



**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 29, 2023

To: Planning Board  
Trillium Engineering

From: Michael G. Livingston, Town Engineer/Planner

Re: Seahorse Resort – Utilities Review Memo – Tax Map 135, Lot 13

#### Information Provided

- Sheet C101 – Proposed Grading & Drainage Plan
- Sheet C102 – Partial Proposed Site Grading & Utilities Plan
- Sheet C103 – Partial Proposed Site Grading & Utilities Plan
- Sheet C107 – Sanitary Sewer Profiles
- Sheet C108 – Sanitary Sewer Profiles
- Sheet C200 – Site Details

#### Sewer Design:

Overall good layout and design, recommendations below:

- C107 top profile depicts a dip at 0+25 which is less than 4' of cover, insulation may be needed. Dip not present on FM profile.
- C107 FM profile labels outlet SMH as #12, should be SMH #13 as depicted on C102
- C107 bottom profile: duplicate SMH#'s used and could result in contractor confusion (#4 & #5)
- C107 SMH#8 should indicate two invert in's
- C108 On SHM #9 to 11, cover of less than 4', insulation may be needed
- C108 SMH#8 should indicate two invert in's
- C200 Detail of gravity and FM common trench should be added
- ❖ Elevation conflict with the outlet culvert from Basin B: Culvert bottom at 48.5, Sewer pipe top 48.9. Sewer needs to be lowered. Will affect SHM #1 to Pump Station also.
- Is a generator to be installed for the Pump Station?

#### Water Design:

System will require KK&WWD approval. The overall design looks good. Comments below:

- Single units do not depict fire service lines. Are sprinklers proposed for those buildings? Note 24 on Sheet C101 states all motel units shall have sprinklers.
- Blow-offs at some capped ends may be needed
- Details may be needed: Rte. 1 connection, thrust blocks, Blow-offs, water/sewer crossings: trench, service line connection

- Note on Rte. 1 crossing will be needed: Town street opening permit needed, may be restricted to mid week during the summer,time of day and duration limits possible, detail of pavement trench repair needed

**Other:**

Gas : 1,000 gal underground LP tanks depicted, good.

- Bollards may be necessary to protect fill caps.
- A note allowing some variation in location may be appropriate.

Underground utilities depicted, good.

- Only one transformer location is depicted, others may be needed
- A note allowing some variation in location may be appropriate