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Memo

Date: March 13, 2026

To: Planning Board

From: Michael G. Livingston, Town Engineer/Planner

Re: Nortey Dental –Drainage Review Memo – Tax Map 126, Lots 20 & 21

Drainage Analysis/ Model Review/Plan Review

Information Provided

- Stormwater Management Report dated February 2026 by Jacob S. Hunnewell PE #19416 of Sebago Technics
- Sheet C-104 Grading and Drainage Plan
- Sheet D-501 Erosion Control Notes
- Sheet D-502 Details 1
- Sheet D-503 Details 2
- Sheet D-506 Details 5
- Sheet 1 Existing Stormwater Conditions
- Sheet 2 Proposed Stormwater Conditions

Methodology:

HydroCad utilized – good
Storm event 50 year - good
Type III storm used - good
Pre vs Post Areas – good
Need full size pdf of Sheets 1 and 2, Stormwater
Analysis Point: Good

Pre- Development

Basins: Limits, good, include all offsite areas
Areas and surface types, good
Flow paths: 1.0S flow path could be longer, but no significant impact to model.
: All other flow paths good

Ponds: Ponds appear well modelled
2P outlet modelled as 18 inch per outlet depicted, ALTA survey labels downstream outlet as a 15 inch which would restrict flow. Culvert size to be verified.
2P results show a portion of Rte. 1 is subject to flooding: Peak elev. at 70.87, Rte. 1 elevation appears to be at 70.16. Historic flooding unknown
3P results show flooding of Bayley Road. This is accurate, flooding occurs.

Post- Development

Basins: Basin limits appear well modelled
Surface areas appear accurate for the proposed development
Flow paths appear appropriate for each basin except 1.2S could be longer, but no significant impact to model.

Ponds: 2P comments same as Pre
3P comments same as Pre
1P – new pond well modelled: outlets good, exfiltration assumption good, berms good
Peak at 58.47
CB-3 could be modelled as a pond, but not necessary due to large diameter and double grate design.

Design Comments:

- *Culverts SD-1 and SD-2 diameters should be increased to 24 inch due to 2.3R showing at capacity, SD-4 connection, and future Rte. 1 culvert may be enlarged.*
- Proposed Pond 1P well designed: good forebay, good outlets and overflows, good freeboard
- *Pond berm detail to be added with width noted*
- *DMH 1 to include an inlet to accept flow from abutting lot*
- *Existing 15 inch culvert to be verified, 18 inch at Rte. 1. Is the culvert continuous from Rte. 1?*
- Parking lot grading and curbing good
- Roof drains connected to SD-5, good

Erosion and Sedimentation Control:

- Good Notes and plan on Sheet D-501
- Good Details on Sheet D-502
- *Filter Barrier limits should be extended in several areas at the lot lines on Sheet C-104*
- Good stabilized entrance

Operation and Maintenance Plan:

Provided with Stormwater Report – Good narratives and Sample inspection Logs

Conclusions:

The proposed stormwater analysis results in no increase in stormwater from Pre to Post conditions, see conclusion on page 4 of the report. The analysis supports this conclusion.

The proposed erosion control plan meets BMP's and Town requirements.

Some minor design comments to be addressed.

Once design comments are addressed, the Town requirements will be met.