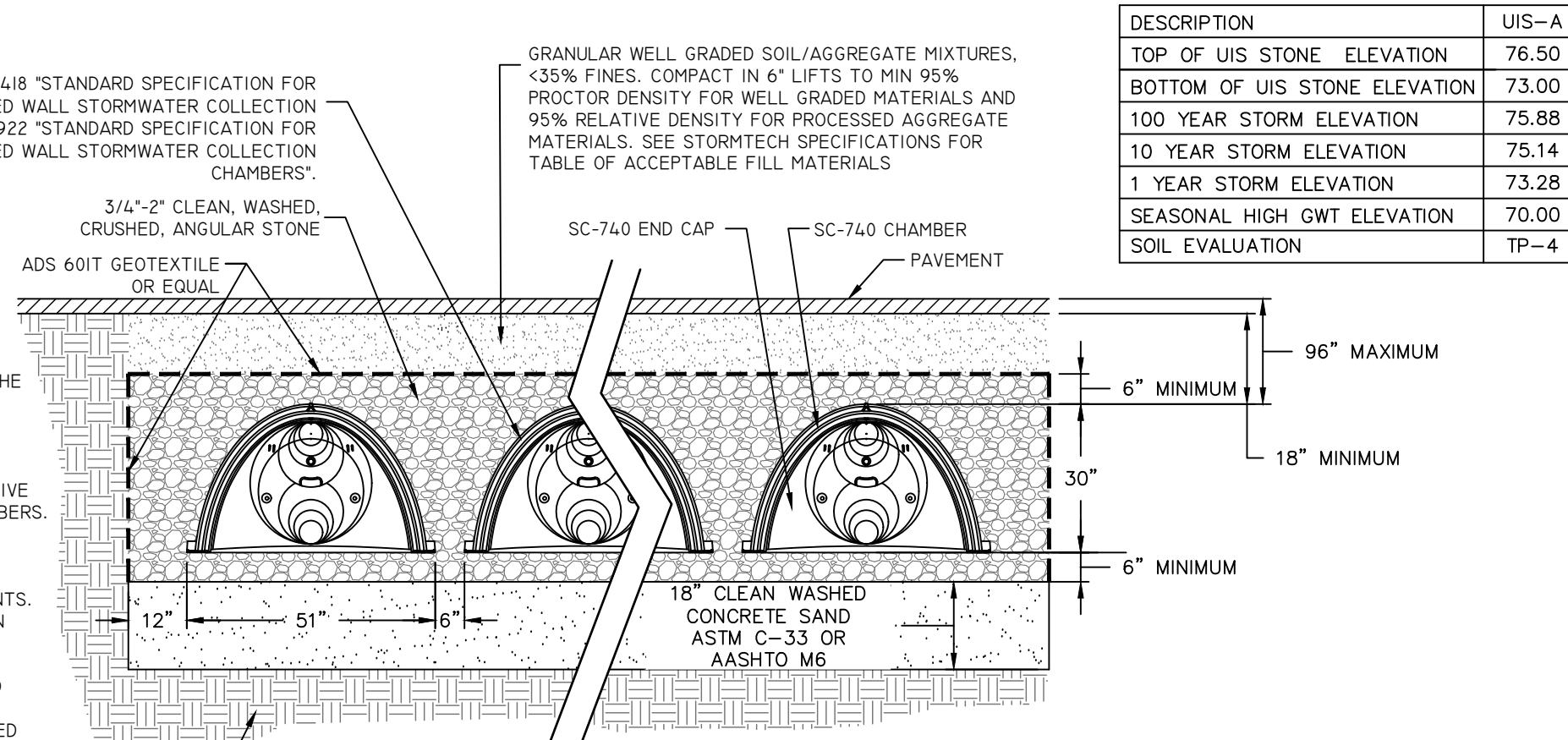


STORMTECH TYPICAL LAYOUT - INFILTRATION

NOT TO SCALE

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. SEE LATEST STORMTECH DESIGN MANUAL FOR CURRENT REQUIREMENTS.
2. 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

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

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):
 - ++ 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

Underground System A & Details
Comfort Inn & Suites

AP 111 Lot 1
Bristol, Rhode Island

Owner & Applicant:
DKM BOCA DEVELOPMENT, LLC

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

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KEVIN DEMERS
REGISTERED
PROFESSIONAL ENGINEER
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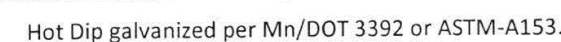
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No.	Date	Description	By
1	02/28/2024	Owner Records	K.D.
2	02/28/2024	Revised	K.D.
3	02/28/2024	Revised	K.D.
4	02/28/2024	Revised	K.D.
5	02/28/2024	Revised	K.D.
6	02/28/2024	Revised	K.D.
7	02/28/2024	Revised	K.D.
8	02/28/2024	Revised	K.D.
9	02/28/2024	Revised	K.D.
10	02/28/2024	Revised	K.D.

Design By: K.D.



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



SCOTT HAALA
507-794-5821 ext. 115

Metal Fabricated Products • Rebar Accessories • Grates & Gullies
Rebar Mats • Wire Cone Cages • Lift Devices • Pipe Ties

Trash Guard Specifications

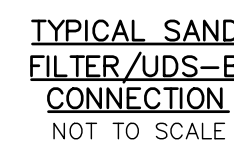
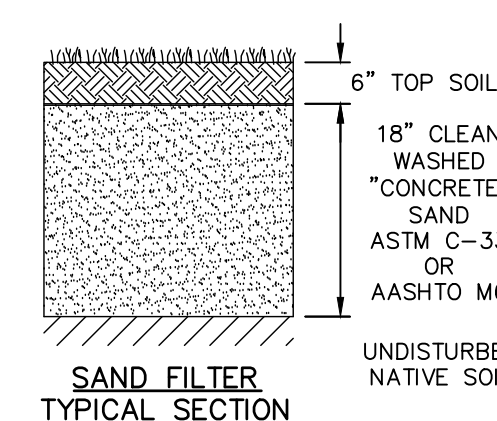


Diagram illustrating the cross-section of a pond structure with various layers and slopes. The diagram includes the following labels and components:

- SIDE SLOPES OF POND TO BE SEEDED WITH CONSERVATION SEED MIX**
- TOP OF POND (5' MINIMUM WIDTH) ELEV: (SEE PLANS)**
- SAND FILTER INLET PIPE ELEV: (SEE PLANS)**
- BOTTOM OF POND ELEV: (SEE PLANS)**
- TOPSOIL**
- WATER QUALITY** (indicated by a triangle symbol)
- SIDE SLOPES (SEE PLANS)**
- SIDE SLOPES AND TOP OF EMBANKMENTS TO BE 6" OF LOAM OVER NATIVE SOIL OR CLEAN COMPACTED FILL**
- SUITABLE EXISTING MATERIAL**
- BOTTOM OF SAND ELEV: (SEE PLANS)**



Sand Filter BMP System
NOT TO SCALE

WIN DEMERS

8557
1-9-25

REGISTERED
PROFESSIONAL ENGINEER
CIVIL

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

IMPRPTE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING, DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING, DIPRETE PROFESSIONAL ENGINEER OF 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 COMPLIANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND NOT TO BE RELIED UPON. THE CONTRACTOR SHALL LOCATE AND MARK ALL UTILITIES PRIOR TO CONSTRUCTION OF ANY EXISTING UTILITIES.

No.	Date	Description	By:
5	07/09/2025	Sever Revisions	J.A.R.
4	06/06/2025	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.
	02/28/2024	RIDOT Submission	J.A.R.

Date	
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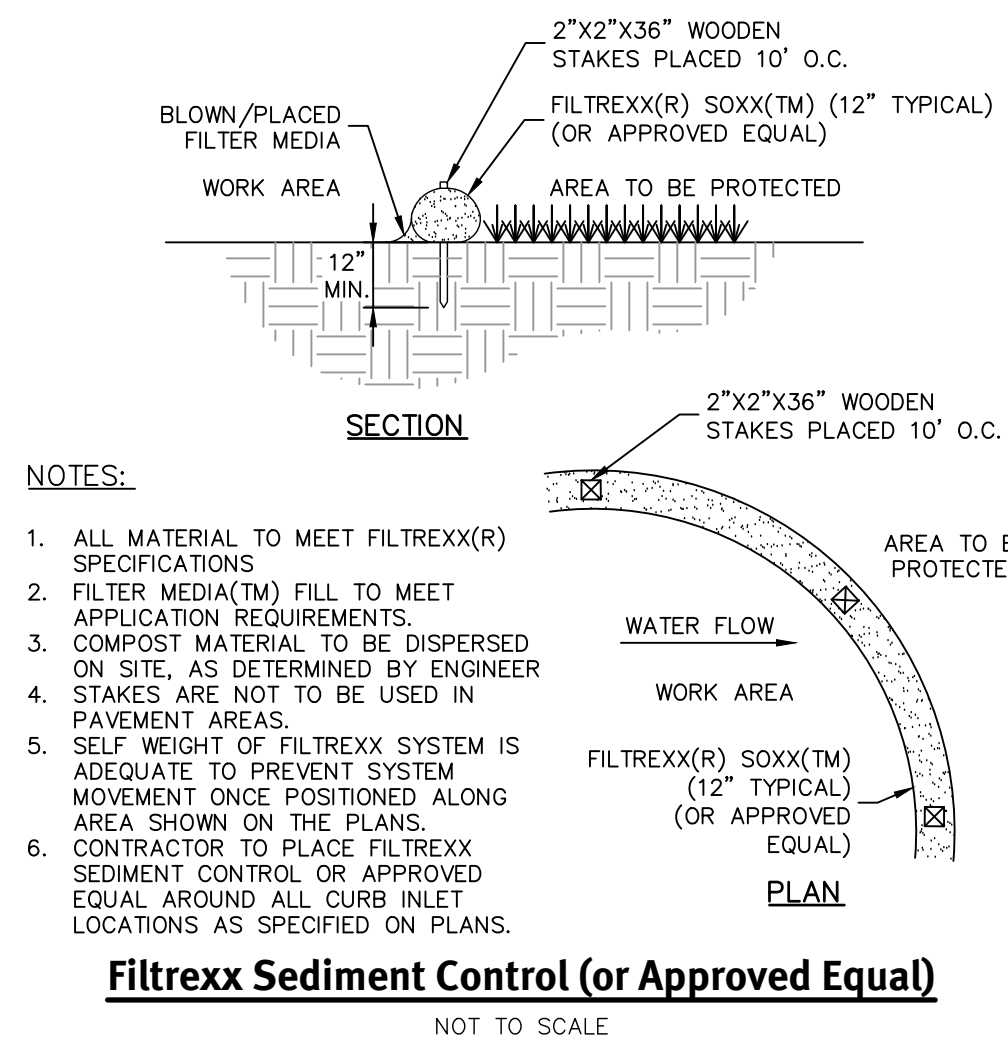
Underground System B, Sand Filter B & Details

Comfort Inn & Suites

AP 111 Lot 1
Bristol, Rhode Island

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

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



90 Broadway, Newport, RI 02840
tel (401-699-5990 fax 401-464-6006 www.diprete-eng.com

Boston • Providence • Newport

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.

SEDIMENT TRAP DIMENSIONS	TRAP 1
TRIBUTARY DRAINAGE AREA	1.15 ac
WET STORAGE DEPTH (D _w)	2.00 ft
DRY STORAGE DEPTH (D _d)	2.00 ft
TOTAL DEPTH (D)	4.00 ft
BOTTOM OF TRAP AREA (A _b)	850 sq.ft
WETTED SURFACE AREA (A _w)	1,400 sq.ft
SURFACE AREA AT OUTLET (A _d)	2,030 sq.ft

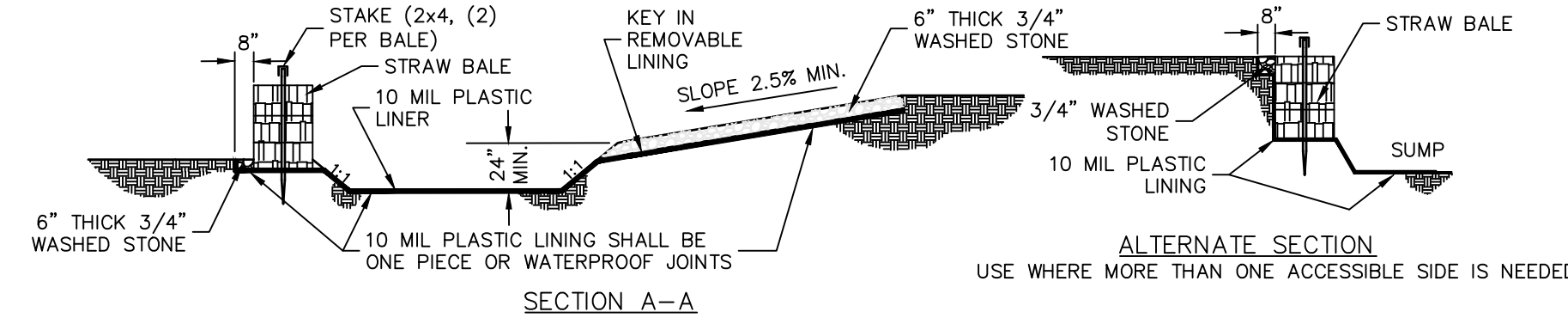
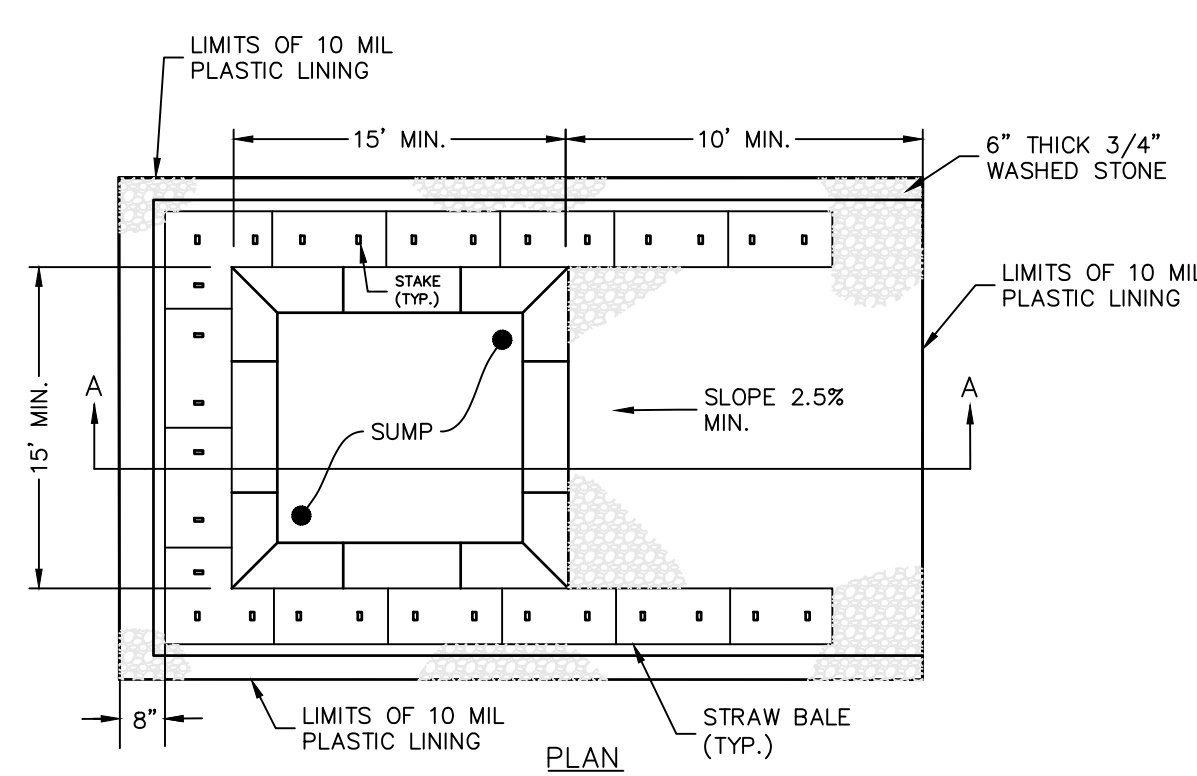
TOP WIDTH VS. HEIGHT	H (ft)	W (ft)
H=HEIGHT OF EMBANKMENT W=TOP WIDTH OF EMBANKMENT	1.5	2.0
	2.0	2.0
	2.5	3.0
	3.0	2.5
	3.5	3.0
	4.0	3.0
	4.5	4.0
	5.0	4.5

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.

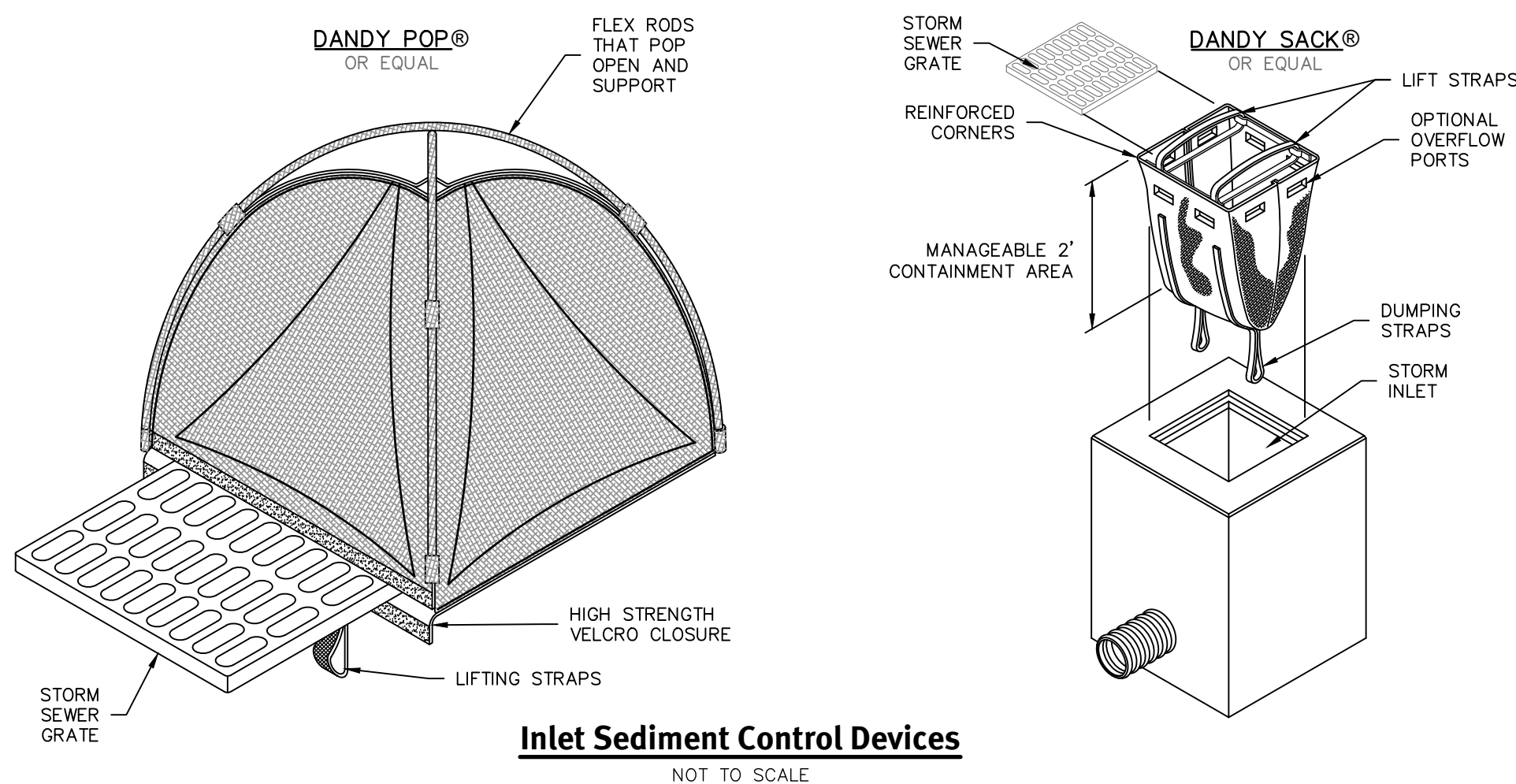
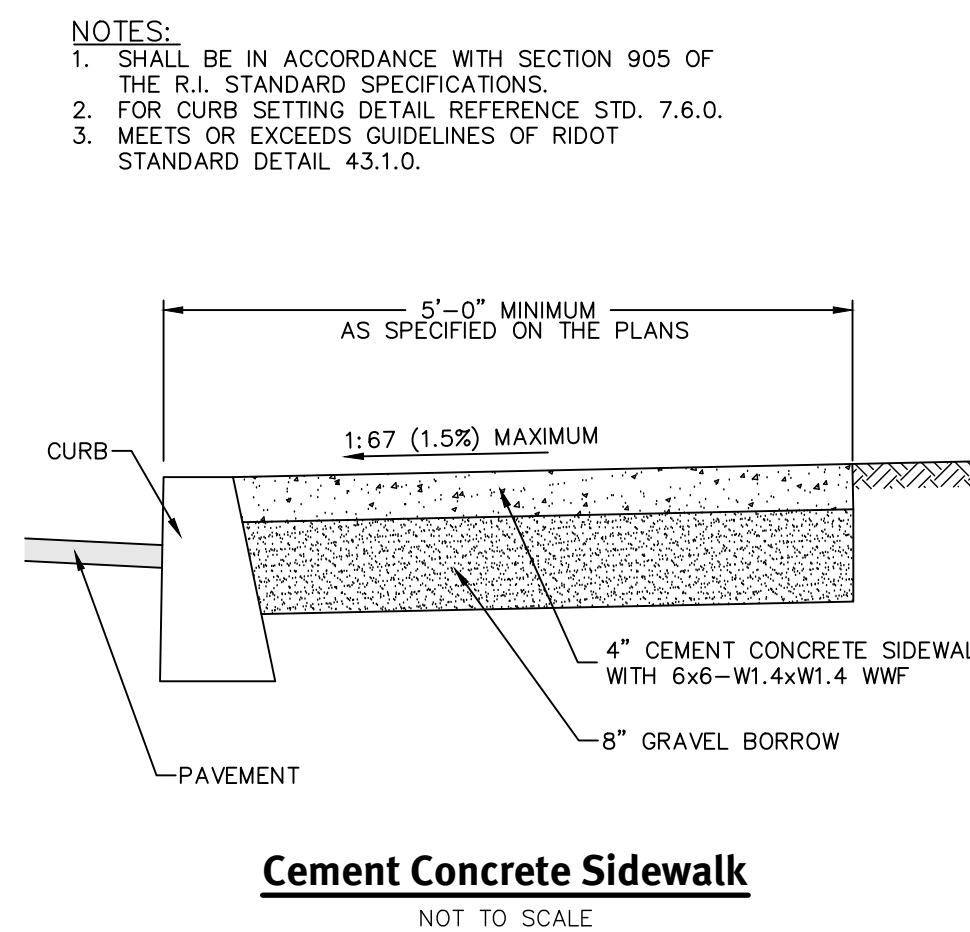
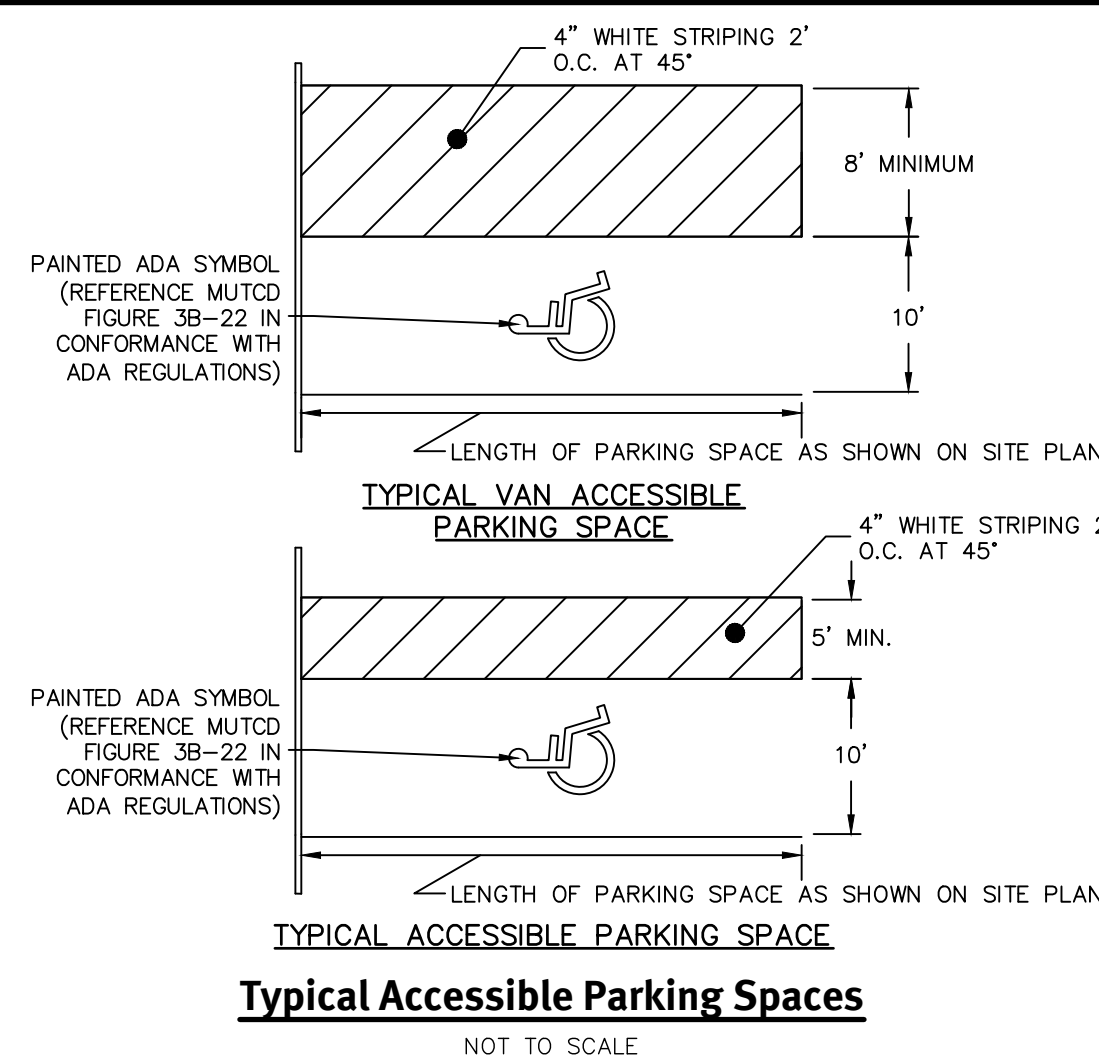
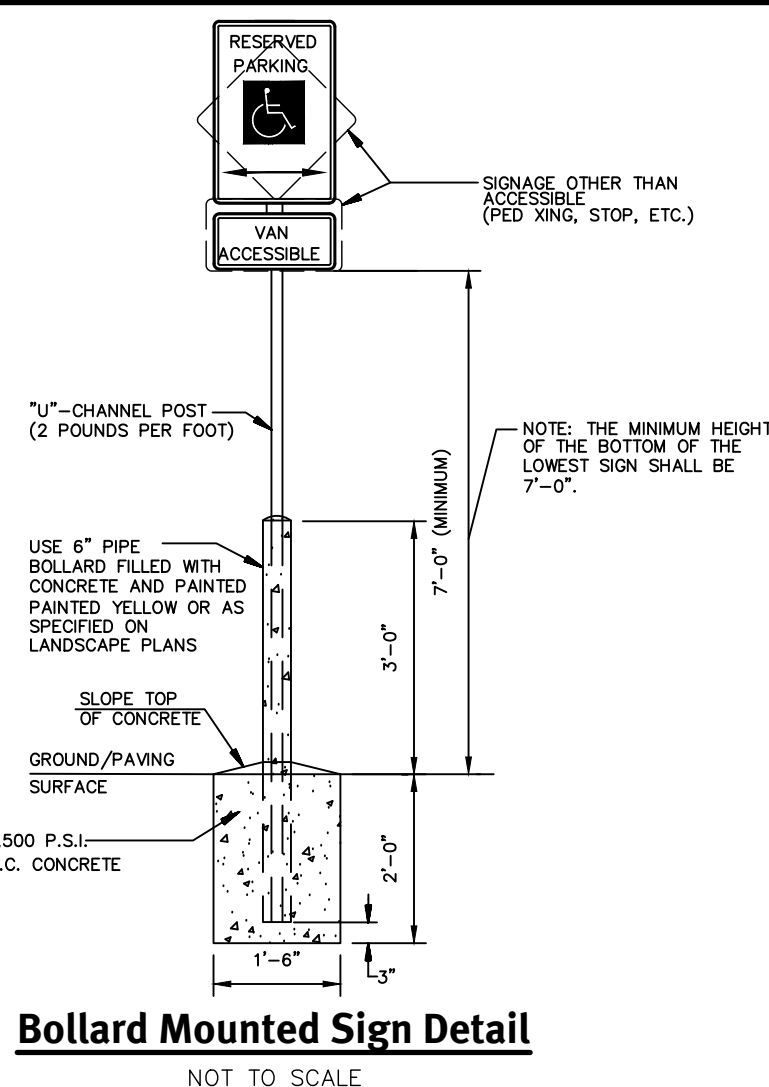
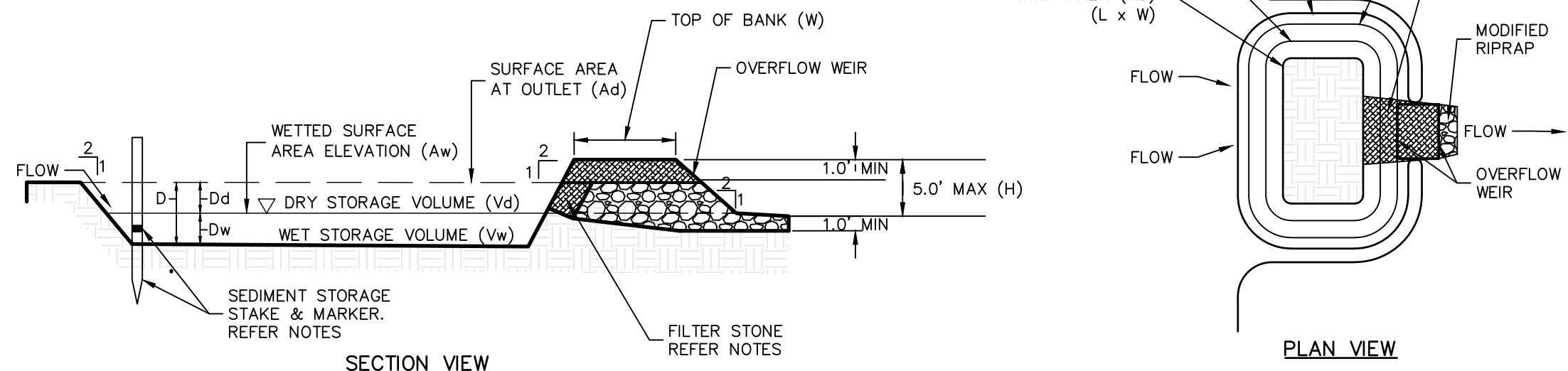
INSTALLATION NOTES:

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



NOTES:

1. PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPVIOUS 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.

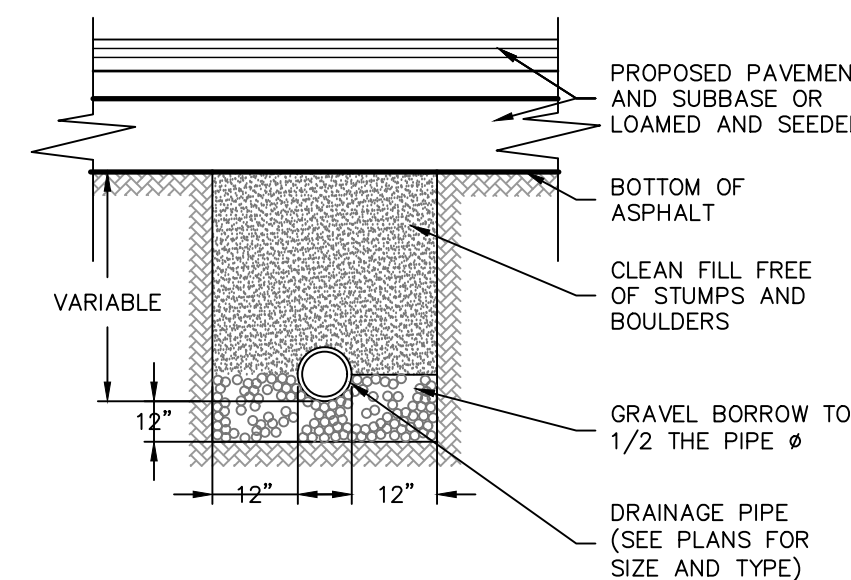


INSTALLATION NOTES:

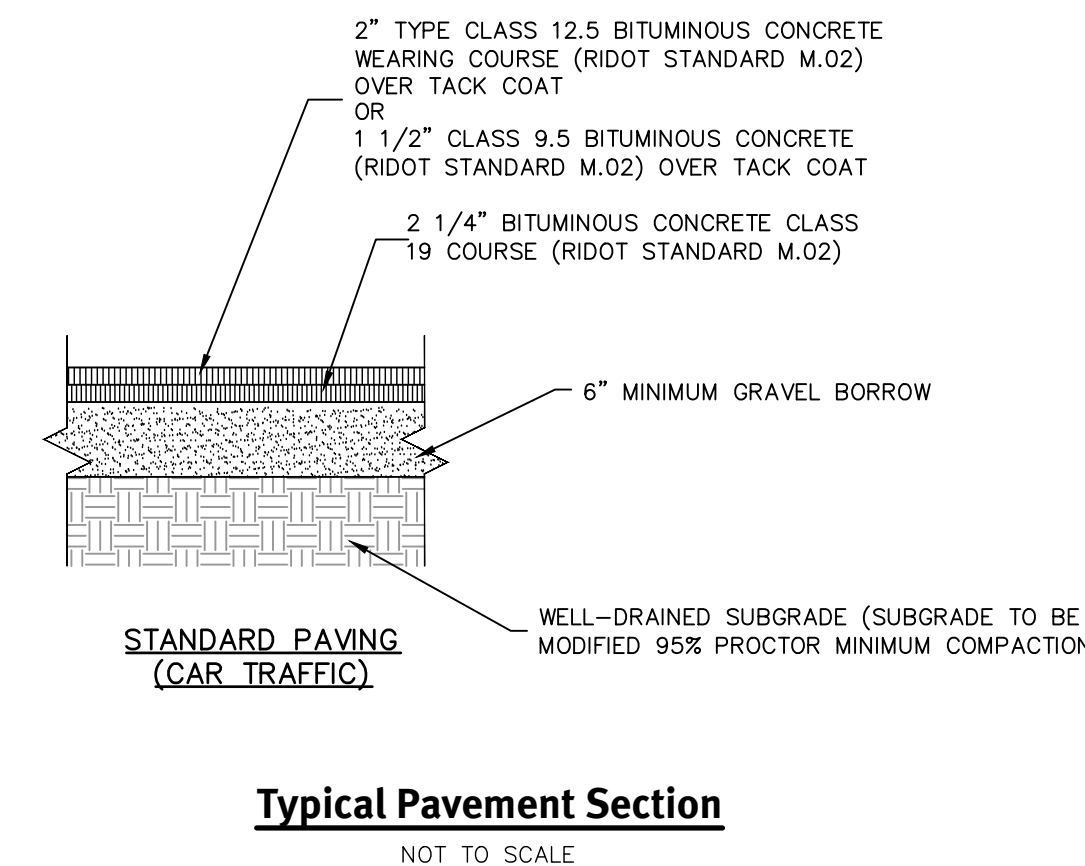
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS, LATEST ADDITION.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
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.



Detail Sheet - 1 Comfort Inn & Suites

AP 111 Lot 1
Bristol, Rhode Island

Owner & Applicant:
DKM BOCA DEVELOPMENT, LLC

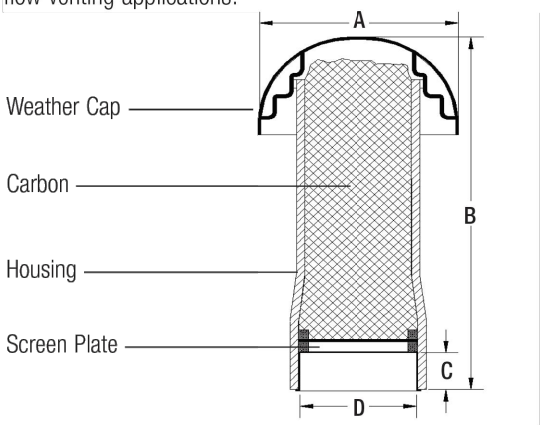
92 Faunce Corner Road, Suite 160,
North Dartmouth, MA 02747

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

Carbon Filters

Applications

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



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"

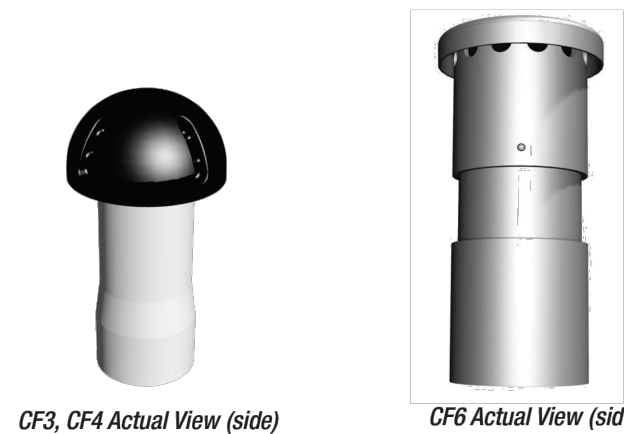
Materials of Construction

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

Specifications

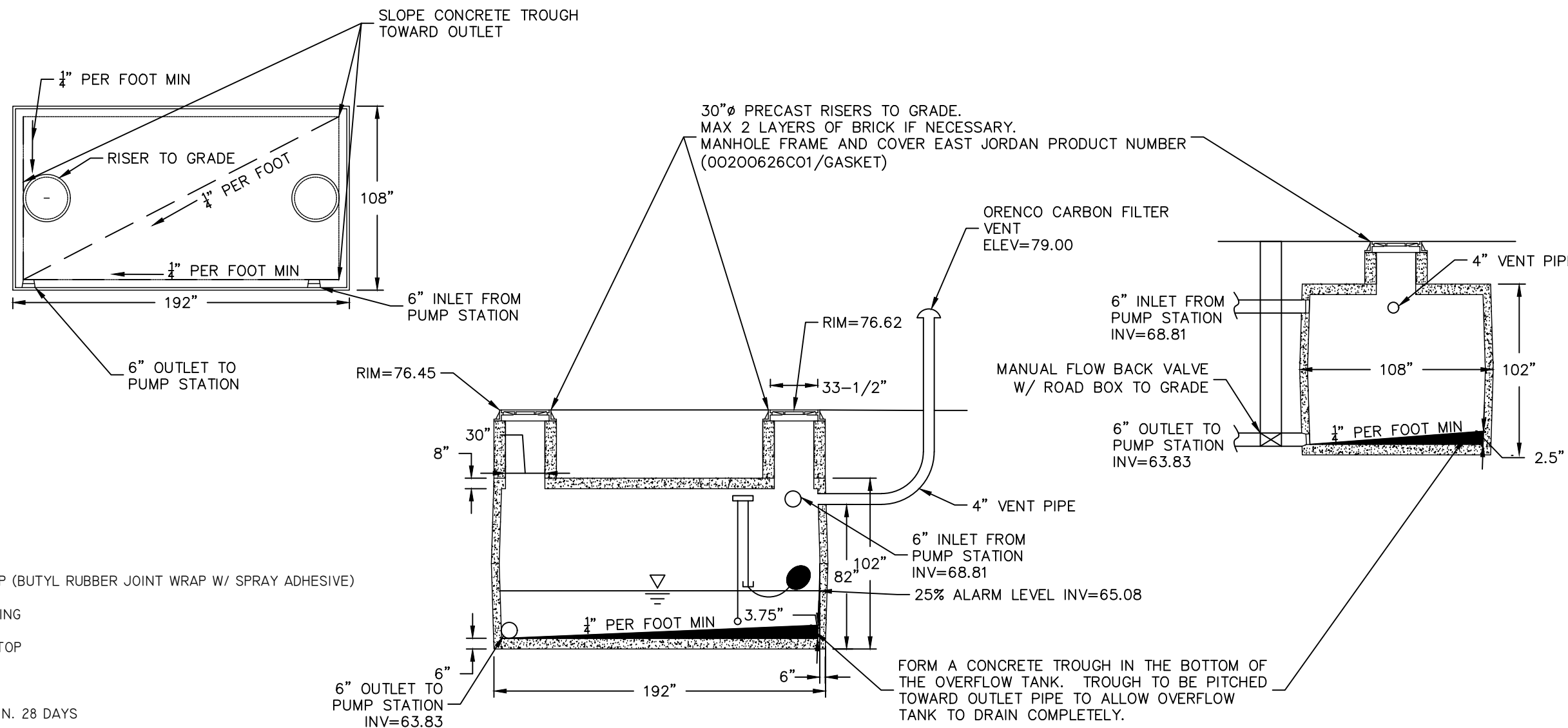
Dimensions	CF3	CF4	CF6
A, in. (mm)	5 1/2 (139)	5 1/2 (139)	9 (229)
B, in. (mm)	10 (254)	12 1/2 (318)	18 1/2 (465)
C, in. (mm)	1 1/2 (31.8)	1 1/2 (38.1)	3 1/2 (87.3)
D, in. (mm)	3 1/2 (88.9)*	4 1/2 (114)*	6 1/2 (168)*
Carbon weight, lbs (kg)	0.9 (0.41)	1.6 (0.73)	6.0 (2.73)
H ₂ S capacity, grams/cc	0.14	0.14	0.14

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



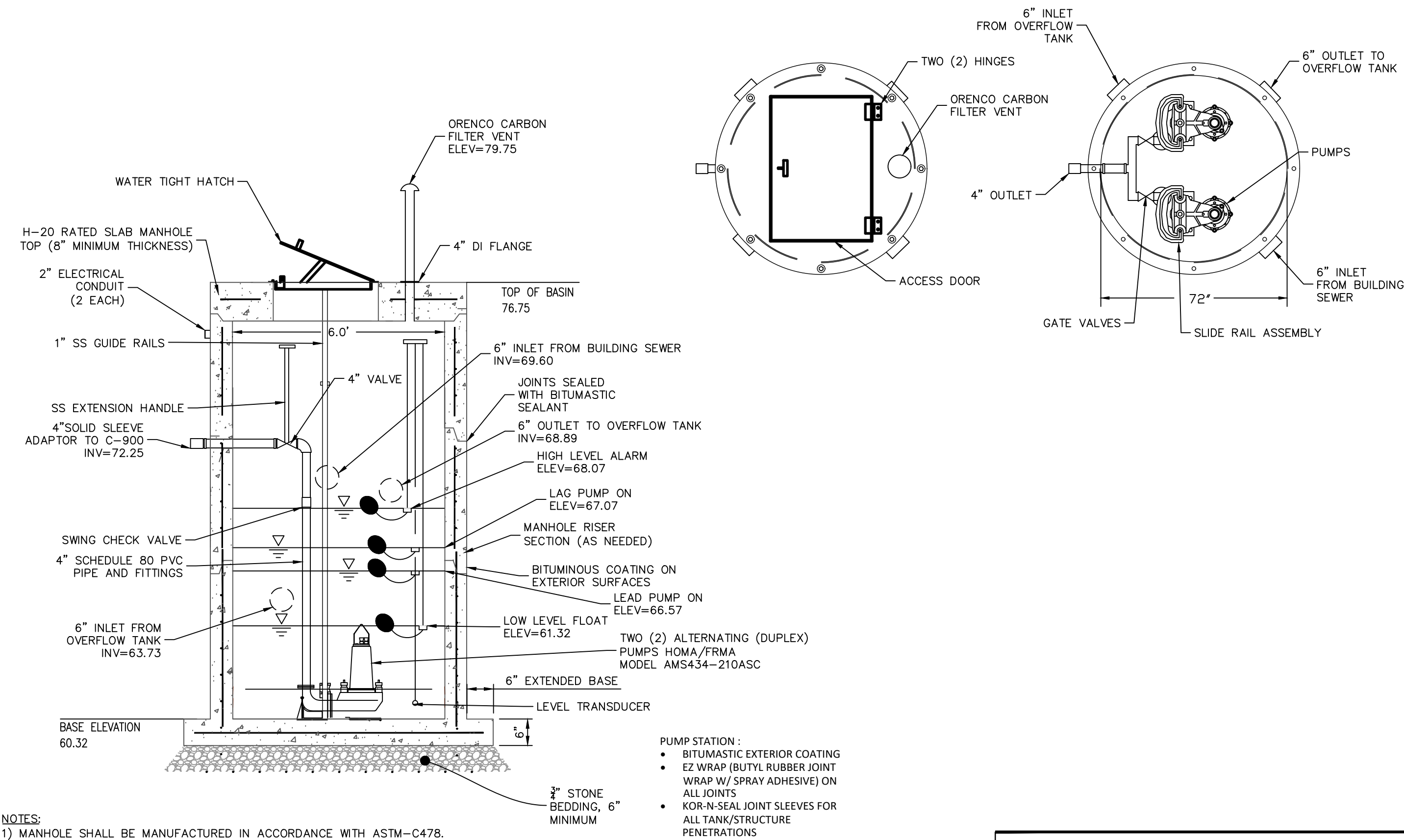
Orenco Systems®, Inc., 814 Airway Ave., Sutherlin, OR 97479 USA • 800-348-9843 • 541-459-4449 • www.orenco.com

NTD-CF-02-1
Rev. 2.0, © 03/17
Page 1 of 1



- DESIGN NOTES:**
- ALL JOINTS SEALED WITH EZ WRAP (BUTYL RUBBER JOINT WRAP W/ SPRAY ADHESIVE)
 - TANK TO BE RATED FOR H2O LOADING
 - AVAILABLE WITH 8" HEAVY DUTY TOP
 - MEETS ASTM C-1227-97A
 - CONCRETE STRENGTH 5000 PSI MIN. 28 DAYS
 - TANK MUST NOT HAVE KNOCKOUTS
 - TANK TO HAVE EXTERIOR BITUMASTIC COATING
 - KOR-N-SEAL JOINT SLEEVES FOR ALL TANK/STRUCTURE PENETRATIONS

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



- NOTES:**
- MANHOLE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM-C478.
 - 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.
 - MANHOLE AND COVER SHALL MEET HS-20 LOADING REQUIREMENTS.
 - REFERENCE MANUFACTURER DETAILS AND SPECIFICATIONS FOR ADDITIONAL DETAIL REGARDING PUMPS, LEVEL CONTROL FLOAT ASSEMBLY AND FREEFLO BASE ELBOW RAIL SYSTEM
 - 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

- 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

60x192 Precast Concrete Pump Station 4' Discharge

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

EMAHONY
Associates, Inc.
Water Supply & Pollution Control Equipment
273 Weymouth Street, Rockland, Massachusetts 02370

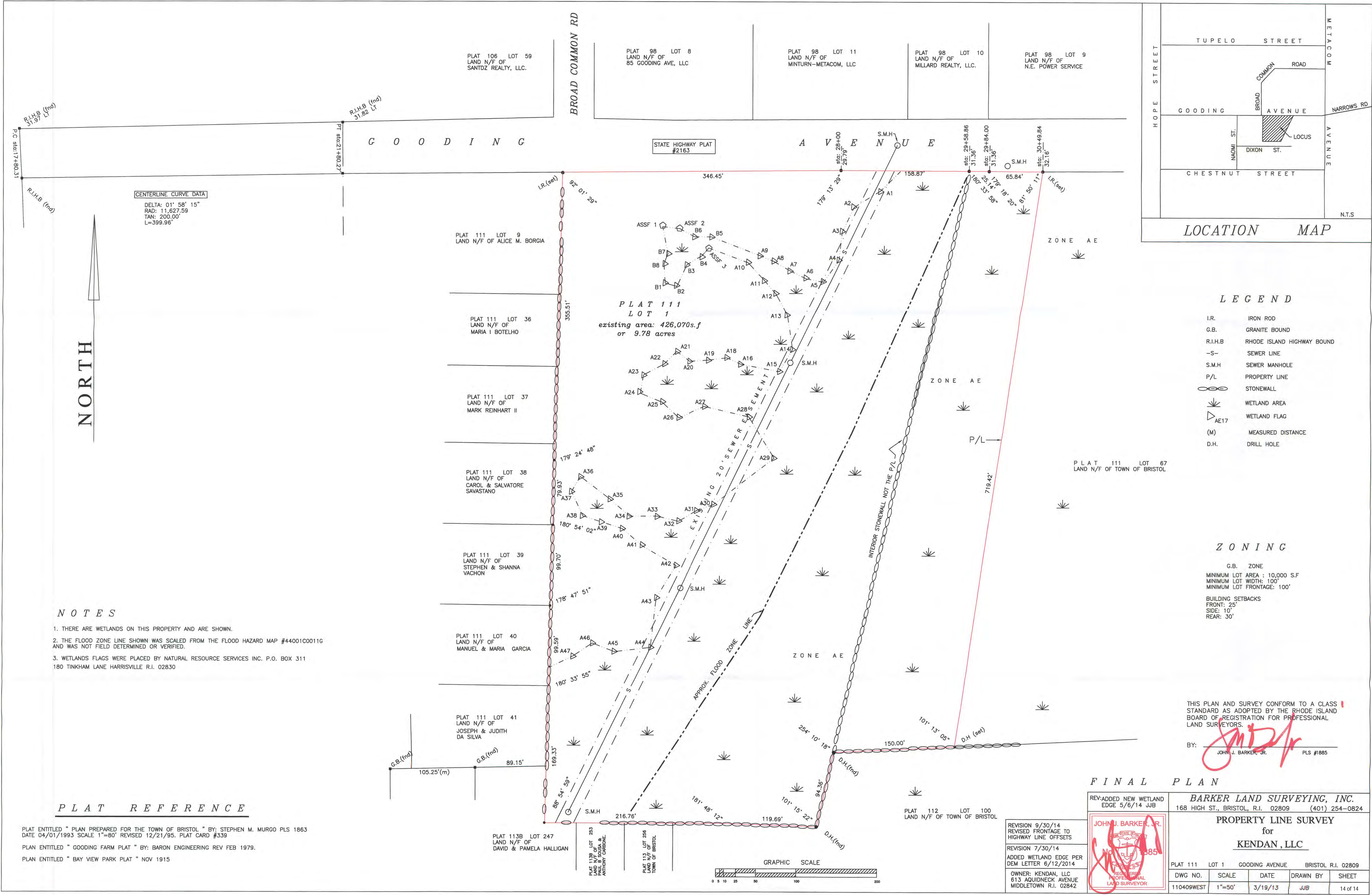
Detail Sheet - 2
Comfort Inn & Suites

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

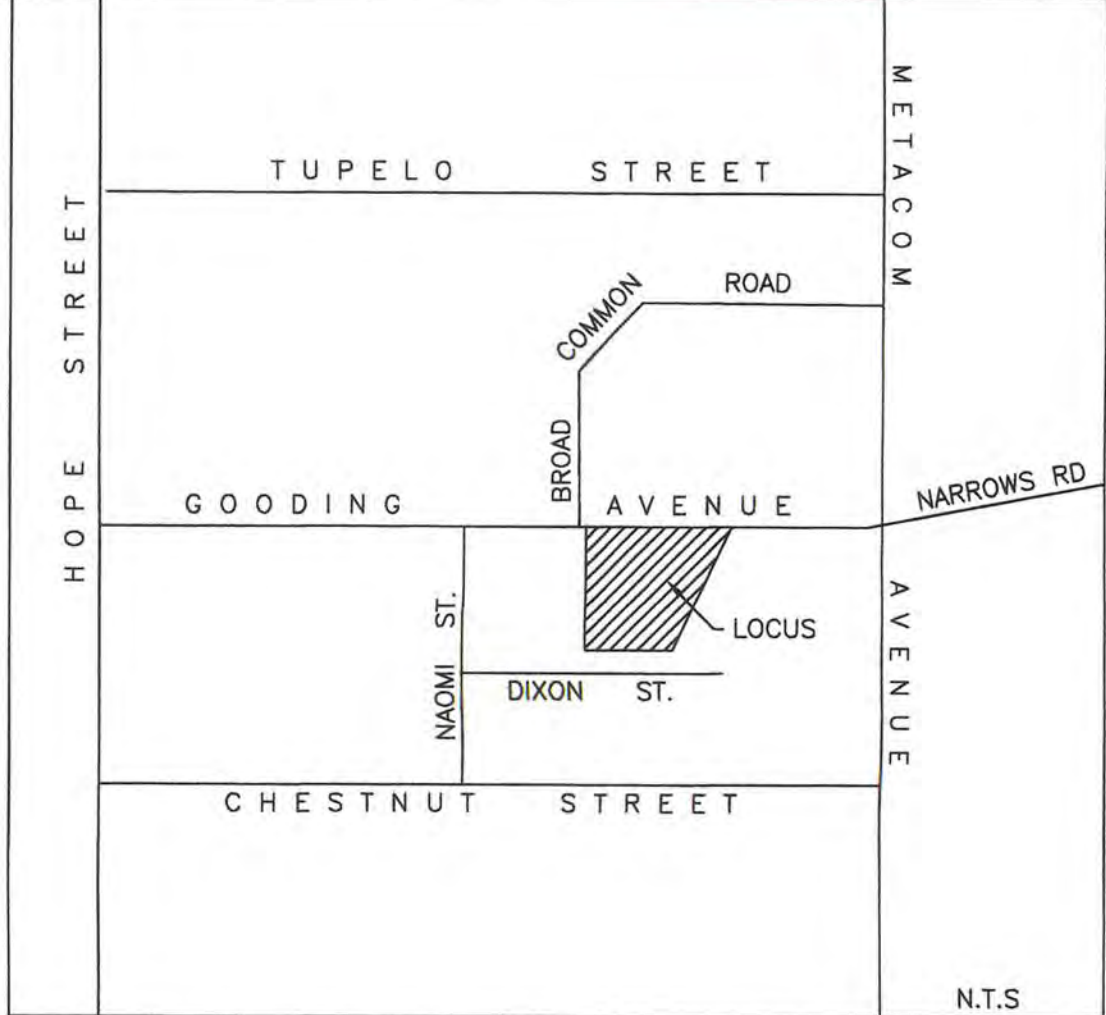
SHEET **13** OF 14

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED ISSUED FOR CONSTRUCTION AND STAMPED BY THE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE NEARBY EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ONLY DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITIES SHOWN ON THIS PLAN AND SEE UTILITY NOTE ON SHEET 3.

No.	Date	Description	By
1	09/21/2021	Drawn	K.L.D.
2	09/21/2021	Check	K.L.D.
3	09/21/2021	Revise	K.L.D.
4	09/21/2021	Revise	K.L.D.
5	09/21/2021	Revise	K.L.D.
6	09/21/2021	Revise	K.L.D.
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8	09/21/2021	Revise	K.L.D.
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99	09/21/2021	Revise	K.L.D.
100	09/21/2021	Revise	K.L.D.



CENTERLINE CURVE DATA
DELTA: 01° 58' 15"
RAD: 11,627.59
TAN: 200.00'
L=399.96'



- LEGEND**
- 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
 - WETLAND FLAG
 - (M) MEASURED DISTANCE
 - D.H. DRILL HOLE

ZONING

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'

THIS PLAN AND SURVEY CONFORM TO A CLASS 1 STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

BY: *[Signature]*
JOHN J. BARKER, JR. PLS #1885

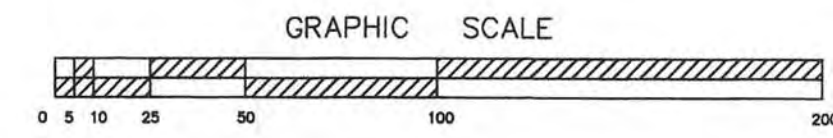
FINAL PLAN				
REV: ADDED NEW WETLAND EDGE 5/6/14 JJB		BARKER LAND SURVEYING, INC. 168 HIGH ST., BRISTOL, R.I. 02809 (401) 254-0824		
REVISION 9/30/14 REVISED FRONTAGE TO HIGHWAY LINE OFFSETS		PROPERTY LINE SURVEY for KENDAN, LLC		
REVISION 7/30/14 ADDED WETLAND EDGE PER DEM LETTER 6/12/2014		PLAT 111 LOT 1 GOODING AVENUE BRISTOL R.I. 02809		
OWNER: KENDAN, LLC 613 AQUIDNECK AVENUE MIDDLETOWN R.I. 02842		DWG NO.	SCALE	DATE
		110409WEST	1"=50'	3/19/13
			DRAWN BY	SHEET
			JJB	14 of 14

NOTES

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

PLAT REFERENCE

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





Town of Bristol, RI
WATER POLLUTION CONTROL DEPARTMENT
2 PLANT AVENUE
BRISTOL, RI 02809-3015
(401) 253-8877 fax: (401) 253-2910

TOWN HALL
10 COURT STREET
BRISTOL, RI 02809
(401) 253-7000

Jose' J. Da Silva, Superintendent

8/5/2025

To: Chris Duhamel, P. E.
Principal
2 Stafford Court
Cranston, RI 02920

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

It is understood that the details of the design will be submitted for review as the project progresses. Comments related to the design are attached for reference.

We trust that this conceptual approval meets the project needs at this time. Please contact me with any questions.

Sincerely,

Jose' Da Silva
Superintendent
Bristol WPCF

Sewer Service Connection Review - Second Submission - July, 2025
 Comfort Inn and Suites
 Gooding Ave, Bristol RI

Drawing Reference:

Master Plan Submission: Comfort Inn and Suites, Located on Gooding Avenue, Bristol RI,
 Assessor's Plat 111 Lot 1, Diprete Engineering "Rev 5 – 7/9/2025"

Proposed Sewer Connection:

- 80 Room Hotel
- Sheet 7 & 8: Drainage and Utility Plan
- Sheet 13: Detail Sheet 2
- Pumping System with 4-inch force main sewer connection depicted on easement downstream of plan SMH-13: Rim = 68(+/-) Inv = 59 (+/-)
- Service Pumping Station
 - Duplex submersible pump station with ability to overflow to Wastewater Storage Tank size ~ 7,000 gallons
 - Stored wastewater designed to flow back to pump station and controlled by manual valve

Comments:

Collection system to receive flow from proposed hotel is limited in capacity and is subject to surcharge conditions during rain events, with sanitary sewer overflow conditions at down-stream manhole. General concern is that during rain events sewer main will surcharge and flow from hotel may worsen conditions of surcharge and increase volume of sanitary sewer overflow.

Current design depicts the ability to store approximately 7,000 gallons of wastewater but does not provide a plan for when pumps will be restricted for use.

Please provide the following additional information.

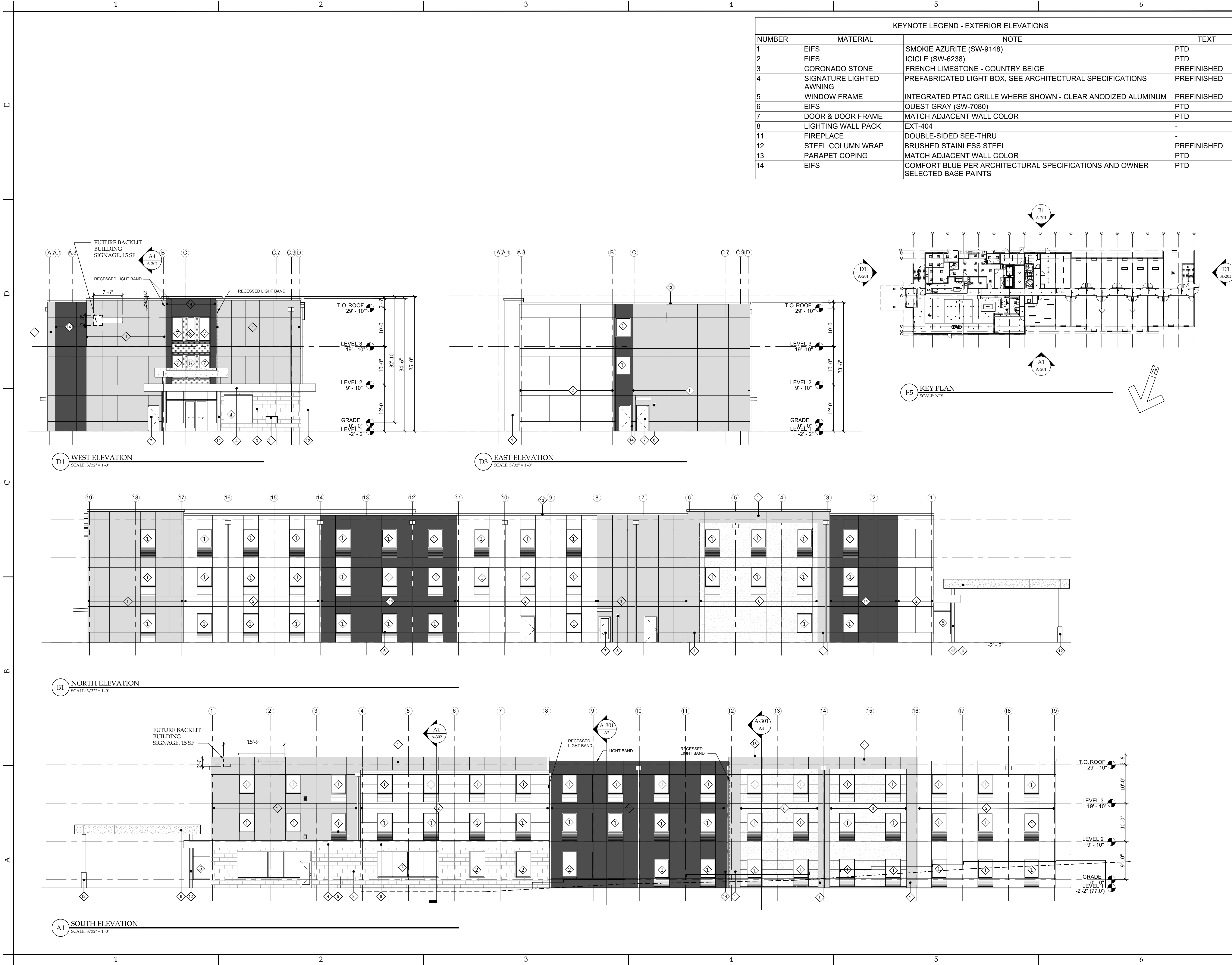
- 1) Operational plan to restrict pump usage during rain events. Coordinate plan with Town Water Pollution Control Department prior to submission
- 2) Wastewater flow estimate
 - Peak flow estimate
 - Required Pump Capacity
- 3) Computation to support overflow storage tank sizing
- 4) Computations to support pump size and force main size
 - Pump station capacity should be minimum size practical to manage wastewater flow.
- 5) Gate valve and check valve on depicted on Inset A on Sheet 8 should be in a structure for operation and maintenance.
- 6) Confirm tanks will be designed to withstand hydrostatic uplift



COMFORT INN & SUITES

8/4/25

GOODING AVENUE, BRISTOL, RHODE ISLAND



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This document, the property of, prepared and issued by the architect, is submitted for the specific project named _____ and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in part or in whole, and any special features peculiar to this design shall not be incorporated in any other project, unless prior agreement has been obtained in writing. These documents will be returned immediately upon completion of the project or upon the request of the architect.

This document is the exclusive property of the architect, no rights to ownership are transferable, or shall be lost by the filing of this document with any and all public authorities for the purpose of compliance with Codes and or Ordinances, i.e. Building Permit, etc.



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

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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

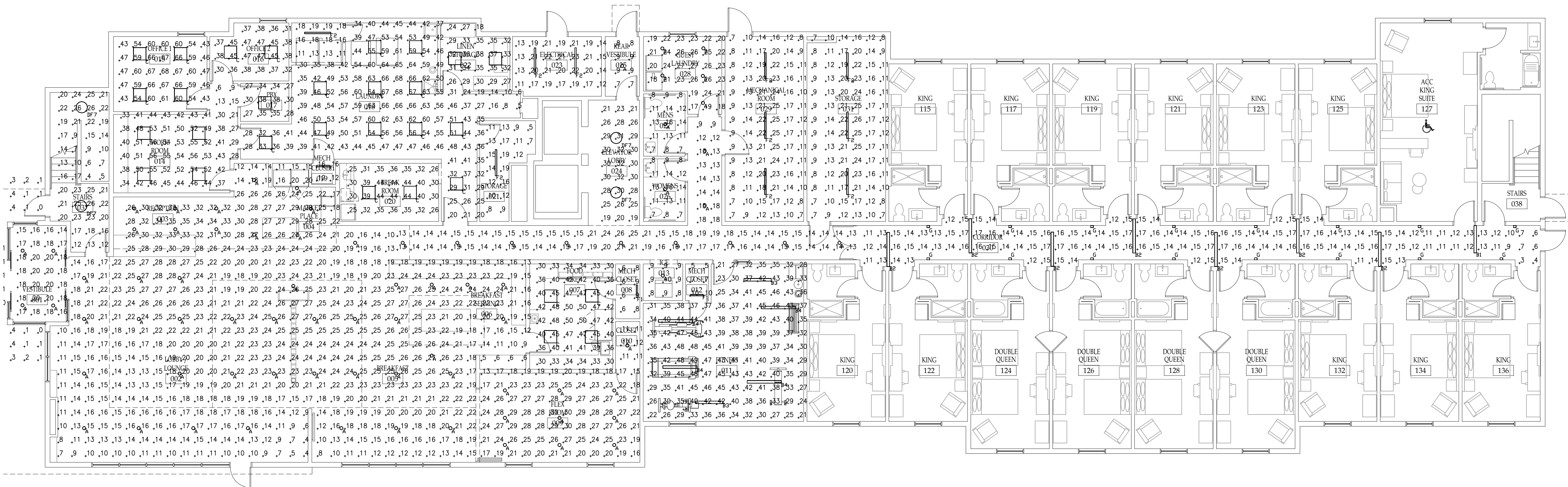
SA JOB #:

20038.01

DATE:

DRAWING #:

LP-1



PARTIAL FIRST FLOOR LIGHTING PHOTOMETRIC PLAN

1
LP-1

SCALE: 1/8" = 1'-0"



PARTIAL FIRST FLOOR LIGHTING PHOTOMETRIC PLAN

2
LP-2

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 MG	1081	12
	B1	LumenWerx	VASPD-HLO-FH-SW-80-350-30-4FT - GRID CEILING	1400	11
	B2	LumenWerx	VASPD-HLO-FH-SW-80-350-30-5FT - GRID CEILING	1400	14
	B3	LumenWerx	VASPD-HLO-FH-SW-80-1000-30-4FT - GYP CEILING	4000	34
	B4	LumenWerx	VASPD-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
Claset 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



Town of Bristol, RI
WATER POLLUTION CONTROL DEPARTMENT
2 PLANT AVENUE
BRISTOL, RI 02809-3015
(401) 253-8877 fax: (401) 253-2910

TOWN HALL
10 COURT STREET
BRISTOL, RI 02809
(401) 253-7000

Jose' J. Da Silva, Superintendent

8/5/2025

To: Chris Duhamel, P. E.
Principal
2 Stafford Court
Cranston, RI 02920

Re: Sewer Revisions Submission (7-11-2025)
Master Plan Submission – Comfort Inn & Suites
Gooding Avenue, Assessor's Plat 111 Lot 1

Dear Mr. Duhamel

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Jose' Da Silva
Superintendent
Bristol WPCF

Sewer Service Connection Review - Second Submission - July, 2025
 Comfort Inn and Suites
 Gooding Ave, Bristol RI

Drawing Reference:

Master Plan Submission: Comfort Inn and Suites, Located on Gooding Avenue, Bristol RI,
 Assessor's Plat 111 Lot 1, Diprete Engineering "Rev 5 – 7/9/2025"

Proposed Sewer Connection:

- 80 Room Hotel
- Sheet 7 & 8: Drainage and Utility Plan
- Sheet 13: Detail Sheet 2
- Pumping System with 4-inch force main sewer connection depicted on easement downstream of plan SMH-13: Rim = 68(+/-) Inv = 59 (+/-)
- Service Pumping Station
 - Duplex submersible pump station with ability to overflow to Wastewater Storage Tank size ~ 7,000 gallons
 - Stored wastewater designed to flow back to pump station and controlled by manual valve

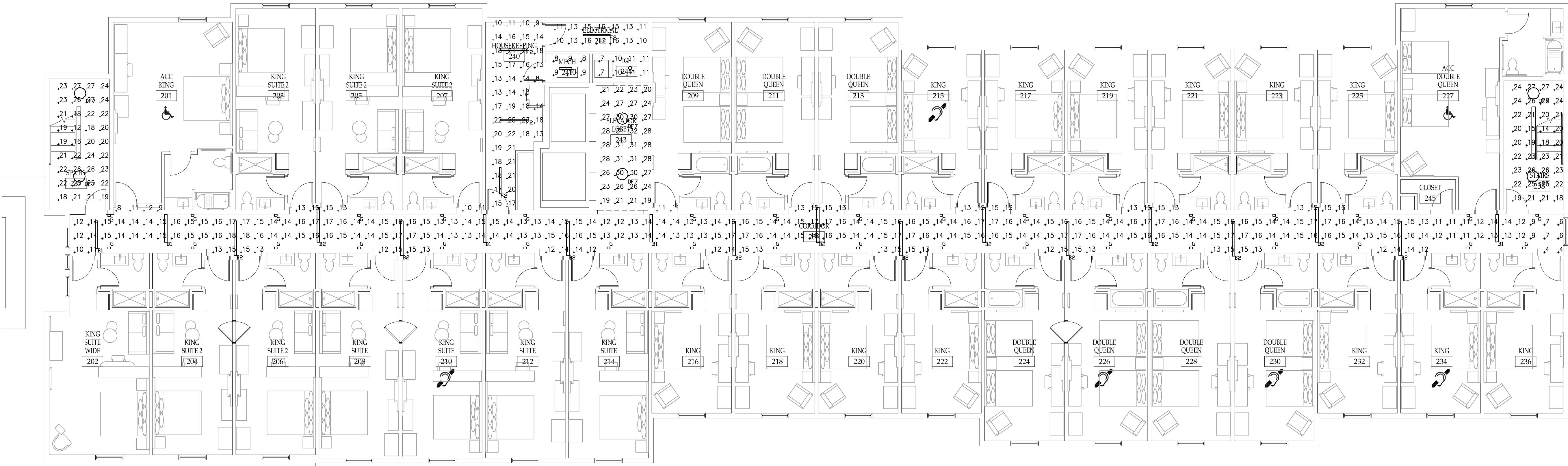
Comments:

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 - Peak flow estimate
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- 3) Computation to support overflow storage tank sizing
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 - Pump station capacity should be minimum size practical to manage wastewater flow.
- 5) Gate valve and check valve on depicted on Inset A on Sheet 8 should be in a structure for operation and maintenance.
- 6) Confirm tanks will be designed to withstand hydrostatic uplift



**TYPICAL SECOND AND THRID FLOOR
LIGHTING PHOTOMETRIC PLAN**
SCALE: 1/8" = 1'-0"

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**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**



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.

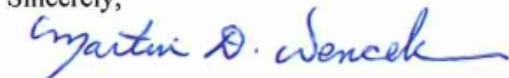
You are required to comply with the terms and conditions of this revised permit and to carry out this project in compliance with 250-RICR-150-15-3 at all times. Failure to do so may result in an enforcement action by the Program.

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.

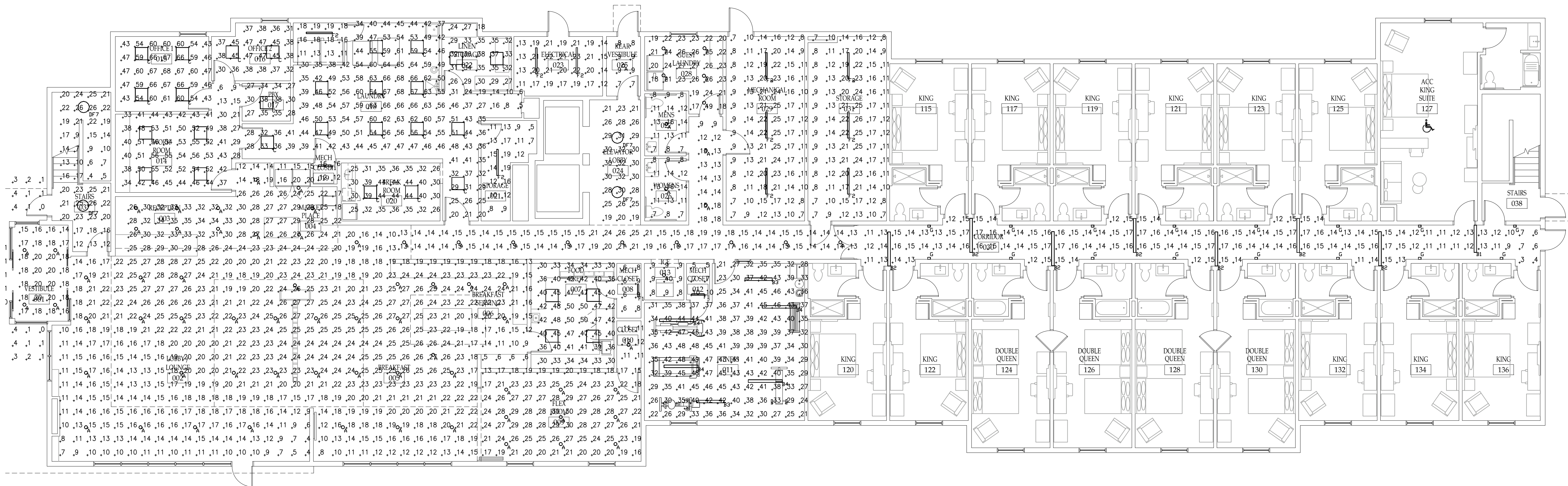
Sincerely,



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

Enclosure: Original permit dated December 6, 2024

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



**PARTIAL FIRST FLOOR
LIGHTING PHOTOMETRIC PLAN**

1
LP-1

SCALE: 1/8" = 1'-0"



**PARTIAL FIRST FLOOR
LIGHTING PHOTOMETRIC PLAN**

2
LP-2

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	1081	12
	B1	LumenWerx	VASPD-HLO-FH-SW-80-350-30-4FT - GRID CEILING	1400	11
	B2	LumenWerx	VASPD-HLO-FH-SW-80-350-30-5FT - GRID CEILING	1400	14
	B3	LumenWerx	VASPD-HLO-FH-SW-80-1000-30-4FT - GYP CEILING	4000	34
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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
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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
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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

NOTICE

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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:

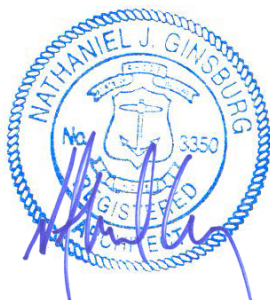
DRAWING #:

LP-1

**Comfort Inn & Suites
Planning Board Review
August 15, 2025**

Bristol, RI

BTGA No. 2512



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 & Aerial 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

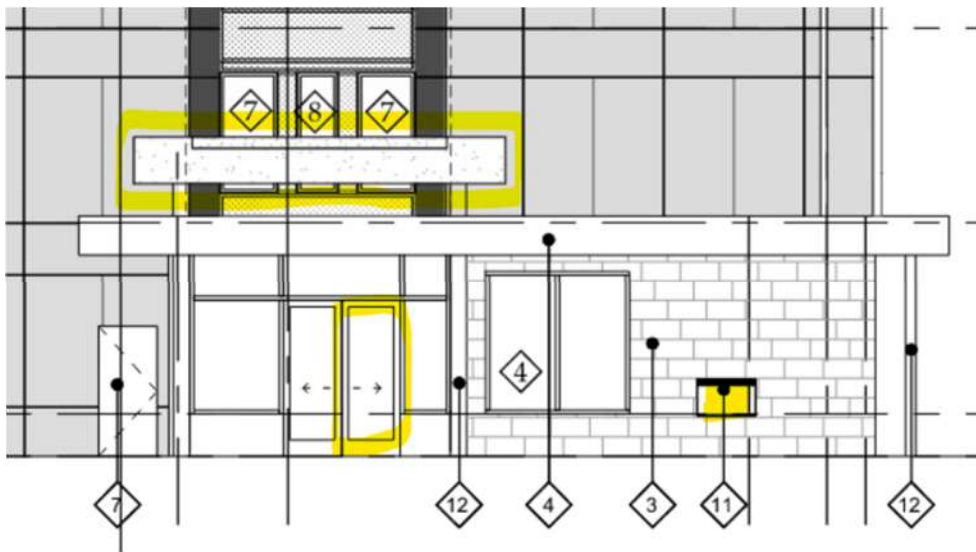
1. Revise the site plan to represent the residential neighbor's driveway and structures accurately.
2. Existing trees depicted appear to be fewer than those shown on Google Street View. A dense line of trees is seen along the residential neighbor's property and Gooding Avenue. Confirm tree placement 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

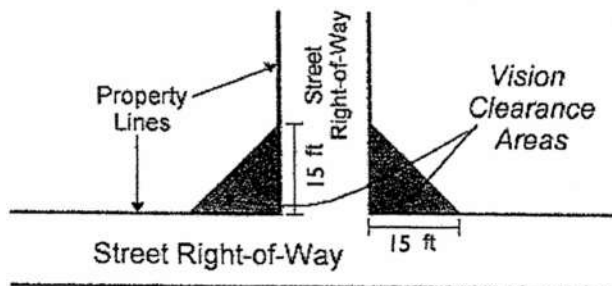
- b. Installation of low-flow fixtures
 - c. Installation of an energy-efficient heat source
 - d. Sourcing materials locally, whenever practical
 - e. Installing low-emitting, recycled materials
 - f. Requiring sustainable construction practices like recycling, no-idling policies, etc.
2. Provide evidence 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. Not 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

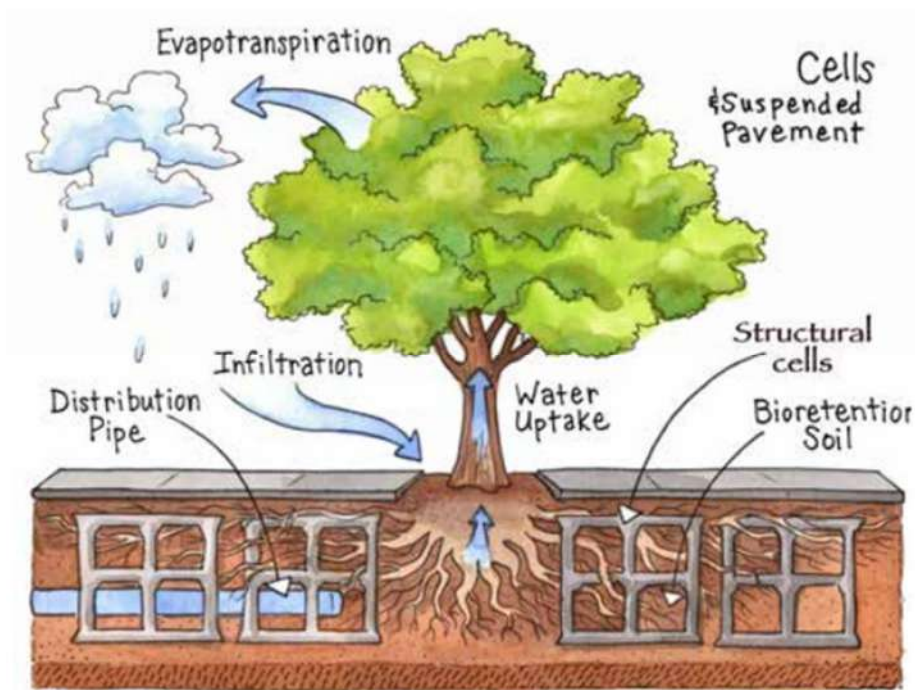
1. Landscaping shall be conceived in a total pattern throughout the site, integrating the various elements of a site design, preserving, and enhancing the site where appropriate. Landscaping and vegetative buffers shall be utilized to separate residential areas from major roadways, commercial, and manufacturing 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.

M E M O R A N D U M

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. Lombardo, 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

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 August 22, 2025
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- 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 Watershed 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.

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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.

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- 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



Town of Bristol, RI
WATER POLLUTION CONTROL DEPARTMENT
 2 PLANT AVENUE
 BRISTOL, RI 02809-3015
 (401) 253-8877 fax: (401) 253-2910

TOWN HALL
 10 COURT STREET
 BRISTOL, RI 02809
 (401) 253-7000

Jose' J. Da Silva, Superintendent

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,

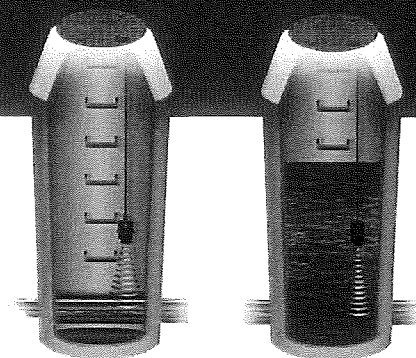
Jose' Da Silva
 Superintendent
 Bristol WPCF

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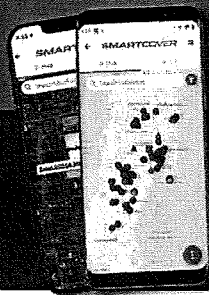
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SmartLevel is highly versatile for use within different environments:

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- 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

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- Done-for-you analytics
- Works when there is no power
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