



**Planning & Development**  
**208 Sanford Road, Wells, Maine 04090**  
Phone: (207) 646-5187, Fax: (207) 646-7046  
Website: [www.wellstown.org](http://www.wellstown.org)

<i>Michael G. Livingston, Town Engineer/Planner</i>	<a href="mailto:mlivingston@wellstown.org">mlivingston@wellstown.org</a>
<i>Shannon M. L. Belanger, Assistant Planner</i>	<a href="mailto:sbelanger@wellstown.org">sbelanger@wellstown.org</a>

### Memo

Date: March 31, 2021

To: Planning Board  
Sebago Technics

From: Michael G. Livingston, Town Engineer/Planner

Re: Ramsell Estates Subdivision – Drainage Review Memo

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#### **Drainage Analysis/ Model Review**

HydroCad utilized – good, Rainfall intensities are current – good

#### **Pre- Development**

Basins: Limits, good  
Areas and surface types, good  
Flow paths, good

Reaches: Existing Culverts, good  
5R appears to be at capacity at a 25 year storm event

Analysis Points: Good locations for comparison to Post

#### **Post- Development** Total area equal to Pre, good

Basins: Basin limits appear well modelled, some variations based on final grading of the lots will occur but will be insignificant.  
Surface areas appear accurate and reasonable for the proposed development  
Flow paths appear appropriate for each basin.

Reaches: Reaches are well modelled as a swale or culverts  
5.12R has more capacity than Pre due to runoff reduction

Ponds: Good modelling of LLS  
Swale north of street 2.2P, well modelled. Culvert full at 25 year event, but OK, road elevation at 193.3 and peak at 191.05.  
Wet Pond 2.0P well modelled: Volumes good, outlet and spillway elevations and descriptions good, peak elevation at 25 year event good

#### **Results**

Peak Summary Table and Summary on pages 7 and 8 of Report conclude that stormwater runoff will be significantly reduced at all storm events. Page 8 needs to be stamped and signed by a PE as indicated.

*The analysis meets or exceeds Town requirements.*

## **Erosion Control**

Sheets 11 and 12 contain notes and details to be adhered to. All measures are standard Best Management Practices (BMPs).

Sheet 8 depicts the erosion control plan. The barrier location should be revised to include the well installation locations.

### **Conclusion**

*The proposed plan and measures meet or exceed Town requirements.*

## **O & M and Inspections**

Inspection, Maintenance and Housekeeping Plan provided

- Section provided for during construction which is also detailed on Sheet 11
- Section for Post construction also provided and includes:
  - Inspections
  - Maintenance
  - Specifics per drainage structure/item
  - Notes MDEP re-certification requirement
  - Typical Log provided

### **Conclusion**

*Good comprehensive document that meets requirements and should be referenced in the HOA documents.*