



DiPrete Engineering

January 9, 2025

Martin D. Wencek
RIDEM Office of Water Resources
Freshwater Wetlands Program
235 Promenade Street
Providence, RI 02908

RE: Gooding Avenue Hotel – AP 111 Lot 1
Bristol, RI
Project #: 2536-001-B01
FWW App No. 22-0264, RIPDES File No. RIR101247 &
Groundwater Discharge/UIC No. 001650

Dear Mr. Wencek:

On behalf of the owner and applicant, D & M Boca Development LLC, we are respectfully submitting this request for a permit modification to Permit No. 22-0264 for the proposed hotel development on Gooding Avenue in Bristol. Based on the building architecture and resulting proposed site circulation, the layout and drainage system have been modified.

The limit of disturbance adjacent to the resource areas remains as originally proposed and approved. The only overall change to the design was capturing more stormwater in the northeastern best management practices (BMPs), due to the building layout allowing more overland flow to reach this area under proposed conditions. This BMP system was increased in storage by approximately 50%, while the underground BMP capturing the remainder of development runoff will remain the same size although the watershed size is reduced.

A summary of the revisions from the original design referenced in the August 22, 2018 approval letter (FWW App. No. 15-0033), the design referenced in the latest approval dated December 6, 2024, and the current design submitted with this proposed modification area listed below:

Impervious areas:

Original design (15-0033) = 51,235 s.f. (1.18 acres)

Current approved design (22-0264) = 48,456 s.f. (1.11 acres)

Proposed modification = 50,257 s.f. (1.15 acres)

Drainage system:

Original design (15-0033)

- Southern drainage system = 886 feet x 60-inch diameter pipe (17,397 c.f. storage) + 120 x ADS SC-740 (13,067 s.f.). Total volume = 30,464 c.f.
- Northeastern drainage system = 575 c.f. Sand Filter + 523 c.f. Underground Detention. Total volume = 1,098 c.f.

Current approved design (22-0264)

- Southern drainage system = 1,153 feet x 60-inch diameter pipe (22,639 c.f. storage) + 99 x ADS SC-740 (10,723 s.f.). Total volume = 33,362 c.f.



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- Northeastern drainage system = 575 c.f. Sand Filter + 676 c.f. Underground Detention. Total volume = 1,251 c.f.

Proposed modification

- Southern drainage system = 1,153 feet x 60-inch diameter pipe (22,639 c.f. storage) + 99 x ADS SC-740 (10,723 s.f.). Total volume = 33,362 c.f.
- Northeastern drainage system = 1,218 c.f. Sand Filter + 676 c.f. Underground Detention. Total volume = 1,894 c.f.

Limit of Disturbance Area:

Original design (15-0033) = 77,550 s.f. Total / 4,716 s.f. Wetland

Current approved design (22-0264) = 77,776 s.f. Total / 4,716 s.f. Wetland

Proposed modification = 78,767 s.f. Total / 4,716 s.f. Wetland. (The increase in area from the approved design is entirely due to Gooding Avenue restoration/surfacing)

The enclosed package includes the application and fee check along with three (3) copies of the updated plan set and two (2) copies of the Stormwater Report and Operation & Maintenance document. The Soil Erosion and Sediment Control Plan remains as originally approved and therefore was not included with this application.

If you have any further questions on this matter or require any additional copies or information, please feel free to contact me at your earliest convenience.

Sincerely,

DiPrete Engineering Associates, Inc.

Kevin DeMers, PE

Project Manager

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