

ATTAR

ENGINEERING, INC

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Mr. Michael Livingston, P.E., Town Planner/Engineer
Ms. Shannon L.M. Belanger, Assistant Planner
Town of Wells
208 Sanford Road
Wells, Maine 04090

March 31st, 2026
Project No.: C031

**RE: Major Site & Subdivision Approval – Subdivision Amendment #5 Additional Items
Fairway View Village Development (Tax Map 32, Lot 13)
Fieldside Lane, Wells, Maine**

Dear Mr. Livingston & Ms. Belanger:

On behalf of York Building & Design Center, I have enclosed for your review and consideration additional materials in support of Subdivision Amendment #5 for the above-referenced project. This content covers the as-built stormwater infrastructure changes for a portion of the development that were constructed and briefly discussed as part of the Subdivision Amendment #4 application and approval but are being further detailed presently.

Grassed Underdrained Soil Filters #7A & #7B, located east of Striper Way, have had the following constructed changes relative to the design linework from the original approvals:

- GUSF #7A
 - Pond Node #19P (receiving Subcatchment 24S) has had its detention area significantly reduced
 - Pond Node #20P (receiving Subcatchment 25S) remains unchanged from the approved design, with the exception of a slightly longer outlet culverted crossing beneath the driveway of Units #32/46 to account for the loss of the GUSF forebay
 - Pond Node #21P (the GUSF itself) has had its forebay removed, but otherwise remains unchanged. Slight adjustments to surface area have been made but incremental storage volumes have been retained

- GUSF #7B
 - Pond Node #17P (receiving Subcatchment 22S) has had its detention area removed and replaced with a field inlet that receives runoff from this subcatchment and routes it to the GUSF
 - Pond Node #18P (receiving Subcatchment 23S) has had its detention area removed and replaced with a field inlet that receives runoff from this subcatchment and routes it to the GUSF
 - Pond #22P (the GUSF itself) has been slightly oversized relative to the approved design to accommodate for the loss of upstream incremental storage areas

An updated HydroCAD Report publish is attached to this cover letter along with the comparison spreadsheet that was submitted with the other SDV Amend #5 materials on March 19th 2026. Additionally, the Grading & Utilities Plan for this portion of Phase II of the development from the original approvals is also attached to further speak to the revisions described above.

We look forward to discussing this project at the next available Planning Board meeting. If any additional information is required, please contact me. Thank you for your assistance.

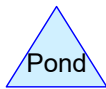
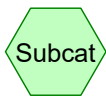
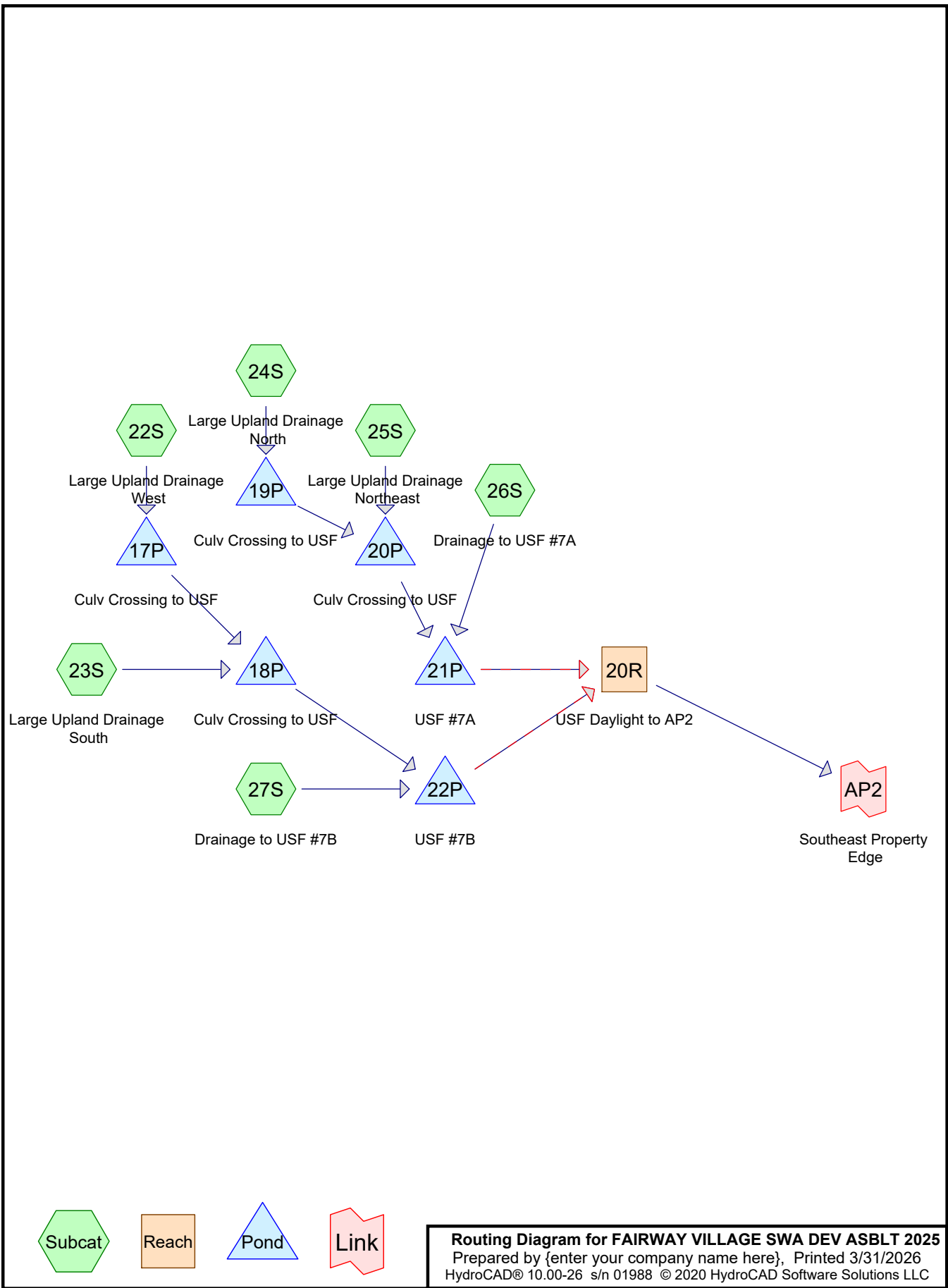
Sincerely;

A handwritten signature in black ink that reads "Michael J. Sudak". The signature is written in a cursive, flowing style.

Michael J. Sudak, E.I.

Staff Engineer

cc: Walter Woods, York Building and Design Center, Inc.
C031 Cover SDV Amend #5 REV 31Mar2026.doc



Routing Diagram for FAIRWAY VILLAGE SWA DEV ASBLT 2025
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FAIRWAY VILLAGE SWA DEV ASBLT 2025

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Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.059	74	>75% Grass cover, Good, HSG C (22S, 23S, 24S, 25S, 26S, 27S)
0.251	80	>75% Grass cover, Good, HSG D (22S, 26S, 27S)
1.292	98	Paved parking, HSG C (22S, 23S, 24S, 25S, 26S, 27S)
0.193	98	Paved parking, HSG D (22S, 24S, 25S, 26S, 27S)
2.796	87	TOTAL AREA

Time span=0.00-65.00 hrs, dt=0.05 hrs, 1301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 22S: Large Upland Runoff Area=14,229 sf 59.92% Impervious Runoff Depth=2.17"
Flow Length=88' Slope=0.0125 '/' Tc=10.5 min CN=89 Runoff=0.70 cfs 0.059 af

Subcatchment 23S: Large Upland Runoff Area=29,900 sf 57.23% Impervious Runoff Depth=2.09"
Flow Length=135' Slope=0.0111 '/' Tc=15.5 min CN=88 Runoff=1.25 cfs 0.119 af

Subcatchment 24S: Large Upland Runoff Area=16,991 sf 60.77% Impervious Runoff Depth=2.17"
Flow Length=73' Slope=0.0140 '/' Tc=8.7 min CN=89 Runoff=0.89 cfs 0.071 af

Subcatchment 25S: Large Upland Drainage Runoff Area=9,625 sf 57.38% Impervious Runoff Depth=2.09"
Flow Length=54' Slope=0.0185 '/' Tc=6.1 min CN=88 Runoff=0.53 cfs 0.038 af

Subcatchment 26S: Drainage to USF #7A Runoff Area=17,803 sf 44.96% Impervious Runoff Depth=2.00"
Flow Length=100' Slope=0.0150 '/' Tc=10.8 min CN=87 Runoff=0.81 cfs 0.068 af

Subcatchment 27S: Drainage to USF #7B Runoff Area=33,227 sf 45.78% Impervious Runoff Depth=1.92"
Flow Length=92' Slope=0.0160 '/' Tc=9.9 min CN=86 Runoff=1.49 cfs 0.122 af

Reach 20R: USF Daylight to AP2 Avg. Flow Depth=0.03' Max Vel=0.16 fps Inflow=0.32 cfs 0.464 af
n=0.070 L=528.0' S=0.0066 '/' Capacity=388.85 cfs Outflow=0.31 cfs 0.456 af

Pond 17P: Culv Crossing to USF Peak Elev=156.16' Storage=9 cf Inflow=0.70 cfs 0.059 af
15.0" Round Culvert n=0.013 L=40.0' S=0.0050 '/' Outflow=0.70 cfs 0.059 af

Pond 18P: Culv Crossing to USF Peak Elev=156.02' Storage=13 cf Inflow=1.89 cfs 0.178 af
15.0" Round Culvert n=0.013 L=40.0' S=0.0063 '/' Outflow=1.89 cfs 0.178 af

Pond 19P: Culv Crossing to USF Peak Elev=156.02' Storage=87 cf Inflow=0.89 cfs 0.071 af
15.0" Round Culvert n=0.013 L=40.0' S=0.0050 '/' Outflow=0.86 cfs 0.071 af

Pond 20P: Culv Crossing to USF Peak Elev=155.83' Storage=743 cf Inflow=1.33 cfs 0.109 af
15.0" Round Culvert n=0.013 L=100.0' S=0.0080 '/' Outflow=1.15 cfs 0.104 af

Pond 21P: USF #7A Peak Elev=155.19' Storage=4,856 cf Inflow=1.94 cfs 0.172 af
Primary=0.10 cfs 0.172 af Secondary=0.00 cfs 0.000 af Outflow=0.10 cfs 0.172 af

Pond 22P: USF #7B Peak Elev=155.23' Storage=7,958 cf Inflow=3.34 cfs 0.301 af
Primary=0.26 cfs 0.292 af Secondary=0.00 cfs 0.000 af Outflow=0.26 cfs 0.292 af

Link AP2: Southeast Property Edge Inflow=5.30 cfs 1.792 af
Primary=5.30 cfs 1.792 af

Total Runoff Area = 2.796 ac Runoff Volume = 0.478 af Average Runoff Depth = 2.05"
46.87% Pervious = 1.310 ac 53.13% Impervious = 1.485 ac

FAIRWAY VILLAGE SWA DEV ASBLT 2025 Type III 24-hr 10 YEAR STORM Rainfall=4.90"

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Time span=0.00-65.00 hrs, dt=0.05 hrs, 1301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 22S: Large Upland Runoff Area=14,229 sf 59.92% Impervious Runoff Depth=3.68"
Flow Length=88' Slope=0.0125 '/' Tc=10.5 min CN=89 Runoff=1.17 cfs 0.100 af

Subcatchment 23S: Large Upland Runoff Area=29,900 sf 57.23% Impervious Runoff Depth=3.57"
Flow Length=135' Slope=0.0111 '/' Tc=15.5 min CN=88 Runoff=2.10 cfs 0.204 af

Subcatchment 24S: Large Upland Runoff Area=16,991 sf 60.77% Impervious Runoff Depth=3.68"
Flow Length=73' Slope=0.0140 '/' Tc=8.7 min CN=89 Runoff=1.47 cfs 0.119 af

Subcatchment 25S: Large Upland Drainage Runoff Area=9,625 sf 57.38% Impervious Runoff Depth=3.57"
Flow Length=54' Slope=0.0185 '/' Tc=6.1 min CN=88 Runoff=0.88 cfs 0.066 af

Subcatchment 26S: Drainage to USF #7A Runoff Area=17,803 sf 44.96% Impervious Runoff Depth=3.47"
Flow Length=100' Slope=0.0150 '/' Tc=10.8 min CN=87 Runoff=1.39 cfs 0.118 af

Subcatchment 27S: Drainage to USF #7B Runoff Area=33,227 sf 45.78% Impervious Runoff Depth=3.37"
Flow Length=92' Slope=0.0160 '/' Tc=9.9 min CN=86 Runoff=2.58 cfs 0.214 af

Reach 20R: USF Daylight to AP2 Avg. Flow Depth=0.08' Max Vel=0.32 fps Inflow=3.41 cfs 0.806 af
n=0.070 L=528.0' S=0.0066 '/' Capacity=388.85 cfs Outflow=2.07 cfs 0.800 af

Pond 17P: Culv Crossing to USF Peak Elev=156.31' Storage=11 cf Inflow=1.17 cfs 0.100 af
15.0" Round Culvert n=0.013 L=40.0' S=0.0050 '/' Outflow=1.17 cfs 0.100 af

Pond 18P: Culv Crossing to USF Peak Elev=156.32' Storage=17 cf Inflow=3.17 cfs 0.304 af
15.0" Round Culvert n=0.013 L=40.0' S=0.0063 '/' Outflow=3.17 cfs 0.304 af

Pond 19P: Culv Crossing to USF Peak Elev=156.17' Storage=151 cf Inflow=1.47 cfs 0.119 af
15.0" Round Culvert n=0.013 L=40.0' S=0.0050 '/' Outflow=1.39 cfs 0.119 af

Pond 20P: Culv Crossing to USF Peak Elev=156.01' Storage=937 cf Inflow=2.16 cfs 0.185 af
15.0" Round Culvert n=0.013 L=100.0' S=0.0080 '/' Outflow=1.93 cfs 0.180 af

Pond 21P: USF #7A Peak Elev=155.53' Storage=6,066 cf Inflow=3.30 cfs 0.298 af
Primary=0.85 cfs 0.295 af Secondary=0.25 cfs 0.003 af Outflow=1.10 cfs 0.298 af

Pond 22P: USF #7B Peak Elev=155.56' Storage=10,173 cf Inflow=5.68 cfs 0.519 af
Primary=1.79 cfs 0.496 af Secondary=0.65 cfs 0.012 af Outflow=2.44 cfs 0.508 af

Link AP2: Southeast Property Edge Inflow=12.66 cfs 3.430 af
Primary=12.66 cfs 3.430 af

Total Runoff Area = 2.796 ac Runoff Volume = 0.823 af Average Runoff Depth = 3.53"
46.87% Pervious = 1.310 ac 53.13% Impervious = 1.485 ac

FAIRWAY VILLAGE SWA DEV ASBLT 2025 Type III 24-hr 25 YEAR STORM Rainfall=6.20"

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Time span=0.00-65.00 hrs, dt=0.05 hrs, 1301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 22S: Large Upland Runoff Area=14,229 sf 59.92% Impervious Runoff Depth=4.93"
Flow Length=88' Slope=0.0125 '/' Tc=10.5 min CN=89 Runoff=1.54 cfs 0.134 af

Subcatchment 23S: Large Upland Runoff Area=29,900 sf 57.23% Impervious Runoff Depth=4.82"
Flow Length=135' Slope=0.0111 '/' Tc=15.5 min CN=88 Runoff=2.80 cfs 0.276 af

Subcatchment 24S: Large Upland Runoff Area=16,991 sf 60.77% Impervious Runoff Depth=4.93"
Flow Length=73' Slope=0.0140 '/' Tc=8.7 min CN=89 Runoff=1.95 cfs 0.160 af

Subcatchment 25S: Large Upland Drainage Runoff Area=9,625 sf 57.38% Impervious Runoff Depth=4.82"
Flow Length=54' Slope=0.0185 '/' Tc=6.1 min CN=88 Runoff=1.17 cfs 0.089 af

Subcatchment 26S: Drainage to USF #7A Runoff Area=17,803 sf 44.96% Impervious Runoff Depth=4.71"
Flow Length=100' Slope=0.0150 '/' Tc=10.8 min CN=87 Runoff=1.85 cfs 0.160 af

Subcatchment 27S: Drainage to USF #7B Runoff Area=33,227 sf 45.78% Impervious Runoff Depth=4.60"
Flow Length=92' Slope=0.0160 '/' Tc=9.9 min CN=86 Runoff=3.47 cfs 0.292 af

Reach 20R: USF Daylight to AP2 Avg. Flow Depth=0.16' Max Vel=0.48 fps Inflow=9.05 cfs 1.160 af
n=0.070 L=528.0' S=0.0066 '/' Capacity=388.85 cfs Outflow=6.26 cfs 1.154 af

Pond 17P: Culv Crossing to USF Peak Elev=156.83' Storage=17 cf Inflow=3.29 cfs 0.200 af
15.0" Round Culvert n=0.013 L=40.0' S=0.0050 '/' Outflow=3.29 cfs 0.200 af

Pond 18P: Culv Crossing to USF Peak Elev=156.71' Storage=22 cf Inflow=4.80 cfs 0.475 af
15.0" Round Culvert n=0.013 L=40.0' S=0.0063 '/' Outflow=4.80 cfs 0.475 af

Pond 19P: Culv Crossing to USF Peak Elev=156.28' Storage=219 cf Inflow=1.95 cfs 0.160 af
15.0" Round Culvert n=0.013 L=40.0' S=0.0050 '/' Outflow=1.80 cfs 0.160 af

Pond 20P: Culv Crossing to USF Peak Elev=156.14' Storage=1,080 cf Inflow=2.81 cfs 0.249 af
15.0" Round Culvert n=0.013 L=100.0' S=0.0080 '/' Outflow=2.54 cfs 0.243 af

Pond 21P: USF #7A Peak Elev=155.63' Storage=6,457 cf Inflow=4.36 cfs 0.404 af
Primary=1.06 cfs 0.352 af Secondary=2.30 cfs 0.052 af Outflow=3.37 cfs 0.404 af

Pond 22P: USF #7B Peak Elev=155.68' Storage=11,074 cf Inflow=7.59 cfs 0.767 af
Primary=2.22 cfs 0.613 af Secondary=3.54 cfs 0.143 af Outflow=5.76 cfs 0.756 af

Link AP2: Southeast Property Edge Inflow=21.84 cfs 4.934 af
Primary=21.84 cfs 4.934 af

Total Runoff Area = 2.796 ac Runoff Volume = 1.112 af Average Runoff Depth = 4.77"
46.87% Pervious = 1.310 ac 53.13% Impervious = 1.485 ac

FAIRWAY VILLAGE SWA DEV ASBLT 202 Type III 24-hr 100 YEAR STORM Rainfall=8.70"

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Time span=0.00-65.00 hrs, dt=0.05 hrs, 1301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 22S: Large Upland Runoff Area=14,229 sf 59.92% Impervious Runoff Depth=7.37"
Flow Length=88' Slope=0.0125 '/' Tc=10.5 min CN=89 Runoff=2.26 cfs 0.201 af

Subcatchment 23S: Large Upland Runoff Area=29,900 sf 57.23% Impervious Runoff Depth=7.25"
Flow Length=135' Slope=0.0111 '/' Tc=15.5 min CN=88 Runoff=4.13 cfs 0.415 af

Subcatchment 24S: Large Upland Runoff Area=16,991 sf 60.77% Impervious Runoff Depth=7.37"
Flow Length=73' Slope=0.0140 '/' Tc=8.7 min CN=89 Runoff=2.85 cfs 0.240 af

Subcatchment 25S: Large Upland Drainage Runoff Area=9,625 sf 57.38% Impervious Runoff Depth=7.25"
Flow Length=54' Slope=0.0185 '/' Tc=6.1 min CN=88 Runoff=1.73 cfs 0.134 af

Subcatchment 26S: Drainage to USF #7A Runoff Area=17,803 sf 44.96% Impervious Runoff Depth=7.13"
Flow Length=100' Slope=0.0150 '/' Tc=10.8 min CN=87 Runoff=2.75 cfs 0.243 af

Subcatchment 27S: Drainage to USF #7B Runoff Area=33,227 sf 45.78% Impervious Runoff Depth=7.01"
Flow Length=92' Slope=0.0160 '/' Tc=9.9 min CN=86 Runoff=5.18 cfs 0.446 af

Reach 20R: USF Daylight to AP2 Avg. Flow Depth=0.25' Max Vel=0.63 fps Inflow=16.71 cfs 1.903 af
n=0.070 L=528.0' S=0.0066 '/' Capacity=388.85 cfs Outflow=13.82 cfs 1.897 af

Pond 17P: Culv Crossing to USF Peak Elev=158.17' Storage=1,273 cf Inflow=8.15 cfs 0.444 af
15.0" Round Culvert n=0.013 L=40.0' S=0.0050 '/' Outflow=7.55 cfs 0.444 af

Pond 18P: Culv Crossing to USF Peak Elev=158.80' Storage=1,063 cf Inflow=9.98 cfs 0.859 af
15.0" Round Culvert n=0.013 L=40.0' S=0.0063 '/' Outflow=10.12 cfs 0.859 af

Pond 19P: Culv Crossing to USF Peak Elev=156.46' Storage=379 cf Inflow=2.85 cfs 0.240 af
15.0" Round Culvert n=0.013 L=40.0' S=0.0050 '/' Outflow=2.56 cfs 0.240 af

Pond 20P: Culv Crossing to USF Peak Elev=156.35' Storage=1,353 cf Inflow=4.01 cfs 0.373 af
15.0" Round Culvert n=0.013 L=100.0' S=0.0080 '/' Outflow=3.62 cfs 0.368 af

Pond 21P: USF #7A Peak Elev=155.72' Storage=6,791 cf Inflow=6.31 cfs 0.611 af
Primary=1.21 cfs 0.444 af Secondary=4.94 cfs 0.167 af Outflow=6.15 cfs 0.611 af

Pond 22P: USF #7B Peak Elev=155.82' Storage=12,184 cf Inflow=12.15 cfs 1.305 af
Primary=2.65 cfs 0.805 af Secondary=8.91 cfs 0.487 af Outflow=11.55 cfs 1.292 af

Link AP2: Southeast Property Edge Inflow=38.58 cfs 8.017 af
Primary=38.58 cfs 8.017 af

Total Runoff Area = 2.796 ac Runoff Volume = 1.678 af Average Runoff Depth = 7.20"
46.87% Pervious = 1.310 ac 53.13% Impervious = 1.485 ac

Summary for Subcatchment 22S: Large Upland Drainage West

Runoff = 2.26 cfs @ 12.14 hrs, Volume= 0.201 af, Depth= 7.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
 Type III 24-hr 100 YEAR STORM Rainfall=8.70"

Area (sf)	CN	Description
5,714	98	Paved parking, HSG C
5,255	74	>75% Grass cover, Good, HSG C
2,812	98	Paved parking, HSG D
448	80	>75% Grass cover, Good, HSG D
14,229	89	Weighted Average
5,703		40.08% Pervious Area
8,526		59.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.5	88	0.0125	0.14		Sheet Flow, SF1 Grass: Short n= 0.150 P2= 3.30"

Summary for Subcatchment 23S: Large Upland Drainage South

Runoff = 4.13 cfs @ 12.21 hrs, Volume= 0.415 af, Depth= 7.25"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
 Type III 24-hr 100 YEAR STORM Rainfall=8.70"

Area (sf)	CN	Description
17,111	98	Paved parking, HSG C
12,789	74	>75% Grass cover, Good, HSG C
29,900	88	Weighted Average
12,789		42.77% Pervious Area
17,111		57.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.5	135	0.0111	0.14		Sheet Flow, SF1 Grass: Short n= 0.150 P2= 3.30"

Summary for Subcatchment 24S: Large Upland Drainage North

Runoff = 2.85 cfs @ 12.12 hrs, Volume= 0.240 af, Depth= 7.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
 Type III 24-hr 100 YEAR STORM Rainfall=8.70"

Area (sf)	CN	Description
7,175	98	Paved parking, HSG C
6,666	74	>75% Grass cover, Good, HSG C
3,150	98	Paved parking, HSG D
16,991	89	Weighted Average
6,666		39.23% Pervious Area
10,325		60.77% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.7	73	0.0140	0.14		Sheet Flow, SF1 Grass: Short n= 0.150 P2= 3.30"

Summary for Subcatchment 25S: Large Upland Drainage Northeast

Runoff = 1.73 cfs @ 12.09 hrs, Volume= 0.134 af, Depth= 7.25"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR STORM Rainfall=8.70"

Area (sf)	CN	Description
4,694	98	Paved parking, HSG C
4,102	74	>75% Grass cover, Good, HSG C
829	98	Paved parking, HSG D
9,625	88	Weighted Average
4,102		42.62% Pervious Area
5,523		57.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.1	54	0.0185	0.15		Sheet Flow, SF1 Grass: Short n= 0.150 P2= 3.30"

Summary for Subcatchment 26S: Drainage to USF #7A

Runoff = 2.75 cfs @ 12.15 hrs, Volume= 0.243 af, Depth= 7.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR STORM Rainfall=8.70"

Area (sf)	CN	Description
6,661	98	Paved parking, HSG C
4,302	74	>75% Grass cover, Good, HSG C
1,343	98	Paved parking, HSG D
5,497	80	>75% Grass cover, Good, HSG D
17,803	87	Weighted Average
9,799		55.04% Pervious Area
8,004		44.96% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.8	100	0.0150	0.15		Sheet Flow, SF1 Grass: Short n= 0.150 P2= 3.30"

Summary for Subcatchment 27S: Drainage to USF #7B

Runoff = 5.18 cfs @ 12.14 hrs, Volume= 0.446 af, Depth= 7.01"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR STORM Rainfall=8.70"

Area (sf)	CN	Description
14,943	98	Paved parking, HSG C
13,022	74	>75% Grass cover, Good, HSG C
268	98	Paved parking, HSG D
4,994	80	>75% Grass cover, Good, HSG D
33,227	86	Weighted Average
18,016		54.22% Pervious Area
15,211		45.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.9	92	0.0160	0.16		Sheet Flow, SF 1 Grass: Short n= 0.150 P2= 3.30"

Summary for Reach 20R: USF Daylight to AP2

Inflow Area = 2.796 ac, 53.13% Impervious, Inflow Depth > 8.17" for 100 YEAR STORM event
 Inflow = 16.71 cfs @ 12.22 hrs, Volume= 1.903 af
 Outflow = 13.82 cfs @ 12.73 hrs, Volume= 1.897 af, Atten= 17%, Lag= 30.8 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
 Max. Velocity= 0.63 fps, Min. Travel Time= 14.0 min
 Avg. Velocity = 0.13 fps, Avg. Travel Time= 67.2 min

Peak Storage= 11,628 cf @ 12.50 hrs
 Average Depth at Peak Storage= 0.25'
 Bank-Full Depth= 1.50' Flow Area= 225.0 sf, Capacity= 388.85 cfs

75.00' x 1.50' deep channel, n= 0.070 Sluggish weedy reaches w/pools
 Side Slope Z-value= 50.0 ' Top Width= 225.00'
 Length= 528.0' Slope= 0.0066 '
 Inlet Invert= 151.00', Outlet Invert= 147.50'



Summary for Pond 17P: Culv Crossing to USF

Inflow Area = 0.327 ac, 59.92% Impervious, Inflow Depth = 16.30" for 100 YEAR STORM event
 Inflow = 8.15 cfs @ 12.35 hrs, Volume= 0.444 af
 Outflow = 7.55 cfs @ 12.44 hrs, Volume= 0.444 af, Atten= 7%, Lag= 4.9 min
 Primary = 7.55 cfs @ 12.44 hrs, Volume= 0.444 af

Routing by Stor-Ind method, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
 Peak Elev= 158.17' @ 12.44 hrs Surf.Area= 5,000 sf Storage= 1,273 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 1.7 min (764.8 - 763.2)

Volume	Invert	Avail.Storage	Storage Description
#1	155.50'	1,273 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
155.50	13	0	0
156.00	13	7	7
157.00	13	13	20
157.50	5,000	1,253	1,273

Device	Routing	Invert	Outlet Devices
#1	Primary	155.70'	15.0" Round CMP_Round 15" L= 40.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 155.70' / 155.50' S= 0.0050 ' S= 0.0050 ' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=7.32 cfs @ 12.44 hrs HW=158.09' (Free Discharge)
 ↳ **1=CMP_Round 15"** (Barrel Controls 7.32 cfs @ 5.96 fps)

Summary for Pond 18P: Culv Crossing to USF

Inflow Area = 1.013 ac, 58.10% Impervious, Inflow Depth = 10.17" for 100 YEAR STORM event
 Inflow = 9.98 cfs @ 12.43 hrs, Volume= 0.859 af
 Outflow = 10.12 cfs @ 12.43 hrs, Volume= 0.859 af, Atten= 0%, Lag= 0.3 min
 Primary = 10.12 cfs @ 12.43 hrs, Volume= 0.859 af

Routing by Stor-Ind method, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
 Peak Elev= 158.80' @ 12.43 hrs Surf.Area= 4,135 sf Storage= 1,063 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 1.0 min (777.2 - 776.2)

Volume	Invert	Avail.Storage	Storage Description
#1	155.00'	1,063 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
155.00	13	0	0
156.00	13	13	13
157.00	13	13	26
157.50	4,135	1,037	1,063

Device	Routing	Invert	Outlet Devices
#1	Primary	155.25'	15.0" Round CMP_Round 15" L= 40.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 155.25' / 155.00' S= 0.0063 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=9.79 cfs @ 12.43 hrs HW=158.65' (Free Discharge)

↑1=CMP_Round 15" (Barrel Controls 9.79 cfs @ 7.98 fps)

Summary for Pond 19P: Culv Crossing to USF

Inflow Area = 0.390 ac, 60.77% Impervious, Inflow Depth = 7.37" for 100 YEAR STORM event
 Inflow = 2.85 cfs @ 12.12 hrs, Volume= 0.240 af
 Outflow = 2.56 cfs @ 12.17 hrs, Volume= 0.240 af, Atten= 10%, Lag= 3.0 min
 Primary = 2.56 cfs @ 12.17 hrs, Volume= 0.240 af

Routing by Stor-Ind method, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
 Peak Elev= 156.46' @ 12.17 hrs Surf.Area= 1,035 sf Storage= 379 cf

Plug-Flow detention time= 2.7 min calculated for 0.240 af (100% of inflow)
 Center-of-Mass det. time= 2.7 min (781.7 - 779.1)

Volume	Invert	Avail.Storage	Storage Description
#1	155.50'	1,183 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
155.50	80	0	0
156.00	250	83	83
157.00	1,950	1,100	1,183

Device	Routing	Invert	Outlet Devices
#1	Primary	155.50'	15.0" Round CMP_Round 15" L= 40.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 155.50' / 155.30' S= 0.0050 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=2.52 cfs @ 12.17 hrs HW=156.45' (Free Discharge)

↑1=CMP_Round 15" (Barrel Controls 2.52 cfs @ 3.47 fps)

Summary for Pond 20P: Culv Crossing to USF

Inflow Area = 0.611 ac, 59.54% Impervious, Inflow Depth = 7.33" for 100 YEAR STORM event
 Inflow = 4.01 cfs @ 12.12 hrs, Volume= 0.373 af
 Outflow = 3.62 cfs @ 12.19 hrs, Volume= 0.368 af, Atten= 10%, Lag= 4.2 min
 Primary = 3.62 cfs @ 12.19 hrs, Volume= 0.368 af

Routing by Stor-Ind method, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
 Peak Elev= 156.35' @ 12.19 hrs Surf.Area= 1,345 sf Storage= 1,353 cf

Plug-Flow detention time= 29.6 min calculated for 0.368 af (99% of inflow)
 Center-of-Mass det. time= 19.6 min (800.6 - 781.0)

Volume	Invert	Avail.Storage	Storage Description
#1	155.00'	2,375 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
155.00	750	0	0
156.00	1,100	925	925
157.00	1,800	1,450	2,375

Device	Routing	Invert	Outlet Devices
#1	Primary	155.30'	15.0" Round CMP_Round 15" L= 100.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 155.30' / 154.50' S= 0.0080 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=3.60 cfs @ 12.19 hrs HW=156.35' (Free Discharge)
 ↳1=CMP_Round 15" (Barrel Controls 3.60 cfs @ 4.44 fps)

Summary for Pond 21P: USF #7A

Inflow Area = 1.020 ac, 53.70% Impervious, Inflow Depth = 7.19" for 100 YEAR STORM event
 Inflow = 6.31 cfs @ 12.16 hrs, Volume= 0.611 af
 Outflow = 6.15 cfs @ 12.20 hrs, Volume= 0.611 af, Atten= 3%, Lag= 2.2 min
 Primary = 1.21 cfs @ 12.20 hrs, Volume= 0.444 af
 Secondary = 4.94 cfs @ 12.20 hrs, Volume= 0.167 af

Routing by Stor-Ind method, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
 Peak Elev= 155.72' @ 12.20 hrs Surf.Area= 3,876 sf Storage= 6,791 cf

Plug-Flow detention time= 310.1 min calculated for 0.610 af (100% of inflow)
 Center-of-Mass det. time= 311.0 min (1,106.0 - 795.1)

Volume	Invert	Avail.Storage	Storage Description
#1	153.50'	10,108 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

FAIRWAY VILLAGE SWA DEV ASBLT 202 Type III 24-hr 100 YEAR STORM Rainfall=8.70"

Prepared by {enter your company name here}

Printed 3/31/2026

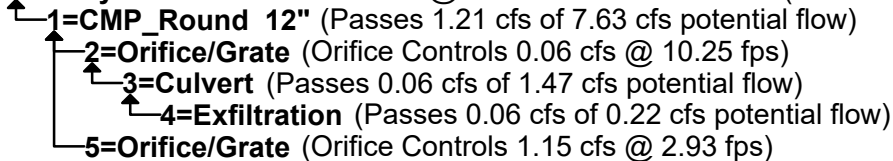
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Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
153.50	2,312	0	0
154.00	2,751	1,266	1,266
154.50	2,954	1,426	2,692
155.00	3,227	1,545	4,237
155.50	3,669	1,724	5,961
156.00	4,140	1,952	7,914
156.50	4,637	2,194	10,108

Device	Routing	Invert	Outlet Devices
#1	Primary	151.15'	12.0" Round CMP_Round 12" L= 25.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 151.15' / 151.00' S= 0.0060 ' S= 0.0060 ' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Device 1	151.15'	1.0" Vert. Orifice/Grate C= 0.600
#3	Device 2	151.55'	6.0" Round Culvert L= 40.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 151.55' / 151.15' S= 0.0100 ' S= 0.0100 ' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#4	Device 3	153.50'	2.400 in/hr Exfiltration over Horizontal area
#5	Device 1	155.10'	6.0" Vert. Orifice/Grate X 2.00 C= 0.600
#6	Secondary	155.50'	20.0' long x 4.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32

Primary OutFlow Max=1.21 cfs @ 12.20 hrs HW=155.72' (Free Discharge)



Secondary OutFlow Max=4.93 cfs @ 12.20 hrs HW=155.72' (Free Discharge)



Summary for Pond 22P: USF #7B

Inflow Area =	1.776 ac, 52.81% Impervious, Inflow Depth = 8.82" for 100 YEAR STORM event
Inflow =	12.15 cfs @ 12.43 hrs, Volume= 1.305 af
Outflow =	11.55 cfs @ 12.45 hrs, Volume= 1.292 af, Atten= 5%, Lag= 1.0 min
Primary =	2.65 cfs @ 12.45 hrs, Volume= 0.805 af
Secondary =	8.91 cfs @ 12.45 hrs, Volume= 0.487 af

Routing by Stor-Ind method, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
 Peak Elev= 155.82' @ 12.45 hrs Surf.Area= 7,999 sf Storage= 12,184 cf

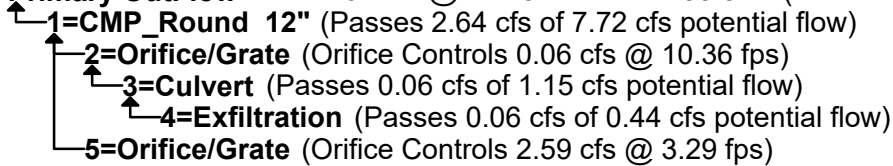
Plug-Flow detention time= 270.6 min calculated for 1.291 af (99% of inflow)
 Center-of-Mass det. time= 266.2 min (1,047.3 - 781.1)

Volume	Invert	Avail.Storage	Storage Description
#1	153.50'	13,675 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
153.50	2,817	0	0
154.00	4,033	1,713	1,713
154.50	5,028	2,265	3,978
155.00	5,431	2,615	6,593
155.50	7,230	3,165	9,758
156.00	8,437	3,917	13,675

Device	Routing	Invert	Outlet Devices
#1	Primary	151.15'	12.0" Round CMP_Round 12" L= 25.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 151.15' / 151.00' S= 0.0060 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Device 1	151.15'	1.0" Vert. Orifice/Grate C= 0.600
#3	Device 2	151.55'	6.0" Round Culvert L= 80.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 151.55' / 151.15' S= 0.0050 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#4	Device 3	153.50'	2.400 in/hr Exfiltration over Horizontal area
#5	Device 1	155.10'	6.0" Vert. Orifice/Grate X 4.00 C= 0.600
#6	Secondary	155.50'	20.0' long x 4.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32

Primary OutFlow Max=2.64 cfs @ 12.45 hrs HW=155.82' (Free Discharge)



Secondary OutFlow Max=8.85 cfs @ 12.45 hrs HW=155.82' (Free Discharge)



Summary for Link AP2: Southeast Property Edge

Inflow Area = 15.218 ac, 13.76% Impervious, Inflow Depth > 6.32" for 100 YEAR STORM event
 Inflow = 38.58 cfs @ 12.92 hrs, Volume= 8.017 af
 Primary = 38.58 cfs @ 12.92 hrs, Volume= 8.017 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs

USF#7A
 Pond Node 21P (USF - Forebay Removed)
 Pond Node 20P (Upland Detention - Retained)
 Pond 19P (Upland Detention - Depression Largely Removed)

USF#7B
 Pond Node 22P (USF - Retained)
 Pond Node 18P (Upland Detention - Replaced with CB)
 Pond Node 17P (Upland Detention - Replaced with CB)

AP2 (Contributions from both USFs)

As Approved							
2-Year Rain Event		10-Year Rain Event		25-Year Rain Event		100-Year Rain Event	
Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)
1.62	155.18	2.89	155.49	3.92	155.61	5.83	155.70
1.00	155.82	1.76	156.02	2.37	156.16	3.55	156.40
0.89	155.94	1.47	156.10	1.95	156.21	2.85	156.39
2-Year Rain Event		10-Year Rain Event		25-Year Rain Event		100-Year Rain Event	
Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)
2.22	155.21	4.18	155.50	5.71	155.63	10.19	155.77
1.54	155.87	2.80	156.14	3.78	156.33	8.00	157.85
0.70	156.03	1.17	156.18	3.29	156.58	8.15	157.38
2-Year (cfs)	10-Year (cfs)	25-Year (cfs)	100-Year (cfs)				
5.29	11.4	20.73	37.62				

USF#7A
 Pond Node 21P (USF - Forebay Removed)
 Pond Node 20P (Upland Detention - Retained)
 Pond 19P (Upland Detention - Depression Largely Removed)

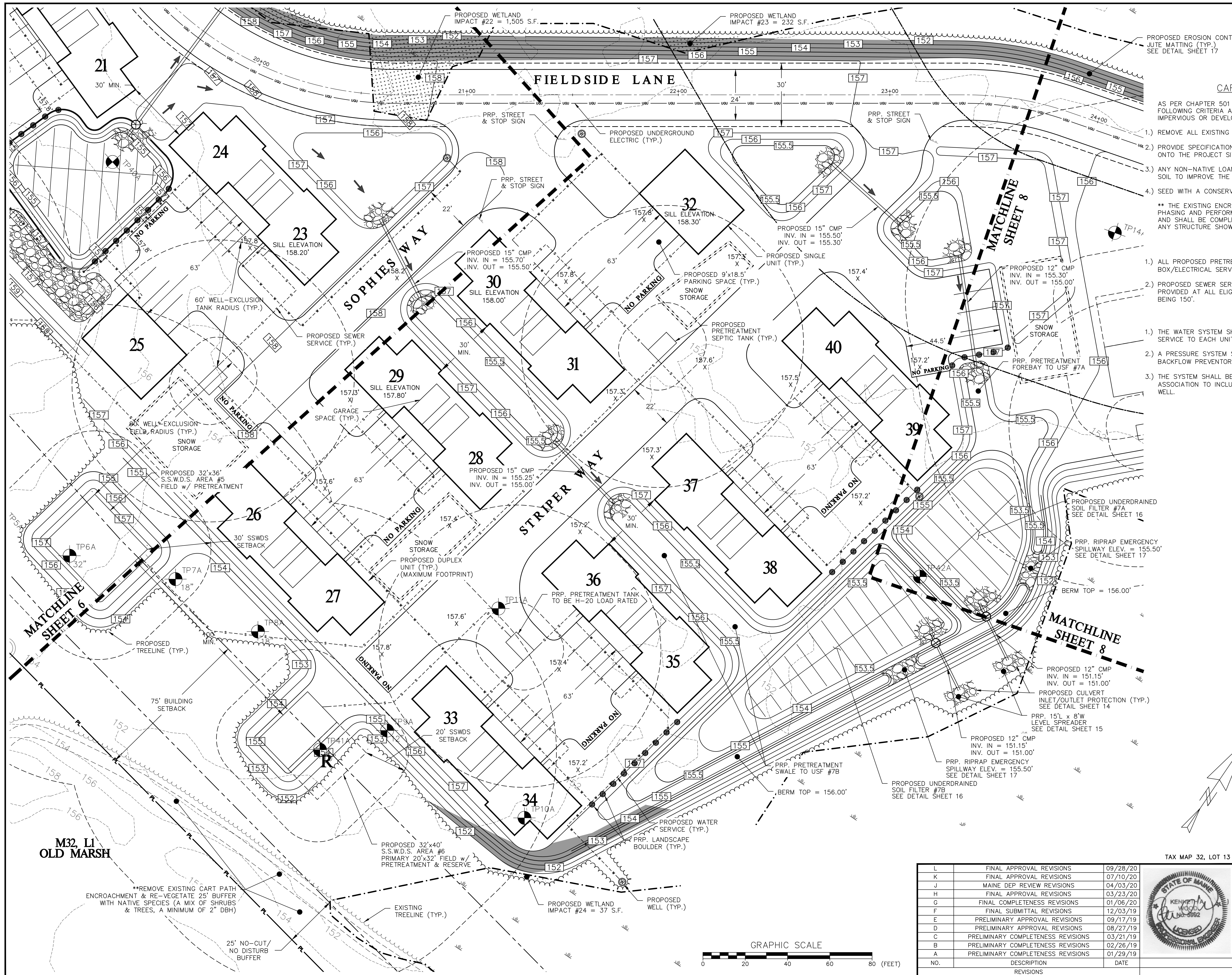
USF#7B
 Pond Node 22P (USF - Retained)
 Pond Node 18P (Upland Detention - Replaced with CB)
 Pond Node 17P (Upland Detention - Replaced with CB)

AP2 (Contributions from both USFs)

As-Built Construction (SDV Amend #4)							
2-Year Rain Event		10-Year Rain Event		25-Year Rain Event		100-Year Rain Event	
Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)
1.94	155.19	3.30	155.53	4.36	155.63	6.31	155.72
1.33	155.83	2.16	156.01	2.81	156.14	4.01	156.35
0.89	156.02	1.47	156.17	1.95	156.28	2.85	156.46
2-Year Rain Event		10-Year Rain Event		25-Year Rain Event		100-Year Rain Event	
Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)
3.34	155.23	5.68	155.56	7.59	155.68	12.15	155.82
1.89	156.02	3.17	156.32	4.80	156.71	10.12	158.80**
0.70	156.16	1.17	156.31	3.29	156.83	8.15	158.17**
2-Year (cfs)	10-Year (cfs)	25-Year (cfs)	100-Year (cfs)	** - Peak Elevation overtops provided storage			
5.3	12.66	21.84	38.58				

AP2 Peak Flow Δ:

+0.01 cfs	+1.26 cfs	+1.11 cfs	+ 0.96 cfs
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PROPOSED EROSION CONTROL
 JUITE MATING (TYP.)
 SEE DETAIL SHEET 17

CART PATH RESTORATION NOTES

- AS PER CHAPTER 501 OF THE MAINE DEP STORMWATER MANAGEMENT LAW, THE FOLLOWING CRITERIA APPLY FOR THE REVEGETATION OF AN AREA THAT WAS FORMERLY IMPERVIOUS OR DEVELOPED:
- 1.) REMOVE ALL EXISTING COMPACTED AND/OR IMPERVIOUS MATERIAL.
 - 2.) PROVIDE SPECIFICATIONS FOR ANY LOAM OR ORGANIC MATERIAL THAT IS BROUGHT ON TO THE PROJECT SITE TO AMEND THE NATIVE SOILS.
 - 3.) ANY NON-NATIVE LOAM OR ORGANIC MATERIAL SHALL BE TILLED INTO THE NATIVE SOIL TO IMPROVE THE REVEGETATION.
 - 4.) SEED WITH A CONSERVATION MIX, AND PROVIDE SPECIFICATIONS FOR SAID MIX.
- ** THE EXISTING ENCROACHMENTS SHALL BE REVEGETATED AND RESTORED AS PER THE PHASING AND PERFORMANCE GUARANTEE SPECIFICATIONS OF NOTE 27 ON SHEET 1, AND SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT FOR ANY STRUCTURE SHOWN ON THIS PAGE.

SEWER/SEPTIC NOTES

- 1.) ALL PROPOSED PRETREATMENT SEPTIC TANKS SHALL REQUIRE A CONTROL BOX/ELECTRICAL SERVICE PANEL.
- 2.) PROPOSED SEWER SERVICE LINES SPANNING MORE THAN 150' SHALL HAVE CLEANOUTS PROVIDED AT ALL ELIGIBLE LOCATIONS, WITH A MINIMUM SPACING BETWEEN CLEANOUTS BEING 150'.

WATER SYSTEM NOTES

- 1.) THE WATER SYSTEM SHALL BE DESIGNED AND INSTALLED TO PROVIDE SUITABLE WATER SERVICE TO EACH UNIT.
- 2.) A PRESSURE SYSTEM SHALL BE PROVIDED AND APPROPRIATE SHUT-OFFS AND BACKFLOW PREVENTORS/CHECK VALVES INSTALLED.
- 3.) THE SYSTEM SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR CONDOMINIUM ASSOCIATION TO INCLUDE ALL SYSTEMS AND ELECTRICAL SERVICES/METERS TO EACH WELL.

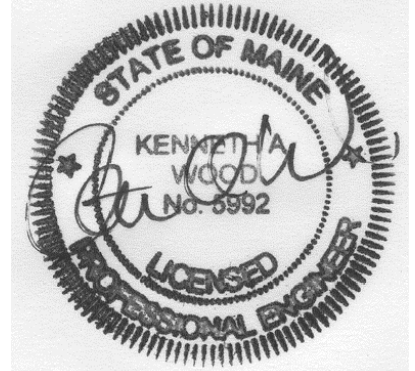
LEGEND	
PROPERTY LINE	---
SETBACK	---
EXT. ABUTTER LINE	---
PRP. RIGHT-OF-WAY	---
CENTERLINE OF ROAD	---
PRP. PAVEMENT	---
PRP. GRAVEL	---
PRP. BUILDING	---
PRP. PARKING	---
EXT. MAJOR CONTOUR	---XXX---
EXT. MINOR CONTOUR	---XXX---
PRP. MAJOR CONTOUR	---XXX---
PRP. MINOR CONTOUR	---XXX---
PRP. SPOT GRADE	160.0' X
PRP. SILTATION FENCE	---
EXT. WETLAND BNDY	---
EXT. WETLAND AREA	---
EXT. STREAM LIMITS	---
EXT. STREAM OFFSET	---
PRP. STORM LINE	---
PRP. SEPTIC TANK	---
PRP. SEWER SERVICE	---
PRP. WATER SERVICE	---
PRP. WELL	---

TAX MAP 32, LOT 13

GRADING & UTILITY PLAN Pt.5
 FAIRWAY VIEW VILLAGE DEVELOPMENT
 FIELDSIDE LANE, WELLS, MAINE

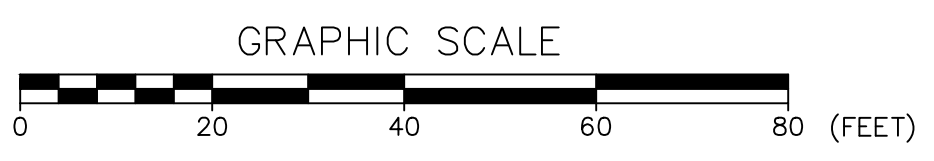
FOR: YORK BUILDING & DESIGN CENTER, INC.
 764 U.S. ROUTE 1, SUITE 11
 YORK, ME 03903

ATTAR ENGINEERING, INC.
 CIVIL • STRUCTURAL • MARINE
 1284 STATE ROAD - ELIOT, MAINE 03903
 PHONE: (207)439-6023 FAX: (207)439-2128



SCALE: 1" = 20'
 DATE: 01/24/19
 APPROVED BY: _____
 DRAWN BY: MJS
 REVISION DATE: L : 09/28/20

NO.	DESCRIPTION	DATE
L	FINAL APPROVAL REVISIONS	09/28/20
K	FINAL APPROVAL REVISIONS	07/10/20
J	MAINE DEP REVIEW REVISIONS	04/03/20
H	FINAL APPROVAL REVISIONS	03/23/20
G	FINAL COMPLETENESS REVISIONS	01/06/20
F	FINAL SUBMITTAL REVISIONS	12/03/19
E	PRELIMINARY APPROVAL REVISIONS	09/17/19
D	PRELIMINARY APPROVAL REVISIONS	08/27/19
C	PRELIMINARY COMPLETENESS REVISIONS	03/21/19
B	PRELIMINARY COMPLETENESS REVISIONS	02/26/19
A	PRELIMINARY COMPLETENESS REVISIONS	01/29/19
NO.	DESCRIPTION	DATE



M32, L1
 OLD MARSH

**REMOVE EXISTING CART PATH
 ENCROACHMENT & RE-VEGETATE 25' BUFFER
 WITH NATIVE SPECIES (A MIX OF SHRUBS
 & TREES, A MINIMUM OF 2" DBH)

25' NO-CUT/
 NO DISTURB
 BUFFER