



Planning & Development
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Memo

Date: March 31, 2021
To: Planning Board
Sebago Technics
From: Michael G. Livingston, Town Engineer/Planner
Re: Ramsell Estates Subdivision – Design Review Memo

Fire Pond Review: See plan markups also

Sheet 9: Depicts pond, hydrant and well at 1" = 20', good

- Power supply and control panel/meter location to be depicted and noted
- Water supply labels needed
- Gauge pole approximate location needed
- Rip rap aprons at intake and supply line discharge to be depicted

Sheet 12: Excellent gauge pole photo and detail. Excellent Dry Hydrant Structure Detail

- Useable pond volume/elevations to be verified
 - PP Elevation noted as 189.0 but bench elevation appears to be 188.0 per H-Cad (Device 2 outlet). If the top of pond/water elevation is 188.0, 30,000 gallons will not be available/useable. Contours on Sht. 9 indicate bench above 188.0 though.
- Possible solution could be to create a 20'x20' rip rap sump in the bottom of the pond for the intake pipe and lower the intake invert elevation
- Gauge/well turn-on elevation must provide 30,000 gallons, not 12,000 noted
- Fire Chief to review fittings in dry hydrant detail and trash guard
- Water supply discharge detail to be added

Sheet 6:

- Pull over for dry hydrant is 7' x 30', Fire Chief to review.

Design Comments/Recommendations

Sheet 4:

- Unknown purpose of easement across Audrey Circle at Sta. 1+00
- Easement needed from Rte. 9 to proposed culvert to include swale area and grading
- MDOT does not typically allow sign to be located within their ROW. Sign to be relocated or MDOT approval verified
- Planning Board signature block to be added
- Easement enlargement needed for the berm/swale north of Lot 4
- Old well easement reference to be removed
- Minimum building to septic system setback of 20 feet to be depicted even for typical location

Sheet 5:

- Unknown purpose of easement across Audrey Circle at Sta. 1+00
- Easement needed from Rte. 9 to proposed culvert to include swale area and grading
- MDOT does not typically allow sign to be located within their ROW. Sign to be relocated or MDOT approval verified
- Easement enlargement needed for the berm/swale north of Lot 4
- Minimum building to septic system setback of 20 feet to be depicted
- UGU to pond well to be depicted
- Culverts at CMP transformers may be required by CMP. Can add to plan or just add a note of possible addition
- High spot and transformer location at Lots 5 and 6 will negate the need for driveway culverts for Lots 5 and 6
- Berm top elevation to be added north of Lot 4
- Large volume of gravel material on Lots 5 and 6 will be excess to the project and must be quantified if to be allowed to be exported from the property

Sheet 6:

- Unknown purpose of easement across Audrey Circle at Sta. 1+00
- Easement needed from Rte. 9 to proposed culvert to include swale area and grading
- MDOT does not typically allow sign to be located within their ROW. Sign to be relocated or MDOT approval verified
- UGU to pond well to be depicted
- Well control panel and meter location to be depicted
- Pull over for dry hydrant is 7' x 30', Fire Chief to review.
- Culverts at CMP transformers may be required by CMP. Can add to plan or just add a note of possible addition
- Road slopes are good
- SD-1 culvert cover and elevations good
- Mail Box unit to be labelled
- UGU to Lot 1 to be relocated out of the Town owned Open Space

Sheet 7:

- Road slopes are good
- Culverts at CMP transformers may be required by CMP. Can add to plan or just add a note of possible addition
- High spot and transformer location at Lots 5 and 6 will negate the need for driveway culverts

Sheet 8:

- Minor FB relocation needed to include well locations. Installation of wells will disturb soils and usually have spoils from the drilling
- Good stabilized entrance

Sheet 9:

- Good detail of pond at 1" = 20'
- Good details
- Width of pond berm to be verified. Noted as 6 ft. in width, but if top is 192.5, cannot fit between contour lines 192 which are only 6 feet apart. Berm top width of 3 feet OK.
- Bench top elevation to be verified and noted and depicted
- Electrical service and control panel for the well to be depicted
- Approximate location of the gauge pole to be depicted

Sheet 10:

- Good profile sections of pond
- Width of top of berm to be labelled
- Start of bench elevation to be verified and labelled
- Permanent pool elevation to be verified
- Suitability of clay material to be verified by the design engineer prior to installation
- Site and clay conditions to be verified by the design engineer at time of installation

Sheet 11:

- Good notes and details meeting BMP standards

Sheet 12:

- Good notes and details, see fire pond comments

Sheet 13:

- Good notes and details

Other Comments:

- Is a trail detail to be provided?
- Is the Developer or Town responsible for establishing the trails and signage?

Conclusion

The proposed plans need revisions in order to meet Town requirements.