



ENGINEERING DIVISION
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RESPONSES TO WAREHAM ENGINEERING COMMENTS
JANUARY 10, 2022

Plans

Sheet 2 of 17

COMMENT #1: The plan now shows the limits of the lot that is under consideration for the project.

RESPONSE #1: *No response required.*

Sheet 3 of 17

COMMENT #1: The plan shows that the driveway for buildings A and B has been removed from the layout of Bay Pointe Drive.

RESPONSE #1: *This was done in response to a previous comment relative to the legality of having the access drive for these private parking spaces within the Bay Pointe Drive private right-of-way. Since that time, an analysis of the legality of this situation has been done and it has been determined that this is a legal use of this right-of-way. As a result, the access drive has been placed back within the ROW.*

COMMENT #2: The plan shows open parking spaces that are not in adherence with the requirements of the zoning by-law as noted previously. In addition, the parking spaces at the garages for Building B are no longer available and are too short to be considered a second space. Are the parallel spaces in front of Building B now to be considered as the second spaces for these units?

RESPONSE #2: *This was done in response to a previous comment relative to the legality of having the access drive for these private parking spaces within the Bay Pointe Drive private right-of-way. Since that time, an analysis of the legality of this situation has been done and it has been determined that this is a legal use of this right-of-way. As a result, the access drive has been placed back within the ROW and Building B has been moved back into a position that allows for parking in driveways adjacent to the garages.*

Sheet 4 of 17

COMMENT #1: The grading plan should be revised to show the gutter line for runoff at the outside of the parking spaces for Buildings E and F. This will eliminate the potential for ponding water up against the island areas. The grading is shown that way for other portions of the parking. Berms are 4" high at the back edge which could amount to puddles in a number of areas.

RESPONSE #1: *Additional spot grades have been shown that indicate a gutter line outside of the parking spaces for Buildings E and F.*

COMMENT #2: The grading for the forebay near the last unit in Building E and the first unit of Building F is of concern. Is there any reason why the grading could not be moved further away to allow for some flat grading near those two units and others as well?

RESPONSE #2: *Yes. The reason is that it is desired not to infringe any further onto the existing golf course than is currently shown.*

COMMENT #3: There is a concern for the forebay area near buildings where there could be a buildup of sediment which may trap surface water. This is exhibited in the large drainage area of Phase I of the project where vegetation has grown in what should be otherwise dry ground. The concern is for areas that might contribute to mosquito breeding areas.

RESPONSE #3: *A maintenance schedule for the forebay was provided with the previous submission. If the maintenance is adhered to, this will not be a concern.*

COMMENT #4: The concern for runoff from the 100-year storm being directed toward an offsite wetland has been reduced by enlarging the infiltration area. However, the project would be well suited to incorporating subsurface infiltration as well so that the large basin would have direct contact with permeable soils. This in turn would allow for better drainage and reduce the possibility of standing water for protracted periods of time.

RESPONSE #4: *Principe Engineering respectfully disagrees with this opinion and no subsurface infiltration will be added to the project.*

COMMENT #5: The concern for sediment transport from the parking area between Buildings D and E has been eliminated by incorporating a catch basin and connecting pipe to what is now drainage manhole No. 1 as noted on the plan.

RESPONSE #5: *No response required.*

COMMENT #6: It is not clear that the paved waterway between Bay Pointe Drive and Building G will collect any significant amount of runoff given the location of the contours at Bay Pointe Drive and the entrance driveway. Capturing the runoff from the driveway in front of Buildings A and B would be better served with a catch basin and pipe to connect to catch basin No.1 as noted on the plan.

RESPONSE #6: *A catch basin and pipe has been added that discharges to the swale.*

COMMENT #7: The driveway leading to Building A from Bay Pointe Drive extends into the MR-30 zoning district approximately 50 feet. Although a small area is involved, the maximum distance a use or amenity to a use can extend into a more restrictive zoning district is 30 feet. Some adjustment is required.

RESPONSE #7: *The access drive has been moved to a point that does not exceed 30 feet into the MR-30 zoning district.*

Sheet 5 of 17

COMMENT #1: The size, length and slope of each sewer line should be shown.

RESPONSE #1: *As per the previous several submissions to the Town, a chart has been/was shown on the utility plan that indicates all of the above information.*

COMMENT #2: Inasmuch as there has been some discussion as to whether Bay Pointe may connect to the existing pump station without modifying the agreement with Bay Pointe Condominiums, further comments on the location of the sewer may be necessary.

RESPONSE #2: *No response required.*



Sheets 6 through 10

COMMENT #3: These sheets are devoted to landscape features and are left to the Board for consideration.

RESPONSE #3: *No response required.*

Sheet 12 of 17

COMMENT #1: It is assumed that hay bales or silt fence will be used for erosion control throughout the project area. No details either are shown except at catch basins or the stockpile area. One type or another should be shown against abutting properties where construction is indicated to take place very near the boundary lines.

RESPONSE #1: *A line type specific to the erosion control has (and was) shown on the plans. A detail specific to compost filter sock has been added, as silt fence and hay bales are no longer the preferred method for erosion control by most regulatory agencies.*

Sheet 13 of 17

COMMENT #1: Show the Typical Concrete Curb Detail with cement backing and how it is related to other paved surfaces.

RESPONSE #1: *An additional detail has been added to address this comment.*

COMMENT #2: Detail the Concrete Sidewalk Detail with 6" reveal.

RESPONSE #2: *A 6" reveal has been indicated on the detail.*

Sheet 14 of 17

COMMENT #1: Show the Flared End section with stone under and in back of the flared end for a distance of 24 inches.

RESPONSE #1: *This was shown in the previous submission.*

Sheet 15 of 17

COMMENT #1: This sheet is the detail sheet for landscape sheets 6 through 10.

RESPONSE #1: *No response required.*

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COMMENT #1: Where does the 4" perforated pipe shown in the gravity wall sections discharge to?

RESPONSE #1: *Detail has been revised to indicate that weep holes are to be provided.*

Sheet 17 of 17

COMMENT #1: This sheet shows two types of fencing that would be used in connection with the proposed gravity walls. Notations indicate that the fencing would be installed on top of the walls.

RESPONSE #1: *No response required.*

COMMENT #2: There does not appear to be a way for the fences to be constructed with sufficient support on the walls that are shown.

RESPONSE #2: *An additional detail has been added to address this comment.*



COMMENT #3: There is concern that attempting to attach the fences to the top of the walls could make them unstable or subject to overturning in the event of high winds. A suitable substitute for either the wall or fence locations should be explored.

RESPONSE #3: *So noted.*

General:

COMMENT #1: The Board is reminded that the project known as Phase IV is subject to a revised purchase and sale agreement between the Town of Wareham and Bay Pointe Club, Inc. The document should be provided as soon as possible.

RESPONSE #1: *No response required.*

COMMENT #2: The Board should consider the density of the project and a modification to the current special permit to allow a density that is different than that of Phases I, II and III.

RESPONSE #1: *No response required.*

Sincerely,
PRINCIPE COMPANY

A handwritten signature in black ink, appearing to read 'TJ Principe, III, PE'. The signature is stylized and includes the initials 'TJ' and 'PE'.

Thomas J. Principe, III, PE
President

