

From: [Steven Cabral](#)
To: [Ronald Wolanski](#); [Warren Hall](#)
Subject: FW: Car Wash 991-995 West Main
Date: Thursday, February 16, 2023 11:50:45 AM
Attachments: [image001.png](#)

Ron/Warren, At a quick look, below are the previous comments that were sent. Did the engineer provide a response to comments? Steve

From: Warren Hall <whall@middletownri.com>
Sent: Thursday, December 1, 2022 11:53 AM
To: Steven Cabral <steven.cabral@crossmaneng.com>
Subject: Re: Car Wash 991-995 West Main

Steve,
Yes, that is all I need for today.
I will be in touch
Thank You,
Warren

From: Steven Cabral <steven.cabral@crossmaneng.com>
Sent: Thursday, December 1, 2022 10:04 AM
To: Warren Hall <whall@middletownri.com>
Subject: RE: Car Wash 991-995 West Main

Morning Warren,

A few items jump out:

- The Town's GIS shows that a portion of the land behind the carwash lot drains into this site but it is not accounted for in the calcs. Their watershed limits are the property lines.
- The proposed grading at the rear right appears to direct flow that currently drains through the site towards the abutter on the right side. The flow may or may not be small but they should quantify it.
- The sand filter detail shows a 4 inch drain outlet but the calcs use a 3 inch outlet.
- The sand filter detail should call out the orifice sizes and wrap the pipe in fabric. The PDF was fuzzy, so I could not tell if they did. For the sand filter outlet, normally we would run flow through the sand, then the multiple orifices and then the underlying pipe to confirm which restricts the flow the most. They only analyzed the underlying pipe (but a pipe size that doesn't match the details)
- I did not see the soil evaluations used to document seasonal high groundwater levels. Soil borings were provided but I did not see the soil evals.
- The calcs did not include the 100 year pipe to pipe calculations. This should be provided to show that runoff can reach the underground system.
- They are seeking a waiver from the recharge standard. They should consider piping the rooftop into an underground system to provide recharge. Also, with the fill in the front, they

could consider extending the sand filter layer down to the Seasonal high water level to promote infiltration.

- If they didn't, they should submit an O&M Manual.

For today, is the above sufficient? I'll be back at the office in a few hours and could copy it into a brief memo if you prefer.

Steve

From: Warren Hall <whall@middletownri.com>
Sent: Thursday, December 1, 2022 8:20 AM
To: Ronald Wolanski <rwolanski@middletownri.com>; Steven Cabral <steven.cabral@crossmaneng.com>
Subject: Re: Car Wash 991-995 West Main

Thank You Ron,

From: Ronald Wolanski <rwolanski@middletownri.com>
Sent: Thursday, December 1, 2022 8:11 AM
To: Warren Hall <whall@middletownri.com>; Steven Cabral <steven.cabral@crossmaneng.com>
Subject: RE: Car Wash 991-995 West Main

See attached.

Ron Wolanski, AICP
Town Planner
Town of Middletown
350 East Main Rd.
Middletown, RI 02842
(401) 849-4027
rwolanski@middletownri.com



From: Warren Hall <whall@middletownri.com>
Sent: Thursday, December 1, 2022 7:58 AM
To: Steven Cabral <steven.cabral@crossmaneng.com>

Cc: Ronald Wolanski <rwolanski@middletownri.com>

Subject: Re: Car Wash 991-995 West Main

Ron,

Do you have the drainage calcs digitally

if so, please send to Steve, if not I will try to get Dave Martland to submit

Thanks,

Warren

From: Steven Cabral <steven.cabral@crossmaneng.com>

Sent: Wednesday, November 30, 2022 3:17 PM

To: Warren Hall <whall@middletownri.com>

Subject: RE: Car Wash 991-995 West Main

Hello Warren, I'm available to look at the car wash drainage. Can you resend the package? (can't find it) Thanks

From: Warren Hall <whall@middletownri.com>

Sent: Wednesday, November 30, 2022 3:05 PM

To: Ronald Wolanski <rwolanski@middletownri.com>

Cc: Steve Cabral Crossman <steven.cabral@crossmaneng.com>; David Martland <DMartland@silvalawgroup.com>; Robert A. Hanley <rhanley@middletownri.com>; Jay Peckham <jfpeckham@aol.com>

Subject: Re: Car Wash 991-995 West Main

Thank You

From: Ronald Wolanski <rwolanski@middletownri.com>

Sent: Wednesday, November 30, 2022 12:16 PM

To: Warren Hall <whall@middletownri.com>

Cc: Steve Cabral Crossman <steven.cabral@crossmaneng.com>; David Martland <DMartland@silvalawgroup.com>; Robert A. Hanley <rhanley@middletownri.com>; Jay Peckham <jfpeckham@aol.com>

Subject: RE: Car Wash 991-995 West Main

Warren,

The easement (attached) has been provided to Peter for review.

Ron Wolanski, AICP
Town Planner
Town of Middletown
350 East Main Rd.
Middletown, RI 02842

(401) 849-4027

rwolanski@middletownri.com



From: Warren Hall <whall@middletownri.com>

Sent: Wednesday, November 30, 2022 9:14 AM

To: Ronald Wolanski <rwolanski@middletownri.com>

Cc: Steve Cabral Crossman <steven.cabral@crossmaneng.com>; David Martland <DMartland@silvalawgroup.com>; Robert A. Hanley <rhanley@middletownri.com>; Jay Peckham <jfpeckham@aol.com>

Subject: Car Wash 991-995 West Main

Ron,

Any word from Peter on this one, R&U asked for a review of the easement

I have also asked Steve for drainage & car wash water treatment review

We received details on specifications and maintenance requirements form Dave Martland.

It is on the agenda for tomorrow afternoon at 4 pm

Thanks, Warren