



December 27, 2021

Mr. Ronald Wolanski, AICP
Director of Planning & Economic Development
Town of Middletown
350 East Main Road
Middletown, RI 02842

**RE: Aspire Dermatology
100/102 Valley Road
Middletown, RI**

Dear Mr. Wolanski:

Principe Engineering is providing the following responses regarding the November 15, 2021 review comments developed by Crossman Engineering for the above referenced project:

Site Plan Set:

1. Based upon the Survey Plan in the Plan Set versus the Site Development Plan, the existing parking lot is being expanded but aerial photos indicate that the parking lot expansion already occurred. Therefore, it is not clear if the parking expansion is part of the application after the fact or previously permitted. If the recent parking improvements are included in this application, typical callouts for edge of pavement treatment (i.e. berm or curb), parking space and aisle dimensions, grading, existing vs. proposed striping, etc. will need to be added to the Site Development Plan.

RESPONSE: There is only a minor revision to the existing limits of parking with this current proposal (100 Valley). Previously, the expansion of the parking lot was approved as part of the work on the 102 Valley Road building and accommodations were made for new pavement limits by installing permeable pavers. These area types have been shown on the current plan as existing. There is no curbing existing or proposed. Existing (at 102 Valley) and proposed (at 100 Valley) curb stops are shown. New pavement markings in the area of 100 Valley are shown, as are the existing pavement markings for the stripes to remain as is.

2. Based upon the Survey Plan and the Site Plan, the reconstructed commercial building will be closer to the side line than the existing building and within the side yard setback. It should be confirmed if a dimensional variance was required or obtained.

RESPONSE: A variance will be requested for the setback.

3. The Plans do not depict the door locations for the front building, therefore it is not evident if the ADA or pedestrian access is sufficient from the parking area.

RESPONSE: Door locations have been added to the site plan (previously they were also shown on the landscape plan).

4. For the rear building, a 3 ft wide concrete sidewalk is proposed and a note is made to refer to a detail but the detail was not evident in the Plan Set. Also, typically a 5 ft sidewalk width should be provided.

RESPONSE: The sidewalks at 102 Valley are all existing. Therefore, no construction details are provided/required.

5. The plans are missing proposed grading information within the parking lot and sidewalk expansion areas.

RESPONSE: The only grade changes proposed are shown as part of the installation of the bioretention areas.

Drainage Report:

1. Only the 25-year storm event was provided in the stormwater runoff analysis. All of the other design storm events required by the Middletown Stormwater Ordinance were missing (1-inch, 2-year, 10-year, and 100-year storms).

RESPONSE: The additional storm events have been added to the report.

2. Soil test data should be provided at the proposed raingardens.

RESPONSE: Information obtained from adjacent lots and the soils mapping for the site were used in determining the water table and infiltration rates. Soils data is shown on the plan.

3. There were no calculations provided to demonstrate that the provided recharge and water quality volumes meet or exceed the Ordinance.



RESPONSE: Recharge and water quality calculations have been added to the report.

4. Sheet 4 of the Site Plans indicates there is an increase of total impervious coverage by 7,973 square-feet but the HydroCAD calculations only show 4,529 square-feet of impervious area will be directed to the proposed rain gardens: 1,052 sf (Subcat 4S) + 1,112 sf (Subcat 8S) + 2,365 sf (Subcat 15S) = 4,529 sf. Additional treatment appears necessary to conform to the Ordinance.

RESPONSE: The previous submission did not differentiate between the existing permeable and impermeable pavement areas that had been agreed upon with the Town. The current proposal is actually a reduction in the total amount of impervious surface areas (-508 SF). However, in order to conform to RIDOT and the Town of Middletown stormwater requirements, three raingardens are proposed to both recharge and treat the water quality volumes from the buildings, as well as ensure that no increase in peak flows for the 2-, 10-, and 25-year storm events are proposed. Although there is a small increase in the peak for the 100-year storm event, the total volume has been reduced.

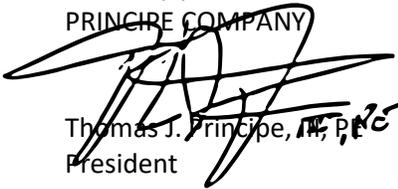
5. The post-development watershed map identifying the subwatersheds was not provided and the existing contours were not clear on the existing watershed map. It was also not clear if the upstream stormwater systems and ponds to the west and northwest discharge into this watershed or if they are piped into a system.

RESPONSE: The pond to the east does not discharge onto the subject site (see watershed map) and the other offsite areas predominantly are piped through the site and not onto it, with the exception of a portion of Lot 116. Both pre- and post-watershed maps have been provided.

Should you have any questions regarding this, please do not hesitate to contact me.

Sincerely yours,

PRINCIPLE COMPANY


Thomas J. Principe, PE, P.E.
President

