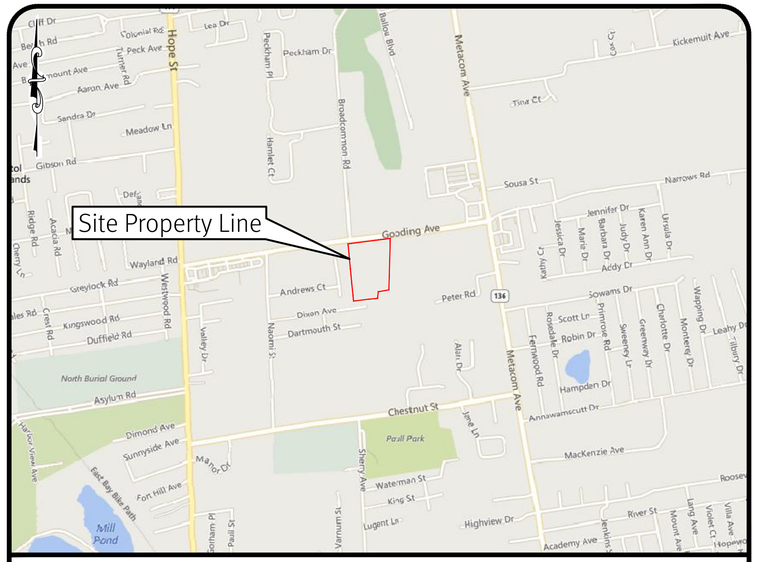
Permitting / Pre-Application Submission

Comfort Inn & Suites

Located on Gooding Avenue
Bristol, Rhode Island

Assessor's Plat 111 Lot 1



Location Map Scale: 1" = 1000'

Sheet List Table

Plans by Others

Property Line Survey (Sheet 1 of 1) by Barker Land Surveying

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

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

DiPrete Engineering
90 Broadway Newport, RI 02840
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Boston • Providence • Newport

KEVIN DEMERS
No. 8567
REGISTERED PROFESSIONAL ENGINEER
CIVIL

This regulatory submission set shall not be used for construction purposes unless stamped 'Issued for Construction' and signed by a DiPrete Engineering representative.

The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA compliance in the implementation of this plan and design.

No.	Date	Description	By
0	02-03-2025	Pre-Application Submission	J.A.R.

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

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

SHEET 1 OF 11

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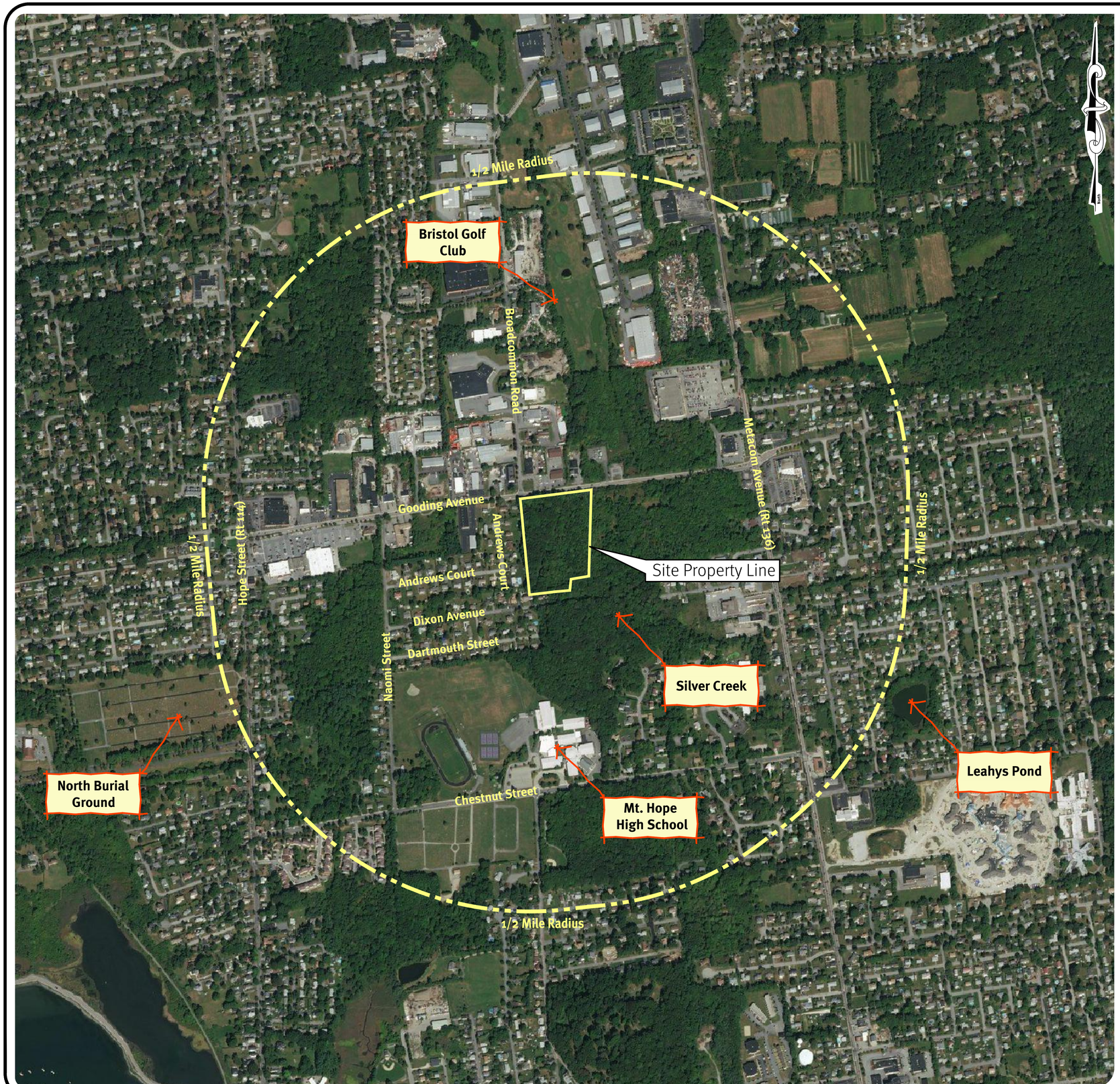

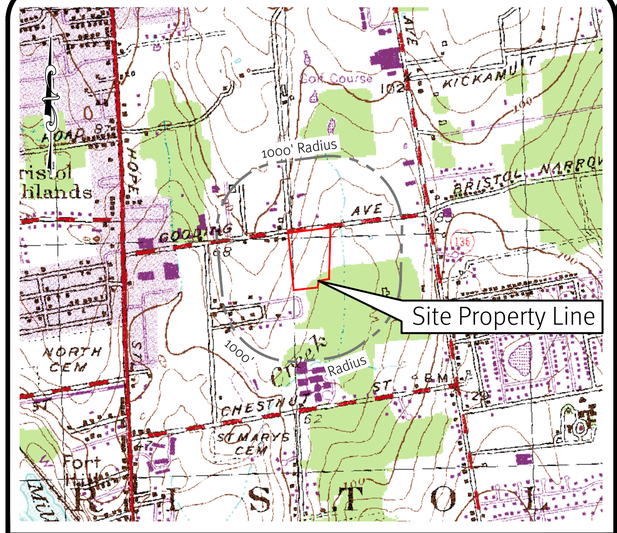

USGS Map Scale: 1"=1000'

Photo Obtained from the ARCGIS 2008 Orthophotography.

Scale: 1"=400'

0 200' 400' 800'

Legend:

PROPERTY LINE

PROPERTY LINE (USGS MAP)

HALF MILE RADIUS LINE

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No.	Date	Description	By
0	02-03-2025	Pre-Application Submission	J.A.R.

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

Aerial Half Mile Radius

Comfort Inn & Suites

AP 111 Lot 1
Bristol, Rhode Island

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

SHEET 2 OF 11

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General Notes:

1. THE SITE IS LOCATED ON THE TOWN OF BRISTOL ASSESSOR'S PLAT 111 LOT 1.
2. THE SITE IS APPROXIMATELY 9.78 ACRES, IS ZONED GB, AND IS CURRENTLY WOODED.
3. THE APPLICANT OF AP 111 LOT 1 IS:
   D&M BOCA DEVELOPMENT, LLC.
   92 FAUNCE CORNER ROAD, SUITE 160
   NORTH DARTMOUTH, MA 02747
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONES X AND AE. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44001C0011H, MAP REVISED JULY 7, 2014.
5. THIS PLAN IS SUBSTANTIALLY CORRECT IN ACCORDANCE WITH A CLASS IV STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY AND MAY BE SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE.
6. THE SITE IS NOT WITHIN A:
   GROUNDWATER PROTECTION AREA
   NATURAL HERITAGE AREA
   GROUNDWATER PROTECTION OVERLAY DISTRICT
7. THE FOLLOWING DOCUMENTS ARE CONSIDERED PART OF THE PROJECT PLANS AND THE CONTRACTOR / OWNER MUST MAINTAIN THESE DOCUMENTS AS PART OF A FULL PLAN SET:
   - SOIL EROSION AND SEDIMENT CONTROL PLAN (SESC). THE SESC CONTAINS THE FOLLOWING:
     - EROSION CONTROL MEASURES
     - SHORT TERM MAINTENANCE
     - ESTABLISHMENT OF VEGETATIVE COVER
     - CONSTRUCTION POLLUTION PREVENTION
     - SEQUENCE OF CONSTRUCTION
   - OPERATIONS AND MAINTENANCE PLAN (O&M). THE O&M CONTAINS THE FOLLOWING:
     - LONG TERM MAINTENANCE
     - LONG TERM POLLUTION PREVENTION
8. THIS PLAN SET REFERENCES RIDOT STANDARD DETAILS (DESIGNATED AS RIDOT STD X.X.X.). RIDOT STANDARD DETAILS ARE AVAILABLE FROM RIDOT AND ONLINE AT: HTTP://WWW.DOT.RI.GOV/BUSINESS/CONTRACTORSANDCONSULTANTS.PHP.
9. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
10. THE SITE WILL FULLY COMPLY WITH ALL OF THE TOWN OF BRISTOL RULES AND REGULATIONS INCLUDING THE SUBDIVISION AND DEVELOPMENT REVIEW REGULATIONS AND THE ZONING ORDINANCE. THE SITE DOES NOT REQUIRE ANY VARIANCES, SPECIAL USE PERMITS, OR WAIVERS.
11. THE DRAINAGE SYSTEM IS DESIGNED TO MEET THE TOWN OF BRISTOL SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF CATCH BASINS, CULVERTS, AND UNDERGROUND DRAINAGE BASINS. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES.
12. THE SITE IS PROPOSED TO BE BUILT IN 1 PHASE.
13. TEST PITS AND SOIL EVALUATIONS WERE COMPLETED BY SITEC, INC. ON 12/12/2014.

Soil Information:

(REFERENCE: USDA NATURAL RESOURCES CONSERVATION SERVICE)

SOIL NAME	DESCRIPTION
PmA	PITTSTOWN SILT LOAM, 0 TO 3 PERCENT SLOPES
PmB	PITTSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES
Se	STISSING SILT LOAM

Plan References:

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

Lidar Note:

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

Demolition Notes:

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

Traffic Notes:

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

As-Built Notes:

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

RIDOT Notes:

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

Layout and Materials:

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

Grading and Utility Notes:

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

ADA Notes:

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

Soil Erosion and Sedimentation Control Notes:

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

Abbreviations Legend

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

Site Callouts Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

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

Existing Legend

(AS SHOWN ON PROPOSED PLANS)

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

- PROPERTY LINE
- ASSESSORS LINE
- BUILDING
- BRUSHLINE
- TREELINE
- GUARDRAIL
- FENCE
- RETAINING WALL
- STONE WALL
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- WATER LINE
- SEWER LINE
- SEWER FORCE MAIN
- GAS LINE
- ELECTRIC LINE
- OVERHEAD WIRES
- DRAINAGE LINE
- SOILS LINES (HkC, CaD)
- 50' PERIMETER WETLAND
- 100' RIVERBANK WETLAND
- 200' RIVERBANK WETLAND
- NATURAL HERITAGE AREA
- FEMA BOUNDARY (ZONE X / ZONE X)
- STREAM
- WETLAND LINE & FLAG (B1, B2)
- NATURAL HERITAGE AREA
- NAIL FOUND/SET
- DRILL HOLE FOUND/SET
- BOUND FOUND/SET
- SIGN
- BOLLARD
- SOIL EVALUATION
- CB CATCH BASIN
- DCB DOUBLE CATCH BASIN
- DMH DRAINAGE MANHOLE
- FES FLARED END SECTION
- GUY POLE
- EMH ELECTRIC MANHOLE
- UP UTILITY/POWER POLE
- LIGHTPOST
- SMH SEWER/SEPTIC MANHOLE
- SEWER VALVE
- CLEANOUT
- HYDRANT
- IRRIGATION VALVE
- WV WATER VALVE
- WELL
- MONITORING WELL
- UNKNOWN MANHOLE
- GV GAS VALVE
- BENCH MARK
- STREAM FLOW DIRECTION

Proposed Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

- PROPERTY LINE
- BUILDING SETBACKS
- TREELINE
- CHAINLINK FENCE
- GUARDRAIL (RIDOT STD 34.2.0, 34.4.0 OR APPROVED EQUAL)
- RETAINING WALL
- MINOR CONTOUR LINE (308)
- MAJOR CONTOUR LINE (310)
- SPOT ELEVATION (+312)
- EDGE OF PAVEMENT
- CONCRETE CURB (RIDOT STD 7.1.0)
- BUILDING FOOTPRINT
- BUILDING OVERHANG
- BUILDING ENTRY
- ASPHALT PAVEMENT
- STAMPED CONCRETE
- CONCRETE SIDEWALK
- SAWCUT LINE
- SIGN (RIDOT STD 24.6.2 AS APPLICABLE)
- SINGLE LIGHT
- DOUBLE LIGHT
- OVERHANGING LIGHT
- ACCESSIBLE PARKING SPACE SYMBOLS (VAN)
- TRANSFORMER PAD WITH BOLLARDS (PER NATIONAL GRID STANDARD)
- PARKING COUNT (1)
- DRAINAGE LINE
- RL ROOF LEADER
- G GAS LINE
- W WATER LINE
- HYDRANT ASSEMBLY
- WATER SHUT OFF
- WATER VALVE
- THRUST BLOCK
- S SEWER LINE
- OHW OVERHEAD WIRE
- ETC ELECTRIC, TELEPHONE, CABLE LINE
- LIMIT OF DISTURBANCE – NO EROSION CONTROL
- STRAW WATTLE, SILT FENCE (RIDOT STD 9.2.0) OR APPROVED EQUAL AT LIMIT OF DISTURBANCE
- 2:1 SLOPES
- UNDERGROUND SYSTEM OUTLINE
- POND ACCESS
- RIP RAP
- SAND FILTER
- CATCH BASIN
- DOUBLE CATCH BASIN
- MANHOLE
- FLARED END SECTION
- HEAD WALL
- SHRUB
- TREE

Utility Note:

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

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

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

Permit Note:

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

DiPrete Engineering
90 Broadway Newport, RI 02840
tel 401.619.5990 fax 401.464.6068 www.diprete-eng.com
Boston • Providence • Newport

KEVIN DEMERS
No. 8557
REGISTERED PROFESSIONAL ENGINEER
CIVIL

No.	Date	Description	By
0	02-03-2025	Pre-Application Submission	LAR

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

General Notes And Legend

Comfort Inn & Suites

AP 111 Lot 1
Bristol, Rhode Island

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

SHEET 3 OF 11

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

Broadcommon Road
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

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

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

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

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

CONSTRUCTION ENTRANCE RIDOT STD 9.9.0

INLET SEDIMENTATION CONTROL TO BE INSTALLED IN EXISTING CATCH BASINS (TYP-SEE DETAIL)

FUTURE BUILDING OUTLINE

CONSTRUCTION STAGING AREA

TEMPORARY STOCKPILE AREA

CONCRETE WASHOUT AREA (SEE DETAIL)

FUTURE PAVEMENT OUTLINE

FILTREXX SEDIMENT CONTROL OR APPROVED EQUAL (SEE DETAIL SHEET 11)

SWAMP

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

TEMPORARY SWALE & BERM TO DIVERT OFFSITE STORMWATER AROUND SITE

FUTURE UNDERGROUND DETENTION OUTLINE (TYP)

FUTURE UNDERGROUND INFILTRATION OUTLINE (TYP)

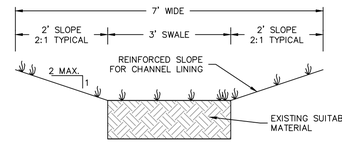
TEMPORARY SEDIMENT TRAP 1 (SEE DETAIL SHEET 11)

TEMPORARY SWALE (TYP) (SEE DETAIL)

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

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

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



Temporary Swale Cross Section
NOT TO SCALE

Erosion Control Notes:

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

Construction Phasing:

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

Legend:

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

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

DiPrete Engineering
90 Broadway Newport, RI 02840
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KEVIN DEMERS
No. 18557
REGISTERED PROFESSIONAL ENGINEER
CIVIL
2-3-25

No.	Date	Description	By
0	02-03-2025	Pre-Application Submission	LAR

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

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

z:\demain\projects\2536-001 gooding avenue\autocad drawing\2536-001 plan.dwg Plotted: 2/3/2025

Parking Regulations:

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

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

Development Data:

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

Dimensional Regulations:

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

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

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

Broadcommon Road
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

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

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

STOP SIGN & STOP BAR (TYP)

STATE HIGHWAY LINE

SAWCUT LINE (TYP)

506'±

60.0'

R15.0'

R15.0'

27.4'

R50.0'

R3.0'

24.0'

16.0'

12.0'

7.8'

10.0'

Sand Filter B

UDS-B

SEE SHEET 8 FOR RIDOT DETAILS

STATE HIGHWAY LINE

TRANSFORMER AND PAD

RETAINING WALL. DESIGN BY OTHERS

25' FRONT YARD SETBACK

26.1'

85'

47'

88'

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

RETAINING WALL. DESIGN BY OTHERS

"YIELD TO PEDESTRIANS IN CROSSWALK" SIGN

EXISTING DWELLING (TYP)

ADA BOLLARD MOUNTED SIGN (4) (SEE DETAIL)

PRECAST CONCRETE CURB STOPS (TYP)

ADAR

ADAR

72'

60'

37'

18'

CWK

"DO NOT ENTER" SIGN

R10.0'

R24.0'

R30.0'

14' x 60' LOADING ZONE

R3.0'

R2.0'

R46.5'

R72.0'

COMPACT

UIS-A

UDS-A

9 COMPACT

9 COMPACT

(4 ADA)

ADAS

4W45

ADAV

7.2.4

VAN

24.0'

18.0'

16.0'

9.0' (TYP)

18.0' (TYP)

10.0' (TYP)

R5.0'

R3.0'

NORTHERN WHITE CEDAR (THUJA OCCIDENTALIS) 5' HIGH POST PLANTING 8' OC (TYP)

"YIELD TO PEDESTRIANS IN CROSSWALK" SIGN

RETAINING WALL. DESIGN BY OTHERS

DUMPSTER ENCLOSURE

SWAMP

20' WIDE SEWER EASEMENT

ZONE X
ZONE AE

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

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

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

150'±

250'±

Site
AP 111 LOT 1
AREA=426,070 SF
(9.78 ACRES)

25' SIDE YARD SETBACK

635.0' (TO REAR PROPERTY LINE)

SWAMP

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

DiPrete Engineering
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KEVIN DEMERS
No. 18557
REGISTERED PROFESSIONAL ENGINEER
CIVIL

No.	Date	Description	By:
0	02-03-2025	Pre-Application Submission	J.A.R.
	Drawn By: D.R.N.		Design By: K.J.D.

Site Layout Plan
Comfort Inn & Suites

AP 111 Lot 1
Bristol, Rhode Island

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

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

Broadcommon Road
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

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

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

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

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

SMH-1
RIM=75.50

SMH-2
RIM=70.50

CASCADE SEPARATOR-CS-3
RIM=71.46

CB-15
RIM=73.70

CB-16
RIM=72.53

SMH-3
RIM=68.00

FES-22

EX SMH-13
RIM=68±
INV=59±

CB-14
RIM=76.75

CB-13
RIM=75.14

Comfort Inn & Suites Hotel
80 ROOMS
13,364± SF
FFE=76.8

CO-1
RIM=76.71

CO-21
RIM=76.98

SLOT DRAIN

SLOT DRAIN-20
RIM=76.72

CB-11
RIM=76.00

TP-8
GWT=36"

TP-7
GWT=36"

PR PERMANENT BUFFER MARKER

Sand Filter B
(SEE SHEET 10)

UDS-B
(SEE SHEET 10)

UIS-A
(SEE SHEET 9)

UDS-A
(SEE SHEET 9)

UDS-UDS

TP-5
GWT=28"

TP-6
GWT=30"

DMH-8 (6' DIA.)
RIM=78.12

DMH-9
RIM=78.20

DMH-7
RIM=77.79

CB-6
RIM=77.53

DI-5
RIM=77.23

CB-4
RIM=78.13

UDS-OUT

INSPECTION MH-WQ
RIM=77.77

HW-19

OCS-10
RIM=78.20

DMH-3
RIM=78.99

CB FLAT TOP-2
RIM=78.66

OSC-1A

10" HDPE
64 LF
S=0.50%

20' WIDE SEWER EASEMENT

EX SMH-12
RIM=66±
INV=59±

SWAMP

ZONE X
ZONE AE

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

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

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

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

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KEVIN DEMERS
No. 18557
REGISTERED PROFESSIONAL ENGINEER
CIVIL

This regulatory submission set shall not be used for construction purposes unless stamped 'Issued for Construction' and signed by a DiPrete Engineering representative.

The contractor is responsible for all of the means, methods, techniques, sequences and procedures and OSHA conformance in the implementation of this plan and design.

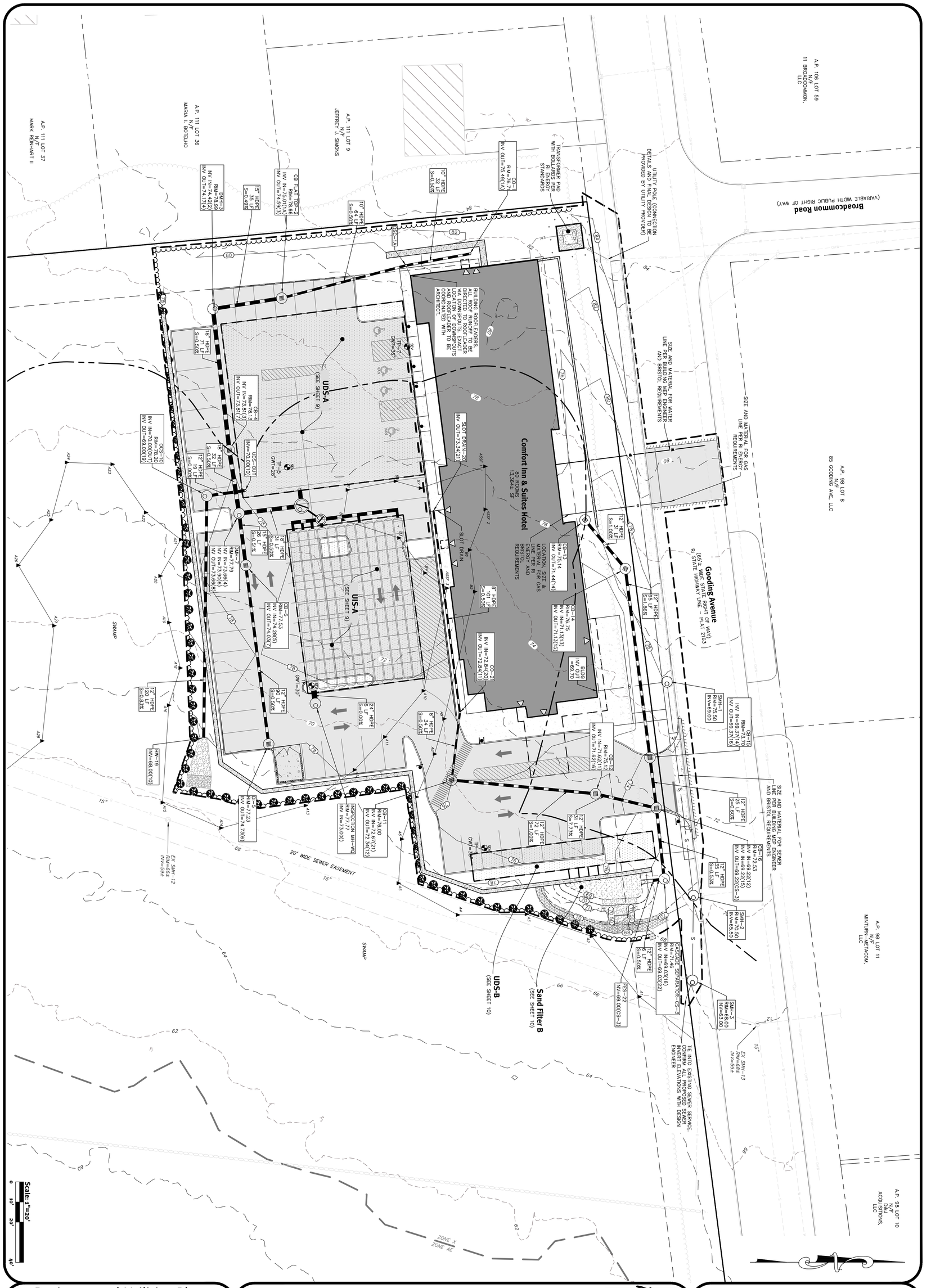
No.	Date	Description	By:
0	02-03-2025	Pre-Application Submission	J.A.R.
			Design By: K.J.D.
			Drawn By: D.R.N.

Grading Plan
Comfort Inn & Suites

AP 111 Lot 1
Bristol, Rhode Island

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

SHEET 6 OF 11



Drainage and Utilities Plan

Comfort Inn & Suites

AP 111 Lot 1
Bristol, Rhode Island

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

SHEET 7 OF 11

No.	Date	Description	By:
0	02-03-2025	Pre-Application Submission	J.A.R.

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

This regulatory submission set shall not be used for construction purposes unless stamped 'Issued for Construction' and signed by a DiPrete Engineering representative.

The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA conformance in the implementation of this plan and design.

KEVIN DEMERS
No. 9869
REGISTERED PROFESSIONAL ENGINEER
STATE OF RHODE ISLAND

DiPrete Engineering
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tel 401-619-5890 fax 401-464-6006 www.diprete-eng.com
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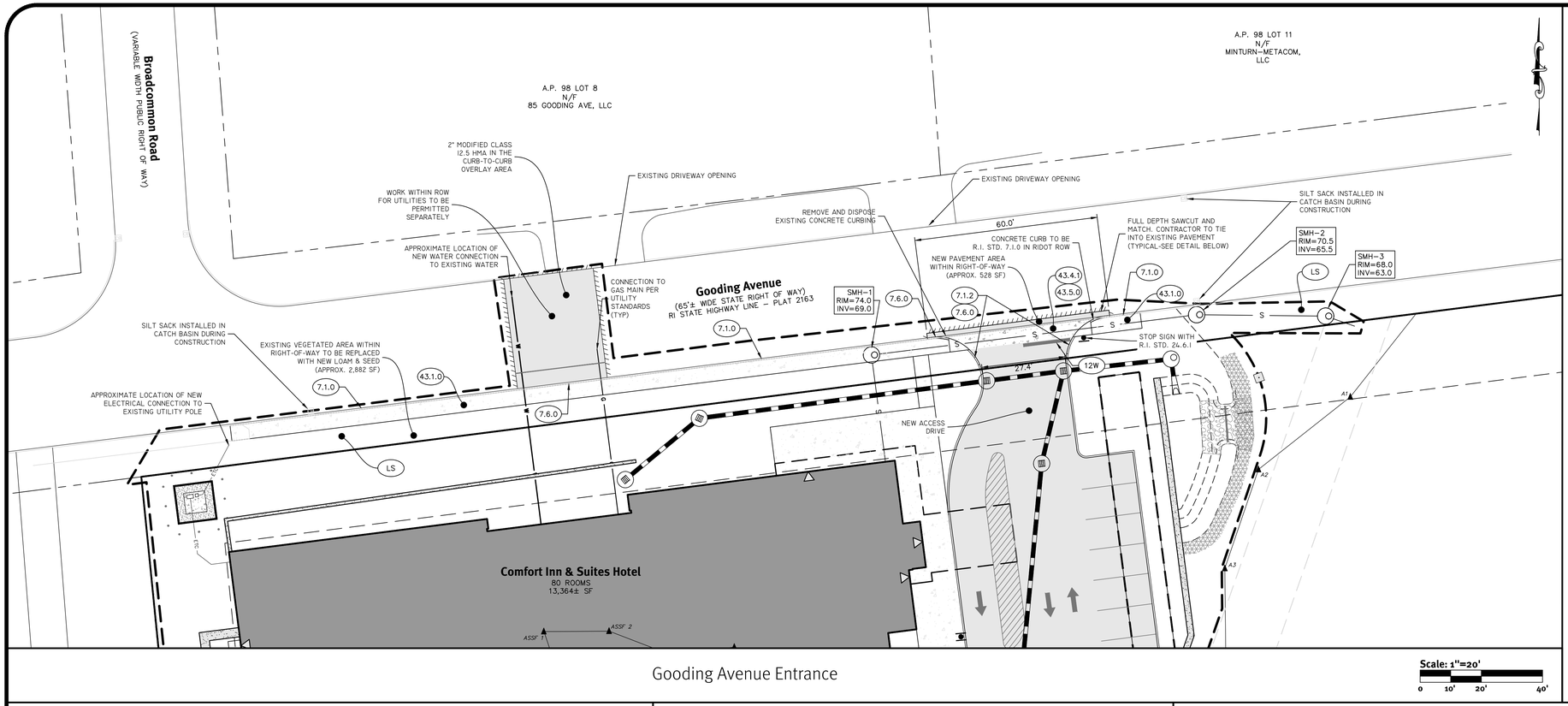


Gooding Avenue Entrance

Scale: 1"=20'

0 10' 20' 40'

RIDOT NOTES:

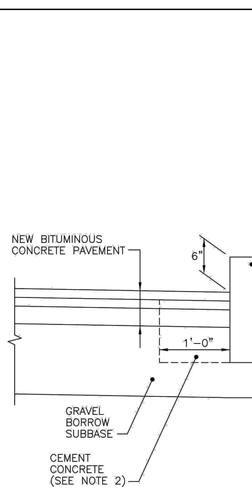
1. ALL WORK TO BE DONE WITHIN THE STATE HIGHWAY RIGHT-OF-WAY SHALL CONFORM TO THE RHODE ISLAND STANDARD SPECIFICATIONS OF ROAD AND BRIDGE CONSTRUCTION, AUGUST 2023 EDITION WITH ALL REVISIONS. STANDARD DETAILS FOR THIS WORK ARE R.I. STANDARD DETAILS 1998 EDITION (AMENDED OCTOBER 2022) WITH ALL REVISIONS.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

UTILITY NOTES:

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

SITE CALLOUTS LEGEND

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



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

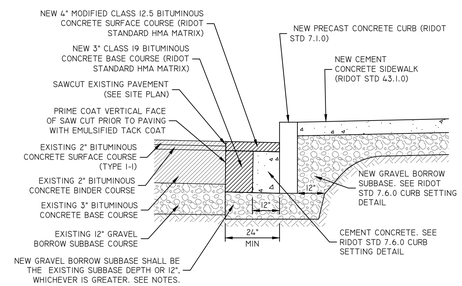
RHODE ISLAND DEPARTMENT OF TRANSPORTATION

CURB SETTING DETAIL

REVISIONS		
NO.	BY	DATE
1	MLP	Mar 05

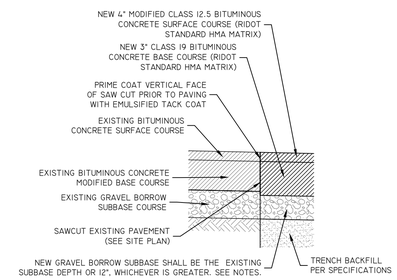
CHIEF ENGINEER TRANSPORTATION — CHIEF DESIGN ENGINEER TRANSPORTATION — JUNE 15, 1998 ISSUE DATE

R.I. STANDARD 7.6.0



SECTION THROUGH NEW CURB & SIDEWALK

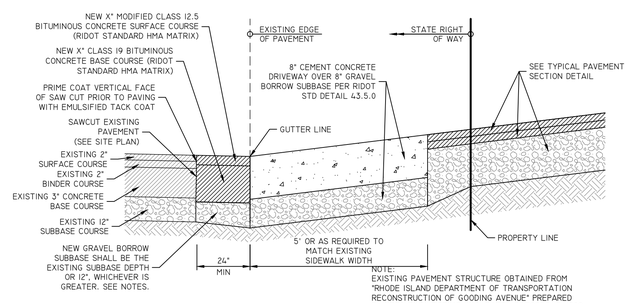
NOT TO SCALE



SECTION THROUGH TRENCH

NOT TO SCALE

NOTES:
1. PROPOSED THICKNESSES SHOWN WITHIN THE STATE RIGHT OF WAY ARE MINIMUMS. IF EXISTING THICKNESSES ARE FOUND TO BE GREATER, THE RESTORATION MUST FOLLOW AND MATCH THE EXISTING PAVEMENT STRUCTURE TO ENSURE SIMILAR STRUCTURAL CAPACITIES.
2. GRAVEL BORROW SUBBASE PLACED ON STATE ROADS SHALL MATCH EXISTING SUBBASE DEPTH (MINIMUM 12 INCHES) AND SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE RIDOT SPECIFICATIONS.
3. IF A CONCRETE BASE IS FOUND IN THE ROADWAY, ANY RESTORATION WORKS SHALL INCLUDE NEW CLASS XX CONCRETE, PINNED AND DOWELED TO THE EXISTING CONCRETE, AT A THICKNESS EQUAL TO THE EXISTING CONCRETE SLAB THICKNESS.
4. SWEEPING AND TACK COAT IS REQUIRED FOR ANY MILLED SURFACE PRIOR TO OVERLAY.
5. CLASS I9 HMA IS TO BE PLACED IN LIFTS OF 3" MINIMUM AND 5-3/4" MAXIMUM.
6. ALL ASPHALT WITHIN THE STATE RIGHT OF WAY SHALL BE AN APPROVED MIX DESIGN PROVIDED BY A RIDOT APPROVED SUPPLIER IN ACCORDANCE WITH THE RIDOT STANDARD SPECIFICATIONS.
7. ALL CONCRETE WITHIN THE STATE RIGHT OF WAY SHALL BE PROVIDED BY A RIDOT APPROVED SUPPLIER, SHALL BE CLASS XX AND CONFORM TO SECTION 601 OF THE RIDOT STANDARD SPECIFICATIONS. TRENCH WORK WILL REQUIRE PINNING AND DOWELING AND THE DEPTH SHALL MATCH EXISTING CONCRETE SLAB THICKNESS.
8. CONTRACTOR MUST HOLD/ SUPPORT/ RESTORE ALL IMPACTED UTILITY POLES AND ABOVEGROUND OBJECTS AS NECESSARY DURING INSTALLATION WORKS AND COORDINATE WITH ALL ASSOCIATED UTILITY OWNERS ACCORDINGLY.



PAVEMENT TIE IN DETAIL - RIDOT

NOT TO SCALE

DiPrete Engineering
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KEVIN DEMERS
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REGISTERED PROFESSIONAL ENGINEER
CIVIL

No.	Date	Description	By:
0	02-03-2025	Pre-Application Submission	J.A.R.

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

RIDOT ROW Improvements

Comfort Inn & Suites

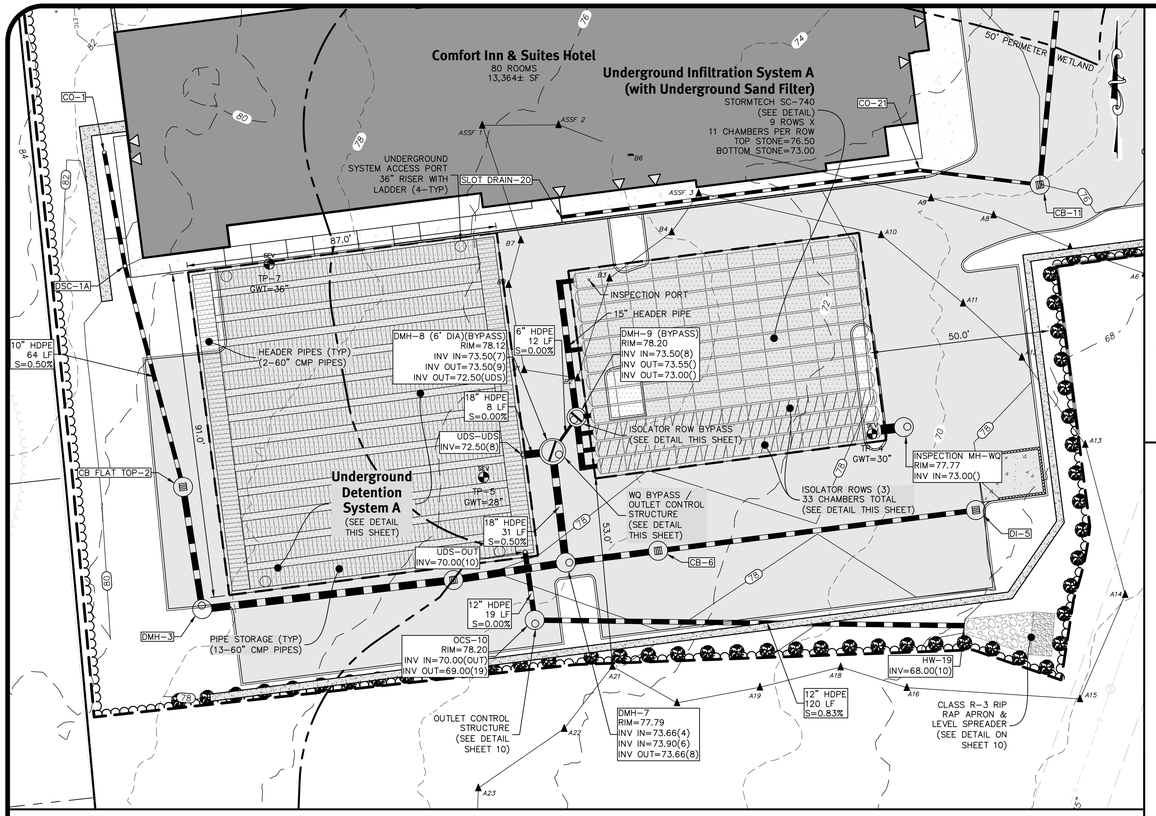
AP 111 Lot 1
Bristol, Rhode Island

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

SHEET 8 OF 11

DE Job No: 2536-001

z:\domain\projects\2536-001 gooding avenue\autocad drawings\2536-001 plan.dwg Plotted: 2/3/2025



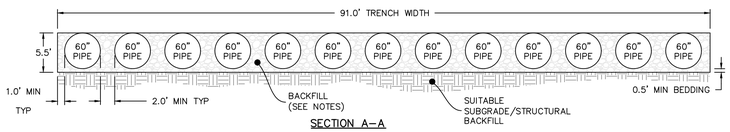
Underground Infiltration/Detention System A (UIS-A & UDS-A)

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

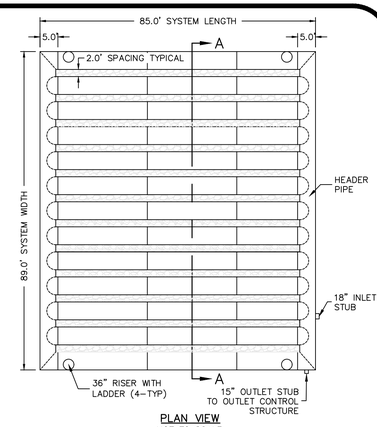
NOTES:

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

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



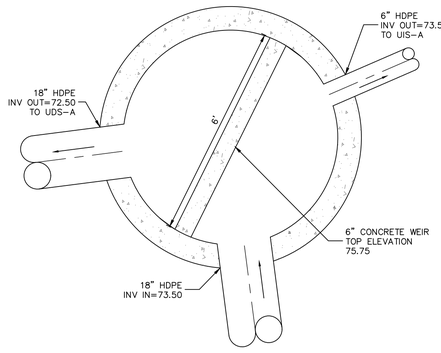
SECTION A-A



PLAN VIEW

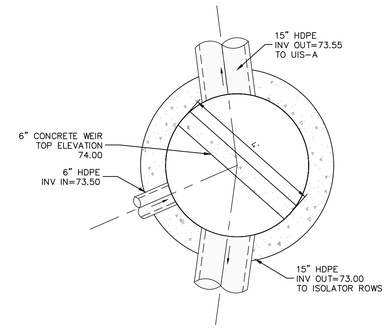
Underground Detention System A

NOT TO SCALE



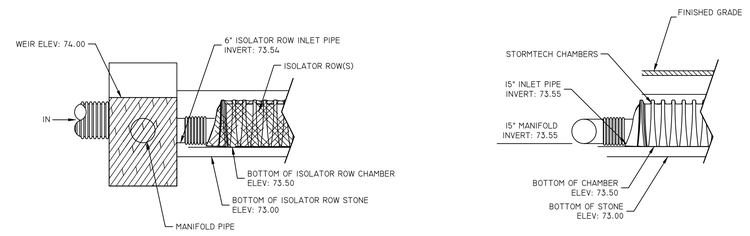
WQ Bypass DMH-8 (6'Ø Manhole)

SCALE 1"=2'



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

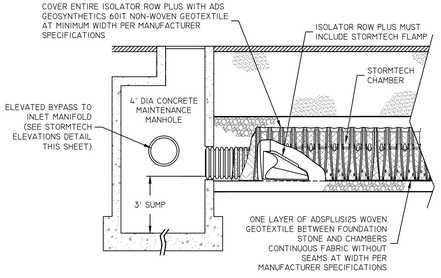
SCALE 1"=2'



SECTION A-A SECTION B-B

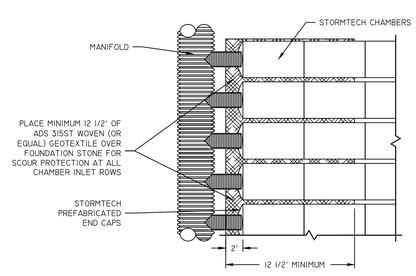
STORMTECH ELEVATIONS

NOT TO SCALE



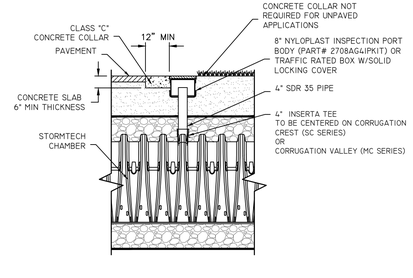
STORMTECH ISOLATOR ROW PLUS DETAIL

NOT TO SCALE



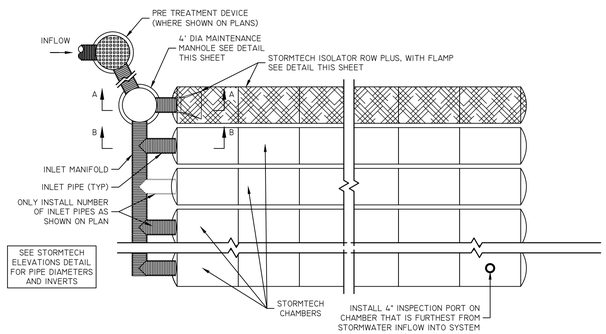
STORMTECH SCOUR PROTECTION DETAIL

NOT TO SCALE



STORMTECH 4" INSPECTION PORT DETAIL

NOT TO SCALE



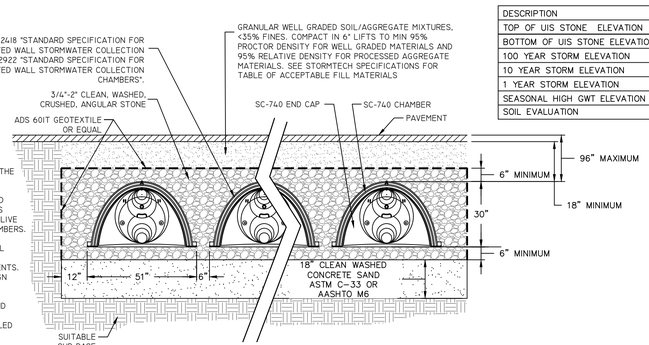
STORMTECH TYPICAL LAYOUT - INFILTRATION

NOT TO SCALE

CHAMBERS SHALL MEET ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".

GRANULAR WELL GRADED SOIL/AGGREGATE MIXTURES, <35% FINES. COMPACT IN 6" LIFTS TO MIN 95% PROCTOR DENSITY FOR WELL GRADED MATERIALS AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. SEE STORMTECH SPECIFICATIONS FOR TABLE OF ACCEPTABLE FILL MATERIALS

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



NOTES:

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

STORMTECH SC-740 TYPICAL CROSS SECTION (SAND FILTER)

NOT TO SCALE

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

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

APPLICATION FOR SUBSTITUTION

NOT TO SCALE

DiPrete Engineering
90 Broadway Newport, RI 02840
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Boston • Providence • Newport

KEVIN DEMERS
No. 8557
REGISTERED PROFESSIONAL ENGINEER
CIVIL

No.	Date	Description	By:	Design By: K.I.D.
0	02-03-2025	Pre-Application Submission	J.A.R.	

Drawn By: D.R.N.

Underground System A & Details

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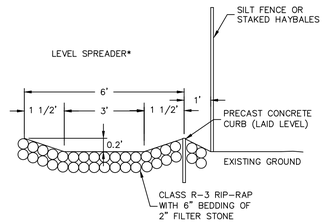
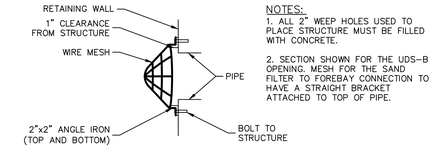


NOTE:
* LENGTHS AS SPECIFIED ON SITE PLANS

Level Spreader

NOT TO SCALE



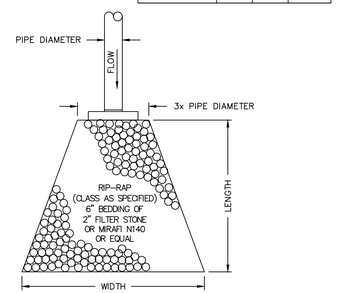
NOTES:
1. ALL 2" WEEP HOLES USED TO PLACE STRUCTURE MUST BE FILLED WITH CONCRETE.

2. SECTION SHOWN FOR THE UDS-B OPENING. MESH FOR THE SAND FILTER TO FOREBAY CONNECTION TO HAVE A STRAIGHT BRACKET ATTACHED TO TOP OF PIPE.

Trash Rack Detail

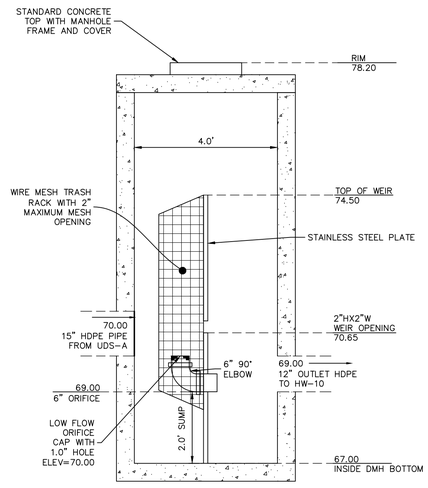
NOT TO SCALE

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



RIP RAP APRON/HW DETAIL

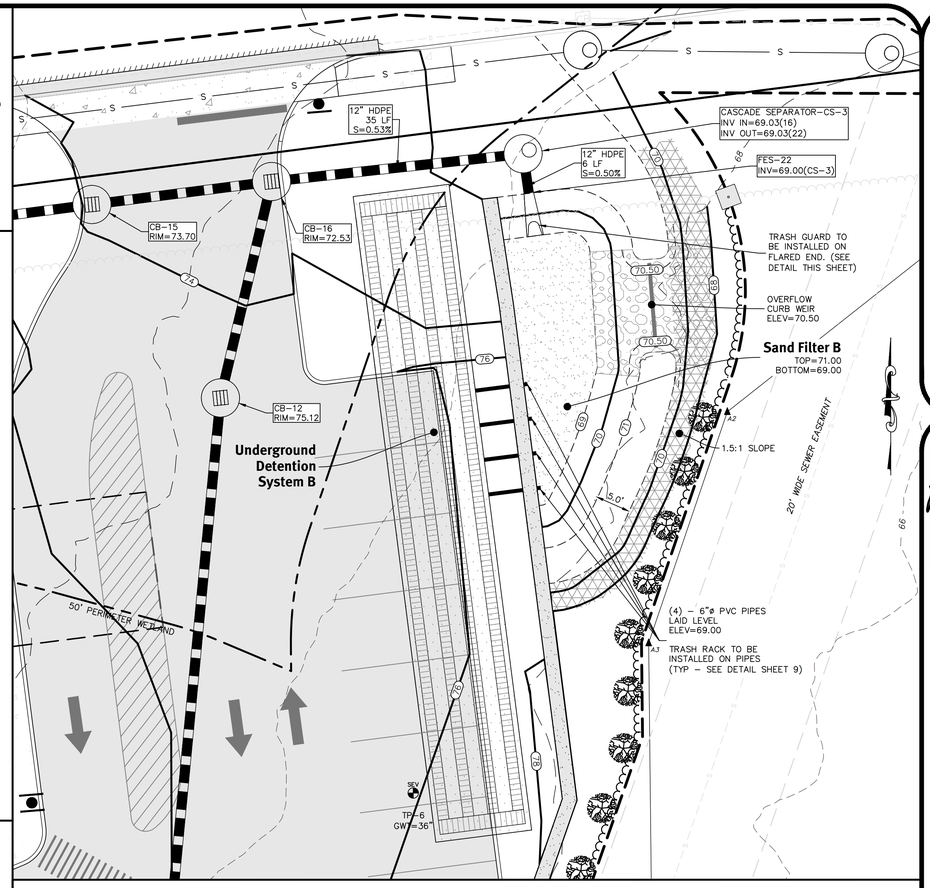
NOT TO SCALE



SECTION VIEW

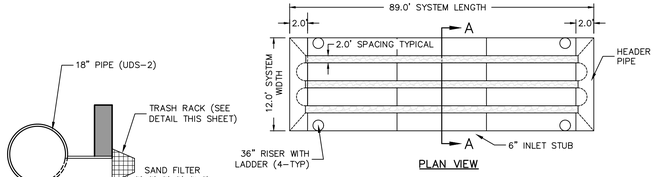
UDS-A Outlet Control Structure (OCS-10)

SCALE: 1"=2'



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

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

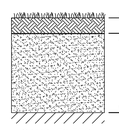


TYPICAL SAND FILTER/UDS-B CONNECTION
NOT TO SCALE

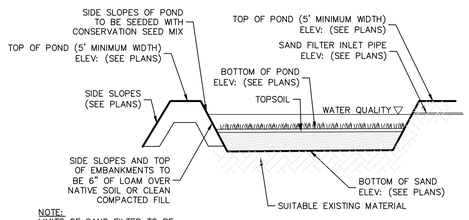
Underground Detention System B (UDS-B)

NOT TO SCALE

DESCRIPTION	SF-B
TOP OF POND ELEVATION	71.00
100 YEAR STORM ELEVATION	70.82
10 YEAR STORM ELEVATION	70.71
1 YEAR STORM ELEVATION	70.57
WQ STORM ELEVATION	69.80
BOTTOM OF POND ELEVATION	69.00
TOP SOIL DEPTH	6"
SAND DEPTH	18"
BOTTOM OF SAND ELEVATION	67.00
SEASONAL HIGH GWT ELEVATION	66.00
SOIL EVALUATION	TH-6



SAND FILTER TYPICAL SECTION



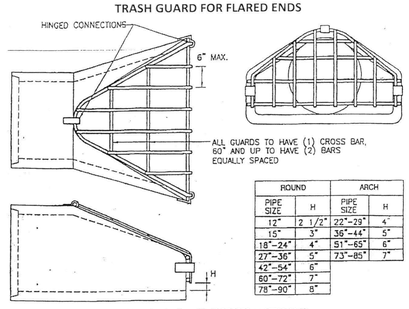
NOTE:
LIMITS OF SAND FILTER TO BE STAKED OUT AND NOT USED AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION. (NO CONSTRUCTION TRAFFIC ALLOWED WITHIN FILTER LIMITS)

SAND FILTER
NOT TO SCALE

Sand Filter BMP System

NOT TO SCALE

TRASH GUARD FOR FLARED ENDS



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

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

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

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KEVIN DEMERS
No. 8557
REGISTERED PROFESSIONAL ENGINEER
CIVIL

No.	Date	Description	By
0	02-05-2025	Pre-Application Submission	J.A.R.

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

Underground System B, Sand Filter B & Details

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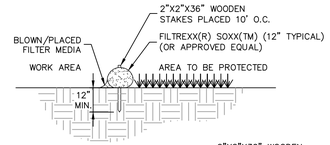
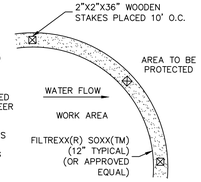
SHEET 10 OF 11



SECTION

NOTES:

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



PLAN

Filtrexx Sediment Control (or Approved Equal)

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DiPrete Engineering
90 Broadway Newport, RI 02840
tel 401-619-5950 fax 401-464-6006 www.diprete-eng.com
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GENERAL NOTES:

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

INSPECTION, MAINTENANCE, AND REMOVAL REQUIREMENTS:

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

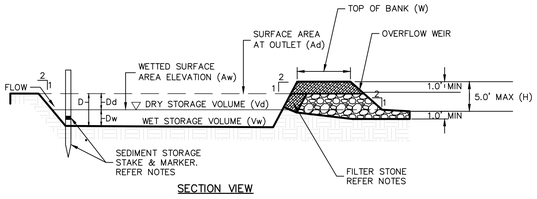
INSTALLATION NOTES:

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

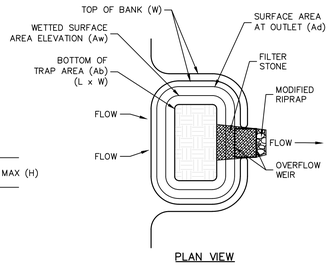
SEDIMENT TRAP DIMENSIONS	TRAP 1	
TRIBUTARY DRAINAGE AREA	1.15	ac
WET STORAGE DEPTH (Dw)	2.00	ft
DRY STORAGE DEPTH (Dd)	2.00	ft
TOTAL DEPTH (D)	4.00	ft
BOTTOM OF TRAP AREA (Ab)	850	sq.ft
WETTED SURFACE AREA (Aw)	1,400	sq.ft
SURFACE AREA AT OUTLET (Ad)	2,030	sq.ft

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

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



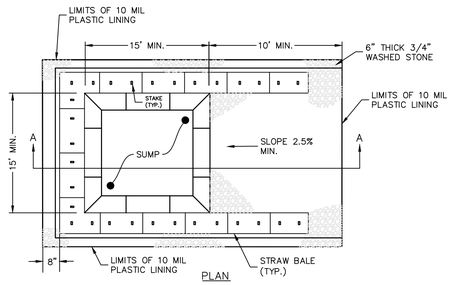
SECTION VIEW



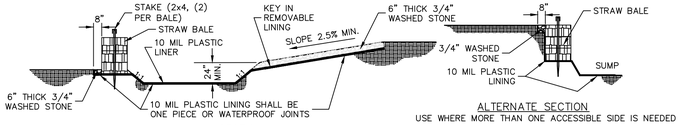
PLAN VIEW

Temporary Sediment Trap Details

NOT TO SCALE



PLAN



SECTION A–A

ALTERNATE SECTION
USE WHERE MORE THAN ONE ACCESSIBLE SIDE IS NEEDED

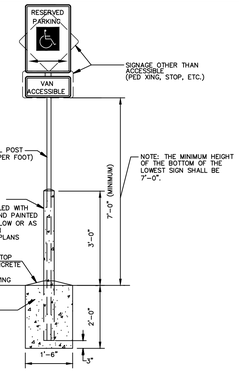
WASHOUT SIGN

NOTES:

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

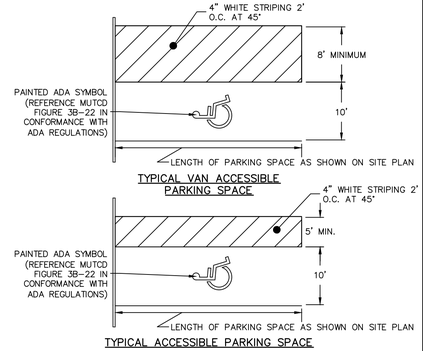
CONCRETE WASHOUT AREA

(NOT TO SCALE)



Bollard Mounted Sign Detail

NOT TO SCALE



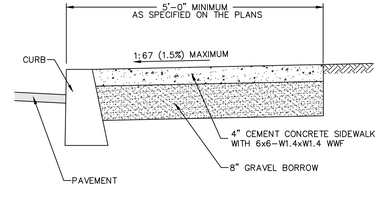
TYPICAL VAN ACCESSIBLE PARKING SPACE

TYPICAL ACCESSIBLE PARKING SPACE

Typical Accessible Parking Spaces

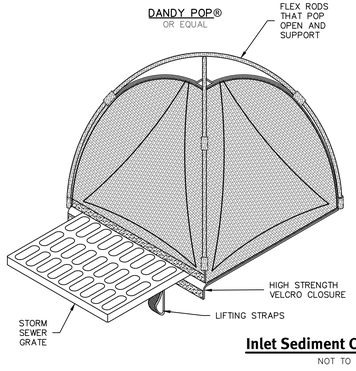
NOT TO SCALE

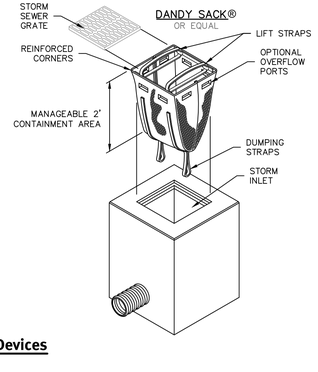
NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
2. FOR CURB SETTING DETAIL, REFERENCE STD. 7.6.0.
3. MEETS OR EXCEEDS GUIDELINES OF RIDOT STANDARD DETAIL 43.1.0.



Cement Concrete Sidewalk

NOT TO SCALE



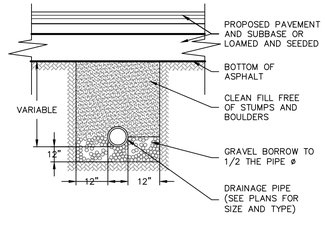


Inlet Sediment Control Devices

NOT TO SCALE

INSTALLATION NOTES:

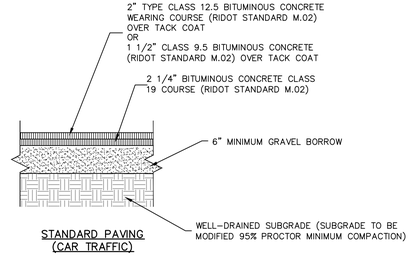
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS, LATEST ADDITION.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.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



HDPE Trench Detail

NOT TO SCALE

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



STANDARD PAVING (CAR TRAFFIC)

Typical Pavement Section

NOT TO SCALE

KEVIN DEMERS
No. 8557
REGISTERED PROFESSIONAL ENGINEER CIVIL
6-5-25

No.	Date	Description	By
0	12.05.2025	Pre-Application Submission	J.A.R.

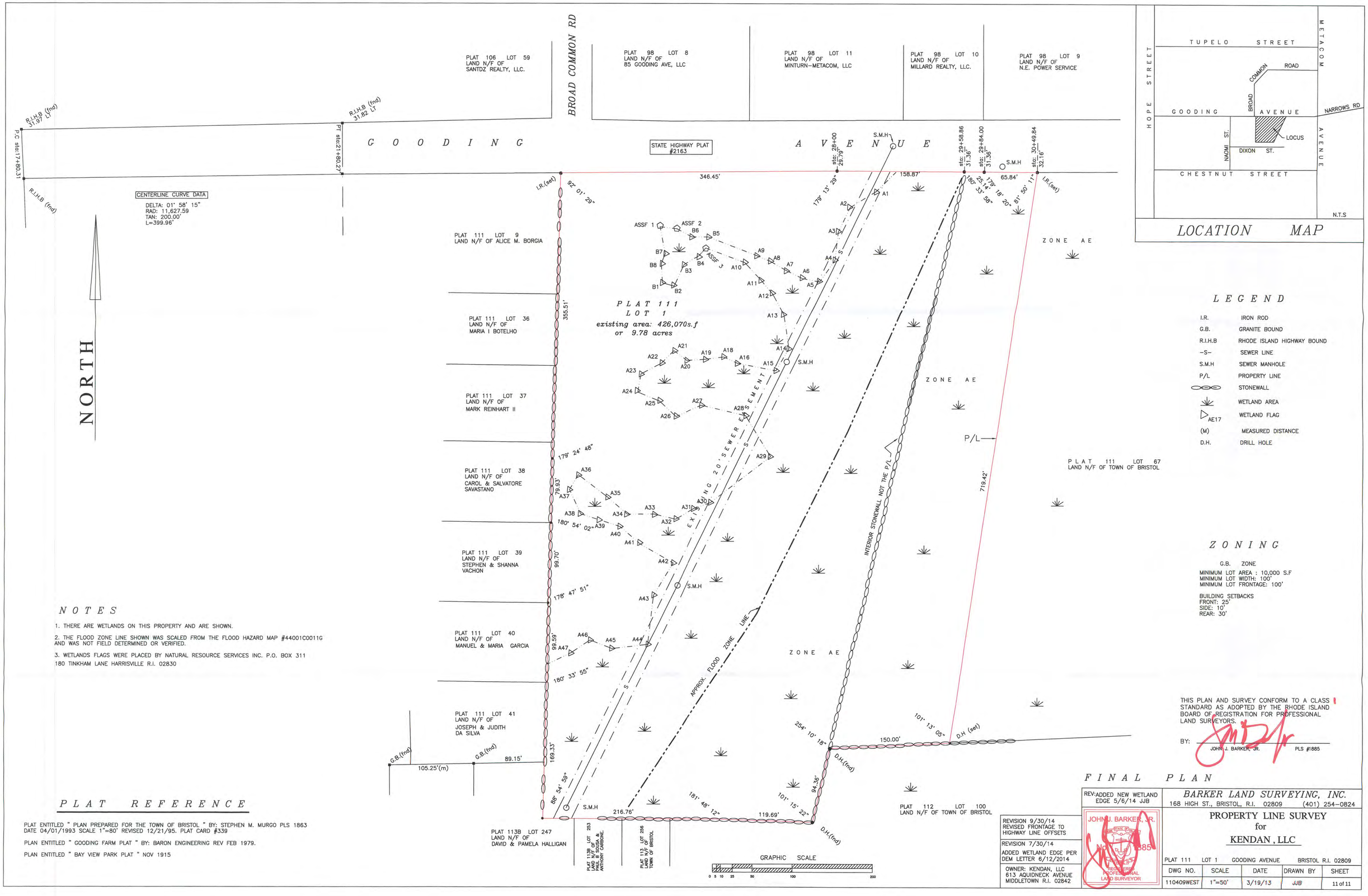
Drawn By: D.R.N. | Design By: K.J.D.

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

SHEET 11 OF 11

DE Job No: 2536-001

z:\domain\project\2536-001 gooding avenue\autocad drawing\2536-001-plan.dwg Plotted: 2/3/2025



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
AE17	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'

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

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

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

FINAL PLAN

REV: ADDED NEW WETLAND EDGE 5/6/14 JJB

REVISION 9/30/14
REVISED FRONTAGE TO HIGHWAY LINE OFFSETS

REVISION 7/30/14
ADDED WETLAND EDGE PER DEM LETTER 6/12/2014

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

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

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

PROPERTY LINE SURVEY
for
KENDAN , LLC

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

DWG NO.	SCALE	DATE	DRAWN BY	SHEET
110409WEST	1"=50'	3/19/13	JJB	11 of 11