



Land Development Engineering & Consulting, LLC

Strategic Planning,  
Civil Engineering & Permitting

May 4, 2023,

LDEC No. 22061

Town of Middletown  
Planning Department  
350 East Main Road  
Middletown, RI 02842

Attn: Ron Wolanski, AICP, Town Planner

**Subject: DPR Application – Response to Crossman Comments  
Valley Road, (Map 107SE Lot 103B)  
Applicant: Gold’s Wine & Spirits**

Dear Ron,

On behalf of the applicant, Land Development Engineering & Consulting, LLC (LDEC) respectfully submits a response to comments in a letter prepared by Crossman Engineering, dated April 24, 2023, for the subject Development Plan Review (DPR) Application. A brief response to each comment is provided below for your convenience.

### **Sheet 3: Proposed Site Plan**

1. Signage and pavement markings will be provided and updated on plan set prior to building permit application submission as requested.
2. The proposed site plan has been reviewed and found to be acceptable by the Middletown Fire Department as proposed. Fire apparatus will access the site along the main driveway and front parking/aisle. Apparatus will maneuver and exit the site along the same route.
3. Angled parking in the noted area has been modified as suggested and is reflected in the updated site plan set.
4. The Middletown Zoning Official has reviewed and determined the qualifying Gross Leasable Floor Area (GFLA) for the proposed building to be 4,780 square feet, which results in a parking requirement of 20 spaces. The proposed site plan has been updated to add one (1) additional space. The exterior mechanical pad has been removed and mechanical units will be located on the rooftop. The additional space creates a net increase of 80 square feet of impervious area and has a negligible impact on the stormwater management system. The corresponding open/green space is 36.7 %.
5. Refer to response no. 2.
6. ADA parking space notation and signs to be provided as requested.
7. Door locations and ADA access elevations/slopes provided to Crossman for clarification. Supplemental information to provide on construction drawings in support of building permit application as requested.
8. Typical parking space dimensions provided on site plan as requested.

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9. The applicant is requesting a waiver from the Commercial Design Standards for this requirement.
10. In meeting with the Planning Board Members on site it was requested that the driveway be relocated to the north side of the property to create maximum separation to the nearest curb cut on abutting properties. An alternative site plan was created and presented to the Technical Review Committee (TRC) to illustrate this change. Due to the uniform nature of the property and site layout, this modification creates minimal to no change relative to Planning & Zoning metrics as well as impacts to site infrastructure. The applicant is requesting that this change be a condition of approval for Development Plan Review and will seek the applicable modifications to existing permit's with RIDOT & RIDEM as necessary prior to submitting a building permit application.
11. Bollards are provided for the rear parking spaces and further clarified on the site plans as requested.
12. Concrete curb label corrected on plan set.

#### **Sheet 4: Grading & Drainage Plan**

13. Noted swale grading modified to better illustrate the intended direction of flow as requested.
14. Refer to response no.'s 7 & 9. Additionally, ADA access to the building will be via the parking & connecting sidewalk area along the front of the building.
15. Labeling discrepancies corrected on the site plans as requested.
16. Additional pipe labeling provided for clarity as requested.
17. Additional elevations provided for Forebay 2 in sketch plan for review. Information will be provided on final construction drawings at Building permit stage.
18. The plan date discrepancy relates to the comprehensive set submitted in support of the Development Plan Review Application which includes the Site Lighting Plan & Landscape Plan.
19. A Paved Waterway will be incorporated into each curb opening as requested.
20. Additional information related to the proposed retaining walls has been provided on the site plans and supplemental sketch plans for clarity as requested. This information will be included in the construction drawings at Building permit stage.
21. All proposed catch basins are to be single grate. Noted discrepancy corrected on site plans as requested.
22. Refer to response no. 13.
23. Watershed(s) adjusted to include slope leading up to the drive aisle for the abutting shopping center. This small area had negligible impacts/results on the stormwater management system. Summary data will be provided as necessary.
24. Roof drain sizes have been added to site plans as requested.

#### **Sheet 6: Utility Plan**

25. Proposed Fire & Domestic services provided for location only currently. Water availability for the proposed use has been approved by Newport Water and final plan & specifications will be coordinated during the service application stage.
26. The proposed sewer service to be 6-inch and is provided on Utility Plan as requested.
27. The proposed underground electric services shown to be connected to transformer as suggested. Final arrangement to be coordinated with National Grid as necessary.
28. With the relocated driveway access, the proposed gas service will now be shown to be under the paved area and extended to the building.



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## Sheet 10: Construction Details

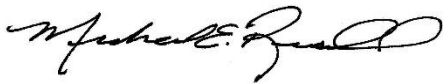
29. Guardrail / retaining wall dimensional details provided on a sketch plan for additional clarity. Retaining wall composition and design to be undertaken by a Structural Engineer during Construction drawing and Building permit stage.
30. Proposed curb openings are to be flush curb with the pavement and are called out on the plan set where noted as requested.

### Drainage Report:

31. The pre-development HydroCAD model/input reflects an average 'Woods' condition for 'C' type soils resulting in a curve number of 70. Additionally, a curve number table for the corresponding cover conditions in the narrative of the Drainage Report.
32. A 2-year analysis output & summary is provided in the Drainage Report as requested.
33. Trench Drain detail has been provided on the Construction Details sheet as requested.
34. Multiple test pits were excavated and observed for groundwater conditions. Additionally, standpipes were installed in each test pit for periodic groundwater monitoring. Observed and/or recorded groundwater elevations are noted on plan set and Drainage Report. A minimum of 4-foot separation to estimated high groundwater elevation(s) are proposed for all infiltration practices.
35. All drain pipe's less than 12-inches in diameter have been changed to 12-inch as requested. Drainage analysis updated to reflect this change and results are negligible.
36. General details on Sheet 9 updated to reflect design specifics for DMH-3 as requested.
37. Each soil sample obtained for laboratory testing were taken from the soil layer/depth representative of infiltration surface/interface to the proposed infiltration practices.
38. The open infiltration basin bottom elevation has been adjusted to provide 1-foot of freeboard in the 100-year storm event as requested.

If you have any questions, please call me at (401) 354-2050 or email at ([mrussell@sde-ldec.com](mailto:mrussell@sde-ldec.com)).

Respectfully,



Michael E. Russell, P.E.  
Land Development Engineering & Consulting, LLC.

cc: Gold's Wine & Spirits  
Chris Behan, Esq.  
File



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