



Land Development Engineering & Consulting, LLC.

Strategic Planning,
Civil Engineering & Permitting

June 5, 2023

LDEC No. 20014

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

Attn: Ron Wolanski, AICP, Town Planner

**Subject: YMCA Daycare Center DPR Application – Response to Crossman Comments
792 Valley Road
Applicant: Newport County YMCA**

Dear Ron,

On behalf of the applicant, Land Development Engineering & Consulting, LLC (LDEC) respectfully submits a response to comments in an email prepared by Crossman Engineering, dated June 2, 2023, for the subject Development Plan Review (DPR) Application. A brief response to each comment is provided below for your convenience.

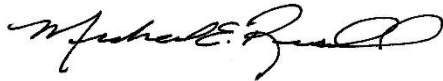
1. Noted storm event output/summaries added to Stormwater Management Report as requested.
2. The curbing on the northeast side of the island is proposed to be flush curbing with a transition curb on either end. Plan set & watershed plan updated to further clarify.
3. Watershed boundaries modified to further clarify as requested.
4. Watershed boundaries modified to further clarify as requested. Stormwater Management Report output/summaries updated accordingly.
5. This discrepancy is caused by the changes in Swale-4 that Swale-3 discharges into, causing Swale-3 to not reach the same peak elevation allowing the culvert's entering and leaving Swale-3 to discharge more freely therefore increasing the inflow & outflow compared to pre-development.
6. The HydroCAD and manifold detail are correct. The discharge pipe is 10-inches at elevation 24.71. Plan set updated accordingly.
7. The exfiltration value shown in the proposed sand filter is not discarded rather routed to/through the undrain within the sand filter. The flow through the sand media is being modeled and the underdrain is not instantly discharged. No exfiltration is credited in pre or post development.

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8. HydroCAD input for the noted basin grate modified for given inlet capacity as requested. Output & summary updated in Stormwater Management Report accordingly.
9. Additional spot elevations and grading provided around the noted practices to ensure required freeboard as requested.
10. See above response.
11. The noted shed is to be relocated on the property.
12. Sumps provided for requisite pre-treatment volume(s) for contributing areas as suggested for basins potentially receiving sediment from runoff. Remaining basins in the hardscape areas will remain the same as they are not likely to receive sediment and/other pollutants typically found in paved areas.
13. Parking lot grading is limited due to site constraints as noted.
14. Rip-rap inlet replaced with paved waterway as suggested. Plan set updated accordingly.
15. Noted inlet was a typo in plan set. Discrepancy corrected and plan set updated accordingly.
16. Landscape plan included in updated plan set as requested.

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

Respectfully,



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

enclosures

cc: Newport County YMCA
Bob Silva, Esq.
File



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