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From: Charles Rowley <crr63@verizon.net>
Date: May 3, 2022 at 10:11:55 AM EDT
To: principeengineering@gmail.com
Cc: mking1568@gmail.com
Subject: Bay Pointe
Reply-To: Charles Rowley <crr63@verizon.net>

COMMENT: Tom: I will look over the numbers for the pump station on Phase IV. Was the full set of Phase II, III plans submitted to show the changes for the Phase II pump station? If so, I think I will just pull out the respective sheets that show the details of the changes you are making.

RESPONSE: Yes, they have been submitted.

COMMENT: Also from last night's discussion I was not sure when you were giving your explanation of the relocation of the Bay Pointe condos force main relocation exactly what it taking place. Are you going into the Phase II pump station with their line because the 8 unit building near the cul-de-sac would be in the way of the current line? I need some clarity on that. One thing we have never discussed or had details on is what is happening from the cul-de-sac along Short Neck Road to Onset Avenue. We've reached the point where we need to be clear on what work is being done.

RESPONSE: The force main line is going into the new pump station as outlined in the Phase II/III plans. All of the relevant sewer details are on the Phase II/III plans, revision date May 5, 2022.

COMMENT: Please also verify what's happening with the stormwater line that is emptying the pro shop parking area. If you think a double grate is necessary, I get that because all of the runoff is going to that single basin. But let's get the pipe size confirmed. If a single 24" pipe will do it let's go with it and not do double pipes.

RESPONSE: A single 24" will suffice. Therefore, the double pipes and double headwall have been eliminated.

COMMENT: To be clear on the Board's decision to expect at least one handicap access ramp for each sidewalk, the ramps should be free and clear of all parking spaces. Whether they are located at the ends of the sidewalks or somewhere in between let's put them where they will be most convenient for the most people.

RESPONSE: Ramps have been added in locations that are not blocked by parking spaces.

From: Charles Rowley <crsr63@verizon.net>
Date: May 4, 2022 at 10:17:06 AM EDT
To: principeengineering@gmail.com
Cc: mking1568@gmail.com
Subject: Bay Pointe sewer system comments
Reply-To: Charles Rowley <crsr63@verizon.net>

Tom:

I'm looking over the two plan sets for the sewer changes. Hopefully via e-mail we can get several things resolved prior to the next meeting.

COMMENT 1. The Phase II plans show a detail of the changes in the force main for the Bay Pointe Condos. SMH 27 is the existing manhole near Onset Avenue. You have a valve inserted in the outgoing line. Shouldn't it be inserted into the existing Bay Pointe Condos incoming line to stop the flow while the change is made?

RESPONSE: The detail on Sheet 21 has been revised accordingly.

COMMENT 2. For the equalizer well at the Ph II pump station wouldn't it be better to have the connecting pipe above the operating level of the pump station so that the connecting pipe be out of the area of the well that will collect sludge? Sitting at the bottom of each it would seem that eventually the line connecting the two could plug up.

RESPONSE: In order to mitigate any possible issue, the line connecting the equalization manhole and wet well has been revised to be pitched at 3% to allow for positive flow into the wet well.

COMMENT 3. Looking at the calculations and plans provided for the Ph IV quad pumps, I have some questions. The storage capacity of the well cannot be 730 gallons. If the pumps operate between 1.8 feet and 2.3 feet, that first 1.8 feet is always full reducing the capacity of an empty well to roughly 470 gallons. This does not include the gallons displaced by the four pumps so it may be on the order 400 gallons depending on how much pump displacement there actually is. The storage capacity above the activation level of 2.3 feet is about 396 gallons. If the pumps should happen to shut off due to power failure and for some reason the generator does not activate immediately, there is only about 10 minutes of storage time based on peak flow of 37 gallons per minute before the gravity line to the well will back up. I think the safe storage capacity of the wet well above the pump start level should be much greater. What are your thoughts about increasing the storage capacity of the wet well so that in case of failure there is ample down time before the well becomes flooded and the time it takes to activate the system and get it going again? Even something similar to what you have done for Phase II?

RESPONSE: The diameter of the chamber has been increased to 72" in order to provide additional storage capacity. The 65 gallon/liquid foot of additional storage created represents an approximately 44% increase in volume capacity.

From: Charles Rowley <crsr63@verizon.net>

Date: May 4, 2022 at 12:18:03 PM EDT

To: principeengineering@gmail.com, mking1568@gmail.com

Subject: Bay Pointe comments

Reply-To: Charles Rowley <crsr63@verizon.net>

Tom: Final comments on your latest reply letter received on Monday evening.

COMMENT 1. Sheet 3.

The same style line work is used for edging at the garages for Buildings A, B, and C as is used for identifying Cape Cod Berm in other places on the plan. Make those differences clear or make a notation on Sheet 3 that for Buildings A, B, and C all islands separating garage openings will be surrounded by flush edging and reference the landscape plan where that detail can be found.

RESPONSE: Notes have been added to Sheet 3.

COMMENT 2. Sheet 4.

The location of each headwall shall be shown on this sheet. Place a notation on this sheet as well that details can be found on sheets 14 and 15 of the plan set.

RESPONSE: Headwalls have been noted on this sheet with a notation regarding the location of the detail.

COMMENT 3. Sheet 4

Two retaining walls are at the rear of Building E. One for screening the abutting property and one for the regrading of the stormwater sediment catchment area. According to your fence details on Sheet 18 both of these fences will be 6' high screen type fences. In back of the retaining wall for Building F there will also be a fence but it will be a 4' high picket fence. Is this correct? Why aren't these latter two fences the same?

RESPONSE: The retaining walls behind Building E either face the abutter or the infiltration basin. Therefore, the 6' fencing is proposed to screen those views. Building F faces the golf course. Therefore, the 4' fencing is proposed because screening this view is not necessary.

COMMENT 4. Sheet 17

From the profile drawings provided for each of these retaining walls I only see a short section of one wall where the exposed height of the wall is 4 feet. Everything else appears to be with an exposed height of 3 feet or less. Any thoughts on a design that would be more efficient for the exposed height? There is a lot of concrete and reinforcement below grade for such conditions.

RESPONSE: Once again, it is the applicant's choice to construct the wall as proposed.